



AGENDA

CITY OF SEASIDE
PLANNING COMMISSION

REGULAR MEETING
COUNCIL CHAMBER
440 Harcourt Avenue
Wednesday, July 22, 2015
7:00 PM

PLEASE TURN OFF YOUR CELL PHONES UPON ENTERING THE MEETING

1. **CALL TO ORDER**

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

John Owens	Chair
Michael Lechman	Vice Chair
Keith Dodson	Commissioner
Margaret Leighton	Commissioner
Paul Mugan	Commissioner
Denise Ross	Commissioner

3. **PUBLIC COMMENT**

4. **APPROVAL OF MINUTES**

A. **REGULAR MEETING OF FEBRUARY 25, 2015**

B. **REGULAR MEETING OF MARCH 11, 2015**

C. **SPECIAL JOINT MEETING OF MARCH 25, 2015**

D. **REGULAR MEETING OF APRIL 22, 2015**

F. **REGULAR MEETING OF JUNE 10, 2015**

5. **NEW BUSINESS**

A. **Use Permit Application No. UP-15-02: First Baptist Church, property owner, and Verizon Wireless, applicant, are requesting the approval of a use permit to install a telecommunication facility consisting of a 50'-0" tall tower configured as a church steeple on the premise of First Baptist Church located at 1949 Waring Street in the RS-8 Zoning District. The project is Categorically Exempt, Class 3 from the California Environmental Quality Act.**

PURPOSE: Verizon Wireless is proposing to establish a new telecommunication facility at the property located at 1949 Waring Street by constructing a 50-foot tall tower configured to resemble a freestanding church steeple on an existing church site (First Baptist Church). Section 17.54.040 of the Seaside Municipal Code (SMC) (Telecommunication Facilities) requires communication facilities to obtain a use permit.

RECOMMENDATION: Staff recommends that the Planning Commission approve the Use Permit application based on the findings, evidence, and subject to conditions of approval in the Draft Resolution attached as Attachment 1.

B. Use Permit Application No. UP-15-04: Faith Lutheran Church, property owner, and Verizon Wireless, applicant, are requesting the approval of a use permit to install a telecommunication facility consisting of a 39'-6" tall tower configured as a church steeple on the premise of Faith Lutheran Church located at 1460 Hilby Avenue in the RS-8 Zoning District. The project is Categorically Exempt, Class 3 from the California Environmental Quality Act.

PURPOSE: Verizon Wireless is proposing to establish a new telecommunication facility at the property located at 1460 Hilby Avenue by constructing a 39'-6"-foot tall telecommunication tower configured to resemble a church steeple at the rear elevation of an existing church building (Faith Lutheran Church). Section 17.54.040 of the Seaside Municipal Code (SMC) (Telecommunication Facilities) requires communication facilities to obtain a use permit.

RECOMMENDATION: Staff recommends that the Planning Commission approve the Use Permit application based on the findings, evidence, and subject to conditions of approval in the Draft Resolution attached as Attachment 1.

6. REPORTS FROM COMMISSIONERS

7. REPORTS FROM STAFF

8. ADJOURNMENT

Next Regularly Scheduled Meeting:
August 12, 2015
Seaside City Hall

The City of Seaside is an ADA accessible facility and is committed to include the disabled in all of its services, programs and activities. Any person who requires accommodation to be able to participate in this meeting is asked to contact the office of the City Clerk at 899-6707, no fewer than two business days prior to the meeting to allow for reasonable arrangements.

The City Council Chambers is equipped with a portable microphone for anyone unable to come to the podium. Assisted listening devices are also available.

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. Meetings are also available through live streaming at:

<http://cvp.telvue.com/player?id=T01629&video=52314&noplaylists=1&width=400&height=300> Videos of past meetings are available on demand through the City's website: <http://www.ci.seaside.ca.us>



MEETING MINUTES

CITY OF SEASIDE
PLANNING
COMMISSION

REGULAR MEETING
440 HARCOURT AVE
WEDNESDAY,
FEBRUARY 25, 2015
7:00 PM

1. **CALL TO ORDER AT 7:00pm**
Michael Lechman, facilitated the meeting in the absence of chairperson, John Owens.
2. **ROLL CALL – ESTABLISHMENT OF QUORUM**

MEMBERS	John Owens, Keith Dodson, Michael Lechman, Paul Mugan, Denise Ross, Margaret Leighton
PRESENT:	Keith Dodson, Michael Lechman, Paul Mugan, Denise Ross
ABSENT:	John Owens, Margaret Leighton
3. **PUBLIC COMMENT** – None from public. Staff did inform the Commission that John Owens notified in advance that he would not be present at the meeting. Also, Commission was informed that Margaret Leighton is a newly appointed member and has been added to the notification and email distribution list.
4. **NEW BUSINESS**
 - A. **USE PERMIT APPLICATION NO. UP-14-09.** ERASMO AIELLO, PROPERTY OWNER, AND PAT CORRIGAN, APPLICANT, REQUESTED APPROVAL OF A USE PERMIT TO ALLOW THE ON-SALE OF HARD LIQUOR (CLASS 47 ALCOHOLIC BEVERAGE CONTROL LICENSE) IN ADDITION TO THE EXISTING ON-SALE OF BEER AND WINE (CLASS 41 ALCOHOLIC BEVERAGE CONTROL LICENSE) FOR THE RE-OPENING OF A 96 SEAT SIT DOWN FULL SERVICE RESTAURANT AT 1901 FREMONT BOULEVARD IN THE REGIONAL COMMERCIAL (CRG) ZONING DISTRICT. THE PROPOSED PROJECT IS CATEGORICALLY EXEMPT, SECTION 15301, EXISTING FACILITIES, FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.
Bob Larsen, Associate Planner, presented the application and project. The applicant requested the use permit to allow for the on-sale of hard liquor to be served with meals. City staff reported that no separate lounge area will be created within the restaurant and that the operating hours have been scheduled to be 11 AM to 11 PM weekdays and 11 AM to Midnight on the weekends. The application was provided to the Police, Fire and Building departments for review and from which none offered any objections to the request of the permit. The staff analysis and findings concluded that the proposed use is allowed within the applicable zone and complies with all other applicable provisions of this Zoning Ordinance and Municipal Code; and 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.

Staff answered questions and concerns from the Commission regarding if a site analysis was conducted to provide information regarding what the surrounding businesses consisted of and how many businesses within the immediate of the area were selling alcohol. Staff provided the Commission with an assessment of the of the existing on-sale and off-sale alcohol sales within the immediate area and advised the Commission that a finding of “Public Convenience and Necessity” would only triggered by “off-sale” applications.

Pat Corrigan, applicant, represented the application and provided a brief overview of the restaurant. He stated that the new application to include spirits in addition to beer and wine was being requested as a means to enhance the business and in response to customer requests. No public comment was received on the item.

Commissioner Dodson made a motion to approve the item and it was seconded by Commissioner Lechman, however, the vote was spilt with two (2) Ayes and two (2) Noes. Without an affirmative vote, the Planning Commission acted to continue the item to the next meeting on March 11, 2015 in order to see if a full quorum was present to provide an affirmative to approve or deny the project.

B. USE PERMIT APPLICATION NO. UP-15-01. ALEX CHEHADA, PROPERTY OWNER, AND EDDIE HURT, APPLICANT, REQUESTED APPROVAL OF A USE PERMIT TO ALLOW THE EXPANSION OF BEER, AND WINE SALES WITHIN AN EXISTING RETAIL NEIGHBORHOOD MARKET (FOOD CORNER MARKET) LOCATED AT 1800 NOCHE BUENA STREET, IN THE COMMUNITY COMMERCIAL (CC) ZONING DISTRICT. THE PROJECT IS CATEGORICALLY EXEMPT, CLASS 1, SECTION 15301 FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES.

Rick Medina, Senior Planner presented the staff report. Mr. Medina stated that the applicant is requesting the use permit in order to expand the floor dedicated to the off-sale of beer and wine beverages being sold. The existing area dedicated to sale of spirits would remain the same.

Eddie Hurt, project architect, represented the application. Mr. Hurt explained that the applicant purchased the market less than two (2) years ago and has indicated that the area that was dedicated as a taqueria/delicatessen has not been a successful venture. It was explained that the existing taqueria/delicatessen counter would be replaced with an 11-door refrigerated cooler that would contain craft beers and wine products. As shown on the floor plan, an area of the cooler would be dedicated for grocery products.

Staff analysis concluded that the proposed use is allowed within the applicable zone subject to the issuance of a use permit and complies with all other applicable provisions of this Zoning Ordinance and the Municipal Code; 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 site is physically suitable for the type, density and intensity of use being proposed, including access, utilities, and the absence of physical constraints; and 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. Staff also informed the Commission of the noticing efforts of adjacent property owners went above and beyond the required 300 foot radius. No public comment has been received in response to the noticing. Staff also highlighted the conditions of approval. Staff answered questions and concerns from the Commission regarding the hours of operation, and the percentage of floor space dedicated to alcoholic and non-alcoholic sales. Applicant representative & architect, Eddie Hurt spoke to the Commission about the business owners' business plan and how this application is part of their method to succeeding as a business.

The Commission voted 4-0 to continue the application to the next Planning Commission meeting on March 11, 2015 to provide the following information:

1. A map identifying the location of existing off-sale alcohol outlets;
2. Floor plan that was approved to allow the installation of the taqueria/deli;

Per the Commission's request, staff will re-notice the public hearing on the continued meeting to the residents within 500-foot radius of the project site and place another notice in the Monterey Weekly.

5. OLD BUSINESS – None

6. REPORTS FROM COMMISSIONERS

- A.** When will In-N-Out Burger be started? *Staff indicated there will be something to report on that during item number 7.*

7. REPORTS FROM STAFF

- A.** Notification via email sent out in regards to a Joint Meeting between the Board of Architectural Review, Planning Commission on March 25 to review the addendum to the Coastal Development Permit Application No. CDP-14-01 for the In-N-Out Burger Restaurant.
- B.** Elections of officers will occur on the March 11 agenda.
- C.** New member, Margaret Leighton will be present at the Joint Meeting on March 25, 2015
- D.** Staff will be coordinating with Lesley Milton, City Clerk on the efforts toward recruiting members for the Planning Commission.

8. ADJOURNMENT – At 8:05pm



MEETING MINUTES

CITY OF SEASIDE

PLANNING
COMMISSION

REGULAR MEETING
COUNCIL CHAMBER
440 HARCOURT AVE
WEDNESDAY, MARCH 11,
2015
7:00 PM

1. CALL TO ORDER AT 7:00 PM

2. ROLL CALL – ESTABLISHMENT OF QUORUM

MEMBERS	JOHN OWENS, KEITH DODSON, MICHAEL LECHMAN, MARGARET LEIGHTON, PAUL MUGAN, DENISE ROSS
PRESENT:	JOHN OWENS, KEITH DODSON, MICHAEL LECHMAN, PAUL MUGAN, DENISE ROSS
ABSENT:	MARGARET LEIGHTON
STAFF	DON FREEMAN, CITY ATTORNEY
PRESENT:	LISA BRINTON, C&ED SERVICE MANAGER LOUIS LUMPKIN, DEPUTY POLICE CHIEF

3. ELECTION OF OFFICERS

On motion by Member Dodson and Seconded by Member Lechman and carried by the following vote the Planning Commission nominated and elected John Owens as Chairperson of the Planning Commission.

AYES	5	COMMITTEE MEMBERS	JOHN OWENS, KEITH DODSON, MICHAEL LECHMAN, PAUL MUGAN, DENISE ROSS
NOES	0	COMMITTEE MEMBERS	
ABSENT	1	COMMITTEE MEMBERS	MARGARET LEIGHTON
RECUSED	0	COMMITTEE MEMBERS	

4. PUBLIC COMMENT – None

5. NEW BUSINESS

A. USE PERMIT APPLICATION NO. UP-14-10. MARK GEISREITER, REED GEISREITER, AND RICHARD GEISREITER, PROPERTY OWNERS AND WALGREENS CO., APPLICANT, REQUESTED USE PERMIT APPROVAL FOR THE OFF-SALE OF HARD LIQUOR WITHIN AN EXISTING RETAIL STORE/PHARMACY LOCATED AT 1055 FREMONT BLVD IN THE CC (COMMUNITY COMMERCIAL) ZONING DISTRICT. THE PROJECT IS CATEGORICALLY EXEMPT, CLASS 1, SECTION 15301 FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES.

Bob Larsen, Associate Planner presented the project and staff report. The use

permit approval is required to allow for the expansion of the retail sale of alcoholic beverage sales for off-site consumption in a portion of an existing Walgreens retail store/pharmacy. The applicant proposed to add approximately 30 square feet of liquor display for a total alcohol display area of approximately 75 square feet, or 0.8 percent of the retail floor area of the drugstore. Walgreens store is open for 24 hours. To ensure compliance with State Law on the sale of alcohol, the store's point of sales system is programmed to not allow the sale of liquor between the hours of 2AM and 6AM. Staff recommended approval of the use permit, subject to the Conditions of Approval provided as Exhibit A. Also, staff further recommended that the Planning Commission make a determination of Public Convenience or Necessity in accordance with State of California, Department of Alcoholic Beverage Control regulations.

Don Freeman, City Attorney, advised the Commission that conditions could not be placed on the approval of the use permit if it did not have a nexus related to the purpose of the permit.

On motion by Member Lechman and Seconded by Member Dodson and carried by the following vote the Planning Commission approved UP-14-10.

AYES	5	COMMITTEE MEMBERS	JOHN OWENS, KEITH DODSON, MICHAEL LECHMAN, PAUL MUGAN, DENISE ROSS
NOES	0	COMMITTEE MEMBERS	
ABSENT	1	COMMITTEE MEMBERS	MARGARET LEIGHTON
RECUSED	0	COMMITTEE MEMBERS	

B. USE PERMIT APPLICATION NO. UP-14-09. ERASMO AIELLO, PROPERTY OWNER, AND PAT CORRIGAN, APPLICANT, REQUESTED APPROVAL OF A USE PERMIT TO ALLOW THE ON-SALE OF HARD LIQUOR (CLASS 47 ALCHOLIC BEVERAGE CONTROL LICENSE) IN ADDITION TO THE EXISTING ON-SALE OF BEER AND WINE (CLASS 41 ALCHOLIC BEVERAGE CONTROL LICENSE) FOR THE RE-OPENING OF A 96 SEAT SIT DOWN FULL SERVICE RESTAURANT AT 1901 FREMONT BLVD IN THE REGIONAL COMMERCIAL (CRG) ZONING DISTRICT. THE PROPOSED PROJECT IS CATEGORICALLY EXEMPT, SECTION 15301, EXISTING FACILITIES, FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

Bob Larsen, presented the project and staff report. Mr. Larsen explained that this is continued public hearing from the February 25, 2015 Planning Commission Meeting. The item was continued due a 2-2 vote on the use permit.

The applicant is the new owner of an existing restaurant that closed in December 2014. The change of ownership was processed in January 2015 and the new owner is now seeking to modify the menu to include a full service bar. The Commission was provided with the hours of operation (alcohol will be served

during their normal business hours), site plan, and a detail map that provided the alcohol retail license within 300-foot radius. Mr. Larsen provided the three (3) findings required to grant a use permit and indicated that City staff is recommending that the Planning Commission adopt the draft resolution and approve the use permit to allow the on-sale of spirits in conjunction with beer and wine under a Type 47 Alcohol License for a full service sit down restaurant located at 1901 Fremont Boulevard.

Applicant/business owner, Pat Corrigan was present at the meeting and provided more background and the described the atmosphere that has been established at the restaurant. Public comment was received on the permit in support of the approval of the permit.

On motion by Member Lechman and Seconded by Member Dodson and carried by the following vote the Planning Commission approved UP-14-09.

AYES	4	COMMITTEE MEMBERS	JOHN OWENS, KEITH DODSON, MICHAEL LECHMAN, PAUL MUGAN, DENISE ROSS
NOES	1	COMMITTEE MEMBERS	
ABSENT	1	COMMITTEE MEMBERS	MARGARET LEIGHTON
RECUSED	0	COMMITTEE MEMBERS	

C. USE PERMIT APPLICATION NO. UP-15-01. ALEX CHEHADA, PROPERTY OWNER, AND EDDIE HURT, APPLICANT, REQUEST APPROVAL OF A USE PERMIT TO ALLOW THE EXPANSION OF LIQUOR, BEER AND WINE SALES WITHIN AN EXISTING RETAIL NEIGHBORHOOD MARKET (FOOD CORNER MARKET) LOCATED AT 1800 NOCHE BUENA STREET, IN THE COMMUNITY COMMERCIAL (CC) ZONING DISTRICT. THE PROJECT IS CATEGORICALLY EXEMPT, CLASS 1, SECTION 15301 FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES.

Rick Medina, Senior Planner, presented the project and staff report. The item was continued from the February 25, 2015 meeting in order for the Commission to receive information regarding the public safety calls for service and incident reports; and map showing location of retail alcohol sales; and map identifying location of property owner which received the public notice. The applicant proposed to abandon the deli operation that was recently installed and to reconfigure the aisle widths to comply with ADA standards and install new beverage refrigerator and deli case. The land use issues were reviewed and the responses to the follow up items were provided. Staff recommended the approval of the Use Permit applicant and to grant approval to expand the floor area dedicated to the off-sale of liquor, beer and wine sold at the existing establishment. The City Attorney and Deputy Police Chief provided comments in regards to the permit.

On motion by Member Owens and Seconded by Member Lechman and carried by the following vote the Planning Commission approved UP-15-01.

AYES	5	COMMITTEE MEMBERS	JOHN OWENS, KEITH DODSON, MICHAEL LECHMAN, PAUL MUGAN, DENISE ROSS
NOES	0	COMMITTEE MEMBERS	
ABSENT	1	COMMITTEE MEMBERS	MARGARET LEIGHTON
RECUSED	0	COMMITTEE MEMBERS	

6. OLD BUSINESS – NONE

7. REPORTS FROM COMMISSIONERS – NONE

8. REPORTS FROM STAFF

A. FORM 700

B. PROPOSED JOINT MEETING W/ BAR ON MARCH 25 AT 6PM

9. ADJOURNMENT

On motion by Member Lechman and Seconded by Member Dodson and carried by the following vote the meeting adjourned at 8:26pm

AYES	5	COMMITTEE MEMBERS	JOHN OWENS, KEITH DODSON, MICHAEL LECHMAN, PAUL MUGAN, DENISE ROSS
NOES	0	COMMITTEE MEMBERS	
ABSENT	1	COMMITTEE MEMBERS	MARGARET LEIGHTON
RECUSED	0	COMMITTEE MEMBERS	



MEETING MINUTES
DRAFT

CITY OF SEASIDE

PLANNING
COMMISSION & BOARD
OF ARCHITECTURAL
REVIEW

JOINT SPECIAL
MEETING
COUNCIL CHAMBER
440 Harcourt Avenue
Wednesday, March 25, 2015

6:00 PM

1. CALL TO ORDER AT 6:07 PM

**2. ROLL CALL – ESTABLISHMENT OF QUORUM
MEMBERS**

PLANNING COMMISSION:

John Owens, Margaret Leighton, Keith Dodson, Michael
Lechman, Paul Mugan, Denise Ross

BOARD OF ARCHITECTURAL REVIEW:

Toby Keller, Kathleen Ventimiglia, Ken Rudisill,
Mitsugu Mori

PRESENT: John Owens (arrived at 6:12 pm), Margaret Leighton,
Keith Dodson, Michael Lechman, Denise Ross, Toby
Keller, Kathleen Ventimiglia, Ken Rudisill, Mitsugu
Mori

ABSENT: Paul Mugan, Wendell Montes

3. PUBLIC COMMENT – None

4. NEW BUSINESS

A. COASTAL DEVELOPMENT PERMIT APPLICATION NO. CDP-14-01. THE CITY OF SEASIDE SUCCESSOR AGENCY, PROPERTY OWNER, AND IN-N-OUT BURGER, APPLICANT, REQUESTED THE APPROVAL OF A COASTAL DEVELOPMENT PERMIT, DESIGN REVIEW APPROVAL, AND SIGN PERMIT APPROVAL FOR THE CONSTRUCTION OF A PROPOSED IN-N-OUT BURGER DRIVE-THROUGH RESTAURANT LOCATED WITHIN THE APPEALABLE AREA OF THE CITY'S LOCAL COASTAL PLAN AT 1350 DEL MONTE BOULEVARD IN THE COASTAL VISITOR SERVING COMMERCIAL (CVSC) ZONING DISTRICT. IN ACCORDANCE WITH SECTION 15164 OF THE STATE CALIFORNIA ENVIRONMENTAL QUALITY ACT GUIDELINES, AN ADDENDUM TO A FINAL ENVIRONMENTAL IMPACT REPORT THAT WAS CERTIFIED ON JULY 21, 2011 FOR A SIMILAR IN-N-OUT DRIVE-THROUGH RESTAURANT PROJECT ON THE SAME PROJECT SITE HAS BEEN PREPARED TO ADDRESS COMPLIANCE WITH THE CEQA GUIDELINES FOR

THE PROPOSED PROJECT DESIGN.

Pam Reading, Environmental Planner at LSA presented the project and staff report. The addendum to the FEIR is intended to augment the certified FEIR and assess whether the new project design or the existing setting has changed such that the new project would result in impacts not previously assessed by the certified FEIR. The addendum found that the revised project would remain consistent with the size and scope of the previous project design and no additional mitigation measures would be required. It was also determined that there have been no changes to the characteristics and setting of the project site and surrounding setting that would create new impacts not previously identified in the FEIR.

On motion by Member Lechman and Seconded by Member Dodson and carried by the following vote the Planning Commission approved CDP-14-01.

AYES	5	COMMITTEE MEMBERS	John Owens (arrived at 6:12 pm), Margaret Leighton, Keith Dodson, Michael Lechman, Denise Ross
NOES	0	COMMITTEE MEMBERS	
ABSENT	1	COMMITTEE MEMBERS	Paul Mugan
RECUSED	0	COMMITTEE MEMBERS	

B. BOARD OF ARCHITECTURAL REVIEW APPLICATION NO. BAR-15-06. CITY OF SEASIDE SUCCESSOR AGENCY, PROPERTY OWNER, AND IN-N-OUT BURGER RESTAURANT (MARK NOWAK), APPLICANT, REQUESTED DESIGN REVIEW AND SIGN PERMIT APPROVAL FOR THE CONSTRUCTION OF A NEW 3,750 SQUARE FOOT IN-N-OUT BURGER RESTAURANT WITH A DRIVE THROUGH AISLE LOCATED AT 1350 DEL MONTE BOULEVARD IN THE COASTAL VISITOR SERVING COMMERCIAL (CVSC) ZONING DISTRICT (APN: 011-401-023).

Rick Medina, Senior Planner, presented the project and staff report. The applicant requested design review and sign permit approval for the construction of a new one story, 3,750 square foot In-N-Out Burger restaurant with two drive entrances, drive through land with 14 vehicle stacking lane, 53 parking spaces, 5 reciprocating lake visitor parking spaces, indoor seating (83 seats), outdoor seating (18 tables with 76 seats), pedestrian path with coastal access signage, five park benches with trash receptacles, landscaping, on site lighting, sound wall, two drive-through directional signs, drive through menu board sign, trash enclosure, wetland delineation setback.

On motion by Member Rudisill and Seconded by Member Ventimiglia and carried by the following vote the BAR approved BAR-15-06.

AYES	4	COMMITTEE MEMBERS	Toby Keller, Kathleen Ventimiglia, Ken Rudisill, Mitsugu Mori
NOES	0	COMMITTEE MEMBERS	
ABSENT	1	COMMITTEE MEMBERS	Wendell Montes
RECUSED	0	COMMITTEE MEMBERS	

MEMBERS

6. REPORTS FROM COMMISSIONERS - None

7. REPORTS FROM STAFF - None

8. ADJOURNMENT

On motion by Member Rudisill and Seconded by Commissioner Owens and carried by the following vote the Planning Commission and BAR adjourned the meeting at 7:50pm

AYES	9	COMMITTEE MEMBERS	John Owens (arrived at 6:12 pm), Margaret Leighton, Keith Dodson, Michael Lechman, Denise Ross, Toby Keller, Kathleen Ventimiglia, Ken Rudisill, Mitsugu Mori
------	---	-------------------	---

NOES	0	COMMITTEE MEMBERS
------	---	-------------------

ABSENT	2	COMMITTEE MEMBERS
--------	---	-------------------

Paul Mugan, Wendell Montes

RECUSED	0	COMMITTEE MEMBERS
---------	---	-------------------



MEETING MINUTES
DRAFT

CITY OF SEASIDE

PLANNING
COMMISSION

REGULAR MEETING
COUNCIL CHAMBER
440 Harcourt Avenue
Wednesday, April 22, 2015

7:00 PM

1. **CALL TO ORDER AT 7:00 PM**

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

MEMBERS JOHN OWENS, KEITH DODSON, MICHAEL
LECHMAN, MARGARET LEIGHTON, PAUL
MUGAN, DENISE ROSS

PRESENT: JOHN OWENS, KEITH DODSON, MICHAEL
LECHMAN, PAUL MUGAN, DENISE ROSS

ABSENT: MARGARET LEIGHTON

3. **PUBLIC COMMENT - None**

4. **NEW BUSINESS**

A. USE PERMIT APPLICATION NO. UP-13-04: BRADLEY ZEVE, PROPERTY OWNER AND APPLICANT REQUESTED THE APPROVAL OF AN AMENDMENT TO USE PERMIT APPLICATION NO. UP-13-04 TO ALLOW FOR LIVE MUSIC ACTS WITH THE USE OF AMPLIFIED SOUND TO OCCUR AS A PERMITTED ANCILLARY SPECIAL ENTERTAINMENT USE WITHIN AN EXISTING CAFÉ/COFFEE HOUSE (THE PRESS CLUB). THE PROJECT SITE IS LOCATED AT 1123 FREMONT BOULEVARD IN THE COMMUNITY COMMERCIAL (CC) ZONING (APN#: 011-364-027). THE PROJECT IS CATEGORICALLY EXEMPT CLASS 1, SECTION 153019(a) FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES.

