REPORT TO THE HEARING OFFICER

HEARING DATE: March 20, 2013
ATTENTION: Hearing Officer
SUBJECT: SPRINT TRINITY UNITED LTE
PTS PROJECT NUMBER: 253791
LOCATION: 3030 Thorn Street, San Diego, CA 92104
APPLICANT: Tim Henion

SUMMARY

Issue(s): Should the Hearing Officer approve modifications to an existing Wireless Communication Facility located at 3030 Thorn Street within the North Park Community planning area?

Staff Recommendation(s) - APPROVE Conditional Use Permit No. 1078263.

Community Planning Group Recommendation – On March 20, 2012, the North Park Planning Committee voted 8-0-0 to support the proposed Sprint Trinity United LTE project (Attachment 12).

Environmental Review: The project was determined to be exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15301 (Existing Facilities). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on January 22, 2013, and the opportunity to appeal that determination ended February 5, 2013 (Attachment 7).

BACKGROUND

Sprint is proposing to modify an existing Wireless Communication Facility (WCF) at 3030 Thorn Street in the RS-1-7 zone of the North Park Community Planning area. Sprint was originally approved on May 25, 2000 to install a total of nine façade mounted antennas on the existing bell tower and a 151-square foot equipment area pursuant to Permit No. 99-0923-24. There are a total of three WCF carriers located on this church property (Sprint, T-Mobile and Verizon). The property is surrounded completely by residential uses (Attachment 1). The primary intended coverage objective is the residential use and for commuters on 30th Street.
DISCUSSION

The proposed modification reduces the total amount of antennas from three to two per sector, for a total of six antennas. Each antenna is to be replaced to support Sprint’s 4g network and concealed inside a Fiberglass Reinforced Panel (FRP) screen box, designed to appear as columns on the existing bell tower. The FRP box and the mounting apparatus have been designed to extend no more than 13-inches in depth and 15-inches in width. The existing Sprint cable tray would be rerouted to the interior of the bell tower where the Remote Radio Heads (RRH) will also be located. The equipment associated with this WCF will continue to operate at its current location with the addition of one fiber cabinet and one fiber junction box (Attachment). Since the property is zoned RS-1-7 and the antennas will be located less than 100’ from a property line that contain a single family residence; the WCF requires the approval of a Process 3 Conditional Use Permit (CUP) in accordance with Land Development Code (LDC) Section 141.0420(e)(1). This is a Hearing Officer decision, appealable to Planning Commission.

The combination of reducing the amount of antennas, concealing the antennas within FRP columns, and relocating the cable tray to the interior of the bell tower would significantly improve the appearance of the existing bell tower. Each of these changes complies with LDC Section 141.0420 and the WCF Guidelines. Therefore, the proposed WCF has been determined to be consistent with the purpose and intent of the applicable development regulations of the San Diego Municipal Code, which includes the Wireless Communication Facilities Regulations Section 141.0420 and the RS-1-7 zone. As designed the WCF has been determined to be consistent with the General Plan and the North Park Community Plan. Staff recommends that the Hearing Officer approve CUP No. 1078263.

ALTERNATIVE

1. **Approve** Conditional Use Permit No. 1078263, with modifications.

2. **Deny** Conditional Use Permit No. 1078263, if the Hearing Officer makes written findings based on substantial evidence that the approval is not authorized by state of local zoning law.

Respectfully submitted,

Simon Tse, Development Project Manager

Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Draft Permit Resolution with Findings
6. Draft Permit with Conditions
7. Environmental Exemption
8. Project Plans
9. Photosimulations
10. Site Photos
11. Copy of Recorded (existing) Permit(s)
12. Community Planning Group Recommendation
13. Ownership Disclosure Statement
14. Project Chronology
15. Telecom Justification Letter
16. Coverage Map
17. Noticing of Hearing Officer

Rev 1/25/11 hmd
Aerial Photo

Sprint Trinity United LTE- Project No. 253791
3030 Thorn Street, San Diego, CA 92104

Project Site
Legend:
- Single Family Residential
- Multi-Family Residential
- Mobile Home Park
- Group Quarters
- Commercial
- Industrial, Warehouse/Storage
- Communication Utilities, Transportation Related
- Institutional
- Schools
- Park, Open Space
- Private Recreation
- Undeveloped

Community Land Use Map (North Park)
Sprint Trinity United LTE- Project No. 253791
3030 Thorn Street, San Diego, CA 92104
Project Location Map
Sprint Trinity United LTE- Project No. 253791
3030 Thorn Street, San Diego, CA 92104
**PROJECT DATA SHEET**

<table>
<thead>
<tr>
<th>PROJECT NAME:</th>
<th>Sprint Trinity United LTE</th>
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**PROJECT DESCRIPTION:**
A modification to an existing Sprint Wireless Communication Facility (WCF) located at 3030 Thorn Street. This project consists of six replacement LTE antennas concealed inside a Fiberglass Reinforced Panel (FRP) screen box, designed to appear as columns on the existing bell tower. The equipment associated with this WCF will continue to operate at its current location with the addition of one fiber cabinet and one fiber junction box. As designed, the project requires a Conditional Use Permit, Process 3, Hearing Officer decision.

