REPORT TO THE HEARING OFFICER

HEARING DATE: March 20, 2013
ATTENTION: Hearing Officer

SUBJECT: SPRINT NEXTEL POINT LOMA METHODIST; PROJECT NO. 244420
LOCATION: 1984 Sunset Cliffs Boulevard
OWNER/APPLICANT: Point Loma United Methodist Church/Sprint Nextel Corporation

SUMMARY

Issue: Should the Hearing Officer approve an application for a Wireless Communication Facility located at 1984 Sunset Cliffs Boulevard within the Ocean Beach Community Plan area?

Staff Recommendation - APPROVE Conditional Use Permit No. 892093.

Community Planning Group Recommendation - On October 3, 2012, the Ocean Beach Planning Board voted 10-0-0 to recommend approval of the project (Attachment 12).

Environmental Review - This project is exempt from environmental review pursuant to Article 19, Section 15301, Existing Facilities, of the California Environmental Quality Act (CEQA). Section 15301 allows the permitting, leasing, or minor alteration of existing public or private structures that would involve negligible or no expansion of use. This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on February 5, 2013, and the opportunity to appeal that determination ended February 27, 2013.

BACKGROUND

The project site is located at 1984 Sunset Cliffs Boulevard (Attachment 1), on the southwest corner of Sunset Cliffs Boulevard and Saratoga Street (Attachment 2). The site is located in the RM-2-4 Zone (Attachment 3) within the Ocean Beach Community Plan (Attachment 4), Coastal Overlay Zone (Non-appelalable Area 2), Coastal Height Limitation Overlay Zone. The site is also within the Airport Environs Overlay Zone, Airport Land Use Compatibility Plan (ALUCP) Noise Contours, Airport Approach Overlay Zone (AAOZ), Airport Influence Area (AIA), and the Federal Aviation Administration (FAA) Part 77 Noticing Area for the San Diego
International Airport (SDIA) and North Island Naval Air Station (NAS). The community plan designates the site for Residential, Medium Density (25 dwelling units/acre).

The site is currently developed with a church that contains an existing wireless communication facility (WCF). On June 28, 2000, Sprint PCS was approved for six panel antennas attached to the exterior of the church steeple and four equipment cabinets within an approximate 100-square foot equipment room located in the church steeple pursuant to Development Permit No. 99-0923-32, which expired on June 28, 2010. At the time of issuance of the permits in 2000, the regulations allowed for the approvals as a Process 1 Administrative Review, pursuant to Land Development Code (LDC) Section 141.0405. Sprint PCS and Nextel Communications were merged in 2005 and the company is now operating under the name Sprint Nextel.

DISCUSSION

Project Description:

Sprint Nextel is requesting a new permit to continue operating at this location with modifications to what was previously approved. The proposal is to remove the antennas attached to the exterior of the church steeple and install six antennas within eight new fiberglass faux columns around the top of the existing steeple. The fiberglass faux columns are architecturally integrated into the façade and will be textured and painted to match the existing church. Under the current WCF regulations pursuant to LDC Section 141.0420(e)(1), WCF's on a premises containing a non-residential use within a Residential zone are permitted with a Process 3 Conditional Use Permit (CUP). The antennas are located approximately 61-feet from the closest residentially zoned property line. The existing structure and proposed development would be exempt from a Coastal Development Permit (CDP) pursuant to LDC Section 126.0704(a).

The project as designed, complies with WCF design requirements pursuant to LDC Section 141.0420 (g). The project is not requesting nor does it require any deviations to the development regulations. A Radio Frequency report was submitted by Sprint Nextel demonstrating compliance with the Federal Communication Commission’s regulations.

Historical Review:

The existing church and steeple were constructed in 1942 and located within a Historic District (Ocean Beach Cottage Emerging District). City staff had determined that the property appears eligible for designation under one or more Historical Resources Board (HRB) designation criteria and that the proposed development is consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties and would not adversely impact the building's eligibility as a historic resource. Therefore, a condition has been added to the permit to assure that staff reviews the construction documents to be consistent with the Secretary of Interior Standards prior to issuance of any building permit.