Rick Medina, Senior Planner, presented the project and staff report. The previously reviewed the application on September 11, 2013 to allow for the establishment of the café/coffee house, however, the live music was restricted to acoustic instruments without the use of amplified sound. The applicant/business proprietor was seeking to amend the condition to allow for live music to occur as a separate entertainment use and to allow for live music to occur with the use of amplified. The applicant, Bradley Zeve and presented the Commission with a video demonstration of how the sound received inside and outside of the building. The conditions of approval were also provided in detail to the Commission.

On motion by Member Lechman and Seconded by Member Dodson and carried by the following vote the Planning Commission approved the UP-13-04 with the addition of condition #8.

AYES 5 COMMITTEE

JOHN OWENS, KEITH

		MEMBERS	DODSON, MICHAEL LECHMAN, PAUL MUGAN, DENISE ROSS
NOES	0	COMMITTEE MEMBERS	
ABSENT	1	COMMITTEE MEMBERS	MARGARET LEIGHTON
RECUSED	0	COMMITTEE MEMBERS	

5. REPORTS FROM COMMISSIONERS

A. STATUS OF CONTAINERS, POD, STORAGE ABATEMENT IN SEASIDE

8. REPORTS FROM STAFF

A. INVITE TO ATTEND THE SYMPOSIUM – 4/24/15

B. APRIL 30, 2015 JOINT MEETING RE: MONTEREY DOWNS

9. ADJOURNMENT AT 8:06PM

On motion by Member Lechman and Seconded by Member Dodson and carried by the following vote the Planning Commission adjourned the meeting at 8:06pm.

AYES	5	COMMITTEE MEMBERS	JOHN OWENS, KEITH DODSON, MICHAEL LECHMAN, PAUL MUGAN, DENISE ROSS
NOES	0	COMMITTEE MEMBERS	
ABSENT	1	COMMITTEE MEMBERS	MARGARET LEIGHTON
RECUSED	0	COMMITTEE MEMBERS	



MEETING MINUTES
DRAFT

CITY OF SEASIDE

PLANNING
COMMISSION

REGULAR MEETING
COUNCIL CHAMBER
440 Harcourt Avenue
Wednesday, May 27, 2015

7:00 pm

1. CALL TO ORDER AT 7:00 PM

2. ROLL CALL – ESTABLISHMENT OF QUORUM

MEMBERS JOHN OWENS, KEITH DODSON, MICHAEL
LECHMAN, PAUL MUGAN, DENISE ROSS,
MARGARET LEIGHTON

PRESENT: JOHN OWENS, MICHAEL LECHMAN, PAUL
MUGAN, MARGARET LEIGHTON

ABSENT: KEITH DODSON, DENISE ROSS

3. PUBLIC COMMENT – NONE

4. NEW BUSINESS

A. USE PERMIT APPLICATION NO. UP-15-03. JOAN AND CARL OLIVER FAMILY TRUST C/O CARL OLIVER, PROPERTY OWNER, AND COURTNEY + LE ARCHITECTS C/O JOHN LE, APPLICANT, REQUESTED USE PERMIT APPROVAL TO ALLOW FOR THE EXPANSION OF THE FLOOR AREA CURRENTLY BEING USED FOR BEER, WINE, AND LIQUOR DISPLAY AREA IN CONJUNCTION WITH THE PROPOSED SMART & FINAL RETAIL STORE EXPANSION LOCATED AT 1560 CANYON DEL REY BOULEVARD, LOCATED IN THE REGIONAL COMMERCIAL (CRG) ZONING DISTRICT. THE PROJECT IS CATEGORICALLY EXEMPT, CLASS 1, SECTION 15301.E.2.B FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES.

Bob Larsen, Associate Planner, presented the project and staff report. Project specific changes request and findings were detailed and provided to the Commission. Staff recommended the approval of the use permit.

On motion by Member Lechman and Seconded by Member Mugan and carried by the following vote the Planning Commission approved UP-15-03.

AYES	4	COMMITTEE MEMBERS	JOHN OWENS, MICHAEL LECHMAN, PAUL MUGAN, MARGARET LEIGHTON
NOES	0	COMMITTEE MEMBERS	
ABSENT	2	COMMITTEE MEMBERS	KEITH DODSON, DENISE ROSS
RECUSED	0	COMMITTEE MEMBERS	

7. **REPORTS FROM COMMISSIONERS**
A. **REQUEST TO BE NOTIFIED OF DECISIONS MADE
ADMINISTRATIVELY OR BY OTHER BOARDS, COMMISSIONS
AND COMMITTEES REGARDING PROJECTS, DECISIONS IN
THE CITY**
B. **REQUEST TO CORRECT THE NAMES ON THE ROLL CALL
(PROPERLY IDENTIFY COMMISSIONERS)**

8. **REPORTS FROM STAFF**
A. **CODE ENFORCEMENT PRESENTATION BY BUILDING
OFFICIAL AT JULY 8 MEETING**

9. **ADJOURNMENT AT 7:26 PM**

On motion by Member Lechman and Seconded by Member Owens and carried
by the following vote the Planning Commission adjourned the meeting at
7:26pm.

AYES	4	COMMITTEE MEMBERS	JOHN OWENS, MICHAEL LECHMAN, PAUL MUGAN, MARGARET LEIGHTON
NOES	0	COMMITTEE MEMBERS	
ABSENT	2	COMMITTEE MEMBERS	KEITH DODSON, DENISE ROSS
RECUSED	0	COMMITTEE MEMBERS	



MEETING MINUTES
DRAFT

CITY OF SEASIDE

PLANNING
COMMISSION

REGULAR MEETING
440 HARCOURT AVE
SEASIDE, CA 93955
WEDNESDAY, JUNE 10,
2015
7:00 PM

1. **CALL TO ORDER AT 7:04 PM**
2. **ROLL CALL – ESTABLISHMENT OF QUORUM**
 - MEMBERS** JOHN OWENS, MICHAEL LECHMAN, KEITH DODSON, MARGARET LEIGHTON, PAUL MUGAN, DENISE ROSS
 - PRESENT:** MICHAEL LECHMAN, KEITH DODSON, PAUL MUGAN, DENISE ROSS
 - ABSENT:** JOHN OWENS, MARGARET LEIGHTON
3. **PUBLIC COMMENT - None**
4. **OLD BUSINESS - None**
5. **NEW BUSINESS**
 - A. ADOPTION OF MINOR TEXT AMENDMENTS TO TITLE 17 (ZONING CODE) OF THE SEASIDE MUNICIPAL CODE**

Rick Medina, Senior Planner, presented the item. The purpose of this item is to conduct a public hearing by the Planning Commission so that they can provide the City Council with the recommendation on the proposed text amendments. The City Council adopted the 2013 Comprehensive Zoning Code Update on February 20, 2014. Mr. Medina and Commission reviewed, made changes and discussed the proposed changes that were discovered by the Code Publishing Company that was contracted by the City to conduct the codification process. The Commission received the presentation and the comments made were noted by staff and will be incorporated and an update provided at a future meeting in which the Commission will then make a motion to recommend the changes.
6. **REPORTS FROM COMMISSIONERS - NONE**
7. **REPORTS FROM STAFF** – Coastal Water Project comments are due July 2015. Commissioners were encouraged to review the project (available at City Hall or online) and provide comments if so inclined to do so.
8. **ADJOURNMENT – 8:36 PM**

On motion by Commissioner Mugan and Seconded by Commissioner Dodson the Planning Commission moved to adjourn the meeting at 8:36pm



CITY OF SEASIDE STAFF REPORT

Item No.: 5.A.

TO: Planning Commission

BY: Lisa Brinton, Community and Economic Development Services Manager
Rick Medina, Senior Planner

DATE: July 22, 2015

SUBJECT: Use Permit Application No. UP-15-02: First Baptist Church, property owner, and Verizon Wireless, applicant, are requesting the approval of a use permit to install a telecommunication facility consisting of a 50'-0" tall tower configured as a church steeple on the premise of First Baptist Church located at 1949 Waring Street in the RS-8 Zoning District. The project is Categorically Exempt, Class 3 from the California Environmental Quality Act.

PURPOSE

Verizon Wireless is proposing to establish a new telecommunication facility at the property located at 1949 Waring Street by constructing a 50-foot tall tower configured to resemble a freestanding church steeple on an existing church site (First Baptist Church). Section 17.54.040 of the Seaside Municipal Code (SMC) (Telecommunication Facilities) requires communication facilities to obtain a use permit.

RECOMMENDATION

Staff recommends that the Planning Commission approve the Use Permit application based on the findings, evidence, and subject to conditions of approval in the Draft Resolution attached as Attachment 1.

BACKGROUND

SITE LOCATION AND DESCRIPTION

The project site is 148,000 square feet in area (3.4 acres) located at 1949 Waring Street on the west side of Waring Street. The project site contains an existing one-story 6,600 square-foot church building, a 3,000 square foot multi-purpose building on the upper north side of the site behind the existing church building, a 2,500 square foot multi-purpose building on the south end of the site, and parsonage for the church Pastor. Two driveways off Waring Street on each side of the church building provide access to the site. Unmarked off-street parking is located behind the existing church building and in front of the church building.

Figure 1: Project Site Adjacent Land Uses

NW	N			NE
	Single Family Dwellings	Single Family Dwellings	Single Family Dwellings	
W	Single Family Dwellings	Project Site	Single Family Dwellings	E
	Single Family Dwellings	Single Family Dwellings	Single Family Dwellings	

The properties adjacent to the project site consist of single family detached dwellings to the east, north, south and west (See Figure 1). A location map is provided as Attachment 2. Photographs of the project site are provided as Attachment 3. An aerial photo of the project vicinity is provided as Attachment 4.

PROJECT DESCRIPTION

Proposed Use

The proposed Verizon wireless facility consists of the following equipment which will be located within a 43 sq. ft. lease area for the antennas and a 752 sq. ft. lease area for the ground mounted equipment lease area:

- The construction of a freestanding 50'-0" tall 10'-foot sided triangular ground mounted telecommunication tower to replace existing church tower steeple;
- Twelve 6'-0" tall directional panel antennas would be mounted within the interior of the church steeple. Twelve radio remote units would be located below the antennas within the interior of the church steeple. Church steeple structure would be treated with material to match plaster finish on the church building support columns and painted to match the exterior siding on the church building;
- New Verizon Wireless outdoor equipment within a 21'-6" by 35'-0" lease area that would be screened with an eight-foot tall chain link fence with slats. The outdoor equipment would consist of cabinets within a 195 sq. ft. 11-foot tall equipment shelter and an outdoor 30kw stand by generator; and
- Two GPS antennas mounted to platform within the outdoor equipment area.

ENVIRONMENTAL REVIEW

This project is categorically exempt from environmental review pursuant to the California Environmental Quality Act Guidelines, Section 15303, New Construction or Conversion of Small Structures.

Evidence: Approval of the proposed project would allow for the construction of a 50'-0" tall church steeple which would contain an unmanned wireless personal telecommunication facility. The installation of the steeple and wireless telecommunication tower would consist of a minor addition to the existing church facility and would not result in any increased intensity of the existing land use.

STAFF ANALYSIS AND FINDINGS

Legal Background/Federal Law

The Telecommunication Act of 1996 provides that local governments: (a) shall not unreasonably discriminate among providers of functionally equivalent services (i.e. favor one wireless carrier over another); (b) shall not prohibit or have the effect of prohibiting the provisions of personal wireless services (e.g., cannot prevent a wireless carrier from closing a significant gap in service coverage); and (c) shall not regulate the placement and construction of personal wireless service facilities on the basis of the environmental effects of radio frequency (RF) emissions to the extent that such facilities comply with the Federal Communication Commission (FCC) regulations concerning such emissions (47 USC 332(c)). The effect of this federal law is to enable personal wireless service providers to establish networks for their services and to preclude local governments from regulating the potential health impacts of wireless facilities. While local governments may not establish or regulate RF emissions standards, they may review those applications to ensure compliance with the RF emissions standards set by the FCC (Govt. Code Section 66850.6(f)) and they may take aesthetics into consideration when reviewing an application.

CHAPTER 17.54 – TELECOMMUNICATION FACILITIES (WIRELESS ORDINANCE)

The Seaside Municipal Code (SMC) allows the installation of telecommunication facilities once the applicant has provided the required radio frequency emission report prepared by a licensed engineer, has demonstrated that there is a coverage gap in the target area, and the proposed telecommunication facility meets the SMC locational requirements. In addition, the SMC encourages telecommunication facilities to mitigate visual impacts by using stealth techniques and requires collocation of the wireless facility if it is structurally and technically feasible.

1. Cell Site Coverage Needs

The applicant has submitted a report (Cell Site Necessity Case) to demonstrate the need for the placement of a wireless communication facility at the project location. A copy of the report is provided as Attachment 5.

The proposed Waring Street site has been selected to provide needed coverage capacity to the residential areas of northwest Seaside. This area of the community is currently

being served by antennas on the Embassy Suites Hotel at 1440 Canyon Del Rey Boulevard (SR218/Highway 1) and a tower located within the area of the Granite Rock Construction Supply yard that resides with in Sand City (Del Monte Site) at 1755 Del Monte Boulevard. The height of the tower would be classified as a coverage site in that the signal is above the ground clutter. Coverage sites minimize the need for additional capacity cells which are typically at heights of 20 feet. The applicant's coverage map indicates that the SR218/Highway 1 and Del Monte Site cannot support the data traffic growth in the large area of Seaside it covers. The new site will remove the residential traffic from these sites onto a local cell site providing better network capacity.

2. Stealth Techniques

All ground mounted-mounted equipment, antennas, poles, or towers shall be sited to be screened and/or visually blend with the surroundings and not be readily apparent or "stealth."

The proposed telecommunication tower would be configured to appear as a church steeple. The telecommunication tower would be constructed at the same location as the exiting 45-foot tower it would replace, albeit 5 feet taller. The proposed panel antennas and associated radio remote units would be mounted within the interior of the telecommunication tower so that they would not be readily visible. Photo simulations of the tower are provided as Attachment 6. The photo simulations demonstrate that the church steeple design will blend with the architecture of the church and adequately conceal the proposed antennas and other equipment. Based on the overall area of the church site, the height of the church steeple design will be to scale with the site and will not adversely affect the aesthetic character of the site or block views from adjoining residential properties. The ground mounted equipment will be located behind the existing church building and will be fully screened with an eight-foot tall chain link fence with slats. An 11-foot tall equipment shelter will contain the equipment cabinets for the telecommunication tower. An outdoor 30kw generator will be placed behind the equipment shelter.

3. Radio Frequency Emission Report

A radio frequency emission report was prepared by Hammett and Edison, Inc., Consulting Engineers, to evaluate the proposal's compliance with FCC regulations limiting human exposure to radio frequency emission. A copy of RF Report is provided as Attachment 7.

The RF report has concluded that the proposed facility would operate at 4.0% of the allowable FCC limit which will comply with FCC Guidelines concerning limiting public

exposure to radio frequency emissions.

4. Location Requirements

Per Section 17.54.060 of the SMC, each proposed wireless facility shall comply with the following standards, except that any standard may be modified or waived by the review authority (Planning Commission) upon determination that effective single reception and transmission will not occur if the facility complies with these standards:

- a. A ground mounted-mounted communication, (including towers and antennas) shall be located as far as possible from all property boundaries and setback from the property line a ratio of 1.5 horizontal feet for every 1 foot of height, where feasible.

The proposed panel antennas will be placed within the upper half of the new telecommunication tower at a height of 35'-0" and 42'-0". The design of the telecommunication tower has been configured to resemble a church steeple to blend with the architectural character of the existing church and to conceal the antennas from public view. The telecommunication tower will be setback 45 feet from the closest property line to the east. Per the ratio standards listed above, the tower should be located a minimum of 75 feet from the adjoining property lines. As shown in the radius map provided as Attachment 7, the nearest residential property line is 100 feet from the center line of the tower to the east. In sum, based on the expansive area of the site, its placement at the same location as the tower being removed, and the 60-foot public right-of-way for Waring Street, the proposed location is in substantial compliance with the height to setback ratio requirements of the City's Ordinance for a ground mounted communication facility and will not result in any detrimental impact on the visual quality of the neighborhood or result in any loss of privacy.

- b. A tower or antenna shall be setback from any site boundary or public right-of-way by a minimum of 25 feet. No part of any tower shall extend into a required front setback or beyond the property line.

The required tower will be placed on the east side of the church building at a distance of 45 feet from the eastern property line, 450 feet from the southern property line, 150 feet from the northern property line, and 200 feet from the western property line. All antennas and apparatus associated with the antenna will be located inside the tower. In sum this application meets the minimum setback distance of 25 feet from all property lines for the ground mounted tower and antennas.

USE PERMIT FINDINGS

In accordance with S.M.C. Section 17.62.070.F, an application filed under the Use Permit shall comply with the following findings:

- 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 RS-8 Zoning District. In accordance with Chapter 17.54 of the Seaside Municipal Code, the installation of a wireless telecommunication facility is allowed with the issuance of a use permit. The proposed project has been designed to comply with the locational siting standards and facility and development standards of the Seaside Municipal Code.

- 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 RS (Low Density Residential). The land use designation is intended for the development of detached single-family dwellings at densities up to eight dwelling units per acre. Ancillary public services (e.g. water, sewer, telephone, electricity) are permitted in all zones.

Land Use Element

Goal LU-4: Ensure that new development complements existing land uses and enhances the character of the community and neighborhoods.

Policy LU-4.1: Require all new development to be compatible with surrounding uses, the site, and available infrastructure.

Evidence: *The proposed Waring Street telecommunication site has been selected to provide needed capacity to support the residential areas of northern Seaside. The applicant's coverage map indicates that the SR218/Highway 1 and Del Monte Site cannot support the data traffic growth in the large area of Seaside it covers. The new site will remove the residential traffic from these sites onto a local cell site providing better network capacity.*

***Evidence:** The proposed tower would be constructed to appear as a church steeple on the east side the church building. The proposed panel antennas and associated radio remote units would be mounted within the interior of the tower so that they would not be readily visible. The church steeple design will blend with the existing architecture of the church and will adequately conceal the proposed antennas and other equipment from public view. Based on the overall area of the church site, the height of the church steeple design will be to scale with the site and will not adversely affect the aesthetic character of the site or block views from adjoining residential properties. The ground mounted equipment located directly behind the church will be fully screened with an eight-foot tall chain link fence.*

- 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 panel antennas will be placed within the upper half of the new telecommunication tower to avoid any direct line of site of the antennas with an adjoining residence and has been the design to be configured as a church steeple to blend with the architectural style and character of the church building. The setbacks of the telecommunication tower from the center line of the tower to adjoining property lines is, 45 feet to the east, 200 feet to the west, 150 feet to the north, and 440 feet to the south. In sum, the proposed telecommunication tower will fit into the context of the church site for a ground mounted telecommunication communication facility.*

- 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. The project site is developed with an existing church building, which is of suitable physical characteristics to accommodate the addition of the proposed telecommunication facility.*

- 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 to allow the establishment of a new telecommunication facility at the project site will fit into the context of the built environment by being configured to*

appear as a church steeple and a radio frequency emissions report has been prepared for the project site which demonstrates that the telecommunication facility will operate at a level of 4.5% of the public exposure limit, well below the maximum limits established by the Federal Communication Commission, so as to not result in any adverse impact on the public interest, health, safety, convenience, or welfare of the City.

CONCLUSION

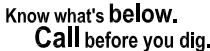
The proposed telecommunication facility meets the requirements of the Seaside Municipal Code. The subject site is an appropriate location for the proposed installation based on the site design and coverage need assessment. With the proposed conditions requiring design review approval, the proposed tower configured to resemble a church steeple will meet the stealth requirements of the telecommunication ordinance. With the operation of the telecommunication facility, wireless coverage in the area will be improved.

FISCAL IMPACT

There is no fiscal impact associated with this item.

ATTACHMENTS

1. Attachment 1 - Exhibit A Project Plans
 2. Attachment 1 - Draft Resolution
 3. Attachment 2 - Location Map
 4. Attachment 3 - Site Photographs
 5. Attachment 4 - Aerial Photo
 6. Attachment 5 - Site Capacity Coverage Justification
 7. Attachment 6 - Photosimulations
 8. Attachment 7 - RF Report
-



CALL 811
WWW.CALL811.COM
CONTRACTOR TO CALL TO
VERIFY UTILITIES AT
LEAST TWO WORKING
DAYS PRIOR TO DIGGING

Packet Page 27

NOTES:

OWNER(S): FIRST BAPTIST CHURCH OF SEASIDE

APN: 011-081-003

THIS DRAWING DOES NOT REPRESENT A BOUNDARY SURVEY OF ANY PARCEL OF LAND, NOR DOES IT IMPLY OR INFER THAT A BOUNDARY SURVEY WAS PERFORMED. THIS IS A SPECIALIZED TOPOGRAPHIC MAP WITH PROPERTY AND EASEMENTS BEING A GRAPHIC DEPICTION BASED ON INFORMATION GATHERED FROM VARIOUS SOURCES OF RECORD AND AVAILABLE MONUMENTATION. PROPERTY LINES AND LINES OF TITLE WERE NEITHER INVESTIGATED NOR SURVEYED AND SHALL BE CONSIDERED APPROXIMATE ONLY. NO PROPERTY MONUMENTS WERE SET.

THE EASEMENTS (IF ANY) THAT APPEAR ON THIS MAP HAVE BEEN PLOTTED BASED SOLELY ON INFORMATION CONTAINED IN THE PRELIMINARY TITLE REPORT BY: FIRST AMERICAN TITLE COMPANY, ORDER NO. 4201-4724836, DATED OCTOBER 14, 2014. WITHIN SAID TITLE REPORT THERE ARE SIX (6) EXCEPTIONS LISTED, NONE (0) OF WHICH ARE EASEMENTS, AND NONE (0) OF WHICH CAN NOT BE PLOTTED.

THE UNDERGROUND UTILITIES (IF ANY) THAT APPEAR ON THIS MAP HAVE BEEN LOCATED BY FIELD OBSERVATION. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE.

THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD RATE MAP FOR COMMUNITY NO. 060203, PANEL NO. 0327G, DATED APRIL 02, 2009, SHOWS THAT THE LOCATION OF THIS SITE FALLS WITHIN ZONE X, WHICH ARE AREAS DETERMINED TO BE INSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

LESSOR'S PROPERTY LEGAL DESCRIPTION:

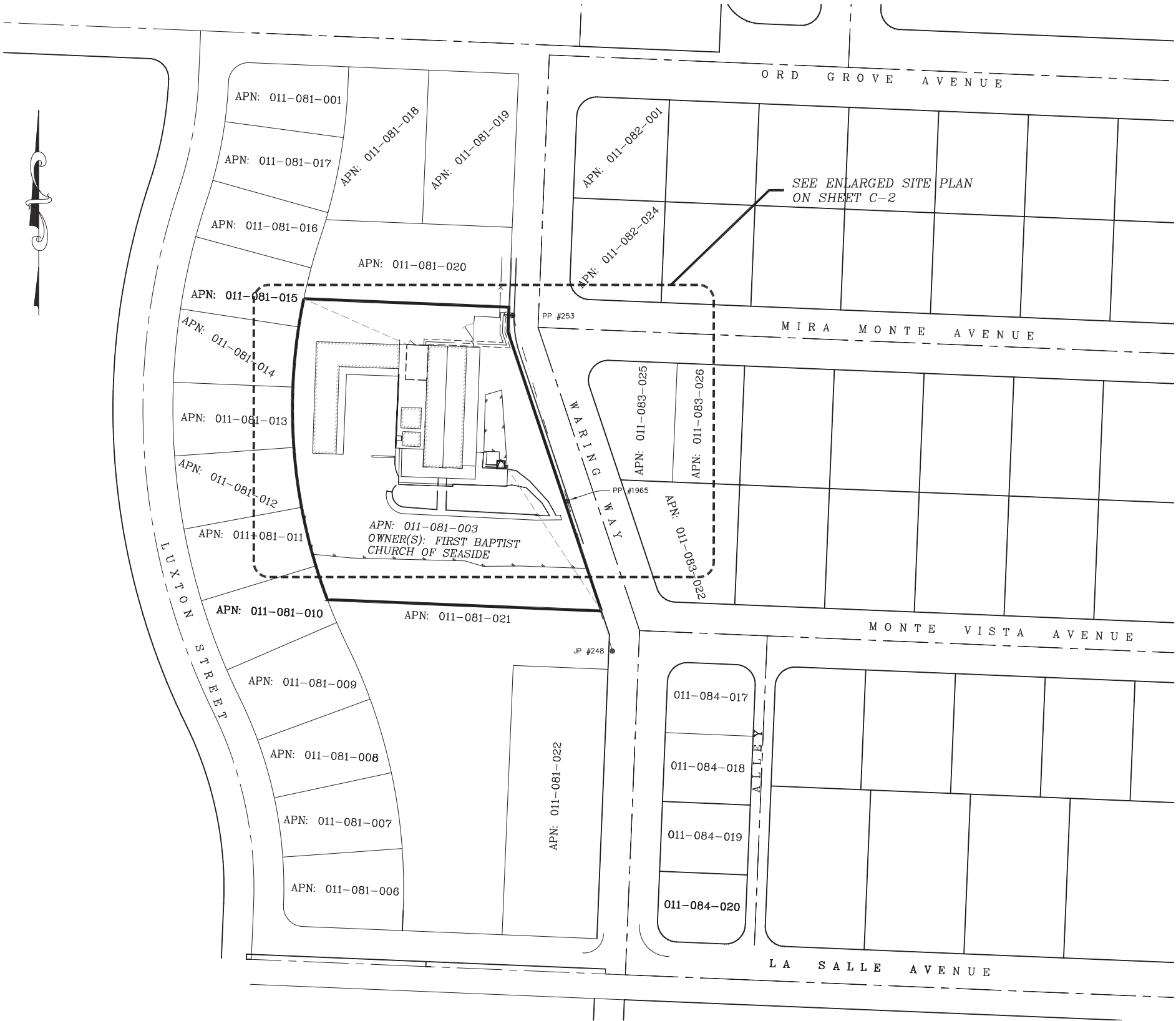
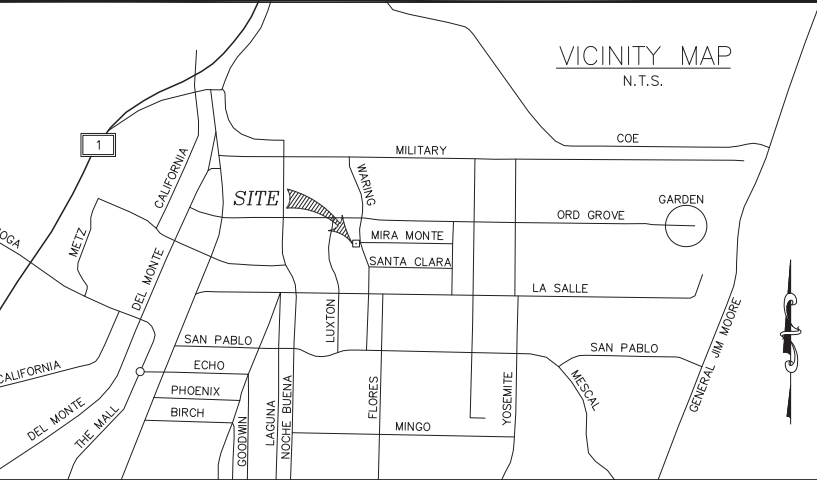
REAL PROPERTY IN THE CITY OF SEASIDE, COUNTY OF MONTEREY, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT WHICH IS N. 89°11' E., 170 FEET AND S. 0°49' E., 234 FEET FROM THE NORTHEAST CORNER OF BLOCK 14, IN ORD TERRACE, MONTEREY COUNTY, CALIFORNIA; THENCE 204.30 FEET S. 89°11' W., TO THE EASTERLY LINE OF SAID BLOCK 14; THENCE SOUTHERLY ALONG SAID EASTERLY LINE OF BLOCK 14 A DISTANCE OF 307.11 FEET; THENCE N. 89°11' E., 283.63 FEET TO A POINT WHERE THE SAME WOULD INTERSECT THE WESTERLY LINE OF WARING PLACE IN DEL MONTE HEIGHTS NO. 4 PRODUCED NORTHERLY; THENCE NORTHWESTERLY 320.8 FEET TO THE POINT OF BEGINNING AND BEING A PORTION OF LOT 1 OF THE RANCHO NOCHE BUENA.

