REPORT TO THE HEARING OFFICER

HEARING DATE: February 20, 2013
ATTENTION: Hearing Officer

SUBJECT: T-MOBILE – BETHANY LUTHERAN
PTS PROJECT NUMBER: 289242

LOCATION: 2051 Sunset Cliffs Boulevard

APPLICANT: T-Mobile West Corporation (Permittee)
Bethany Evangelical Lutheran Church (Owner)

SUMMARY

Issue(s): Should the Hearing Officer approve a Conditional Use Permit (CUP) for a Wireless Communication Facility (WCF) in the Ocean Beach community plan area?

Staff Recommendation(s): APPROVE Conditional Use Permit No. 1014968.

Community Planning Group Recommendation: The Ocean Beach Community Planning Group recommended approval of this project at their November 7, 2012 meeting.

Environmental Review: The project was determined to be exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15301(b) (Existing Facilities). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on December 17, 2012, and the opportunity to appeal that determination ended January 10, 2013.

BACKGROUND & DISCUSSION

T-Mobile – Bethany Lutheran is an application for a Conditional Use Permit (CUP) for a Wireless Communication Facility (WCF). The project is located in the Ocean Beach community plan area in the RM-1-1 zone at 2051 Sunset Cliffs Boulevard. (Attachments 1, 2, and 3)

WCF’s are permitted in residential zones with a non-residential use, where the antennas are located less than 100’ from the property line of a residential use, with the processing of a Process 3 CUP.
The existing facility was originally permitted by approval number 400-232-21 which was issued August 3, 2000 and expired September 21, 2010. The current application is for a new permit to continue operation of the wireless facility with some minor changes to the antenna equipment. This application is subject to the current regulations in effect, including applicable zoning regulations, the Wireless Communication Facility Regulations (LDC section 141.0420), and the City’s General Plan.

WCF’s are required to use the smallest, least visually intrusive antennas, components, and other necessary equipment. Applicants are required to use all reasonable means to conceal or minimize the visual impacts of WCF’s through integration. Integration with existing structures or among existing uses shall be accomplished through the use of architecture, landscape, and siting solutions.

In this particular case, the antennas are located within an existing steeple structure on the church, concealed behind radio-frequency transparent material. Equipment associated with the antennas is located in a building adjacent to the parking area. (Attachments 10 and 11)

The City’s General Plan addresses Wireless Facilities in Policy UD-A.15. The visual impact of WCF should be minimized by concealing WCF in existing structures, or utilizing camouflage and screening techniques to hide or blend them into the surrounding area. Facilities should be designed to be aesthetically pleasing and respectful of the neighborhood context. Equipment associated with the WCF should be located in underground vaults or unobtrusive structures. This project complies with the General Plan recommendations by effectively integrating the antennas and equipment in existing structures. These structures are integrated with the property, and respectful of the neighborhood context.

Based on the proposed design, the project complies with the WCF Regulations of the Land Development Code (LDC 141.0420). The project has received support from the community planning group, and draft findings have been made in the affirmative to approve the CUP. Therefore, Staff recommends approval of CUP No. 1014968.

ALTERNATIVES

1. Approve Conditional Use Permit No. 1014968, with modifications.

2. Deny Conditional Use Permit No. 1014968, if the Hearing Officer makes written findings based on substantial evidence that the approval is not authorized by state or local zoning law.

Respectfully submitted,

Alex Hempton, AICP
Development Project Manager
Attachments:
1. Aerial Photo
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Draft Permit Resolution with Findings
6. Draft Permit with Conditions
7. Notice of Right to Appeal Environmental Exemption
8. Community Planning Group Recommendation
9. Ownership Disclosure Statement
10. Photo Simulation
11. Photo Survey
12. Site Justification
13. Coverage Maps
14. Hearing Officer Hearing Public Notice
15. Project Plans
Aerial Photo

T-Mobile – Bethany Lutheran, Project No. 289242
2051 Sunset Cliffs Blvd.
T-Mobile – Bethany Lutheran, Project No. 289242
2051 Sunset Cliffs Blvd.
Community Plan Land Use Map

Identified as Church

RESIDENTIAL
(dwelling units/acre for each 1/2 block)
- 0-14
- 15-24
- 25-37
- 38-53
- 54+