<table>
<thead>
<tr>
<th>COMMUNITY PLAN AREA:</th>
<th>North Park</th>
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<tr>
<th>DISCRETIONARY ACTIONS:</th>
<th>Conditional Use Permit</th>
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<th>COMMUNITY PLAN LAND USE DESIGNATION:</th>
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**ZONE: RS-1-7**

**Requirements:**

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**Proposed:**

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**ADJACENT PROPERTIES:**

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<thead>
<tr>
<th>ADJACENT PROPERTIES:</th>
<th>LAND USE DESIGNATION &amp; ZONE</th>
<th>EXISTING LAND USE</th>
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<tr>
<td>WEST:</td>
<td>Residential – RS-1-7</td>
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</table>

**DEVIATIONS OR VARIANCES REQUESTED:**

None with this action

**COMMUNITY PLANNING GROUP RECOMMENDATION:**

On March 20, 2012, the North Park Planning Committee voted to support the Sprint WCF with a vote of 8-0-0. (Attachment 11).
WHEREAS, TRINITY UNITED METHODIST CHURCH OF SAN DIEGO, Owner, and SPRINT NEXTTEL CORPORATION, Permittee, filed an application with the City of San Diego for a permit to modify an existing Wireless Communication Facility (WCF) that consists of six (6) replacement Long Term Evolution (LTE) antennas installed inside Fiberglass Reinforced Panel (FRP) boxes designed to appear as columns on the existing bell tower. Two additional boxes shall be installed for design consistency. The equipment associated with this project will continue to operate at its current location with the addition of one fiber cabinet and one fiber junction box (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Conditional Use Permit No. 1078263).

WHEREAS, the project site Trinity United Church, is located at 3030 Thorn Street in the RS-1-7 zone of the North Park Community Plan;

WHEREAS, the project site is legally described as lots 25, 26, 27, 28, 29 and 30 in block 1 of Frary Heights, according to the Map thereof No. 940, filed in the office of the County Recorder of San Diego County.

WHEREAS, on March 20, 2013, the HEARING OFFICER of the City of San Diego considered Conditional Use Permit No. 1078263 pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on January 22, 2013, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code section 21000 et. seq.) under CEQA Guideline Section 15301 (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; NOW, THEREFORE;

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 March 20, 2013.

FINDINGS:

Findings for Conditional Use Permit Approval – Section §126.0305

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

The project site is located at 3030 Thorn Street in the RS-1-7 zone within the North Park Community Plan. The property is designated for institutional use in the community plan and is surrounded by single family residences. The project site contains a total of three (3) existing Wireless Communication Facilities (Sprint, T-Mobile, and Verizon). Sprint is proposing to modify and upgrade their WCF to support their network vision project to enhance and improve the existing voice and data services.
Sprint originally received their approval to install a WCF on May 25, 2010 for a total of nine (9) flush mounted antennas on the existing 56-foot tall bell tower pursuant to Development Permit No. 99-0923-024. The current proposal reduces the number of Sprint antennas from nine (9) to six (6) and has been designed and configured to appear as columns on the bell tower.

WCF's are allowed on premises containing non-residential uses within a Residential Zone with a Conditional Use Permit (CUP) pursuant to Land Development Code (LDC) Section 141.0420(e)(1). The community plan does not contain specific policies on WCF development; however, the General Plan, Section UD-A.15, states that WCFs should be concealed in existing structures when possible, or otherwise use camouflage and screening techniques to hide or blend the facilities into the surrounding area. The design of the facility is to be aesthetically pleasing and respectful of the neighborhood context. The existing visual impacts from the previous Sprint WCF design would be reduced as a result of the current antenna proposal in addition to the relocation of the existing cable tray. The equipment associated with this project will continue to operate at its current location with the addition of one fiber cabinet and one fiber junction box. No exterior changes are being proposed to the equipment area as a result of this project. The project meets all applicable regulations and policy documents. The project is consistent with the recommended land use, the purpose and intent of the design guidelines, and development standards in effect for this site per WCF regulations, the development regulations and the General Plan. Therefore, the proposed development would not adversely affect the applicable land use.

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) emissions to the extent that such facilities comply with the Federal Communication Commission’s (FCC) standards for such emissions.” A statement has been included on the plans indicating that the WCF complies with federal standards for radio frequency in accordance with Telecommunication Act of 1996 and subsequent amendments and any other requirements imposed by state or federal regulatory agencies. The Permittee submitted a Radio Frequency Study to ensure that the FCC standards are being met.

3. The proposed development will comply with the regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code; and

The site is currently developed with a church and a total of three (3) WCFs on site (Sprint, T-Mobile, and Verizon). Sprint originally received their approval to install a WCF on May 25, 2010 for a total of nine (9) flush mounted antennas on the existing 56-foot tall bell tower pursuant to Development Permit No. 99-0923-024. The current proposal reduces the number of Sprint antennas from nine (9) to six (6) and has been designed and configured to appear as columns on the bell tower.

The project site is located at 3030 Thorn Street in the RS-1-7 zone within the North Park community planning area. WCFs are allowed on a premises containing a non-residential use within a Residential Zone with a CUP pursuant to LDC Section 141.0420(e)(1). The project as designed, complies with LDC Section 141.0420(g)(2) which states: “The applicant shall use all reasonable means to conceal or minimize the visual impacts of the wireless communication
facilities through integration. Integration with existing structures or among other existing uses shall be accomplished through the use of architecture, landscaping, and siting solutions.

Sprint is proposing to upgrade this facility with Long Term Evolution (LTE) antennas. In an effort to improve the appearance of the existing design, Sprint is proposing to remove one antenna from each sector and conceal the remaining six replacement antennas inside FRP boxes, designed to appear as columns on the bell tower. A total of two columns will be installed on each side of the tower for design consistency. Furthermore, the existing Sprint cable tray that currently runs vertically on the side of the bell tower will be removed and relocated to the interior of the bell tower. The proposed modification as a whole is in compliance with the WCF design requirements (LDC Section 141.0420(g)) and the RS-1-7 Zone.

