



A G E N D A
CITY OF SEASIDE
PLANNING COMMISSION

REGULAR MEETING
Council Chamber
440 Harcourt Avenue
Wednesday, March 27, 2019
7:00 PM

1. CALL TO ORDER

2. ROLL CALL - ESTABLISHMENT OF QUORUM

3. PLANNING COMMISSION

John Owens	Chair
Michael Spalletta	Vice Chair
Keith Dodson	Commissioner
Denise Ross	Commissioner
Arlington La Mica	Commissioner
Dave Evans	Commissioner
Vacant	Commissioner

4. REVIEW OF AGENDA

If there are any items that arose after the 72-hour posting deadline, this is the point in the meeting where a vote may be taken to add the item to the agenda. (A 2/3-majority vote is required).

5. PUBLIC COMMENT

Members of the public wishing to address the City Council on matters within the jurisdiction of the City of Seaside, but not on this agenda, may do so during the Public Comment period for up to three minutes. Public Comments on specific agenda items are heard under that item. For the public record, please state your name.

6. APPROVAL OF MINUTES

A. FEBURARY 13, 2019, MARCH 6, 2019 AND MARCH 13, 2019

7. BUSINESS ITEMS

- A. USE PERMIT APPLICATION No. UP-18-06: CITY OF SEASIDE, PROPERTY OWNER, AND SEQUOIA DEVELOPMENT SERVICES, APPLICANT, ARE REQUESTING THE APPROVAL OF A USE PERMIT TO ALLOW A WIRELESS TELECOMMUNICATION FACILITY AND RELATED EQUIPMENT AT SOPER FIELD PARK LOCATED AT 220 COE AVENUE IN THE OPEN SPACE RECREATIONAL (OSR) ZONING DISTRICT (APN#031-051-025). THE PROJECT IS CATEGORICALLY EXEMPT CLASS 3, SECTION 15303(d) OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT GUIDELINES. ITEM CONTINUED FROM THE JANUARY 9, 2019 PLANNING COMMISSION MEETING.**

RECOMMENDATION: In accordance with Section 17.54.040.A of the Seaside Municipal Code, a Use Permit is required to allow the installation of a freestanding, unmanned wireless telecommunication facility.

- B. USE PERMIT APPLICATION NO. UP-19-01. LARRY AMOS, APPLICANT, IS REQUESTING THE APPROVAL OF A USE PERMIT TO ALLOW THE ESTABLISHMENT OF AN ITINERANT VENDOR TO COOK AND SELL BARBECUE FOOD PRODUCTS ON THE REAR OPEN SPACE AREA OF TERRACE LIQUORS LOCATED AT 1949 FREMONT BOULEVARD IN THE REGIONAL COMMERCIAL (CRG) ZONING DISTRICT. THE PROJECT IS EXEMPT CLASS 3, SECTION 15303(E) FROM THE CALIFORNIA ENVIRONMENTAL ACT (CEQA) GUIDELINES. ITEM CONTINUED FROM THE MARCH 6, 2019 SPECIAL MEETING OF THE PLANNING COMMISSION.**

RECOMMENDATION: In accordance with Section 17.52.190.E of the Seaside Municipal Code (SMC), the parking of a barbecue trailer/food trailer for the purpose of selling cooked food on a private property may be allowed with the issuance of a Use Permit.

- 8. REPORTS FROM COMMISSIONERS**
- 9. REPORTS FROM STAFF**
- 10. ADJOURNMENT**

Next Regularly Scheduled Meeting:
April 10, 2019
Seaside City Hall
7:00 PM

The City of Seaside is committed to providing accessible facilities and accommodating people with disabilities in all of its services programs and activities. If special considerations are needed by any person to fully participate in this meeting, contact the City Clerk at 899-6707 no fewer than two business days prior to the meeting to allow reasonable arrangements. The City Council chamber is equipped with a portable microphone and assisted listening devices are available at all meetings. City Council Meetings that are held in the City Council Chambers are broadcast live to all Seaside residents on Comcast Channel 25 and U-verse Channel 99. Live streamed meeting videos as well as videos of past meetings are available on the City's website at: <http://www.ci.seaside.ca.us/129/City-Council-Committee-Agendas>

Agenda-related writings or documents provided during public meetings are available for public inspection during the meeting or from the office of the City Clerk. This agenda is posted in compliance with California Government Code Section 54954.2(a) or Section 54956.



DRAFT MINUTES

CITY OF SEASIDE
PLANNING COMMISSION

REGULAR MEETING
COUNCIL CHAMBER

Wednesday, March 13, 2019
7:00 PM

1. CALL TO ORDER

Vice Chair Spalletta called the meeting to order at 7:00 PM.

2. ROLL CALL - ESTABLISHMENT OF QUORUM

PRESENT: Spalletta, La Mica, Evans, Ross, Dodson

ABSENT: Owens

Mr. Dodson arrived at 7:15 PM.

3. PLANNING COMMISSION

4. REVIEW OF AGENDA

No changes were requested.

5. PUBLIC COMMENT

Vice Chair Spalletta invited comments from the public and had no requests to speak.

6. APPROVAL OF MINUTES

7. BUSINESS ITEMS

A. USE PERMIT APPLICATION NO. UP-19-02. STEVE AND JOHN CARDINALI, PROPERTY OWNERS, APPLICANT, AND BRIAN ROBERTS, APPLICANT, ARE REQUESTING USE PERMIT APPROVAL TO CONVERT AN EXISTING VEHICLE STORAGE LOT INTO A VEHICLE STORAGE LOT FOR A TOW SERVICE. THE PROJECT SITE IS LOCATED AT 446 PALM AVENUE IN THE MEDIUM DENSITY RESIDENTIAL (RM) ZONING DISTRICT OF THE WEST BROADWAY URBAN VILLAGE SPECIFIC PLAN (APN# 011-305-004 AND 005). THE PROJECT IS CATEGORICALLY EXEMPT CLASS 1, SECTION 15301(C) FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT GUIDELINES.

Senior Planner Medina spoke to the previously discussed use permit approval to convert an existing vehicle storage lot into a vehicle storage lot for a tow service. He indicated that the project was discussed during the March 6th special meeting and the Commission directed staff to return with a resolution for approval of the use, as it was deemed to be a similar operation of the use approved in 1998. The draft resolution included the findings and evidence supporting use consistent with the City's municipal code. Additionally, it was added that operations would be limited from 7 am to 7 pm, but to 9 pm on weekdays.

Brian Roberts answered questions from the Commission responding that until the city adopts

new zoning standards, they cannot find a new location.

On motion by Commissioner Arlington La Mica and seconded by Commissioner Denise Ross and passed by the following vote the Planning Commission adopted A resolution approving use permit UP 19-02 to convert and existing vehicle storage lot into a storage lot for a tow services at 446 Palm Avenue.

RESULT: **Approved**

AYES: Denise Ross, Arlington La Mica, Michael Spalletta, Dave Evans

NOES: None

B. REVIEW, DISCUSS, PROVIDE DIRECTION AND MAKE A RECCOMENDATIONS ON THE PLANNING COMMISSION ANNUAL 2019 WORK PLAN FOR ADOPTION BY THE CITY COUNCIL.

Mr. Medina explained the requirement adopted in 2017 to have an annual work plan for submission to the City Council and that this is the second work plan developed by the Planning Commission. He spoke to the previous work plan adopted, as listed in the packet, to those items that were completed and those that were ongoing. He noted that the final work plan would be brought back on March 27th for final approval.

Mr. Dodson arrived at 7:15 PM.

Mr. Medina outlined the following ideas for the 2019 Work Plan:

- Amend Fence regulations - to provide flexibility to work with all residents.
- Adopt Accessory Welling Unit regulations
- Amend tree ordinance - health, type as we have new development, and address successful landscaping
- Conduct Sign code business surveys
- Zoning code clean up, done as part of the general plan process
- Conclude the General plan update
- Pursue education opportunities - continue to coordinate educational opportunities to see what strategies are happening in other cities and communities.
- Collaboration with other Boards/Commissions and Committees

Vice Chair Spalletta invited comments from the public and had no requests to speak.

The Commission discussed opportunities and questioned other items to potentially target such as bike sharing, parking regulations and learning about best practices regulations for protecting views with second story additions. On question about downtown activities, Economic Development Director Stearns spoke to the positive events that have been and will be on Broadway to solidify it becoming a downtown. She spoke to the strategy to have 10 reasons to go to a downtown and requested the Commission to consider focusing on those. Mr. Medina suggested providing a quarterly review and report about an assigned topic as part of the education portion of the work plan. The Commission agreed.

8. REPORTS FROM COMMISSIONERS

None.

9. REPORTS FROM STAFF

Staff Invited the Commission to attend the Seaside Chats on Friday March 15th to meet with the consultants conducting a feasibility study for a Civic Campus.

10. ADJOURNMENT

The meeting was adjourned at 8:24 PM.

Respectfully submitted,

Lesley Milton-Rerig, City Clerk

John Owens, Chair



DRAFT MINUTES

CITY OF SEASIDE
PLANNING COMMISSION

SPECIAL MEETING
COUNCIL CHAMBER

Wednesday, March 6, 2019
7:00 PM

1. **CALL TO ORDER**

Chair Owens called the meeting to order at 7:00 PM.

2. **ROLL CALL - ESTABLISHMENT OF QUORUM**

3. **PLANNING COMMISSION**

PRESENT: Owens, La Mica, Evans, Ross, Dodson
ABSENT: Spalletta

4. **REVIEW OF AGENDA**

No changes were requested.

5. **PUBLIC COMMENT**

Chair Owens invited comments from the public.

- Latoya Allen spoke to her membership on the Homeless Committee and asked questions regarding city owned Parcels of land that can possibly be utilized in the future for transitional housing.

6. **APPROVAL OF MINUTES**

On motion by Commissioner Keith Dodson and seconded by Commissioner Arlington La Mica and passed by the following vote the Planning Commission approved the minutes as presented.

RESULT: ***Approved***

AYES: *John Owens, Denise Ross, Keith Dodson, Arlington La Mica, Dave Evans*

NOES: *None*

A. FEBRUARY 13, 2019

Action: Approved

7. **BUSINESS ITEMS**

- A. USE PERMIT APPLICATION NO. UP-19-01. LARRY AMOS, APPLICANT, IS REQUESTING THE APPROVAL OF A USE PERMIT TO ALLOW THE ESTABLISHMENT OF AN ITINERANT VENDOR TO COOK AND SELL BARBECUE FOOD PRODUCTS ON THE REAR OPEN SPACE AREA OF TERRACE LIQUORS LOCATED AT 1949 FREMONT BOULEVARD IN THE REGIONAL COMMERCIAL (CRG) ZONING DISTRICT. THE**

PROJECT IS EXEMPT CLASS 3, SECTION 15303(E) FROM THE CALIFORNIA ENVIRONMENTAL ACT (CEQA) GUIDELINES.

Senior Planner Medina presented the item requesting approval of a use permit to operate a food truck at a specific location. He explained that currently, the code does allow for an itinerate vendor on private property, but does allow them by use permit to do it on public streets for more than 10 minutes. The property owner/business owner of Ord Terrace Liquors is proposing to lease the rear, undeveloped open space area of the project site to allow a vendor to operate an outdoor barbecue food service. Mr. Medina detailed the site plan, operation plan including hours of operation and adjacent property owners. Granting the permit would not be detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity and zone district in which the property is located. The site is physically suitable for the type, density and intensity of use being proposed, including access, utilities, and the absence of physical constraints. The design, location, size, and operating characteristics of the proposed activity are compatible with the existing and planned future land uses in the vicinity.

The Board discussed with the applicant methods to reduce the sound level of the generator, which was noted at 65 decibels at a level are allowed by permit. The motel would be the most impacted by this operation. On question, Mr. Medina spoke to the water issue that is preventing the development of this property at this time. The Commission also questioned impacts to the American Legion, the length of the permit if approved, site access and the possible need for the pathway. The Commission discussed the fact that taxes change differently if there is a structure, and they that as a long term permit, this is not the highest and best use for this property as they could be getting better tax revenue from it if it is developed at a future date. They would be supportive of the permit if it was time limited to 12 months. Commissioner Dodson clarified that the Commission cannot address competition, but can conditionally address this as it is non-conforming. They expressed concerns about the look of the site with canopies and porta-poties.

The applicant, Larry Amos spoke to his project proposal and questions from the commission. On question, he clarified that it is a Monday through Friday application, unless he has special events in other locations.

Chair Owens invited comments from the public.

- Lisa Anne Sawhney spoke to having his BBQ and it is great, but is glad to hear the questions. She spoke to conversations with the property owner who wanted to develop but cannot due to lack of water. She understands what this may be opening up and did agree with the shorter term permit if allowable. What residences is this setting and are we going to try to allow and encourage this mobility? What about a weekend food court on Broadway? Why not try to create something that we can as a city look at to drive more interest and activity. She is concerned about the appearance.

The commission agreed that they would be supportive if the item was a time limited permit, but did not want to commit the property forever. The Commission requested that staff begin to research and draft regulations regarding allowances of itinerate vendors on City Streets in specific zones.

On motion by Commissioner Keith Dodson and seconded by Commissioner Denise Ross and passed by the following vote the Planning Commission tabled the request until March 27th to get direction from the City Attorney and also directed staff to look at considerations for modification the existing

Municipal Code allow food trucks on city streets.

RESULT: **Approved**

AYES: *John Owens, Denise Ross, Keith Dodson, Arlington La Mica*

NOES: *None*

B. USE PERMIT APPLICATION NO. UP-19-02. STEVE AND JOHN CARDINALI, PROPERTY OWNERS, APPLICANT, AND BRIAN ROBERTS, APPLICANT, ARE REQUESTING USE PERMIT APPROVAL TO CONVERT AN EXISTING VEHICLE STORAGE LOT INTO A VEHICLE STORAGE LOT FOR A TOW SERVICE. THE PROJECT SITE IS LOCATED AT 446 PALM AVENUE IN THE MEDIUM DENSITY RESIDENTIAL (RM) ZONING DISTRICT OF THE WEST BROADWAY URBAN VILLAGE SPECIFIC PLAN (APN# 011-305-004 AND 005). THE PROJECT IS CATEGORICALLY EXEMPT CLASS 1, SECTION 15301(C) FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT GUIDELINES.

Senior Planner Medina explained the request to approve a use permit for the conversion of an 8,000 square-foot parcel originally approved for the storage of taxis/vehicles into a storage lot for a towing service (Matteson and Beers). The original use permit was approved on February 3, 1999. The subject site is located within Medium Density Residential (RM) Zoning District of the West Broadway Urban Village Specific Plan Zoning District. The site was zoned as primary retail when the use permit for taxi/vehicle storage was granted in 1999. With the change in zoning, the current use is now classified as a legal nonconforming. Subject to receiving approval from the Planning Commission on the use permit, a nonconforming use can be changed to another nonconforming use of the same or more restricted nature. The existing tow service is located in the City of Seaside at 1529 Santa Barbara Street but the applicant has to relocate due to the loss of their current lease. The tow service is one of two tow services in the City of Seaside. He spoke to the site plan, surrounding uses, land use compatibility, pedestrian access, hours of operation, parking availability, restriction of parking of tow vehicles in the public right of way, restricting severely damaged from being placed within the facility, add requirement to upgrade the front yard fence. Staff requested the commission to discuss and provide direction.

The applicant Brian Roberts spoke to his request for the temporary use of the property and to his proposed application. The Commission discussed with Mr. Roberts his business operations, accessibility for driving through the alley, back up beeper sounds, flatbed operating hours and the intended length of time he would occupy the site. Mr. Roberts spoke to his request to the City to open land at Fort Ord for storage of cars.

Chair Owens invited comments from the public.

- Lisa Anne Sawhney expressed concern that the capacity will be insufficient and also she hoped it was not a long term use.
- Tony Reed, office manager spoke to Mr. Roberts' ethical business practices and said that the most important feature is accessibility for operations. This spot will be temporary, if the city can help rezone to make other land available for this type of use.

The Commissioners agreed that this is a needed service for the city and an asset. Chair Owens requested the fence be lowered to 6 feet, as it is in a residential zone. They requested that as part of the conditions, the hours be specified from 7 to 9 pm and that they cannot park any cars on city streets. Mr. Medina reported the item would be brought back for a resolution to

include the finding stated at the meeting.

On motion by Commissioner Keith Dodson and seconded by Commissioner Arlington La Mica and passed by the following vote the Planning Commission conditionally approved the request as presented and directed staff to return on March 15th with a resolution incorporating the stated findings and conditions.

RESULT: **Approved**

AYES: John Owens, Denise Ross, Keith Dodson, Arlington La Mica, Dave Evans

NOES: None

8. REPORTS FROM COMMISSIONERS

Commissioner Dodson reported regarding pot holes on Ord Grove and La Salle at both ends and requested that it be reported to the appropriate staff. The Commission also requested to agendize a discussion the approved use permit for the restaurant regarding nighttime entertainment and hours of operation at the March 27th meeting.

9. REPORTS FROM STAFF

Staff reported that the short term rentals enforcement will be discussed at the next City Council meeting and that the Committee work plan will be before the Commission on March 13th.

10. ADJOURNMENT

The meeting was adjourned at 9:09 PM.

Respectfully submitted,

Lesley Milton-Rerig, City Clerk

John Owens, Chair



CITY OF SEASIDE STAFF REPORT

Item No.: 7.A.

TO: Planning Commission

BY: Gloria Stearns, Community Development Manager
Rick Medina, Senior Planner

DATE: March 27, 2019

SUBJECT: **USE PERMIT APPLICATION No. UP-18-06: CITY OF SEASIDE, PROPERTY OWNER, AND SEQUOIA DEVELOPMENT SERVICES, APPLICANT, ARE REQUESTING THE APPROVAL OF A USE PERMIT TO ALLOW A WIRELESS TELECOMMUNICATION FACILITY AND RELATED EQUIPMENT AT SOPER FIELD PARK LOCATED AT 220 COE AVENUE IN THE OPEN SPACE RECREATIONAL (OSR) ZONING DISTRICT (APN#031-051-025). THE PROJECT IS CATEGORICALLY EXEMPT CLASS 3, SECTION 15303(d) OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT GUIDELINES. *ITEM CONTINUED FROM THE JANUARY 9, 2019 PLANNING COMMISSION MEETING.***

PURPOSE & RECOMMENDATION

In accordance with Section 17.54.040.A of the Seaside Municipal Code, a Use Permit is required to allow the installation of a freestanding, unmanned wireless telecommunication facility.

BACKGROUND

The Planning Commission opened its review of the proposed telecommunication project on January 9, 2019. The Planning Commission acted to continue the item with the concurrence of the applicant to the March 27, 2019 Planning Commission meeting in order for the applicant to address the following comments:

1) Reassess the alternative sites to determine if an already examined site would provide the requested capacity and coverage needs within the northwest part of the community between Seaside High School/Military Avenue to the south and the Military Housing Area on the west side of General Jim Moore Boulevard to the North or another site that was not analyzed in the Alternative Site Analysis dated January 9, 2019; and

2) If the telecommunication is sited on the Soper Field Park, the following factors should be considered:

- Provide a CMU block wall design around the base station to screen the ground equipment and reduce noise from emergency generator testing; and

- To mitigate the visual appearance of the proposed telecommunication antennas, provide photo simulation options depicting a reduced radome cylinder screen around antennas on a replacement stadium light and a second option consisting of a faux monopine tree as an alternative to the stadium light.

Site Description

Project Address					
	Site	North	South	East	West
General Plan	Open Space Recreation	Low Density Residential	Medium Density Residential	High Density Residential	Public Institutional
Zoning	OSR	RS-8	RM	RH	PI

The project site will continue to be located within the northeast quadrant of Soper Field Community park, with the telecommunication antennas attached to either a new 70-foot stadium light that would replace an existing 70-foot stadium light or a 63-foot tall faux monopine tree structure. The Soper Field Community park is located in the northern portion of Seaside, at the intersection of Coe Avenue and Dahlia Drive. Location Map is provided as Attachment 2. Site Photos are provided as Attachment 3.

PROPOSAL

Sequoia Development Services representing Verizon Wireless (Applicant) is proposing to install a macro cellular facility at Soper Field to improve the network coverage and capacity of their network. A macro cell is a radio coverage cell in cellular networks. The coverage distance varies depending on the frequency and bandwidth of the signals as well as physical obstructions in the area. Macro cell antennas must be properly mounted on ground-based masts, rooftops or other existing structures and at heights for an unhindered, clear view of the surroundings.

The primary objective for this project is to improve 4G network capacity and coverage in the area north of Military Avenue in Seaside. The area encompasses a combination of a High School to the south and compact residential areas within the Seaside Highlands/Bayview Mobile homes/Sunbay Apartments/Military Housing areas north of the project site. Existing cell sites serving area are located to south on Del Monte Boulevard and 1949 Waring Street. Map showing the existing cell sites near the area is provided as Attachment 4. While the area is served fairly well with low frequency 700 MHz it is not served well by higher frequency Advance Wireless Services (AWS) and PCS spectrum that provides most of the network capacity. This higher frequencies do not travel as far. Due to this the existing cell sites are severely overloaded. A high capacity area near the edge of the proposed sector being served

needs to be offloaded to a new site to preserve quality service for the entire sector. The Cell Site Coverage Maps are provided as Attachment 5.

The proposed wireless telecommunication facility will consist of mounting six six-foot panel antennas on either of the following towers:

1. Stadium Light Option

A replacement 70-foot sports field light with the antennas between 58' and 42' feet high. The light standard will be replaced to increase structural capacity. Underneath the antennas, the applicant will install Radio Remote Units (RRU's), and a pole mounted DC surge protector. The antennas, RRU's and surge protector will be concealed within a circular screening radome shroud. A grating work deck will be at the top and bottom of the shroud. Photo sims of the radome screen are provided as Attachment 6. The diameter of the radome screen has been reduced from 6'9" to 5'. An existing light equipment box will be relocated on the pole underneath Verizon Wireless's equipment. Nearby at the northeast corner of the park, in a little-used area of the park, Verizon Wireless will install a 225 square foot concrete pad, surrounded by a 10-foot CMU block adjacent to an existing batting cage, to contain the ground equipment used to support network cabinets and provide a standby 20 KW generator to enable continued service in case of emergency.

2. Monopine Tower

The installation of a 63-foot tall faux monopine tree with the antennas between 58' and 52' feet high with textured branches. The base of monopine will be contained within a 10-foot tall CMU Block wall which will also contain the ground related equipment and generator. The Radio Remote Units (RRU's), and a pole mounted DC surge protector will be concealed behind the antennas. Photo sims of the faux monopine are provided as Attachment 7.

ISSUES AND ANALYSIS

The applicant is requesting use permit approval to allow a wireless telecommunication facility and related ground equipment to fill a significant gap in the Verizon Wireless network service in north Seaside (the residential area surrounding Bay View community, Seaside Highlands, Sunbay Apartments, Military Housing, and nearby schools) and fill increasing demand on the network during times of high customer demand during peak usage. The significant gap is described in the Statement of Verizon Wireless Radio Frequency Design Engineer Dewayne Bonham (the "RF Engineer's Statement") provided as Attachment 8. Additionally, the new facility will increase call capacity and enhance the overall quality of service for existing and future Verizon customers.

The installation of wireless telecommunication facilities is regulated by local, state, and federal ordinances and regulations, as well as by the California Public Utility Commission (CPUC) and Federal Communication Commission (FCC).

Use Permit

In accordance with Section 17.54.010 of the Seaside Municipal Code (SMC), to promote the aesthetic appearance of the City, and ensure public safety and welfare, wireless facility providers should pursue benefits to the public from said facilities by encouraging the leasing of publically owned properties where feasible. The limitation on the location of a wireless communication facility ("Facility") is listed below:

- A Facility shall be located within a Public Institutional (PI) zone as a first priority; and
- A new Facility shall be co-located with existing facilities and with other planned new facilities whenever feasible; and
- The Commission shall always consider City-owned sites as the highest priority for the location of a communication facility

Alternative Site Analysis

In accordance with Section 17.54.050.(C) SMC, the applicant prepared an Alternative Site Analysis provided as Attachment 9, to demonstrate that the project site would comply with the site limitation section of the Ordinance as not only a high priority site but a site which would result in the least visual intrusive impact on the community. The locations of the alternative sites are listed below and shown on Attachment 10.

1. Proposed facility (220 Coe Avenue)
2. Bayonet and Blackhorse Golf Course (1 McClure Way)
3. Open Space Area (Seaside Highlands Drainage Basin Coe Avenue and Monterey Road)
4. Seaside High School (2200 Noche Buena Street)
5. Central Coast High School (200 Coe Avenue)
6. Former Gas Station (Monterey Road at Coe Avenue)
7. Vacant Residential Parcel (Bayview Mobile Home Park Coe Avenue and Dahlia Drive)
8. Golf Course Reservoir (Updated Site)
9. PG&E Tower (Updated Site)

Site 8 and Site 9 were added to the list to address the Commissions request to determine if there were any other sites to relocate the telecommunication facility. The sites were selected based on a clear line of sight and that they are located on public land and/or a public utility. The updated Site Capacity Coverage Analysis is provided as Attachment 11. The updated analysis includes a statement and coverage map showing how the two new sites added east of General Jim Moore Boulevard are located too far to the east to serve the northwest quadrant of Seaside that Verizon is attempting to cover with the proposed project.

Per the analysis provided by the applicant, City staff finds that there are no existing antenna towers, monopoles, and rooftops within the vicinity of the coverage area that would be viable as alternate locations due to landlord considerations on existing school sites owned by

Monterey Peninsula Unified School District. There is a lack of vertical infrastructure to support a new tower, and the result of a of a new tower causing a more intrusive aesthetic impact on the community than what would otherwise occur with the placement of a new antenna on an existing sports field light.

Radio Frequency (RF) Evaluation Report

The applicant has submitted a Radio Frequency Exposure Compliance Report (RF) prepared by Hammet and Edison Inc., Consulting Engineers dated September 13, 2018 (The H&E Report). See Attachment 12 for RF Report. The purpose of the RF Report is to determine the radio frequency electromagnetic exposure (RF-EME) levels from the Verizon wireless communications equipment at the proposed site.

Under the Telcom Act, the Federal Communication Commission (FCC) completely occupies the field with respect to RF emissions. The FCC has established comprehensive rules for human exposure to RF emissions (The FCC Guidelines). State and local governments cannot regulate wireless facilities based on environmental effects from RF emissions to the extent that the emissions comply with the FCC Guidelines. The FCC has developed Maximum Permissible Exposure (MPE) limits for general public exposures and occupational exposures. The RF Report summarizes the results of the RF-EME modeling in relation to relevant FCC RF-EME compliance standards for limiting human exposure to RF-EME fields. A site is considered out of compliance with FCC regulations if there are areas that exceed the FCC exposure limits and there are no RF hazard mitigation measures in place.

According to the RF Report, based on worst case modeling, there are no modeled areas on any accessible ground-level walking/working/living surface related to the proposed antenna at this site that exceed the FCC's occupational or general public exposure limits at this site. At the nearest walking/working/living surfaces to the Verizon antenna, the maximum power density generated by the project is approximately 8.5% of the FCC's general public limit. The maximum calculated public exposure limits calculated at the second-floor elevation of any nearby residence to the north (520 feet) is 12% of the public exposure limit. With the revised project design for either the faux monopine which would shift the antennas 110 feet to the north. The exposure limits on the nearby residences would remain the same.

Based on the transmitter frequencies and power levels disclosed in the H&E Report, the antennas at the proposed location would create a "controlled access zone" that extends about 71.7 feet horizontally from the face of the antennas at approximately at approximately the same height as the antenna's emissions center (55' AGL), with very few emissions that stray in any other direction. This result is consistent with the H&E Report's prediction that exposure levels at the ground will not exceed the FCC's maximum limit for the general public.

The fact that the emissions are planned to create a controlled access zone does not mean that the facility will violate the FCC Guidelines. Rather, controlled access zone means that the carrier must affirmatively restrict public access to that area so that members of the general population (including trespassers and maintenance workers) cannot unknowingly enter and be

exposed to radio frequency emissions in excess of those allowed by the FCC. The following conditions of approval have been added to the project to inform the general population, maintenance workers, and even trespassers/vandals that might unknowingly be exposed to the emissions from the antennas while ascending the telecommunication tower:

1. Permittee shall keep all access points to the equipment enclosure locked at all times, except when active maintenance is performed on the equipment.
2. Permittee shall install and at all times maintain in good condition an "RF Notice" sign and "Network Operations Center" sign adjacent to the access door. The signs required in this condition must be placed in a location where they are clearly visible to a person when he or she approaches the access door in the open and closed positions.
3. Permittee shall install and at all times maintain in good condition an "RF Notice" sign and "10-Step RF Safety Guidelines" sign at the base of the light standard. The signs required in this condition must be placed in a location where they are clearly visible to a person climbing the light standard.
4. Permittee shall ensure that all signage complies with FCC OET Bulletin 65 or ANSI C95.2 for color, symbol and content conventions. All such signage shall provide a working local or toll-free telephone number to its network operations center that reaches a live person who can exert transmitter power-down control over this site as required by the FCC.

Visual Impacts

The applicant submitted proposed site location photo showing the existing sport field light standard and photo simulations at the proposed site showing the wireless antenna located on top of the light standard with a radome screen (Option 1) and faux monopine (Option 2).

Option 1

The antennas will be mounted at a height between 42' and 56' feet on the 70-foot tall sports field light (See Attachment 6 for Photo Simulation). The wireless antennas will project about 2.5 feet from the light standard. A circular radome screen five feet in diameter will cover the antennas and the RRU's positioned below the antennas. The radome screen will be painted with a flat, non-reflective silver to match the color of the light standard. The accessory ground equipment and generator will be located within a 10-foot tall CMU wall with plaster finish painted to match adjoining buildings on the park. The electrical cables extending from the equipment shelter to the light standard will be installed underground and routed through the light standard so that no accessory electrical wires or cables will be visible.

Option 2

The antennas will be mounted at a height between 52' and 58' feet on the 63-foot

tall monopine tree (See Attachment 7 for Photo Simulation). The antennas and RRU units will be concealed by faux branches painted a hunter green. The accessory ground equipment and generator will be located within a 10-foot tall CMU wall with plaster finish painted to match adjoining buildings on the park. The electrical cables extending from the equipment shelter to the light standard will be installed underground and routed through the light standard so that no accessory electrical wires or cables will be visible.

In accordance with Section 17.54.060.A through .C, a ground mounted telecommunication facility shall be located as far away as possible from all property boundaries, with a minimum setback of 25 feet. The replacement light standard will be placed at the same location which is the furthest it can be positioned away from the Dahlia Street to the east. The project location will maintain a 65-foot setback from Dahlia Street, 240 feet from the Bayview Mobile Home park to the south, and 600 feet from the nearest residential property in the Seaside Highlands residential neighborhood to the north. The faux monopine will maintain a 35-foot setback from Dahlia Street, 350 feet from the Bayview mobile Home park to the south, and 490 feet from the nearest residential property in the Seaside Highlands residential neighborhood to the north

Based on the evaluation of the project information and the undergrounding of electrical wires/cables, City staff finds that the faux monopine would provide the least intrusive means for a visual impact in that the telecommunication tower would consist of tree appearance that would blend with surrounding landscaping. Additionally, the accessory equipment will be located within a 10-foot tall CMU block wall enclosure and will screen all material from the public view. City staff finds that the overall design will not rise to the level of creating a significant visual impact to the park or surrounding properties in that the area of the project is developed with a batting cage and groupings of existing trees would assist with blending the monopine into the built environment of the park.

Neighborhood Response

In accordance with the City of Seaside municipal code regulations to provide notice to all property owners abutting the site within a 300-foot radius, as of Friday, March 22, 2019, City staff has not received any response to the public notice.

REQUIRED FINDINGS

The following findings are required under Section 17.62.070.F of the SMC:

The proposed use is allowed within the applicable zone and complies with all other applicable provisions of this Zoning Ordinance and the Municipal Code.

Evidence: SMC § 17.54.050.A authorizes wireless telecommunication facilities on a publically owned property so long as the applicant demonstrates that no other sites in public/institutional districts will provide adequate coverage. The proposed project is located within an Open Space

Recreational (OSR) district and the applicant has provided a written analysis that evaluates seven alternative sites, including two sites in public/institutional districts. In accordance with the design requirements in SMC § 17.54.060, the applicant has proposed to completely conceal the antennas within a faux monopine that is architecturally integrated, painted and textured to the park setting.

and which will be constructed, painted and textured to match the adjoining trees.

The proposed use is consistent with the General Plan and any applicable specific plan.

***Seaside General Plan Conformance:** The Seaside General Plan designates the land use for the project site as OSR (Open Space Recreational). The land use designation is primarily intended for the development of a park. A telecommunication facility has been classified as a use similar to that of an ancillary public service listed above.*

***Land Use Element:** Goal LU-4 is to ensure that new development complements existing land uses and enhances the character of the community and neighborhoods. Policy LU-4.1 requires all new development to be compatible with surrounding uses, the site and available infrastructure.*

***Evidence:** The proposed wireless telecommunications facility will provide telecommunications services (e.g., voice, Internet and other data-based communication services) ancillary to the existing and planned future residential uses in the vicinity. The project will complement the existing park because the applicant proposes to conceal the antennas on the tower within a faux monopine painted to match textures and colors on adjoining trees. The faux monopine will not adversely affect the aesthetic character of the site or block views from adjoining residential properties. The ground mounted equipment enclosure will be compatible with the existing and planned future residential uses in the vicinity provided that the applicant constructs a 10-foot tall CMU block wall around the equipment, and further provided that no part of the equipment within the enclosure protrudes above the wall. The applicant shall install noise-baffling materials in connection with the generator to ensure compliance with all applicable ambient noise limitations. Any work or security lighting must be installed in a manner that minimizes illumination effects outside the enclosure, and must be either motion sensitive or timed lights.*

The design, location, size, and operating characteristics of the proposed activity are compatible with the existing and planned future land uses in the vicinity.

***Evidence:** The project will be designed to blend with the physical landscape within the park and the antennas and associated equipment will be completely concealed from public view behind the faux tree branches, which the applicant will design, construct, paint and texture to match the appearance of a pine tree. The proposed project will be compliant with the height limitations in SMC § 17.54.060.B so long as no part of the faux tree exceeds 70-feet in height. The ground mounted equipment enclosure will be compatible with the existing and planned*

future residential uses in the vicinity provided that the applicant constructs a 10-foot CMU block wall around the ground equipment, and further provided that no part of the equipment within the enclosure protrudes above the wall. The applicant shall install noise-baffling materials in connection with the emergency generator to ensure compliance with all applicable ambient noise limitations (65dBA as measured from the nearest property line). Any work or security lighting must be installed in a manner that minimizes illumination effects outside the enclosure, and must be either motion sensitive or timed lights. The project is an allowed accessory use, compatible with the OSR land use.

The site is physically suitable for the type, density and intensity of use being proposed, including access, utilities, and the absence of physical constraints.

Evidence: The proposed wireless telecommunication facility will have ingress and egress from Soper Park. Existing water, wastewater and electrical connections already serve the project site with adequate capacity to support the proposed wireless telecommunication facility. The project site is suitable to accommodate a wireless telecommunication facility that does not exceed 63 feet above ground level.

Granting the permit would not be detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity and zone district in which the property is located.

Evidence: The applicant provided a report dated September 19, 2018, prepared by Hammett & Edison, Inc. that concluded the proposed emissions from the transmitters would not exceed the maximum permissible exposure levels for the general population anywhere at ground level or at the second-story elevation of any nearby residence. Based on the proposed site design, the report predicted that emissions at ground level would not exceed 8.5% of the general public limit and emissions at the second-floor level of any nearby residence would not exceed 12% of the general public limit. The City retained an independent consultant, who evaluated the report, concluded that its findings were valid, and recommended specific mitigation measures to ensure compliance with all applicable federal regulations. Accordingly, the City finds that it may not regulate the proposed telecommunications facility on the basis of any environmental effects from the proposed radio frequency emissions, and that the proposed telecommunications facility will not result in any adverse impact on the public interest, health, safety, convenience, or welfare of the City.

The communication facility complies with all applicable requirements of this chapter .

Evidence: SMC § 17.54.050.A authorizes wireless telecommunication facilities on publically owned land so long as the applicant demonstrates that no other sites in public/institutional districts will provide adequate coverage. The proposed project is located within an Open Space Recreational (OSR) district and the applicant has provided a written analysis that evaluates seven alternative sites, including two sites in public/institutional districts. In accordance with

the design requirements in SMC § 17.54.060, the applicant has proposed to completely conceal the antennas and associated tower-mounted equipment within a faux monopine that will be architecturally integrated into the physical landscape of the surrounding trees at the northeast corner of the park, and which will be constructed, painted and textured to match the adjoining trees. The proposed project will be compliant with the height limitations in SMC § 17.54.060.B so long as no part of the facility extends more than 63 feet above ground level.