Airport Land Use Compatibility Plan:

The project site is located in the AEOZ, ALUCP Noise Contours (65-70 CNEL), AAOZ, AIA, and the FAA Part 77 Noticing Area for the SDIA and North Island NAS. The site is not located
within the ALUCP Overlay Zone. The proposed WCF is an unmanned facility and is a permitted use within AIA, and the site is not located within a Safety Zone or Overflight Notification Areas. On February 23, 2012, the WCF received a FAA Determination of No Hazard to Air Navigation (Attachment 8); therefore, the facility is in compliance with the FAA Part 77 notification requirements. No additional airport review or avigation easements are required for the project.

Community Plan:

The site is located in the Ocean Beach Community Planning area and the community plan designates the site for Residential, Medium Density (25 dwelling units/acre). The community plan does not contain specific policies on wireless communication facility development; therefore, there are no community plan land use issues associated with the location of the proposed project.

General Plan:

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 antennas will be located behind fiberglass faux columns around the top of the existing steeple, which have been designed to be architecturally integrated into the façade. Therefore, the WCF is in conformance with the purpose and intent of the General Plan.

Council Policy 600-43:

The guidelines establish a hierarchy from the most preferred location (Preference 1) to the least preferred location (Preference 4) for WCFs. The project is proposed in a Preference 3 location according to Council Policy 600-43, which categorizes WCF’s according to the land use in which it is located. Sprint Nextel is requesting a new permit to continue operating at this location with modifications to what was previously approved. The project is located on a premise containing a non-residential use within a Residential zone and is permitted with a CUP. The antennas will be located approximately 61-feet from the closest residentially zoned property line. The applicant submitted a site justification letter explaining why a Preference 3 level site was selected over the lower Preference 1 level sites, and submitted existing and proposed wireless communication service coverage maps (Attachment 9).

CONCLUSION

The proposal is to maintain the WCF at this location with modifications. 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 the WCF regulations, the LDC, and the General Plan. Staff recommends that the Hearing Officer approve Conditional Use Permit No. 892093.
ALTERNATIVE

1. **APPROVE** Conditional Use Permit No. 892093, with modifications.

2. **DENY** Conditional Use Permit No. 892093, 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,

Jeffrey A. Peterson  
Development Project Manager  
Development Services Department

LYNCH-ASHCRAFT/JAP

Attachments:

1. Location Map  
2. Aerial Photograph  
3. Zoning Map  
4. Community Plan Land Use Map  
5. Project Data Sheet  
6. Project Plan  
7. Photo Simulations  
8. FAA Determination  
9. Site Justification Letter  
10. Draft Permit with Conditions  
11. Draft Resolution with Findings  
12. Community Planning Group Recommendation/Minutes  
13. Environmental Exemption Determination  
15. Project Chronology  
16. Copy of Public Notice (forwarded to HO)

Internal Order No. 24001971
Location Map
Sprint Nextel Point Loma Methodist – Project No. 244420
1984 Sunset Cliffs Boulevard
Aerial Photograph

Sprint Nextel Point Loma Methodist – Project No. 244420
1984 Sunset Cliffs Boulevard
Ocean Beach Community Plan Land Use Map

Sprint Nextel Point Loma Methodist – Project No. 244420
1984 Sunset Cliffs Boulevard
**PROJECT DATA SHEET**

<table>
<thead>
<tr>
<th>PROJECT NAME:</th>
<th>Sprint Nextel Point Loma Methodist - Project No. 244420</th>
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<tr>
<td>PROJECT DESCRIPTION:</td>
<td>An application to continue operating a Wireless Communication Facility located at 1984 Sunset Cliffs Boulevard</td>
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<tr>
<td>COMMUNITY PLAN AREA:</td>
<td>Ocean Beach</td>
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<td>DISCRETIONARY ACTIONS:</td>
<td>Conditional Use Permit</td>
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<td>COMMUNITY PLAN LAND USE DESIGNATION:</td>
<td>Residential, Medium Density 25 dwelling units/acre (DU/AC)</td>
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**ZONING INFORMATION**

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<tr>
<th>ZONE:</th>
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<tr>
<td>HEIGHT LIMIT:</td>
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<th>LAND USE DESIGNATION &amp; ZONE</th>
<th>EXISTING LAND USE</th>
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<td>NORTH:</td>
<td>Residential, Medium Density / RM-2-4</td>
<td>Multi-Family Residential</td>
</tr>
<tr>
<td>SOUTH:</td>
<td>Community Commercial/ CC-4-2</td>
<td>Commercial and Multi-Family Residential</td>
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<td>Single-Family and Multi-Family Residential</td>
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<tr>
<td>WEST:</td>
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<td>Multi-Family Residential</td>
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**DEVIATIONS OR VARIANCES REQUESTED:** None