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

The proposed LTE upgrade at this location is essential to network operations and will continue providing voice and data services to the neighborhood and those traveling through the area. Furthermore, the LTE antennas should result in significant data speed improvements offering more wireless services to the community and those passing through. The project meets all applicable regulations and policy documents, and the project is consistent with the recommended land use, the purpose and intent of the design guidelines and development standards in effect for this site per WCF regulations, and the General Plan. The applicant has demonstrated in their Site Justification Letter (and the associated coverage maps) that the site is necessary for their network coverage objective while providing a feasible design to comply with the WCF design guidelines and regulations. Therefore, the proposed use is appropriate at the proposed location.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the HEARING OFFICER, CONDITIONAL USE PERMIT NO. 1078263 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. 1078263, a copy of which is attached hereto and made a part hereof.

Simon Tse
Development Project Manager
Development Services

Adopted on: March 20, 2013

Internal Order No. 24002044
This Conditional Use Permit No. 1078263 is granted by the Hearing Officer of the City of San Diego to TRINITY UNITED METHODIST CHURCH OF SAN DIEGO, Owner, and SPRINT NEXTEL CORPORATION, Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0301, 131.0401, and 141.0420. This site is located at 3030 Thorn Street in the RS-1-7 zone of the North Park Community Plan. The project site is legally described as lots 25, 26, 27, 28, 29 and 30 in block 1 of Frary Heights, according to the Map thereof No. 940, filed in the office of the County Recorder of San Diego County.

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

The project shall include:

a. A modification to an existing WCF that consists of six (6) antennas installed behind Fiberglass Reinforced Panel (FRP) materials designed to appear as columns (total of 8), painted and textured to match the existing bell tower. The equipment associated with this project will continue to operate at its current location with the addition of one fiber cabinet and one fiber junction box as illustrated in the approved ‘Exhibit A’ dated March 20, 2013.

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 April 3, 2016.

2. This Conditional Use Permit [CUP] and corresponding use of this site shall expire on March 20, 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 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" condition(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the proposed permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo, and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.

13. The 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 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 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 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 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.

18. The Owner/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.

19. 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’.

20. No overhead cabling is allowed for this project.

21. Exposed mounting apparatus shall be removed and shall not remain on the existing tower façade absent antennas.

22. Owner/Permittee shall not cause or allow the antennas located on the WCF to be different sizes (length, width, or height) than as shown on the stamped approved plans and as listed here:

   a. Six (6) antennas with the following dimensions: 72” by 11.8” by 7.9”

23. A total of six (6) Remote Radio Heads (RRHs) shall be installed inside the existing tower, not visible to the public.

24. The FRP screen box shall be 8-feet in length, 13-inches in depth and 15-inches in width consistent with the approved ‘Exhibit A’. 
25. A total of eight (8) FRP box shall be installed (Two (2) FRP boxes per side).

26. All conduits and coaxial cables connected to the antenna shall be routed through the wall and concealed within the proposed FRP box.

27. The Permittee is responsible for repairing, restoring, and repainting each sector of the tower after the removal of each antenna associated with this approval to the satisfaction of the Development Services Department.

28. The existing cable tray shall be removed and relocated to the interior of the bell tower to the satisfaction of the Development Services Department.

29. The final product shall conform to the stamp approved plans and approved photosimulations prior to final inspection approval.

30. All equipment, including transformers, emergency generators and air conditioners belonging to the Permittee shall be designed and operated consistent with the City noise ordinance. Ventilation openings shall be baffled and directed away from residential areas. Vibration resonance of operating equipment in the equipment enclosures shall be eliminated.

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

INFORMATION ONLY:

- Please note that a Telecom Planning Inspection Issue will be placed on the project prior to Final Clearance from the City's Building Inspector to ensure compliance with the approved plans and associated conditions. Prior to calling for your Final Inspection from your building inspection official, please contact the Project Manager listed below at (619) 687-5984 to schedule an inspection of the completed facility. Please schedule this administrative inspection at least five working days ahead of the requested Final Inspection date.

- 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.

- 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 March 20, 2013 and Approved Resolution Number (Pending Hearing).
Conditional Use Permit No. 1078263
March 20, 2013

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

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Simon Tse
Development Project Manager

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

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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.

TRINITY UNITED METHODIST CHURCH OF SAN DIEGO
Owner

By: ____________________________
Walter Moredock
Administrative Board Chairman

SPRINT NEXTEL CORPORATION
Permittee

By: ____________________________
NAME:
TITLE:

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

TO: X Recorder/County Clerk
FROM: City of San Diego

P.O. Box 1750, MS A-33
1600 Pacific Hwy, Room 260
San Diego, CA 92101-2422

OFFICE OF PLANNING AND RESEARCH
1400 Tenth Street, Room 121
Sacramento, CA 95814

PROJECT NO.: 253791
PROJECT TITLE: Sprint Nextel Thorn Street

PROJECT LOCATION-SPECIFIC: 3030 Thorn Street, San Diego, California 92104
PROJECT LOCATION-CITY/COUNTY: San Diego/San Diego

DESCRIPTION OF NATURE AND PURPOSE OF THE PROJECT: The project proposes a Conditional Use Permit (CUP) to allow the modification of an existing Wireless Communication Facility (WCF) consisting of a total of nine (9) replacement antennas, and the continued operation of existing equipment cabinets in a 10'-9" by 14'-0" lease area located on a second floor raised platform behind a stairwell in an existing building.

NAME OF PUBLIC AGENCY APPROVING PROJECT: City of San Diego
NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Bernard Dunham (Agent), Sprint (Firm), 7990 New Salem Street
San Diego, CA 92126, Phone: (619) 944-9564

EXEMPT STATUS: (CHECK ONE)
( ) MINISTERIAL (SEC. 21080(b)(1); 15268);
( ) DECLARED EMERGENCY (SEC. 21080(b)(3); 15269(a));
( ) EMERGENCY PROJECT (SEC. 21080(b)(4); 15269(b)(c))
(X) CATEGORICAL EXEMPTION: CEQA EXEMPTION 15301 (EXISTING FACILITIES)
( ) STATUTORY EXEMPTIONS:

REASONS WHY PROJECT IS EXEMPT: The proposed project is exempt from CEQA pursuant to Section 15301 – Which allows for the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing facilities (public or private) involving negligible or no expansion of use beyond that existing at the time of the determination. The proposed project, a CUP to allow a WCF consisting of a total of 9 replacement antennas, and the continued operation of existing equipment cabinets in a 10'-9" by 14'-0" lease area located on a second floor raised platform behind a stairwell in an existing building is a negligible expansion of use. No environmental impacts were identified for the proposed project. Additionally, none of the exceptions described in CEQA Guidelines Section 15300.2 apply.