The communication facility will not adversely impact the character and aesthetics of any public right-of-way.

***Evidence:** The proposed project will not adversely impact the character or aesthetics of any public right-of-way because the faux monopine would be located within a group of nearby trees to blend with the park setting. To the extent that the proposed project would be visible from locations within the public right-of-way, the proposed concealment elements that blend the wireless telecommunication facility into the faux tree is architecturally sufficient to mitigate the proposed wireless facility equipment on the tower. The ground equipment will be fully enclosed within a 10-foot CMU block wall that will be painted and treated with a plaster finish to match the existing buildings within the park.*

ENVIRONMENTAL REVIEW

The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to subsection (e) of Section 15303. New construction or conversion of small facilities of the CEQA Guidelines in that the project is a minor alteration to an existing structure.

ATTACHMENTS

1. Attachment 1 - Draft Resolution
 2. Attachment 1 - Exhibit A Project Plans
 3. Attachment 2 - Location Map
 4. Attachment 3 - Site Photos
 5. Attachment 4 - Existing Verizon Cell Sites
 6. Attachment 5- Site Coverage Maps
 7. Attachment 6 - Radome Photo Sim
 8. Attachment 7 - Faux Monopine Sim
 9. Attachment 8 - RF Engineer's Statement
 10. Attachment 9 - Alternatives Analysis
 11. Attachment 10 - Alternative Site Analysis Map
 12. Attachment 11 - Updated Soper Field Capacity Coverage Justification
 13. Attachment 12 - RF Report
-

RESOLUTION NO. 19-XX

A RESOLUTION OF THE SEASIDE PLANNING COMMISSION APPROVING USE PERMIT APPLICATION No. UP-18-06 TO ESTABLISH A WIRELESS TELECOMMUNICATION FACILITY LOCATED AT 220 COE AVENUE (APN 031-051-025).

WHEREAS, Sequoia Development Services on behalf of Verizon Wireless, Applicant, and City of Seaside, Property Owner, have applied for a Conditional Use Permit to establish a wireless telecommunication facility located at 220 Coe Avenue, in the Open Space Recreation (OSR) Zoning District; and

WHEREAS, the proposed project is a discretionary approval, and it is the responsibility of the Planning Commission to consider and weigh the merits of the application and public input in relation to the policies, standards and intent of the Seaside General Plan and Seaside Municipal Code; and

WHEREAS, the Seaside Planning Commission considered oral comments and written information concerning the proposed project at a duly noticed public hearing held on January 9, 2019 and at a duly noticed continued public hearing held on March 27, 2019, and

WHEREAS, the project is Categorically Exempt, Section 15303(e) from the California Environmental Quality Act (CEQA) Guidelines.

Evidence: Approval of the proposed project would allow for a telecommunication tower with six panel antennas attached at a height between 56 feet and 52 feet on a faux monopine tree with a maximum height of 63 feet and a 225-square foot equipment enclosure to service an unmanned wireless telecommunication facility. The installation of the wireless telecommunication tower and equipment enclosure would consist of a minor addition to the existing public park and would not result in any increased intensity of the existing land use on the park that would hinder or impede the use of the public park for recreation uses by the public or the City's ability to conduct maintenance on the park.

NOW, THEREFORE, BE IT RESOLVED, that the Seaside Planning Commission adopts the following findings to grant the approval of Conditional Use Permit Application No. 18-06:

The following findings are required under Section 17.62.070.F of the SMC:

- 1. The proposed use is allowed within the applicable zone and complies with all other applicable provisions of this Zoning Ordinance and the Municipal Code.**

Evidence: SMC § 17.54.050.A authorizes wireless telecommunication facilities on a publically owned property so long as the applicant demonstrates that no other sites in public/institutional districts will provide adequate coverage. The proposed project is located within an Open Space Recreational (OSR) district and the applicant has provided a written analysis that evaluates seven alternative sites, including two sites in public/institutional districts. In accordance with the design

requirements in SMC § 17.54.060, the applicant has proposed to completely conceal the antennas within a faux monopine tree that is architecturally integrated into the existing park setting, and which will be constructed, painted and textured to match the adjoining trees.

2. The proposed use is consistent with the General Plan and any applicable specific plan.

Seaside General Plan Conformance: The Seaside General Plan designates the land use for the project site as OSR (Open Space Recreational). The land use designation is primarily intended for the development of a park. A telecommunication facility has been classified as a use similar to that of an ancillary public service listed above.

Land Use Element: Goal LU-4 is to ensure that new development complements existing land uses and enhances the character of the community and neighborhoods. Policy LU-4.1 requires all new development to be compatible with surrounding uses, the site and available infrastructure.

Evidence: The proposed wireless telecommunications facility will provide telecommunications services (e.g., voice, Internet and other data-based communication services) ancillary to the existing and planned future residential uses in the vicinity. The project will complement the existing park because the applicant proposes to conceal the antennas on a faux monopine tree painted to match the texture and color of adjoining trees. The replacement light standard will be in scale with the existing light standards on the park, and will not adversely affect the aesthetic character of the site or block views from adjoining residential properties. The ground mounted equipment enclosure will be compatible with the existing and planned future residential uses in the vicinity provided that the applicant constructs a 10-foot tall CMU block wall around the equipment, and further provided that no part of the equipment within the enclosure protrudes above the block wall. The applicant shall install noise-baffling materials in connection with the generator to ensure compliance with all applicable ambient noise limitations. Any work or security lighting must be installed in a manner that minimizes illumination effects outside the enclosure, and must be either motion sensitive or timed lights.

3. The design, location, size, and operating characteristics of the proposed activity are compatible with the existing and planned future land uses in the vicinity.

Evidence: The project will be designed to blend with the physical landscape within the park and the antennas and associated equipment will be completely concealed from public view behind the faux tree branches, which the applicant will design, construct, paint and texture to match the appearance of a pine tree. The proposed project will be compliant with the height limitations in SMC § 17.54.060.B so long as no part of the faux tree exceeds 70-feet in height. The ground mounted equipment enclosure will be compatible with the existing and planned future residential uses in the vicinity provided that the applicant constructs a 10-foot CMU block wall around the ground equipment, and further provided that no part of the equipment within the enclosure protrudes above the wall. The applicant shall install noise-baffling materials in connection with the emergency generator to ensure compliance with all applicable ambient noise limitations (65dBA as measured from the nearest property line). Any work or security lighting must be installed in a manner that minimizes illumination effects outside the enclosure, and must be

either motion sensitive or timed lights. The project is an allowed accessory use, compatible with the OSR land use.

4. The site is physically suitable for the type, density and intensity of use being proposed, including access, utilities, and the absence of physical constraints.

Evidence: The proposed wireless telecommunication facility will have ingress and egress from Soper Park. Existing water, wastewater and electrical connections already serve the project site with adequate capacity to support the proposed wireless telecommunication facility. The project site is suitable to accommodate a wireless telecommunications facility that does not exceed 63 feet above ground level.

5. Granting the permit would not be detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity and zone district in which the property is located.

Evidence: The applicant provided a report dated September 19, 2018, prepared by Hammett & Edison, Inc. that concluded the proposed emissions from the transmitters would not exceed the maximum permissible exposure levels for the general population anywhere at ground level or at the second-story elevation of any nearby residence. Based on the proposed site design, the report predicted that emissions at ground level would not exceed 8.5% of the general public limit and emissions at the second-floor level of any nearby residence would not exceed 12% of the general public limit. The City retained an independent consultant, who evaluated the report, concluded that its findings were valid, and recommended specific mitigation measures to ensure compliance with all applicable federal regulations. Accordingly, the City finds that it may not regulate the proposed telecommunications facility on the basis of any environmental effects from the proposed radio frequency emissions, and that the proposed telecommunications facility will not result in any adverse impact on the public interest, health, safety, convenience, or welfare of the City.

6. The communication facility complies with all applicable requirements of this chapter [17.54].

Evidence: SMC § 17.54.050.A authorizes wireless telecommunication facilities on publically owned land so long as the applicant demonstrates that no other sites in public/institutional districts will provide adequate coverage. The proposed project is located within an Open Space Recreational (OSR) district and the applicant has provided a written analysis that evaluates seven alternative sites, including two sites in public/institutional districts. In accordance with the design requirements in SMC § 17.54.060, the applicant has proposed to completely conceal the antennas and associated tower-mounted equipment within a faux monopine that will be architecturally integrated into the physical landscape of the surrounding trees at the northeast corner of the park, and which will be constructed, painted and textured to match the adjoining trees. The proposed project will be compliant with the height limitations in SMC § 17.54.060.B so long as no part of the facility extends more than 63 feet above ground level.

7. The communication facility will not adversely impact the character and aesthetics of any public right-of-way.

Evidence: The proposed project will not adversely impact the character or aesthetics of any public right-of-way because the faux monopine would be located within a group of nearby trees to blend with the park setting. To the extent that the proposed project would be visible from locations within the public right-of-way, the proposed concealment elements that blend the wireless telecommunication facility into the faux tree is architecturally sufficient to mitigate the proposed wireless facility equipment on the tower. The ground equipment will be fully enclosed within a 10-foot CMU block wall that will be painted and treated with a plaster finish to match the existing buildings within the park.

BE IT FURTHER RESOLVED, that the Seaside Planning Commission approves Conditional Use Permit Application No. 18-06 subject to the following conditions:

1. A Revocable Encroachment Permit issued by the Department of Public Works, Engineering Division is required for the construction and operation of the antennas on a faux monopine tree, the establishment of an equipment enclosure within a 10-foot tall CMU block wall at the base of the faux monopine tree, and the underground electrical cables extending the equipment enclosure to the faux monopine tree.
2. The wireless telecommunication facility shall conform to these of approval and to the approved plans and documents on file in the Community Development Department as approved and dated March 27, 2019. No significant changes or modifications shall be made to the facility on the faux monopine tree or equipment enclosure, including the modification of equipment located inside the equipment enclosure, without prior review and written approval by the Zoning Administrator. The project plans are provided as Exhibit "A".
3. The applicant shall be required to transplant an existing tree located within the footprint of the equipment shelter and provide a planting plan for the installation of three additional trees that will be placed around the equipment shelter to provide aesthetic screening from the grandstand area of the baseball field. The type of tree and location shall be approved by the Board of Architectural Review.
4. The use permit will automatically expire 10 years from the issuance date. The applicant may request a 10-year extension of the use permit through the filing of a new use permit application prior to the expiration of the use permit on March 27, 2029.
5. Permittee shall at all times maintain compliance with all applicable federal, state and local laws, regulations, ordinance or other rules.
6. The overall height of the new faux monopine tree shall not exceed 63 feet above ground level.

7. Permittee shall install and at all times maintain in good condition noise baffling materials on the emergency generator behind the 10-foot tall CMU block wall to ensure compliance with all applicable noise regulations. All equipment within the enclosure must be completely below and behind the block wall.
8. All facilities must comply with all applicable regulations, standards and guidelines for RF exposure established by any governmental entity with the authority to regulate RF exposure standards. The applicant shall keep up-to-date on current information from the FCC in regards to maximum permissible RF exposure levels. In the event that the FCC changes its guidelines for human exposure to RF, applicant shall, within 30 days after any such change, submit to the Community Development Director a report prepared by a qualified engineer that demonstrates actual compliance with such changed guidelines. The 30-day time period may be extended by the Community Development Director for good cause. The Community Development Director may, at applicant's sole cost, retain an independent consultant to evaluate the compliance report and any potential modifications to the use permit necessary to conform to the FCC's guidelines. Failure to submit the compliance report required under this condition, or failure to maintain compliance with the FCC's guidelines for human exposure to RF at all times shall constitute grounds for use permit revocation.
9. Any modifications to the approved plans, colors or materials require prior written approval from the Resource Management Services before the City may issue a building permit.
10. Permittee shall not operate the standby generator except when necessary due to a primary power failure or intermittent testing and cycling. Testing and cycling shall occur only on Wednesdays between the hours of 11:00 am and 3:00 pm and no more frequently than once a week. All operations shall comply with all applicable ambient noise limits at all times. With permission granted by the Zoning Administrator, the applicant may seek to modify the time and date of the testing hours on an interim basis based on mechanical testing/repairs to the generator or replacement of the generator.
11. Permittee shall undertake all reasonable efforts to avoid undue adverse impacts to adjacent properties and/or uses that may arise from the construction, operation, maintenance, modification and removal of the facility.
12. The site and the facility, including but not limited to all landscaping, fencing and related transmission equipment, must be maintained in a neat and clean manner and in accordance with all approved plans and conditions of approval.
13. Permittee shall remove any graffiti on the wireless facility at permittee sole expense within 48 hours upon receiving notice.
14. To prevent occupational exposures in excess of FCC Guidelines, prior to the issuance of a Building Permit the applicant shall submit Radio Frequency Safety Training standards that

the wireless carrier will provide to all authorized personnel who have access to the telecommunication tower.

15. The following conditions shall be adhered to inform the general public, maintenance workers, and even trespassers/vandals that might unknowingly be exposed to the emissions from the antennas while ascending the light standard:
 - Permittee shall keep all access points to the equipment enclosure locked at all times, except when active maintenance is performed on the equipment.
 - Permittee shall install and at all times maintain in good condition an “RF Notice” sign and “Network Operations Center” sign adjacent to the access door. The signs required in this condition must be placed in a location where they are clearly visible to a person when he or she approaches the access door in the open and closed positions.
 - Permittee shall install and at all times maintain in good condition an “RF Notice” sign and “10-Step RF Safety Guidelines” sign at the base of the light standard. The signs required in this condition must be placed in a location where they are clearly visible to a person climbing the light standard.
 - Permittee shall ensure that all signage complies with FCC OET Bulletin 65 or ANSI C95.2 for color, symbol and content conventions. All such signage shall provide a working local or toll-free telephone number to its network operations center that reaches a live person who can exert transmitter power-down control over this site as required by the FCC.
16. Prior to the issuance of a Building Permit, the applicant shall be required to obtain design review approval from the Board of Architectural Review for the final design of the 10-foot black wall that would enclose the ground mounted equipment, and the planting of three trees in front of the block wall as seen from the grandstands of the. Baseball field
17. After the permittee completes the installation and before the permittee commences full or unattended operations, the permittee shall submit a written report to the City Manager that certifies actual compliance with all applicable FCC guidelines for human exposure to RF emissions based on actual measurements taken by a qualified technician with a recently calibrated meter from around the facility, including without limitation measurements taken from the property lines at all adjoining properties and from the adjoining right-of-way. The City Manager or its designee may (but shall not be obligated to) supervise the on-site measurements. In addition, the City Manager may select and retain a qualified independent expert to review the written report. The permittee shall not commence full or unattended operations at the facility until the City Manager approved the written report in writing. The permittee shall bear all costs and expenses in connection with the preparation and review of the written report, including without limitation the cost and expenses in connection with the on-site measurements, any City supervision of the on-site measurements and any independent expert review.

18. After the permittee completes any modification to the transmission equipment at the facility and before the permittee commences full or unattended operations, the permittee shall submit a written report to the City Manager that certifies actual compliance with all applicable FCC guidelines for human exposure to RF emissions based on actual measurements taken by a qualified technician with a recently calibrated meter from around the facility, including without limitation measurements taken from the property lines at all adjoining properties and from the adjoining right-of-way. The City Manager or its designee may (but shall not be obligated to) supervise the on-site measurements. In addition, the City Manager may select and retain a qualified independent expert to review the written report. The permittee shall not commence full or unattended operations at the facility until the City Manager approved the written report in writing. The permittee shall bear all costs and expenses in connection with the preparation and review of the written report, including without limitation the cost and expenses in connection with the on-site measurements, any City supervision of the on-site measurements and any independent expert review.

Fire Department:

19. Compliance shall be maintained with the 2016 California Fire Code. This condition also requires compliance with the maximum occupancy load set for this establishment.

Building Department:

20. Compliance shall be maintained with the 2016 California Building Code.

Standard:

21. Use Permit approval is subject to revocation procedures contained in S.M.C.S. 17.80.060 in the event any of the conditions of this approval are violated, this discretionary permit was granted on the basis of false or misleading information, written or oral, given willingly or negligently by the applicant or property owner, and/or there has been a discontinuance of the use, or purposed for which the permit was issued, for a period of 180 days or more.
22. This Use Permit is subject to procedures and requirements of Chapter 17.64 (Permit Implementation, Time Limits, and Extensions), and those related to appeals and revocation in Article 6 (Zoning Ordinance Administration) of Title 17 of the Municipal.
23. The applicant agrees as a condition and in consideration of the approval of this discretionary permit that they will, defend, indemnify and hold harmless the City of Seaside or its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul this approval. The applicant will reimburse the City for any court costs and attorney's fees, which the City may be required by a court to pay as a result of such action. The City may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his obligations under this condition. The City shall promptly notify the applicant of any such claim, action, or proceeding and the City shall cooperate fully in the defense thereof

24. The project shall comply with the requirements and the applicable ordinances of the Monterey Peninsula Water Management District (MPWMD) and Monterey Regional Water Pollution Control Agency.
25. The permit shall have no force or effect unless and until accepted, and the terms thereof agreed to, in writing, by the applicant and property owner within fifteen (15) days from the date of its approval.
26. This Use Permit shall expire and become void 12 months from the date of approval, or upon the expiration of another time limit established by the review authority, unless project use has commenced within the required time limit, and construction continues thereafter under a valid Building Permit, or the Zoning Administrator has granted an extension of time.
27. For purposes of assuring compliance, the applicant, agents, representatives or their assignees agree not to deny or impede access to the subject property by City employees in the performance of their duties.

PASSED AND ADOPTED at the regular meeting of the City Council of the City of Seaside, State of California, on the 27th day of March 2019, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

John Owens, Chairperson

ATTEST:

Lesley Milton, City Clerk

Use Permit Application No. UP-18-06

These permits are hereby accepted upon the express terms and conditions hereof, and shall have no force or effect unless and until agreed to, in writing, by the applicant and property owner(s).

The undersigned hereby acknowledge the approved terms and conditions and agree to fully conform to, and comply with, said terms and conditions within the time frames approved by the City of Seaside Planning Commission.

Applicant's Signature

Date

Property Owner's Signature (if different from above)

Date



SEASIDE SOPER FIELD

220 COE AVENUE
SEASIDE, CA 93955

LOCATION CODE: 442936
PROJECT TYPE: NEW SITE BUILD



SITE INFORMATION	
PROPERTY OWNER: ADDRESS:	ECONOMIC DEVELOPMENT MANAGER CITY OF SEASIDE SEASIDE, CA 93955 CONTACT: KURT OVERMEYER PH: (831) 899-6839 EMAIL: kovermeyer@ci.seaside.ca.us
APPLICANT: ADDRESS:	VERIZON WIRELESS 2785 MITCHELL DRIVE, BLDG. 9 WALNUT CREEK, CA 94598
LATITUDE (NAD 83):	36° 37' 31.60" N
LONGITUDE (NAD 83):	121° 49' 53.60" W
GROUND ELEVATION:	104.42' AMSL
ASSESSOR'S PARCEL NO.:	031-051-025
ZONING JURISDICTION:	CITY OF SEASIDE
ZONING CLASSIFICATION:	OSR (OPEN SPACE RECREATION)
OCCUPANCY GROUP:	TBD
TYPE OF CONSTRUCTION:	TBD
PROPOSED USE:	UNMANNED TELECOMMUNICATIONS FACILITY
LEASE SPACE:	215 SQ.FT.

PROJECT TEAM	
APPLICANT: VERIZON WIRELESS 2785 MITCHELL DRIVE, BLDG. 9 WALNUT CREEK, CA 94598 CONTACT: JORDAN THOMPSON PHONE: (925) 895-1668 EMAIL: jordan.thompson@verizonwireless.com	ARCHITECT/ENGINEERING: CELLSITE CONCEPTS 10650 SCRIPPS RANCH BLVD., SUITE 224 SAN DIEGO, CA 92131 CONTACT: REGGIE GABRIEL PHONE: (619) 200-7190 EMAIL: reggie.gabriel@cellsite.net
RF ENGINEER: VERIZON WIRELESS 2785 MITCHELL DRIVE, BLDG. 9 WALNUT CREEK, CA 94598 CONTACT: STEFANO IACHELLA PHONE: (510) 381-1152 EMAIL: stefano.iachella@verizonwireless.com	ZONING: SEQUOIA DEPLOYMENT SERVICES, INC. 22471 ASPAN, SUITE #290 LAKE FOREST, CA 92630 CONTACT: BEN HACKESTEDDE PHONE: (949) 259-3344 EMAIL: ben.hackstedde@sequoia-ds.com
SITE ACQUISITION: SEQUOIA DEPLOYMENT SERVICES, INC. 22471 ASPAN, SUITE #290 LAKE FOREST, CA 92630 CONTACT: ROBERT BALLMAIER PHONE: (949) 278-7747 EMAIL: bob.ballmaier@sequoia-ds.com	CONSTRUCTION: SEQUOIA DEPLOYMENT SERVICES, INC. 22471 ASPAN, SUITE #290 LAKE FOREST, CA 92630 CONTACT: ESI LIEGE PHONE: (714) 697-6600 EMAIL: esi.liege@sequoia-ds.com

ZONING DRAWING

IF USING 11"x17" PLOT, DRAWINGS WILL BE HALF SCALE

VICINITY MAP

DRIVING DIRECTIONS
<u>DIRECTIONS FROM VERIZON OFFICE:</u> 1. START OUT GOING SOUTHWEST ON MITCHELL DR TOWARD N WIGET LN. 2. TAKE THE 2ND RIGHT ONTO YGNACIO VALLEY RD. 3. YGNACIO VALLEY RD BECOMES HILLSIDE AVE. 4. MERGE ONTO I-680 S VIA THE RAMP ON THE LEFT TOWARD SAN JOSE. 5. MERGE ONTO US-101 S VIA EXIT 1B TOWARD LOS ANGELES. 6. MERGE ONTO CA-156 W VIA EXIT 336 TOWARD MONTEREY/PENINSULA. 7. CA-156 W BECOMES CA-1 S/CABRILLO HWY S. 8. TAKE THE FREMONT BLVD/DEL MONTE BLVD EXIT, EXIT 404. 9. TURN LEFT ONTO MONTEREY RD. 10. TURN LEFT TO STAY ON MONTEREY RD. 11. TAKE THE 1ST RIGHT ONTO COE AVE. 12. 220 COE AVE, SEASIDE, CA 93955-6588, 220 COE AVE IS ON THE RIGHT

PROJECT DESCRIPTION
THE PROJECT CONSISTS OF THE CONSTRUCTION OF A PROPOSED EQUIPMENT ENCLOSURE FOR THE LOCATION OF THE PROPOSED VERIZON WIRELESS TELECOMMUNICATIONS EQUIPMENT.
• INSTALL (1) PROPOSED VERIZON WIRELESS 10'-0" HIGH CMU WALL ENCLOSURE • INSTALL (1) PROPOSED VERIZON WIRELESS 70'-0" STADIUM LIGHT • INSTALL (1) PROPOSED VERIZON WIRELESS 18'-8" CYLINDRICAL SHROUD • INSTALL (6) PROPOSED VERIZON WIRELESS 6'-0" HIGH PANEL ANTENNAS • INSTALL (6) PROPOSED VERIZON WIRELESS RRUS • INSTALL (2) PROPOSED VERIZON WIRELESS HYBRID TRUNKS (6x12) • INSTALL (1) PROPOSED VERIZON WIRELESS DC SURGES • INSTALL (2) PROPOSED VERIZON WIRELESS PAD-MOUNTED EQUIPMENT CABINETS • INSTALL (1) PROPOSED VERIZON WIRELESS WALL-MOUNTED TELCO CABINET • INSTALL (1) PROPOSED VERIZON WIRELESS WALL-MOUNTED ILC PANEL • INSTALL (1) PROPOSED VERIZON WIRELESS WALL-MOUNTED METER • INSTALL (1) PROPOSED VERIZON WIRELESS GPS ANTENNA • INSTALL (1) PROPOSED VERIZON WIRELESS PAD-MOUNTED 20KW GENERATOR

ACCESSIBILITY NOTE
THE TELECOMMUNICATIONS EQUIPMENT SPACE SHOWN ON THESE PLANS IS NOT CUSTOMARILY OCCUPIED. WORK TO BE PERFORMED IN THIS FACILITY CANNOT REASONABLY BE PERFORMED BY PERSONS WITH A SEVERE IMPAIRMENT: MOBILITY, SIGHT, AND/OR HEARING. THEREFORE, PER 2016 CALIFORNIA BUILDING CODE SECTION 1105B.3.4, AND/OR 11B-203.5 OF 2016 CALIFORNIA BUILDING CODE, EXCEPTION 1, THIS FACILITY SHALL BE EXEMPTED FROM ALL TITLE 24 ACCESS REQUIREMENTS.

GENERAL NOTES
THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS REQUIREMENTS ARE NOT REQUIRED IN ACCORDANCE WITH THE 2016 CALIFORNIA BUILDING CODE. A TECHNICIAN WILL VISIT THE SITE AS REQUIRED FOR ROUTINE MAINTENANCE. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT DISTURBANCE OR EFFECT ON DRAINAGE; NO SANITARY SEWER SERVICE, POTABLE WATER, OR TRASH DISPOSAL IS REQUIRED AND NO COMMERCIAL SIGNAGE IS NEW.

APPLICABLE CODES
ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. • CALIFORNIA ADMINISTRATIVE CODE (INCL TITLE 24 & 25) • 2016 CALIFORNIA BUILDING CODE • CITY/COUNTY ORDINANCES • BUILDING OFFICIALS & CODE ADMINISTRATORS (BOCA) • 2016 CALIFORNIA MECHANICAL CODE • ANSI/EIA-222-F LIFE SAFETY CODE NFPA-101 • 2016 CALIFORNIA PLUMBING CODE • 2016 CALIFORNIA ELECTRICAL CODE • 2016 LOCAL BUILDING CODE

DO NOT SCALE DRAWINGS

SUBCONTRACTOR SHALL VERIFY ALL PLANS, EXISTING DIMENSIONS & FIELD CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

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DRAWING INDEX	
SHEET NO:	SHEET TITLE
T-1	TITLE SHEET
LS-1	TOPOGRAPHIC SURVEY
LS-2	TOPOGRAPHIC SURVEY
A-1	SITE PLAN AND ENLARGED SITE PLAN
A-2	EQUIPMENT AND ANTENNA LAYOUTS
A-3	ARCHITECTURAL ELEVATIONS

APPROVALS	
THE FOLLOWING PARTIES HEREBY APPROVE AND ACCEPT THESE DOCUMENTS & AUTHORIZE THE SUBCONTRACTOR TO PROCEED WITH THE CONSTRUCTION DESCRIBED HEREIN. ALL DOCUMENTS ARE SUBJECT TO REVIEW BY THE LOCAL BUILDING DEPARTMENT & MAY IMPOSE CHANGES OR MODIFICATIONS.	
VERIZON WIRELESS RF ENGINEER:	_____
VERIZON WIRELESS EQUIPMENT ENGINEER:	_____
SITE ACQUISITION MANAGER:	_____
PROJECT MANAGER:	_____
ZONING VENDOR:	_____
LEASING VENDOR:	_____
CONSTRUCTION MANAGER:	_____
A/E MANAGER:	_____
PROPERTY OWNER:	_____

6	02/20/2019	REDESIGN W/ CMU WALL
5	12/03/2018	PG&E POC
4	11/13/2018	JURISDICTION COMMENTS
3	09/12/2018	100% ZD DRAWING
2	05/25/2018	90% ZD DRAWING
1	05/10/2018	DESIGN DEVELOPMENT
REV	DATE	DESCRIPTION

ISSUED DATE:
FEBRUARY 20, 2019

ISSUED FOR:
100% ZD SET

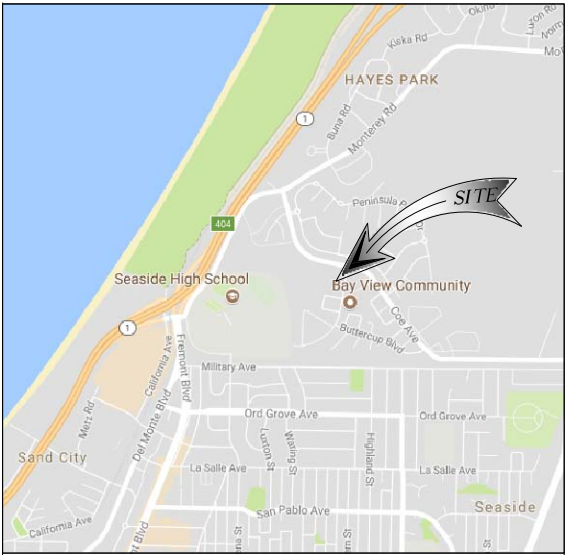
LICENSURE:

PROJECT INFORMATION:
SEASIDE SOPER FIELD
LOCATION CODE: 442936 220 COE AVENUE SEASIDE, CA 93955

DRAWN BY:	MAM
CHECKED BY:	RGG

SHEET TITLE:
TITLE SHEET

SHEET NUMBER:
T-1



VICINITY MAP

APN
031-051-025-000
SITE ADDRESS
220 COE AVENUE, SEASIDE, CA 93955

RECORD OWNER
SEASIDE HIGH SCHOOL
TITLE REPORT
TITLE COMMITMENT WAR PREPARED BY FIDELITY TITLE
INSURANCE COMPANY WITH COMMITMENT NUMBER
26904009 EFFECTIVE 04/04/2018.

BASIS OF BEARING
THE CENTERLINE OF DAHLIA DRIVE BEARING N11°46'04"E
WAS USED AS BASIS OF BEARING FOR THIS SURVEY.

BENCH MARK
SITE ELEVATIONS ARE ESTABLISHED FROM THE GPS DERIVED ORTHOMETRIC HEIGHTS
BY APPLICATION OF NGS "GEOID 12A" MODELED SEPARATIONS TO ELLIPSOID
HEIGHTS DETERMINED BY OBSERVATIONS OF THE "LEICA SMARTNET" REAL TIME
NETWORK. ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD88

FLOOD ZONE
THE FLOOD MAP FOR THE SELECTED AREA IS NUMBER 06053C0327G
EFFECTIVE ON 4/2/2009.

LEGAL DESCRIPTION
ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE CITY OF
SEASIDE, COUNTY OF MONTEREY, STATE OF CALIFORNIA, BEING ALL
OF PARCEL "E" AS SHOWN ON THAT CERTAIN MAP ENTITLED
"TRACT 1396, SEASIDE HIGHLANDS PHASE 1" FILED IN VOLUME 22
OF CITIES AND TOWNS AT PAGE 33, MONTEREY COUNTY RECORDS,
MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY CORNER OF SAID PARCEL,
THENCE FROM SAID POINT ALONG THE SOUTHERLY LINE OF COE
AVENUE AS SHOWN ON SAID MAP SOUTH 75°58'12" EAST, 406.24
FEET; THENCE ALONG THE ARC OF A TANGENT CURVE TO THE
RIGHT HAVING A RADIUS OF 30.00 FEET, THROUGH A CENTRAL
ANGLE OF 87°44'16", AN ARC DISTANCE OF 45.94 FEET TO A
POINT ON THE WESTERLY LINE OF ORD AVENUE AS SHOWN ON
SAID MAP; THENCE ALONG SAID WESTERLY LINE SOUTH 11°46'04"
WEST, 306.17 FEET TO THE SOUTHEASTERLY CORNER OF SAID
PARCEL; THENCE NORTH 84°41'31" WEST, 553.10 FEET TO THE
SOUTHWESTERLY CORNER OF SAID PARCEL; THENCE NORTH 27°
15'29" EAST, 430.03 FEET TO THE POINT OF BEGINNING.

CONTAINING 4.20 ACRES, MORE OR LESS.

AND BEING THE SAME PROPERTY CONVEYED TO CITY OF SEASIDE,
A MUNICIPAL CORPORATION FROM K & B BAKEWELL SEASIDE
VENTURE, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY BY GRANT
DEED DATED NOVEMBER 30, 2006 AND RECORDED DECEMBER 15,
2006 IN INSTRUMENT NO. 2006110034.

APN
031-051-070-000

SCHEDULE B

ITEM 1 IS TAX/LIEN RELATED.
ITEMS 13, 14 ARE CONDITIONS RELATED.

2 MAP RECORDED IN MAP BOOK 7, PAGE 1.
3 PLAT RECORDED IN PLAT BOOK 19, PAGE 21.
4 PLAT RECORDED IN PLAT BOOK 22, PAGE 33.
5 PLAT RECORDED IN PLAT BOOK 22, PAGE 51.
6 MAP RECORDED IN MAP BOOK 5, PAGE 16.
MAP INFORMATION SHEET
RECORDED ON: 05/16/2016
RECORDED IN: INSTRUMENT NO. 2016026250

7 EASEMENT
IN FAVOR OF: COAST VALLEYS GAS & ELECTRIC COMPANY, A
CALIFORNIA CORPORATION, ITS SUCCESSORS AND ASSIGNS
RECORDED ON: 07/26/1924
RECORDED IN: DEED BOOK 39, PAGE 490
AMENDMENT NO. 3
RECORDED ON: 10/05/1954
RECORDED IN: DEED BOOK 1562, PAGE 81
THE LOCATION OF THE EASEMENT ARE NOT WITHIN THE SUBJECT
PARCEL.

8 EASEMENT
IN FAVOR OF: PACIFIC GAS AND ELECTRIC COMPANY
RECORDED ON: 02/07/1931
RECORDED IN: DEED BOOK 280, PAGE 127.
THE LOCATION OF THE EASEMENT ARE NOT WITHIN THE SUBJECT
PARCEL.

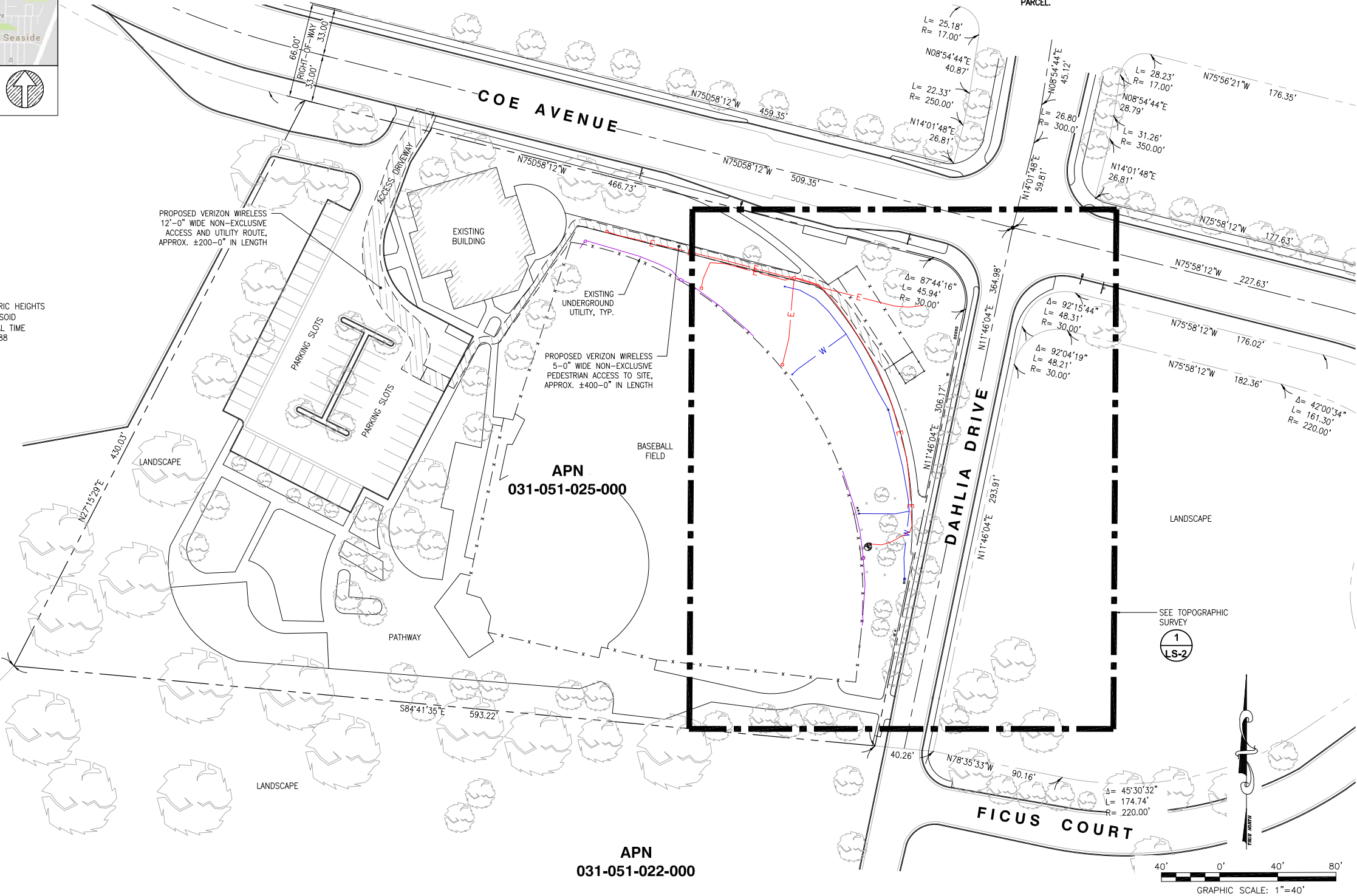
9 EASEMENT FOR RIGHT OF WAY
IN FAVOR OF: PACIFIC GAS AND ELECTRIC COMPANY
RECORDED ON: 11/07/1972
RECORDED IN: DEED BOOK 810, PAGE 669.
THE LOCATION OF THE EASEMENT ARE NOT WITHIN THE SUBJECT
PARCEL.