**COMMUNITY PLANNING GROUP RECOMMENDATION:** On October 3, 2012, the Ocean Beach Planning Board voted 10-0-0 to recommend approval of the project.
I, the undersigned, as lessee of a portion of the property described as

1984 SUNSET BLVD, SAN DIEGO, CA 92107

(Address or legal description)

understand, in accordance with the San Diego Municipal Code, Land Development Manual - Storm Water Standards, this project is required to "Identify Pollutants from the Project Area" and incorporate "Site Design" and "Source Control" BMPs.

I certify to the best of my knowledge, that the pollutants anticipated by the proposed land uses are as follows:

- Sediments
- Nutrients
- Trash & debris
- Diamond Dusting Substances
- Oil & Grease
- Bacteria & Viruses
- Pesticides
- Odors & Odoriferous Substances
- Oil & Grease
- Bacteria & Viruses
- Pesticides

I/we will incorporate the following into the site design:

- Maintain pre-development runoff characteristics
- Maintain hydrologic footprints by constructing walkways, patios and driveways to minimize stormwater runoff.
- Conserve natural areas
- Construct detention systems as opposed to sheet flow or underground drainage systems.
- Drain off site reuse, walkways, patios and driveways into adjacent landscaping prior to discharging to the public drainage system
- Preserve existing native trees and shrubs
- Protect all slopes from erosion

Additionally, I/we will:

- Maintain the use of native landscaping
- Use efficient irrigation systems and landscape design, incorporating rain-shedding devices and flow indicators as needed

I/we will maintain the above Standard Permanent BMP's for the duration of the lease.

Lessee: 

Name: [Signature]

Company Name: [Company Name]

Date: [Date]

Lessee: [Signature]

Company Name: [Company Name]

Date: [Date]
1. This project proposes no development improvements outside the existing building footprint for this expansion; therefore, no permanent storm water Best Management Practices.

2. No existing parking space will be used or removed by this project.

3. This is an above-ground installation on an existing facility & no ground disturbance or trenching is proposed by this project.

4. This project proposes no work within the public right-of-way.

5. Prior to the issuance of my construction permit, the permittee shall enter into a written agreement for the on-going permanent storm water maintenance, satisfactory to the City Engineer.

6. Prior to the issuance of my construction permit, the permittee shall incorporate my 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 & specifications.

7. Prior to the issuance of my construction permit, the permittee shall submit a water pollution control plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Appendix £ of the city's storm water standards.

SITE PLAN

ATTACHMENT 6
NOT USED

ANTENNA MOUNTING DETAIL

FAUX COLUMN DETAIL

BELL TOWER ELEVATION

RING UNIT MOUNTING DETAIL

1. Use Support Bracket with ears (Alcatel-Lucent 14006147053) (2) per RHH

2. Proprietary Faux Column shall be painted & textured to match existing bell tower wall.

3. Faux column is formed to match antenna profile (See Note)

4. Antenna per sector, 3 sectors total, with FRP box screen mounted on (2) tower wall

5. Antenna jumper cable test entry thru (2) wall

6. Antenna jumper cable tray

7. FRP screen is not used

NOTES:

- FRP screen shall be painted & textured to match existing bell tower wall.

- Faux column profile shall match antenna profile (See Note)

- Antenna jumper cable shall be test entry thru (2) wall

- FRP screen shall be mounted on (2) tower wall

- Faux column shall be painted & textured to match existing bell tower wall.

- Antenna profile shall match Faux column profile (See Note)

- Antenna jumper cable shall be test entry thru (2) wall

- FRP screen shall be mounted on (2) tower wall

- Faux column shall be painted & textured to match existing bell tower wall.

- Antenna profile shall match Faux column profile (See Note)

- Antenna jumper cable shall be test entry thru (2) wall

- FRP screen shall be mounted on (2) tower wall

- Faux column shall be painted & textured to match existing bell tower wall.
### Product Data Sheet: NV-ALAR ANTENNA SPEC.