LEAD AGENCY CONTACT PERSON: Rhonda Benally
TELEPHONE: (619) 446-5468

IF FILED BY APPLICANT:
1. ATTACH CERTIFIED DOCUMENT OF EXEMPTION FINDING.
2. HAS A NOTICE OF EXEMPTION BEEN FILED BY THE PUBLIC AGENCY APPROVING THE PROJECT?
   ( ) YES     ( ) NO

IT IS HEREBY CERTIFIED THAT THE CITY OF SAN DIEGO HAS DETERMINED THE ABOVE ACTIVITY TO BE EXEMPT FROM CEQA

Amber M. McNair AICP/Senior Planner

DATE

CHECK ONE:
(X) SIGNED BY LEAD AGENCY
( ) SIGNED BY APPLICANT

DATE RECEIVED FOR FILING WITH COUNTY CLERK OR OPR:

Revised 010410mjh
LESSEE'S CERTIFICATE

Standard "Public Facilities" Project

For Pre-Construction USE Only:

1. The undersigned, at owner/developer of the property described as

3030 THORN STREET, SAN DIEGO, CA 92104

undertakes that in accordance with the San Diego Municipal Code, Item 7, "Public Rights-of-Way Act," the property, and any improvements thereon, shall be subject to public use rights-of-way as required by law. The property, and any improvements thereon, shall be subject to public use rights-of-way as required by law.

Lessee:

Lessee:

Date:

08/02/11

09/19/11

02/07/12

07/12/12

07/12/12

07/12/12

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NOTE:
1. This project proposes no development improvements outside the existing building footprint for this ministerial review and therefore does not require any permanent storm water best management practices.
2. No existing parking space will be used or removed by this project.
3. This is a roof top installation on an existing facility and no ground disturbances or trenching is proposed by this project.
4. This project proposes no work within the public right-of-way.
5. The rooftop installation will incorporate any construction best management practices necessary to comply with Chapter 14, Article 2, Section 1 (grading/sloping regulations) of the San Diego Municipal Code, and the construction plans or specifications.
6. Prior to the issuance of any construction permit, the permittee shall submit a storm water pollution control plan (SWPPP). The WATER STANDARDS shall be prepared in accordance with the guidelines in Appendix C of the City's storm water standards.
NORTH ELEVATION

WEST ELEVATION
Installation Instructions
Variable Azimuth Wall Mount Kit

1. Securely attach the "T" bar onto the wall using the four provided screws. Ensure the wall anchors are in place and the screws are tightened securely.

2. Mount the adjustable hanger bracket to the "T" bar using the提供的 four screws. Ensure the bracket is level and tightened securely.

3. Mount the antenna to the hanger bracket using the provided four screws. Ensure the screws are tightened securely.

4. Adjust the azimuth angle of the antenna by loosening the locking screw on the bracket and rotating the antenna to the desired position. Tighten the locking screw to secure the position.

5. Adjust the elevation angle of the antenna by loosening the locking screw on the bracket and rotating the antenna to the desired position. Tighten the locking screw to secure the position.

6. Test the antenna's performance by tuning in to the desired frequency and adjusting the azimuth and elevation angles as necessary.

7. Finalize the installation by thoroughly inspecting all connections and ensuring all components are securely attached.

Additional Notes:
- Ensure all components are secured tightly to prevent loosening over time.
- Use the appropriate tools and equipment for mounting and adjustments.
- Consult the manufacturer's technical specifications for specific guidelines.

Antenna Specifications:
- Frequency Range: 800 MHz - 3000 MHz
- Gain: 9 dBi
- Vertical Pattern: 3 dB
- Horizontal Pattern: 1.5 dB
- Dimensions: 12" x 3" x 3.5"

Note: This installation guide is intended for qualified personnel only. Do not attempt installation if you are not familiar with the procedures and tools required.

ANTENNA, RRH & MOUNTING BRACKET SPECIFICATIONS
EXISTING
EXISTING ANTENNAS TO BE REMOVED AND REPLACED W/ 2 ANTENNAS PER SECTOR

PROPOSED
PANEL ANTENNAS INSIDE FRP SCREEN BOX/SHROUD (PAINTED TO MATCH EXISTING BLDG.)
EXISTING ANTEONNAS TO BE REMOVED AND REPLACED W/ 2 ANTENNAS PER SECTOR

PROPOSED

PANEL ANTENNAS INSIDE FRP SCREEN BOX/SHROUD (PAINTED TO MATCH EXISTING BLDG.)
PROPOSED (OPTION 2)

- Replace existing panel antennas, typ.
- Remove existing vertical cable tray, route inside cupola
- New RF transparent antenna boxes, finished to match existing cupola
- New coax cable entry port at base of cupola
- Rework existing cable tray

EXISTING

- Replace existing panel antennas, typ.
- Remove existing vertical cable tray, route inside cupola

APPLICANT REPRESENTATIVE: DEPRATTI, INC.
SD34XC541
Trinity United
Photo Survey
View of building and south and west sector

View of building all sector looking north
View of building and east sector, looking west