COMMERCIAL

PUBLIC FACILITIES
- Elementary School
- Library
- Fire Station
- Recreation Center
- Post Office
- Churches
- Parks

T-Mobile – Bethany Lutheran, Project No. 289242
2051 Sunset Cliffs Blvd.
# PROJECT DATA SHEET

<table>
<thead>
<tr>
<th>PROJECT NAME:</th>
<th>T-Mobile – Bethany Lutheran</th>
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<tbody>
<tr>
<td>PROJECT DESCRIPTION:</td>
<td>Conditional Use Permit (CUP), Process 3, for three panel antennas mounted within an existing steeple structure and equipment located within an equipment room.</td>
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<td>COMMUNITY PLAN:</td>
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<td>DISCRETIONARY ACTIONS:</td>
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## ZONING INFORMATION:

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<tr>
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| DEVIATIONS OR VARIANCES REQUESTED: | None. |

| COMMUNITY PLANNING GROUP RECOMMENDATION: | The Ocean Beach community planning group voted to recommend approval of this project at their 11/7/12 meeting. |
WHEREAS, BETHANY EVANGELICAL LUTHERAN CHURCH, Owner, and T-MOBILE WEST CORPORATION, Permittee, filed an application with the City of San Diego for a permit to construct, operate, and maintain a Wireless Communication Facility (WCF) (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 1014968);

WHEREAS, the project site is located at 2051 Sunset Cliffs Boulevard in the RM-1-1 zone of the Ocean Beach Community Plan area;

WHEREAS, the project site is legally described as the southwesterly 35 feet of the northwesterly 70 feet, Lots 1-4, Block 22, of the Ocean Beach Subdivision, according to Map 225 of the Office of the County Recorder of San Diego County, dated May 20, 1887;

WHEREAS, on February 20, 2013, the Hearing Officer of the City of San Diego considered CONDITIONAL USE PERMIT NO. 1014968, pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on December 17, 2012, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code section 21000 et. seq.) under CEQA Guidelines Section 15301(b) (Existing Facilities) and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

BE IT RESOLVED by the Hearing Officer of the City of San Diego as follows:

That the Hearing Officer adopts the following written Findings, dated February 20, 2013.

FINDINGS:

Conditional Use Permit - Section 126.0305

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

The City’s General Plan, in Policy UD-A.15, states that the visual impact of wireless facilities should be minimized. This can be achieved by concealing wireless facilities in existing structures when possible, or by using camouflage and screening techniques to hide or blend them into the surrounding area. This project proposes to locate antennas inside an existing church steeple behind radio-frequency transparent screens designed to match the existing church. The General Plan also calls for wireless facilities to be designed to be “aesthetically pleasing and respectful of the neighborhood context.” The design of the antenna concealment, utilizing similar materials, colors, and textures as the rest of the church, results in a seamless appearance where the WCF is not noticed. The Plan recommends that equipment associated with the facility should be concealed or located in unobtrusive structures. In this case, the equipment is located in a building adjacent to the parking area. The building matches other adjacent buildings on site and is also
utilized for church storage needs. Based on the proposed design of this project, the development will not adversely affect the applicable land use plan.

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

The Telecommunication Act of 1996 preempts local governments from regulating the “placement, construction and modification of wireless communication facilities on the basis of the environmental effects of Radio Frequency (RF) emission to the extent that such facilities comply with the Federal Communication Commission’s (FCC) standards for such emissions.” The proposed project would be consistent with the FCC’s regulations for wireless facilities. To ensure that the FCC standards are being met, a condition has been added to the permit that requires the applicant submit a cumulative RF study to demonstrate compliance with the applicable FCC regulations. Therefore, based on the above, the project would not result in any significant health or safety risks to the surrounding area within matters of the City’s jurisdiction.