**Product Description:**
The NV-ALAR Antenna is designed for installation in various environments, including rooftop and pole-mounted configurations. It is suitable for use in both cellular and microwave applications.

**Technical Specifications:**
- **Frequency Range:** 800-1900 MHz
- **Gain:** 15 dBi
- **Type:** Dual-Band
- **Connector:** N-Type (Female)
- **Construction:** Fiberglass Reinforced Polymer (FRP)
- **Weather Resistance:** Rainproof

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<th>Parameter</th>
<th>Specification</th>
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<tbody>
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<td>Construction</td>
<td>FRP</td>
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<tr>
<td>Weather Resistance</td>
<td>Rainproof</td>
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**Product Data Sheet: RRH UNIT SPECS.**

**Product Description:**
The RRH Unit is a critical component of the NV-ALAR Antenna system, designed for high power and efficiency in transmit and receive modes. It supports various connectivity options.

**Technical Specifications:**
- **Transmit Power:** 1500 W
- **Receive Power:** 1500 W
- **Connectivity Options:** Ethernet, Wi-Fi, option for POE
- **Environmental Compatibility:** Suitable for various outdoor environments

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<tr>
<td>Transmit Power</td>
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<td>Receive Power</td>
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<tr>
<td>Environmental Compatibility</td>
<td>Various outdoor environments</td>
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**Product Data Sheet: NV-ALAR ANTENNA SPECS.**

**Product Description:**
This antenna is specifically designed for cellular applications, providing high efficiency and robust performance in both transmit and receive modes. It is ideal for environments requiring high power and reliability.

**Technical Specifications:**
- **Frequency Range:** 900-2100 MHz
- **Gain:** 18 dBi
- **Type:** Single-Band
- **Connector:** TNC (Female)
- **Construction:** Carbon Fiber

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<tbody>
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<td>Connector</td>
<td>TNC (Female)</td>
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<tr>
<td>Construction</td>
<td>Carbon Fiber</td>
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Site Location and Photo-Vantage Map

Date: 1/31/13
Site: SD34XC538 Point Loma Methodist
1984 Sunset Cliffs Blvd.
San Diego, CA 92107
Client: Sprint
310 Commerce #250
Irvine, CA 92602
Contact: Christine Henson
MSA Architecture & Planning
1800 E. Deere Avenue
Santa Ana, CA 92705
chenson@msa-ap.com
(949) 251-1177 x249
Prepared by: Adrian Culici
Graphic Detail Productions
www.gdprod.com
aculici@gdprod.com
(323) 283-1358

Certificate of Authenticity / Disclaimer:
Graphic Detail Productions warrants that this photo simulation is an accurate representation of the proposed site based upon the project plans and additional information provided by the Applicant. The final constructed site may vary.
View 1

Looking northeast from Sunset Cliffs Blvd. toward subject site.
View 2

Looking northwest from intersection of Sunset Cliffs Blvd and Saratoga St. toward subject site.
**DETERMINATION OF NO HAZARD TO AIR NAVIGATION**

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

- **Structure:** Building 1984 Sunset Cliff Blvd
- **Location:** San Diego, CA
- **Latitude:** 32-44-46.64N NAD 83
- **Longitude:** 117-14-47.14W
- **Heights:**
  - 33 feet site elevation (SE)
  - 59 feet above ground level (AGL)
  - 92 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/lighting are accomplished on a voluntary basis, we recommend it be installed and maintained in accordance with FAA Advisory circular 70/7460-1 K Change 2.

This determination expires on 08/23/2013 unless:

- (a) extended, revised or terminated by the issuing office.
- (b) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.
This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequencies and power. Any changes in coordinates, heights, and frequencies or use of greater power will void this determination. Any future construction or alteration, including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

Any failure or malfunction that lasts more than thirty (30) minutes and affects a top light or flashing obstruction light, regardless of its position, should be reported immediately to (877) 487-6867 so a Notice to Airmen (NOTAM) can be issued. As soon as the normal operation is restored, notify the same number.

A copy of this determination will be forwarded to the Federal Communications Commission (FCC) because the structure is subject to their licensing authority.

If we can be of further assistance, please contact our office at (817) 321-7760. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2012-AWP-727-OE.