View from Street looking east
Equipment located on raised platform behind wall

Equipment on west side of building behind wall
View from street looking east

View from street looking south at site

SD34XC541 Trinity United
View looking east towards site

View to west from front of the church
Date: May 25, 2000

Applicant: WFI for:
Sprint PCS
9665 Cheasapeake Drive, Suite 320
San Diego, CA 92123
Attn: Tim Kolset

Permit No.: 99-0923-24 Telecommunication Administration Review, Trinity United

Address: 3030 Thorn Street

Subject: PROPOSED MINOR TELECOMMUNICATION FACILITY

PLANNING AND DEVELOPMENT REVIEW ACTION:

It has been determined by Planning & Development Review that this proposal does not substantiate a major telecommunication facility and therefore will not be required to proceed with the Conditional Use Permit (Process Three). This decision is based on the City of San Diego’s Land Development Code Section 141.0405. This proposal has been reviewed with the California Environmental Quality Act (CEQA) and has been determined to be exempt per Section 15061 (b)(3).

Planning and Development Review grants APPROVAL of your application subject to the following:

• The facility shall be designed and constructed in accordance with the approved Exhibit “A”, dated May 25, 2000. No modification or alteration shall be permitted to the approved Exhibit “A” unless revised plans are submitted and approved by Planning and Development Review.

• The facility will consist of a total of nine (9) panel antennas (three sectors of three antennas) to be located on the steeple of an existing church. The antennas will be painted and textured to match the existing steeple. The equipment cabinets will be located adjacent to the building behind the existing stairwell.
• This Conditional Use Permit and corresponding use of this site shall expire on May 25, 2010. 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.

• Prior to the expiration date of this Conditional Use Permit, the Permit Holder may submit a new Conditional Use Permit application to the City Manager for consideration with review and a decision by the appropriate decision maker at that time.

All work authorized by this permit shall be in conformance with the description of work contained herein and as indicated on the plans submitted to the Building Services Division and stamped with the Planning & Development Review “CONFORMS” stamp. All modifications to this structure or site not directly approved by this permit shall require further review by Planning and Development Review. Building permits must be obtained within six months from the date of this approval or this authorization shall be null and void.

Sincerely,

Terri Bumgardner
Project Manager
NORTH PARK PLANNING COMMITTEE
Draft Minutes: March 20, 2012 – 6:30 PM
http://www.northparkplanning.org
2901 NORTH PARK WAY, 2ND FLOOR

I. Called to order: 6:51 p.m.


III. Modifications to & Adoption of the 01/17/12 Agenda.
   • Add Toyland Parade Letter of Support to the Agenda Action Items
   • Changes in the Park Terrace Consent agenda item as strikethrough/underlined below.
   
   MOTION TO AMEND AGENDA: Barry/Moczydlowsky 13-0-2 (O’Boyle, Pyles abstaining)
   MOTION TO ADOPT: Carlson/Dye 13-0-2 (O’Boyle, Pyles abstaining)

IV. Chair’s Report/CPC
   • None

V. Approval of Previous NPPC Minutes:
   • Minutes to be approved at April Meeting

VI. Treasurer’s Report.
   1. Balance $532.81
   2. Meeting collection of $116 (Cohen/Carlson)

VII. Election Results
   1. Election registration closed at 7:13
   2. Election balloting closed at 7:37
   3. Results (*Incumbent):
      a. Robert Barry* Resident Homeowner 73 votes, 3rd place, re-elected
      b. Nate Benedetto Business Owner/Resident Homeowner 45 votes
      c. Adam Cook Business Owner/Resident Renter 44 votes
      d. Dr Rick Donaldson Resident Homeowner 28 votes
      e. Cheryl Dye* Business Owner/Resident Homeowner 94 votes, 2nd place, re-elected
      f. Peter Graves Resident Renter 39 votes
      g. Brandon Hilpert* Resident Homeowner 64 votes, 4th place, re-elected
      h. Don Leichtling Resident Homeowner 31 votes
      i. Lucky Morrison* Resident Homeowner 56 votes, 6th place, re-elected
      j. Omar Passons Resident Homeowner 63 votes, 5th place, elected
      k. Rene Vidales* Resident Homeowner 98 votes, 1st place, re-elected
      l. Steven Williamson Business Owner/Resident Renter 48 votes, 7th place electe
VIII. Planner's Report - Marlon Pangilinan 619.235.5293; mpangilinan@sandi egov

- Update big effort to update the plan. LUH Committee provided with schedule. Land Use, outlines for the elements and basic format to be presented as soon as May 2012. Would like to use the planning group format instead of the community plan update format. Don’t want to lose other members that had specific subject matter expertise.
- Dye – moving forward can you answer some specific process questions:
  - Will the specific elements be presented in May along with their respective outlines?
  - Will the Plan organize guidelines by neighborhood or by the entire community?
  - Will the Plan propose Overlay Zones?
  - What scope will the Economic Prosperity element cover? The Manual instructions leave that wide open.

IX. Announcements & Non Agenda Public Comment

- **North Park Main Street** – David Cohen and Angie Landsberg - reviewed strategic objectives and handoff of Toyland Parade. Looking for volunteers and sponsors for the North Park festival of the arts – Sunday May 20th 10am to 6pm. Sustainable North Park Main Street is hosting a competition for design project incorporating solar technologies. Parking services one sheet is available on the web site regarding the valet and parking garage. Businesses have not been released but may be through the NPMS.Affordable Housing Fund Annual Plan for FY2013 – Housing Commission
- **HRB Hearing on possible historic designation of the Woolworth building (3606 University)** March 22, 2012, 1 pm 202 C St 12 Flr 12 Committee rm, see attachment 1 below
- **LGBT Mayoral Candidate Forum** - The Center 3909 Centre St., March 28, 2012, 6 pm
- **Tools for Preserving Community Character: Conservation Areas**, Marlon Pangilinan. Grace Lutheran Church in University Heights, located at 3993 Park Blvd. southeast corner of Park & Lincoln. Free parking is available in the lot behind the church as well as how to find the staircase to the meeting rm. April 12: 2012, 6 pm
- **Scannel** – thank you for electing me to the board. Tonight is last night.
- **Dionne Carlson** – thank you to the outgoing members.