3. **The proposed development will comply to the maximum extent feasible with the regulations of the Land Development Code.**

The WCF Design Requirements state that the applicant shall use all reasonable means to conceal or minimize the visual impacts of the WCF through integration. Integration with existing structures or among existing uses shall be accomplished through the use of architecture, landscape, and siting solutions. In this case, the antennas are concealed within an existing steeple structure behind radio-frequency transparent screens. Equipment associated with the antennas is located in a building adjacent to the parking area, which is also utilized for church storage needs, and matches the design of other adjacent buildings. WCF’s are required to utilize the smallest, least visually intrusive antennas and other equipment. The intent of the regulations is to minimize the visibility of these facilities so that they integrate well with the neighborhood and are aesthetically pleasing. Antennas located on this building are completely concealed and well integrated with the design of the building. The equipment associated with the antennas is also located in such a way that allows the facility to integrate effectively with the church use on site as well as with the adjacent residential uses. In this case, the project complies to the maximum extent feasible with the regulations of the Land Development Code, based on the design of the WCF.

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

WCF are permitted in residential zones, with a non-residential use, where the antennas are located less than 100’ from the property line of a residential use, with a Process 3 Conditional Use Permit. Council Policy 600-43 and the WCF regulations, LDC 141.0420, allow WCF in commercial and industrial zones with a lower process level than a residential zone with a residential use. Locating a WCF in a commercial or industrial zone is more preferable than locating a WCF in a residential zone with a residential use. In this case, the WCF is proposed in a residential zone, with a non-residential use. If the antennas were located more than 100’ from the property line of a residential use, the WCF would be permitted with a Process 2 Neighborhood Use Permit. Since the antennas are located less than 100’ from the property line of a residential use, a Process 3 Conditional Use Permit is required. The antennas are concealed within an existing steeple structure behind radio-frequency transparent material and equipment associated
with the antennas is located in an equipment enclosure. The proposed use is appropriate at the proposed location based on the integrated design.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, CONDITIONAL USE PERMIT NO. 1014968 is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 1014968, a copy of which is attached hereto and made a part hereof.

Alex Hempton, AICP
Development Project Manager
Development Services

Adopted on: February 20, 2013

Internal Order No. 24003034
CONDITIONAL USE PERMIT NO. 1014968
T-MOBILE – BETHANY LUTHERAN, PROJECT NO. 289242
HEARING OFFICER

This CONDITIONAL USE PERMIT NO. 1014968 is granted by the HEARING OFFICER of the City of San Diego to BETHANY EVANGELICAL LUTHERAN CHURCH, Owner, and T-MOBILE WEST CORPORATION, Permitee, pursuant to San Diego Municipal Code [SDMC] sections 141.0420 and 126.0301. The site is located at 2051 Sunset Cliffs Boulevard in the RM-1-1 zone of the Ocean Beach Community Plan area. The project site is legally described as the southwesterly 35 feet of the northwesterly 70 feet, Lots 1-4, Block 22, of the Ocean Beach Subdivision, according to Map 225 of the Office of the County Recorder of San Diego County, dated May 20, 1887.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permitee to construct, operate, and maintain a Wireless Communication Facility (WCF) described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated February 20, 2013, on file in the Development Services Department.

The project shall include:

a. Three (3) panel antennas and six (6) tower mounted amplifiers (TMAs) located in an existing church steeple behind radio-frequency transparent material and equipment located within a 135 sq. ft. equipment room;

b. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer’s requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.
STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by March 6, 2016.

2. This Conditional Use Permit and corresponding use of this site shall expire on March 6, 2023. Upon expiration of this Permit, the facilities and improvements described herein shall be removed from this site and the property shall be restored to its original condition preceding approval of this Permit.

3. No later than ninety (90) days prior to the expiration of this permit, the Owner/Permittee may submit a new application to the City Manager for consideration with review and a decision by the appropriate decision maker at that time. Failure to submit prior to the deadline will be cause for enforcement for noncompliance, which may include penalties and fines.

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

5. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
   a. The Owner/Permittee signs and returns the Permit to the Development Services Department, and
   b. The Permit is recorded in the Office of the San Diego County Recorder.

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

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

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

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

10. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.

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

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

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

13. The Owner/Permittee shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify the Owner/Permittee of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the Owner/Permittee shall not thereafter be responsible to defend, indemnify, and hold harmless the City or its agents, officers, and employees. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, Owner/Permittee shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Owner/Permittee regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Owner/Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Owner/Permittee.

ENGINEERING REQUIREMENTS:
14. Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the San Diego Municipal Code, into the construction plans or specifications.