10 LEASE FOR PRIVATE HOUSING
LANDLORD: SECRETARY OF THE ARMY, AS LANDLORD/LESSOR
TO: LIMITED POWER ORD CORP., AS TENANT/LESSEE
RECORDED ON: 02/13/1951
RECORDED IN: DEED BOOK 1280, PAGE 538.
THE LOCATION OF THE EASEMENT ARE NOT WITHIN THE SUBJECT
PARCEL.

11 AGREEMENT AND GRANT OF EASEMENT
IN FAVOR OF: PACIFIC GAS & ELECTRIC COMPANY, A CALIFORNIA
CORPORATION
RECORDED ON: 01/21/1997
RECORDED IN: DEED BOOK 3471, PAGE 154
NOTICE OF FINAL DESCRIPTION FOR EASEMENT FROM THE TRUSTEES OF
THE CALIFORNIA STATE UNIVERSITY TO PACIFIC GAS & ELECTRIC COMPANY
RECORDED ON: 09/09/1997
RECORDED IN: INSTRUMENT NO. 9751897
CORRECTION
RECORDED ON: 10/01/1997
RECORDED IN: INSTRUMENT NO. 9756845.
THE LOCATION OF THE EASEMENT ARE NOT WITHIN THE SUBJECT
PARCEL.

12 DEPARTMENT OF THE ARMY EASEMENT FOR ELECTRIC POWER AND FOR
NATURAL GAS PIPELINE RIGHT-OF-WAY
RECORDED ON: 04/17/1997
RECORDED IN: DEED BOOK 3506, PAGE 1533
EASEMENT QUITCLAIM DEED
FROM: PACIFIC GAS AND ELECTRIC COMPANY, A CALIFORNIA CORPORATION
TO: K & B BAKEWELL SEASIDE VENTURE, LLC, A CALIFORNIA LIMITED
LIABILITY COMPANY DATED: 09/29/2003
RECORDED ON: 09/30/2003
RECORDED IN: INSTRUMENT NO. 2003119253
EASEMENT QUITCLAIM DEED
FROM: PACIFIC GAS AND ELECTRIC COMPANY, A CALIFORNIA CORPORATION
TO: K&B BAKEWELL SEASIDE VENTURE, LLC, A CALIFORNIA LIMITED
LIABILITY COMPANY
DATED: 04/06/2004
RECORDED ON: 04/07/2004
RECORDED IN: INSTRUMENT NO. 20040302895.
THE LOCATION OF THE EASEMENT ARE NOT WITHIN THE SUBJECT
PARCEL.

15 RESOLUTION 05-22
RECORDED ON: 11/21/2006
RECORDED IN: INSTRUMENT NO. 2006102955
THE LOCATION OF THE EASEMENT ARE NOT WITHIN THE SUBJECT
PARCEL.



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REV	DATE	DESCRIPTION
2	6/28/2018	FINAL SURVEY
1	4/30/2018	PRELIMINARY SURVEY

ISSUED DATE:
JUNE 28, 2018

ISSUED FOR:
FINAL SURVEY

LICENSURE:

PROJECT INFORMATION:
SEASIDE SOPER FIELD
LOCATION CODE: 442936
220 COE AVENUE,
SEASIDE, CA 93955

DRAWN BY: APL
CHECKED BY: RF

SHEET TITLE:
TOPOGRAPHIC
SURVEY

SHEET NUMBER:
LS-1

NOTES:

1. THIS IS NOT A BOUNDARY SURVEY. THIS IS A SPECIALIZED TOPOGRAPHIC MAP. THE PROPERTY LINES AND EASEMENTS SHOWN HEREON ARE FROM RECORD INFORMATION AS NOTED HEREON. CELSIUS ENGINEERING GROUP TRANSLATED THE TOPOGRAPHIC SURVEY TO RECORD INFORMATION USING FOUND MONUMENTS SHOWN HEREON. THE LOCATION OF PROPERTY LINES SHOWN HEREON ARE APPROXIMATE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT TO BE RELIED UPON AS THE ACTUAL BOUNDARY LINES.
2. ANY CHANGES MADE TO THE INFORMATION ON THIS PLAN, WITHOUT THE WRITTEN CONSENT OF CELSIUS, RELIEVES CELSIUS ENGINEERING GROUP OF ANY AND ALL LIABILITY.
3. THESE DRAWINGS & SPECIFICATIONS ARE THE PROPERTY & COPYRIGHT OF CELSIUS ENGINEERING GROUP & SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY AGREEMENT WITH THE SURVEYOR. WRITTEN DIMENSIONS SHALL TAKE PREFERENCE OVER SCALED & SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE NOTICE OF THE SURVEYOR PRIOR TO COMMENCEMENT OF ANY WORK.
4. FIELD SURVEY COMPLETED ON APRIL 28, 2018.

LEGEND

	CENTER LINE
	PROPERTY LINE
	CHAIN-LINK FENCE
	WOOD FENCE
	WROUGHT IRON FENCE
	EASEMENT LINE
	RETAINING WALL
	TC
	FL
	FS
	EG
	HT
	EP
	BW
	EXISTING STREET LIGHT
	EXISTING TRAFFIC SIGNAL
	EXISTING SIGN
	GUY WIRE
	CATCH BASIN
	POWER POLE
	FIRE HYDRANT
	EXISTING ELECTRICAL MH
	PINE TREE
	PALM TREE
	TREE
	BUSH

MONUMENTS

	EXISTING CONCRETE
	EXISTING GRASS/TURF
	MONUMENT FD.

COORDINATES

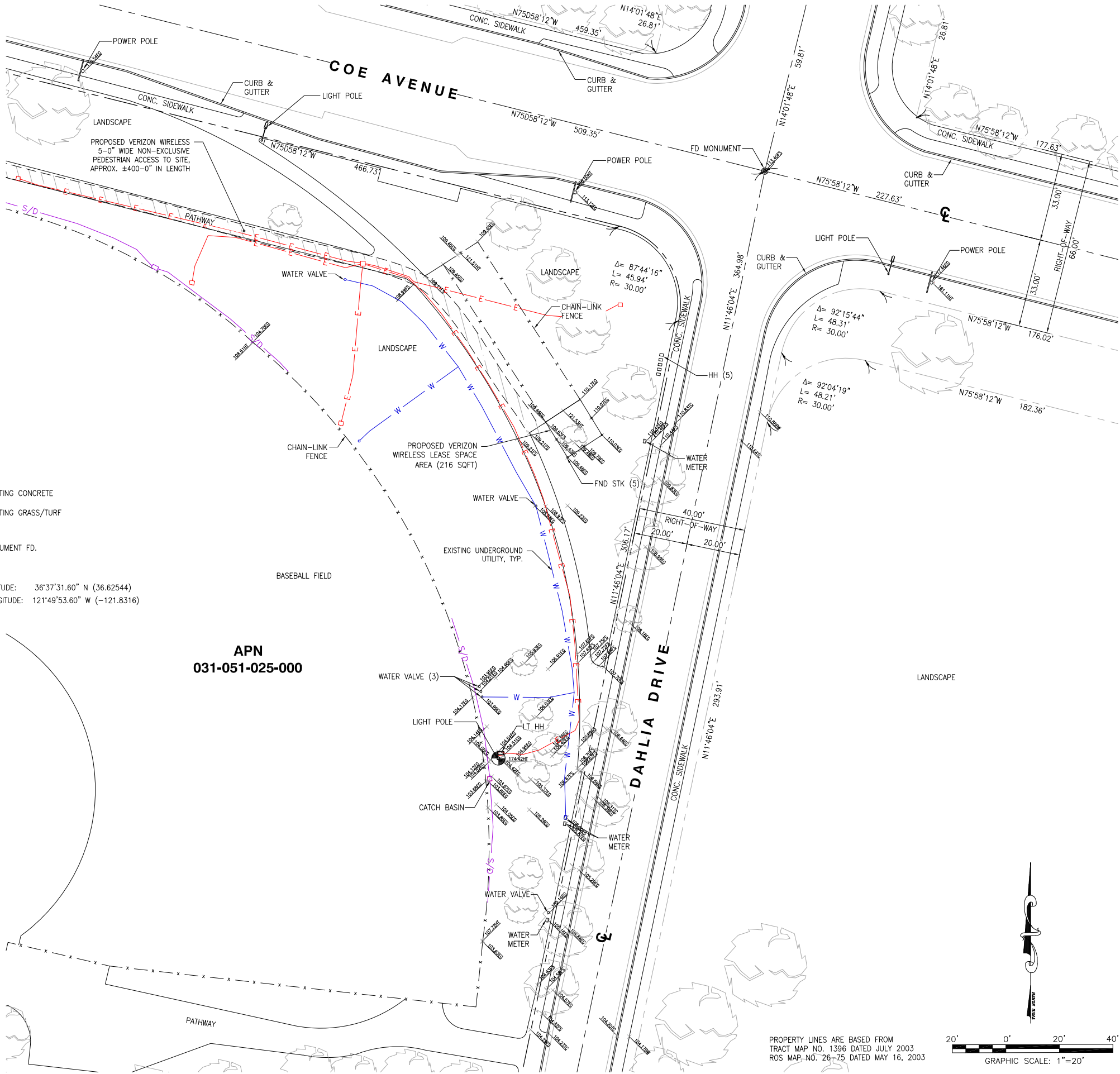
LATITUDE: 36°37'31.60" N (36.62544)
LONGITUDE: 121°49'53.60" W (-121.8316)

- TOP OF POLE (70'-0" A.G.L.)
ELEV. = 174.42' AMSL
- LUMINAIRE ARM (69'-6" A.G.L.)
ELEV. = 173.93' AMSL
- LUMINAIRE ARM (68'-0" A.G.L.)
ELEV. = 172.43' AMSL

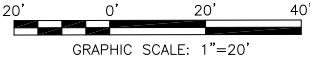
- TOP OF BOX (15'-1" A.G.L.)
ELEV. = 119.49' AMSL
- BOTTOM OF BOX (10'-9" A.G.L.)
ELEV. = 115.19' AMSL

- LIGHT POLE BASE (0'-0" A.G.L.)
ELEV. = 104.42' AMSL

LIGHT POLE PROFILE



PROPERTY LINES ARE BASED FROM
TRACT MAP NO. 1396 DATED JULY 2003
ROS MAP NO. 26-75 DATED MAY 16, 2003



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REV	DATE	DESCRIPTION
2	6/28/2018	FINAL SURVEY
1	4/30/2018	PRELIMINARY SURVEY

ISSUED DATE: **JUNE 28, 2018**

ISSUED FOR: **FINAL SURVEY**

LICENSURE:

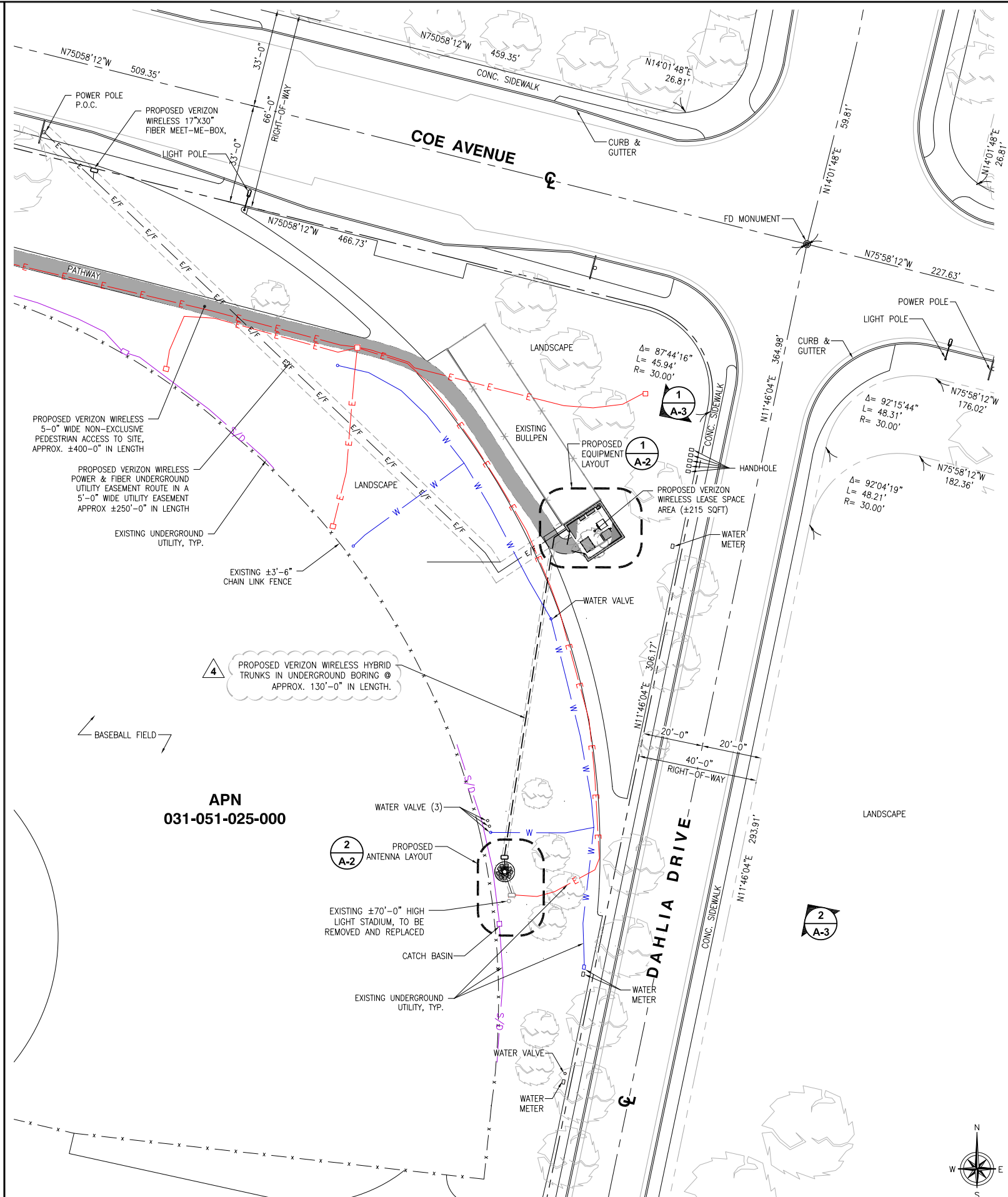
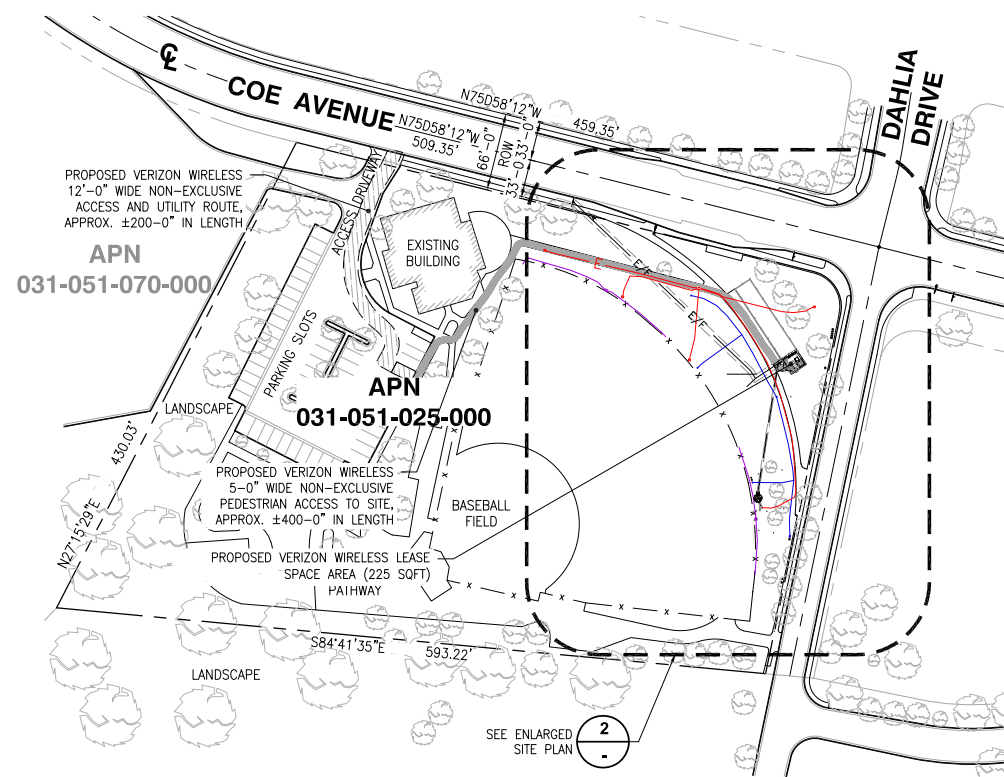
PROJECT INFORMATION:
SEASIDE SOPER FIELD
LOCATION CODE: 442936
220 COE AVENUE,
SEASIDE, CA 93955

DRAWN BY: APL
CHECKED BY: RF

SHEET TITLE: **TOPOGRAPHIC SURVEY**

SHEET NUMBER: **LS-2**

- NOTES:
1. THE PROPOSED LAYOUT IS PRELIMINARY AND SUBJECT TO CHANGE PENDING FULL STRUCTURAL ANALYSIS.
 2. NO EXISTING PARKING STALLS ARE BEING ADDED OR REMOVED AS PART OF THE PROPOSED INSTALLATION.



SITE PLAN

24"x36" SCALE: 1" = 80'-0"
11"x17" SCALE: 1" = 160'-0"

1

ENLARGED SITE PLAN

24"x36" SCALE: 1" = 20'-0"
11"x17" SCALE: 1" = 40'-0"

2

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REV	DATE	DESCRIPTION
6	02/20/2019	REDESIGN W/ CMU WALL
5	12/03/2018	PG&E POC
4	11/13/2018	JURISDICTION COMMENTS
3	09/12/2018	100% ZD DRAWING
2	05/25/2018	90% ZD DRAWING
1	05/10/2018	DESIGN DEVELOPMENT

ISSUED DATE:

FEBRUARY 20, 2019

ISSUED FOR:

100% ZD SET

LICENSURE:

PROJECT INFORMATION:

SEASIDE SOPER FIELD

LOCATION CODE: 442936
220 COE AVENUE
SEASIDE, CA 93955

DRAWN BY: MAM

CHECKED BY: RGG

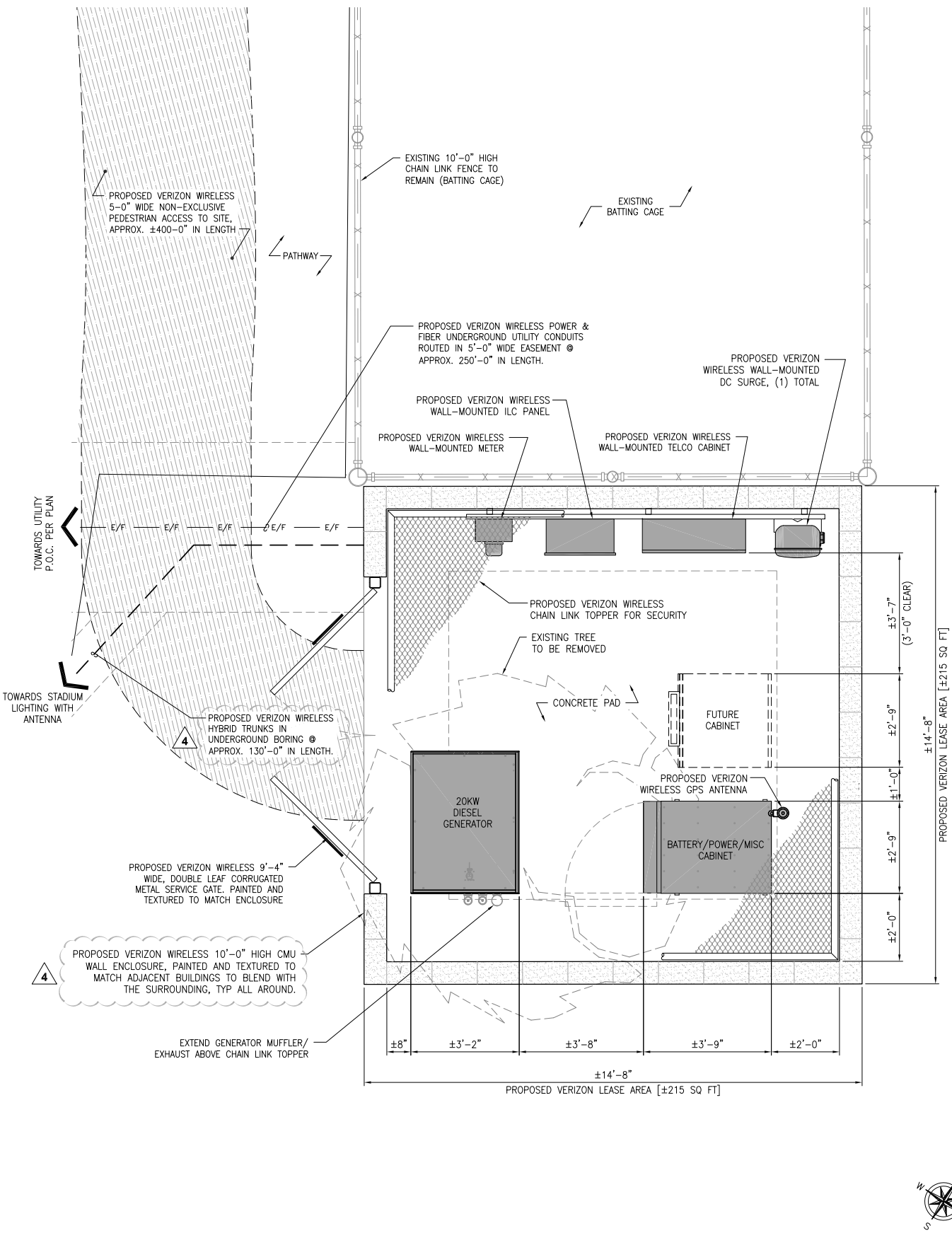
SHEET TITLE:

SITE PLAN AND
ENLARGED SITE PLAN

SHEET NUMBER:

A-1

- NOTES:
1. THE PROPOSED LAYOUT IS PRELIMINARY AND SUBJECT TO CHANGE PENDING FULL STRUCTURAL ANALYSIS.
 2. NO EXISTING PARKING STALLS ARE BEING ADDED OR REMOVED AS PART OF THE PROPOSED INSTALLATION.

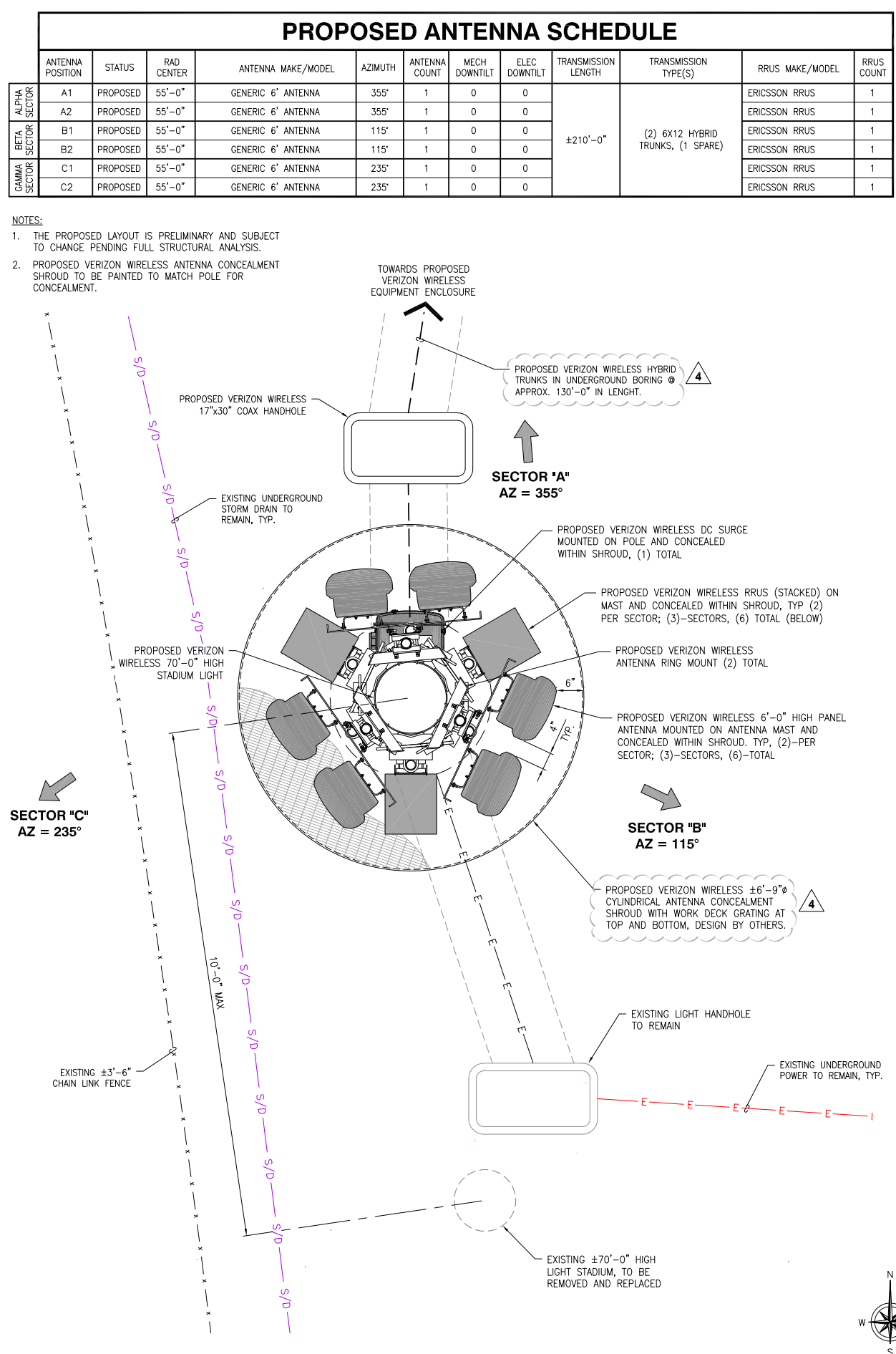


EQUIPMENT LAYOUT

24"x36" SCALE: 1/2" = 1'-0"
11"x17" SCALE: 1/4" = 1'-0"

1

ANTENNA LAYOUT



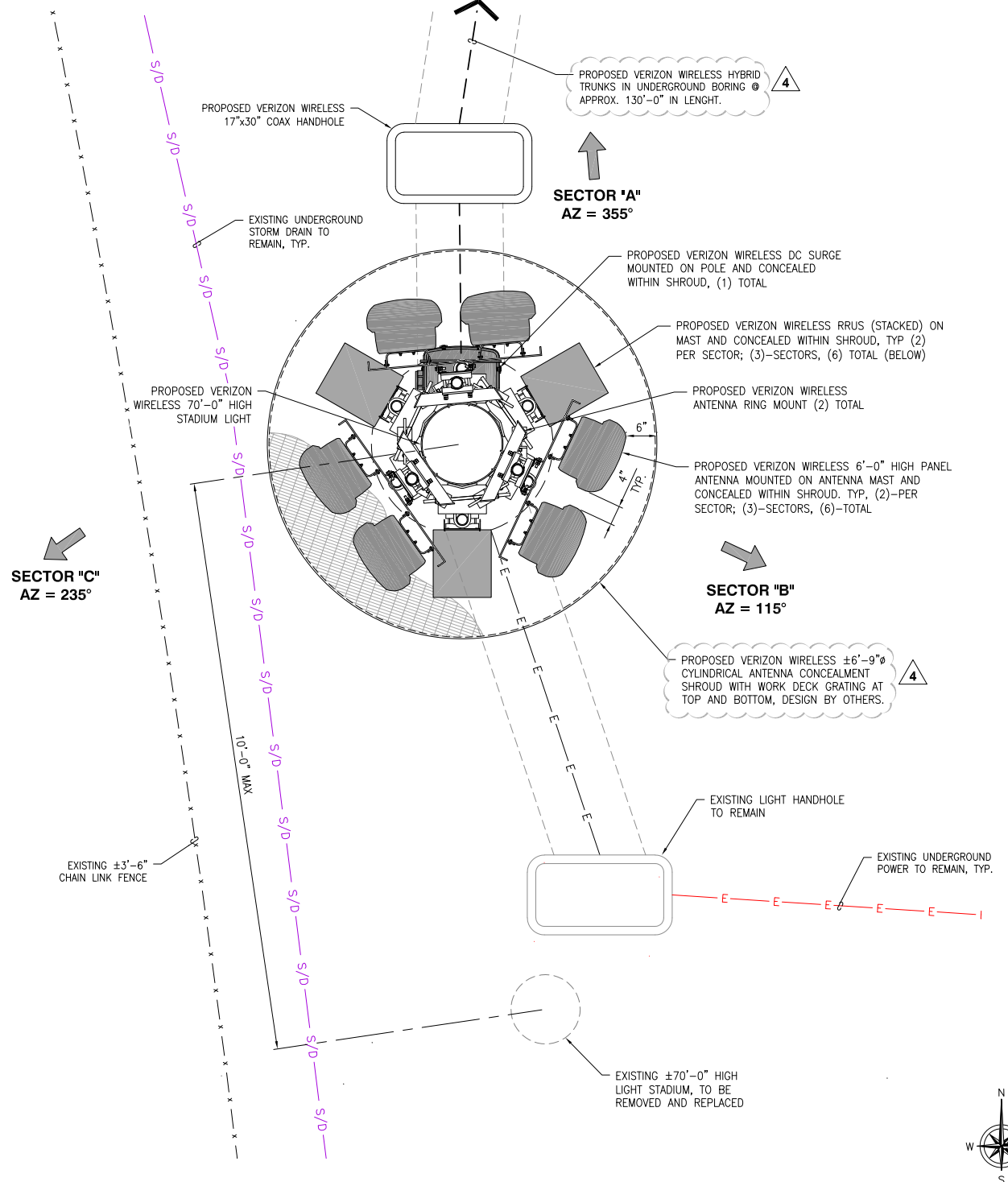
ANTENNA LAYOUT

24"x36" SCALE: 3/4" = 1'-0"
11"x17" SCALE: 3/8" = 1'-0"

2

PROPOSED ANTENNA SCHEDULE												
	ANTENNA POSITION	STATUS	RAD CENTER	ANTENNA MAKE/MODEL	AZIMUTH	ANTENNA COUNT	MECH DOWNTILT	ELEC DOWNTILT	TRANSMISSION LENGTH	TRANSMISSION TYPE(S)	RRUS MAKE/MODEL	RRUS COUNT
ALPHA SECTOR	A1	PROPOSED	55'-0"	GENERIC 6' ANTENNA	355°	1	0	0	±210'-0"	(2) 6X12 HYBRID TRUNKS, (1 SPARE)	ERICSSON RRUS	1
	A2	PROPOSED	55'-0"	GENERIC 6' ANTENNA	355°	1	0	0			ERICSSON RRUS	1
BETA SECTOR	B1	PROPOSED	55'-0"	GENERIC 6' ANTENNA	115°	1	0	0			ERICSSON RRUS	1
	B2	PROPOSED	55'-0"	GENERIC 6' ANTENNA	115°	1	0	0			ERICSSON RRUS	1
GAMMA SECTOR	C1	PROPOSED	55'-0"	GENERIC 6' ANTENNA	235°	1	0	0			ERICSSON RRUS	1
	C2	PROPOSED	55'-0"	GENERIC 6' ANTENNA	235°	1	0	0			ERICSSON RRUS	1

- NOTES:
1. THE PROPOSED LAYOUT IS PRELIMINARY AND SUBJECT TO CHANGE PENDING FULL STRUCTURAL ANALYSIS.
 2. PROPOSED VERIZON WIRELESS ANTENNA CONCEALMENT SHROUD TO BE PAINTED TO MATCH POLE FOR CONCEALMENT.



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REV	DATE	DESCRIPTION
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1	05/10/2018	DESIGN DEVELOPMENT

ISSUED DATE:
FEBRUARY 20, 2019

ISSUED FOR:
100% ZD SET

LICENSURE:

PROJECT INFORMATION:
SEASIDE SOPER FIELD
LOCATION CODE: 442936
220 COE AVENUE
SEASIDE, CA 93955

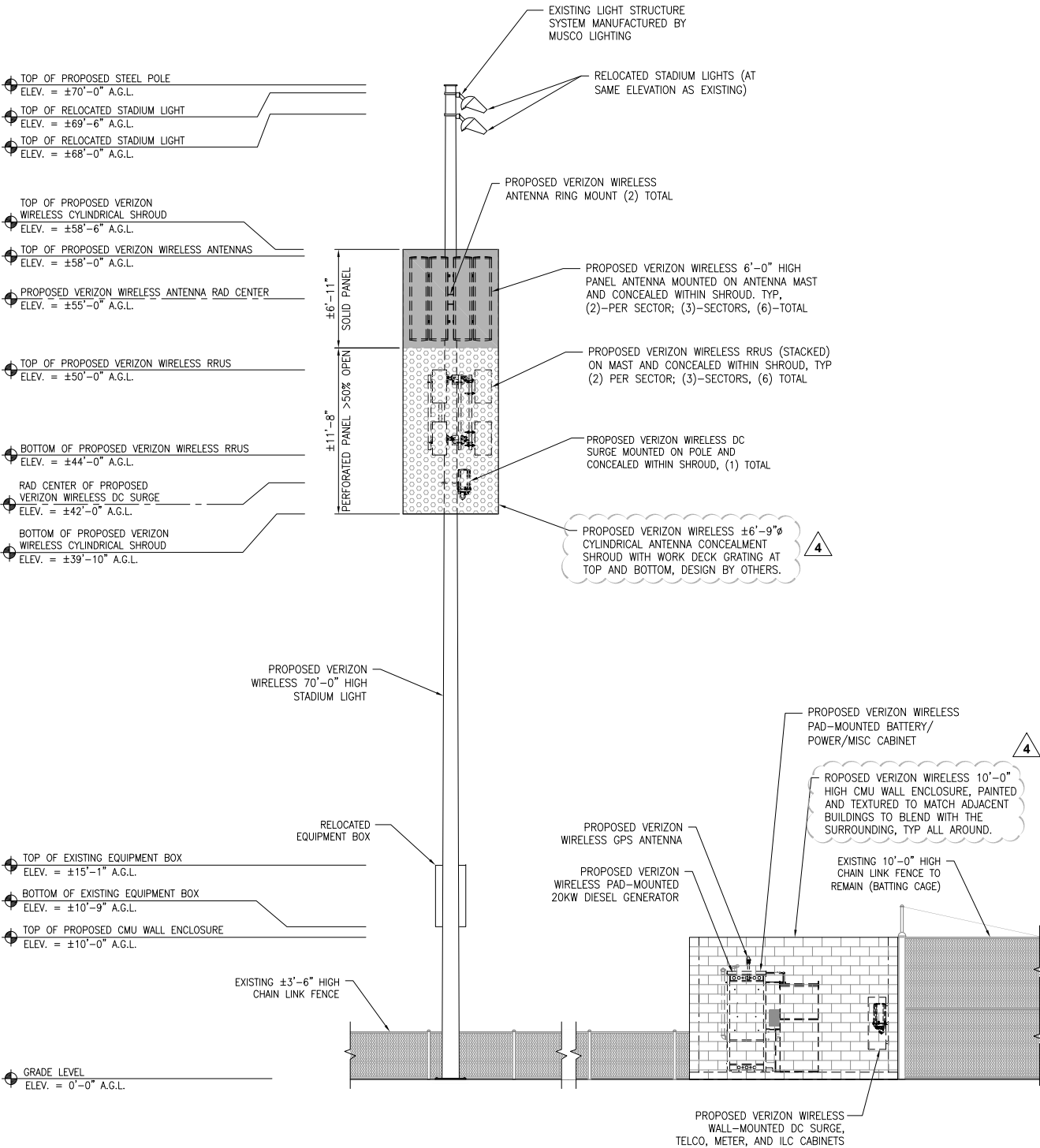
DRAWN BY: MAM
CHECKED BY: RGG

SHEET TITLE:
EQUIPMENT AND
ANTENNA LAYOUTS

SHEET NUMBER:
A-2

NOTES:

1. THE PROPOSED LAYOUT IS PRELIMINARY AND SUBJECT TO CHANGE PENDING FULL STRUCTURAL ANALYSIS.
2. PROPOSED VERIZON WIRELESS ANTENNA CONCEALMENT SHROUD TO BE PAINTED TO MATCH POLE FOR CONCEALMENT.