X. Elected Official Reports

1) Katherine Fortner, Hon. Susan Davis, US Congressional District 53, Katherine.Fortner@mail.house.gov - No update.
2) Lindsey Masukawa, Hon. Toni Atkins, State Assembly District 76, Lindsey.Masukawa@asm.ca.gov - No update.
3) Anthony Bernal, Hon. Todd Gloria, Councilmember District 3 ABernal@sandiego.gov - Councilmember Gloria is chair of the budget and finance committee, finally resolved the structural budget deficit. Savings of council supply accounts are reinvested into the community. In North Park $10,000 went to the NP fire station. Work completed on historic properties without reports can now penalize up to $250,000. Texas street improvements sidewalk, bike lane and acorn lights. Award to Judi O’Boyle from Council Member Gloria.

XI. Consent Agenda

(3/5/12 UDPR Barry, Dye, Bonn, Callen, Granowitz, Hill, Pyles 6:25, Steppke)

**A. Verizon – 4330 30th St.** (Doc. Brown, Project No. 258726): Applicant requesting Neighborhood Use Permit (Phase II DSD determination, appealable to the PC) for a wireless communication facility consisting of antennas and equipment within the building’s clock tower element. The site
(Renaissance building at El Cajon Blvd and 30th St.) contains a Designated Historic Resource but City staff has determined that there will be no impacts. Applicant indicated that they considered other sites, including the Covenant Church and retail center across the street, but Renaissance supports a higher WCF. Applicant has agreed to conduct an on-air study once construction is completed to document actual radiation emissions levels, which they suggest are generally significantly lower than regulations permit. **Motion:** To approve the NUP with the caveat that the applicant provide the building’s residents with the on-air study shortly following construction. Granowitz/ Dye 7-0-0

**B. Park Terrace – 4075 Park Blvd.** (Project No. 269953): Substantial Conformance Review for a SDP with a Tentative Map for an apartment complex at the Park & Polk vacant lot instead of 28 35 luxury condos. There is no change to the 7,377 sq. ft commercial space. Project now includes a 560 sq.ft. community room with gym equipment & a 5000 sq. ft. 2nd floor patio. The proposed apartments include 4 studios s 540-586 sq. ft. 18 one-and two-bedroom units 664924 sq. ft. & 13 two-bedroom units 887-1148 sq. ft. The original proposal requested 4 deviations, including a 65.5 feet tall, 5-story building -a 28% deviation. The applicant is now requesting a 55 feet tall, 4-story complex -a smaller 10% deviation. The 3 other deviations have been eliminated by reducing the number of stories from 5 to 4. The exterior design includes 6 offsetting planes on the street side, and is unchanged to reflect previous input from the planning group. Residential parking is underground. Subterranean commercial parking has been replaced by retained as grade level spaces behind the retail stores. This proposal gains 2 parking spaces and is 1 parking space above the requirement. Bus service is available to the site. The applicant indicated that the Fire Dept. wanted the proposed red curbing to allow entry from the street versus the alley. The applicant indicated that the patio and community room could potentially provide for child centric play space & not be dominated by adult-oriented uses. **Motion:** To approve the Substantial Conformance Review for a Site Development Permit with the caveat that the applicant provides assurance that child-friendly features will be made a significant part of the patio and/or community room. Dye/Pyles 8-0-0

**C. Sprint – Trinity United Methodist Church – 3030 Thorn St.** (Project No. 253791) CUP for replacement of an existing wireless communications facility, consisting of 9 antennas & 12 ft of vertical cable located in the steeple within a residential zone. The project will reroute the cable tray into the steeple, removing the existing cables that currently can be seen running along the exterior wall and into the windows. The antennas will be shortened and covered by casing- they will not change in number. The church’s daycare facility is located in a separate building in back of the church. Hill asked about historical resource impacts. **Motion:** To approve CUP as presented. Hill/Callen 8-0-0

(3/14/12 PF/PA: Carlson, Vidales, Granowitz, Hill, Steppke, Bonn, Callen)

**D. Request from North Park Main Street for letter of support for Bike Corral.** Bike corral to be located at the southwest corner of 30th Street and North Park Way. Funded with grant from the County, Jay Porter owner of the Linkery has been briefed & is in support. **Motion:** The NPPC supports in concept the design of the bike corral at the southwest corner of North Park Way and 30th Street as proposed by Sustainable North Park Main Street. We ask that North Park Main Street return as design is finalized. Granowitz/Bonn 7-0-0.

**MOTION: BARRY/SUB-COMMITTEE 14-0-1 (O’Boyle)**

**XII. Subcommittee Reports**

- **Urban Design/Project Review, Robert Barry, Cheryl Dye** - NP Adult Community Center, 6:00pm 1st Monday. Next meeting April 2, 2012 – Items A,B,C on the consent agenda. Additional item on the Plaza de Panama project.
• Public Facilities/Public Art, Dionne Carlson, Rene Vidales – NP Adult Community Center, 6:00 pm, 2nd Wednesday. Next meeting April 18, 2012 – bike corrals, McKinley Joint-use field, Texas Street improvement design, Plaza de Panamá EIR comments were all discussed.