15. Prior to the issuance of any construction permit, the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Appendix E of the City's Storm Water Standards.

**PLANNING/DESIGN REQUIREMENTS:**

16. A topographical survey conforming to the provisions of the SDMC may be required if it is determined, during construction, that there may be a conflict between the building(s) under construction and a condition of this Permit or a regulation of the underlying zone. The cost of any such survey shall be borne by the Owner/Permittee.

17. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located and in accordance with the applicable regulations in the SDMC.

18. All facilities and related equipment shall be: maintained in good working order; free from trash, debris, graffiti; and designed to discourage vandalism. Any damaged equipment shall be repaired or replaced within thirty (30) calendar days of notification by the City of San Diego.

19. The Permittee shall notify the City within 30 days of the sale or transfer of this site to any other provider, or if the site is no longer operational requiring the removal and the restoration of this site to its original condition.

20. The photosimulation(s) for the proposed project shall be printed (not stapled) on the building plans. This is to ensure the construction team building the project is in compliance with approved the Exhibit “A.”

21. No overhead cabling is allowed for this project.

22. The final WCF shall conform to Exhibit “A,” which includes plans and photo simulations, prior to final telecom planning inspection approval.

23. Prior to the issuance of a construction permit, the Owner/Permittee shall provide a certified cumulative radio frequency model study demonstrating compliance with the Federal Communications Commission’s Radio Frequency Guidelines. All significant contributors to the ambient RF environment shall be considered in the radio frequency model study.

24. All equipment, including transformers, emergency generators and air conditioners belonging to the Owner/Permittee shall be designed and operated consistent with the City noise ordinance. Ventilation openings shall be baffled and directed away from residential areas. Vibration resonance of operating equipment in the equipment enclosures shall be eliminated.
25. The Owner/Permittee shall place appropriate signage on the WCF as required by CAL-OSHA/FCC to the satisfaction of the Development Services Department.

26. No visible seam lines are permitted to be visible on church steeple between radio-frequency (RF) transparent and non-RF transparent building materials.

INFORMATION ONLY:

- The issuance of this discretionary use permit alone does not allow the immediate commencement or continued operation of the proposed use on site. The operation allowed by this discretionary use permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.

- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.

- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Hearing Officer of the City of San Diego on February 20, 2013 and HO-XXXX.
Permit Type/PTS Approval No.: CUP/1014968
Date of Approval: 2/20/2013

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Alex Hempton, AICP
Development Project Manager

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

The undersigned Owner/Permittee, by execution hereof, agrees to each and every condition of this Permit and promises to perform each and every obligation of Owner/Permittee hereunder.

BETHANY EVANGELICAL LUTHERAN CHURCH
Owner

By
NAME
TITLE

T-MOBILE WEST CORPORATION
Permittee

By
KIRT BABCOCK
NETWORK MANAGER

NOTE: Notary acknowledgments must be attached per Civil Code section 1189 et seq.
Date of Notice: December 17, 2012

NOTICE OF RIGHT TO APPEAL
ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT
SAP or WBS No. 24003034

PROJECT NAME/NUMBER: T-Mobile Bethany Lutheran/289242
COMMUNITY PLAN AREA: Ocean Beach
COUNCIL DISTRICT: 2
LOCATION: 2051 Sunset Cliffs Boulevard, San Diego, CA 92107 (Lots 1-4 Block 22 of Map 225)

PROJECT DESCRIPTION: Conditional Use Permit (CUP) for a Wireless Communication Facility (WCF) consisting of three panel antennas concealed within an existing steeple structure with equipment associated with the antennas located within an existing storage room. The project is located at 2051 Sunset Cliffs Boulevard in the RM-1-1 and Coastal Height Limit Overlay (CHLOZ) Zones.

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego Hearing Officer

ENVIRONMENTAL DETERMINATION: This project is exempt pursuant to the California Environmental Quality Act Section 15301 (b) – existing facilities, public or private utilities.

ENTITY MAKING ENVIRONMENTAL DETERMINATION: City of San Diego

STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION: This project is exempt because minimal changes are required to remove and replace antennas and would allow an existing WCF to continue operation. In addition the project is exempt because it meets the criteria set forth in CEQA section 15301(b) – existing facilities, public or private utilities and where the exceptions listed in CEQA section 15300.2 would not apply.