APN: 011-081-003

EASEMENT(S) PER TITLE REPORT:

4. RIGHTS TO THE PUBLIC FOR PORTIONS OF THE PROPERTY LYING WITHIN ANY ROAD, STREET, ALLEY, OR HIGHWAY.
** PUBLIC RIGHTS OF WAY DEPICTED, AS SHOWN HEREON. **



LEGEND

- SITE BOUNDARY LINE
--- OVERHEAD POWER LINE
--- PROPERTY BOUNDARY (PER TITLE REPORT)
● POWER POLE
○ GROUND ELEVATION
--- EDGE OF PAVEMENT
■ CONCRETE PAD
● POB
● POC
● POINT OF BEGINNING
● POINT OF COMMENCEMENT

OVERALL SITE MAP
1" = 60'



P.O. BOX 81626 BAKERSFIELD, CA 93380
PHONE: (661) 393-1217 FAX: (661) 393-1218

ISSUE STATUS

REV	DATE	DESCRIPTION	BY
0	09/04/14	PRELIMINARY	HJ
1	10/28/14	LEASE/UTILITY	SL
2	10/28/14	REVISE LEASE	SL
3	12/05/14	BUILDING HEIGHT	SL
4	02/02/15	REV. LEASE/EASEMENT	DL

SMITHCO JOB NO.: 82-286



5865 AVENIDA ENCINAS, SUITE 142B,
CARLSBAD, CA 92008
Office (760) 795-5200
Fax (760) 931-0908

PROPRIETARY INFORMATION

THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO VERIZON WIRELESS

ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO VERIZON WIRELESS IS STRICTLY PROHIBITED



2785 MITCHELL DRIVE, BLDG 9
WALNUT CREEK, CA 94598

283647
LA SALLE AVE

1949 WARING STREET,
SEASIDE, CA 93955

MONTEREY
COUNTY

SHEET TITLE:
SITE SURVEY
FOR EXAMINATION ONLY

C-1

PROPOSED VERIZON WIRELESS EQUIPMENT LEASE AREA DESCRIPTION:

ALL THAT PORTION OF THE HEREON DESCRIBED LESSOR'S PROPERTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWESTERLY MOST CORNER OF SAID LESSOR'S PROPERTY, THENCE S 66°04'47" E, A DISTANCE OF 112.98 FEET TO THE TRUE POINT OF BEGINNING;

COURSE 1) THENCE S 87°41'22" E, A DISTANCE OF 19.00 FEET TO POINT 'A';
COURSE 2) THENCE CONTINUING S 87°41'22" E, A DISTANCE OF 2.50 FEET;
COURSE 3) THENCE S 02°18'38" W, A DISTANCE OF 35.00 FEET;
COURSE 4) THENCE N 87°41'22" W, A DISTANCE OF 21.50 FEET;
COURSE 5) THENCE N 02°18'38 E, A DISTANCE OF 35.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 752.5 SQUARE FEET, MORE OR LESS.

PROPOSED VERIZON WIRELESS ANTENNA LEASE AREA DESCRIPTION:

ALL THAT PORTION OF THE HEREON DESCRIBED LESSOR'S PROPERTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEASTERLY MOST CORNER OF SAID LESSOR'S PROPERTY, THENCE N 33°24'34" W, A DISTANCE OF 172.24 FEET TO THE TRUE POINT OF BEGINNING;

COURSE 1) THENCE N 82°49'33" W, A DISTANCE OF 10.00 FEET;
COURSE 2) THENCE N 22°49'33" E, A DISTANCE OF 10.00 FEET;
COURSE 3) THENCE S 37°10'27" E, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

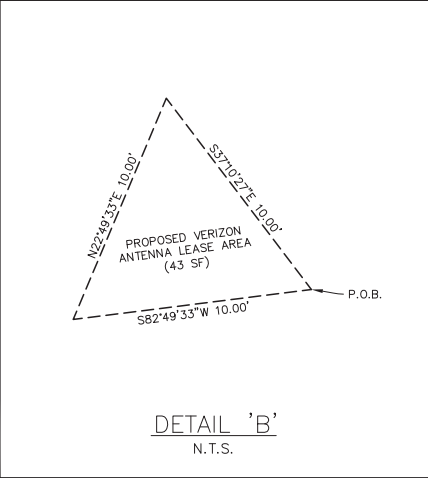
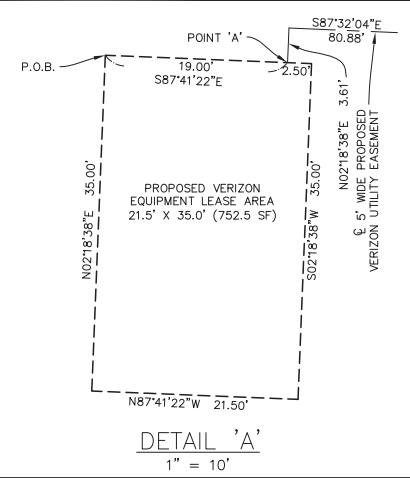
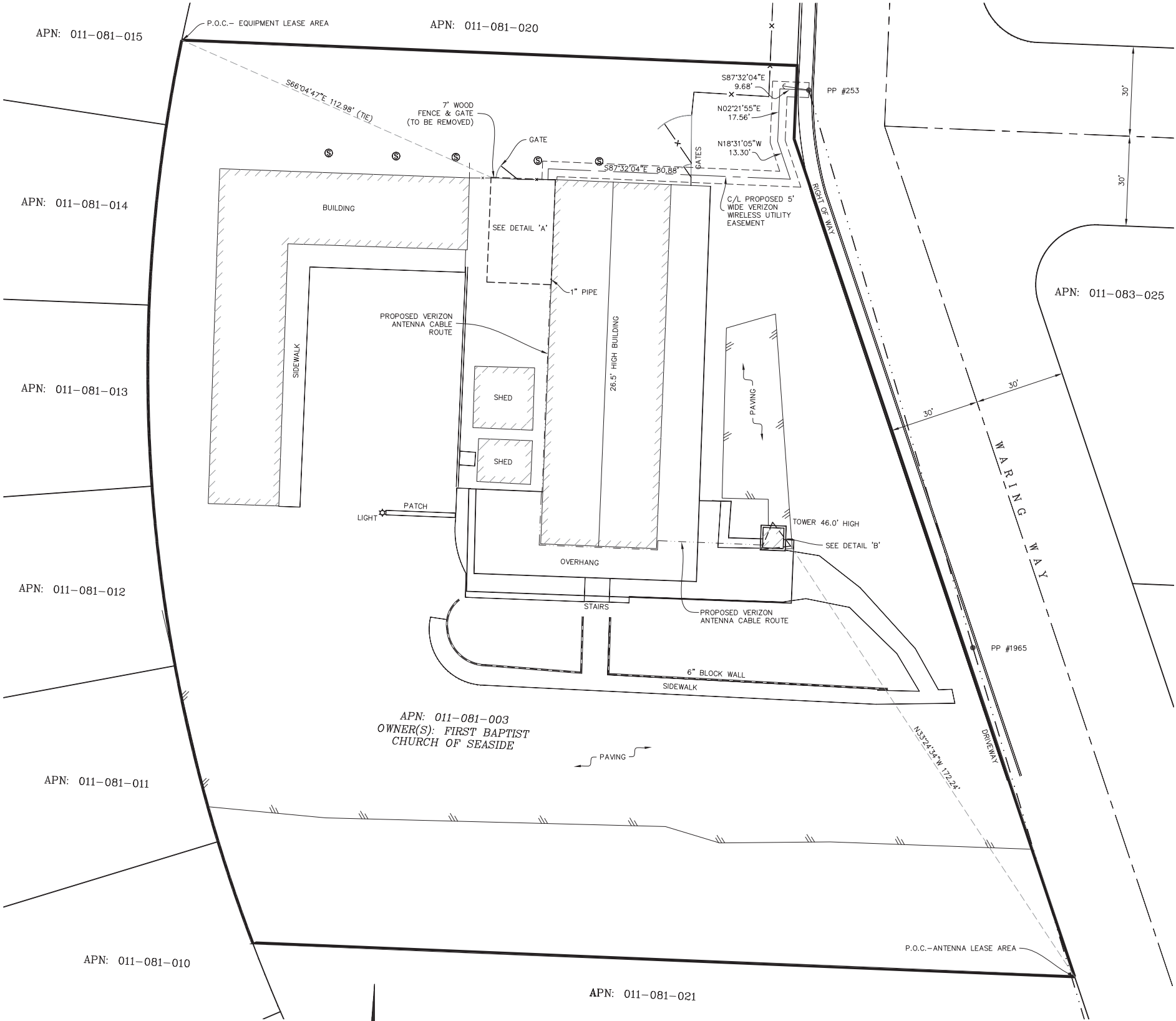
CONTAINING 43 SQUARE FEET, MORE OR LESS.

PROPOSED VERIZON WIRELESS UTILITY EASEMENT DESCRIPTION:

A 5.00 FOOT WIDE EASEMENT FOR UTILITY PURPOSES, LYING 2.50 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT THE ABOVE DESCRIBED POINT 'A';

COURSE 1) THENCE N 02°18'38" E, A DISTANCE OF 3.61 FEET;
COURSE 2) THENCE S 87°32'04" E, A DISTANCE OF 80.88 FEET;
COURSE 3) THENCE N 18°31'05" W, A DISTANCE OF 13.30 FEET;
COURSE 4) THENCE N 02°21'55" E, A DISTANCE OF 17.56 FEET;
COURSE 5) THENCE S 87°32'04" E, A DISTANCE OF 9.68 FEET TO THE TERMINUS OF THIS DESCRIPTION.



- LEGEND**
- SITE BOUNDARY LINE
 - - - OVERHEAD POWER LINE
 - PROPERTY BOUNDARY (PER TITLE REPORT)
 - POWER POLE
 - GROUND ELEVATION
 - EDGE OF PAVEMENT
 - CONCRETE PAD
 - POB
 - POC
 - POINT OF BEGINNING
 - POINT OF COMMENCEMENT



ISSUE STATUS

REV	DATE	DESCRIPTION	BY
0	09/04/14	PRELIMINARY	HJ
1	10/28/14	LEASE/UTILITY	SL
2	10/28/14	REVISE LEASE	SL
3	12/05/14	BUILDING HEIGHT	SL
4	02/02/15	REV. LEASE/EASEMENT	DL

SMITHCO JOB NO.: 82-286



PROPRIETARY INFORMATION

THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO VERIZON WIRELESS

ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO VERIZON WIRELESS IS STRICTLY PROHIBITED



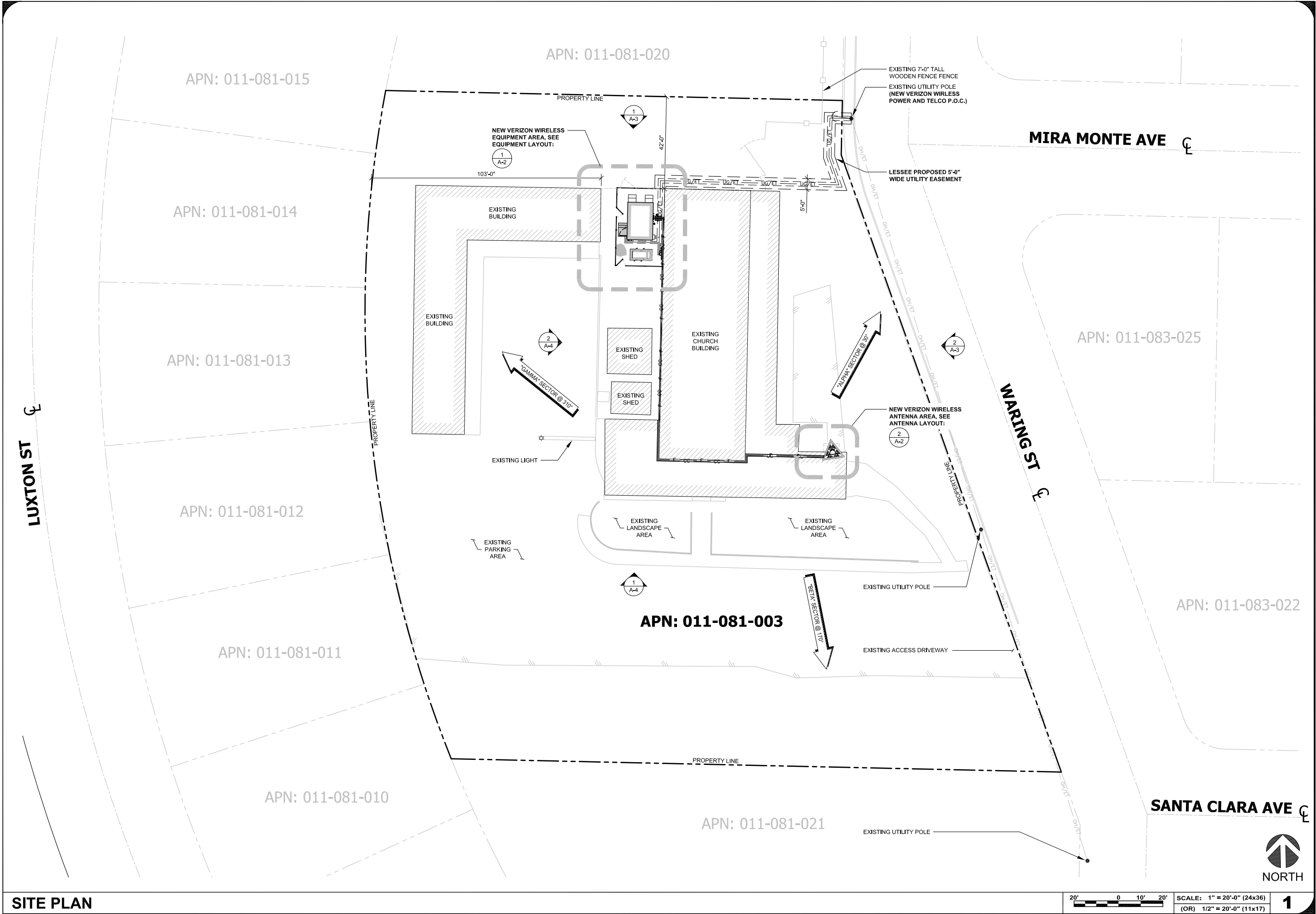
283647
LA SALLE AVE

1949 WARING STREET,
SEASIDE, CA 93955

MONTEREY
COUNTY

SHEET TITLE:
SITE SURVEY
FOR EXAMINATION ONLY

C-2



ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	09/11/14	90% ZONING	SR
1	10/09/14	95% ZONING	SR
2	10/20/14	REVISED 95% ZD	SR
3	11/03/14	CHAINLINK FENCE	AP
4	12/11/14	100% ZONING	JE
5	01/23/15	REVISED 100% ZD	SR

SAC
WIRELESS
ENGINEERING GROUP

5865 AVENIDA ENCINAS
CARLSBAD, CA 92008
www.sacw.com
760.795.5200

PROPRIETARY INFORMATION

THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO VERIZON WIRELESS

ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO VERIZON WIRELESS IS STRICTLY PROHIBITED

verizon wireless

2785 MITCHELL DRIVE, BLDG 9
WALNUT CREEK, CA 94598

LA SALLE AVE

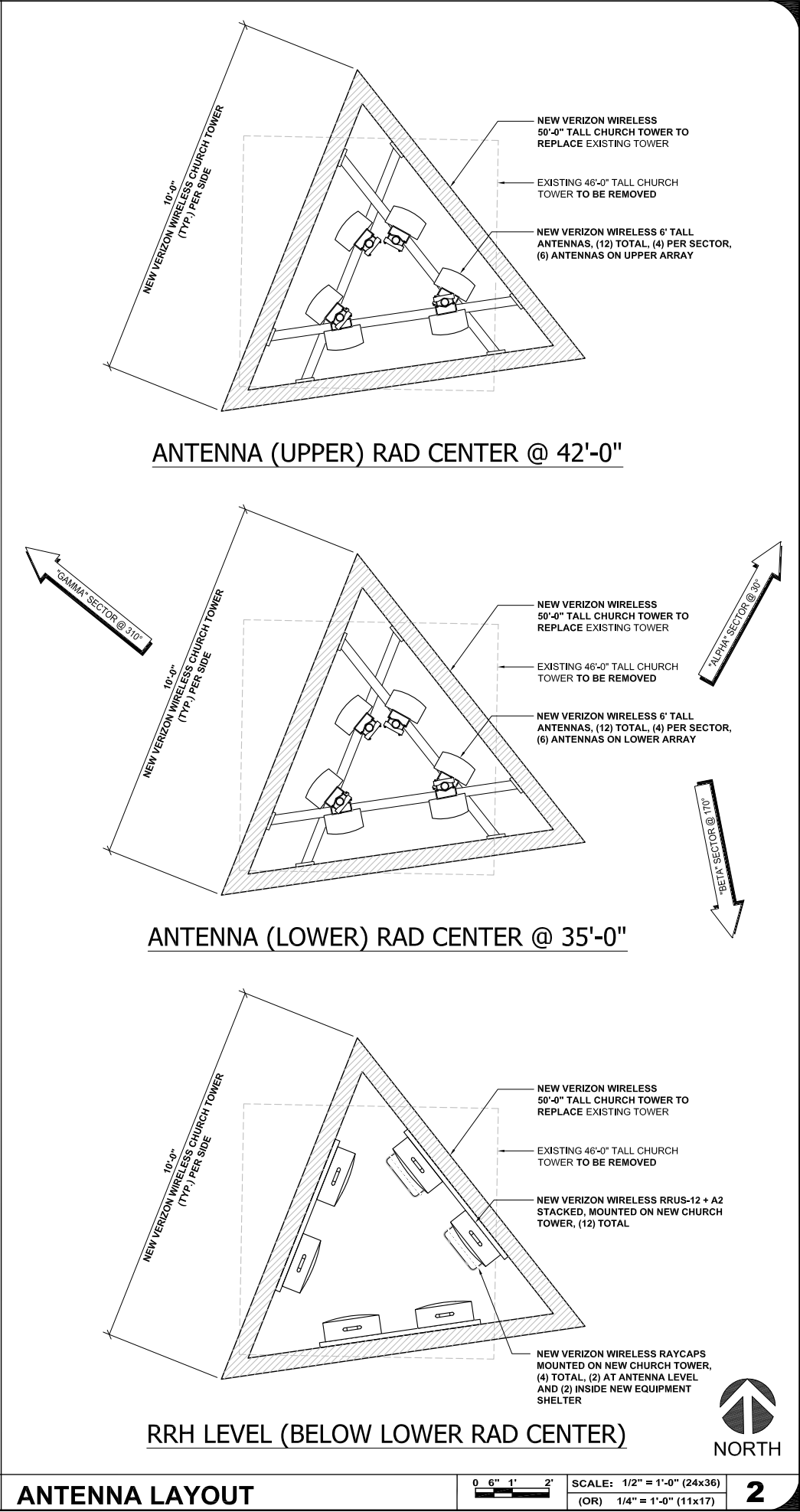
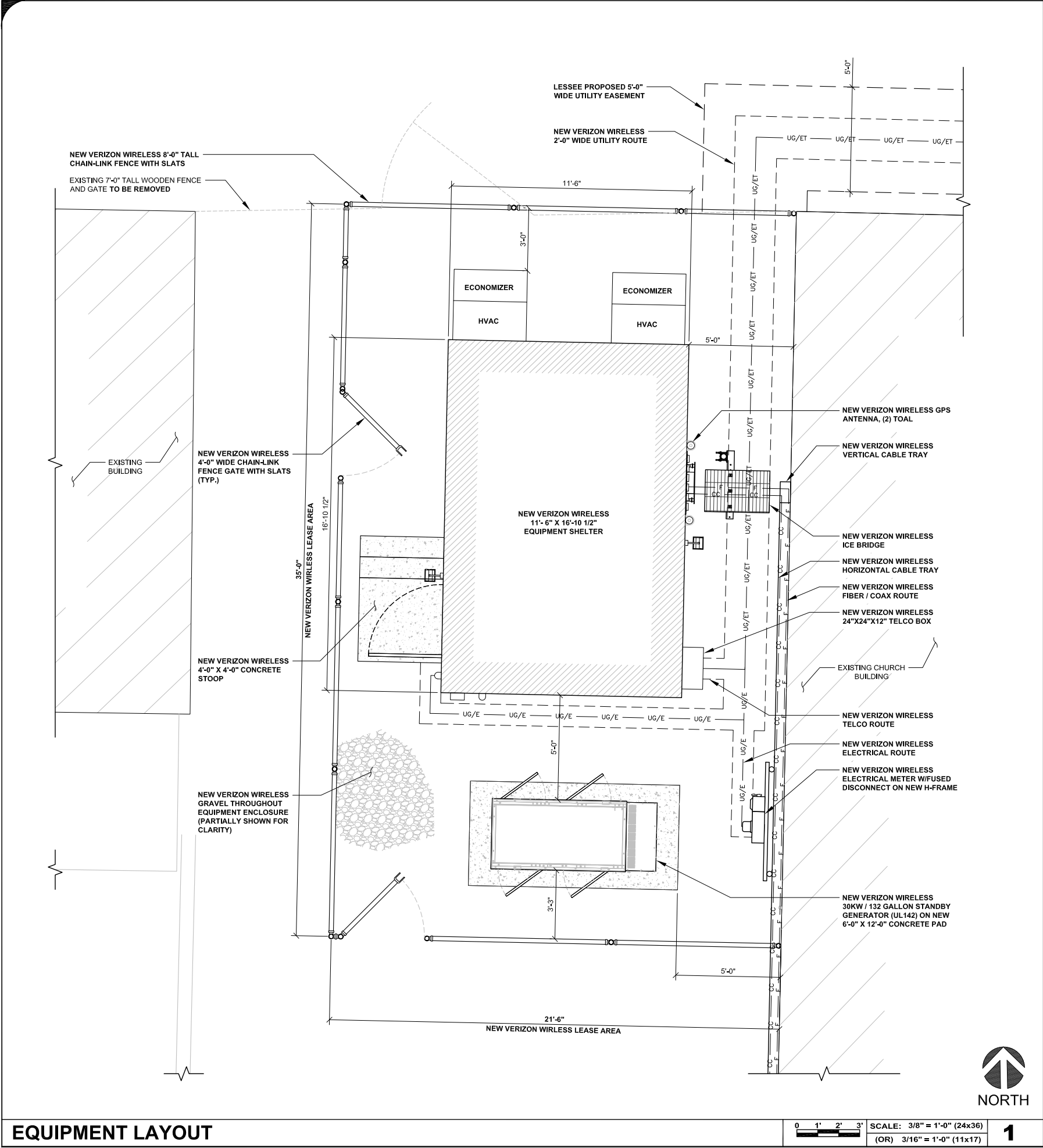
PSL # 283647

1949 WARING STREET
SEASIDE, CA 93955

SHEET TITLE:

SITE PLAN

A-1



ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	09/11/14	90% ZONING	SR
1	10/09/14	95% ZONING	SR
2	10/20/14	REVISED 95% ZD	SR
3	11/03/14	CHAINLINK FENCE	AP
4	12/11/14	100% ZONING	JE
5	01/23/15	REVISED 100% ZD	SR

SAC WIRELESS ENGINEERING GROUP

5865 AVENIDA ENCINAS
CARLSBAD, CA 92008
www.sacw.com
760.795.5200

PROPRIETARY INFORMATION
THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO VERIZON WIRELESS
ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO VERIZON WIRELESS IS STRICTLY PROHIBITED