XIII. Liaisons Reports
• Balboa Park Committee Rob Steppke – Nothing of note
• Maintenance Assessment District Lucky Morrison – elected new officers: Lucky Chair, Carl Vice-Chair, Beth Swersie Secretary. Discussion of trash can stickers to advertise. Visit by Debbie Fuentes of Victoria House that is taking over the Toyland Parade. NPHS walking tours in the Dryden district and in Burlingame. Painting of light poles to cover graffiti.
• North Park Parking Management Working Group Roger Lewis – Consideration of community residential parking district to identify interest and necessity.
• University Ave Mobility Plan Roger Lewis – No update
• Mini Park & Streetscape Rene Vidales – advisory group meeting discussed mini-park as one component of the project and the division of the rest of the ROW as a separate project. No maintenance funds have been identified, looking at grant options, Parks and Rec involvement and General Development Plan to accept the park component maintenance plan. Redevelopment funding set aside is in jeopardy. Final conceptual design had unanimous support. Please come to the workshop listed above – April 23rd at the North Park Recreation Center at Idaho St.
• Utility Boxes Cheryl Dye – Working with other planning groups to develop standards for placement of utility boxes. Presented to the CPC which recommended LUHC take up the issue. Expecting to receive a legal opinion from the City Attorney on the latitude that the City may or may not have on creating standards based. The City acted as the project manager for undergrounding for Mission Hills which resulted in easements with property owners and increased undergrounding. Dry transformers are being used that can be undergrounded at lower cost.

XIV. Action Items
1. Plaza de Panama, Circulation & Parking Structure Project EIR
   a. Cover letter to the City Planner.
      i. MOTION: to send the letter as written and read and to attached the comments to the EIR. Carlson/Barry 13-1-1 (Cohen voting no, Granowitz recused)
   b. Comments due to the NPPC by tomorrow.
   c. Chair recuses from further discussion
   • Lewis – alternatives presented at January meeting regarding bridge closing issues were expected to be voted on by the board. Letter does not allude to the time constraints faced by the board.
   • Carlson/Vidales – time constraints limited the manner in which the response.
   • Moczydlowsky – weight of the board vs. individual comments doesn’t carry more weight in the EIR process.
   • Barry – comments are weighted on the basis of the relevancy against the EIR, not on the individual commenter or source.
   • O’Boyle – has decided not to submit comments through the board.
   • Don Leichtling – believes that the letter should allude to the time constraints.
   • Ed Cronan – believes that it gives it false weight to attach the cover letter.
   • Moczydlowsky – EIR phase doesn’t require a motion from the board. Don’t think this is the appropriate time for an opposition.
   • Cohen – agrees with Moczydlowsky
• Dionne Carlson – would like to consider opposing the project as a whole.
• Morrision – thinks the record of opposition is adequate
• Barry – agrees with Moczydlowski, thinks the planning commission hearing is the appropriate time for opposing the project as a whole.
• O’Boyle – agrees with Barry

2. The Redevelopment Next Steps: Roger Lewis – chair of the PAC until it was disbanded. In the process of forming the oversight board. Mini-park parcel purchase has been completed. Bond funding of $1.4 million dollars for design was allocated but never encumbered. Additional projects (Boundary Improvements, Woolworth Building, Arts Plan) funding was allocated but not encumbered. Please voice opinions and participate in the process to keep the mini-park process moving forward. Applications for the oversight board appointments have now closed. Board of Supervisors will make appointments on March 26th. Notification of oversight board meetings. Email Anthony Bernal to get on a notification list for oversight board. Many districts and jurisdictions will have representatives as well as an at-large representative.

3. Toyland parade letter of support. – Letter to the City in support of the Special Event Permit for the North Park Toyland Parade.

   a. MOTION TO APPROVE LETTER AS READ: BARRY/HILPERT 15-0-0

XV. ADJOURNMENT OF 2011 North Park Planning Committee Board (9:00 pm)

XVI. Call to order and seating of 2012 North Park Planning Committee Board (9:00)

   1. Installation of new board members
   2. Elect Chair – MOTION: Granowitz - Carlson/Viales (Barry, Viales, Carlson, Lewis - deny nominations) 15-1-0 (Granowitz votes no)
   3. Vice Chair – MOTION: Viales – Granowitz/Dye 15-0-0
   4. Secretary – MOTION: Moczydlowsky – Cohen/Carlson 15-0-0
   5. A.D. & Treasurer – MOTION: Cohen – Granowitz/Passons 15-0-0
   6. Chair appoints Subcommittee Chairs & Vice Chairs – Barry/Dye UD Chair/Vice, Dionne/Viales PF Chair/Vice

XVII. Next Meeting Date: April 17, 2012

XVIII. MOTION to ADJOURN: O’Boyle/Carlson 12-0-0 (left). Meeting adjourned at 9:15 p.m.
Submitted by: Carl Moczydlowsky
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 □ Vested Tentative Map □ Map Waiver □ Land Use Plan Amendment □ Other

Project Title

PT# 253791 Sprint Trinity United

Project Address:

3030 Thorn Street

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):

Sprint Nextel

Owner □ Tenant/Lessee □ Redevelopment Agency

Street Address:

310 Commerce Suite 250

City/State/Zip:

Irving, CA, 92602

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

Tim Henion

Owner □ Tenant/Lessee □ Redevelopment Agency

Street Address:

13948 Calle Bueno

City/State/Zip:

Jamul, CA 91935

Phone No:

Fax No:

(503) 519-8591

Signature :

Date:

Name of Individual (type or print):

TRINITY UNITED METHODIST CHURCH

Owner □ Tenant/Lessee □ Redevelopment Agency

Street Address:

3030 Thorn Street

City/State/Zip:

San Diego, CA 92104

Phone No:

619-281-2592

619-281-2768

Signature :

Date: 2-18-2011

Walter Morecock

Administrative Board Chairman

Name of Individual (type or print):

WALTER MORECOCK (Admin. Bd. Chair)

Owner □ Tenant/Lessee □ Redevelopment Agency

Street Address:

525 W EL NORTE PKWY #40

City/State/Zip:

ESCONDIDO, CA 92026

Phone No:

Fax No:

760-745-9255

Signature :

Date: 2-15-2011

Walter Morecock


Upon request, this information is available in alternative formats for persons with disabilities.