DEVELOPMENT PROJECT MANAGER: Alex Hempton
MAILING ADDRESS: 1222 1st Avenue, San Diego, CA 92101
PHONE NUMBER: 619-446-5349

On December 17, 2012 the City of San Diego made the above-referenced environmental determination pursuant to the California Environmental Quality Act (CEQA). This determination is appealable to the City Council. If you have any questions about this determination, contact the City Development Project Manager listed above.
Applications to appeal CEQA determination made by staff (including the City Manager) to the City Council must be filed in the office of the City Clerk within 15 business days from the date of the posting of this Notice. The appeal application can be obtained from the City Clerk, 202 'C' Street, Second Floor, San Diego, CA 92101.

This information will be made available in alternative formats upon request.
Hempton, Alexander

From: Anne Regan [anne.wulftange@gmail.com]
Sent: Wednesday, November 07, 2012 7:13 PM
To: Hempton, Alexander
Cc: Oakley, Jeffrey
Subject: Re: 289242 - T-Mobile Bethany Lutheran CUP

Alex,

I presented this project to the Ocean Beach Planning Group this evening and it was approved unanimously (8-0-0).

Thank you!

Anne Wulftange Regan
Sent from my iPhone

On Nov 7, 2012, at 1:38 PM, "Hempton, Alexander" <AHempton@sandiego.gov> wrote:

Hi Anne,

Please see the attached issues report from the Plan Historic Review and the Submittal Requirements Report to supplement the assessment letter from 10/26/12.

Thanks,
Alex

Alex Hempton, AICP, Associate Planner | Economic Development & Project Management: Telecom Entitlements
Development Services, City of San Diego | 1222 First Avenue, MS 501, San Diego, CA 92101 | (619) 446-5349

<B Sub.pdf>
<Plan Historic Issues.pdf>
# Ownership Disclosure Statement

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

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<td>289242</td>
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**Project Address:**  
2051 Sunset Cliffs Blvd, San Diego, CA 92107

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

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

**Additional pages attached:**  
- **Yes**  
- **No**

**Name of Individual (type or print):**

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<th>Tenant/Lessee</th>
<th>Redevelopment Agency</th>
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**Street Address:**

**City/State/Zip:**

**Phone No:**

**Fax No:**

**Signature:**

**Date:**

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**Street Address:**

**City/State/Zip:**

**Phone No:**

**Fax No:**

**Signature:**

**Date:**

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**Name of Individual (type or print):**

<table>
<thead>
<tr>
<th>Owner</th>
<th>Tenant/Lessee</th>
<th>Redevelopment Agency</th>
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**Street Address:**

**City/State/Zip:**

**Phone No:**

**Fax No:**

**Signature:**

**Date:**
### Project Title:

**SP01255 St. Thomas Lutheran Church**

### Part II - To be completed when property is held by a corporation or partnership

**Legal Status (please check):**

- [x] Corporation
- - [ ] Limited Liability -on- [ ] General
- [ ] Partnership

**Corporation Status (please check):**

- Limited Liability
- General

**State:**

- Corporate Identification No.: ____________

**By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property with the intent to record an encumbrance against the property.**

Please list below the names, titles and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all corporate officers, and all partners in a partnership who own the property). A signature is required of at least one of the corporate officers or partners who own the property. Attach additional pages if needed.

**Note:** The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process. Additional pages attached: [ ] Yes [ ] No

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<td><strong>[Signature]:</strong></td>
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<tr>
<td>Phone No:</td>
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<tr>
<td>858-334-6139</td>
<td>858-334-6198</td>
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<tr>
<td>Name of Corporate Officer/Partner (type or print):</td>
<td>Name of Corporate Officer/Partner (type or print):</td>
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<tr>
<td>JON ZUMSTEG</td>
<td></td>
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<tr>
<td>Title (type or print):</td>
<td>Title (type or print):</td>
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<tr>
<td>VICE-PRESIDENT</td>
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**Part II - To be completed when property is held by a corporation or partnership**