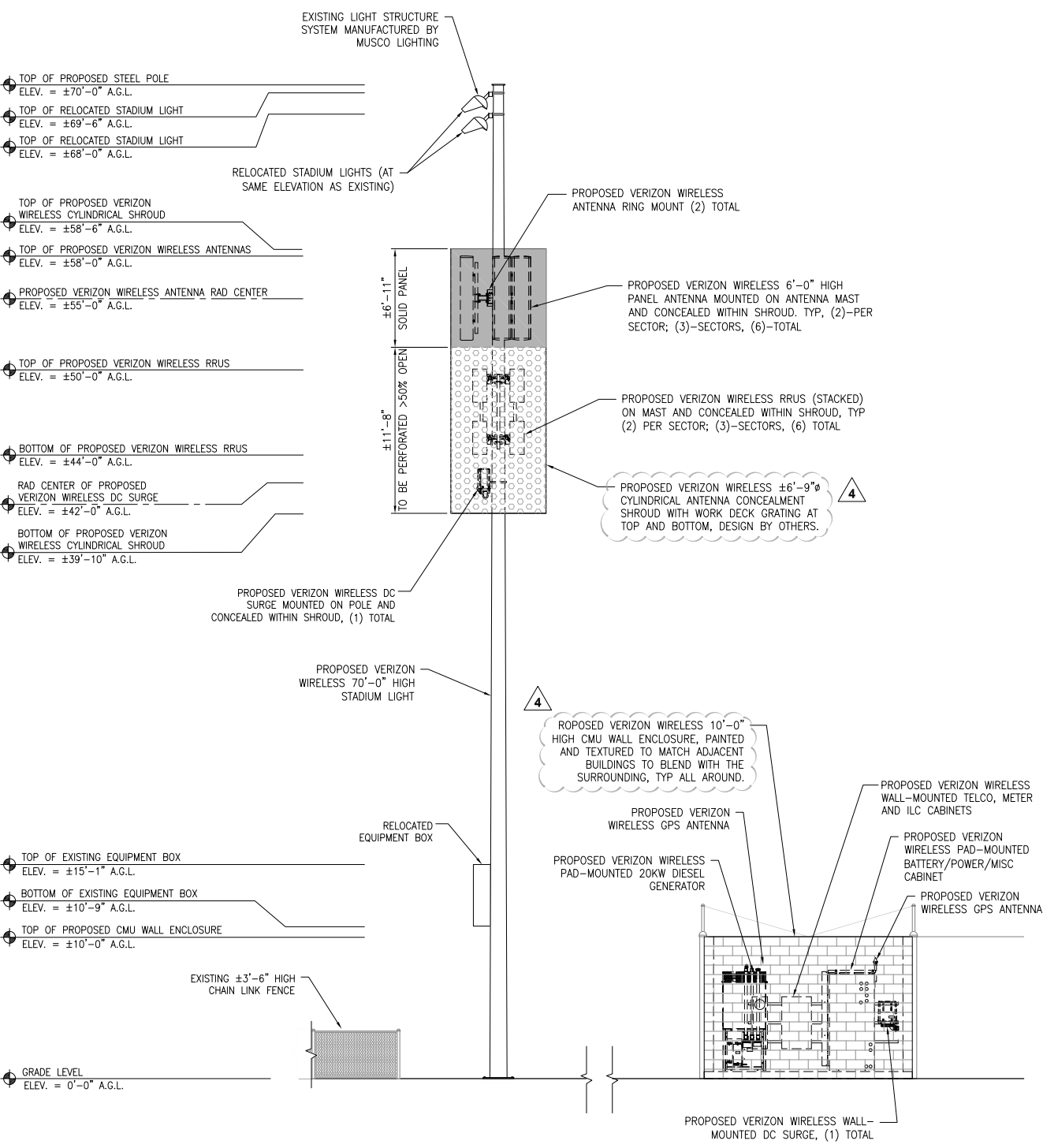
NORTHEAST ELEVATION

24"x36" SCALE: 3/16" = 1'-0"
11"x17" SCALE: 3/32" = 1'-0"

1

NOTES:

1. THE PROPOSED LAYOUT IS PRELIMINARY AND SUBJECT TO CHANGE PENDING FULL STRUCTURAL ANALYSIS.
2. PROPOSED VERIZON WIRELESS ANTENNA CONCEALMENT SHROUD TO BE PAINTED TO MATCH POLE FOR CONCEALMENT.



SOUTHEAST ELEVATION

24"x36" SCALE: 3/16" = 1'-0"
11"x17" SCALE: 3/32" = 1'-0"

2

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REV	DATE	DESCRIPTION
6	02/20/2019	REDESIGN W/ CMU WALL
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2	05/25/2018	90% ZD DRAWING
1	05/10/2018	DESIGN DEVELOPMENT

ISSUED DATE: **FEBRUARY 20, 2019**

ISSUED FOR: **100% ZD SET**

LICENSURE:

PROJECT INFORMATION:
SEASIDE SOPER FIELD
LOCATION CODE: 442936
220 COE AVENUE
SEASIDE, CA 93955

DRAWN BY: MAM
CHECKED BY: RGG

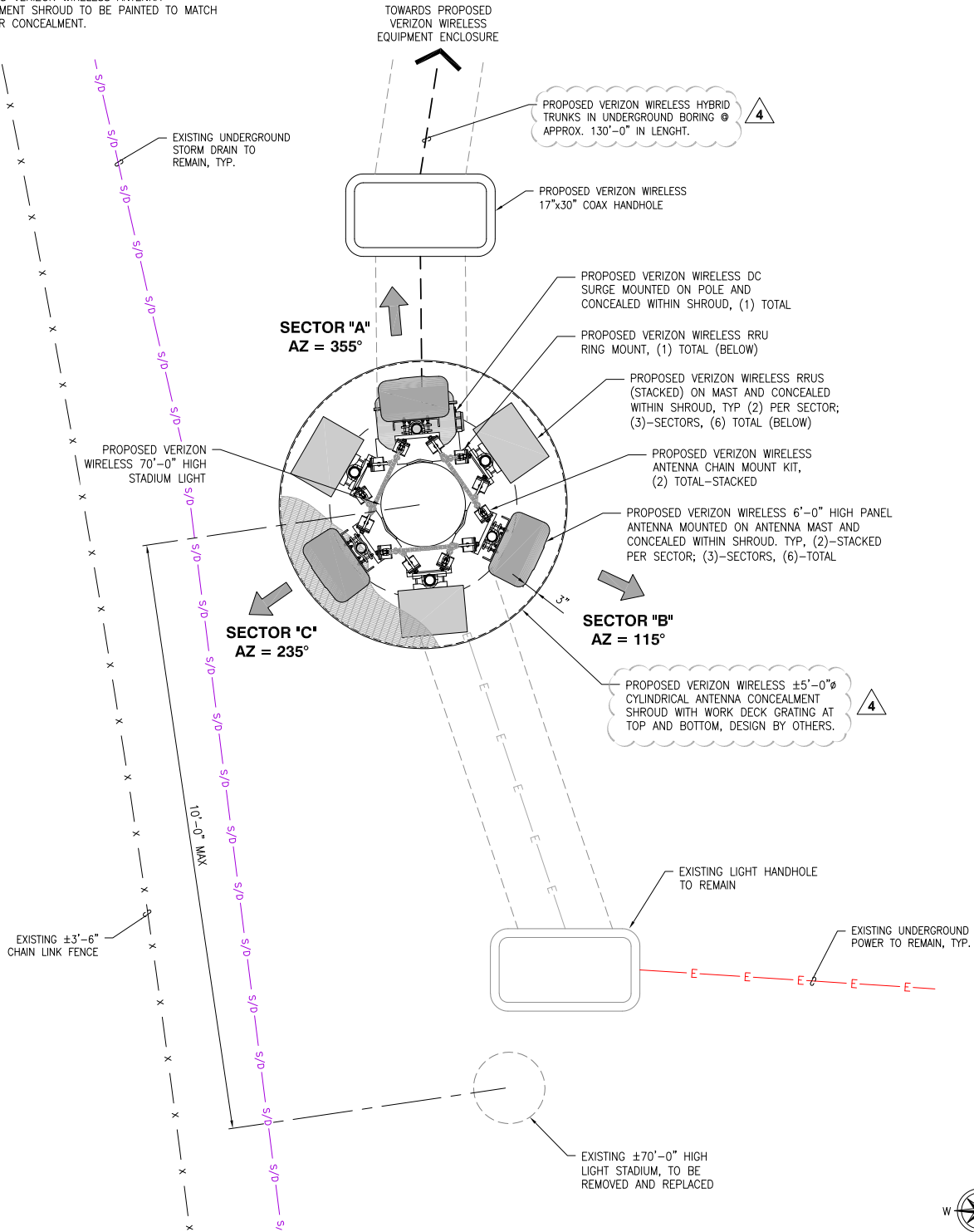
SHEET TITLE: **ARCHITECTURAL ELEVATIONS**

SHEET NUMBER: **A-3**

PROPOSED ANTENNA SCHEDULE												
	ANTENNA POSITION	STATUS	RAD CENTER	ANTENNA MAKE/MODEL	AZIMUTH	ANTENNA COUNT	MECH DOWNTILT	ELEC DOWNTILT	TRANSMISSION LENGTH	TRANSMISSION TYPE(S)	RRUS MAKE/MODEL	RRUS COUNT
ALPHA SECTOR	A1	PROPOSED	55°-0"	GENERIC 6' ANTENNA	355°	1	0	0	±200°-0"	(2) 6X12 HYBRID TRUNKS, (1 SPARE)	ERICSSON RRUS	1
	A2	PROPOSED	48°-1"	GENERIC 6' ANTENNA	355°	1	0	0			ERICSSON RRUS	1
BETA SECTOR	B1	PROPOSED	55°-0"	GENERIC 6' ANTENNA	115°	1	0	0			ERICSSON RRUS	1
	B2	PROPOSED	48°-1"	GENERIC 6' ANTENNA	115°	1	0	0			ERICSSON RRUS	1
GAMMA SECTOR	C1	PROPOSED	55°-0"	GENERIC 6' ANTENNA	235°	1	0	0			ERICSSON RRUS	1
	C2	PROPOSED	48°-1"	GENERIC 6' ANTENNA	235°	1	0	0			ERICSSON RRUS	1

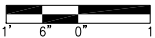
NOTES:

1. THE PROPOSED LAYOUT IS PRELIMINARY AND SUBJECT TO CHANGE PENDING FULL STRUCTURAL ANALYSIS.
2. PROPOSED VERIZON WIRELESS ANTENNA CONCEALMENT SHROUD TO BE PAINTED TO MATCH POLE FOR CONCEALMENT.



ANTENNA LAYOUT (OPTION 2)

24"x36" SCALE: 3/4" = 1'-0"
11"x17" SCALE: 3/8" = 1'-0"

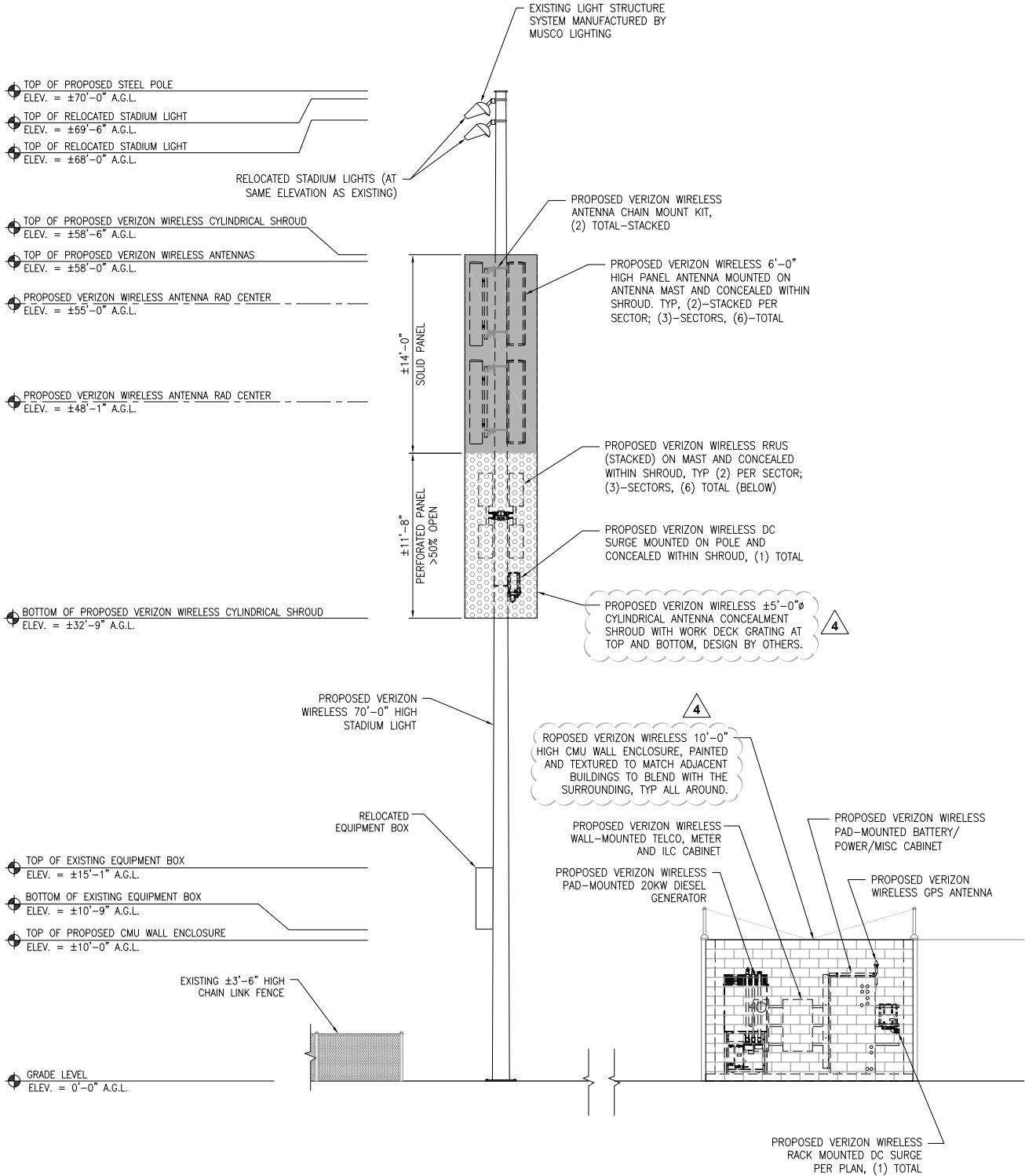


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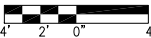
SOUTHEAST ELEVATION (OPTION 2)

NOTES:

1. THE PROPOSED LAYOUT IS PRELIMINARY AND SUBJECT TO CHANGE PENDING FULL STRUCTURAL ANALYSIS.
2. PROPOSED VERIZON WIRELESS ANTENNA CONCEALMENT SHROUD TO BE PAINTED TO MATCH POLE FOR CONCEALMENT.



24"x36" SCALE: 3/16" = 1'-0"
11"x17" SCALE: 3/32" = 1'-0"



2

verizon
2785 MITCHELL DRIVE, BLDG. 9
WALNUT CREEK, CA 94598

SEQUOIA
DEPLOYMENT SERVICES, INC.
22471 ASPAN STREET, STE 290
LAKE FOREST, CA 92630

esite
concepts
10650 SCRIPPS RANCH BLVD., SUITE 224
SAN DIEGO, CA 92131
tel: (858) 433-7173 / (858) 433-7176

REV	DATE	DESCRIPTION
1	02/20/2019	DESIGN OPTIONS

ISSUED DATE:
FEBRUARY 20, 2019

ISSUED FOR:
LEASE EXHIBIT

LICENSURE:

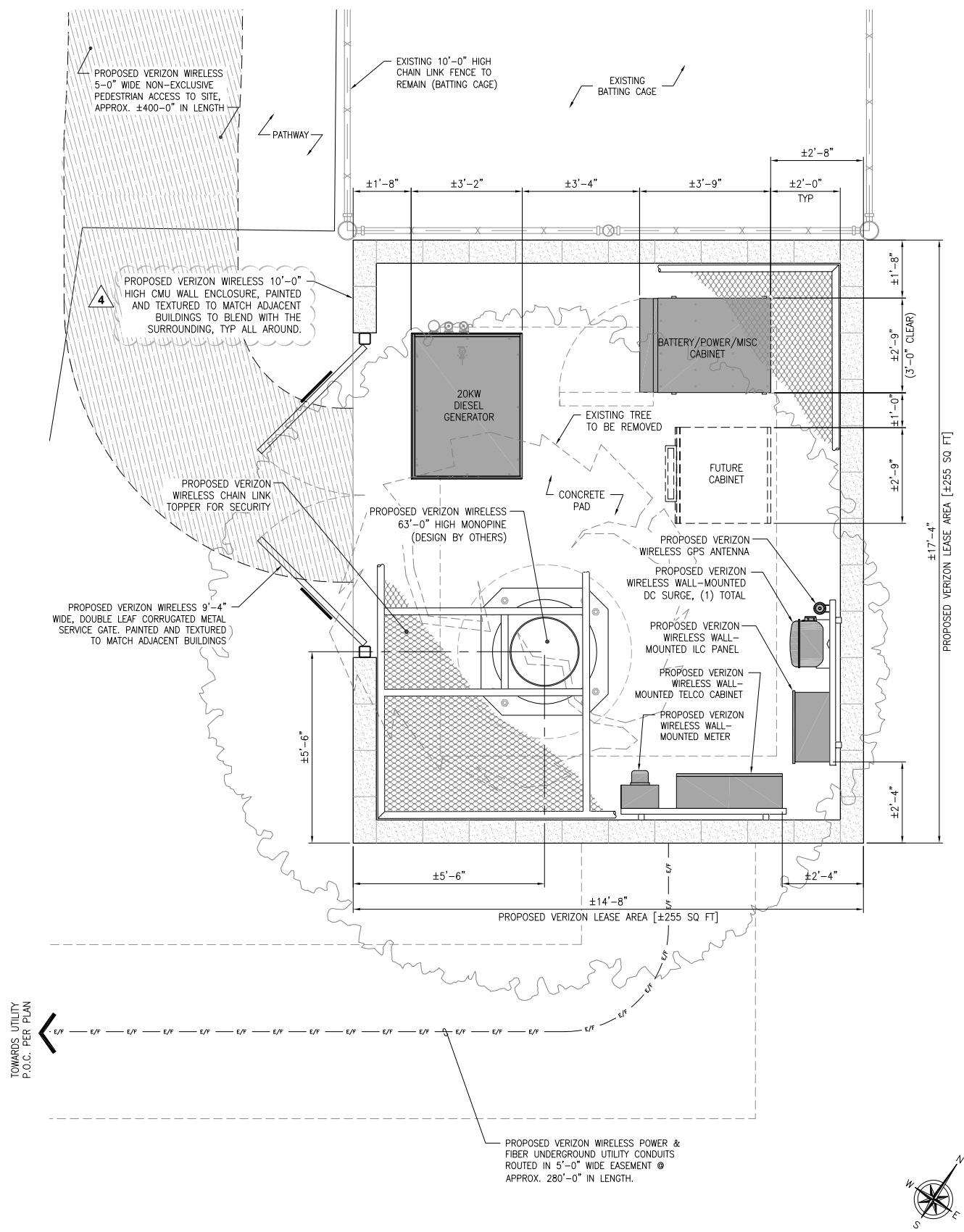
PROJECT INFORMATION:
SEASIDE SOPER FIELD
LOCATION CODE: 442936
220 COE AVENUE
SEASIDE, CA 93955

DRAWN BY: MAM
CHECKED BY: RGG

SHEET TITLE:
DESIGN EXHIBIT
(OPTION 2)

SHEET NUMBER:
LE-2.0

NOTE:
THE PROPOSED LAYOUT IS PRELIMINARY
AND SUBJECT TO CHANGE PENDING FULL
STRUCTURAL AND GEOTECHNICAL ANALYSIS.



EQUIPMENT LAYOUT (OPTION 3)

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11"x17" SCALE: 1/4" = 1'-0"

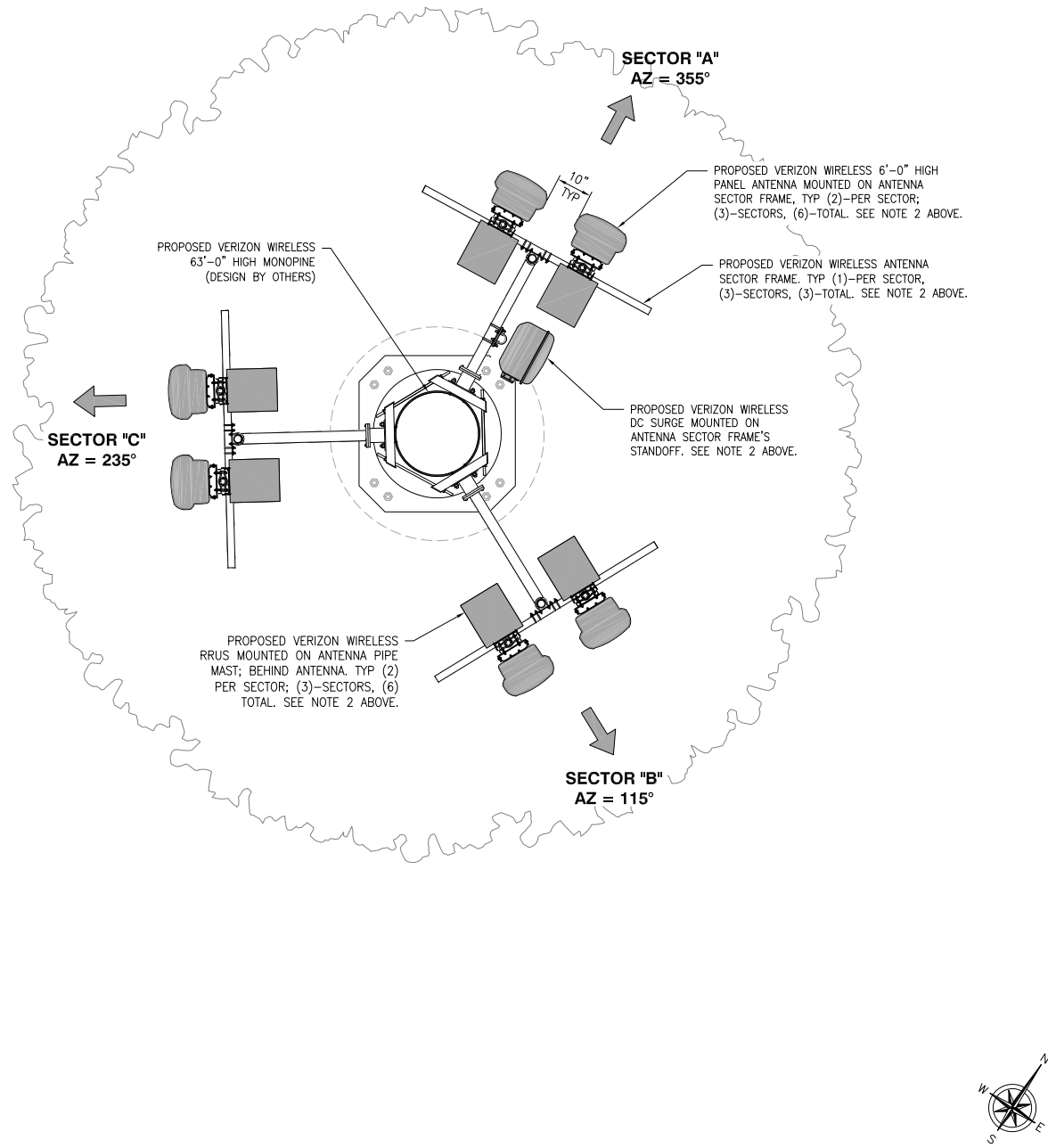
1

ANTENNA LAYOUT (OPTION 3)

PROPOSED ANTENNA SCHEDULE

ANTENNA POSITION	STATUS	RAD CENTER	ANTENNA MAKE/MODEL	AZIMUTH	ANTENNA COUNT	MECH DOWNTILT	ELEC DOWNTILT	TRANSMISSION LENGTH	TRANSMISSION TYPE(S)	RRUS MAKE/MODEL	RRUS COUNT
A1	PROPOSED	55'-0"	GENERIC 6' ANTENNA	355°	1	0	0	±80'-0"	(2) 6X12 HYBRID TRUNKS, (1 SPARE)	ERICSSON RRUS	1
A2	PROPOSED	55'-0"	GENERIC 6' ANTENNA	355°	1	0	0			ERICSSON RRUS	1
B1	PROPOSED	55'-0"	GENERIC 6' ANTENNA	115°	1	0	0			ERICSSON RRUS	1
B2	PROPOSED	55'-0"	GENERIC 6' ANTENNA	115°	1	0	0			ERICSSON RRUS	1
C1	PROPOSED	55'-0"	GENERIC 6' ANTENNA	235°	1	0	0			ERICSSON RRUS	1
C2	PROPOSED	55'-0"	GENERIC 6' ANTENNA	235°	1	0	0			ERICSSON RRUS	1

- NOTES:
- THE PROPOSED LAYOUT IS PRELIMINARY AND SUBJECT TO CHANGE PENDING FULL STRUCTURAL AND GEOTECHNICAL ANALYSIS.
 - PROPOSED VERIZON WIRELESS ANTENNAS, ANTENNA SECTOR FRAME, DC SURGE, AND RRUS TO BE PAINTED TO MATCH PINE NEEDLES FOR CONCEALMENT. PANEL ANTENNAS TO BE WRAPPED WITHIN PINE NEEDLES SOCKS, TYP.



24"x36" SCALE: 1/2" = 1'-0"
11"x17" SCALE: 1/4" = 1'-0"

2



REV	DATE	DESCRIPTION
1	02/20/2019	DESIGN OPTIONS

ISSUED DATE: FEBRUARY 20, 2019

ISSUED FOR: LEASE EXHIBIT

LICENSURE:

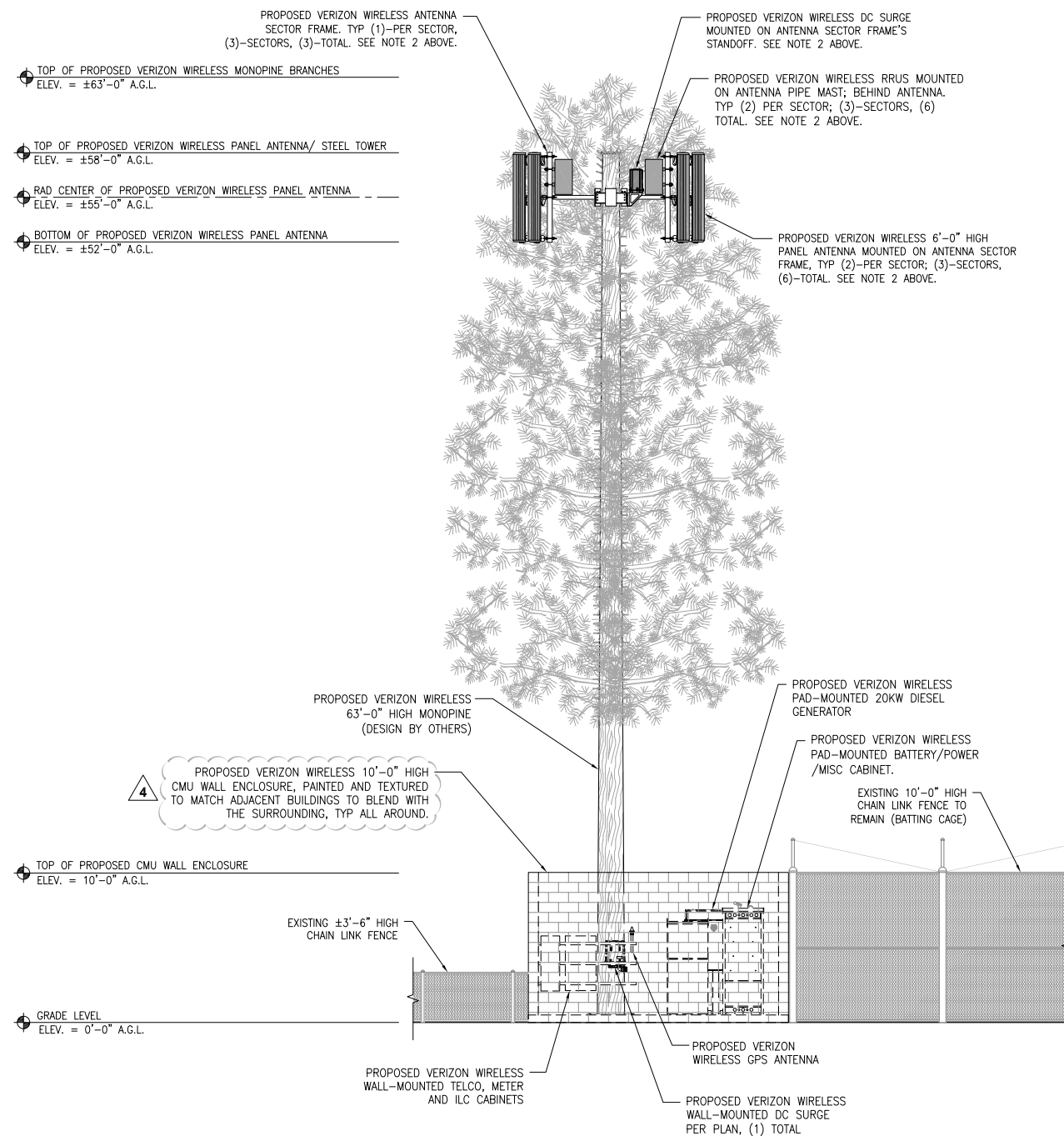
PROJECT INFORMATION: SEASIDE SOPER FIELD
LOCATION CODE: 442936
220 COE AVENUE
SEASIDE, CA 93955

DRAWN BY: MAM
CHECKED BY: RGG

SHEET TITLE: DESIGN EXHIBIT (OPTION 3)

SHEET NUMBER: LE-3.0

1. THE PROPOSED LAYOUT IS PRELIMINARY AND SUBJECT TO CHANGE PENDING FULL STRUCTURAL AND GEOTECHNICAL ANALYSIS.
2. PROPOSED VERIZON WIRELESS ANTENNAS, ANTENNA SECTOR FRAME, DC SURGE, AND RRUS TO BE PAINTED TO MATCH PINE NEEDLES FOR CONCEALMENT. PANEL ANTENNAS TO BE WRAPPED WITHIN PINE NEEDLES SOCKS, TYP.



NORTHEAST ELEVATION (OPTION 3)

24"x36" SCALE: $\frac{3}{16}" = 1'-0"$
11"x17" SCALE: $\frac{3}{32}" = 1'-0"$

1

NOT USED

24"x36" SCALE: NTS
11"x17" SCALE: NTS

2



SEQUOIA
DEPLOYMENT SERVICES, INC.
22471 ASPAN STREET, STE 290
LAKE FOREST, CA 92630



10650 SCRIPPS RANCH BLVD., SUITE 224
SAN DIEGO, CA 92131
tel: (858) 433-7173 / (858) 433-7176

1	02/20/2019	DESIGN OPTIONS --
REV	DATE	DESCRIPTION

ISSUED DATE:

FEBRUARY 20, 2019

ISSUED-FOR:

LEASE EXHIBIT

LICENSURE: —

PROJECT INFORMATION: —

SEASIDE SOPER FIELD

LOCATION CODE: 442936
220 COE AVENUE
SEASIDE, CA 93955

DRAWN BY: MAM

CHECKED BY:	RGG
-------------	-----

SHEET-TITLE:

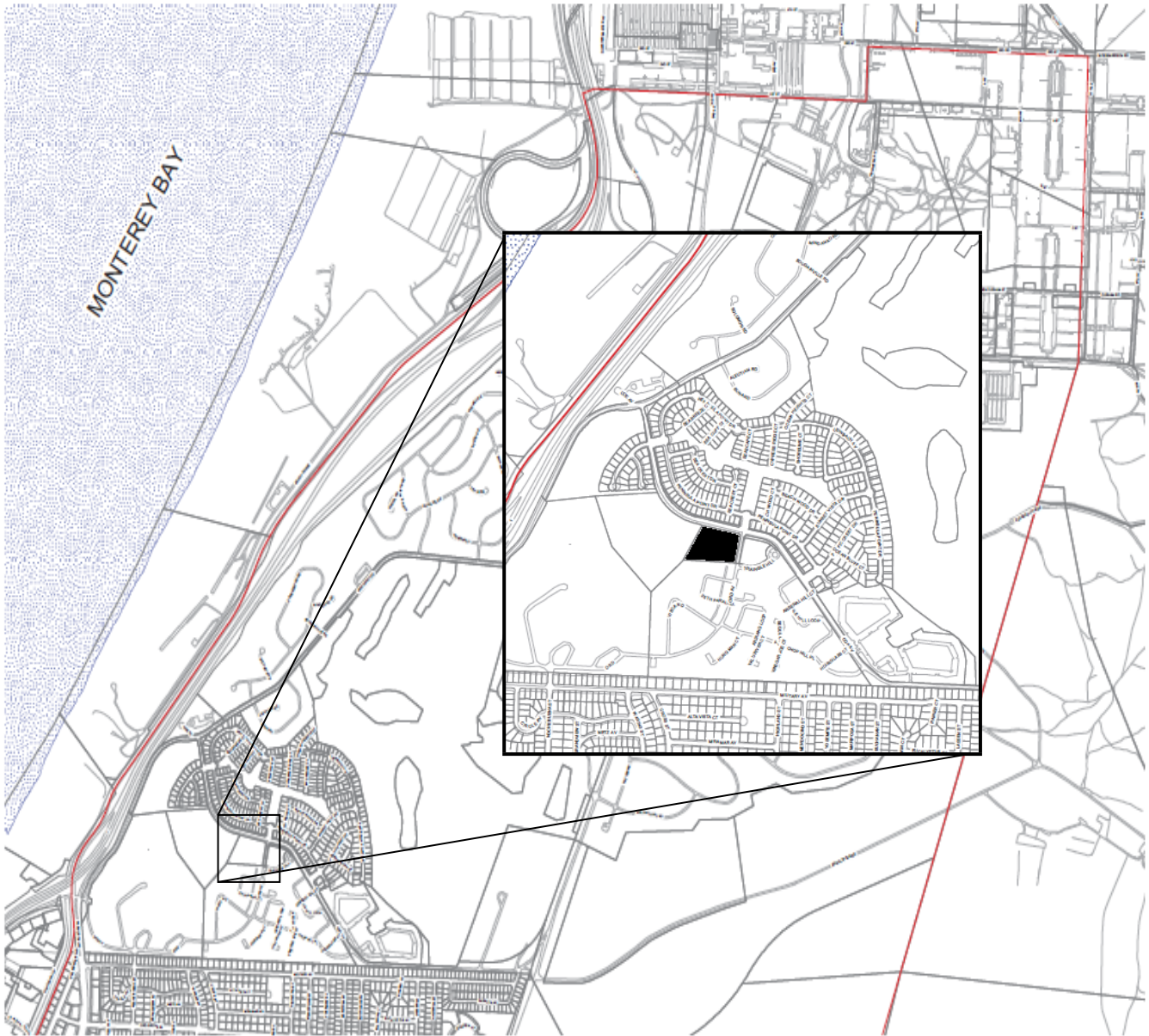
DESIGN EXHIBIT
(OPTION 3)