Signature Control No: 158125295-159491939 (DNE)
Joan Tengowski
Technician

Attachment(s)
Frequency Data
Map(s)

cc: FCC
Frequency Data for ASN 2012-AWP-727

<table>
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<th>LOW FREQUENCY</th>
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<th>FREQUENCY UNIT</th>
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SD34XC538 Point Loma Methodist Church 
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 an existing communications facility at Point Loma Methodist, 1984 Sunset Cliffs Blvd. The renewal consists of 8 panel antennas flush mounted to the parking lot light standard. There are 2 antennas on each of 4 sectors, with all sectors flush mounted to church steeple. Proposed change is to swap out the antenna to a more flushed mount and skirt all sides to conceal air space behind. The existing cabinets ground mounted within the church steeple. 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 is1910-1915 Megahertz.

COVERAGE AND CAPACITY

The objective of this existing site is to provide coverage and capacity within the surrounding residential area and up and down Sunset Cliff Dr thru Ocean Beach to the surrounding sites. Please refer to the existing coverage map that illustrates the existing coverage within and without the existing site. The site will maintain coverage in a current area and maintain existing capacity, allowing users to use the system simultaneously and provides "off-load" capacity for adjacent sites currently operating within a 1-mile radius from this proposed site (see attached map).

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 existing facility fits into, and is a necessary part of, the Applicant/Permittee’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. The site will continue to 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 proposed 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 is not additional carriers on this building.

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 IN THE AREA WITHOUT SITE ON AIR SD34XC538

LEGEND
- In Building Coverage
- In Vehicle Coverage
- On Street Coverage
COVERAGE IN THE AREA WITH SITE ON AIR
SD34XC538

LEGEND
- In Building Coverage
- In Vehicle Coverage
- On Street Coverage
INTERNAL ORDER NUMBER: 24001971

CONDITIONAL USE PERMIT NO. 892093
SPRINT NEKTTEL POINT LOMA METHODIST - PROJECT NO. 244420
HEARING OFFICER

This Conditional Use Permit No. 892093 is granted by the Hearing Officer of the City of San Diego to POINT LOMA UNITED METHODIST CHURCH, a California Corporation, Owner and SPRINT NEKTTEL CORPORATION, Permittee, pursuant to San Diego Municipal Code (SDMC) Sections 126.0305 and 141.0420. The 0.38-acre site is located at 1984 Sunset Cliffs Boulevard, on the southwest corner of Sunset Cliffs Boulevard and Saratoga Street, in the RM-2-4 Zone within the Ocean Beach Community Plan, Coastal Overlay Zone (Non-appealable Area 2), Coastal Height Limitation Overlay Zone, Ocean Beach Cottage Emerging District (Historic District). The site is also within the Airport Environments Overlay Zone, Airport Land Use Compatibility Plan (ALUCP) Noise Contours, Airport Approach Overlay Zone (AAOZ), Airport Influence Area (AIA), and the Federal Aviation Administration (FAA) Part 77 Noticing Area for the San Diego International Airport (SDIA) and North Island Naval Air Station (NAS), Parking Impact Overlay Zone (Coastal and Beach), and the Residential Tandem Parking Overlay Zone. The project site is legally described as Lot 25 through 31 inclusive, Block 54, Ocean Beach, in the City of San Diego, County of San Diego, State of California, according to map thereof No. 279, filed in the office of County Recorder of San Diego, September 29, 1914;

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 Wireless Communication Facility (WCF) consisting of the removal of the existing antennas and mounting apparatus attached to the exterior of the church steeple and install six panel antennas within eight new fiberglass faux columns around the top of
the existing steeple. This WCF shall contain six panel antennas (Dimension: 72.0" x 11.8" x 7.9"), three remote radio units (RRUs), four equipment cabinets and associated equipment within a 100-square foot equipment room located within the existing church steeple; and

b. Accessory improvements determined by the Development Services Department to be consistent with the land use and development standards in effect for this site per the adopted community plan, California Environmental Quality Act Guidelines, public and private improvement requirements of the City Engineer, the underlying zone(s), conditions of this Permit, and any other applicable regulations of the SDMC in effect for this site.

**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 4, 2016**.

2. This Permit 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 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.

4. 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.

5. 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.

6. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
7. 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.).

8. 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.

9. 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.