**Legal Status (please check):**

- [x] Corporation
- [ ] Limited Liability -or-  [ ] General
- [ ] Partnership

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property with the intent to record an encumbrance against the property. Please list below the names, titles and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all corporate officers, and all partners in a partnership who own the property). A signature is required of at least one of the corporate officers or partners who own the property. Attach additional pages if needed. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process. Additional pages attached: [ ] Yes [ ] No

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<tr>
<td>(858) 792-7691</td>
<td>Fax No:</td>
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<tr>
<td>Name of Corporate Officer/Partner (type or print):</td>
<td>Name of Corporate Officer/Partner (type or print):</td>
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<tr>
<td>Robert Buschler</td>
<td>Robert Buschler</td>
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<td>Title (type or print):</td>
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<tr>
<td>Executive Director</td>
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<td>Signature</td>
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<td>Robert Buschler 9/6/12</td>
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Executive Board

Executive Director: Robert Buehler
Assistant Executive Director: Wendy Hintz-Prunty
Secretary: Liz Paz
Treasurer: Elaine Stein
T-Mobile Senior Leadership Team

John Legere
President and CEO

Jim Alling
Chief Operations Officer

Peter Ewens
Chief Strategy Officer

Dave Miller
Chief Legal Officer and General Counsel

Michael Morgan
Chief Financial Officer

Larry Myers
Chief People Officer

Neville Ray
Chief Technology Officer

Mike Sievert
Chief Marketing Officer
Photo simulation SD06155 Bethany Lutheran Church
View of Southwest Elevation

Before

There will be no visible changes to the elevation, T Mobile antennas are behind FRP

After
SD06155
Bethany Luth. Church
Photo Survey
Key Map

ATTACHMENT 11
SD06155 Bethany Luth. Church Photo Survey

1. View looking south at North Elevation.
2. View looking west at East Elevation.
3. View looking north at South Elevation.
4. View looking east at West Elevation.
5. View looking north from site.
6. View looking east from site.
7. View looking south from site.
8. View looking west from site.
9. View of the exterior of the existing equipment enclosure.
SD06155 – Bethany Lutheran Church
2051 Sunset Cliffs Blvd.
TELECOM SITE JUSTIFICATION REPORT

1. Description of the location, type, capacity, field strength or power density, and calculated geographic service area of the proposed antenna or antenna array.

LOCATION AND TYPE

T-Mobile will continue the operation of an existing communications facility at 2051 Sunset Cliffs Blvd. The project consists of three panel antennas (3 arrays of 1 antennas each) mounted within an existing steeple. All of the equipment is located in an existing storage building. This proposed facility is unmanned, operating 24 hours a day. The only visits to the site will consist of any emergency calls as well as regular maintenance visits once every four to six weeks.

FREQUENCY AND POWER SPECIFICATIONS

The transmitting frequency for the T-Mobile system is 1900 Megahertz and 1700/2100 Megahertz. The receiving frequency is 1900 Megahertz and 1700/2100 Megahertz.

COVERAGE AND CAPACITY

The objective of the existing site is to continue T-Mobile coverage within the residential area to the north, southwest and east of Sunset Cliffs Boulevard and the surrounding community.

2. Location of all existing, proposed and anticipated wireless communications facilities in the Applicant/Permittee’s network located within a 1 mile radius from proposed site.

Please see refer to justification map and to coverage maps.

3. A description of how the proposed facility fits into, and is a necessary part of, the Applicant/Permittee’s network.

The objective of the existing site is to continue T-Mobile coverage within the residential area to the north, southwest and east of Sunset Cliffs Boulevard and the surrounding community.
4. If the proposal does not include co-location, written documentation of all efforts made to co-locate at another site, and a justification for the decision not to co-locate.

   This is an existing T-Mobile site being submitted for a permit renewal. No additions are proposed for this site only swapping out the antennas.

5. Discuss Alternative Sites and why they were not selected.

   This is an existing T-Mobile site being submitted for a permit renewal. No additions are proposed for this site only swapping out the antennas. In addition, the properties surrounding the existing location are single family residential zoned RM-1-1 and RM-2-4. The surrounding properties do not have the height T-Mobile needs to obtain the needed coverage objective.