SHEET NUMBER: -

LE-3.1

Location Map

220 Coe Avenue



Attachment 3

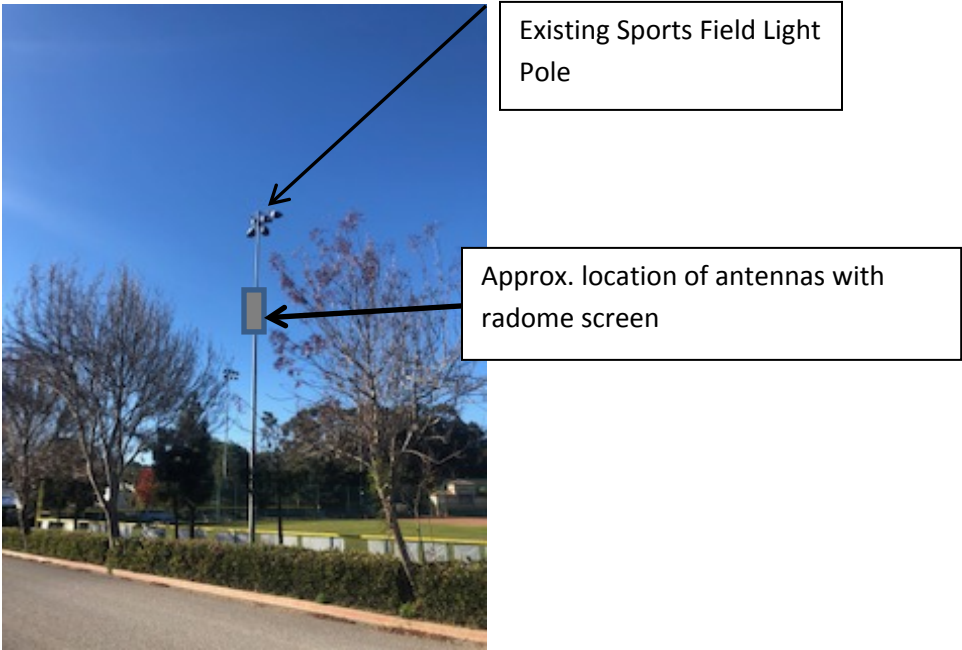
Site Photos



Existing Sports Field Light Pole

Approx. location of antennas with radome screen

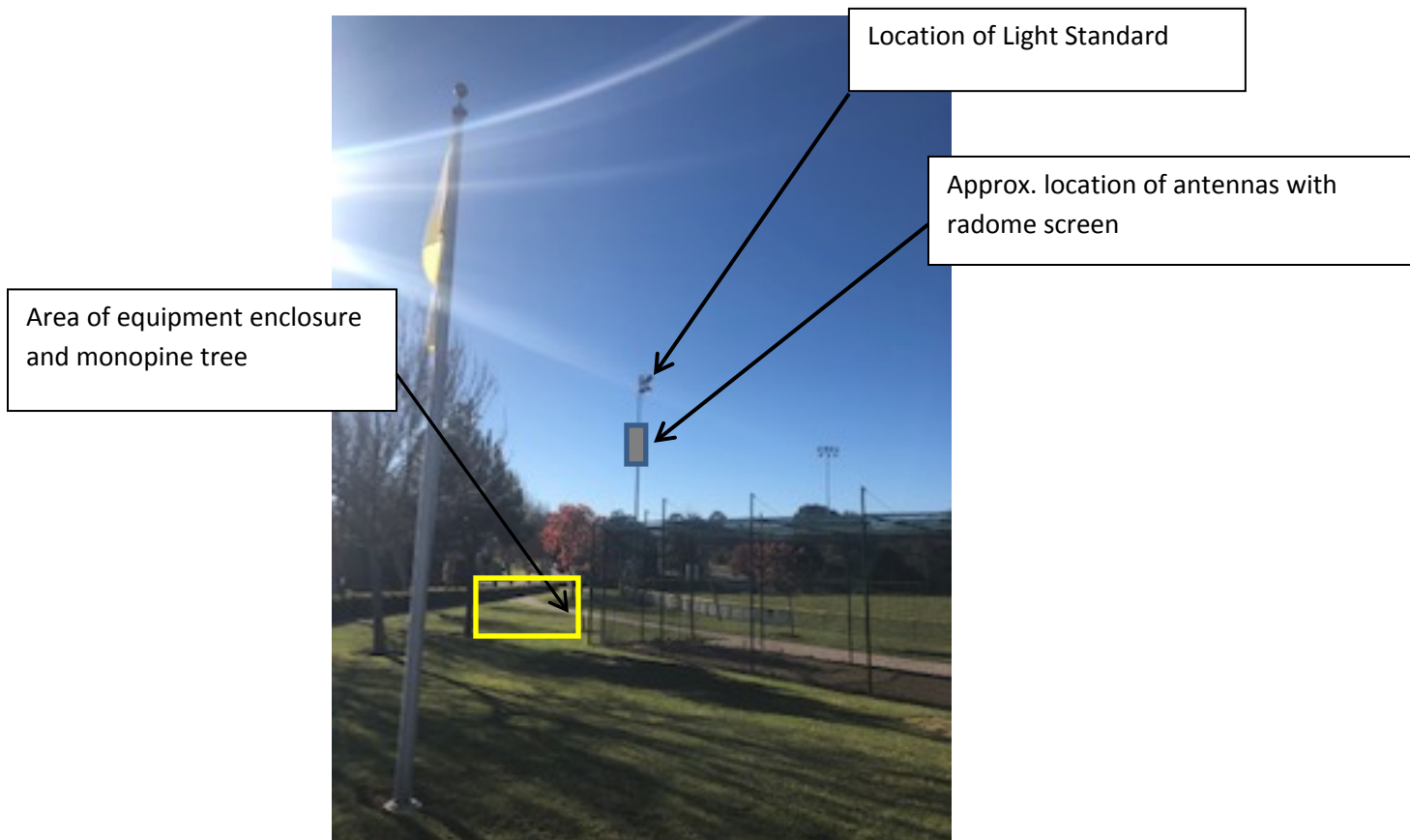
View looking North



Existing Sports Field Light Pole

Approx. location of antennas with radome screen

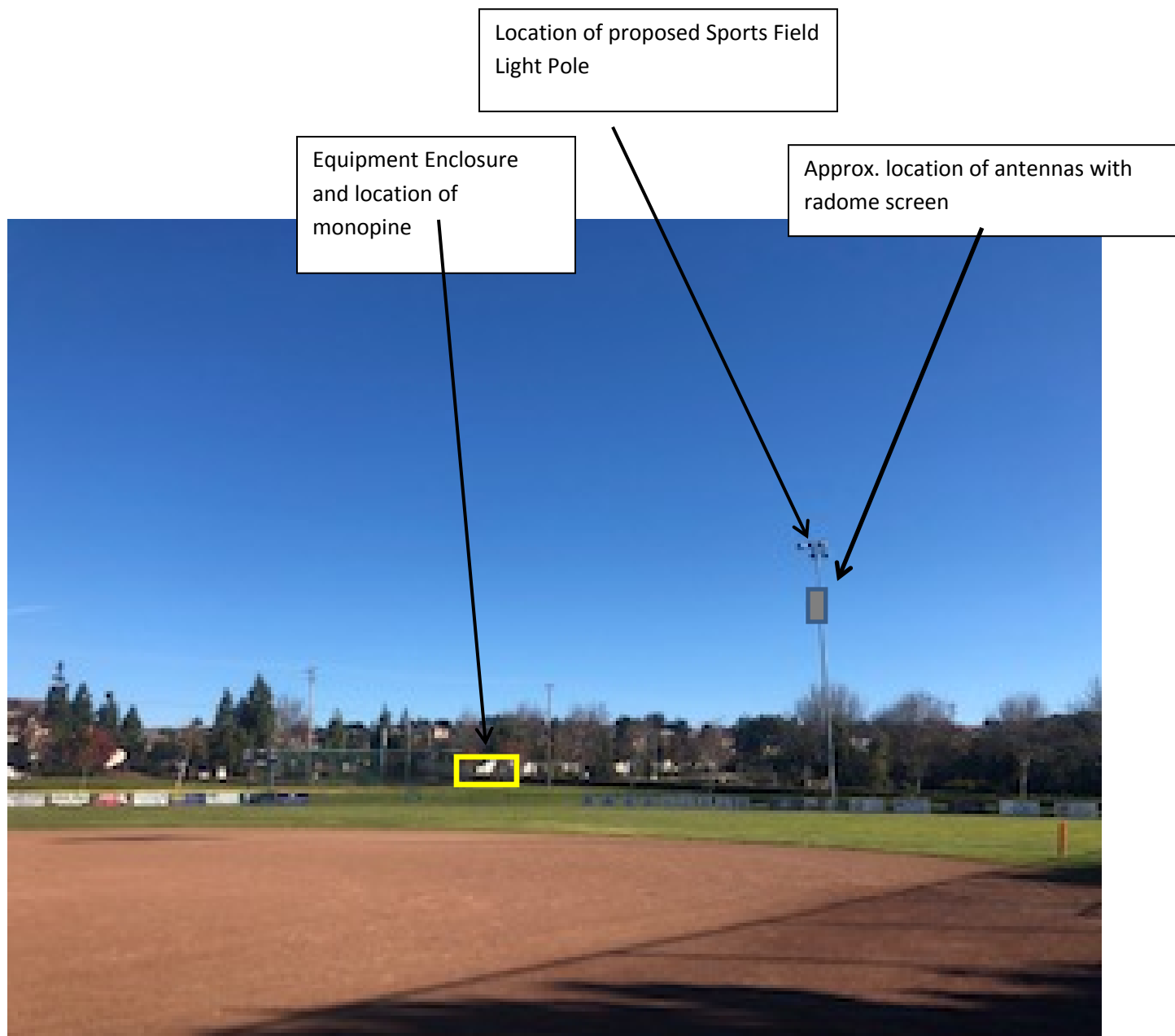
View of Sports Field Light Pole from Dahlia Street Looking south



View of Sports Field Light Pole and location of proposed equipment enclosure



View of Sports Field Light Pole and equipment enclosure



View from the baseball field looking east toward Sports Field Light Pole and equipment enclosure

Attachment 4

Existing Cell Sites

Project Site – Yellow Circle



San Pablo Avenue and Nadina Street

Del Monte Blvd. – Granite Rock

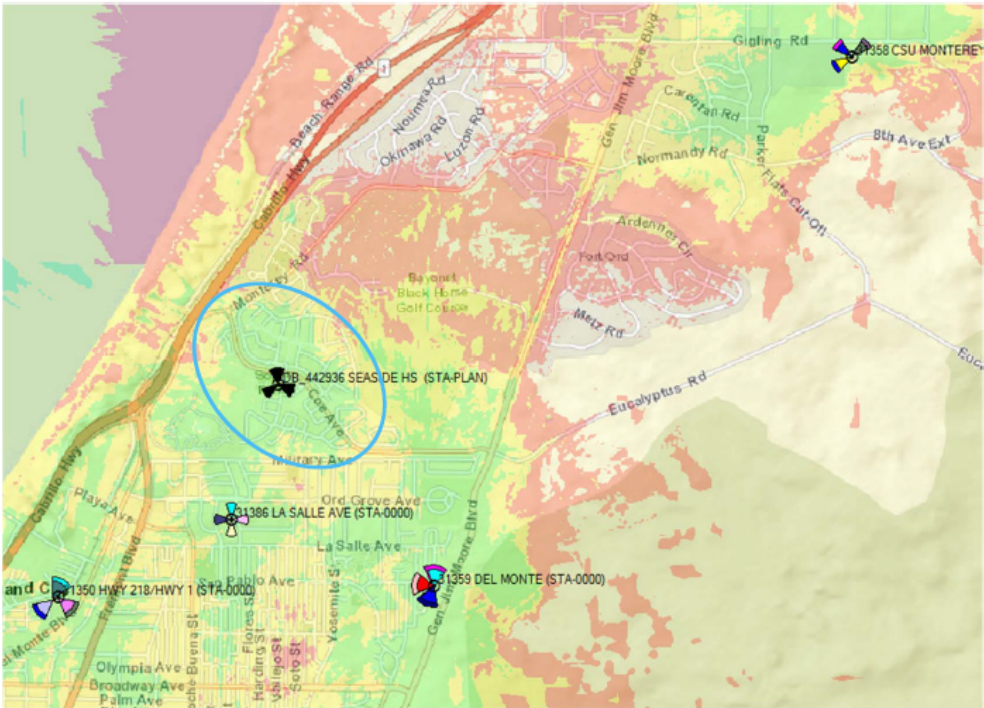
1949 Waring Street – Frist Baptist Church

Attachment 5

Cover age Maps

Coverage Rating
Green – Good
Yellow- Fair
Red - Poor

Future coverage with the proposed candidate:

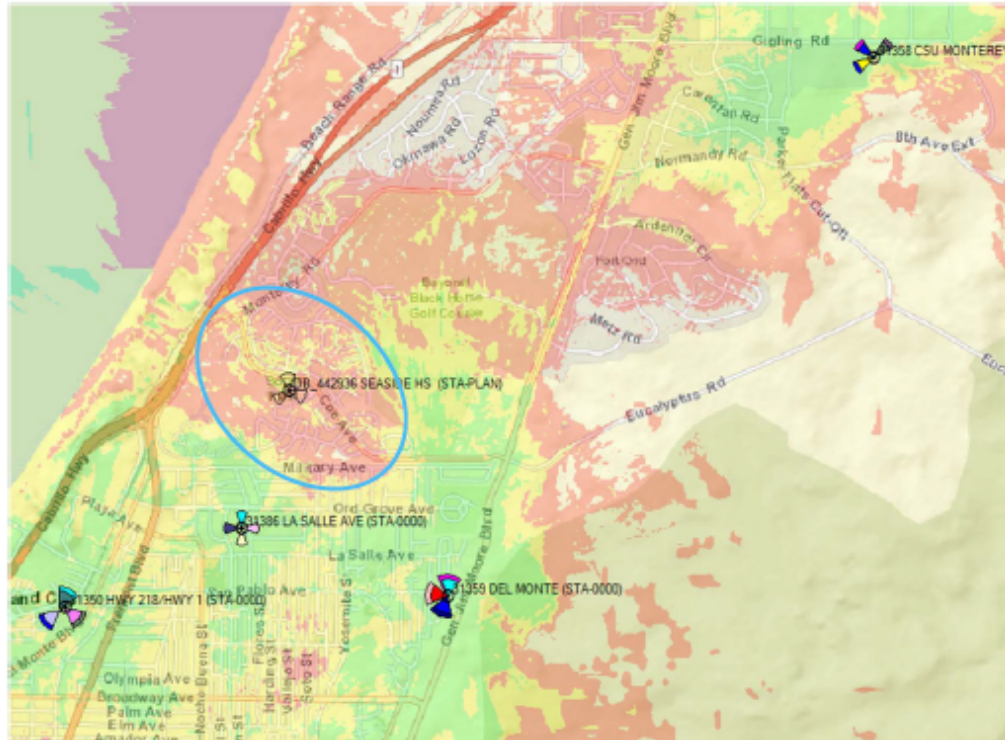


Green=Good In-Building, Yellow= Good In-Vehicle, Red=Good on-Street.



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Existing coverage without proposed site:



Green=Good In-Building, **Yellow**=Good In-Vehicle, **Red**=Good on-Street.



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SEASIDE SOPER FIELD

220 COE AVENUE SEASIDE CA 93955



VIEW 2



LOCATION

©2018 Google Maps



EXISTING



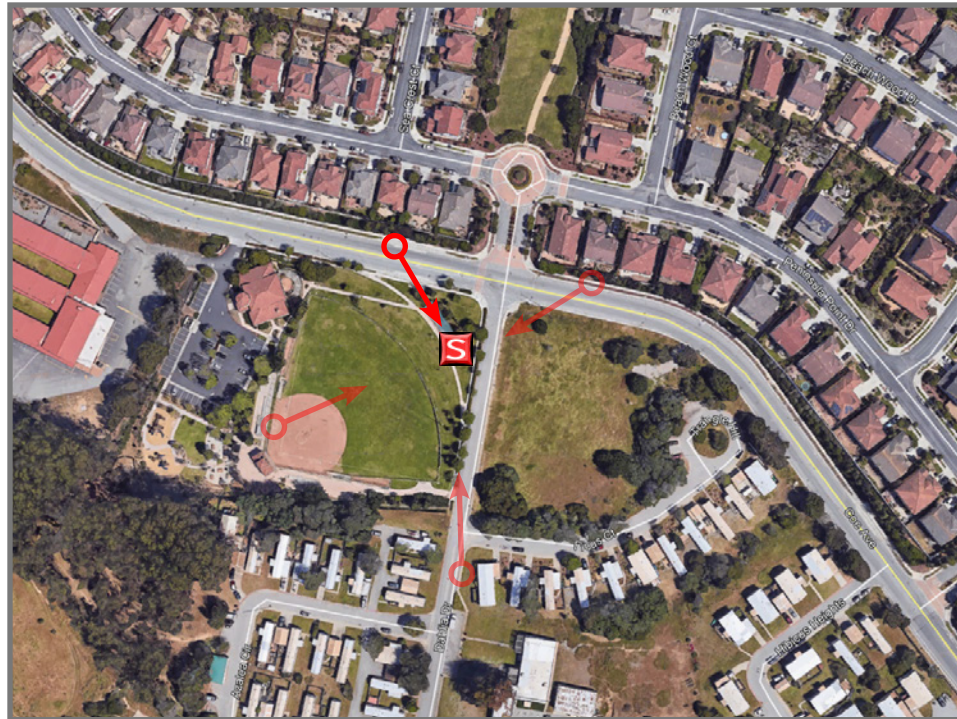
PROPOSED

LOOKING SOUTHWEST FROM COE AVENUE

ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.







LOCATION

©2018 Google Maps



EXISTING



PROPOSED

LOOKING SOUTHEAST FROM COE AVENUE



SEASIDE SOPER FIELD

220 COE AVENUE SEASIDE CA 93955



VIEW 2



LOCATION

©2018 Google Maps

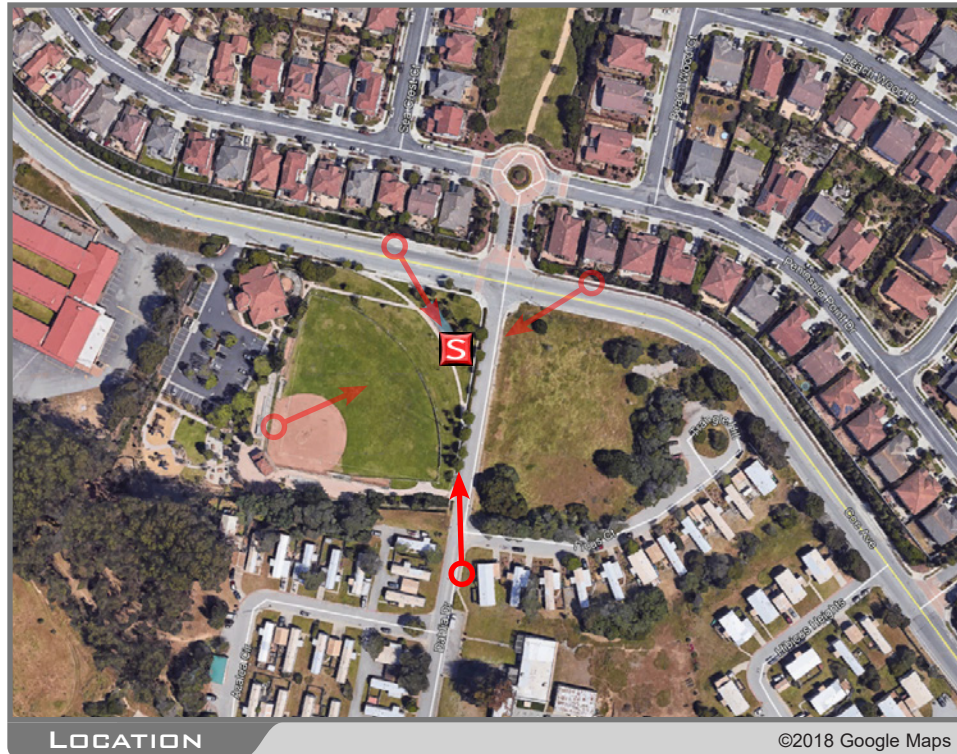


EXISTING



PROPOSED

LOOKING SOUTHWEST FROM COE AVENUE





SEASIDE SOPER FIELD

220 COE AVENUE SEASIDE CA 93955



VIEW 4

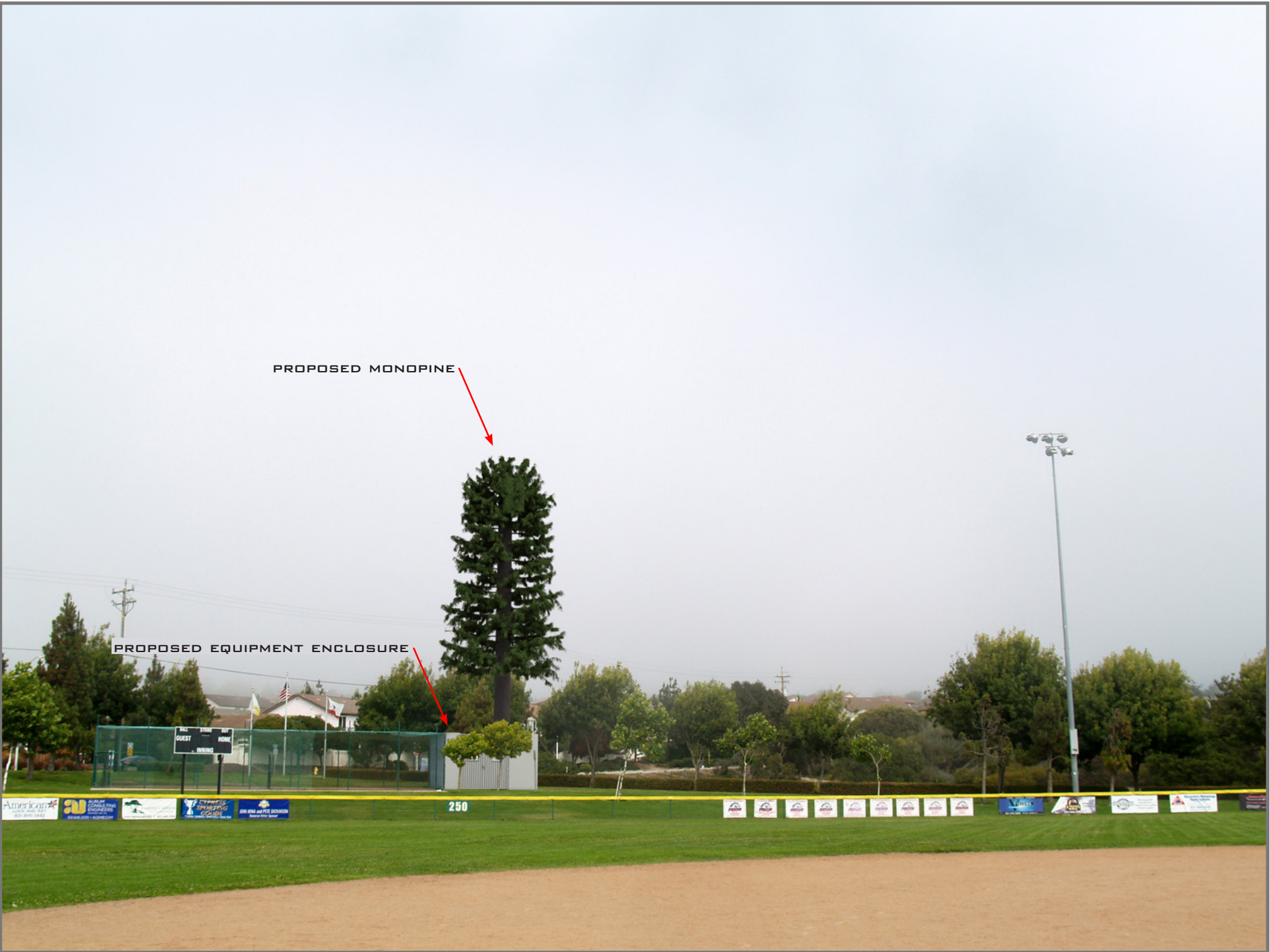


LOCATION

©2018 Google Maps



EXISTING



PROPOSED

LOOKING NORTHEAST FROM BASEBALL FIELD

December 17, 2018

To: Seaside Planning Commission

**From: Dewayne Bonham, Radio Frequency Design Engineer
Verizon Wireless Network Engineering Department**

**Subject: Statement in Support of Verizon Wireless's Proposed
Telecommunications Facility, Soper Field, Seaside**

Executive Summary

Verizon Wireless has identified a significant gap in its fourth-generation (4G) long-term evolution (LTE) service in the area surrounding the Bay View community in Seaside. This area currently receives inadequate service coverage from the existing Verizon Wireless LaSalle facility located 0.6 miles southwest of the proposed facility and the Del Monte facility one mile southeast. The nearest facility anywhere north is 2.5 miles northeast at Gigling Road and 6th Avenue, and this distant facility provides minimal and unreliable service to the gap area.

As a result of the distance of existing facilities, there is a lack of reliable in-building 4G service coverage in the area surrounding the Bay View community in Seaside. Further, there is increasing demand on the existing Verizon Wireless network during times of high customer usage, including from nearby Seaside High School.

Verizon Wireless is expanding its 4G network service in the Seaside area where Verizon Wireless is deploying efficient high-speed LTE technology. The majority of Verizon Wireless's LTE service is provided using AWS spectrum, which requires facilities closer together and closer to the end user in order to provide reliable service.

Verizon Wireless is seeking additional improvements to its network in Seaside in the area of Hilby Avenue. These improvements are intended to meet a service objective that is well south of the existing LaSalle and Del Monte facilities, and bear no relation to the Significant Gap or the Proposed Facility.

The coverage gap described below constitutes the "significant gap" Verizon Wireless seeks to serve (the "Significant Gap"). To provide reliable 4G service in the area, the Significant Gap must be remedied through construction of a facility on an existing sports field light standard (the "Proposed Facility").

Coverage Gap

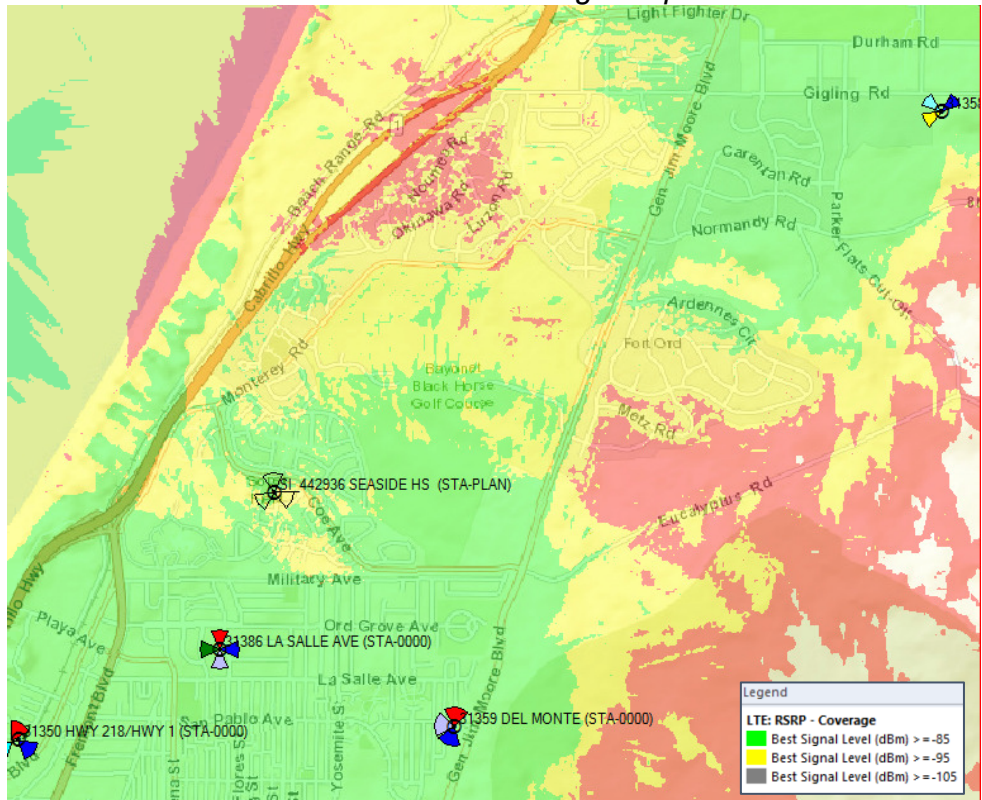
Verizon Wireless is experiencing a significant gap in 4G coverage in the area surrounding the Bay View community in Seaside. In-building service is lacking in portions of the Bay View residential community as well as areas west along Coe Avenue and north along Monterey Road near Buna Road.

A graphic description of the current Coverage Gap is shown in the following map. The Proposed Facility will provide reliable new in-building service to an area of 2.4 square miles where it is lacking as well as a population of 540 residents.

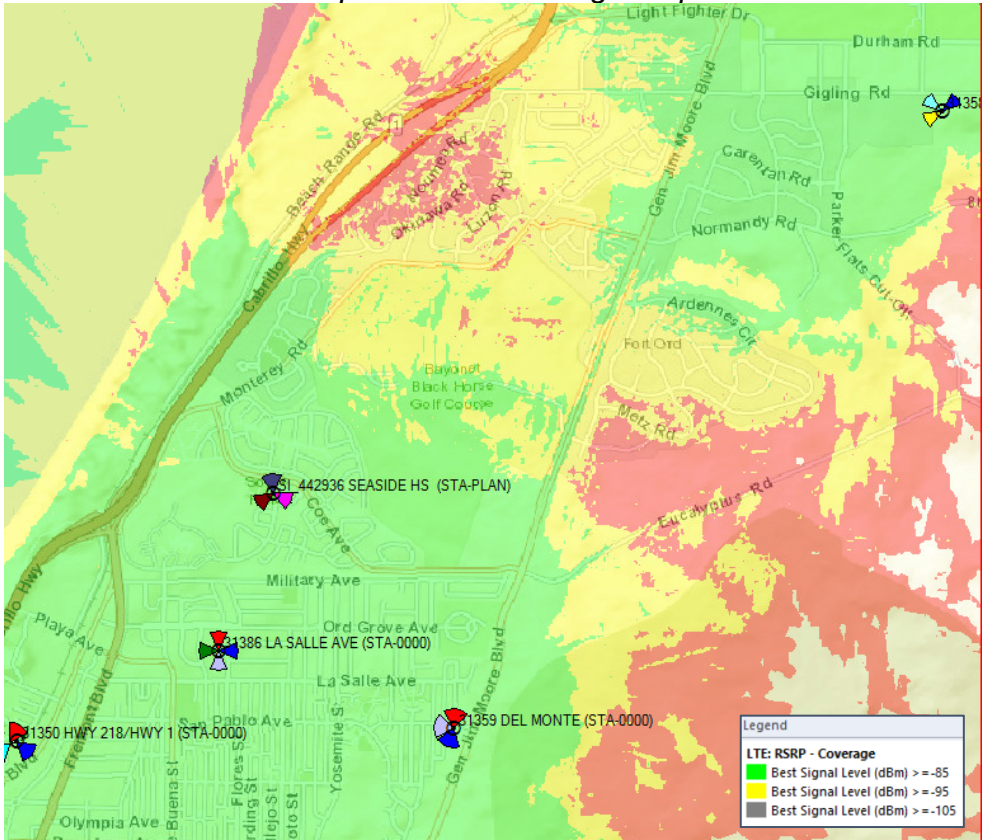
Coverage plot maps like that below provide important information regarding the anticipated level of signal, and therefore the projected coverage provided by a site at a given location. The areas in green reflect good coverage that meets or exceed thresholds to provide consistent and reliable network coverage in homes and in vehicles. The areas in yellow and red depict decreasing levels of coverage, respectively, with yellow areas generally representing reliable in-vehicle coverage only, and red areas depicting poor service areas with marginal coverage unsuitable for in-vehicle use.

See Coverage Maps on Following Page

Current 4G Coverage Map



Proposed 4G Coverage Map

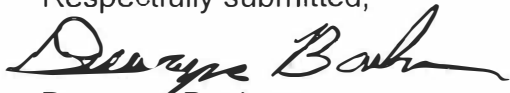


Conclusion

As cellular networks mature, distant sites must be supplemented with more sites closer to customers in order to expand service and accommodate the increase in usage of the network. The LTE technology used by Verizon Wireless to provide 4G service requires facilities closer to customers, and this technology cannot be provided by the current distant facilities. The lack of reliable in-building 4G coverage has resulted in the Significant Gap in Verizon Wireless service in the area surrounding the Bay View community in Seaside. Verizon Wireless must deploy the Proposed Facility to provide the 4G service coverage required by customers in the area of the identified Significant Gap.

Please feel free to contact me with any questions or comments regarding Verizon Wireless's proposed facility.

Respectfully submitted,

 12/17/18

Dewayne Bonham
RF Design Engineer
Network Engineering Department
Verizon Wireless



Alternatives Analysis

Soper Field
220 Coe Avenue, Seaside



December 17, 2018

Summary of Site Evaluations
Compiled by Mackenzie & Albritton LLP

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Map of Alternatives

I. Executive Summary

Verizon Wireless must fill a significant gap in service in the area surrounding the Bay View community in north Seaside. Based on a review of seven alternative locations as set forth in the following analysis, Verizon Wireless believes that collocating antennas on a sports field light standard on City-owned property (the “Proposed Facility”) constitutes the least intrusive feasible alternative to provide service to the identified gap in network service based on the values expressed in the Seaside Municipal Code (the “Code”).

II. Significant Gap

There is a significant gap in Verizon Wireless network service in the area surrounding the Bay View community in north Seaside, including residential neighborhoods and nearby schools. Residential areas lack reliable in-building 4G wireless service, and there is increasing demand on the network during times of high customer usage. This compromises communications for residents, students and visitors as well as communications with emergency service personnel. (Collectively, the “Significant Gap”) The Significant Gap is described in detail in the *Statement of Verizon Wireless Radio Frequency Design Engineer Dewayne Bonham* (the “RF Engineer’s Statement”). To remedy the Significant Gap, Verizon Wireless must place a new facility to ensure sufficient reliable network service.

III. Methodology

Once a significant gap has been determined, Verizon Wireless seeks to identify a location and design that will provide required network service through the “least intrusive means” based upon the values expressed by local regulations. In addition to seeking the least intrusive alternative, sites proposed by Verizon Wireless must be feasible. In this regard, Verizon Wireless reviews the radio frequency propagation, proximity to end users, available equipment space, access, topography and other critical factors such as a willing landlord in completing its site analysis. Wherever feasible, Verizon Wireless seeks to use existing infrastructure locations to minimize visual impacts.

Under the Code, certain structure-mounted facilities and facilities mounted on masts less than 10 feet high can be permitted with a minor use permit. All other wireless facilities require a use permit. Code § 17.54.040(A). When feasible, new wireless facilities should be collocated with existing wireless facilities, or on non-communication utility facilities such as light standards if determined to minimize overall visual impact. Code § 17.54.050(B). The highest priority for location of new wireless facilities is given to City-owned property. With respect to zoning, priority is given to PI (public/institutional) zones, followed by residential and commercial zones. Code §§ 17.54.050(A), 17.54.050(C). New ground-mounted communication towers should be located as far as possible from all property boundaries and set back a ratio of 1.5 horizontal feet for every foot in height. Code § 17.54.060(A)(1)(b). Wireless facilities should be designed at the minimum functional height, and are generally allowed up to 60 feet in the PI zone and 40 feet in commercial zones. Code §§ 17.54.060(B)(1), 17.54.060(B)(2). The Code requires screening of wireless facilities as well as treatments

to match and blend the facility with the primary background and to minimize visual impacts. Code §§ 17.54.060(C), 17.54.060(D).

Following the Code's direction, Verizon Wireless first sought locations on City-owned property, immediately identifying an existing sports field light standard of sufficient height to elevate antennas to the height required to serve the Significant Gap. Verizon Wireless also reviewed golf course and open space properties owned by the City, as well as two nearby school district properties within PI zones. Though disfavored compared to the other alternatives, Verizon Wireless also reviewed the large, vacant residentially-zoned property due east of the Proposed Facility.

No existing wireless facilities were found in the Significant Gap area, precluding collocation with other facilities. The closest wireless facility identified is a small T-Mobile facility at Seaside High School, 0.4 miles southwest of the Proposed Facility. The small antenna for the T-Mobile facility is concealed in a flagpole that is of insufficient height and structural integrity to sufficiently elevate Verizon Wireless's required six panel antennas to serve the gap, and this option is infeasible for collocation. The next closest existing facility is Verizon Wireless's existing La Salle facility at 1949 Waring Street, 0.6 miles south of the Proposed Facility which cannot serve the Significant Gap due to distance.

IV. Analysis

City-Owned Property

The Code's top priority for siting of wireless facilities is City-owned property. Verizon Wireless reviewed the following location at the center of the Significant Gap, which includes existing utility infrastructure (light standards) suitable for collocation of antennas, a facility type favored by the Code.