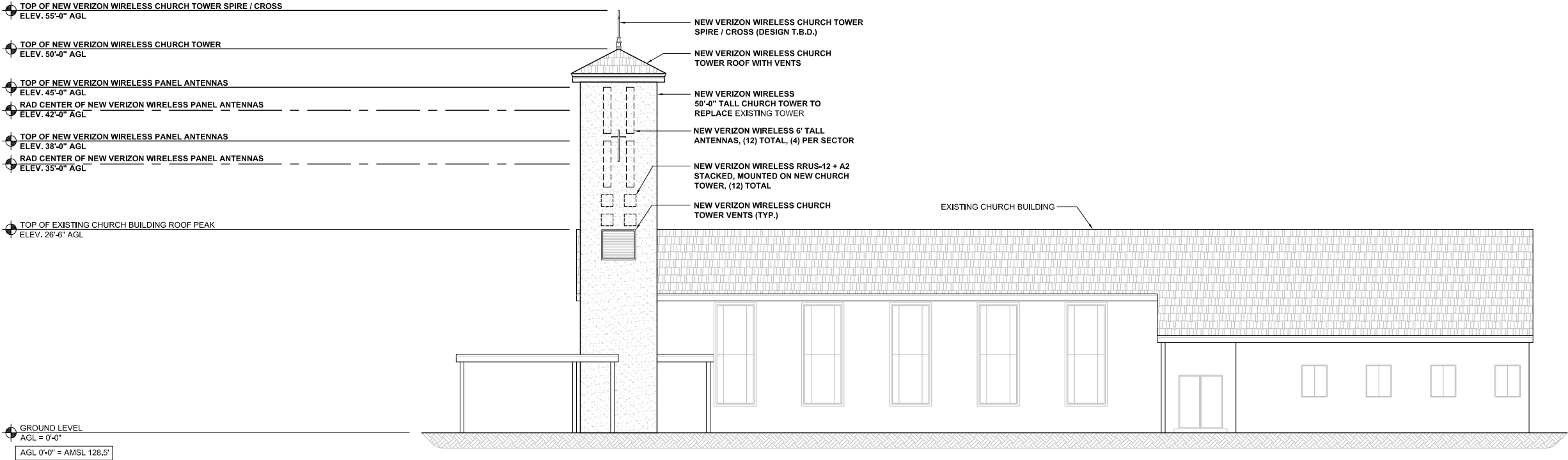
verizonwireless

2785 MITCHELL DRIVE, BLDG 9
WALNUT CREEK, CA 94598

LA SALLE AVE
PSL # 283647
1949 WARING STREET
SEASIDE, CA 93955

SHEET TITLE:
EQUIPMENT & ANTENNA LAYOUT

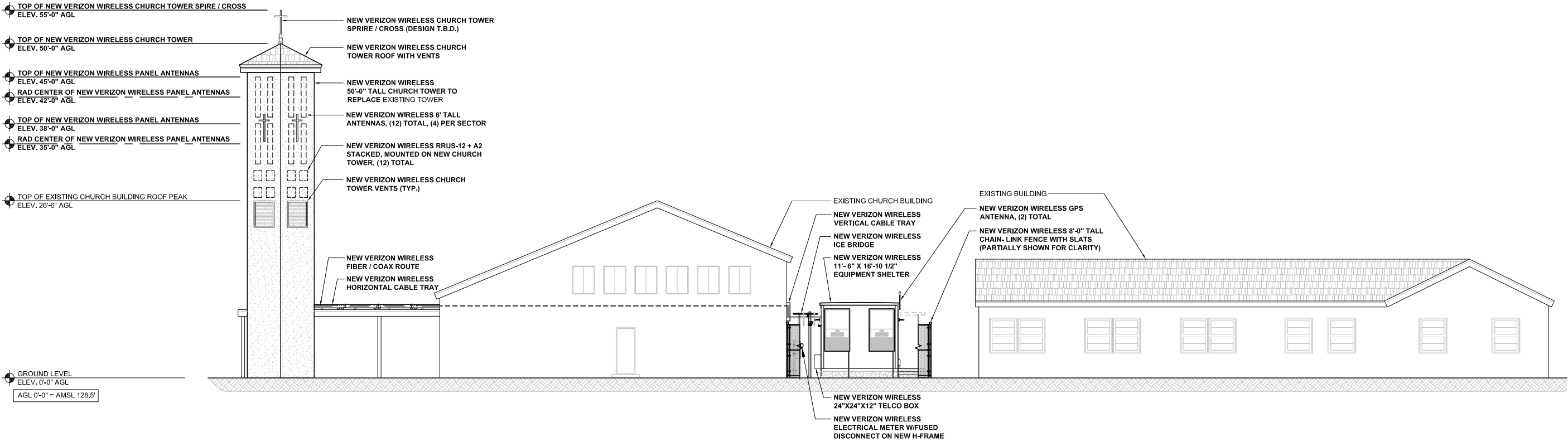
A-2



EAST ELEVATION

0 2' 4' 8'
SCALE: 1/8" = 1'-0" (24x36)
(OR) 1/16" = 1'-0" (11x17)

2



NORTH ELEVATION

0 2' 4' 8'
SCALE: 1/8" = 1'-0" (24x36)
(OR) 1/16" = 1'-0" (11x17)

1

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	09/11/14	90% ZONING	SR
1	10/09/14	95% ZONING	SR
2	10/20/14	REVISED 95% ZD	SR
3	11/03/14	CHAINLINK FENCE	AP
4	12/11/14	100% ZONING	JE
5	01/23/15	REVISED 100% ZD	SR

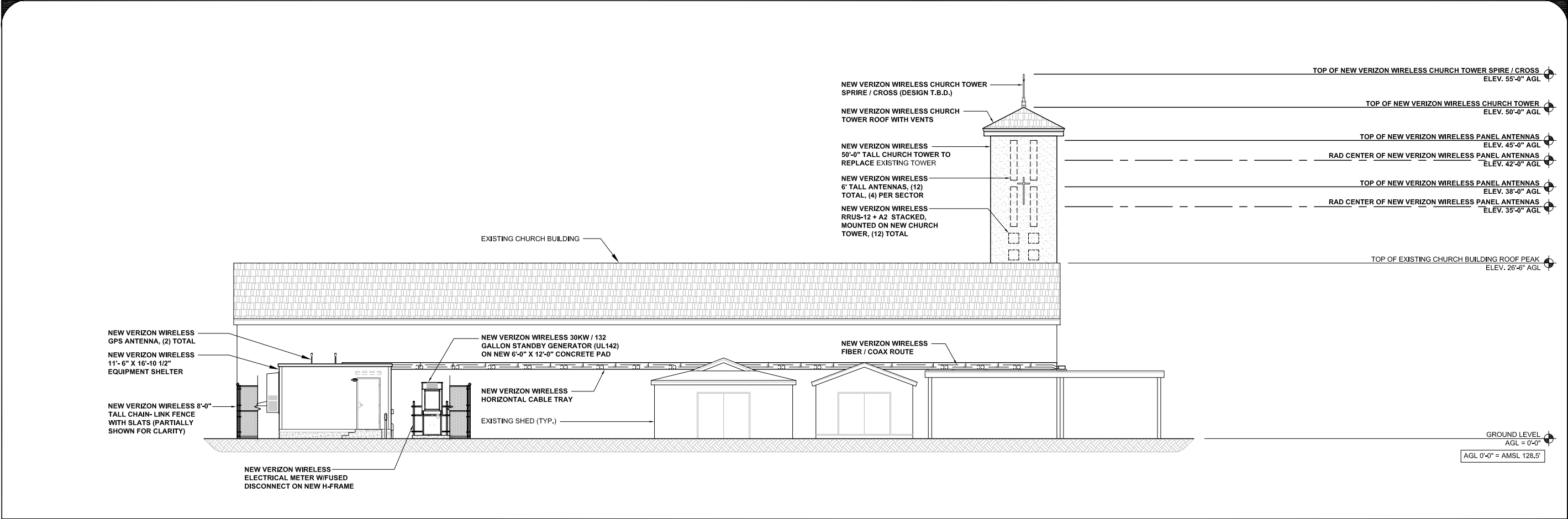


PROPRIETARY INFORMATION
THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO VERIZON WIRELESS
ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO VERIZON WIRELESS IS STRICTLY PROHIBITED



SHEET TITLE:
NORTH & EAST
ELEVATIONS

A-3

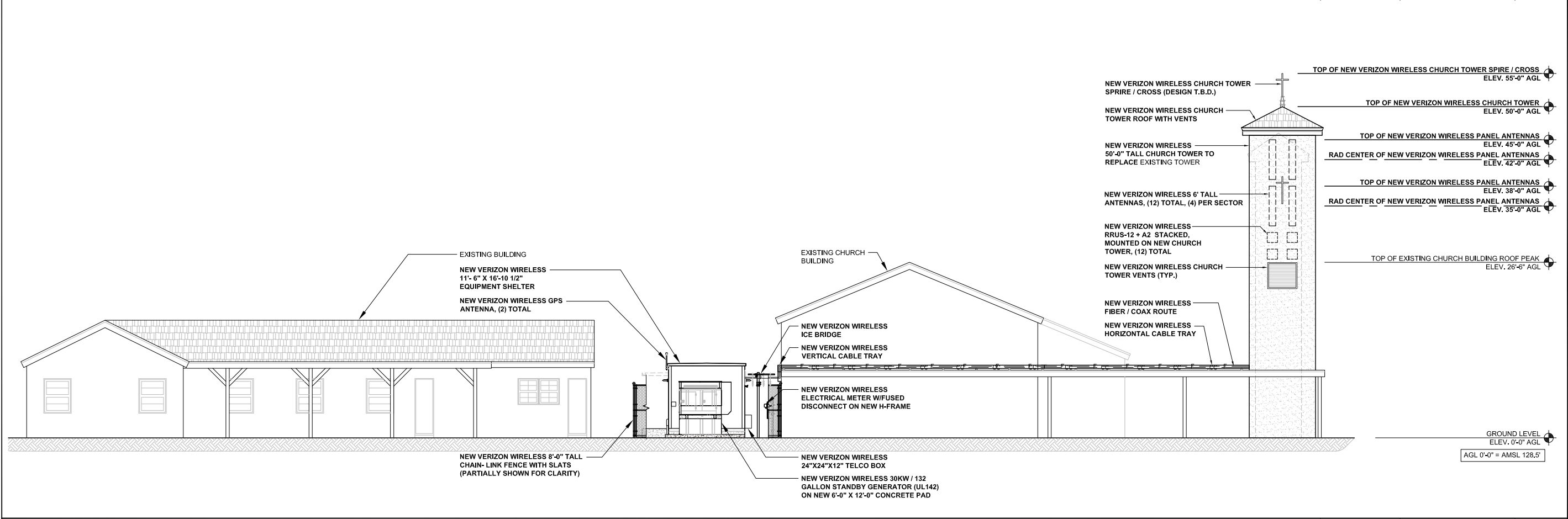


WEST ELEVATION

0 2' 4' 8'

SCALE: 1/8" = 1'-0" (24x36)
(OR) 1/16" = 1'-0" (11x17)

2



SOUTH ELEVATION

0 2' 4' 8'

SCALE: 1/8" = 1'-0" (24x36)
(OR) 1/16" = 1'-0" (11x17)

1

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	09/11/14	90% ZONING	SR
1	10/09/14	95% ZONING	SR
2	10/20/14	REVISED 95% ZD	SR
3	11/03/14	CHAINLINK FENCE	AP
4	12/11/14	100% ZONING	JE
5	01/23/15	REVISED 100% ZD	SR

SAC

WIRELESS

ENGINEERING GROUP

5865 AVENIDA ENCINAS
CARLSBAD, CA 92008
www.sacw.com
760.795.5200

PROPRIETARY INFORMATION
THE INFORMATION CONTAINED IN THIS SET OF
DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO
VERIZON WIRELESS
ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES
TO VERIZON WIRELESS IS STRICTLY PROHIBITED

verizon

wireless

2785 MITCHELL DRIVE, BLDG 9
WALNUT CREEK, CA 94598

LA SALLE AVE

PSL # 283647

1949 WARING STREET
SEASIDE, CA 93955

SHEET TITLE:

SOUTH & WEST
ELEVATIONS

A-4

RESOLUTION NO. 15-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SEASIDE, STATE OF CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT APPLICATION No. UP-15-02 TO ESTABLISH A TELECOMMUNICATION FACILITY LOCATED AT 1949 WARING STREET (APN 011-081-003).

WHEREAS, Verizon Wireless, Applicant, and First Baptist Church, Property Owner, have applied for a Conditional Use Permit to establish a telecommunication facility located at 1949 Waring Street, in the RS-8 (Single Family Residential) 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 amendment at a duly noticed public hearing at public meeting held on July 22, 2015; and

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

Evidence:

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission adopts the following findings for Conditional Use Permit Application No. 15-02:

- 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

Evidence: This project is located within the RS-8 Zoning District. In accordance with Chapter 17.54 of the Seaside Municipal Code, the installation of a wireless telecommunication facility is allowed with the issuance of a use permit. The proposed project has been designed to comply with the locational siting standards and facility and development standards of the Seaside Municipal Code.

- 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 RS (Low Density Residential). The land use designation is intended for the development of detached single-

family dwellings at densities up to eight dwelling units per acre. Ancillary public services (e.g. water, sewer, telephone, electricity) are permitted in all zones.

Land Use Element

Goal LU-4: Ensure that new development complements existing land uses and enhances the character of the community and neighborhoods.

Policy LU-4.1: Require all new development to be compatible with surrounding uses, the site, and available infrastructure.

Evidence: The proposed Waring Street telecommunication site has been selected to provide needed capacity to support the residential areas of northern Seaside. The applicant's coverage map indicates that the SR218/Highway 1 and Del Monte Site cannot support the data traffic growth in the large area of Seaside it covers. The new site will remove the residential traffic from these sites onto a local cell site providing better network capacity.

Evidence: The proposed tower would be constructed be configured as a church steeple to replace an existing freestanding church steeple on the east side the church building. The proposed panel antennas and associated radio remote units would be mounted within the interior of the tower so that they would not be readily visible. The church steeple design will blend with the existing architecture of the church and will adequately conceal the proposed antennas and other equipment from public view. Based on the overall area of the church site, the height of the church steeple design will be to scale with the site and will not adversely affect the aesthetic character of the site or block views from adjoining residential properties. The ground mounted equipment located directly behind the church will be fully screened with an eight-foot tall chain link fence with wood slats.

- 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 panel antennas will be placed within the upper half of the new telecommunication tower to avoid any direct line of site of the antennas with an adjoining residence and has been the design to be configured as a church steeple to blend with the architectural style and character of the church building. The setbacks of the telecommunication tower from the center line of the tower to adjoining property lines is, 45 feet to the east, 200 feet to the west, 150 feet to the north, and 440 feet to the south. In sum, the proposed telecommunication tower will fit into the context of the church site for a ground mounted telecommunication communication facility.

- 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. The

project site is developed with an existing church building, which is of suitable physical characteristics to accommodate the addition of the proposed telecommunication facility.

- 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 to allow the establishment of a new telecommunication facility at the project site will fit into the context of the built environment by being configured to appear as a church steeple and a radio frequency emissions report has been prepared for the project site which demonstrates that the telecommunication facility will operate at a level of 4.5% of the public exposure limit, well below the maximum limits established by the Federal Communication Commission, so as to not result in any adverse impact on the public interest, health, safety, convenience, or welfare of the City.

- 6) The approval of the proposed project is in compliance with the requirements of the California Environmental Quality Act (CEQA).

Evidence: In accordance with Section 15301(Existing Facilities) of the California Environmental Quality Act (CEQA), in that the operation of existing public or private structures with negligible or no expansion of an existing use. The on-sale of hard liquor will not expand the existing use of the restaurant.

BE IT FURTHER RESOLVED, that the Planning Commission approves Conditional Use Permit Application No. 15-02 subject to the following conditions:

1. Except as modified by the conditions of approval, the plans submitted for a Building Permit must be in compliance with the plans stamped "Received Seaside Community Development Department April 30, 2015" provided as Exhibit "A".
2. 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.
3. No access within 15 feet directly in front of the antennas themselves, such as might occur during maintenance work on the tower, shall be allowed while the base station is in operation.
4. Signs shall be posted at the base of the tower explaining that only authorized access to the tower is permitted. The signs shall comply with color, symbol, and contact recommendations to meet FCC guidelines. The signs shall contain contact information (e.g. telephone number) to arrange for access to restricted areas.
5. 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 tower and the chain link fencing that would enclose the ground mounted equipment

Fire Department:

6. Compliance shall be maintained with the 2013 California Fire Code. This condition also requires compliance with the maximum occupancy load set for this establishment.

Building Department:

7. Compliance shall be maintained with the 2013 California Building Code.

Standard:

8. 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.
9. 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.
10. 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
11. 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.
12. 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.
13. 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.

14. 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 22nd day of July 2015, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

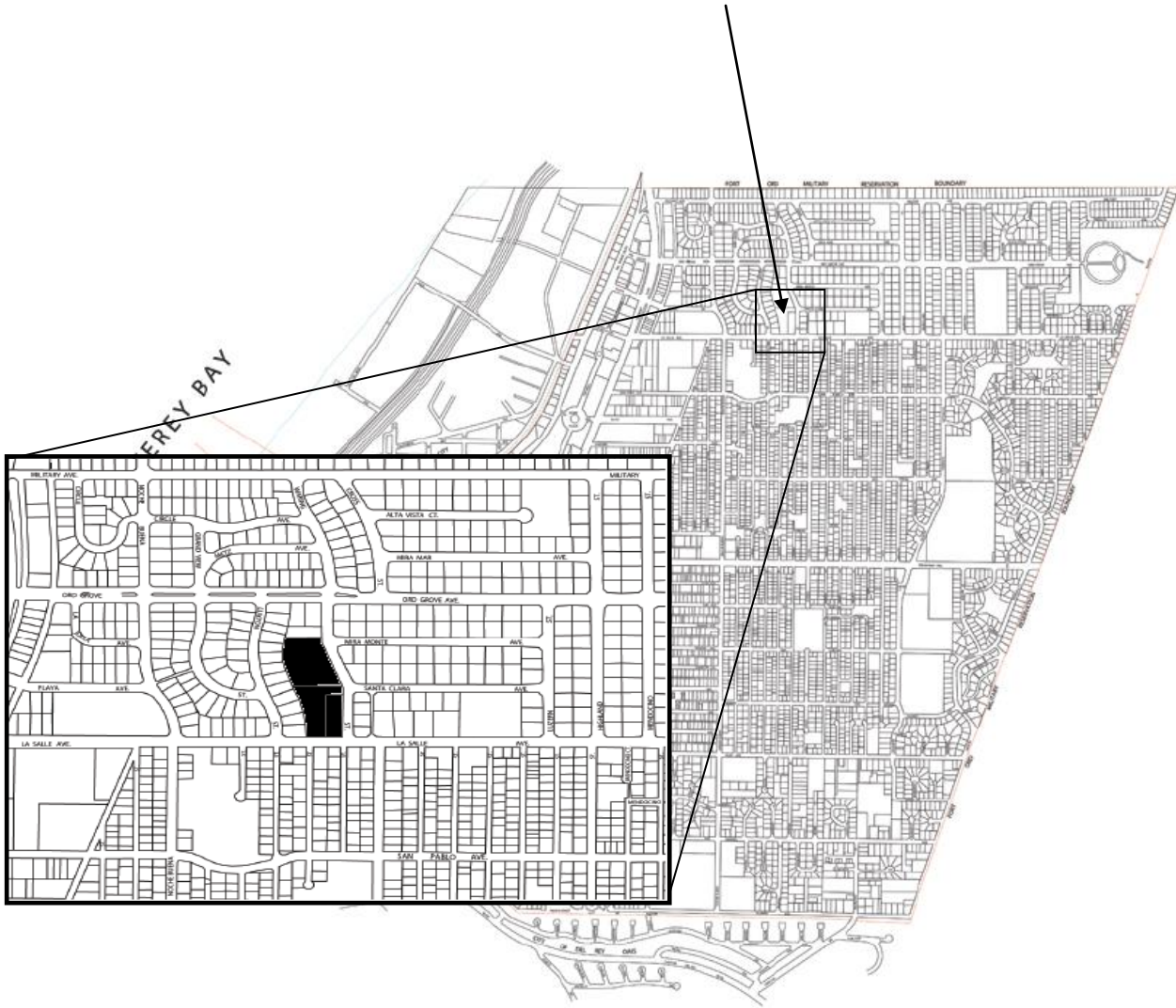
John Owens,
Planning Commission Chairperson

ATTEST:

Planning Commission Secretary

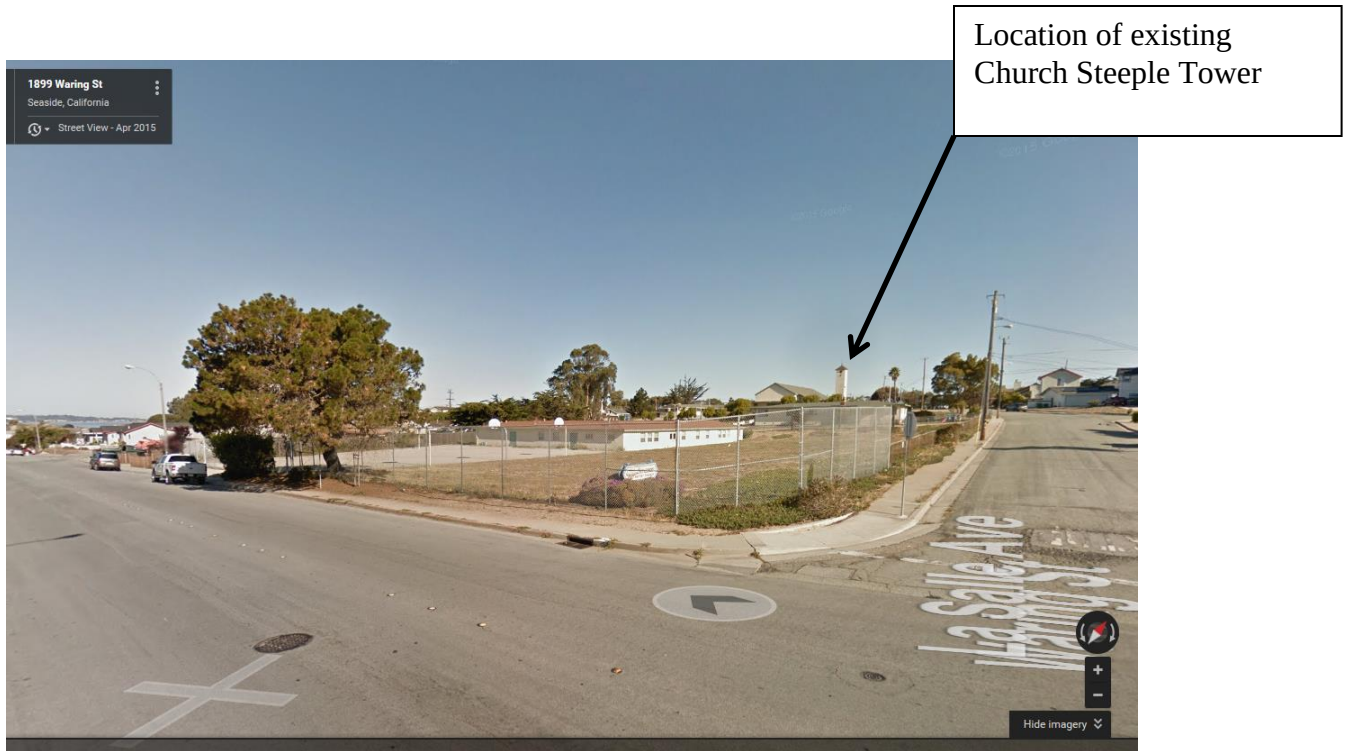
Location Map

Project Site: 1949 Waring Street



First Baptist Church – Telecommunication Facility Proposal

File UP-15-02



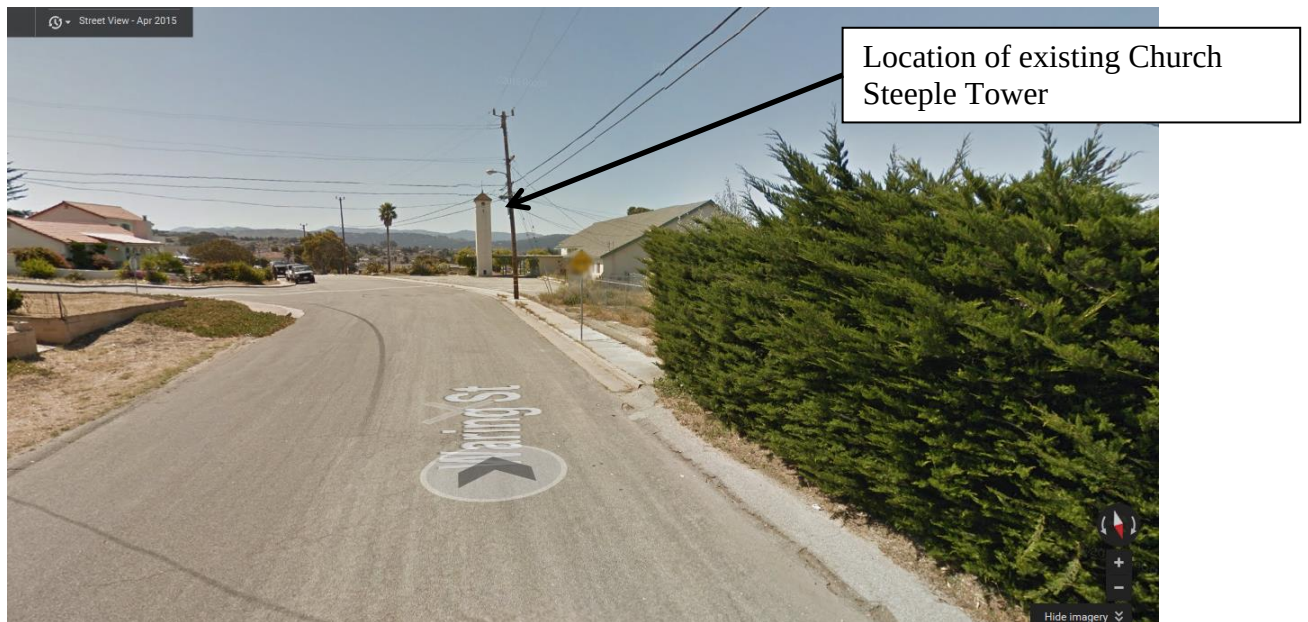
View from the Southeast corner of Waring Street and La Salle Avenue