DS-318 (5-05)
**Project Title:**

PTS# 245054 Sprint San Carlos

**Project No. (For City Use Only):**

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

**Legal Status (please check):**

- [X] Corporation
- [ ] Limited Liability -or- [ ] General
- What State? _____
- Corporate Identification No. 33-0361519

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**  

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</table>
### Sprint Trinity United LTE

**PROJECT CHRONOLOGY**

PTS #253791 INT #24002044

<table>
<thead>
<tr>
<th>Date</th>
<th>Action</th>
<th>Description</th>
<th>City Review</th>
<th>Applicant Response</th>
</tr>
</thead>
<tbody>
<tr>
<td>8.11.2011</td>
<td>First Submittal</td>
<td>Project Deemed Complete</td>
<td></td>
<td></td>
</tr>
<tr>
<td>8.31.2011</td>
<td>First Assessment Letter</td>
<td></td>
<td>20 days</td>
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<tr>
<td>4.24.2012</td>
<td>Second Submittal</td>
<td></td>
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<td>237 days</td>
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<tr>
<td>6.11.2012</td>
<td>Second Assessment Letter</td>
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<td>48 days</td>
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<td>11.29.12</td>
<td>Third Submittal</td>
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<td></td>
<td>171 days</td>
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<tr>
<td>1.22.2013</td>
<td>All issues resolved</td>
<td></td>
<td>54 days</td>
<td></td>
</tr>
<tr>
<td>3.20.2013</td>
<td>Scheduled for Planning</td>
<td></td>
<td>57 days</td>
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<td></td>
<td>Commission</td>
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</tbody>
</table>

**Total Staff Time:** Including City Holidays and Furlough 179 days

**Total Applicant Time:** Including City Holidays and Furlough 408 days

**Total Project Running Time:** From Deemed Complete to PC Hearing 587 days
SD34XC541 Trinity United
TELECOM SITE JUSTIFICATION LETTER

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

LOCATION AND TYPE

Sprint Nextel continue the operation of and existing communications facility at the Trinity United Church located at 3030 Thorne Street. The renewal consists of 9 panel antennas attached to the church steeple. There are 3 antennas on 3 sectors, with all sectors façade mounted to the steeple the structure. The renewal design changes are skirt and extend the antenna vertically to the horizontal details both above and below as the photo simulation included with the submittal show. The equipment is inside a raised platform on the church property located on the west side next to the alley. This existing 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 Sprint Nextel system is 1990-1995 Megahertz. The receiving frequency is 1910-1915 Megahertz.

COVERAGE AND CAPACITY

The objective of this existing site is to provide coverage and capacity within the residential area to the south, north and west, covering north to University Ave, east to Boundary Street, south to Switzer Canyon and west to Balboa Park connecting to surrounding sites shown on justification maps. Please refer to the existing coverage map that illustrates the existing coverage gap. The site will provide coverage in a current gap and provide additional capacity, allowing more users to use the system simultaneously and will provide "off-load" capacity for adjacent sites currently operating within a 1-mile radius from this existing site (see attached map).

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

Please see refer to justification and to coverage maps.

3. A description of how the existing facility fits into, and is a necessary part of, the Applicant/Permitee's network.
The objective of this existing site is to continue to provide coverage and capacity within the residential area to the south, east and west. Please refer to the existing coverage map that illustrates the existing coverage gap. The site provides coverage in a current gap and provide current capacity, allowing users to use the system simultaneously and will provide "off-load" capacity for adjacent sites currently operating within a 1-mile radius from this existing site (see attached map).

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.

There was a Verizon Wireless site built on the same property sometime after the Sprint site was constructed.

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

This site is located on a residential use within a residential zone surrounded by single and multi-family residential. The search ring is entirely residential. This site is on-air and no alternatives were reviewed. The existing site was selected because of its height above the coverage area and ability to fill the coverage gap and connect to surrounding sites. There were no other non-residential alternatives reviewed.
Coverage of Site SD34XC541
DATE OF NOTICE: March 6, 2013

NOTICE OF PUBLIC HEARING
HEARING OFFICER
DEVELOPMENT SERVICES DEPARTMENT

DATE OF HEARING: March 20, 2013
TIME OF HEARING: 8:30 A.M.
LOCATION OF HEARING: Council Chambers, 12th Floor, City Administration Building,
202 C Street, San Diego, California 92101
PROJECT TYPE: CONDITIONAL USE PERMIT/ ENVIRONMENTAL EXEMPTION AND PROCESS THREE
PROJECT NO: 253791
PROJECT NAME: SPRINT TRINITY UNITED LTE
APPLICANT: TIM HENION
COMMUNITY PLAN AREA: NORTH PARK
COUNCIL DISTRICT: District 3
CITY PROJECT MANAGER: SIMON TSE, Development Project Manager
PHONE NUMBER/E-MAIL: (619) 687-5984 and Stse@sandiego.gov

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 modification to an existing Wireless Communication Facility (WCF). The modification consists of reducing the number of Sprint antennas from nine (9) to six (6) and also concealing these antennas inside Fiberglass Reinforced Panel (FRP) boxes, designed to appear as columns on the existing bell tower. The equipment associated with this project will continue to operate with the addition of one fiber cabinet and one fiber junction box. No exterior changes are being proposed to the existing equipment area. This project is located at 3030 Thorn Street in the RS-1-7 Zone of the North Park Community Plan.

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 January 22, 2013 and the opportunity to appeal that determination ended February 5, 2013.

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: 24002044
Revised 04/08/10 HRD