1. Proposed Facility – Soper Field

Address: 220 Coe Avenue

Elevation: 105 Feet

Zoning: OSR



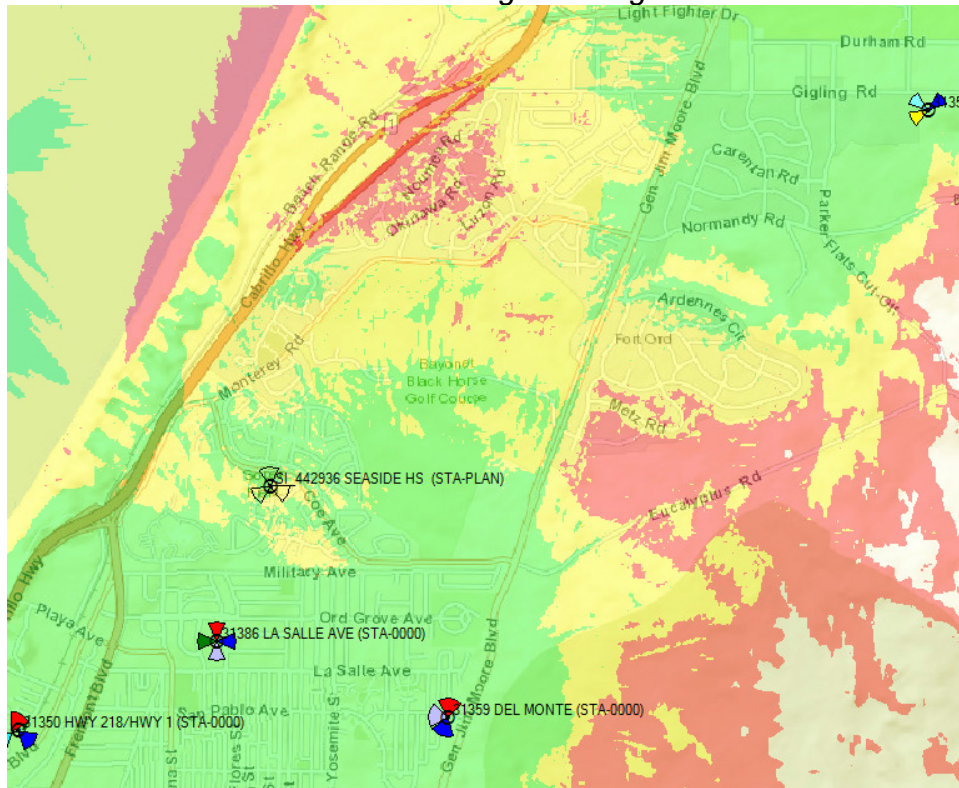
Verizon Wireless proposes to place its panel antennas on an existing 70 foot sports field light standard on City-owned property. The light standard will be replaced to increase its structural capacity. Antennas will be mounted with a top elevation of 58 feet, protruding minimally from the pole. Underneath the antennas, Verizon Wireless will place remote radio units and surge protectors. Antennas and radio units will be concealed within a screening radome. An existing light equipment box will be relocated on the pole underneath Verizon Wireless's equipment. Nearby, in a little-used area of the property, Verizon Wireless will install a 225 square foot concrete pad, surrounded by a 10-foot chain link fence, to support network cabinets and a standby generator to provide continued service in case of emergency.

With antennas elevated to the required 55 foot centerline at this optimal location, the Proposed Facility will provide reliable Verizon Wireless service to the Significant Gap. As shown in the following propagation map, the Proposed Facility will provide

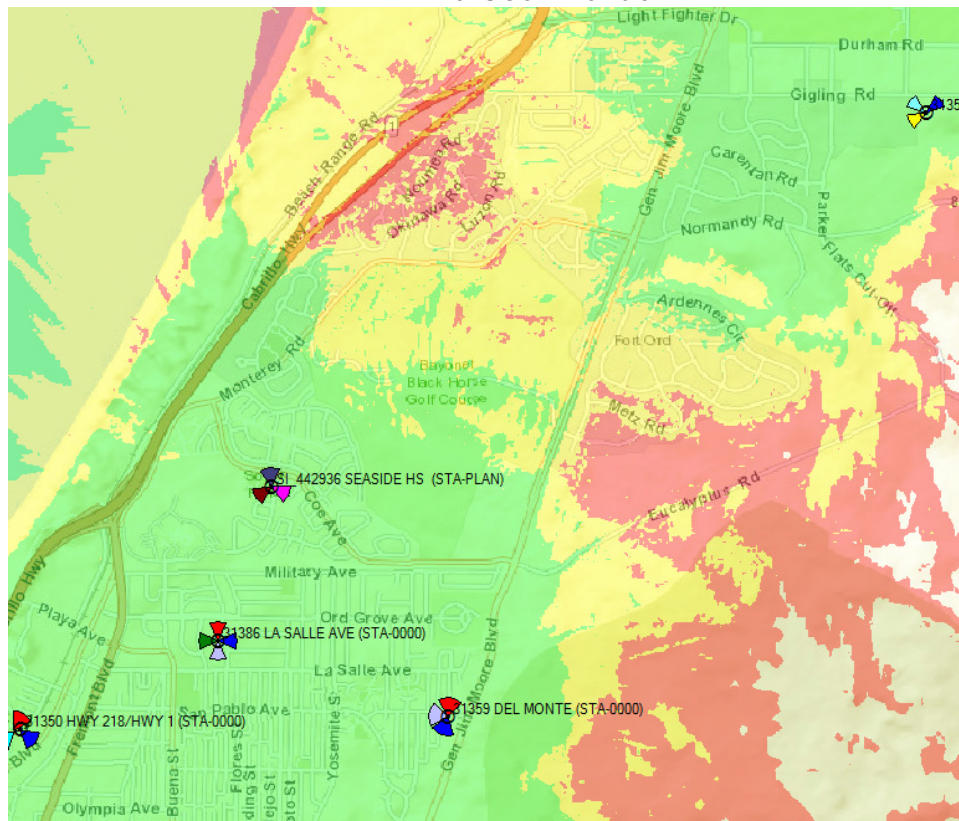
reliable new 4G in-building coverage to the Bay View community and the surrounding area. An analysis comparing existing and proposed coverage is found in the RF Engineer's Statement. This is Verizon Wireless's preferred location and design for the Proposed Facility.

Coverage plot maps like those on the following page provide important information regarding the anticipated level of signal, and therefore the projected coverage provided by a site at a given location. The areas in green reflect good coverage that meets or exceed thresholds to provide consistent and reliable network coverage in homes and in vehicles. The areas in yellow and red depict decreasing levels of coverage, respectively, with yellow areas generally representing reliable in-vehicle coverage only, and red areas depicting poor service areas with marginal coverage unsuitable for in-vehicle use. Unshaded areas do not receive reliable Verizon Wireless service.

Existing Coverage



Coverage Provided by Proposed Facility 220 Coe Avenue



2. Bayonet & Black Horse Golf Courses

Address: McClure Way

Elevation: 160-310 Feet

Zoning: V-FO



Verizon Wireless reviewed this golf course development located between 0.3 and one miles northeast of the Proposed Facility with a varying elevation approximately 50 to 200 feet greater. The golf course lacks vertical infrastructure of significant height to elevate antennas, requiring a new tower. In contrast, the Proposed Facility is placed on an existing light standard, avoiding the need for a new tower. This is not a less intrusive alternative to the Proposed Facility.

3. Open Space Area

Address: Coe Avenue at Monterey Road

Elevation: 40-105 Feet

Zoning: OSR



Verizon Wireless reviewed this 11-acre open space area located 0.3 miles west of the Proposed Facility with a varying elevation cresting at 105 feet, similar to the Proposed Facility. The undeveloped parcel lacks any vertical infrastructure, requiring a new tower. There are few tall trees to provide screening for a new camouflaged tower. In contrast, the Proposed Facility is placed on an existing light standard, avoiding the need for a new tower. This is not a less intrusive alternative to the Proposed Facility.

PI-Zoned Property

Aside from City-owned property, the Code's top location preference is the PI-Public/Institutional zone. Verizon Wireless identified two PI-zoned properties in the Significant Gap area, as follows.

4. Seaside High School

Address: 2200 Noche Buena Street

Elevation: 70-140 Feet

Zoning: PI



Verizon Wireless reviewed this school property located 0.25 miles southwest of the Proposed Facility with a varying elevation approximately up to 35 feet greater. According to October 2017 email correspondence from the Chief Technology Officer to a Verizon Wireless contractor (below), the Monterey Peninsula Unified School District has not been entertaining requests for wireless carrier facilities on its properties. Lacking landlord interest, this is not a feasible alternative to the Proposed Facility.

From: Ryan Altemeyer

Sent: Tuesday, October 24, 2017 5:46 PM

To: Bob Ballmaier

Subject: RE: Verizon Wireless Cell Site-"Seaside HS " at Seaside High School-ARCHITECTURAL DESIGN SITE MEETING WEDNESDAY 10/4 AT 11:30 AM

Bob, We discussed today to hold of on the towers. There is some current community outrage over building towers. Not specifically with the school District but in Monterey. Can you give me a call tomorrow to discuss.

Ryan Altemeyer

Chief Technology Officer

Monterey Peninsula Unified School District

831-392-3920 - Office

5. Central Coast High School

Address: 200 Coe Avenue

Elevation: 70-90 Feet

Zoning: PI



Verizon Wireless reviewed this school property immediately west of the Proposed Facility property with a varying elevation 15 to 35 less. According to October 2017 email correspondence from the Chief Technology Officer to a Verizon Wireless contractor (above), the Monterey Peninsula Unified School District has not been entertaining requests for wireless carrier facilities on its properties. Lacking landlord interest, this is not a feasible alternative to the Proposed Facility.

Commercial and Residential Zones

Though less-preferred by the Code, Verizon Wireless also reviewed two privately-owned properties in commercial or residential zones in the Significant Gap area.

6. Former Gas Station

Address: Monterey Road at Coe Avenue

Elevation: 105 Feet

Zoning: CC



Verizon Wireless reviewed this property 0.4 miles northwest of the Proposed Facility at a similar elevation. Zoned for commercial use, this privately-owned property is less-favored than City-owned property such as the Proposed Facility location. Lacking any vertical infrastructure of sufficient height to elevate antennas, a new tower would be required at this location. There are no few tall trees to provide screening or context for a new camouflaged tower. In contrast, the Proposed Facility is placed on an existing light standard, avoiding the need for a new tower. This is not a less intrusive alternative to the Proposed Facility.

7. Vacant Residentially-Zoned Property

Address: Coe Avenue at Dahlia Drive

Elevation: 105 Feet

Zoning: RM



Verizon Wireless reviewed this vacant property immediately east of the Proposed Facility property with a similar elevation. Zoned for residential use, this privately-owned property is less-favored than City-owned property such as the Proposed Facility location. Lacking any development, a new tower would be required at this location. There are no tall trees to provide screening or context for a new camouflaged tower. In contrast, the Proposed Facility is placed on an existing light standard, avoiding the need for a new tower. This is not a less intrusive alternative to the Proposed Facility.

Conclusion

Verizon Wireless has reviewed seven alternative locations to fill the Significant Gap in service in the area surrounding Bay View in north Seaside. Based upon the preferences identified in the Seaside Municipal Code, the Proposed Facility, by collocating antennas on a sports field light standard on City-owned property, clearly constitutes the least intrusive location for Verizon Wireless's facility under the values expressed by Seaside regulations.



Soper Field
Seaside
Alternative Site Locations



Attachment 10

Alternative Site Analysis Map

Sites 1-7 Listed below:



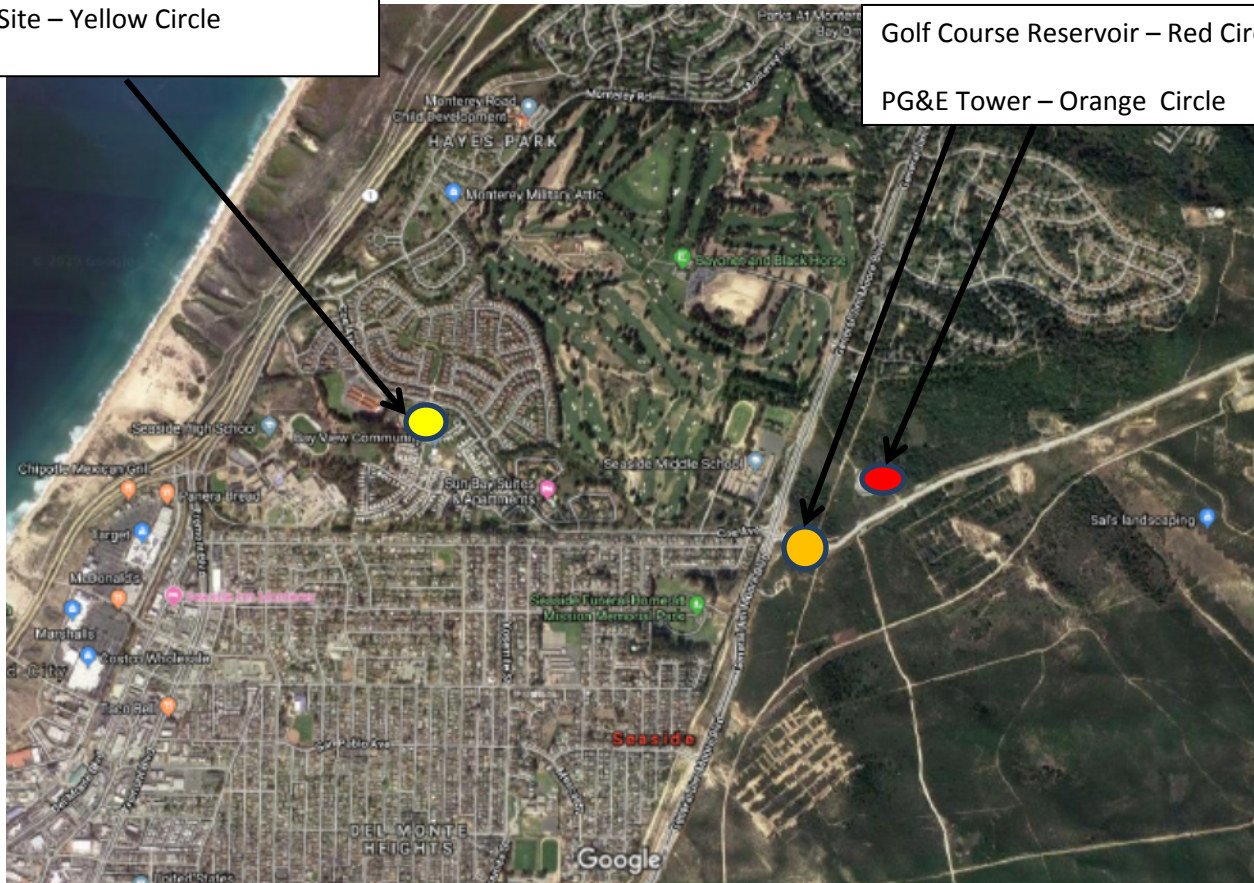
- See next map for location of Golf Course Reservoir and PG&E Tower locations that were added to Alternative Analysis

Site 8 and Site 9 Listed below:

Project Site – Yellow Circle

Golf Course Reservoir – Red Circle

PG&E Tower – Orange Circle



Verizon Wireless Communications Facility

Engineering Necessity Case – Seaside HS

Prepared by: Dewayne Bonham

March 11, 2019

Rev. 1/18



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Project Need Overview:

This primary objective for this project is to improve 4G network capacity and coverage in the area north of Military Ave in Seaside. The area encompasses a combination of a High School and high density residential. While the area is served fairly well with low frequency 700 MHz it is not served well by the higher frequency AWS and PCS spectrum that provides most of the network capacity. This higher frequencies do not travel as far. Due to this the serving cell for the area (Del Monte) is severely overloaded. A high capacity area near the edge of that sector of the site needs to be offloaded to a new site to preserve quality service for the entire area.

Additional detail and explanations follow in this presentation.



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Introduction:

Coverage and/or capacity deficiencies are the two main drivers that prompt the need for a new *Wireless Communications Facility* (WCF). Most WCF provide a mixture of both capacity and coverage for the benefit of the end user.

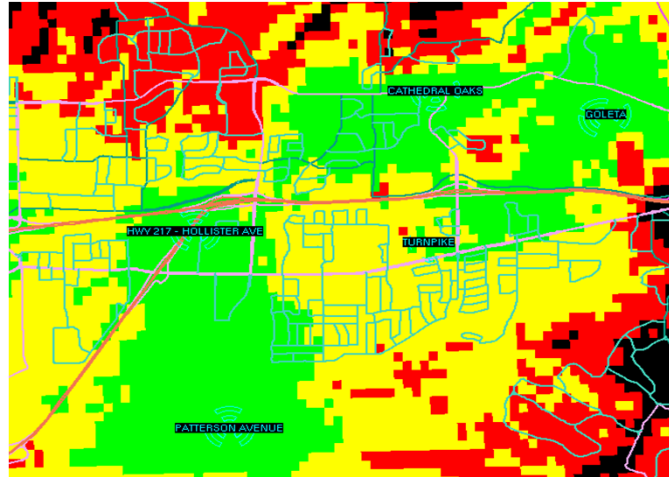
Coverage describes the existence or lack of wireless service in an area. The request for improved service often comes from our customers or emergency services personnel that have no service or poor service. Coverage used to refer to the ability to make or place a call in vehicles, however, as usage patterns have shifted, coverage is now determined based on whether or not sufficient WCF exist to provide a reliable signal inside of buildings and residential areas, as well. Historically, when wireless was still in its infancy, coverage was the primary means to measure the effectiveness of the network in a given area.

Capacity is the metric used to determine if sufficient wireless resources exist and is now the primary means to measure how a community's wireless needs are being addressed. "Five bars" no longer means guaranteed coverage and capacity because each WCF has a limited amount of resources to handle voice calls, data connections and data volume. When these limits are reached and the WCF becomes overloaded (meaning there is more demand than signal to service it), the user experience quickly degrades preventing customers from making/receiving calls or getting applications to run. A WCF short on capacity could also make internet connections time out or delay information to emergency response personnel.



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Explanation of Wireless Coverage



Coverage is best shown via coverage maps. RF engineers use tools that take into account terrain, vegetation, building types, and WCF specifics to model the existing coverage and prediction what we expect to see with the addition of a proposed WCF.

Coverage also changes depending on which frequencies are used. Most phones today use 3G at 800 MHz or 4G at 700 MHz spectrum which are considered low frequencies. Low frequencies can travel further distances than then the higher 1900 MHz and 2100 MHz frequencies now being employed due to increased capacity demands. Operating at higher frequencies makes it necessary for carriers to install substantially more wireless facilities to achieve the same coverage as one tower operating on the lower frequencies.



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Explanation of Wireless Capacity



Capacity is the amount of resources that a WCF has to service customer demand. Verizon utilizes sophisticated programs and customer feedback to monitor current usage trends and to forecast future needs. Because it takes an average of 2-3 years to complete a WCF, we have to start the process of adding a new WCF several years in advance of when the WCF will be needed.

Location, Location, Location. A good capacity WCF needs to be in the center of a user population which insures that traffic is evenly distributed around the WCF. A typical WCF is configured into three sectors (like a pie cut into three pieces), with each slice (sector) having 33% of the WCF resources. If one sector is under-utilized, it's resources cannot necessarily be diverted to another sector. Therefore, optimal performance is only obtained when all three sectors have an even traffic distribution.



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Explanation of Wireless Data Growth

Wireless Data Growth

Each year Verizon sees large increases in how much data its customers need. As the resolution of the pictures we send increases, the quality of the video we watch improves, and the complexity of the applications grow, we commonly see tremendous growth year-over-year. From 3Q 2016 to 3Q 2017 the growth rate for wireless data was 65%.

Machine to Machine communications will also increase the data burden on wireless networks, as over the next five (5) years more and more services that improve our safety and make our lives easier will be available over the wireless infrastructure , such as:

- Cars that notify 911 when an airbag deploys.
- “Driverless” cars needing traffic data and maps to reach your destination as quickly as possible.
- Medical monitors that will alert us should a loved one neglect taking their prescription drugs.
- Home alarms that notify you when your child arrives home from school.
- Smart street lights that notify the city when they are not working.
- City garbage cans that let people know when they need to be emptied.
- Tracking watches will aid in finding lost Alzheimer patients.
- New applications are developed daily.



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Radio Emission Safety...

A common question received is “Are the radio emissions safe?”

Verizon goes to great effort to ensure that all of its projects meet the standards established by the FCC to ensure safety of the public and its employees. How this site measures in comparison with this standard is detailed in a report included with the zoning application for this site. The links below are to three reputable organizations that have performed extensive reviews of the science available on this subject and have good educational articles on the results of their research.

World Health Organization

<http://www.who.int/peh-emf/about/WhatisEMF/en/index1.html>

America Cancer Society

<http://www.cancer.org/cancer/cancercauses/othercarcinogens/athome/cellular-phone-towers>

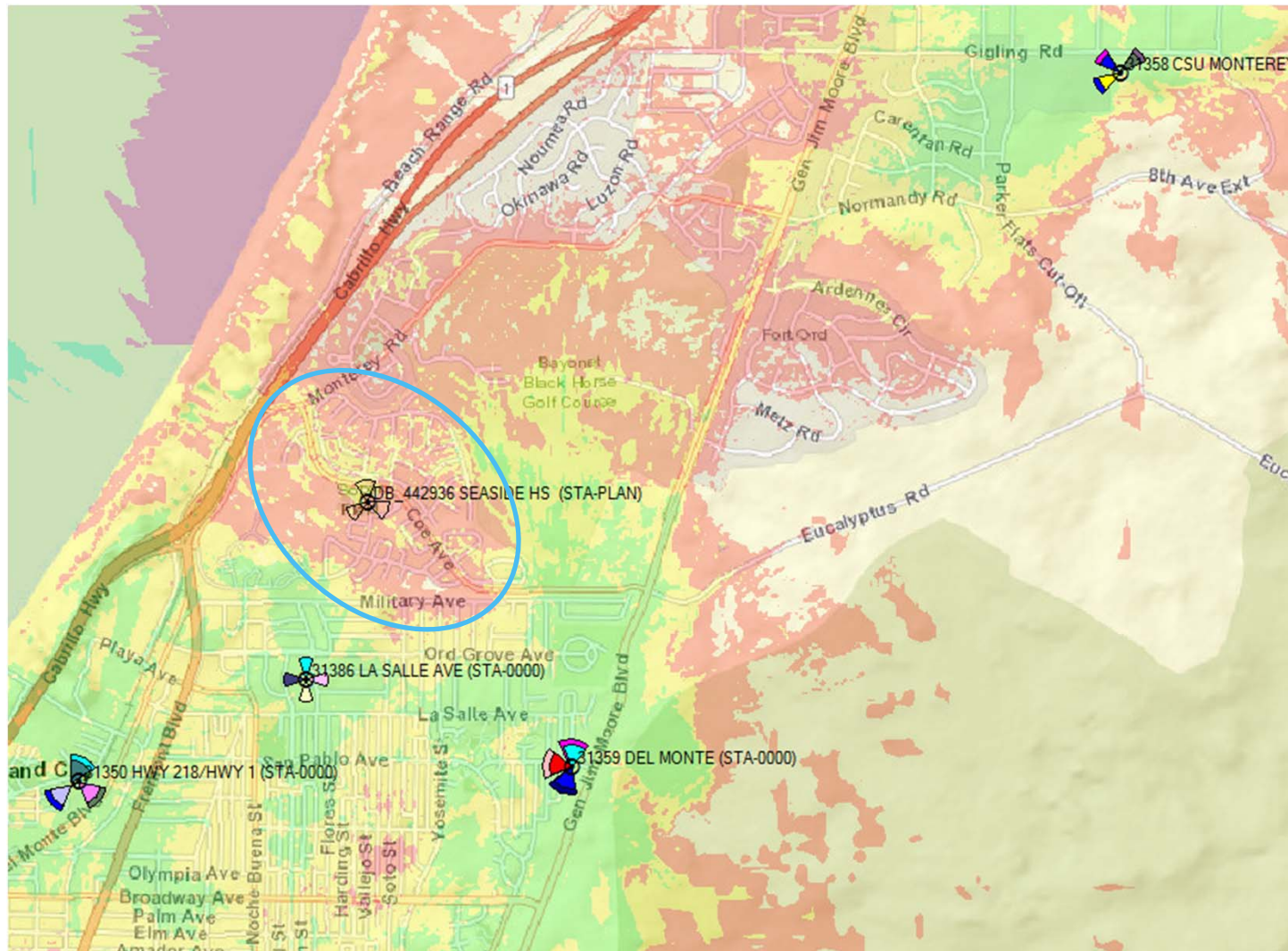
FCC Radio Frequency Safety

<https://www.fcc.gov/general/radio-frequency-safety-0>



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Existing coverage without proposed site:

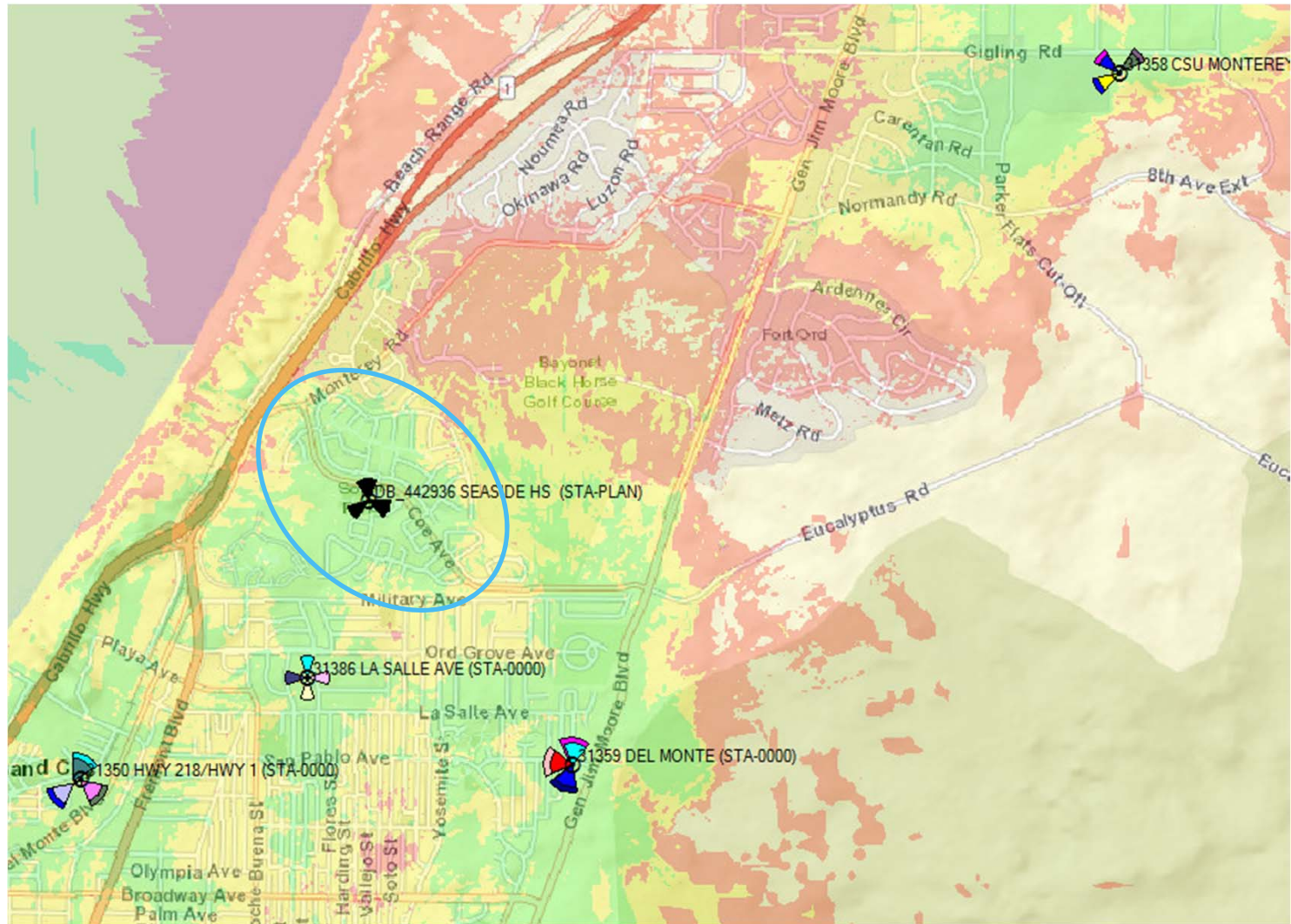


Green=Good In-Building, Yellow= Good In-Vehicle, Red=Good on-Street.



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Future coverage with the proposed candidate:

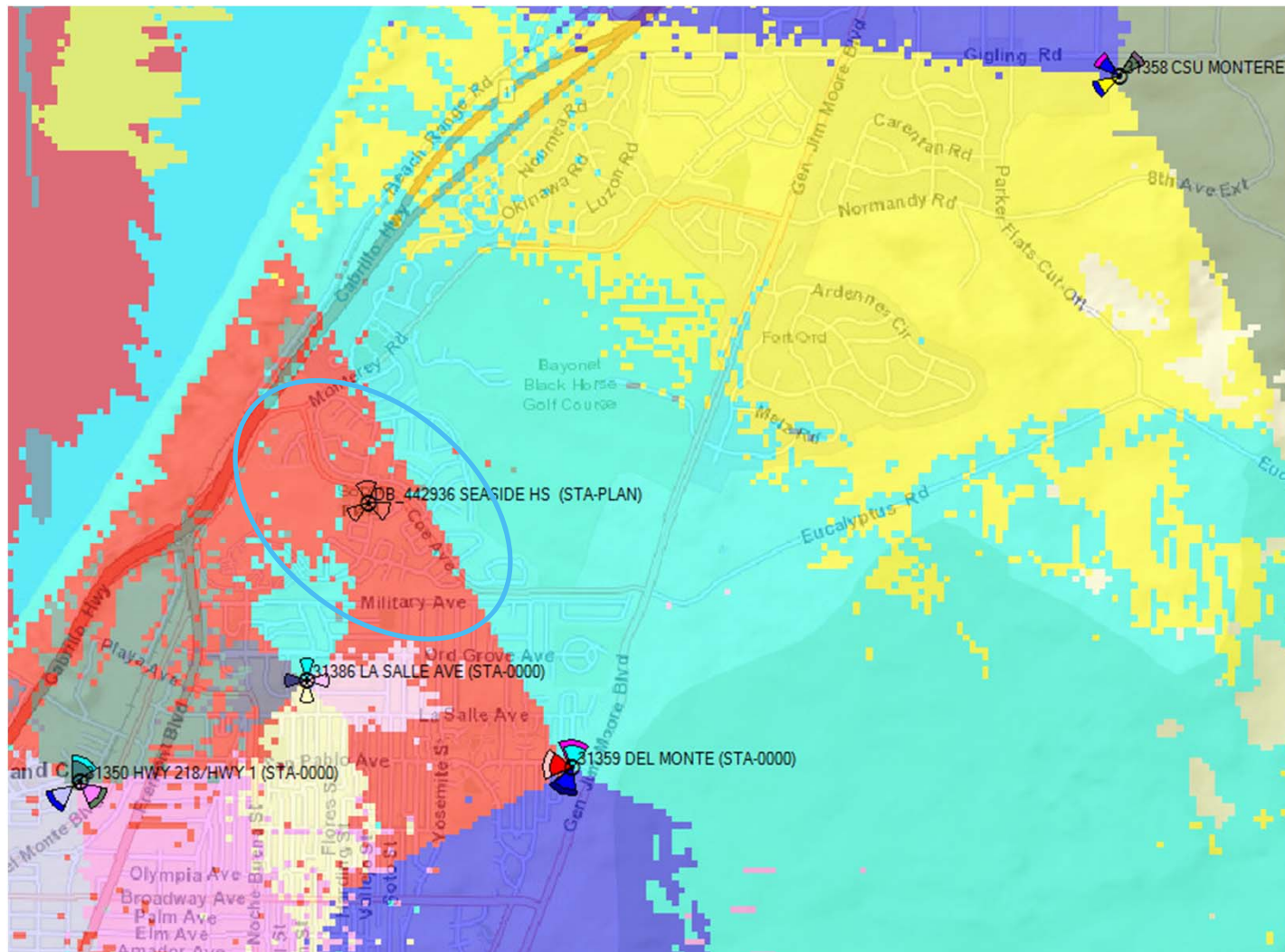


Green = Good In-Building, Yellow = Good In-Vehicle, Red = Good on-Street.



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Existing Best Server without proposed site:

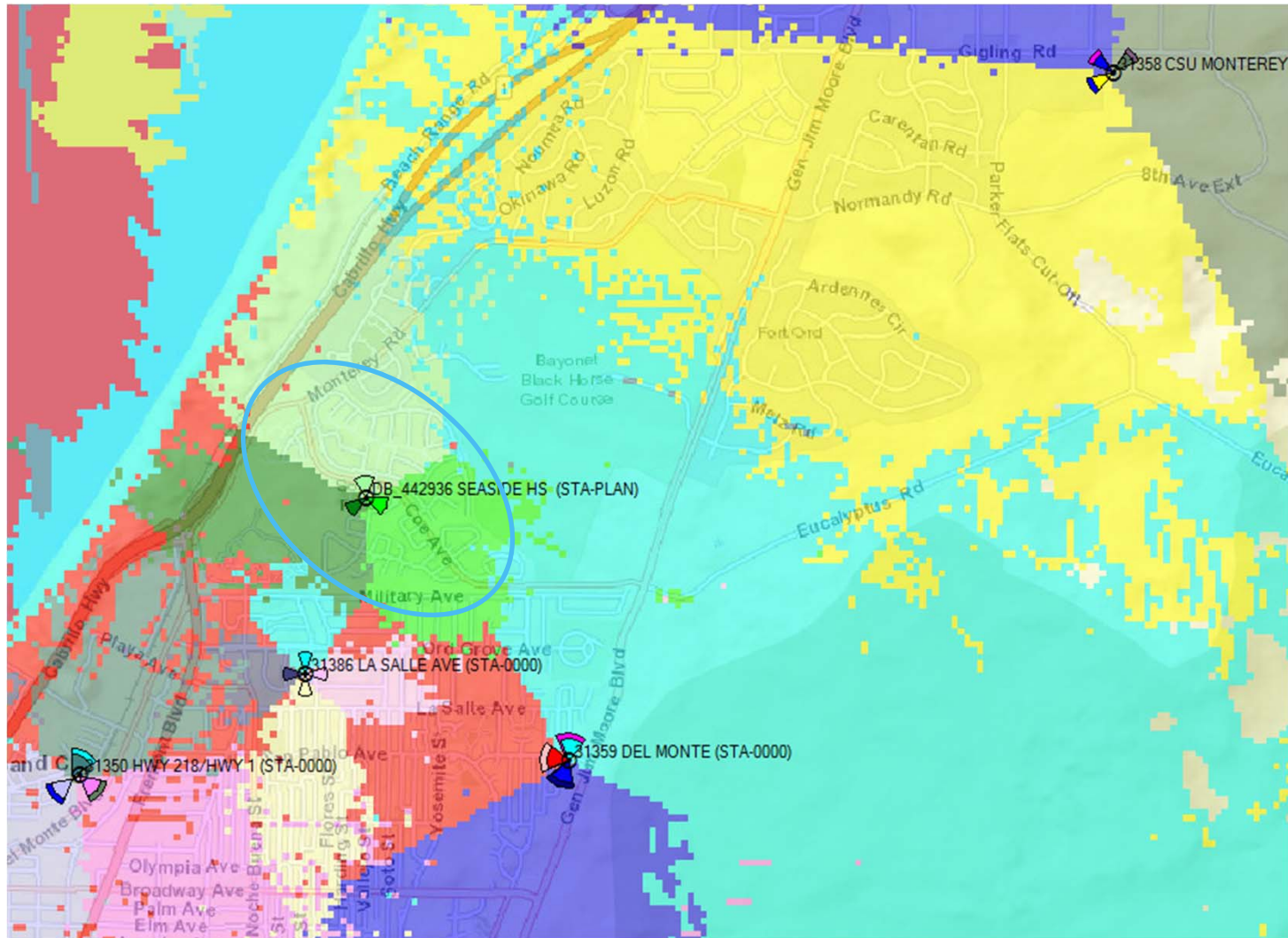


The area best served by each sector of a site shown in a by color.