View from Waring Street

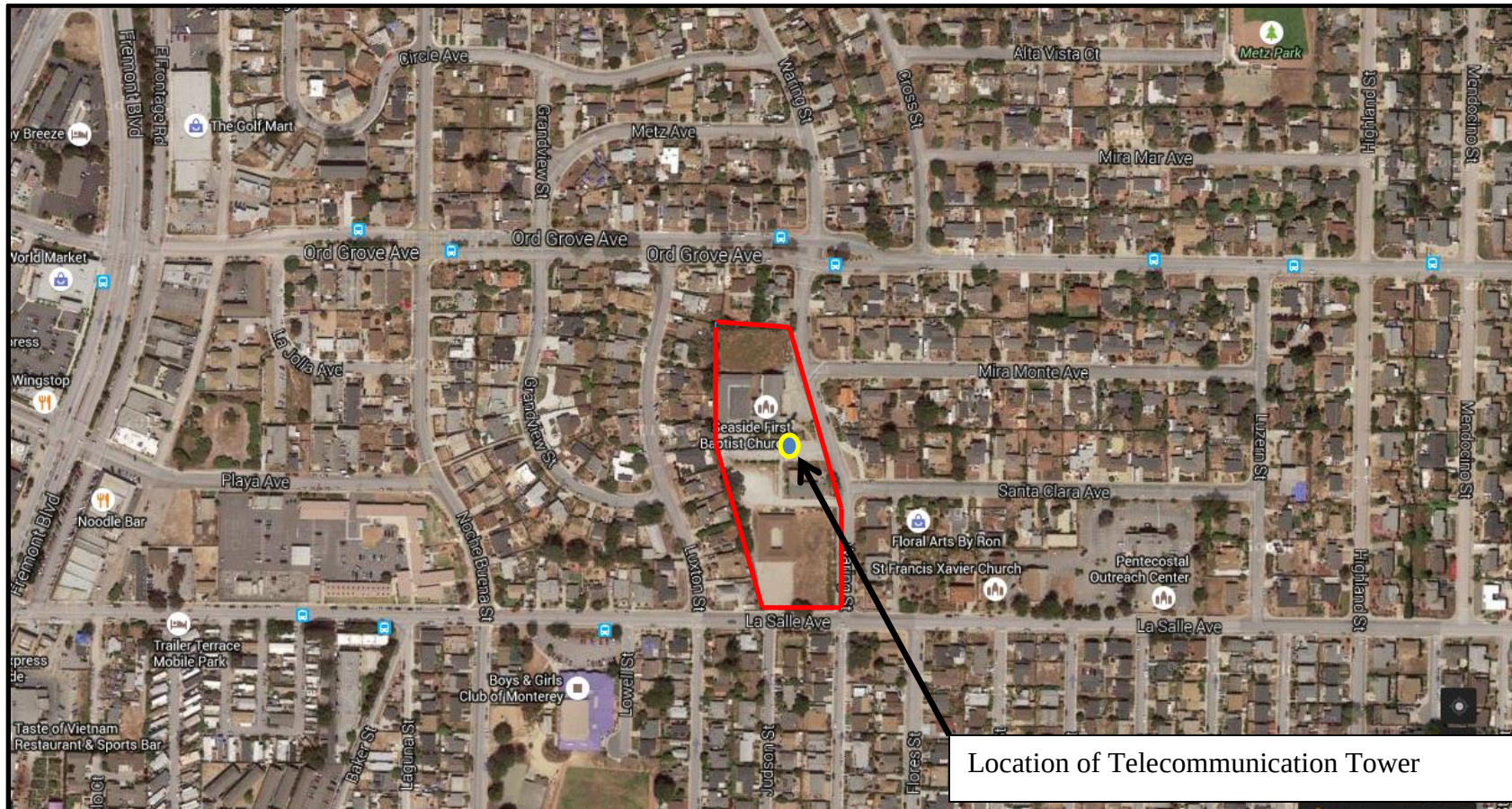


View from the southwest corner on La Salle Avenue



View from the northeast corner on Waring Street

Project Location: 1949 Waring Street





Verizon Wireless Cell Site Necessity Case – **La Salle Ave**

Prepared by Verizon Wireless
RF Engineering
Dewayne Bonham



Introduction:

There are two main drivers that prompt the creation of a cell site project, coverage and/or capacity. Most sites provide a mixture of both, but increasingly some sites are pure capacity.

Coverage is the need for expanded service often requested by our customers or emergency services personnel. While this initially meant providing coverage in vehicles, as usage patterns have shifted this now means improving coverage inside of buildings and in residential areas.

Capacity is the need for more bandwidth of service. In the simplest form this means a cell site can handle a limited number of voice calls, data mega bites, or total number of active users. When any one of these limits are met the user experience within the coverage area of that cell quickly starts to degrade during the busier hours of use.



Coverage is best shown in coverage maps. We use tools that take into account terrain, vegetation, building types, and cell site specifics to show predictions of the existing coverage and what we expect to see with a given cell site. The prediction models make some assumptions such as that the antennas are above the nearby ground clutter (Buildings and vegetation). Once the antennas fall below the ground clutter the models become inaccurate and cannot tell that specific trees or buildings are blocking the RF signal. Due to this, modeling of tower height requirements is frequently not accurate and misleading.



Capacity is best shown in graphs of usage growth and projected exhaustion. We utilize sophisticated programs to model current usage growth and project it into the future to determine when additional capacity will be required. The algorithms that predict capacity growth output numbers that are not easily explained. Since it takes 2-3 years on average to complete a cell site project, we have to be looking about 3 years into the future to meet future customer demand.

While data capacity may not seem urgent, beginning in 2014 voice traffic will begin to migrate from the older 3G voice technology to 4G VoLTE (Voice over IP). This will add additional load to the 4G data network. Since voice is delay sensitive, exhaustion of the data network can cause degradation of voice calls including 911 calls.



“Why do you need a site here???”

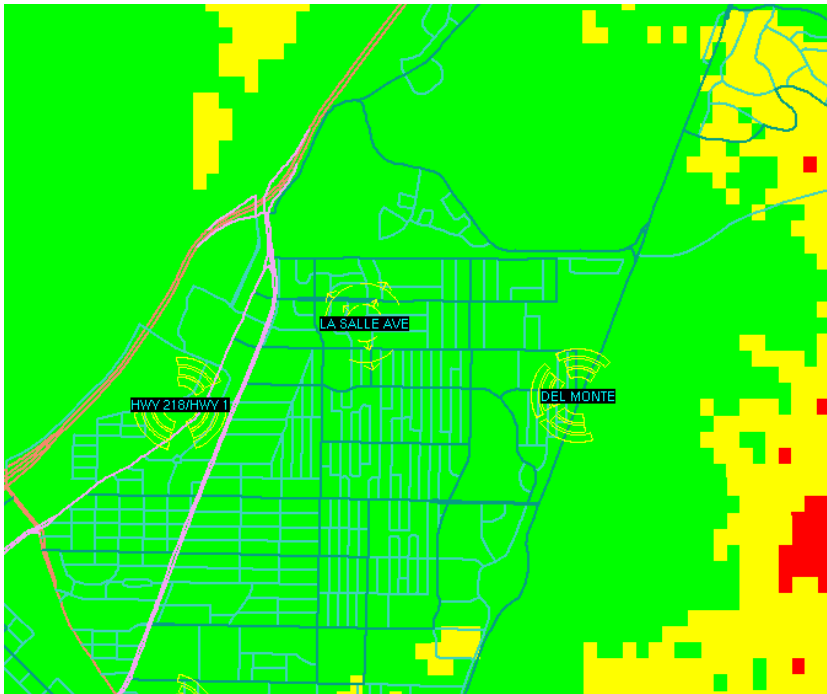
A good capacity cell will be close to the user population and have the traffic evenly spread around the site. When we cannot get a location that accomplishes being close to the customers and central to the usage, we end up having to build additional cells to meet the demands for service. Capacity sites are generally lower in height than a coverage site with a full cell needing to be above the ground clutter and a small cell being one that is at or below the ground clutter.

Where our customers use their wireless devices continues to evolve. While we once needed to cover highways and business districts, we are seeing increasing issues with high growth in residential areas. Current statistics show that about 1 of 3 American households no longer have a landline phone. To serve this need we have to increase the cells we have in or very near residential areas.

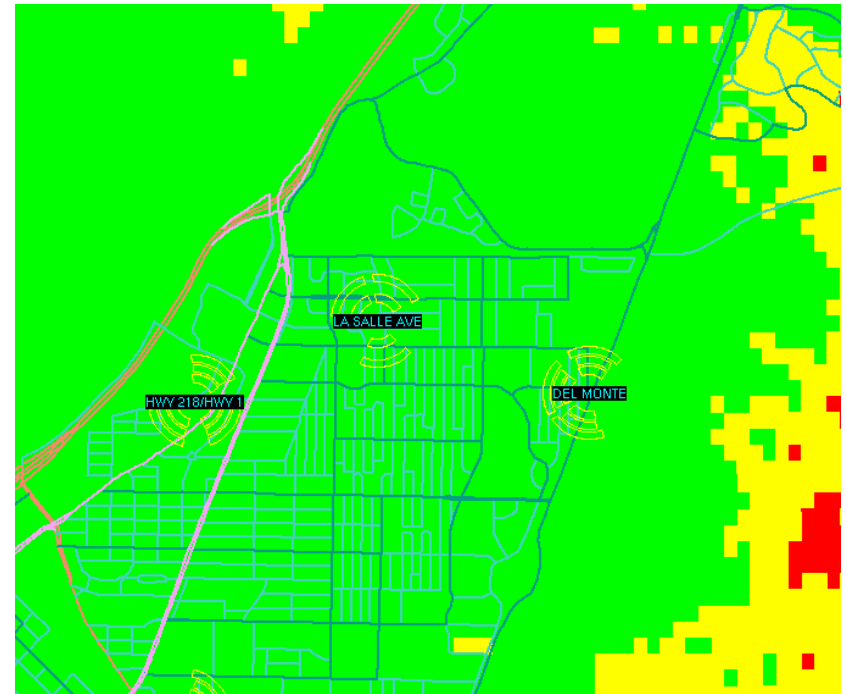


Need Case for: La Salle Ave

Existing Coverage



Proposed Coverage



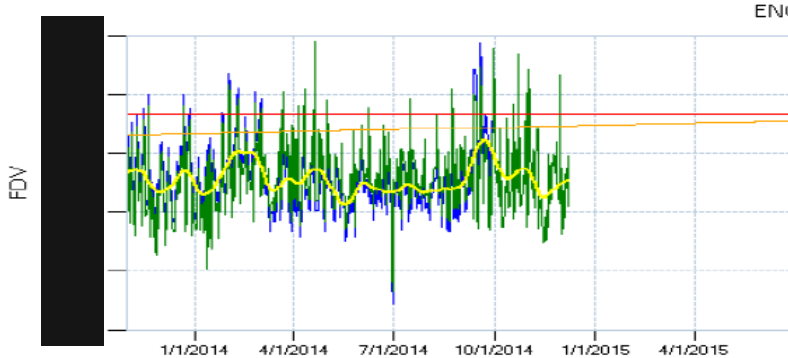
The proposed La Salle Ave site is a capacity site which will add needed capacity to this mainly residential area of Seaside.

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

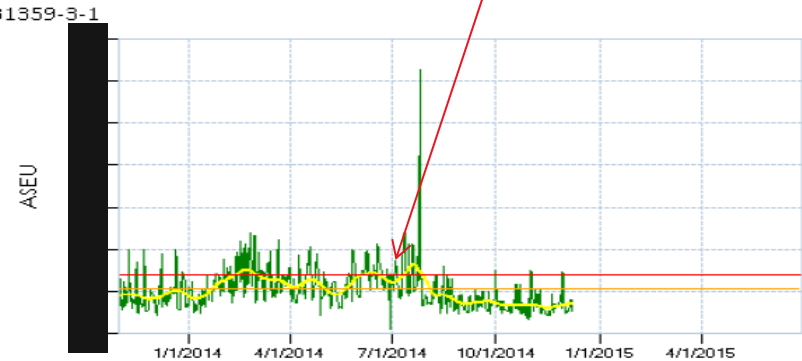


Need Case for: La Salle Ave

Blue and Green lines show FDV.
Red line is the threshold where significant service degradation is seen.
The yellow line is the trend.



Blue and Green lines show ASEU.
Red line is the threshold where significant service degradation is seen.
The yellow line is the trend.



Summary: The existing Del Monte site cannot support the data traffic growth in the large area of Seaside it covers.

Detail below.

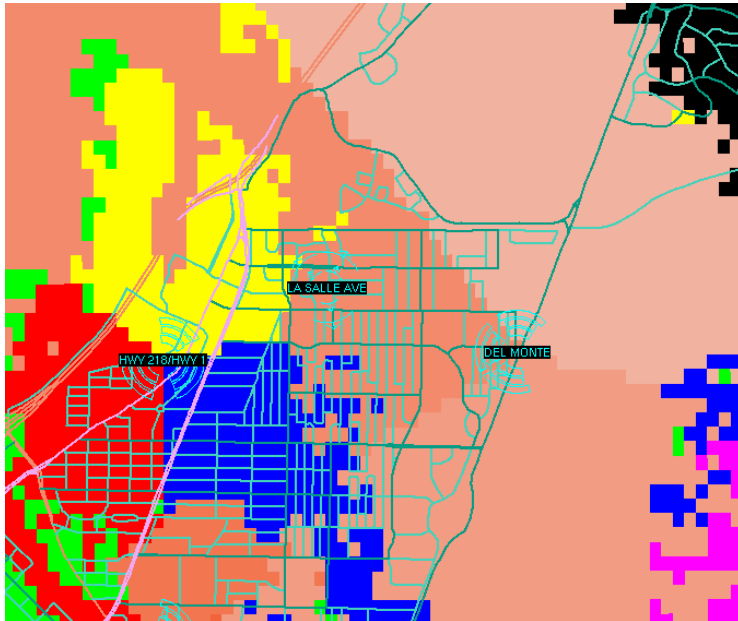
The graphs above show FDV (Forward Data Volume) and ASEU (Average Schedule Eligible Usage). While these are very technical capacity measurements below is a brief explanation. FDV is the total MB of data flowing through the cell it can rise just above the red line then reaches a hard limit and data delivery is delayed. The ASEU measure is of the resource manager in the cell site and shows its ability to schedule the data packets over the Radio channel. At closer distances to the cell higher efficiency modulation schemes can be utilized. Closer traffic means fewer error correction techniques are used and fewer retransmissions of data. When the cell is serving users at a great distance they require more resources to carry far less data than a closer user would use. This causes the cell to exhaust well before the other limiting factors of the cell are reached. A simple analogy, you can communicate more info talking to someone across a table than you could yelling across a canyon.

To aid in resolving this, we propose to remove the residential traffic in this area onto the proposed local cell site providing better network capacity and user experience in this area as data traffic continues to grow.

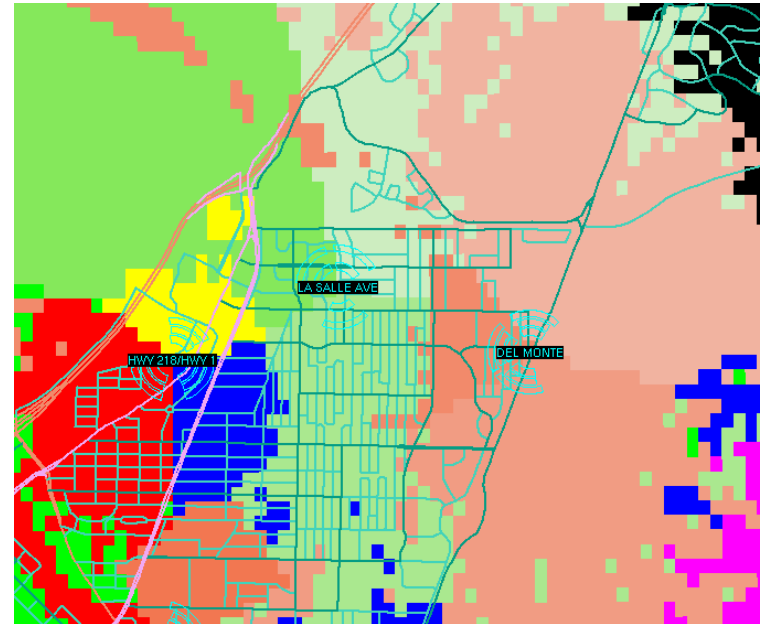


Need Case for: La Salle Ave

Best Server without La Salle Ave



Best Server with La Salle Ave



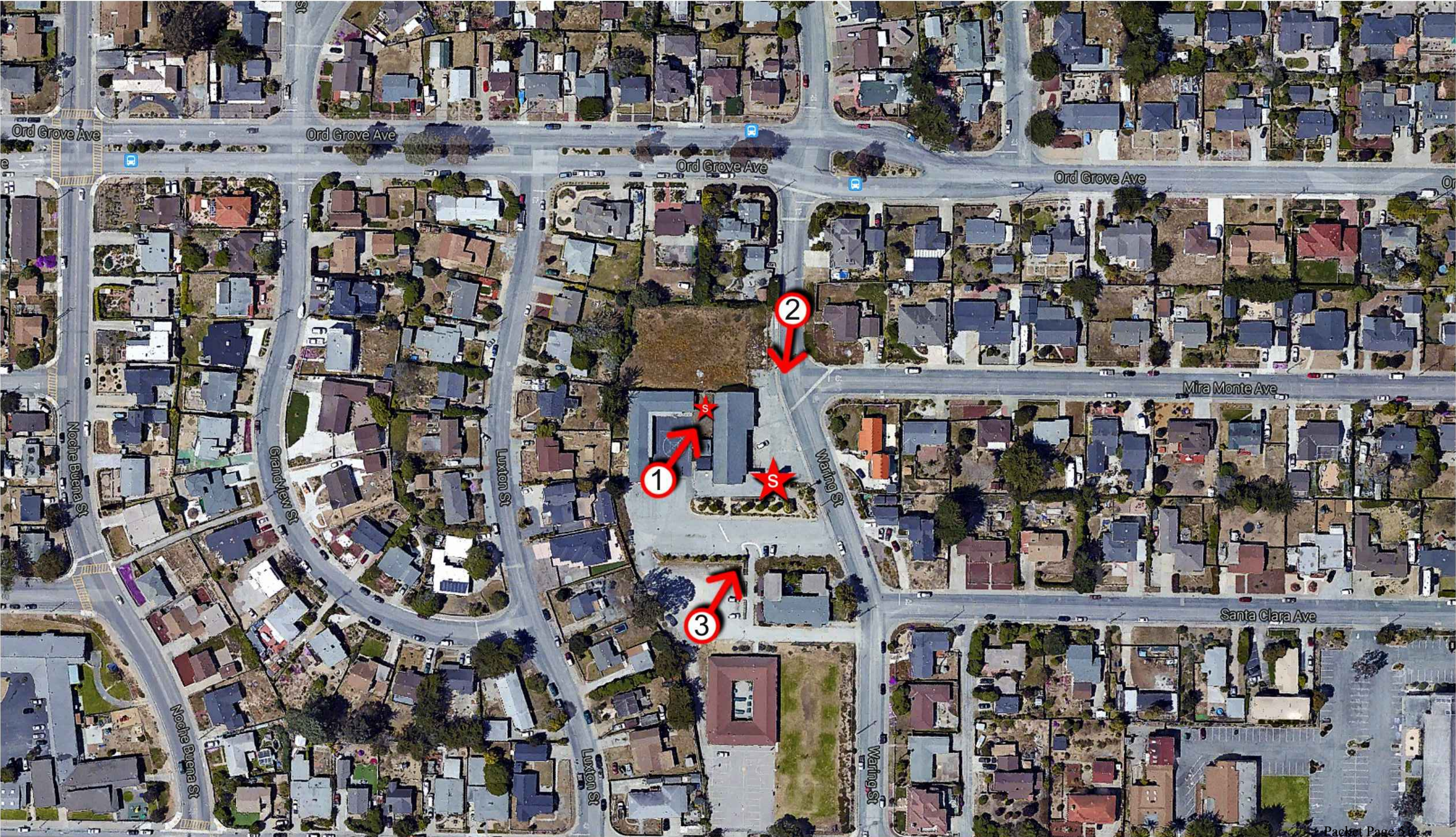
The plots above show the best server or sectors that cover this area. The existing Del Monte site to the east currently serves much of the area (Shown in tan). That sector is overloaded due to the large area and population it covers. This proposed La Salle Ave site will serve the residential area increasing capacity and improving the user experience as data traffic continues to grow.

VICINITY MAP
PHOTOSIMULATION VIEWPOINTS



LA SALLE AVE
PSL #283647
1949 WARING STREET
SEASIDE, CA 93955

SAC
WIRELESS
ENGINEERING GROUP
5865 AVENIDA ENCINAS, SUITE 142B
CARLSBAD, CA 92008
OFFICE: (760) 795-5200



PHOTOSIMULATION VIEW 1

NEW



EXISTING



PHOTOSIMULATION VIEW 2

NEW

NEW VERIZON
WIRELESS 50'-0"
HIGH "TRIANGULAR"
CHURCH TOWER

NEW VERIZON WIRELESS
EQUIPMENT SHELTER

EXISTING

EXISTING 46.1' HIGH
CHURCH TOWER
TO BE REMOVED

PHOTOSIMULATION VIEW 3

NEW

NEW VERIZON WIRELESS
50'-0" HIGH "TRIANGULAR"
CHURCH TOWER

EXISTING

EXISTING 46.1' HIGH
CHURCH TOWER
TO BE REMOVED

**Verizon Wireless • Proposed Base Station (Site No. 283647 “La Salle Ave”)
1949 Waring Street • 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. 283647 “La Salle Ave”) proposed to be located at 1949 Waring Street 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 inside the bell tower at the Seaside First Baptist Church located at 1949 Waring Street 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)	5,000–80,000 MHz	5.00 mW/cm ²	1.00 mW/cm ²
BRS (Broadband Radio)	2,600	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 antennas require line-of-sight paths for their signals to propagate well and so are installed at some



**Verizon Wireless • Proposed Base Station (Site No. 283647 “La Salle Ave”)
1949 Waring Street • Seaside, California**

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 attached 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 SAC Wireless, dated December 14, 2014, it is proposed to install twelve Andrew directional panel antennas inside the bell tower at the Seaside First Baptist Church, located at 1949 Waring Street in Seaside. The existing 46-foot bell tower would be removed and a new, similar 50-foot bell tower would be constructed in the same location. The antennas – six each Models HBXX-6517DS-VTM and LNX-6514DS-VTM – would be mounted with no downtilt at effective heights of about 35 and 42 feet above ground and would be oriented in groups of four toward 30°T, 170°T, and 310°T. The maximum effective radiated power in any direction would be 15,000 watts, representing simultaneous operation at 4,950 watts for AWS, 4,500 watts for PCS, 2,950 watts for cellular, and 2,600 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 0.033 mW/cm², which is 4.0% of the applicable public exposure limit. The maximum calculated level for a worker on the main roof of the church is 31% of the public exposure limit. The maximum calculated level at the second-floor elevation of any nearby residence* is 2.3% 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.

* Located at least 115 feet away, based on photographs from Google Maps.



**Verizon Wireless • Proposed Base Station (Site No. 283647 “La Salle Ave”)
1949 Waring Street • Seaside, California**

Recommended Mitigation Measures

Due to their mounting locations, the Verizon antennas would not be accessible to the general public, 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 lock-out tag-out procedures, be provided to all authorized personnel who have access to the bell tower, including employees and contractors of Verizon and of the Church. No access within 15 feet directly in front of the antennas themselves, such as might occur during maintenance work on the tower, should be allowed while the base station is in operation, unless other measures can be demonstrated to ensure that occupational protection requirements are met. Posting explanatory signs[†] on the tower at or below the antennas, such that the signs would be readily visible from any angle of approach to persons who might need to work within that distance, would be sufficient to meet FCC-adopted guidelines.

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 1949 Waring Street 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. 283647 “La Salle Ave”)
1949 Waring Street • 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, 2015. 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.

January 29, 2015



William F. Hammett
William F. Hammett, P.E.

707/996-5200



HAMMETT & EDISON, INC.
CONSULTING ENGINEERS
SAN FRANCISCO

F2S4
Page 4 of 4

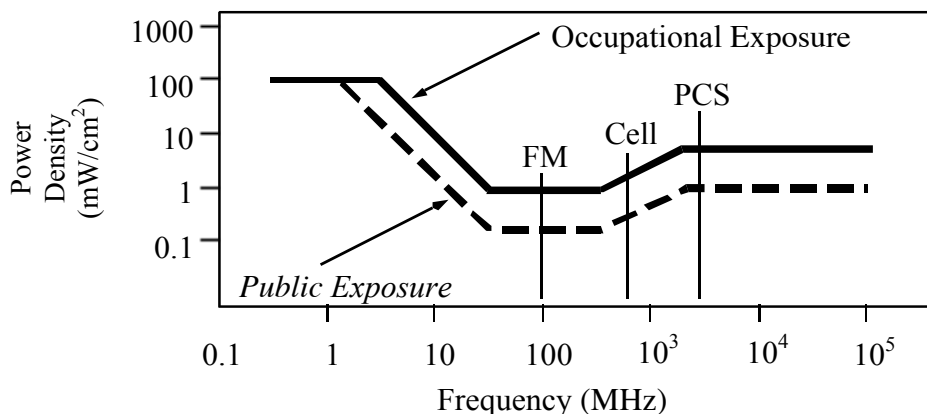
Packet Page 58

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.: 5.B.

TO: Planning Commission

BY: Lisa Brinton, Community and Economic Development Services Manager
Rick Medina, Senior Planner

DATE: July 22, 2015

SUBJECT: Use Permit Application No. UP-15-04: Faith Lutheran Church, property owner, and Verizon Wireless, applicant, are requesting the approval of a use permit to install a telecommunication facility consisting of a 39'-6" tall tower configured as a church steeple on the premise of Faith Lutheran Church located at 1460 Hilby Avenue in the RS-8 Zoning District. The project is Categorically Exempt, Class 3 from the California Environmental Quality Act.