6. Noise Information for sites located near residential

   The existing equipment is located storage building on the property. Therefore, no noise disturbance will be generated for residential neighbors.
Bethany Lutheran Church (SD06155)
Justification Maps
Legend: Coverage Level
- In Building Commercial
- In Car
- Poor to No Signal
- In Building Residential
- Outdoor
- No Coverage

SD06155 with On Air neighbor sites coverage
As a property owner, tenant, or person who has requested notice, please be advised that the Hearing Officer will hold a public hearing to approve, conditionally approve, or deny an application for a Conditional Use Permit (CUP) for a Wireless Communication Facility (WCF) consisting of three panel antennas mounted within an existing steeple structure with equipment associated with the antennas located in a storage room. The project is located at 2051 Sunset Cliffs Blvd.

The decision of the Hearing Officer is final unless appealed to the Planning Commission. In order to appeal the decision you must be present at the public hearing and file a speaker slip concerning the application or have expressed interest by writing to the Hearing Officer before the close of the public hearing. The appeal must be made within 10 working days of the Hearing Officer's decision. Please do not e-mail appeals as they will not be accepted. See Information Bulletin 505 “Appeal Procedure”, available at www.sandiego.gov/development-services or in person at the Development Services Department, located at 1222 First Avenue, 3rd Floor, San Diego, CA 92101

The decision made by the Planning Commission is the final decision by the City.
This project was determined to be categorically exempt from the California Environmental Quality Act on 12/17/12 and the opportunity to appeal that determination ended 1/10/13.

If you wish to challenge the City's action on the above proceedings in court, you may be limited to addressing only those issues you or someone else have raised at the public hearing described in this notice, or written in correspondence to the City at or before the public hearing. If you have any questions after reviewing this notice, you can call the City Project Manager listed above.

This information will be made available in alternative formats upon request. To request an agenda in alternative format or to request a sign language or oral interpreter for the meeting, call Support Services at (619) 321-3208 at least five working days prior to the meeting to insure availability. Assistive Listening Devices (ALD's) are also available for the meeting upon request.

Internal Order Number: 24003034

Revised 04/08/10 HRD
Lessor's Certificate
Standard Wisconsin Liberty Original
for Permit Conditions Bills

I sell the undersigned or Lessee(s) of the property described as

(Address or legal description)

Compliance with the Stan Diego Municipal Code, Land Development Act and Rules and Regulations, the parcel is subject to "Identify Public Access" and "Incorporate Site Design" and "Source Control" BMP's.

We certify to the best of our knowledge, permits solicited by the proposed land use are as follows:

Bulldozer
Notarized
Drawings
Original Design Drawings
Oil & Gas
Roads & Stormwater

We will incorporate the following into the site design:

- Minimize pre-development earth disturbance
- Mitigate by preserving trees, plant by constructing washways, plant and maintain with permanent surfaces.
- Construct natural areas
- Use natural drainage solutions as opposed to fixed systems or underground drainage systems.
- Chain and pipe, washways, plant and maintain the adjacent landscape
- Prevent兼职 the native trees and shrubs
- Prune all slopes from season.

Additionally, this site:

- Minimize the use of pervious
- Use efficient, integrated stormwater and landscape design - incorporating rain gardens, filters and green roofs

The site will conform to the above Standard Permit BMP's for the duration of the lease.

Lease

Company Name

Lease

Expiring

Date
A sheet of information about a system containing certain notes. The notes include:

- Electrical connections shall be made using proper wire and connectors. The wire must meet all applicable codes and standards.
- Grounding and bonding shall be as specified in the system design.
- All conduits and wires shall be securely fastened to the building structure.
- All equipment shall be properly labeled and identified.

Key notes include:

- **Electrical**: Electrical connections shall be made using proper wire and connectors. The wire must meet all applicable codes and standards.
- **Grounding**: Grounding and bonding shall be as specified in the system design.
- **Fastening**: All conduits and wires shall be securely fastened to the building structure.
- **Labeling**: All equipment shall be properly labeled and identified.

The diagram shows typical antenna grounding. The notes specify that all equipment shall be properly labeled and identified, and that all electrical connections shall be made using proper wire and connectors. The ground shall be properly bonded and grounded to prevent electrical hazards.