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Future Best Server with proposed site:

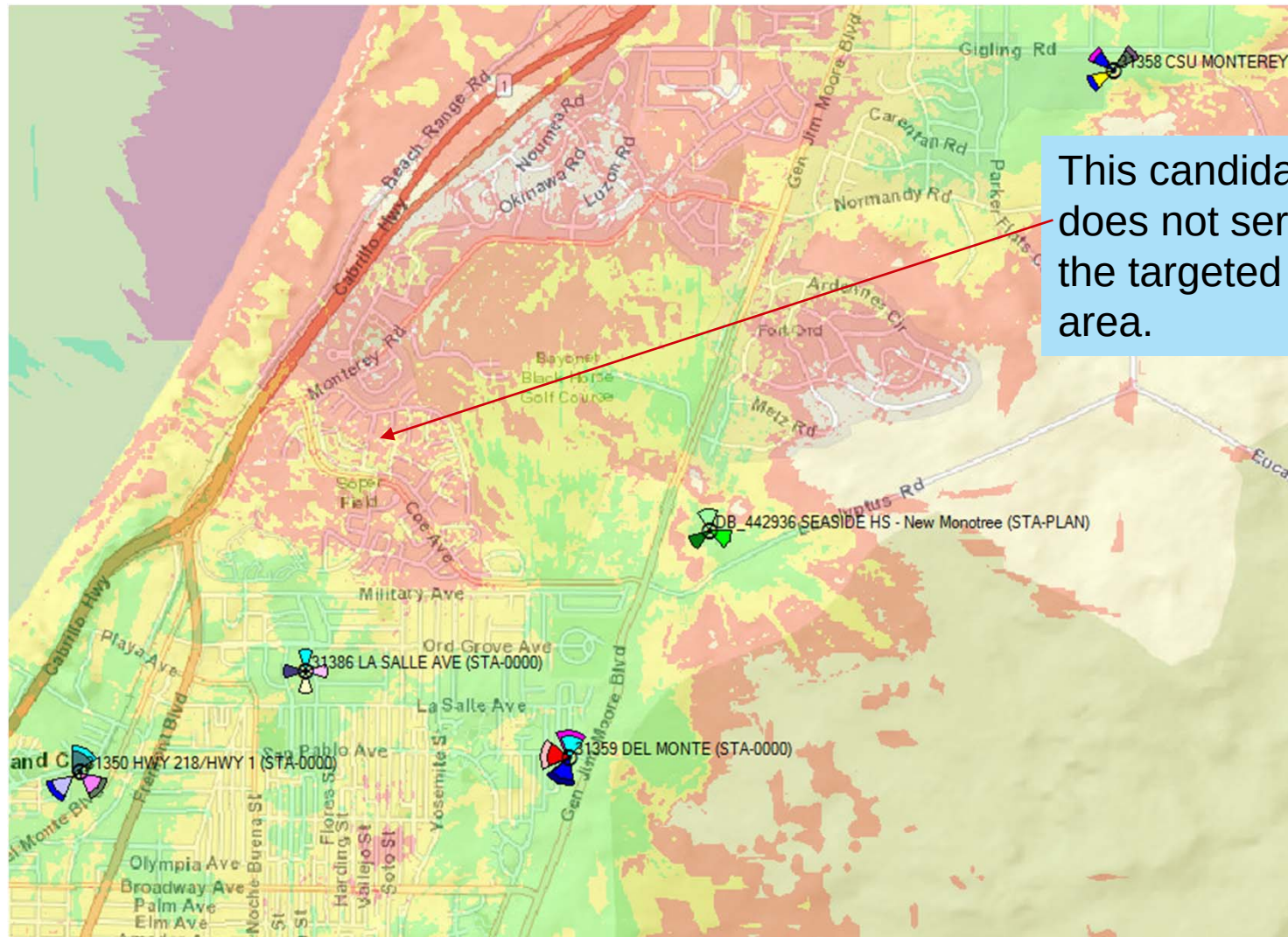


The area best served by each sector of a site shown in a by color.



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Future Coverage with alternative at “New Monotree”:



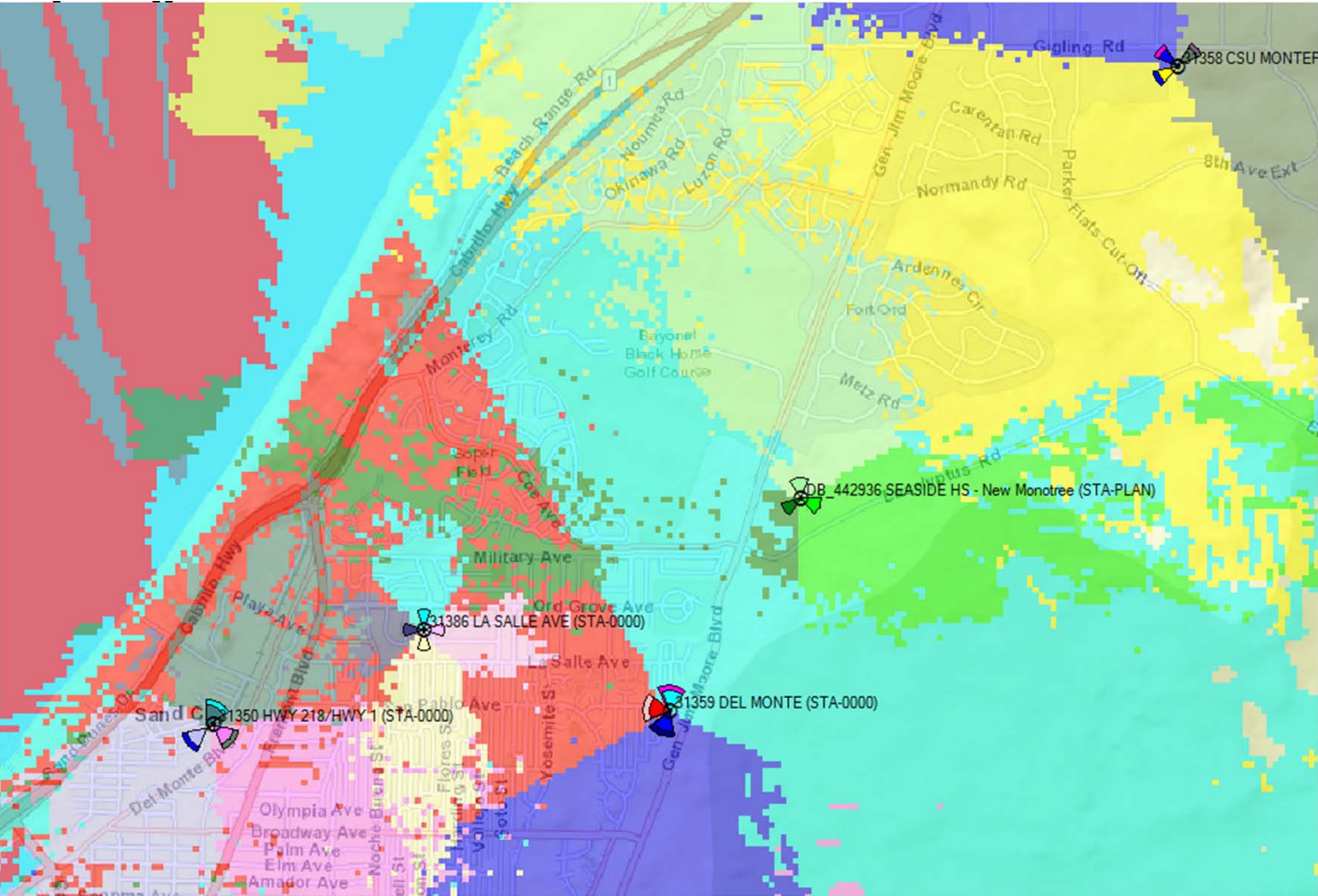
This candidate does not serve the targeted area.

Green = Good In-Building, Yellow = Good In-Vehicle, Red = Good on-Street.



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Mor

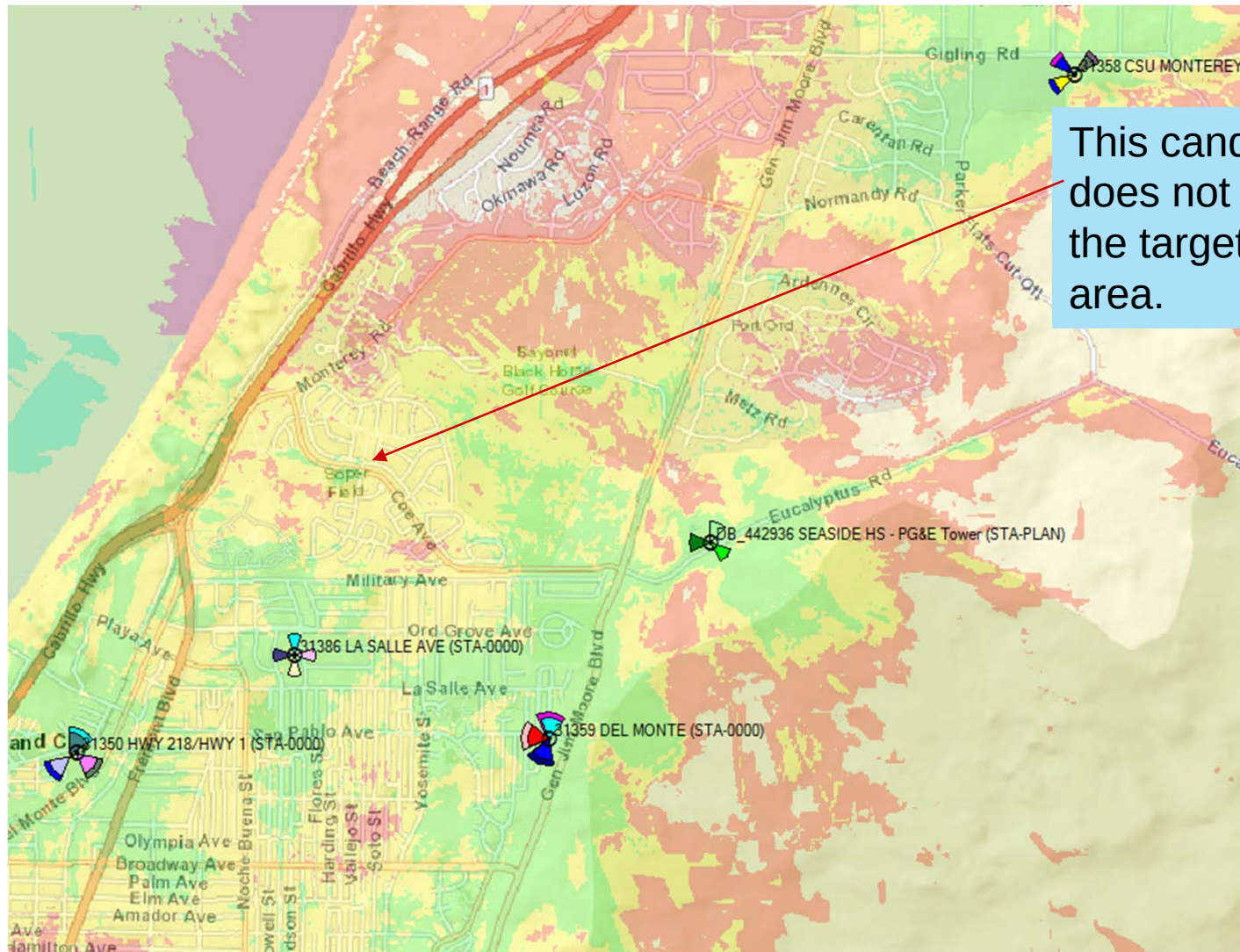


The area best served by each sector of a site shown in a by color.



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Future Coverage with alternative at “PG&E Tower”:



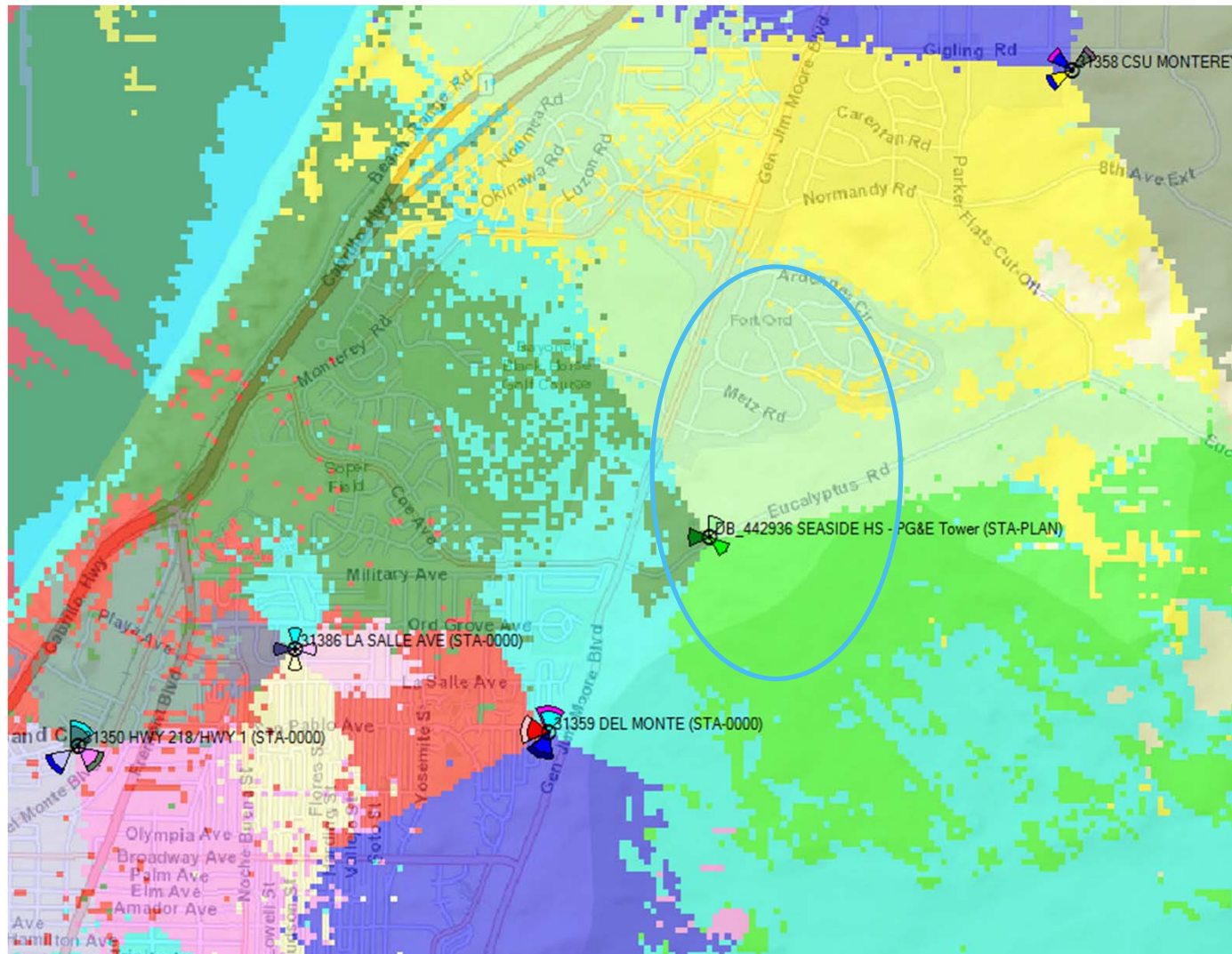
This candidate does not serve the targeted area.

Green=Good In-Building, Yellow= Good In-Vehicle, Red=Good on-Street.



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Future Best Server with alternative at “PG&E Tower”:

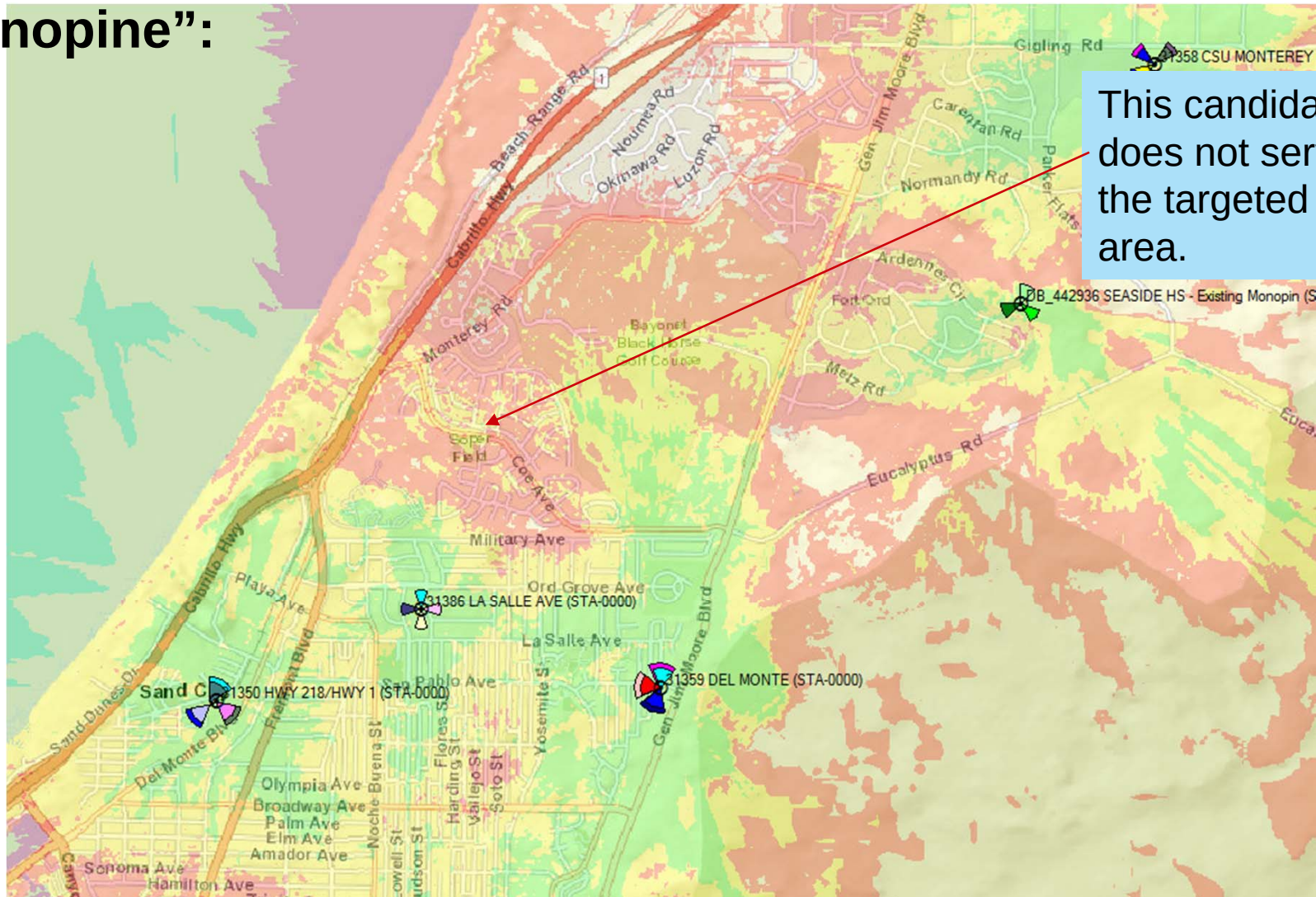


The area best served by each sector of a site shown in a by color.



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Future Coverage with alternative at “Existing Monopine”:



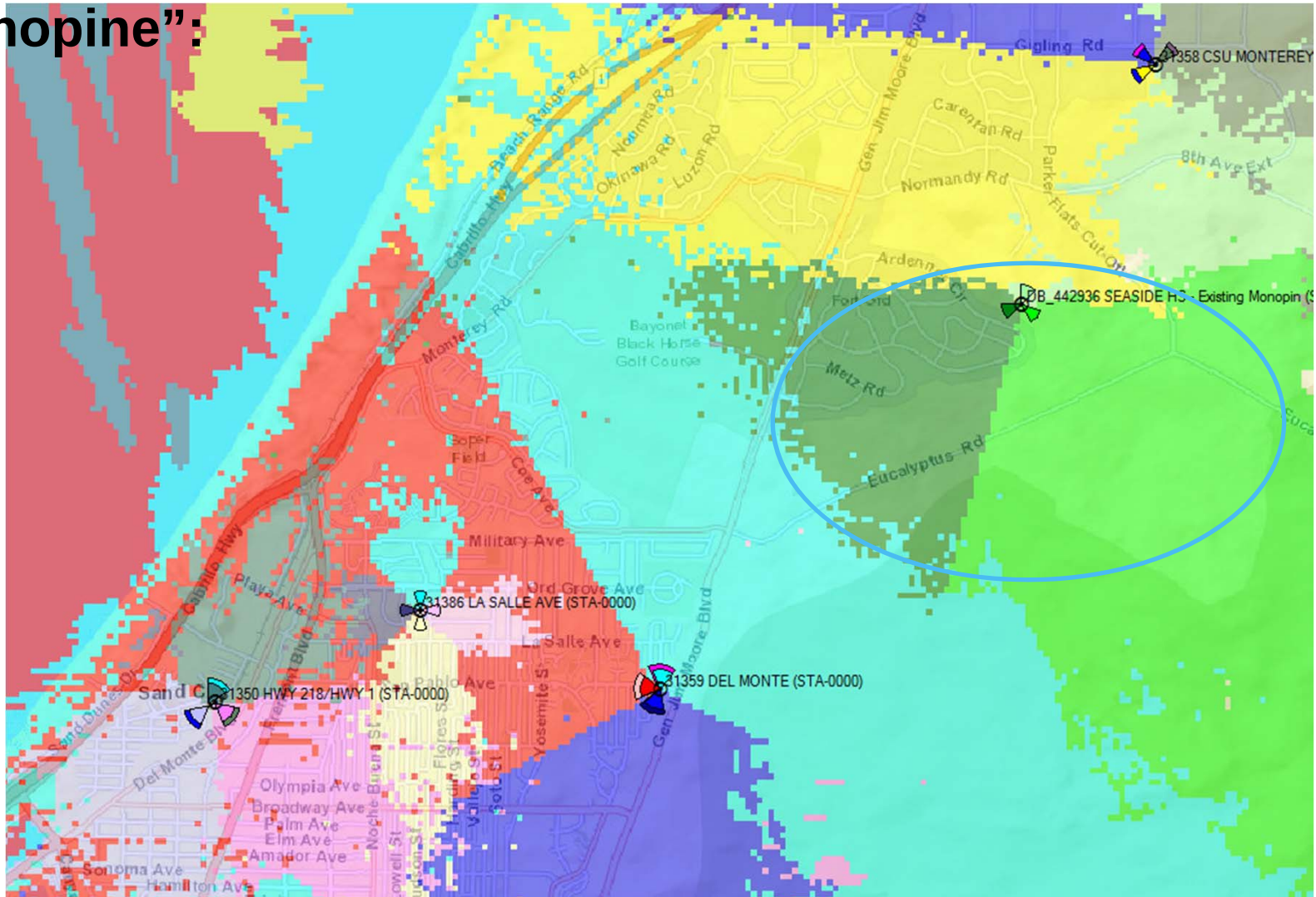
This candidate does not serve the targeted area.

Green=Good In-Building, Yellow= Good In-Vehicle, Red=Good on-Street.



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Future Best Server with alternative at “Existing Monopine”:



The area best served by each sector of a site shown in a by color.



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We believe technology can help solve
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universities and our peers to
address some of the unmet
challenges in education, healthcare
and energy management.

Learn more about our corporate social
responsibility at www.verizon.com.



**Verizon Wireless • Proposed Base Station (Site No. 442936 “Seaside High School”)
220 Coe Avenue • Seaside, California**

Statement of Hammett & Edison, Inc., Consulting Engineers

The firm of Hammett & Edison, Inc., Consulting Engineers, has been retained on behalf of Verizon Wireless, a personal wireless telecommunications carrier, to evaluate the base station (Site No. 442936 “Seaside High School”) proposed to be located at 220 Coe Avenue in Seaside, California, for compliance with appropriate guidelines limiting human exposure to radio frequency (“RF”) electromagnetic fields.

Executive Summary

Verizon proposes to install directional panel antennas on a light pole in Soper Park, located at 220 Coe Avenue in Seaside. The proposed operation will comply with the FCC guidelines limiting public exposure to RF energy.

Prevailing Exposure Standards

The U.S. Congress requires that the Federal Communications Commission (“FCC”) evaluate its actions for possible significant impact on the environment. A summary of the FCC’s exposure limits is shown in Figure 1. These limits apply for continuous exposures and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size, or health. The most restrictive FCC limit for exposures of unlimited duration to radio frequency energy for several personal wireless services are as follows:

Wireless Service	Frequency Band	Occupational Limit	Public Limit
Microwave (Point-to-Point)	5–80 GHz	5.00 mW/cm ²	1.00 mW/cm ²
WiFi (and unlicensed uses)	2–6	5.00	1.00
BRS (Broadband Radio)	2,600 MHz	5.00	1.00
WCS (Wireless Communication)	2,300	5.00	1.00
AWS (Advanced Wireless)	2,100	5.00	1.00
PCS (Personal Communication)	1,950	5.00	1.00
Cellular	870	2.90	0.58
SMR (Specialized Mobile Radio)	855	2.85	0.57
700 MHz	700	2.40	0.48
[most restrictive frequency range]	30–300	1.00	0.20

General Facility Requirements

Base stations typically consist of two distinct parts: the electronic transceivers (also called “radios” or “channels”) that are connected to the traditional wired telephone lines, and the passive antennas that send the wireless signals created by the radios out to be received by individual subscriber units. The transceivers are often located at ground level and are connected to the antennas by coaxial cables. A small antenna for reception of GPS signals is also required, mounted with a clear view of the sky. Because of the short wavelength of the frequencies assigned by the FCC for wireless services, the



**Verizon Wireless • Proposed Base Station (Site No. 442936 “Seaside High School”)
220 Coe Avenue • Seaside, California**

antennas require line-of-sight paths for their signals to propagate well and so are installed at some height above ground. The antennas are designed to concentrate their energy toward the horizon, with very little energy wasted toward the sky or the ground. This means that it is generally not possible for exposure conditions to approach the maximum permissible exposure limits without being physically very near the antennas.

Computer Modeling Method

The FCC provides direction for determining compliance in its Office of Engineering and Technology Bulletin No. 65, “Evaluating Compliance with FCC-Specified Guidelines for Human Exposure to Radio Frequency Radiation,” dated August 1997. Figure 2 describes the calculation methodologies, reflecting the facts that a directional antenna’s radiation pattern is not fully formed at locations very close by (the “near-field” effect) and that at greater distances the power level from an energy source decreases with the square of the distance from it (the “inverse square law”). The conservative nature of this method for evaluating exposure conditions has been verified by numerous field tests.

Site and Facility Description

Based upon information provided by Verizon, including zoning drawings by Cellsite Concepts, dated May 10, 2018, it is proposed to install six JMA Wireless Model MX06FRO660-02 directional panel antennas on a new 70-foot light pole to replace the existing light pole sited east of the baseball field at Soper Park, located at 220 Coe Avenue in Seaside. The antennas would employ up to 4° downtilt, would be mounted at an effective height of about 55 feet above ground, and would be oriented in pairs toward 115°T, 235°T, and 355°T, to provide service in all directions. The maximum effective radiated power in any direction would be 27,120 watts, representing simultaneous operation at 11,490 watts for AWS, 5,000 watts* for PCS, 5,130 watts for cellular, and 5,500 watts for 700 MHz service. There are reported no other wireless telecommunications base stations at the site or nearby.

Study Results

For a person anywhere at ground, the maximum RF exposure level due to the proposed Verizon operation is calculated to be 0.048 mW/cm², which is 8.5% of the applicable public exposure limit. The maximum calculated level at the second-floor elevation of any nearby residence[†] is 12% of the public exposure limit. It should be noted that these results include several “worst-case” assumptions and therefore are expected to overstate actual power density levels from the proposed operation.

* Verizon indicates that it will operate at reduced power in the PCS band so as not to exceed the emission limits in §24.232 of the FCC Rules.

† Located at least 160 feet away, based on photographs from Google Maps.



**Verizon Wireless • Proposed Base Station (Site No. 442936 “Seaside High School”)
220 Coe Avenue • Seaside, California**

Recommended Mitigation Measures

Due to their mounting location and height, the Verizon antennas would not be accessible to unauthorized persons, and so no mitigation measures are necessary to comply with the FCC public exposure guidelines. To prevent occupational exposures in excess of the FCC guidelines, it is recommended that appropriate RF safety training, to include review of personal monitor use and lockout/tagout procedures, be provided to all authorized personnel who have access to the pole and/or lights, including employees and contractors of Verizon and of the city. No access within 46 feet directly in front of the Verizon antennas themselves, such as might occur during certain maintenance activities, should be allowed while the base station is in operation, unless other measures can be demonstrated to ensure that occupational protection requirements are met. It is recommended that explanatory signs[‡] be posted at the antennas and/or on the pole below the antennas, readily visible from any angle of approach to persons who might need to work within that distance.

Conclusion

Based on the information and analysis above, it is the undersigned’s professional opinion that operation of the base station proposed by Verizon Wireless at 220 Coe Avenue in Seaside, California, will comply with the prevailing standards for limiting public exposure to radio frequency energy and, therefore, will not for this reason cause a significant impact on the environment. The highest calculated level in publicly accessible areas is much less than the prevailing standards allow for exposures of unlimited duration. This finding is consistent with measurements of actual exposure conditions taken at other operating base stations. Training authorized personnel and posting explanatory signs are recommended to establish compliance with occupational exposure limits.

[‡] Signs should comply with OET-65 color, symbol, and content recommendations. Contact information should be provided (*e.g.*, a telephone number) to arrange for access to restricted areas. The selection of language(s) is not an engineering matter, and guidance from the landlord, local zoning or health authority, or appropriate professionals may be required.



**Verizon Wireless • Proposed Base Station (Site No. 442936 “Seaside High School”)
220 Coe Avenue • Seaside, California**

Authorship

The undersigned author of this statement is a qualified Professional Engineer, holding California Registration Nos. E-13026 and M-20676, which expire on June 30, 2019. This work has been carried out under his direction, and all statements are true and correct of his own knowledge except, where noted, when data has been supplied by others, which data he believes to be correct.



William F. Hammett

William F. Hammett, P.E.

707/996-5200

September 13, 2018



HAMMETT & EDISON, INC.
CONSULTING ENGINEERS
SAN FRANCISCO

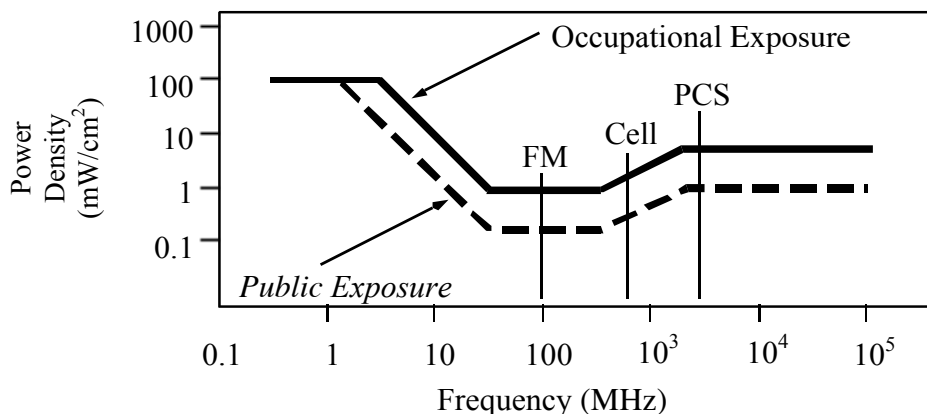
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Page 4 of 4

FCC Radio Frequency Protection Guide

The U.S. Congress required (1996 Telecom Act) the Federal Communications Commission (“FCC”) to adopt a nationwide human exposure standard to ensure that its licensees do not, cumulatively, have a significant impact on the environment. The FCC adopted the limits from Report No. 86, “Biological Effects and Exposure Criteria for Radiofrequency Electromagnetic Fields,” published in 1986 by the Congressionally chartered National Council on Radiation Protection and Measurements (“NCRP”). Separate limits apply for occupational and public exposure conditions, with the latter limits generally five times more restrictive. The more recent standard, developed by the Institute of Electrical and Electronics Engineers and approved as American National Standard ANSI/IEEE C95.1-2006, “Safety Levels with Respect to Human Exposure to Radio Frequency Electromagnetic Fields, 3 kHz to 300 GHz,” includes similar limits. These limits apply for continuous exposures from all sources and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size, or health.

As shown in the table and chart below, separate limits apply for occupational and public exposure conditions, with the latter limits (in *italics* and/or dashed) up to five times more restrictive:

Frequency Applicable Range (MHz)	Electromagnetic Fields (f is frequency of emission in MHz)					
	Electric Field Strength (V/m)		Magnetic Field Strength (A/m)		Equivalent Far-Field Power Density (mW/cm ²)	
0.3 – 1.34	614	<i>614</i>	1.63	<i>1.63</i>	100	<i>100</i>
1.34 – 3.0	614	<i>823.8/f</i>	1.63	<i>2.19/f</i>	100	<i>180/f²</i>
3.0 – 30	1842/f	<i>823.8/f</i>	4.89/f	<i>2.19/f</i>	900/f ²	<i>180/f²</i>
30 – 300	61.4	<i>27.5</i>	0.163	<i>0.0729</i>	1.0	<i>0.2</i>
300 – 1,500	3.54√f	<i>1.59√f</i>	√f/106	<i>√f/238</i>	f/300	<i>f/1500</i>
1,500 – 100,000	137	<i>61.4</i>	0.364	<i>0.163</i>	5.0	<i>1.0</i>



Higher levels are allowed for short periods of time, such that total exposure levels averaged over six or thirty minutes, for occupational or public settings, respectively, do not exceed the limits, and higher levels also are allowed for exposures to small areas, such that the spatially averaged levels do not exceed the limits. However, neither of these allowances is incorporated in the conservative calculation formulas in the FCC Office of Engineering and Technology Bulletin No. 65 (August 1997) for projecting field levels. Hammett & Edison has built those formulas into a proprietary program that calculates, at each location on an arbitrary rectangular grid, the total expected power density from any number of individual radio sources. The program allows for the description of buildings and uneven terrain, if required to obtain more accurate projections.



RFR.CALC™ Calculation Methodology

Assessment by Calculation of Compliance with FCC Exposure Guidelines

The U.S. Congress required (1996 Telecom Act) the Federal Communications Commission (“FCC”) to adopt a nationwide human exposure standard to ensure that its licensees do not, cumulatively, have a significant impact on the environment. The maximum permissible exposure limits adopted by the FCC (see Figure 1) apply for continuous exposures from all sources and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size, or health. Higher levels are allowed for short periods of time, such that total exposure levels averaged over six or thirty minutes, for occupational or public settings, respectively, do not exceed the limits.

Near Field.

Prediction methods have been developed for the near field zone of panel (directional) and whip (omnidirectional) antennas, typical at wireless telecommunications base stations, as well as dish (aperture) antennas, typically used for microwave links. The antenna patterns are not fully formed in the near field at these antennas, and the FCC Office of Engineering and Technology Bulletin No. 65 (August 1997) gives suitable formulas for calculating power density within such zones.

For a panel or whip antenna, power density $S = \frac{180}{\theta_{BW}} \times \frac{0.1 \times P_{net}}{\pi \times D \times h}$, in mW/cm²,

and for an aperture antenna, maximum power density $S_{max} = \frac{0.1 \times 16 \times \eta \times P_{net}}{\pi \times h^2}$, in mW/cm²,

where θ_{BW} = half-power beamwidth of the antenna, in degrees, and
 P_{net} = net power input to the antenna, in watts,
 D = distance from antenna, in meters,
 h = aperture height of the antenna, in meters, and
 η = aperture efficiency (unitless, typically 0.5-0.8).

The factor of 0.1 in the numerators converts to the desired units of power density.

Far Field.

OET-65 gives this formula for calculating power density in the far field of an individual RF source:

power density $S = \frac{2.56 \times 1.64 \times 100 \times RFF^2 \times ERP}{4 \times \pi \times D^2}$, in mW/cm²,

where ERP = total ERP (all polarizations), in kilowatts,
RFF = relative field factor at the direction to the actual point of calculation, and
D = distance from the center of radiation to the point of calculation, in meters.

The factor of 2.56 accounts for the increase in power density due to ground reflection, assuming a reflection coefficient of 1.6 (1.6 x 1.6 = 2.56). The factor of 1.64 is the gain of a half-wave dipole relative to an isotropic radiator. The factor of 100 in the numerator converts to the desired units of power density. This formula has been built into a proprietary program that calculates, at each location on an arbitrary rectangular grid, the total expected power density from any number of individual radiation sources. The program also allows for the description of uneven terrain in the vicinity, to obtain more accurate projections.





CITY OF SEASIDE STAFF REPORT

Item No.: 7.B.

TO: Planning Commission

BY: Gloria Stearns, Community Development Manager
Rick Medina, Senior Planner

DATE: March 27, 2019

SUBJECT: USE PERMIT APPLOCATION NO. UP-19-01. LARRY AMOS, APPLICANT, IS REQUESTING THE APPROVAL OF A USE PERMIT TO ALLOW THE ESTABLISHMENT OF AN ITINERANT VENDOR TO COOK AND SELL BARBECUE FOOD PRODUCTS ON THE REAR OPEN SPACE AREA OF TERRACE LIQUORS LOCATED AT 1949 FREMONT BOULEVARD IN THE REGIONAL COMMERCIAL (CRG) ZONING DISTRICT. THE PROJECT IS EXEMPT CLASS 3, SECTION 15303(E) FROM THE CALIFORNIA ENVIRONMENTAL ACT (CEQA) GUIDELINES. ITEM CONINUED FROM THE MARCH 6, 2019 SPECIAL MEETING OF THE PLANNING COMMISSION.