PURPOSE

Verizon Wireless is proposing to establish a new telecommunication facility at the property located at 1460 Hilby Avenue by constructing a 39'-6"-foot tall telecommunication tower configured to resemble a church steeple at the rear elevation of an existing church building (Faith Lutheran Church). Section 17.54.040 of the Seaside Municipal Code (SMC) (Telecommunication Facilities) requires communication facilities to obtain a use permit.

RECOMMENDATION

Staff recommends that the Planning Commission approve the Use Permit application based on the findings, evidence, and subject to conditions of approval in the Draft Resolution attached as Attachment 1.

BACKGROUND

SITE LOCATION AND DESCRIPTION

The project site is 91,330 square feet in area (2.09 acres) located at 1460 Hilby Avenue on the south side of Hilby Avenue. The project site contains an existing one-story 3,283 square-foot church building and a two-story 3,150 square foot multi-purpose building. Two driveways on each side of the site provide access to the site. A total of 28 off-street parking are currently provided.

Figure 1: Project Site Adjacent Land Uses

NW	N			NE
W	Single Family Dwellings	Single Family Dwellings	Single Family Dwellings	E
	Single Family Dwellings/ Condominium	Project Site	Single Family Dwellings	
	Single Family Dwellings	Single Family Dwellings	Single Family Dwellings	

The properties adjacent to the project site consist of single family detached dwellings to the east, north and south and a mix of single family detached dwellings, a six-unit condominium, and a triplex unit to the west (See Figure 1). A location map is provided as Attachment 2. Site photographs are provided as Attachment 3. An aerial photo of the project vicinity is provided as Attachment 4.

PROJECT DESCRIPTION

Proposed Use

The proposed Verizon wireless facility consists of the following equipment which will be located within a 6'-0" x 6'-0" lease area for the telecommunication tower and 22'-0" by 35'-6" lease area for the ground equipment:

- The construction of a 39'-10" tall ground mounted tower, six-feet by six-feet in diameter, attached to the rear elevation of the church. The tower would be designed to appear as a church steeple;
- Twelve 6'-0" tall directional panel antennas would be mounted within the interior of the church steeple. Twelve radio remote units would be located below the antennas within the interior of the church steeple. Church steeple structure would be treated with material to match plaster finish on the church building support columns and painted to match the exterior siding on the church building;
- New Verizon Wireless outdoor equipment within a 22'-0" by 35'-6" lease area that would be screened with an eight-foot tall wood fence. The outdoor equipment would consist of intersect cabinets and an outdoor 30kw stand by generator; and
- Two GPS antennas mounted to platform within outdoor equipment area.

ENVIRONMENTAL REVIEW

This project is categorically exempt from environmental review pursuant to the California Environmental Quality Act Guidelines, Section 15303, New Construction or Conversion of Small Structures.

Evidence: Approval of the proposed project would allow for the construction of a 39'-6" tall church steeple which would contain an unmanned wireless personal telecommunication facility. The installation of the steeple and wireless telecommunication would consist of a minor addition to the existing church facility and would not result in any increased intensity of the existing land use.

STAFF ANALYSIS AND FINDINGS

Legal Background/Federal Law

The Telecommunication Act of 1996 provides that local governments: (a) shall not unreasonably discriminate among providers of functionally equivalent services (i.e. favor one wireless carrier over another); (b) shall not prohibit or have the effect of prohibiting the provisions of personal wireless services (e.g., cannot prevent a wireless carrier from closing a significant gap in service coverage); and (c) shall not regulate the placement and construction of personal wireless service facilities on the basis of the environmental effects of radio frequency (RF) emissions to the extent that such facilities comply with the Federal Communication Commission (FCC) regulations concerning such emissions (47 USC 332(c)). The effect of this federal law is to enable personal wireless service providers to establish networks for their services and to preclude local governments from regulating the potential health impacts of wireless facilities. While local governments may not establish or regulate RF emissions standards, they may review those applications to ensure compliance with the RF emissions standards set by the FCC (Govt. Code Section 66850.6(f)) and they may take aesthetics into consideration when reviewing an application.

CHAPTER 17.54 – TELECOMMUNICATION FACILITIES (WIRELESS ORDINANCE)

The Seaside Municipal Code (SMC) allows the installation of telecommunication facilities once the applicant has provided the required radio frequency emission report prepared by a licensed engineer, has demonstrated that there is a coverage gap in the target area, and the proposed telecommunication facility meets the SMC locational requirements. In addition, the SMC encourages telecommunication facilities to mitigate visual impacts by using stealth techniques and requires collocation of the wireless facility if it is structurally and technically feasible.

1. Cell Site Coverage Needs

The applicant has submitted a report (Cell Site Necessity Case) to demonstrate the need for the placement of a wireless communication facility at the project location. A copy of the report is provided as Attachment 5.

The proposed Hilby Avenue site has been selected to provide needed coverage and capacity to the residential areas of eastern Seaside. While initially cell service was meant to service customers in vehicles and outside of homes, usage patterns have shifted creating greater demand to improve coverage inside of buildings and in residential areas. Page 6 of the Coverage Needs Assessment provides maps demonstrating how the project will improve service by offloading residential traffic onto a new cell doubling the available capacity in this portion of Seaside. Additionally, Verizon's 4G network will be carrying 911 calls which further substantiates that the project location is needed to minimize any further degradation in the service quality of public safety communications in the City of Seaside.

2. Stealth Techniques

All ground mounted-mounted equipment, antennas, poles, or towers shall be sited to be screened and/or visually blend with the surroundings and not be readily apparent or "stealth."

The proposed telecommunication tower would be configured to appear as a church steeple at the rear elevation of the church. The telecommunication tower would extend 18 feet above the roof line of the church. The proposed panel antennas and associated radio remote units would be mounted within the interior of the telecommunication tower so that they would not be readily visible from the public view from Hilby Avenue and the adjoining residential properties. Photo simulations of the tower are provided as Attachment 6. The photo simulations demonstrate that the church steeple design will blend with the architecture of the church and adequately conceal the proposed antennas and other equipment. Based on the expansive area of the church site, the height of the church steeple design will be to scale with the site and will not adversely affect the aesthetic character of the site or block views from adjoining residential properties. The ground mounted equipment directly behind the tower will be fully screened with an eight-foot tall redwood fence. The applicant has agreed to the replacement of the chain link fence enclosure as shown on the project plans for the ground mounted equipment with a redwood fence material.

3. Radio Frequency Emission Report

A radio frequency emission report was prepared by Hammett and Edison, Inc.,

Consulting Engineers, to evaluate the proposal's compliance with FCC regulations limiting human exposure to radio frequency emission. A copy of RF Report is provided as Attachment 7.

The RF report has concluded that the proposed facility would operate at 6.5% of the allowable FCC limit which will comply with FCC Guidelines concerning limiting public exposure to radio frequency emissions.

4. Location Requirements

Per Section 17.54.060 of the SMC, each proposed wireless facility shall comply with the following standards, except that any standard may be modified or waived by the review authority (Planning Commission) upon determination that effective single reception and transmission will not occur if the facility complies with these standards:

- a. A ground mounted communication facility (including towers and antennas) shall be located as far as possible from all property boundaries and setback from the property line a ratio of 1.5 horizontal feet for every 1 foot of height, where feasible.

The telecommunication tower will be positioned so that it will align with the ridge line of the church roof. Additionally, the design of the telecommunication tower has been configured to resemble a church steeple to blend with the architecture of the church and to conceal the antennas from public view. Per the ratio standards listed above, a telecommunication tower should be located at least 60 feet from the adjoining property lines. As shown in the radius map provided as Attachment 8, the telecommunication tower will be setback 80 feet from the nearest property line to the east, and 135 feet from the property to the west, 200 feet from the property to the north, and 260 feet from the property to the south. In sum, this application meets the height to setback ratio requirements of the City's Ordinance for a ground mounted communication facility.

- b. A tower or antenna shall be setback from any site boundary or public right-of-way by a minimum of 25 feet. No part of any tower shall extend into a required front setback or beyond the property line.

The required tower will be placed on the rear half of the church building at a distance of 150 feet from the front property line, 80 feet from the eastern side property line, 135 feet from the western side property line, and 260 feet from the rear southern property line. All antennas and apparatus associated with the antenna will be located inside the tower. In sum this application meets the minimum setback distance of 25 feet from all property lines for the ground mounted tower and antennas.

USE PERMIT FINDINGS

In accordance with S.M.C. Section 17.62.070.F, an application filed under the Use Permit shall comply with the following findings:

- 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 RS-8 Zoning District. In accordance with Chapter 17.54 of the Seaside Municipal Code, the installation of a telecommunication facility is allowed with the issuance of a use permit. The proposed project has been designed to comply with the locational siting standards and facility and development standards of the Seaside Municipal Code.

- 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 RS (Low Density Residential). The land use designation is intended for the development of detached single-family dwellings at densities up to eight dwelling units per acre. Ancillary public services (e.g. water, sewer, telephone, electricity) are permitted in all zones.

Land Use Element

Goal LU-4: Ensure that new development complements existing land uses and enhances the character of the community and neighborhoods.

Policy LU-4.1: Require all new development to be compatible with surrounding uses, the site, and available infrastructure.

Evidence: *The proposed Hilby Avenue wireless telecommunication site has been selected to provide needed coverage and capacity to support the new 4G technology provided by Verizon Wireless to the residential areas of eastern Seaside. Since the 4G network will be carrying 911 calls it is further substantiated that the project location is needed to minimize any*

further degradation in service quality which could have an adverse affect on public safety communications in the City of Seaside.

Evidence: *The proposed tower would be configured to appear as a church steeple at the rear of the church. The proposed panel antennas and associated radio remote units would be mounted within the interior of the tower so that they would not be readily visible. The church steeple design will blend with the existing architecture of the church and will adequately conceal the proposed antennas and other equipment from public view. Based on the overall area of the church site, the height of the church steeple design will be to scale with the site and will not adversely affect the aesthetic character of the site or block views from adjoining residential properties. The ground mounted equipment located directly behind the tower will be fully screened with an eight-foot tall redwood fence.*

- 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 panel antennas will be placed within the upper half of the new telecommunication tower that will be attached to the rear of the church building. The telecommunication tower will be sited so that it will align with the center ridge line of the church roof providing visual symmetry with the overall design of the existing church building. Additionally, the tower has been designed to conceal the antennas from public view.*

Evidence: *Per the ratio standards listed in Section 17.54 of the Seaside Municipal Code, a telecommunication tower should be located at least 60 feet from all adjoining property lines. The setbacks of the telecommunication tower from the center line of the tower to adjoining property lines is, 80 feet to the east, 135 feet to the west, 200 feet to the north, and 260 feet to the south. In sum, this application meets the height to setback ratio requirements of the City's Ordinance for a ground mounted communication facility.*

- 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. The project site is developed with an existing church building, which is of suitable physical characteristics to accommodate the addition of the proposed telecommunication facility.*

- 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 to allow the establishment of a new telecommunication facility at the project site will fit into the context of the built environment by being configured to appear as a church steeple and a radio frequency emissions report has been prepared for the project site which demonstrates that the telecommunication facility will operate at a level of 6.5% of the public exposure limit, well below the maximum limits established by the Federal Communication Commission, so as to not result in any adverse impact on the public interest, health, safety, convenience, or welfare of the City.

CONCLUSION

The proposed telecommunication facility meets the requirements of the Seaside Municipal Code. The subject site is an appropriate location for the proposed installation based on the site design and coverage need assessment. With the proposed conditions requiring design review approval, the proposed tower configured to resemble a church steeple will meet the stealth requirements of the telecommunication ordinance. With the operation of the telecommunication facility, wireless coverage in the area will be improved.

FISCAL IMPACT

There is no fiscal impact associated with this item.

ATTACHMENTS

1. Attachment 1 - Draft Resolution
 2. Attachment 1 - Exhibit A Plans
 3. Attachment 2 - Location Map
 4. Attachment 3 - Site Photographs
 5. Attachment 4 - Aerial Photo
 6. Attachment 5 - Site Capacity Coverage
 7. Attachment 6 - Photosimulations
 8. Attachment 7 - RF Report
-

RESOLUTION NO. 15-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SEASIDE, STATE OF CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT APPLICATION No. UP-15-04 TO ESTABLISH A TELECOMMUNICATION FACILITY LOCATED AT 1460 HILBY AVENUE (APN 012-402-088).

WHEREAS, Verizon Wireless, Applicant, and Faith Lutheran Church, Property Owner, have applied for a Conditional Use Permit to establish a telecommunication facility located at 1460 Hilby Avenue, in the RS-8 (Single Family Residential) 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 amendment at a duly noticed public hearing at public meeting held on July 22, 2015; and

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

Evidence: Evidence: Approval of the proposed project would allow for the construction of a 39'-6" tall church steeple which would contain an unmanned wireless personal telecommunication facility. The installation of the steeple and wireless telecommunication would consist of a minor addition to the existing church facility and would not result in any increased intensity of the existing land use.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission adopts the following findings for Conditional Use Permit Application No. 15-04:

- 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

Evidence: This project is located within the RS-8 Zoning District. In accordance with Chapter 17.54 of the Seaside Municipal Code, the installation of a telecommunication facility is allowed with the issuance of a use permit. The proposed project has been designed to comply with the locational siting standards and facility and development standards of the Seaside Municipal Code.

- 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 RS (Low Density Residential). The land use designation is intended for the development of detached single-family dwellings at densities up to eight dwelling units per acre. Ancillary public services (e.g. water, sewer, telephone, electricity) are permitted in all zones.

Land Use Element

Goal LU-4: Ensure that new development complements existing land uses and enhances the character of the community and neighborhoods.

Policy LU-4.1: Require all new development to be compatible with surrounding uses, the site, and available infrastructure.

Evidence: The proposed Hilby Avenue wireless telecommunication site has been selected to provide needed coverage and capacity to support the new 4G technology provided by Verizon Wireless to the residential areas of eastern Seaside. Since the 4G network will be carrying 911 calls it is further substantiated that the project location is needed to minimize any further degradation in service quality which could have an adverse on public safety communications in the City of Seaside.

Evidence: The proposed tower would be configured to appear as a church steeple at the rear of the church. The proposed panel antennas and associated radio remote units would be mounted within the interior of the tower so that they would not be readily visible. The church steeple design will blend with the existing architecture of the church and will adequately conceal the proposed antennas and other equipment from public view. Based on the overall area of the church site, the height of the church steeple design will be to scale with the site and will not adversely affect the aesthetic character of the site or block views from adjoining residential properties. The ground mounted equipment located directly behind the tower will be fully screened with an eight-foot tall redwood fence.

- 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 panel antennas will be placed within the upper half of the new telecommunication tower that will be attached to the rear of the church building. The telecommunication tower will be sited so that it will align with the center ridge line of the church roof providing visual symmetry with the overall design of the existing church building. Additionally, the tower has been designed to conceal the antennas from public view.

Evidence: Per the ratio standards listed in Section 17.54 of the Seaside Municipal Code, a telecommunication tower should be located at least 60 feet from all adjoining property lines. The setbacks of the telecommunication tower from the center line of the tower to adjoining property lines is, 80 feet to the east, 135 feet to the west, 200 feet to the north, and 260 feet to the south. In sum, this application meets the height to setback ratio requirements of the City's Ordinance for a ground mounted communication facility.

- 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. The project site is developed with an existing church building, which is of suitable physical characteristics to accommodate the addition of the proposed telecommunication facility.

- 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 to allow the establishment of a new telecommunication facility at the project site will fit into the context of the built environment by being configured to appear as a church steeple and a radio frequency emissions report has been prepared for the project site which demonstrates that the telecommunication facility will operate at a level of 6.5% of the public exposure limit, well below the maximum limits established by the Federal Communication Commission, so as to not result in any adverse impact on the public interest, health, safety, convenience, or welfare of the City.

BE IT FURTHER RESOLVED, that the Planning Commission approves Conditional Use Permit Application No. 15-04 subject to the following conditions:

1. Except as modified by the conditions of approval, the plans submitted for a Building Permit must be in compliance with the plans stamped "Received Seaside Community Development Department July 8, 2015" provided as Exhibit "A".
2. 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.
3. No access within 18 feet directly in front of the antennas themselves, such as might occur during maintenance work on the tower, shall be allowed while the base station is in operation.
4. Signs shall be posted at the base of the tower explaining that only authorized access to the tower is permitted. The signs shall comply with color, symbol, and contact recommendations to meet

FCC guidelines. The signs shall contain contact information (e.g. telephone number) to arrange for access to restricted areas.

5. 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 tower and the 8-foot tall wood fencing that would enclose the ground mounted equipment

Fire Department:

6. Compliance shall be maintained with the 2013 California Fire Code. This condition also requires compliance with the maximum occupancy load set for this establishment.

Building Department:

7. Compliance shall be maintained with the 2013 California Building Code.

Standard:

8. 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.
9. 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.
10. 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
11. 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.
12. 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.
13. 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.

14. 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 22nd day of July 2015, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

John Owens,
Planning Commission Chairperson

ATTEST:

Planning Commission Secretary

NOTES:

OWNER(S): FAITH LUTHERAN CHURCH

APN: 012-402-088

THIS DRAWING DOES NOT REPRESENT A BOUNDARY SURVEY OF ANY PARCEL OF LAND, NOR DOES IT IMPLY OR INFER THAT A BOUNDARY SURVEY WAS PERFORMED. THIS IS A SPECIALIZED TOPOGRAPHIC MAP WITH PROPERTY AND EASEMENTS BEING A GRAPHIC DEPICTION BASED ON INFORMATION GATHERED FROM VARIOUS SOURCES OF RECORD AND AVAILABLE MONUMENTATION. PROPERTY LINES AND LINES OF TITLE WERE NEITHER INVESTIGATED NOR SURVEYED AND SHALL BE CONSIDERED APPROXIMATE ONLY. NO PROPERTY MONUMENTS WERE SET.

THE EASEMENTS (IF ANY) THAT APPEAR ON THIS MAP HAVE BEEN PLOTTED BASED SOLELY ON INFORMATION CONTAINED IN THE PRELIMINARY TITLE REPORT BY: FIRST AMERICAN TITLE COMPANY, ORDER NO. 4201-4724831, DATED SEPTEMBER 03, 2014. WITHIN SAID TITLE REPORT THERE ARE ELEVEN (11) EXCEPTIONS LISTED, ONE (1) OF WHICH ARE EASEMENTS, AND NONE (0) OF WHICH CAN NOT BE PLOTTED.

THE UNDERGROUND UTILITIES (IF ANY) THAT APPEAR ON THIS MAP HAVE BEEN LOCATED BY FIELD OBSERVATION. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE.

THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD RATE MAP FOR COMMUNITY NO. 060203, PANEL NO. 0327G, DATED APRIL 2, 2009, SHOWS THAT THE LOCATION OF THIS SITE FALLS WITHIN ZONE X, WHICH ARE AREAS DETERMINED TO BE INSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

THE LATITUDE AND LONGITUDE AT THE LOCATION AS SHOWN WAS DETERMINED BY GPS OBSERVATIONS.

LAT. 36°36' 06.67" N. NAD 83
LONG. 121°50' 01.17" W. NAD 83
ELEV. 185.0' NAVD 88 (BASIS OF DRAWING)

The information shown above meets or exceeds the requirements set forth in FAA order 8260.19D for 1-A accuracy (± 20' horizontally and ± 3' vertically). The horizontal datum (coordinates) are expressed as degrees, minutes and seconds, to the nearest hundredth of a second. The vertical datum (heights) are expressed in feet and decimals thereof and are determined to the nearest 0.1 foot.

LESSOR'S PROPERTY LEGAL DESCRIPTION:

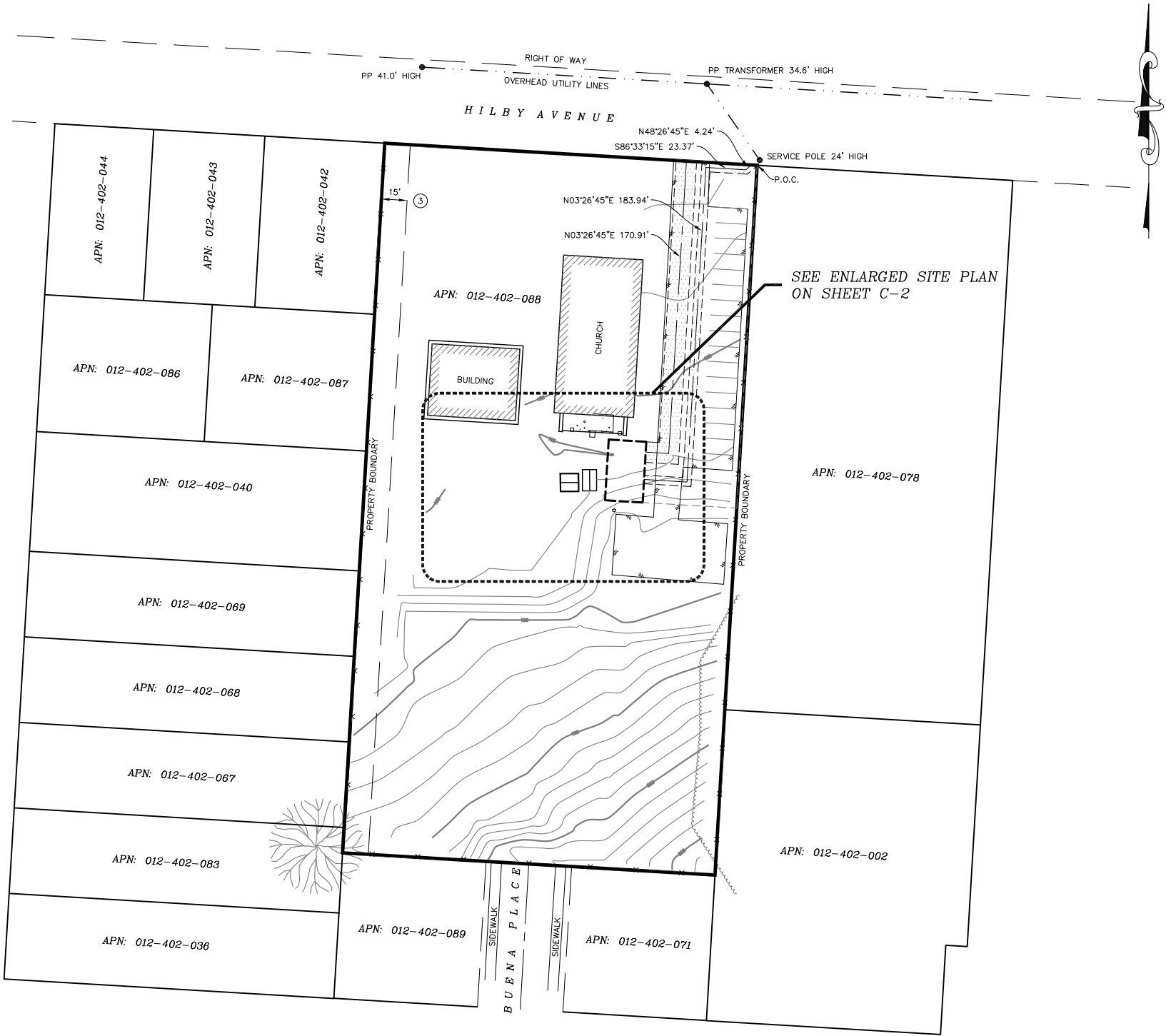
REAL PROPERTY IN THE CITY OF SEASIDE, COUNTY OF MONTEREY, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL A OF PARCEL MAPS FILED IN THE OFFICE OF THE MONTEREY COUNTY RECORDER, MONTEREY COUNTY, CITY OF SEASIDE, STATE OF CALIFORNIA IN BOOK 19 OF PARCEL MAPS, PAGE 141 ON MARCH 22, 1996 AND AS THEREAFTER CORRECTED BY CERTIFICATE OF CORRECTION RECORDED AUGUST 1, 1997 AT REEL 3552, PAGE 1412.

EASEMENT(S) PER TITLE REPORT:

3. AN EASEMENT SHOWN OR DEDICATED ON THE MAP AS REFERRED TO IN THE LEGAL DESCRIPTION

FOR: 15' WIDE NATURAL DRAINAGE AND INCIDENTAL PURPOSES.



OVERALL SITE MAP
1" = 40'



ISSUE STATUS

REV	DATE	DESCRIPTION	BY
0	08/13/14	PRELIMINARY	HJ
1	09/02/14	HEIGHTS	HJ
2	10/13/14	TITLE	HJ
3	12/05/14	LEASE/ESMNTS	SL

SMITHCO JOB NO.: 82-287



WIRELESS
5865 AVENIDA ENCINAS, SUITE 142B,
CARLSBAD, CA 92008
Office (760) 795-5200
Fax (760) 931-0908

PROPRIETARY INFORMATION

THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO VERIZON WIRELESS

ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO VERIZON WIRELESS IS STRICTLY PROHIBITED



PRELIMINARY

HILBY

1460 HILBY AVENUE
SEASIDE, CA 93955

MONTEREY
COUNTY

SHEET TITLE:
SITE SURVEY
FOR EXAMINATION ONLY

C-1

ALL THAT PORTION OF THE HEREON DESCRIBED LESSOR'S PROPERTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COURSE 1) THENCE N 86°33'15" W, A DISTANCE OF 22.00 FEET;
COURSE 2) THENCE N 03°26'45" E, A DISTANCE OF 35.50 FEET;
COURSE 3) THENCE S 86°33'15" E, A DISTANCE OF 22.00 FEET;
COURSE 4) THENCE S 03°26'45" W, A DISTANCE OF 6.00 FEET TO POINT 'A';
COURSE 5) THENCE CONTINUING S 03°26'45" W, A DISTANCE OF 16.00 FEET TO POINT 'B';
COURSE 6) THENCE CONTINUING S 03°26'45" W, A DISTANCE OF 13.5 FEET TO THE POINT OF BEGINNING.

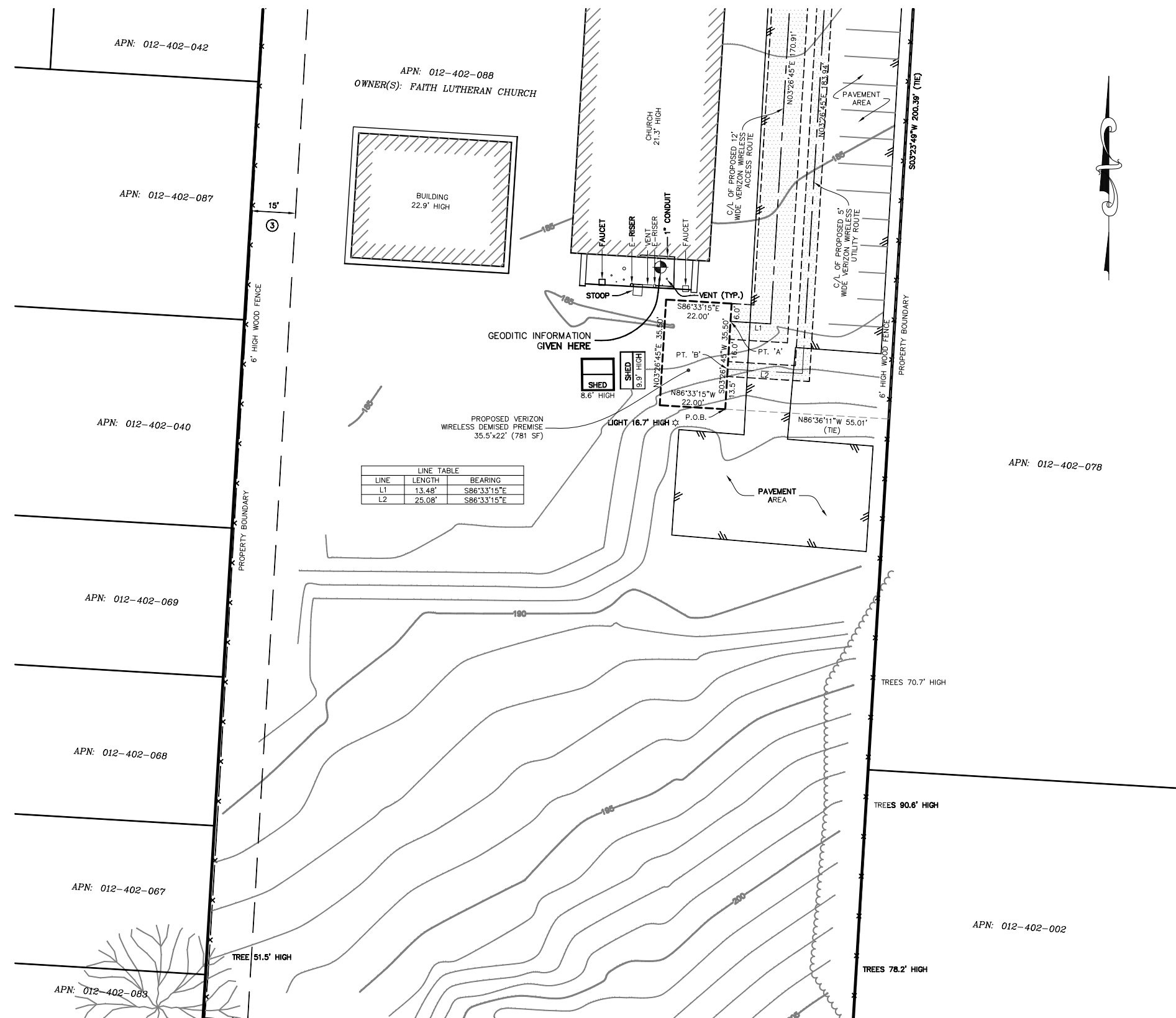
PROPOSED VERIZON WIRELESS ACCESS ROUTE DESCRIPTION:

BEGINNING AT THE ABOVE DESCRIBED POINT 'A';

PROPOSED VERIZON WIRELESS UTILITY ROUTE DESCRIPTION:

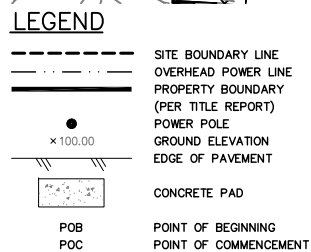
BEGINNING AT THE ABOVE DESCRIBED POINT 'A';

COURSE 1) THENCE S 86°33'15" E, A DISTANCE OF 25.08 FEET;
COURSE 2) THENCE N 03°26'45" E, A DISTANCE OF 183.94 FEET;
COURSE 3) THENCE S 86°33'15" E, A DISTANCE OF 23.37 FEET;
COURSE 4) THENCE N 48°26'45" E, A DISTANCE OF 4.24 FEET TO THE SOUTH LINE OF HILBY AVENUE AND
THE TERMINUS OF THIS DESCRIPTION.



LINE TABLE		
LINE	LENGTH	BEARING
L1	13.48'	S86°33'15"E
L2	25.08'	S86°33'15"E

ENLARGED SITE MAP
1" = 20'



REV	DATE	DESCRIPTION	BY
0	08/13/14	PRELIMINARY	HJ
1	09/02/14	HEIGHTS	HJ
2	10/13/14	TITLE	HJ
3	12/05/14	LEASE/ESMNTS	SL



PROPRIETARY INFORMATION

THE INFORMATION CONTAINED IN THIS SET
OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL
TO VERIZON WIRELESS

ANY USE OR DISCLOSURE OTHER THAN
AS IT RELATES TO VERIZON WIRELESS
IS STRICTLY PROHIBITED



PRELIMINARY

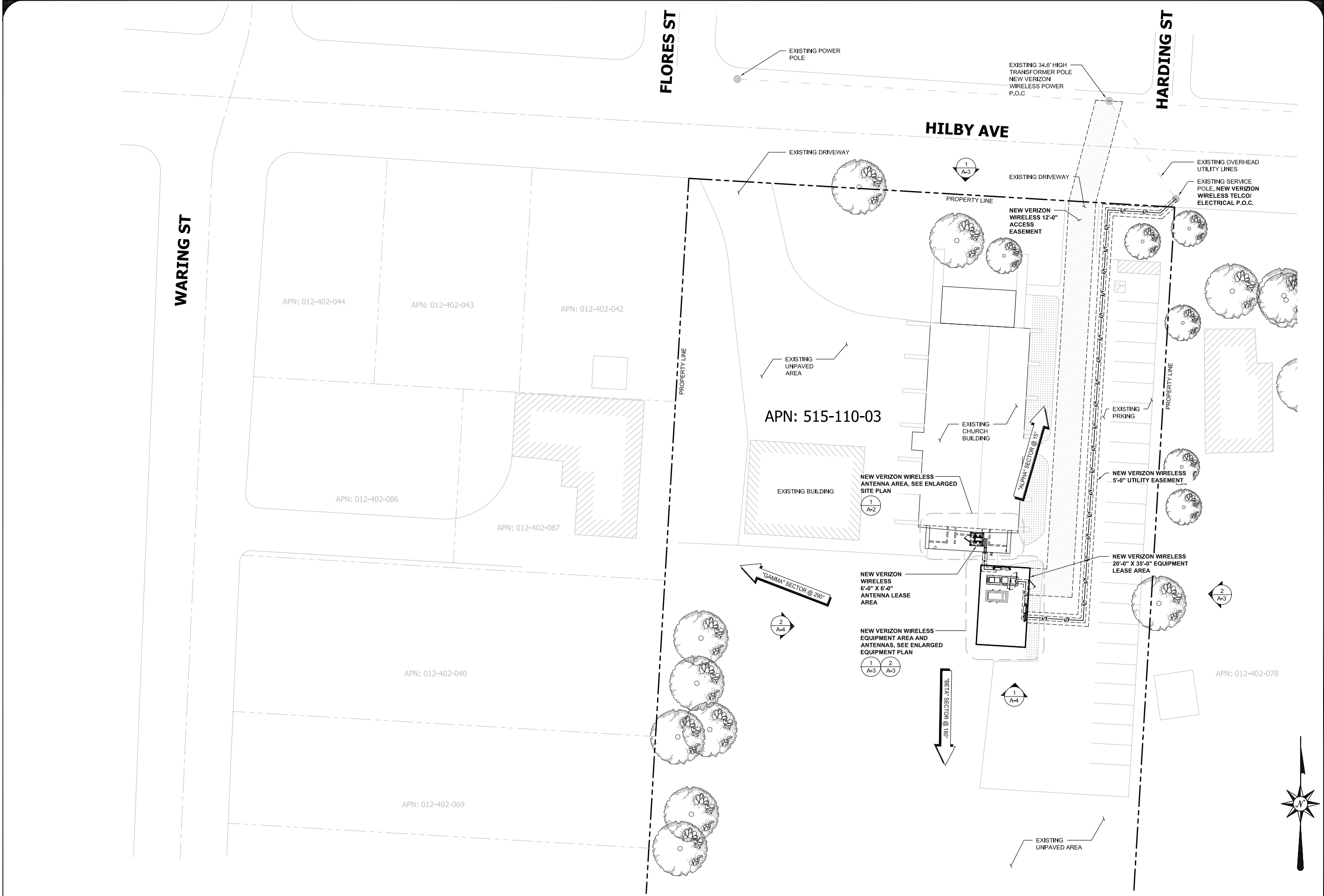
HILBY

MONTEREY
COUNTY

SHEET TITLE:
SITE SURVEY
FOR EXAMINATION ONLY

C-2

NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 24" X 36". SCALE RATIO IS NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES



ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	4/21/14	PLANNING SUBMITTAL	OM
1	6/05/15	PLANNING COMMENTS	FR

SAC

WIRELESS

ENGINEERING GROUP

5865 AVENIDA ENCINAS
CARLSBAD, CA 92008
www.sacw.com
760.795.5200

PROPRIETARY INFORMATION

THE INFORMATION CONTAINED IN THIS SET OF
DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO
VERIZON WIRELESS

ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES
TO VERIZON WIRELESS IS STRICTLY PROHIBITED

verizon

wireless

2785 MITCHELL DRIVE, BLDG 9
WALNUT CREEK, CA 94598

HILBY AVE

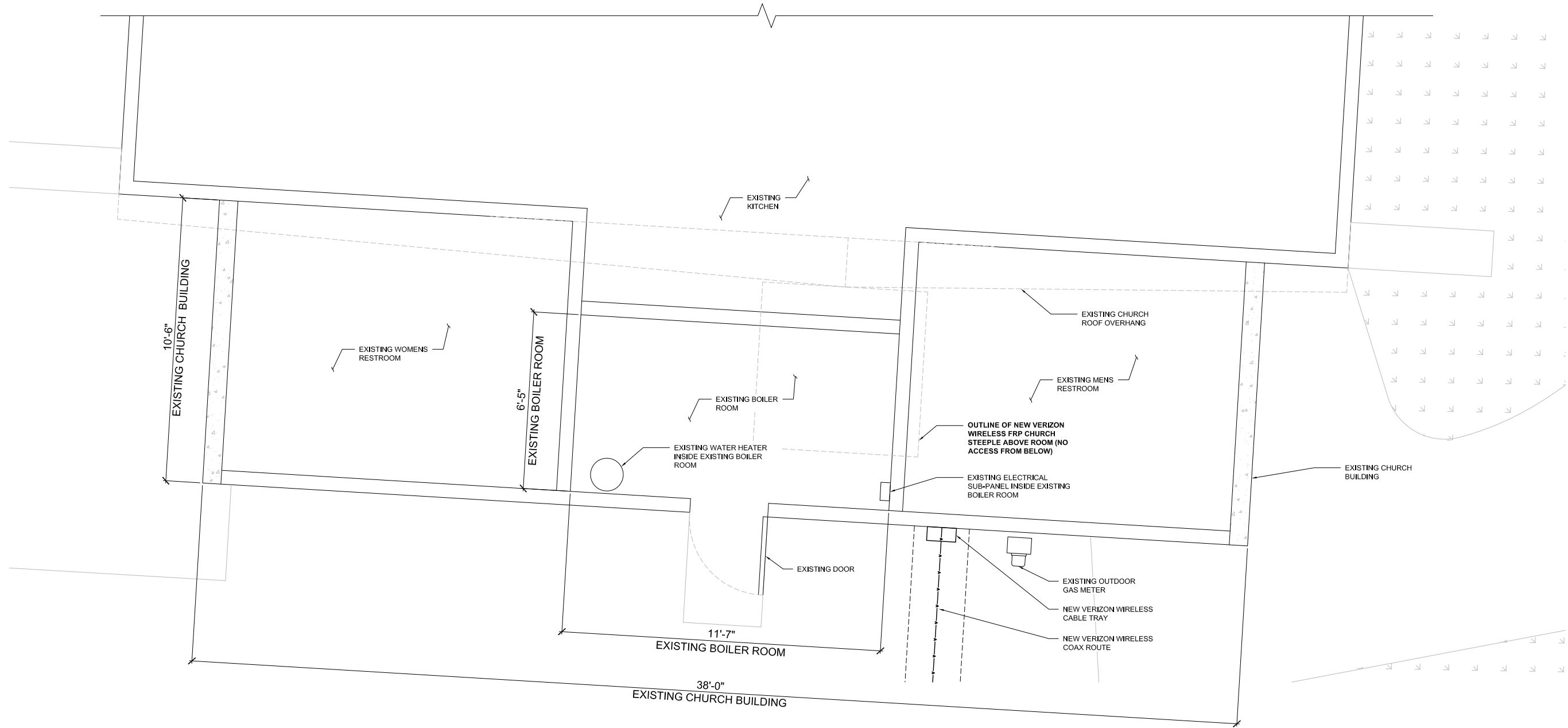
PSL # 270019

1460 HILBY AVE
SEASIDE, CA 93955

SHEET TITLE:

SITE PLAN

A-1



EXISTING UTILITIES

0 6" 1' 2' SCALE: 1/2" = 1'-0" (24x36)
(OR) 1/4" = 1'-0" (11x17)

1

ISSUE STATUS			
REV.	DATE	DESCRIPTION	BY
0	4/21/14	PLANNING SUBMITTAL	OM
1	6/05/15	PLANNING COMMENTS	FR



SAC
WIRELESS
ENGINEERING GROUP

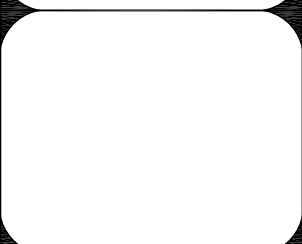
5865 AVENIDA ENCINAS
CARLSBAD, CA 92008
www.sacw.com
760.795.5200

PROPRIETARY INFORMATION
THE INFORMATION CONTAINED IN THIS SET OF
DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO
VERIZON WIRELESS
ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES
TO VERIZON WIRELESS IS STRICTLY PROHIBITED



verizonwireless

2785 MITCHELL DRIVE, BLDG 9
WALNUT CREEK, CA 94598



HILBY AVE

PSL # 270019

1460 HILBY AVE
SEASIDE, CA 93955

SHEET TITLE:
EXISTING UTILITIES

A-2

TOP OF NEW VERIZON WIRELESS CHURCH STEEPLE
ELEV. 39'-10" AGL

RAD CENTER OF NEW VERIZON WIRELESS ANTENNAS (UPPER LEVEL)
ELEV. 33'-0" AGL

RAD CENTER OF NEW VERIZON WIRELESS ANTENNAS (LOWER LEVEL)
ELEV. 26'-0" AGL

TOP OF EXISTING BUILDING ROOF
ELEV. 21'-4" AGL

TOP OF EXISTING FLAT ROOF
ELEV. 10'-0" AGL

GROUND LEVEL
ELEV. 0'-0" REF.
AGL 0'-0" = 185.0' AMSL

NEW VERIZON WIRELESS
6'-0" ANTENNAS (4) PER
SECTOR, (3) SECTORS,
(12) TOTAL

NEW VERIZON WIRELESS
RRH, (4) PER SECTOR,
(3) SECTORS, (12) TOTAL

NEW VERIZON WIRELESS
OUTDOOR EQUIPMENT ON
NEW 4'-0" X 14'-0"
CONCRETE PAD

NEW 200 AMP VERIZON
WIRELESS/PG&E ELECTRICAL
METER ON NEW H-FRAME

NEW VERIZON WIRELESS
CHAINLINK FENCE (PARTIALLY
SHOWN FOR CLARITY)

NEW VERIZON WIRELESS
VENT LOUVER

NEW VERIZON WIRELESS
FRP CHURCH STEEPLE
TO MATCH CHURCH
COLOR AND TEXTURE

18'-0"
FRP FRAMING

EXISTING TREE

EXISTING CHURCH BUILDING

NOTE:

NEW VERIZON WIRELESS ANTENNAS,
RRHS, & RAYCAPS TO BE MOUNTED
INSIDE NEW VERIZON WIRELESS FRP
CHURCH STEEPLE

NORTH ELEVATION

0 1.5' 3' 5'

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

1

TOP OF NEW VERIZON WIRELESS CHURCH STEEPLE
ELEV. 39'-10" AGL

RAD CENTER OF NEW VERIZON WIRELESS ANTENNAS (UPPER LEVEL)
ELEV. 33'-0" AGL

RAD CENTER OF NEW VERIZON WIRELESS ANTENNAS (LOWER LEVEL)
ELEV. 26'-0" AGL

TOP OF EXISTING BUILDING ROOF
ELEV. 21'-4" AGL

NEW VERIZON WIRELESS 30KW
STANDBY GENERATOR (UL142)
ON 6'-0" X 12'-0" CONCRETE PAD

NEW VERIZON WIRELESS
INTERSECT CABINET

TOP OF EXISTING FLAT ROOF
ELEV. 10'-0" AGL

NEW VERIZON
WIRELESS CHAINLINK
FENCE (PARTIALLY
SHOWN FOR CLARITY)

GROUND LEVEL
ELEV. 0'-0" REF.
AGL 0'-0" = 185.0' AMSL

NEW 200 AMP VERIZON
WIRELESS/PG&E ELECTRICAL
METER ON NEW H-FRAME

NEW VERIZON WIRELESS
6'-0" ANTENNAS (4) PER
SECTOR, (3) SECTORS,
(12) TOTAL

NEW VERIZON WIRELESS
RRH, (4) PER SECTOR,
(3) SECTORS, (12) TOTAL

NEW VERIZON WIRELESS
RAYCAP, (2) LOCATED AT
ANTENNA LEVEL, (2)
LOCATED AT EQUIPMENT
SHELTER, (4) TOTAL

NEW VERIZON WIRELESS
CABLE TRAY
NEW VERIZON WIRELESS
COAX ROUTE

NEW VERIZON WIRELESS
FRP CHURCH STEEPLE
TO MATCH CHURCH
COLOR AND TEXTURE

18'-0"
FRP FRAMING

11'-10"
STEEL OR WOOD FRAMING

WALL MOUNTED EXHAUST
FAN WITH FAN SHUTTER

EXISTING MENS
RESTROOM

EXISTING BOILER ROOM

EXISTING CHURCH
BUILDING

NOTE:

NEW VERIZON WIRELESS ANTENNAS,
RRHS, & RAYCAPS TO BE MOUNTED
INSIDE NEW VERIZON WIRELESS FRP
CHURCH STEEPLE

EAST ELEVATION

0 1.5' 3' 5'

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

2

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	4/21/14	PLANNING SUBMITTAL	OM
1	6/05/15	PLANNING COMMENTS	FR



PROPRIETARY INFORMATION
THE INFORMATION CONTAINED IN THIS SET OF
DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO
VERIZON WIRELESS

ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES
TO VERIZON WIRELESS IS STRICTLY PROHIBITED

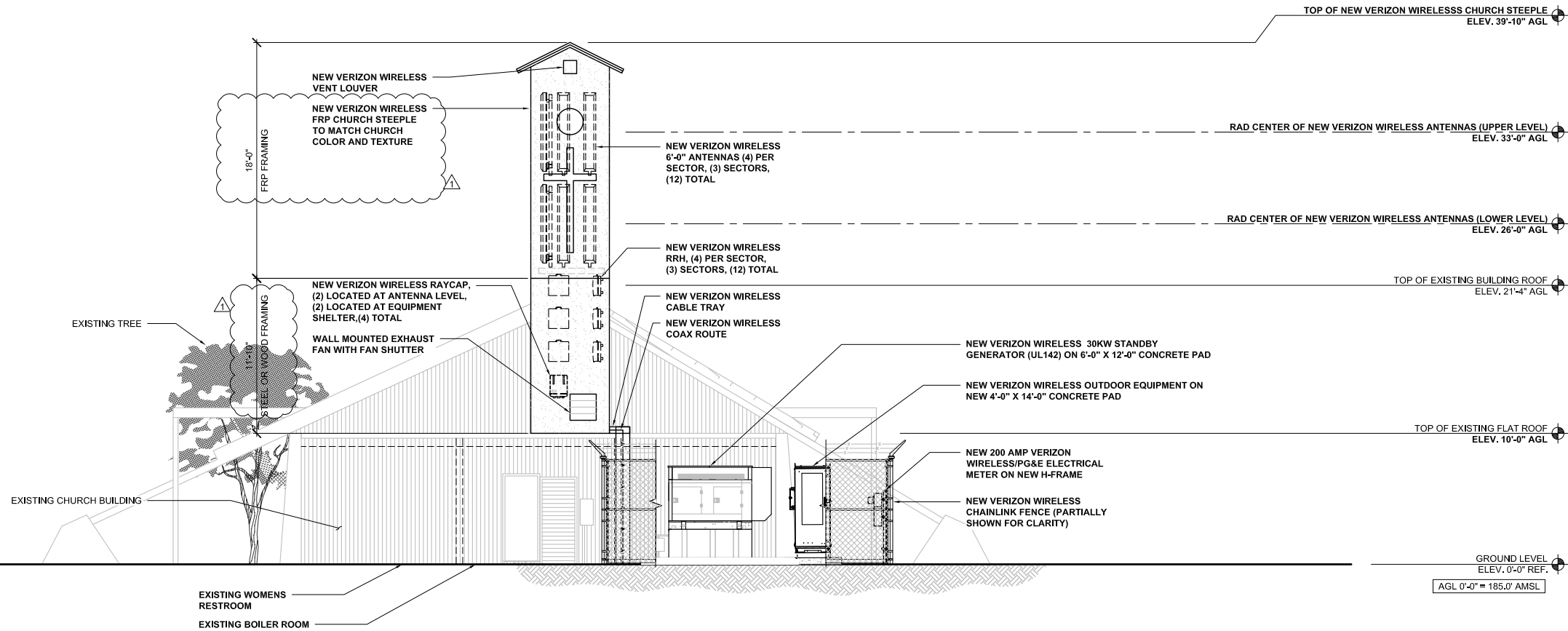


HILBY AVE
PSL # 270019
1460 HILBY AVE
SEASIDE, CA 93955

SHEET TITLE:
NORTH & EAST
ELEVATIONS

A-4

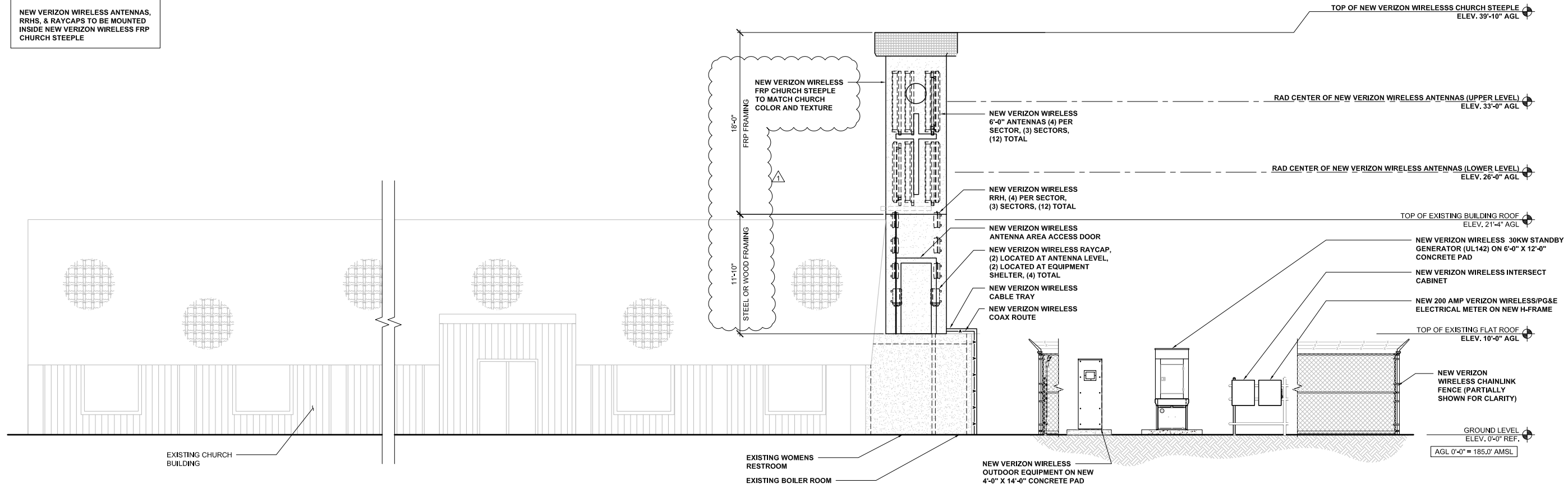
NOTE:
NEW VERIZON WIRELESS ANTENNAS,
RRHS, & RAYCAPS TO BE MOUNTED
INSIDE NEW VERIZON WIRELESS FRP
CHURCH STEEPLE