PURPOSE & RECOMMENDATION

In accordance with Section 17.52.190.E of the Seaside Municipal Code (SMC), the parking of a barbecue trailer/food trailer for the purpose of selling cooked food on a private property may be allowed with the issuance of a Use Permit.

BACKGROUND

The proposed project was introduced at a Special Meeting of the Planning Commission on March 6, 2019. After receiving public comment and closing the public hearing, the Commission acted to unanimously continue the Public Hearing to the regular meeting of the Planning Commission on March 27, 2019. The following key issues were discussed by the Commission in the action to continue the public hearing:

- Placing a condition to permit an itinerant vendor on a private property to operate on a short-term basis (3-6 months);
- Operation of exterior generator;
- Surface treatment on parking area of the unimproved vacant lot to ensure a safe ingress and egress of vehicles and area void of any tripping hazards for pedestrians.

The property owner/business owner of Ord Terrace Liquors is proposing to lease the rear, undeveloped open space area of the project site located at 1949 Fremont Boulevard to allow an itinerant vendor to operate an outdoor barbecue food service using a food trailer and outdoor grill. The liquor store was built in the 1950's and has been continuously operating since. The rear area of the site has remained in its vacant, undeveloped condition since the

construction of the liquor store. The subject site is located within Regional Commercial (CRG) Zoning District. The City's Zoning Code allows for itinerant vendors serving from either a food truck or barbecue trailer to be located as a permanent outdoor venue when located on private property upon receiving a use permit from the Planning Commission. Subject to receiving approval from the Planning Commission on the use permit, the applicant will be submitting a Building Permit application to make minor tenant improvements (trash enclosure, barriers, ADA walkway).

SITE LOCATION AND DESCRIPTION

The subject site is an approximately 21,000 square-foot parcel located on the west side of Fremont Boulevard, adjacent to the southwest corner of the intersection of Fremont Boulevard and Playa Avenue (Attachment 2). The existing liquor store is approximately 5,580 square feet in size with the front façade and entrance facing toward Fremont Boulevard. An asphalt parking area consisting of 13 parking stalls is located to the front and north side of the liquor store. The rear of the site is vacant, undeveloped land with a gravel surface.

The subject site is bordered on the north by the Cost Plus shopping center, on the east by strip commercial retail/service businesses, on the west by the American Legion Service Club, and on the south by the 33-unit Thunderbird Motel. Location Map is provided as Attachment 2. An aerial image is provided as Attachment 3. Site Photographs are provided as Attachment 4.

PROJECT DESCRIPTION

The applicant is proposing to use the entire undeveloped 90-foot by 120-foot area (10,800 square feet) behind the liquor store to operate an outdoor barbecue food service (See Site Plan – Attachment 1-Exhibit A). The barbecue trailer/barbecue grill (Service Area) will be located on the far north side site within a 15-foot by 85-foot area (1,275 square feet) with the remaining 90-foot by 85-foot area (7,650 square feet) to the south being used to provide for eight parking spaces, including one van disabled space. A portion of the south side of the site will be used for an accessible pedestrian path that will provide a connection between the "Service Area" and the front sidewalk on Fremont Boulevard at the southeast corner of the site. A chain connected with metal post bollards will be installed along the property line abutting the alley to the west to direct the flow of vehicle traffic into and out of the 24-foot wide drive entrance. Plastic stand-up bollards will be used to partition the barbecue/pedestrian areas from the parking lot.

The "Service Area" is configured to place the barbecue trailer and cooking grill. The cooking grill will be placed within a enclosed tent as shown in the attached site photographs. The service window for the barbecue trailer will face toward Playa Avenue.

Per the Monterey County Health Department regulations, all food cooked on the grill will be brought into and packaged for sale in the trailer. There will be no outdoor tables or chairs on-site. Food sales will be for to-go only orders. The placement of a portable bathroom on the west end as previously proposed has been deleted as it has been confirmed by the Monterey County Health Department that a portable bathroom will not be required for the public if the applicant is not providing any tables or chairs for onsite consumption. The applicant and employees of the barbecue business would have access to a bathroom within the adjoining liquor store as required State and local County Health Officials. The barbecue trailer will contain hand washing facilities for the food preparers per State and County Health standards. The trailer and barbecue grill will be removed from the site nightly. The proposed hours of operation are Monday through Friday from 11 am to 7 pm. Applicant will begin preparation and set-up of the service area at 7 am.

ENVIRONMENTAL REVIEW

This project is exempt from the California Environmental Quality Act pursuant to Class 3, Section 15303(e): Class 3 consists of new structures in limited numbers. The proposed trailer and outdoor cooking grill are minor accessory structures that would not have any impact on the environment.

STAFF ANALYSIS AND FINDINGS

Use permits are for those uses which, by their nature, require special consideration so that they may be located properly with respect to the objectives of the Municipal Code and with respect to their effects on surrounding properties. In order to achieve these purposes, the Planning Commission is empowered to approve, conditionally approve use permits.

Zoning Code

The proposed use is located in a heavily developed commercially zoned area of the City, containing a mix of motels, restaurants, retail, and service organizations. The adjoining properties are developed with a 33-unit motel to the south, the American Legion service club to the west and retail uses within a shopping centers located across Playa Avenue and Fremont Boulevard to the north and west.

City staff finds that the overall size of the rear area where the parking and service area will be located is sufficient to avoid overcrowding on the parcel; provide access for all persons from the public sidewalk on Fremont Boulevard; and vehicular circulation without any conflict with food sales or interfering with the operation of the adjoining businesses. The following factors should be considered:

- The location of the service area will be positioned on the opposite side of the parcel to reduce odor, noise and visual impacts on the motel to the south; and
- The barbecue trailer as shown on the site photos will provide a professional appearance;
- Vehicular access from the alley will be controlled by a 24-foot wide drive entrance. This will reduce back-ups from Playa Avenue that could affect other vehicles or pedestrians; and
- The area of the service area will be setback approximately 25 feet from the curb line of Playa Avenue to minimize conflict with the roadway and allow for pedestrians to safely access the site; and
- With no on-site dining, the off-street parking area will provide sufficient parking and mitigate litter and food related disposable waste issues; and
- A trash enclosure will be constructed to provide a barrier from garbage and waste generated by the liquor store and barbecue business; and
- The development of the vacant area within a primary regional commercial area will serve to upgrade the visual appearance of the area, provide for a business opportunity that will attract both local and visitors coming to the city.

Noise

Patron's voices, vehicular traffic and the operation of a 1,300 watt Honda generator would be the main noise sources at the project site. The proposed hours of operation for the sales of food are 11:00 am through 7:00 pm, Monday through Friday. The preparation of the outdoor grill will begin at 7:00 am with the outdoor cooking ceasing at 6:30 pm. The generator will be turned on at 10:00 am and shut down no later than 9:00 pm. The use of the generator is required to run the refrigeration and hot box inside the trailer and when lights are required during non-daylight savings time.

The outdoor activity occurring with the proposed business must be conducted in accordance with the objectives of the City's Noise standards for a stationary noise source under Section 17.30.060.E of the Seaside Municipal Code (SMC). No use shall generate noise in excess of levels identified in Table 3-3 (Maximum Interior and Exterior Noise Standards) and 3-4 (Noise/Land Use Compatibility Matrix). The primary noise source associated with the business would be the operation of the 13,000 watt generator which would be at 60dB.

The noise sensitive use closest to the site is the 33-unit Thunderbird Motel on the adjacent parcel to the south. Per Table 3-3, the maximum exterior dB is 70. Per the Table 3-4, the noise compatibility matrix lists less than 55 dB as normally acceptable with a noise level of 65 dB or less as conditionally acceptable. The portion of the motel facing the "Service Area" consists of 12 rooms, with 10 rooms having small bathroom window facing the site and two having a 40/40 windows. The primary sleeping area of each room is oriented away from the project site. Based on the location of the generator combined with distance from the motel and the vehicle traffic noise on Fremont Boulevard and Playa Avenue, noise levels will operate at a normally acceptable level. Furthermore, Condition No. 2 includes noise mitigation to further reduce noise levels to a less than significant level.

Parking

The project site is developed with 11 parking spaces on a paved asphalt surface that are used for the Liquor store. The applicant is proposing to stripe eight spaces, which includes a van disabled space on the gravel surface to the rear. An outdoor itinerant vendor does not have a specific parking requirement. Per Section 17.34.040.A. 2, a land use not specifically listed shall be as required by the review body. In this case, the Planning Commission would be the review body.

The Parking lot to the rear has been designed to allow for a controlled entrance and exit so that vehicles are entering and exiting without interference with the pedestrian walkway and the disabled space is located the closest to the "Service Area". In review of Table 3-8 (Parking Requirements By Land Use), eight parking spaces would equal the size of a 1,600 square-foot take-away restaurant. City finds that using this criteria the proposed business would be providing an acceptable number of parking spaces. Additionally, the business would be operating week days only. Should parking related problems occur, staff has included a condition of approval which allows the Community Development Director to refer the Use Permit back to the Planning Commission for possible mitigation measures.

Land Use

- The City of Seaside needs to find creative uses for land that does not currently have water available. Food trucks / trailers appear to be one of those uses. Food trucks / trailers may enliven an area that would otherwise likely be vacant for a long period of time.
- Food trucks /trailers are an affordable way for a business to prototype their menu concept; it helps to demonstrate potential success before investing in a traditional brick and mortar building. Food trucks / trailers, in some cases, are considered a stepping-stone to a traditional restaurant. Some food truck / trailers remain mobile because of a preference for independence or financial difficulties, per a study in Portland OR.
- Some brick and mortar restaurants may resent food trucks / trailers because it appears they have an unfair advantage due to reduced operating costs. However, studies in Portland OR show that mobile facilities often create opportunities for those lacking capital to begin a restaurant concept sooner, and it also tends to provide greater opportunities for minorities and women to start new businesses.
- The City Attorney for the City of Seaside states that there shall be no limits on duration of the use permit – so a use permit for one year, for example, is not an option.
- When a business-owner makes an agreement to lease property for their food truck/trailer, the rent decision is made based on finances calculated operating full-time. The business-owner is relying on being able to serve food during regular eating hours in a week, so that they can afford the property rent. Also note in Portland OR, they determined through surveys that customers wanted mobile food options to be available daytime and evening hours, which leads to an increase of the area's vitality.
- Taxes are paid on all prepared food, whether in a food truck / trailer or brick and mortar restaurant. Business license fees are also paid.
- Restaurateurs do not need to fear food trucks / trailers threatening the success of their business. An article in The Economist cites Bureau of Labor Statistics that counties with "higher growth in mobile-food services have also had quicker growth in their restaurant and catering businesses." Austin TX had an 18% increase in restaurant count, while food trucks have increased by six times.

Building, Police, and Fire Review

The Building Division and Fire Department have reviewed the proposed use and do not have concerns with the proposal. Any physical design issues will be addressed with the forthcoming Design Review application. The Police Department also reviewed the proposal and has determined that no special security staff or precautions will be required.

Public Works

Public works has provided the following conditions:

- Provide tracker system at drive entrance to control the flow of dirt and debris from tires entering the City streets.
- All grease collection from the cooking grill and trailer shall be disposed within an on-site tallow container.

-Trash enclosure shall be constructed on-site to contain trash from the proposed business and existing liquor store.

Public Comments

Provided as Attachment 5 are two petitions the applicant has submitted from individuals and restaurant owners in support of his business. Written letter from Seaside citizen is provided as Attachment 6.

Findings

In accordance with S.M.C. Section 17.62.070, an application for a use permit shall be filed under the use permit process to determine whether the following findings can be made concerning the proposed project:

Finding 1

The proposed use is allowed within the applicable zone and complies with all other applicable provisions of this Zoning Ordinance and the Municipal Code.

Zoning Ordinance Conformance

This project is located within the Regional Commercial (RGC) Zoning District in which an itinerant vendor is permitted with use permit approval (S.M.C.S. 17.24.030, Table 2-4).

Evidence

- The location of the service area will be positioned on the opposite side of the parcel to reduce odor, noise and visual impacts on the motel to the south; and
- The barbecue trailer as shown on the site photos will provide a professional appearance;
- Vehicular access from the alley will be controlled by a 24-foot wide drive entrance. This will reduce back-ups from Playa Avenue that could affect other vehicles or pedestrians; and
- The area of the service area will be setback approximately 25 feet from the curb line of Playa Avenue to minimize conflict with the roadway and allow for pedestrians to safely access the site; and
- With no on-site dining, the off-street parking area will provide sufficient parking and mitigate litter and food related disposable waste issues; and
- A trash enclosure will be constructed to provide for garbage and waste generated by the liquor store and barbecue business; and
- The development of the vacant area within a primary regional commercial area will serve to upgrade the visual appearance of the area, provide for a business opportunity that will attract both local and visitors coming to the city.

Finding 2

The proposed use is consistent with the General Plan and any applicable specific plan.

Seaside General Plan Conformance

The Seaside General Plan Land Use Designation for the project site is Regional Commercial. According to the Seaside General Plan, the Regional Commercial land designation is intended to promote large scale development with retail, entertainment, and or

service uses to serve the regional market.

Land Use Element

Goal LU--2: Revitalize existing commercial areas

Policy LU-2.1: Encourage consolidation of under-performing and under-utilized commercial properties

Evidence: The proposed outdoor food service will serve to revitalize a vacant, underutilized commercial property and provide for a retail/service use that will attract both local residents and visitors.

Finding 3

The design, location, size, and operating characteristics of the proposed activity are compatible with the existing and planned future land uses in the vicinity.

Evidence: The proposed business will be designed to provide the following:

1. An accessible pedestrian walkway from Fremont Boulevard to the "Service Area"; and
2. Off-street parking; and
3. A "Service Area" in compliance with Health Department regulations; and
4. Mitigation to control the noise level.

Finding 4

The site is physically suitable for the type, density and intensity of use being proposed, including access, utilities, and the absence of physical constraints.

Evidence: The project site is served by existing water, wastewater, and electrical infrastructure and facilities with adequate capacity to serve the proposed project. As condition of approval, the applicant must receive clearance from the Monterey Peninsula Water Management District to document that the outdoor food use is exempt from District water allocation requirements.

Finding 5

Granting the permit would not be detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity and zone district in which the property is located.

Evidence: The granting of a use permit for the proposed business based on the site plan submitted will not create significant noise, traffic, or other conditions or situations that may be objectionable or detrimental to other permitted uses in the vicinity or adverse to the public interest, health, safety, convenience, or welfare of the City.

ATTACHMENTS

1. Attachment 1 - Draft Resolution
 2. Attachment 1 - Exhibit A - Site Plan
 3. Attachment 2 - Location Map
 4. Attachment 3 - Aerial Photo
 5. Attachment 4 Site photos
 6. Attachment 5 - Petitions in Support of Business
 7. Attachment 6 - Written Communications
-

RESOLUTION NO. 19-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SEASIDE, STATE OF CALIFORNIA, APPROVING A USE PERMIT TO ALLOW FOR AN OUTDOOR COOKING FACILITY AT 1949 FREMONT BOULEVARD IN THE REGIONAL COMMERCIAL ZONING DISTRICT.

WHEREAS, Ku Hu Hong, property owner, and Larry Amos, applicant have applied for a use permit to allow:

- A. An itinerant vendor to establish an outdoor cooking facility on a private parcel in the Regional Commercial Zoning District.

WHEREAS, the proposed project requires discretionary approval, and it is the responsibility of the Planning Commission to consider and weigh the merits of the application and public input in relation to the policies, standards and intent of the Seaside General Plan and Seaside Municipal Code; and

WHEREAS, the Seaside Planning Commission considered oral comments and written information concerning the proposed use permit at a duly noticed special public hearing held on March 6, 2019 and at a duly noticed regular continued public hearing, and

WHEREAS, the project is a Categorically Exempt, Class 1, Section 15301 meeting the following conditions:

- a) The proposed project would involve the placement of a trailer and an outdoor barbecue grill that would be removed each day.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission adopts the following findings for Use Permit Application No. UP-19-01:

- 1) The proposed use is allowed within the applicable zone and complies with all other applicable provisions of this Zoning Ordinance and the Municipal Code.**

Zoning Ordinance Conformance

This project is located within the Regional Commercial (RGC) Zoning District in which an itinerant vendor is permitted with use permit approval (S.M.C.S. 17.24.030, Table 2-4).

Evidence

1. The location of the service area will be positioned on the opposite side of the parcel to reduce odor, noise and visual impacts on the motel to the south; and
2. The barbecue trailer as shown on the site photos will provide a professional appearance;

3. Vehicular access to the rear will be controlled via a 24-foot wide drive entrance located away from the intersection of the alley with Playa Avenue to reduce back-ups that could affect other vehicles or pedestrians; and
4. The area of the service area will be setback approximately 25 feet from the curb line of Playa Avenue to minimize conflict with the roadway and allow for pedestrians to safely access the site; and
5. With no on-site dining, the off-street parking area will provide sufficient parking and mitigate litter and food related disposable waste issues; and
6. A trash enclosure will be constructed to provide for garbage and waste generated by the liquor store and barbecue business; and
7. The development of the vacant area within a primary regional commercial area will serve to upgrade the visual appearance of the area, provide for a business opportunity that will attract both local and visitors coming to the city.

2) The proposed use is consistent with the General Plan and any applicable specific plan.

Seaside General Plan Conformance

The Seaside General Plan Land Use Designation for the project site is Regional Commercial. According to the Seaside General Plan, the Regional Commercial land designation is intended to promote large scale development with retail, entertainment, and or service uses to serve the regional market.

Land Use Element

Goal LU--2: Revitalize existing commercial areas

Policy LU-2.1: Encourage consolidation of under-performing and under-utilized commercial properties

Evidence: The proposed outdoor food service will serve to revitalize a vacant, underutilized commercial property and provide for a retail/service use that will attract both local residents and visitors.

3) The design, location, size, and operating characteristics of the proposed activity are compatible with the existing and planned future land uses in the vicinity.

Evidence: The proposed business will be designed to provide the following:

1. An accessible pedestrian walkway from Fremont Boulevard to the “Service Area”; and

2. Off-street parking; and
 3. A “Service Area” on compliance with Health Department regulations; and
 4. Mitigation to control the noise level.
- 4) **The site is physically suitable for the type, density and intensity of use being proposed, including access, utilities, and the absence of physical constraints.**

The project site is served by existing water, wastewater, and electrical infrastructure and facilities with adequate capacity to serve the proposed project. As condition of approval, the applicant must receive clearance from the Monterey Peninsula Water Manage District to document that the outdoor food use is exempt from District water allocation requirements.

- 5) **Granting the permit would not be detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity and zone district in which the property is located.**

The granting of a use permit for the proposed business based on the site plan submitted will not create significant noise, traffic, or other conditions or situations that may be objectionable or detrimental to other permitted uses in the vicinity or adverse to the public interest, health, safety, convenience, or welfare of the City.

BE IT FURTHER RESOLVED, that the Planning Commission approves Use Permit Application No. UP-19-01 subject to the following conditions:

Project Specific

Planning:

1. Except as modified by required conditions of approval, plans submitted for a Certificate of Occupancy shall substantially conform to the plans identified as “Catering Fresh 2U” Stamped February 13, 2019. Site Plan is provided as Exhibit A.
2. Minor modifications to the use permit consistent with Seaside Municipal Code Section 17.54.090.C may be made subject to the review and approval by the Zoning Administrator and the Planning Commission if such modifications are in keeping with the intent of the original approval,
3. Signage is not a part of this review. The applicant shall apply for a separate sign permit for the installation of any permanent exterior or window signs associated with the outdoor cooking business.
4. The hours of operation will be from 7 am to 7 pm, Monday through Friday. The sales of food will be from 11 am to 7 pm. The generator shall be shut off no later than 9 pm.
5. The outdoor generator shall not exceed a decibel level of 65 dB as heard from the adjoining property line to the south.

6. Applicant shall obtain a permit from the Monterey County Health Department for the preparation and sale of food from an outdoor grill.
7. A handwashing facility for employees shall be provided in compliance with Health Department regulations.
8. A trash enclosure shall be constructed to provide for trash and debris from the liquor store and outdoor cooking facility.

Fire Department:

1. Prior to the issuance of a Certificate of Occupancy, applicant shall comply with the requirements of the Seaside Fire Marshall for the placement and operation of the outdoor trailer and equipment.

Building Department:

1. Prior to commencing business, the applicant must receive a Certificate of Occupancy from the Building Division.

Standard:

1. Use Permit approval is subject to revocation procedures contained in S.M.C.S. 17.69.060 in the event any of the conditions of this approval are violated, this discretionary permit was granted on the basis of false or misleading information, written or oral, given willingly or negligently by the applicant or property owner, and/or there has been a discontinuance of the use, or purposed for which the permit was issued, for a period of 180 days or more.
2. This Use Permit is subject to procedures and requirements of Chapter 17.54 (Permit Implementation, Time Limits, and Extensions), and those related to appeals and revocation in Article 6 (Zoning Ordinance Administration) of Title 17 of the Municipal.
3. The applicant agrees as a condition and in consideration of the approval of this discretionary permit that it will defend, indemnify and hold harmless the City of Seaside or its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul this approval. The applicant will reimburse the City for any court costs and attorney's fees, which the City may be required by a court to pay as a result of such action. City may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his obligations under this condition. The City shall promptly notify the applicant of any such claim, action, or proceeding, and the City shall cooperate fully in the defense thereof.
4. These conditions shall be binding on the applicant and all successors in interest, subject to the business operations not lapsing for a period 180 consecutive days. In the case of a transfer of ownership, the new owner of the establishment shall sign the adopted Resolution acknowledging these conditions of approval. Failure to comply with this requirement may result in revocation of this use permit.

5. Any proposed future development shall comply with the requirements of the Fire, Health, Planning, Code Enforcement, Building and Public Works Departments.
6. The project shall comply with the requirements and the applicable ordinances of the Monterey Peninsula Water Management District (MPWMD).
7. The project shall be responsible for all applicable local and/or regional development and/or impact fees including, but not limited to, sewer, water, and traffic fees, which shall be paid prior to building permit issuance.
8. The permit shall have no force or effect unless and until accepted, and the terms thereof agreed to, in writing, by the applicant and property owner within fifteen (15) days from the date of its approval.
9. This Use Permit shall expire and become void 12 months from the date of approval, or upon the expiration of another time limit established by the review authority, unless use has commenced within the required time limit or the Zoning Administrator has granted an extension of time. In accordance with Section 17.54.080.B.1.a of the Zoning Code, the applicant must file request for time extension at least 30 days prior to expiration date in order to receive consideration of time extension by the Commission.
10. For purposes of assuring compliance, the applicant, agents, representatives or their assignees agree not to deny or impede access to the subject property by City employees in the performance of their duties.

PASSED AND ADOPTED at the regular meeting of the Planning Commission of the City of Seaside, State of California, on the 27th of March, 2019, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

John Owens, Chairperson

ATTEST:

Planning Commission Secretary

Use Permit Application No. UP-19-01

These permits are hereby accepted upon the express terms and conditions hereof, and shall have no force or effect unless and until agreed to, in writing, by the applicant and property owner(s).

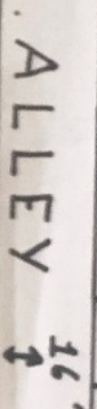
The undersigned hereby acknowledge the approved terms and conditions and agree to fully conform to, and comply with, said terms and conditions within the time frames approved by the City of Seaside Planning Commission.

Applicant's Signature

Date

Property Owner's Signature (if different from above)

Date



Location Map

Project Site: 1949 Fremont Boulevard



Attachment 3

Aerial Photo



Attachment 4

Site Photos



View of the front façade for Liquor Store



View of trailer location from Playa Avenue



View of site with trailer and tent covering outdoor grill from Playa Avenue



View of site with trailer and tent covering outdoor grill from Playa Avenue



View of site from alley



View of site from motel

Attachment 5

Petitions in Support

Seaside Citizens in Support

Petition

Citizens of Seaside CA 93955

Vote for CateringFresh2U to operate as a BBQ business at 1949 Fremont Blvd as well as the support. We need a Great Business in Seaside.

Name.

Address

Juan Barcenas	1659 SOTO ST
Rosa Blensde	1739 DARWIN
Abraham Lopez	1844 Laguna
Juan M Verde	1291 Playa Ave
Fernando Verde	
Scott Conter	1255 Circle
Erica Dizon	595 Williams Ave
Donna Scott	800 Scott St
Marco Rios	1833 Ord Green Ave
Clyde Lewis	1660 Broadway Ave

1627 Highland St	John Smith
224 COSTA DR	James Smith
1131 S. Brown St. Chicago	Joe Smith
PO BOX 82 / ARLING	JOHN E. ELLER
1230 Second St. Apt. 2	Nick Cook
543 Hawthorne	Melinda C. C. C. C. C.
Belmont	Bernard
1500 GRAY	1924 Nestles Rd
Carlos pomposo	Guerrero
Leopoldo Zavala	
3rd Rn	1655 MILITARY
Byron Williams	213 Ardennes
J. J.	too
Gustav	Kent Way
James Washington	Los Angeles
Joe Davis	
James Davis	
Victor Ramirez	24520 Calle E. Rosarito
	1996 Lincoln Ave

Shaneen	1190 Ordgrove Ave.
Sam 100	Seaside
Anton Hunt	Seaside
Dave Jones	Seaside
CHARLES M. HUPREARD	1252 CIRCLE AVE. SEASIDE
ISAIAH CARCIA	ON SEASIDE
Cesar Rangel	
Tom Moore	1706 LaSalle Ave
Richard Arreguin	
Roe Davis	1272 Soto
Michael Chappell	Everywhere
Buck Hall	1500 Soto
Dave Hunt	5200 COCINA
Sam Guerrero Jr	1060 San Marino
Randy Lafferty	1860 Ord Grove
Roy ESPARZA	1036 LOST BARRICA
Andre Johnson	411 Grand Mariner
Anthony L.	PO Box 1291 Marina

Petition

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Name.

Address

<i>Paul Walsh</i>	1420 Annapolis ST Seaside
<i>Angie Lewis</i>	1852 Circle Ave
<i>Trinidad</i>	2086 Wenden St
<i>Don B</i>	1818 Wenden
<i>Chen Chen</i>	775 Sun Ave
JACOB LUTON	1149 AMADOR SS, CA
<i>Rachel Jimenez</i>	1531 Sun slope rd
<i>Robert K. Phelps</i>	1809 St. Helena
<i>Michael</i>	1297 Flores St
Jose Ortiz	1283 Playa Ave

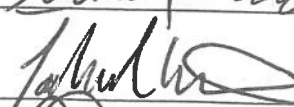
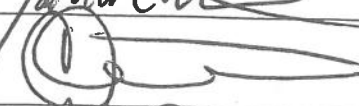
Petition

Citizens of Seaside CA 93955

Vote for CateringFresh2U to operate as a BBQ business at 1949 Fremont Blvd as well as the support. We need a Great Business in Seaside.

Name.

Address

	1782 DAWSON ST
Michelle Beardo	210 Algeria Rd.
	1008 Trinity
Denny Poole	475 AlBert Way
Jessie De La Rosa	Forty1 Monterey
	9 Sandipen Ct
Maria Paula Car	5100 Coe Ave
	5100 Coe Ave
	500 Coe Ave
	121 Holly St

941-982-3601	
831-383-5232	
909 435 9053	Irene R. Padilla
831 383 4263	Matthew Hurley
831-890-4408	Alex Rosendo
419-7537	Woody Bar
1281 and 6000 Ave	Michael Sanchez
Grove Area	Angie Lewis
1255 Circle Ave STANAN	Gene Stephenson
	Cody Moore
MOISES Dias	1819-1000 St
Don POWELL	1615 YOSEMITE ST
Jose SORTO	
Juan Morales	1872 Tulson St
Eddie Bunostru	775 La Purisima
Sophia Martin	5200 COE AVE
Michael Basco	
MICHAEL BASCO	4322 ORANGE AVE

Petition

Citizens of Seaside CA 93955

Vote for CateringFresh2U to operate as a BBQ business at 1949 Fremont Blvd as well as the support. We need a Great Business in Seaside.

Name.

Address

Justinly - Tran	1256 Fremont - Blvd (Lovely Nails) Seaside CA - 93955
Daneth Curbulw	1773 Union St Seaside, CA 93955
Ken Lee	1260 Fremont Blvd Seaside
Thuy Diem Dao	1137 Hilby Ave Seaside CA 93955 (Scissor Shack)
Kelly Le	1242 Fremont Blvd. Seaside CA 93955
Kim Wong	1857 Noche Buena Seaside CA 93955
Jessica Hernandez	1224 Fremont Blvd (Discomania)
Marisol Vasquez	933 Hilby ave #11 Seaside, CA 93955
Patrick Martinez	933 Hilby ave #B Seaside, CA 93955
Sarah Martinez	601 trinity ave. Seaside, CA 93955
Alondra Rodriguez	#5322 phoenix ave. #3 Seaside, CA 93955

[illegible]

Petition

Citizens of Seaside CA 93955

Vote for CateringFresh2U to operate as a BBQ business at 1949 Fremont Blvd as well as the support. We need a Great Business in Seaside.

Name.

Address

Rina Rempton	4 Valencia Court Seaside 93955
David Rempton	4 Valencia Ct. Seaside 93955
SYLVIA TUCKER	1252 Yosemite St SEASIDE CA 93955
Tom Mancini	8 Valencia Ct Seaside
Kathy Hendricks	1200 Ancuter Ave
Larry Ann Smith	1072 Lorenzo Ct SEASIDE CA
Nadine Evans	1074 Lorenzo Ct Seaside
Seturko Yaponidi	1066 Lorenzo Ct Seaside
Melinda King	1046 Lorenzo Ct Seaside
Marcel E. Menasi	1036 Lorenzo Ct Seaside

ANNA HOFSCHEIER	1030 LORENZO CT.
William R. Kure	1031 Lorenzo Ct.
MICHAEL E. WOODS ^{Michael E. Woods}	1041 LORENZO CT
DALE WAGNER ^{Dale Wagner}	1051 LORENZO CT.
Emily Minniear	1096 Lorenzo Ct
YESENIA LUNA	214 NAPLES RD
Karla Navarro	912 Harcourt apt B.
Rosa Cano	1447 San pablo Ave. Seaside.
Galdy Carbalal	775 A Trinity Seaside
Maria Aguacino	775 A Trinity Seaside
Strouse Family	81333 Fremont Blvd. Seaside
Spencer Brisco C	1281 Fremont Blvd Seaside CA 93955
Tazmin Elorza	1280 Fremont Blvd Seaside Ca 93955
HOLLY SABLAIN	1276 FREMONT BLVD SEASIDE, CA 93955
Jose A. Finas	1276 FREMONT BLVD SEASIDE, CA 93955
Maria M	1266 Fremont
RAYMONDO E. H	1260 FREMONT BLVD
Matilde Hernandez	1258 Fremont BLVD

Petition

Citizens of Seaside CA 93955

Vote for CateringFresh2U to operate as a BBQ business at 1949 Fremont Blvd as well as the support. We need a Great Business in Seaside.

Name.

Address

ZNKIQUEZ	6 Lopes Ct 95850
Luis Olivares	12360 Christen Rd
Juan Guillen	1179 Pel Norte Ave 95050
M LUCAS	800 San d City
Manuel Torres	526 Palm Ave
Roberto	W San Pablo
Bobby	
Ang	LUZERN
David Bryant	1276 Green Ave Apt H
David Jones	Montenay 93940

Alexis Mijangas	5100 Ave #152
Willie Hamner	1190 2nd GROVE 5 SEASIDE CA 93955
an Pua	1132 Pua Ave
Howard Miles	
Jim Hargrave	1495 Mira Mesa Ave
Juan Manuel Verde	1291 Playa Ave
Bill Thrasher	800 Scott Rd
Jandra L. Stoda	1647 Goodwin St, SEASIDE
Rudy Rodriguez	1602 Luzern St Seaside CA,
Fred Hardy	1779 Baker St
Philip Hargrave	1130 Clem
Kathy Caldwell	56 W. Bolivar St
Albert Bowers	160 Sierrade
Ut Chung	Ut Chung
Bernard	APT 5A 1466 Yousen St
Erola	5100 Coe Ave #191 Seaside
Cidre Cuyler	1460 Meser St
Jepson	1124 Playa

Petition

Citizens of Seaside CA 93955

Vote for CateringFresh2U to operate as a BBQ business at 1949 Fremont Blvd as well as the support. We need a Great Business in Seaside.

Name.

Address

Ken Henderson	#7 Seaside Ct
Low. HAYASHIDA	Tanta Cruz
Pat Guier	Paradise Ave Seaside, CA.
Angel Castillo	831 Casanova ave.
Nicka Smith	1795 Ord Grove Ave
Derek Smith	1795 Ord Grove Ave
Mark Peters	1391 Ord Grove Ave
Jose Ochoa	66 Fiesta Way W,
Kathy Prescott	5100 Coe #83
Sammy Fitzgerald	5100 Coe #152

Megan Williams	1012 K 532
Chris Bar	4 Sandpiper Ct
Mike Chernitsky	1755 DEL Monte
	345 Hawthorne
	1060 Pajarito Hills
	1
Steph Jones	1478 Yosemite St Apt D.
Jose A Velasco	Joe and Debbie
Daniel Cortes	1738 Noche Buena
Carl Cohen	
Said Pergrossi	420 McClellan Ave #8 Monterey, CA 93940.
Yasser K. Zaid	PO Box 1375 Seaside, CA 93955
Rejean Ya Drouk	1494 Soto Ct Seaside
Diana Seminars	1112 Waring St. Seaside, CA 93955
Woodward Roberts	
Kenneth Weller	1795 EVELYN ST SEASIDE 93955
Ann H. ...	314 Mulheim Rd.
	326 Hatten Rd
Mike	1120 3rd St Monterey

Seaside Restaurant Owners

In Support

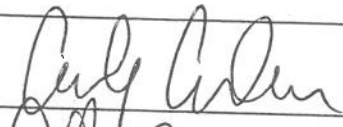
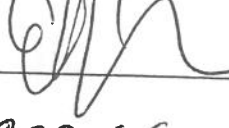
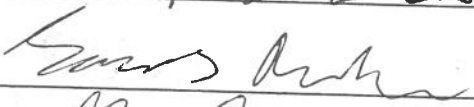
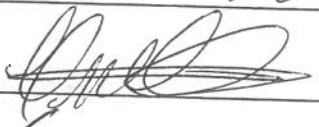
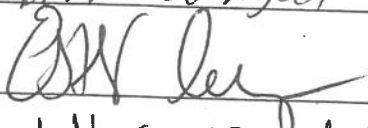
Petition

Citizens of Seaside CA 93955

Vote for CateringFresh2U to operate as a BBQ business at 1949 Fremont Blvd as well as the support. We need a Great Business in Seaside.

Name.

Address

	1264 Noche Buzont
 Esmeralda Guenara	1090 Fremont Blvd Burger King
CESOR Gonzalez CESOR GUE	1107 Fremont Blvd Taveria Zapata
	1130 Fremont Blvd. The Breakfast Club
	1142 Fremont Blvd Carlos Jr
SUSHI TIME	1153 FREMONT SEASIDE, CA
Filiberto Carbajal	1175 Fremont Seaside CA KFC
	5200 Coe Ave. Apt 1044
Elijah Vasquez Glych Vasquez	1257 Fremont Blvd Seaside, CA 93955
Luis Hector	1291 Fremont Blvd Seaside CA Zimathu Bakery and Deli

USSENIA LUNK	FOOT WIFE 781 TRINITY AVE SEASIDE CA
Armando Velazquez	711 1212 Fremont Seaside, CA 93955
Elaine Bibiana Torres	1349 Canyon Del Rey Blvd Seaside, CA 93955 Chili's
Chris Elser Chef	Emboss Suites 1441 Canyon Del Rey Seaside
Jennifer Alondra	1520 Del Monte Blvd Googie Seaside, California 93955 grill
Daniel Cruz	400 Palm Ave Seaside CA 93955 Tacos California Grill
Antonia Garcia	Maniscos Puerto Nuevo 580 Broadway Av Seaside
MARIA PRADO	417 Butany Rd Seaside CA Jack, Be
JASON BULLARD	1553 FREMONT BLVD #3 SEASIDE Buffalo Wildwings
Armando	880 Broadway ave MARIK PIZZA
Donte Smith	840 Broadway ave ERIKS
Cassandra Valenzuela	840 Broadway ave ERIKS Deli pen
Selene Reyes	Los Manos bar & Grill 1732 Fremont BLV

Attachment 6

Written Communications

Bina + David Kempton
4 Valencia Court
Seaside, CA 93951
831-394-3274

Dear Honorable Mayor
and
City Council Members,

We highly recommend Jerry Amos Jr.
to bring his superb food truck
to Seaside. His products are
fresh and delightfully prepared.
He is reliable, responsible and
committed to his customers
and products. He will amp
up Seaside's image as folks
will travel for his creations.
Sincerely,
David & Bina Kempton
(30+ year residents)