SOUTH ELEVATION

0 1.5' 3' 5' SCALE: 3/16" = 1'-0" (24x36)
(OR) 3/32" = 1'-0" (11x17) 1

NOTE:
NEW VERIZON WIRELESS ANTENNAS,
RRHS, & RAYCAPS TO BE MOUNTED
INSIDE NEW VERIZON WIRELESS FRP
CHURCH STEEPLE



WEST ELEVATION

0 1.5' 3' 5' SCALE: 3/16" = 1'-0" (24x36)
(OR) 3/32" = 1'-0" (11x17) 2

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	4/21/14	PLANNING SUBMITTAL	OM
1	6/05/15	PLANNING COMMENTS	FR

SAC
WIRELESS
ENGINEERING GROUP
5865 AVENIDA ENCINAS
CARLSBAD, CA 92008
www.sacw.com
760.795.5200

PROPRIETARY INFORMATION
THE INFORMATION CONTAINED IN THIS SET OF
DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO
VERIZON WIRELESS
ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES
TO VERIZON WIRELESS IS STRICTLY PROHIBITED

verizonwireless
2785 MITCHELL DRIVE, BLDG 9
WALNUT CREEK, CA 94598

HILBY AVE
PSL # 270019
1460 HILBY AVE
SEASIDE, CA 93955

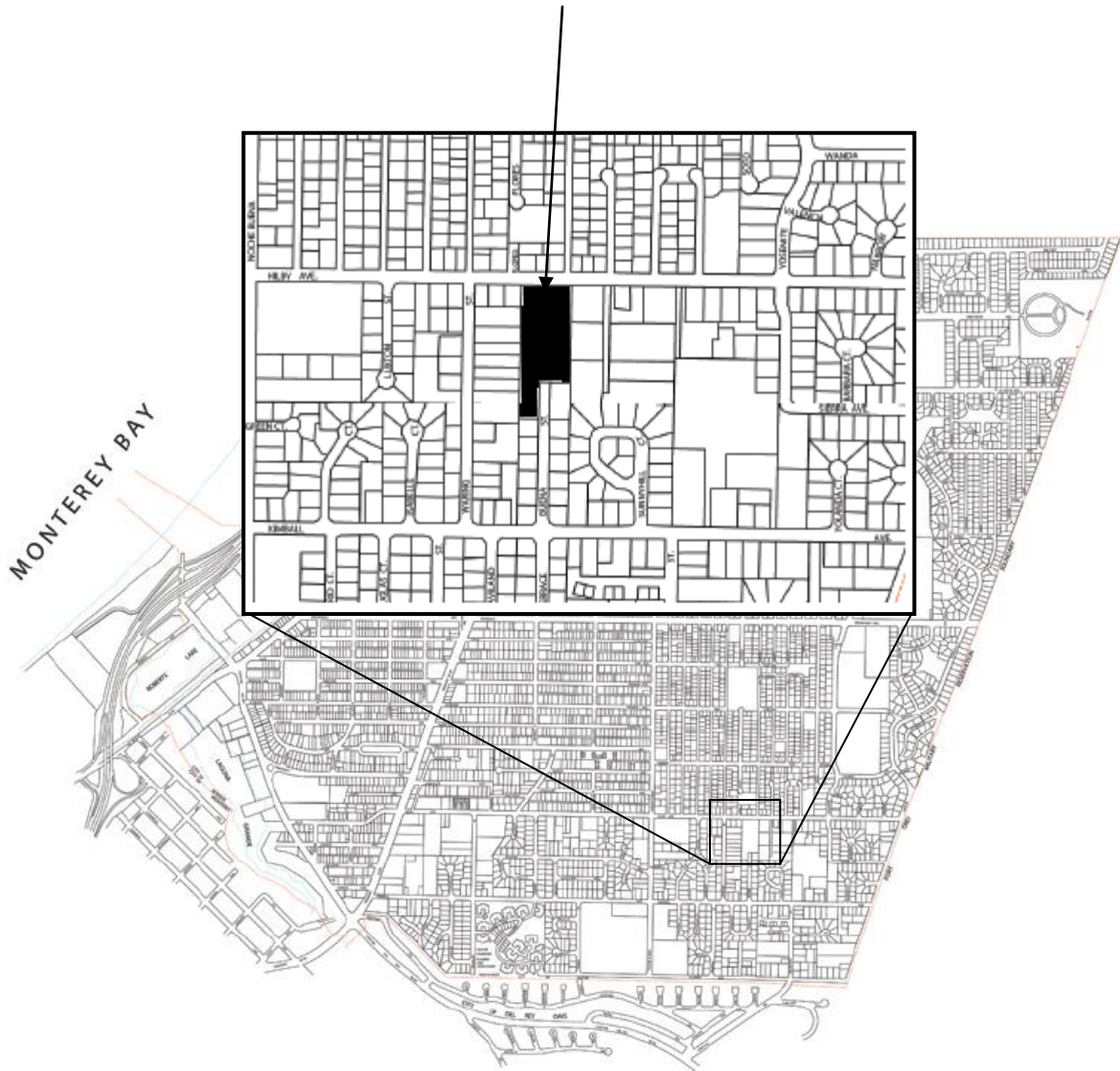
HILBY AVE
PSL # 270019
1460 HILBY AVE
SEASIDE, CA 93955

SHEET TITLE:
**SOUTH & WEST
ELEVATIONS**

A-5

Location Map

Project Site: 1460 Hilby Avenue



**1460 Hilby Avenue
Site Photographs**



Location of Telecommunication
Tower

View from northeast corner from Hilby Avenue



Location of Telecommunication
Tower

View from parking lot on east side of site



View from rear of site looking north



View from the rear parking lot on east side

Project Location: 1460 Hilby Avenue



Location of
Telecommunication
Tower



Verizon Wireless Cell Site Necessity Case – Hilby

Prepared by Verizon Wireless
RF Engineering
Dewayne Bonham



Introduction:

There are two main drivers that prompt the creation of a cell site project, coverage and/or capacity. Most sites provide a mixture of both, but increasingly some sites are pure capacity.

Coverage is the need for expanded service often requested by our customers or emergency services personnel. While this initially meant providing coverage in vehicles, as usage patterns have shifted this now means improving coverage inside of buildings and in residential areas.

Capacity is the need for more bandwidth of service. In the simplest form this means a cell site can handle a limited number of voice calls, data mega bites, or total number of active users. When any one of these limits are met the user experience within the coverage area of that cell quickly starts to degrade during the busier hours of use.



Coverage is best shown in coverage maps. We use tools that take into account terrain, vegetation, building types, and cell site specifics to show predictions of the existing coverage and what we expect to see with a given cell site. The prediction models make some assumptions such as that the antennas are above the nearby ground clutter (Buildings and vegetation). Once the antennas fall below the ground clutter the models become inaccurate and cannot tell that specific trees or buildings are blocking the RF signal. Due to this, modeling of tower height requirements is frequently not accurate and misleading.



Capacity is best shown in graphs of usage growth and projected exhaustion. We utilize sophisticated programs to model current usage growth and project it into the future to determine when additional capacity will be required. The algorithms that predict capacity growth output numbers that are not easily explained. Since it takes 2-3 years on average to complete a cell site project, we have to be looking about 3 years into the future to meet future customer demand.

While data capacity may not seem urgent, beginning in 2014 voice traffic will begin to migrate from the older 3G voice technology to 4G VoLTE (Voice over IP). This will add additional load to the 4G data network. Since voice is delay sensitive, exhaustion of the data network can cause degradation of voice calls including 911 calls.



“Why do you need a site here???”

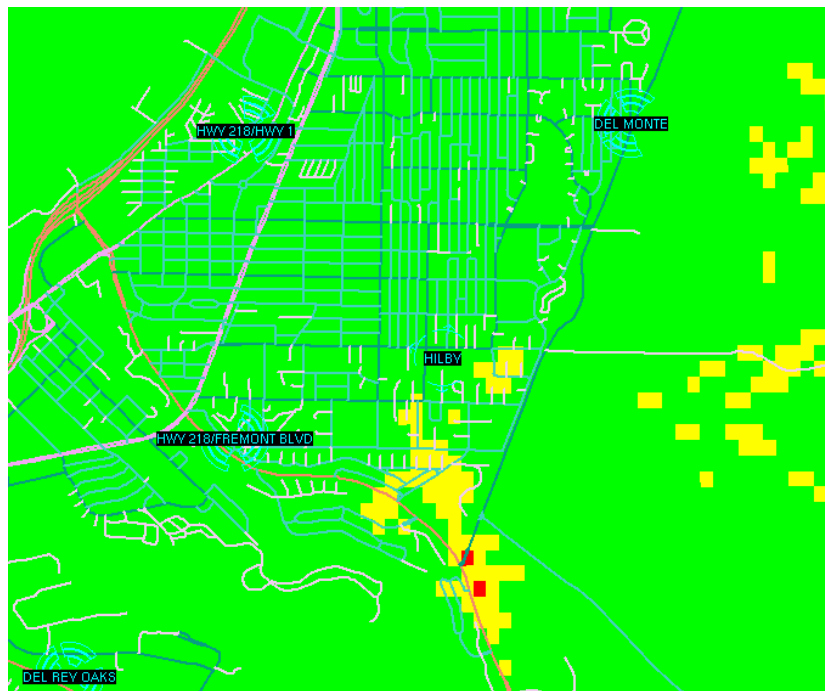
A good capacity cell will be close to the user population and have the traffic evenly spread around the site. When we cannot get a location that accomplishes being close to the customers and central to the usage, we end up having to build additional cells to meet the demands for service. Capacity sites are generally lower in height than a coverage site with a full cell needing to be above the ground clutter (buildings, trees, & etc.) and a small cell being one that is at or below the ground clutter.

Where our customers use their wireless devices continues to evolve. While we once needed to cover highways and business districts, we are seeing increasing issues with high growth in residential areas. Current statistics show that about 1 of 3 American households no longer have a landline phone. To serve this need we have to increase the cells we have in or very near residential areas.



Need Case for: Hilby

Existing Coverage



Proposed Coverage



The proposed Hilby site is a capacity/coverage site which will add needed capacity to support the residential areas of eastern Seaside. The primary objective of this site is to support the rapid growth in residential 4G data use we are seeing in this community. The site will also improve some weak in-building coverage in the community.

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

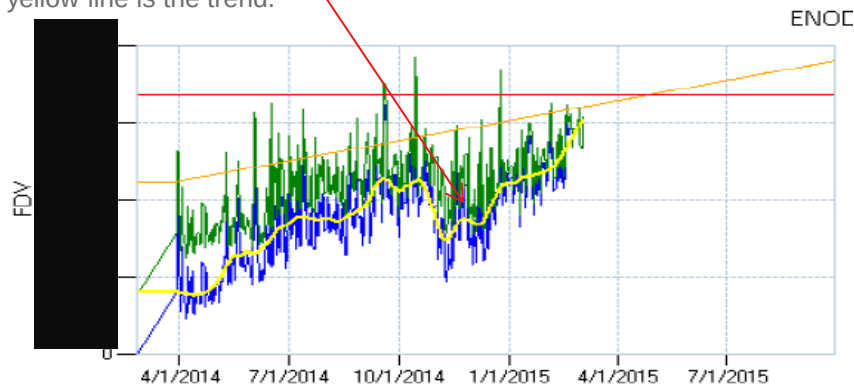


Need Case for: Hilby

Blue and Green lines show FDV.

Red line is the threshold where significant service degradation is seen.

The yellow line is the trend.



Summary: The existing Hwy 218/Hwy 1 and the Del Monte sites cannot support the volume of data traffic in the large area of Seaside they cover.

Detail below.

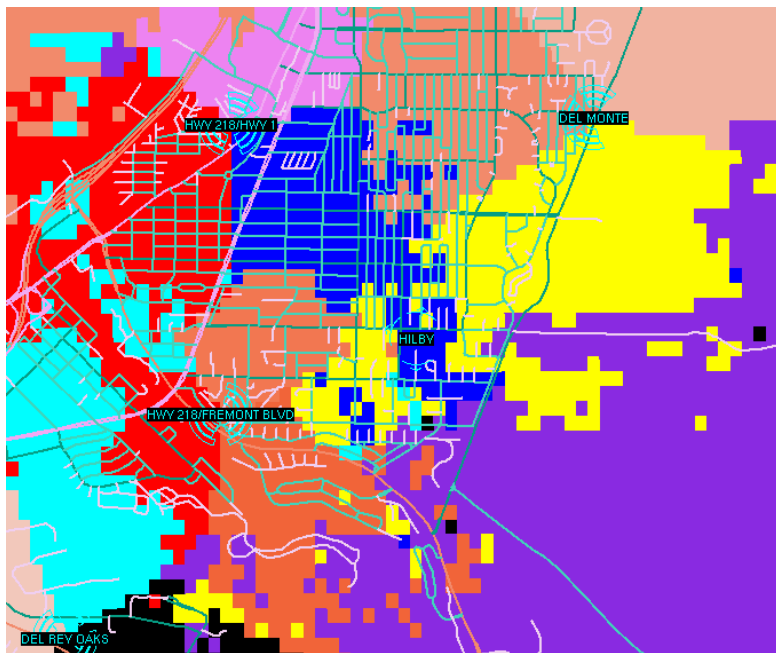
The graph above shows FDV (Forward Data Volume). FDV is the total MB of data flowing through the cell it can rise just above the red line then reaches a hard limit and data delivery is delayed. With voice traffic transitioning from the old 3G technology to the new 4G technology we will see further increases in 4G traffic. Since the 4G network will be carrying 911 calls and is used extensively in support of police and fire emergency response it is critical that we do not allow service quality to degrade. We project this area to start seeing service degradation by summer of 2015.

To aid in resolving this, we propose to add a 3 sector cell site in Seaside to more than double the capacity we offer in this busy community.

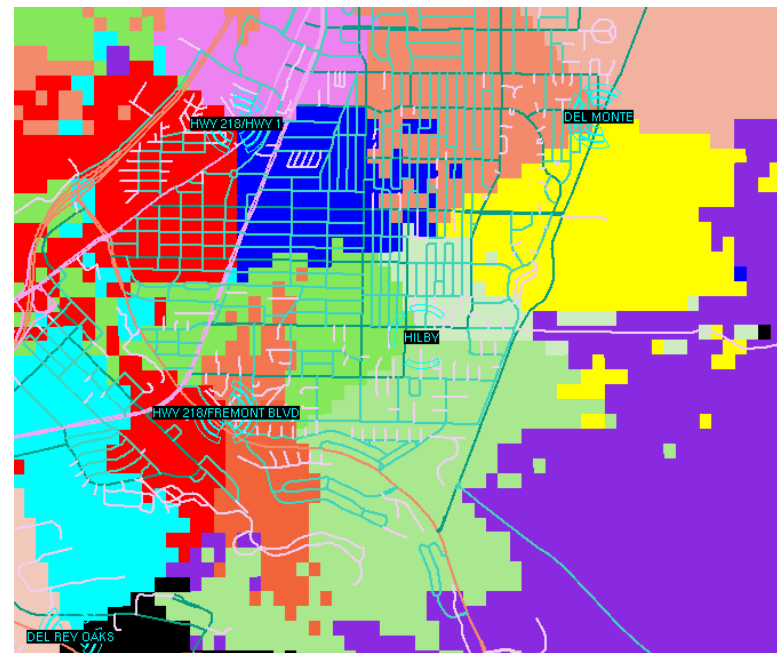


Need Case for: Hilby

Best Server without Hilby



Best Server with Hilby



The plots above show the best server or sectors that cover this area. The blue and the yellow areas are covered by the Hwy 218/Hwy 1 and the Del Monte sites. These sites are overloaded. This project will improve service by offloading residential traffic onto a new cell doubling the available capacity in this portion of Seaside.

VICINITY MAP
PHOTOSIMULATION VIEWPOINTS



HILBY AVE
PSL # 270019
1460 HILBY AVE
SEASIDE, CA 93955

SAC
WIRELESS
ENGINEERING GROUP
5865 AVENIDA ENCINAS, SUITE 142B
CARLSBAD, CA 92008
OFFICE: (760) 795-5200



DISCLAIMER:
THIS PHOTOSIMULATION IS INTENDED AS A GRAPHICAL REPRESENTATION
OF EXISTING AND PROPOSED SITE CONDITIONS BASED ON THE PROJECT /
DRAWING PLANS. IT IS NOT INTENDED FOR CONSTRUCTION. ACTUAL, FINAL
CONSTRUCTION MAY VARY

PHOTOSIMULATION VIEW 1



HILBY AVE
PSL # 270019
1460 HILBY AVE
SEASIDE, CA 93955

SAC
WIRELESS
ENGINEERING GROUP
5865 AVENIDA ENCINAS, SUITE 142B
CARLSBAD, CA 92008
OFFICE: (760) 795-5200

NEW

NOTE:
NEW VERIZON WIRELESS EQUIPMENT SHELTER,
GENERATOR, ELECTRICAL METER / DISCONNECT ON
H-FRAME WITHIN NEW 22'-0" x 35'-6" LEASE AREA

NEW VERIZON WIRELESS
39'-10" HIGH CHURCH
STEEPLE



PHOTOSIMULATION VIEW 2



HILBY AVE
PSL # 270019
1460 HILBY AVE
SEASIDE, CA 93955

SAC
WIRELESS
ENGINEERING GROUP
5865 AVENIDA ENCINAS, SUITE 142B
CARLSBAD, CA 92008
OFFICE: (760) 795-5200

NEW

NOTE:
NEW VERIZON WIRELESS EQUIPMENT SHELTER,
GENERATOR, ELECTRICAL METER / DISCONNECT ON
H-FRAME WITHIN NEW 22'-0" x 35'-6" LEASE AREA

NEW VERIZON WIRELESS
39'-10" HIGH CHURCH
STEEPLE



EXISTING



PHOTOSIMULATION VIEW 3



HILBY AVE
PSL # 270019
1460 HILBY AVE
SEASIDE, CA 93955

SAC
WIRELESS
ENGINEERING GROUP
5865 AVENIDA ENCINAS, SUITE 142B
CARLSBAD, CA 92008
OFFICE: (760) 795-5200

NEW

NOTE:
NEW VERIZON WIRELESS EQUIPMENT SHELTER,
GENERATOR, ELECTRICAL METER / DISCONNECT ON
H-FRAME WITHIN NEW 22'-0" x 35'-6" LEASE AREA



**Verizon Wireless • Proposed Base Station (Site No. 270019 “Hilby Ave”)
1460 Hilby 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. 270019 “Hilby Ave”) proposed to be located at 1460 Hilby 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 within an enclosure, configured to resemble a steeple, above the roof of the church located at 1460 Hilby Avenue in Seaside. The proposed operation will comply with the FCC guidelines limiting public exposure to RF energy; certain mitigation measures are recommended to comply with FCC occupational guidelines.

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



**Verizon Wireless • Proposed Base Station (Site No. 270019 “Hilby Ave”)
1460 Hilby Avenue • Seaside, California**

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 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 SAC Wireless, LLC, dated December 8, 2014, it is proposed to install twelve Andrew directional panel antennas – six Model LNX-6513DS and six Model HBXX-6516DS – within an enclosure, configured to resemble a steeple, above the south end of the roof of the church located at 1460 Hilby Avenue in Seaside. The antennas would be mounted with no downtilt at effective heights of about 26 and 33 feet above ground, 4½ and 11½ feet above the peak of the roof, and would be oriented in groups of four (two stacked pairs per group) toward 15°T, 180°T, and 290°T. The maximum effective radiated power in any direction would be 8,460 watts, representing simultaneous operation at 3,270 watts for AWS, 3,270 watts for PCS, and 1,920 watts for 700 MHz service; no operation on cellular frequencies is presently proposed from this site. 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 0.058 mW/cm², which is 6.5% of the applicable public exposure limit. The maximum calculated level at the second-floor elevation of any nearby residence* is 5.2% of the public exposure limit. It should be noted that these results include several “worst-case” assumptions

* Located at least 100 feet away, based on photographs from Google Maps.



**Verizon Wireless • Proposed Base Station (Site No. 270019 “Hilby Ave”)
1460 Hilby Avenue • Seaside, California**

and therefore are expected to overstate actual power density levels from the proposed operation. Levels are calculated to exceed the applicable public exposure limit on the peaked roof of the subject building in front of the antennas, as shown in Figure 3.

Recommended Mitigation Measures

Due to their mounting locations, 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 roof, including employees and contractors of Verizon and of the property owner. No access within 18 feet directly in front of the antennas themselves, such as might occur during maintenance work on the steeple, should be allowed while the base station is in operation, unless other measures can be demonstrated to ensure that occupational protection requirements are met. Posting explanatory signs[†] on the enclosure in front of the antennas, such that the signs would be readily visible from any angle of approach to persons who might need to work within that distance, would be sufficient to meet FCC-adopted guidelines.

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 1460 Hilby 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 is 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. 270019 “Hilby Ave”)
1460 Hilby Avenue • Seaside, California**

Authorship

The undersigned author of this statement is a qualified Professional Engineer, holding California Registration No. E-20309, which expires on March 31, 2017. This work has been carried out under her direction, and all statements are true and correct of her own knowledge except, where noted, when data has been supplied by others, which data she believes to be correct.



Andrea L. Bright

Andrea L. Bright, P.E.
707/996-5200

April 9, 2015



HAMMETT & EDISON, INC.
CONSULTING ENGINEERS
SAN FRANCISCO

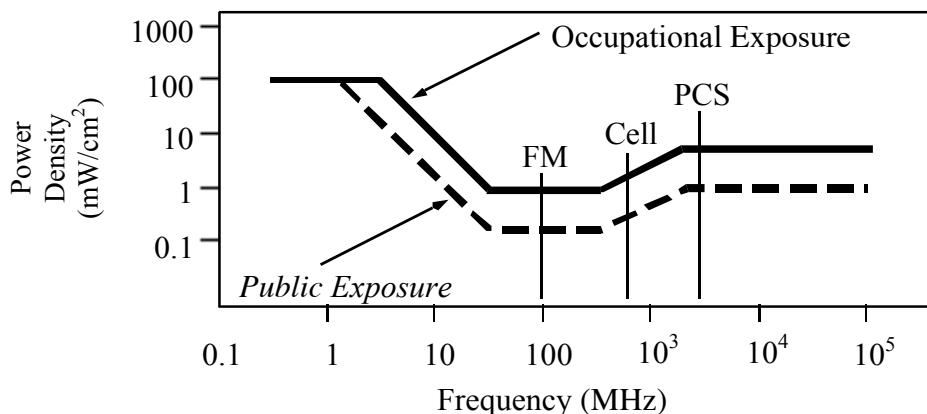
B1CY
Page 4 of 4

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.

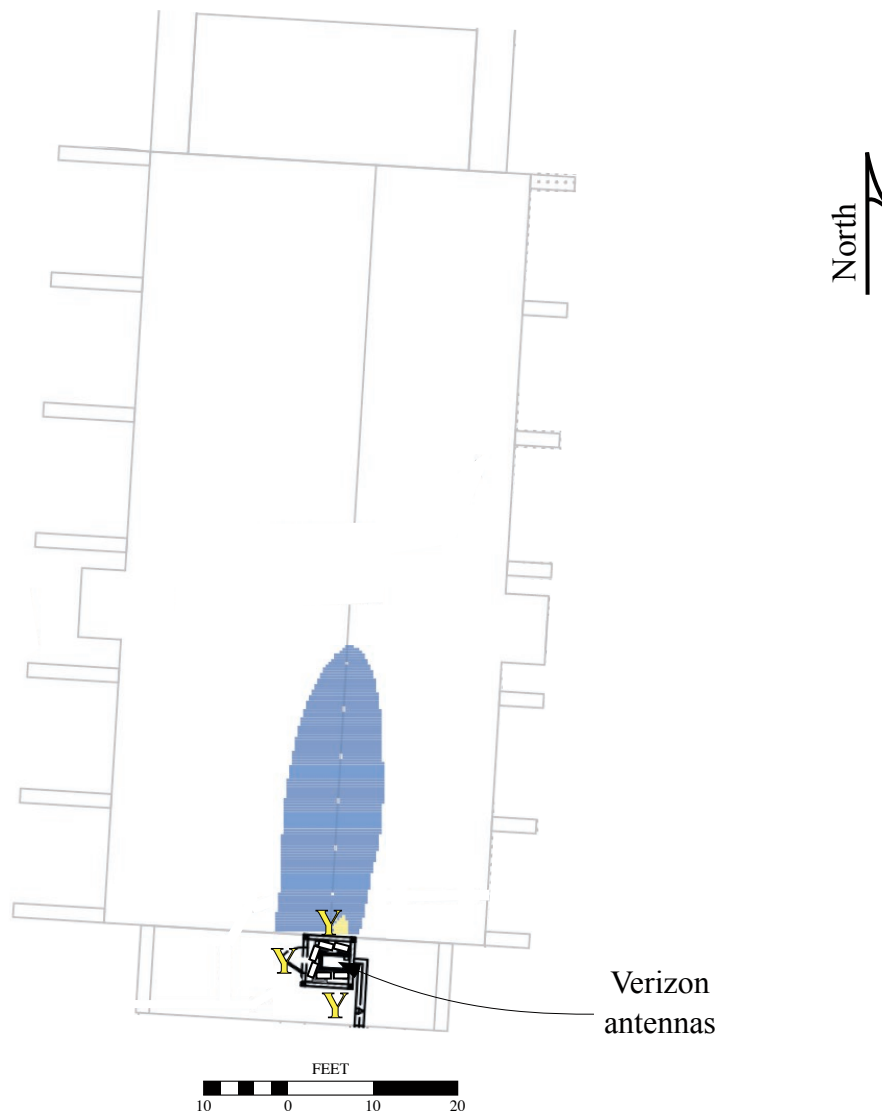


**Verizon Wireless • Proposed Base Station (Site No. 270019 “Hilby Ave”)
1460 Hilby Avenue • Seaside, California**

Calculated RF Exposure Levels on Roof

Recommended Mitigation Measures

- Mark boundaries (if shown)
- Post explanatory signs
- Provide training



Notes:

Base drawing from SAC Wireless, LLC, dated December 5, 2014.
Calculations performed according to OET Bulletin 65, August 1997.
Training should be provided to all persons with access to the roof .

Legend:	Less Than Public	Exceeds Public	Exceeds Occupational	Exceeds 10x Occupational
Shaded color	N/A			
Boundary marking	N/A			
Sign type	I - Green INFORMATION	B - Blue NOTICE	Y - Yellow CAUTION	O - Orange WARNING



HAMMETT & EDISON, INC.
CONSULTING ENGINEERS
SAN FRANCISCO

B1CY
Figure 3