HISTORICAL REQUIREMENTS:

10. Prior to Issuance of any construction permit(s) for current and future improvements to the existing potentially historic structure(s) on the property, the Owner/Permittee shall submit construction documents to the Historical Resources Section within the Development Services Department for review. The construction documents shall show all proposed improvements and shall be consistent with the Secretary of Interior Standards to the satisfaction of the Development Services Department due to the historic nature of the structure(s).
ENGINEERING REQUIREMENTS:

11. Prior to the issuance of any construction permit, the Owner/Permittee shall enter into a Maintenance Agreement for the ongoing permanent Best Management Practices (BMP) maintenance, satisfactory to the City Engineer.

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

13. 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:

14. The WCF shall conform to Exhibit “A” (consisting of the stamped approved plans and approved photosimulations) prior to receiving final inspection approval.

15. 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.”

16. The Owner/Permittee shall paint and texture all fiberglass faux columns to match the original building.

17. No overhead cabling is permitted.

18. At no point in time shall the approved Owner/Permittee antennas located on the building be different in sizes (length, width, or height) other than the ones shown on the stamped approved Exhibit “A.”

19. The Owner/Permittee shall place appropriate signage on the WCF as required by CAL-OSHA/FCC to the satisfaction of the Development Services Department. The Owner/Permittee shall be responsible for complying with all State and Federal regulations, as applicable.

20. 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.

21. All facilities and related equipment shall be maintained in good working order and 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.
22. 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.

23. 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.

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.

- A “Telecom Planning Inspection” will be required prior to Final Clearance from the City's Building Inspector to ensure compliance with the approved plans, exhibits, and associated conditions. Prior to calling for your Final Inspection from your building inspection official, please contact the Project Manager listed below at (619) 446-5237 to schedule an inspection of the completed WCF. Please request the telecom inspection at least five working days ahead of the requested Final inspection.

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

- 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 Resolution Number xxxx.
Permit Type/PTS Approval No.: CUP/ 892093
Date of Approval: March 20, 2013

ATTACHMENT 10

AUTHENTICATED BY THE DEVELOPMENT SERVICES DEPARTMENT

Jeffrey A. Peterson
Development Project Manager
Development Services Department

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.

POINT LOMA UNITED METHODIST CHURCH, a California Corporation
Owner

By ______________________
Name:
Title:

SPRINT NEXTEL CORPORATION
Permittee

By ______________________
Name:
Title:

NOTE: Notary acknowledgments must be attached per Civil Code section 1189 et seq.
WHEREAS, POINT LOMA UNITED METHODIST CHURCH, a California Corporation, Owner and SPRINT NEXTEL CORPORATION, Permittee, filed an application with the City of San Diego for a permit for 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. 892093), on portions of a 0.38-acre site;

WHEREAS, the project site is located at 1984 Sunset Cliffs Boulevard, on the southwest corner of Sunset Cliffs Boulevard and Saratoga Street, in the RM-2-4 Zone within the Ocean Beach Community Plan, Coastal Overlay Zone (Non-appealable Area 2), Coastal Height Limitation Overlay Zone, Ocean Beach Cottage Emerging District (Historic District). The site is also within the Airport Environments Overlay Zone, Airport Land Use Compatibility Plan (ALUCP) Noise Contours, Airport Approach Overlay Zone (AAOZ), Airport Influence Area (AlA), and the Federal Aviation Administration (FAA) Part 77 Noticing Area for the San Diego International Airport (SDIA) and North Island Naval Air Station (NAS), Parking Impact Overlay Zone (Coastal and Beach), and the Residential Tandem Parking Overlay Zone;

WHEREAS, the project site is legally described as Lot 25 through 31 inclusive, Block 54, Ocean Beach, in the City of San Diego, County of San Diego, State of California, according to map thereof No. 279, filed in the office of County Recorder of San Diego, September 29, 1914;

WHEREAS, on March 20, 2013, the Hearing Officer of the City of San Diego considered Conditional Use Permit No. 892093 pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on February 5, 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 Article 19, 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:

I. 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 1984 Sunset Cliffs Boulevard, on the southwest corner of Sunset Cliffs Boulevard and Saratoga Street, in the RM-2-4 Zone within the Ocean Beach Community Plan, Coastal Overlay Zone (Non-appealable Area 2), and the Coastal Height
**Limitation Overlay Zone.** WCFs are allowed on a premises containing a non-residential use within a Residential Zone with a Conditional Use Permit (CUP) pursuant to Land Development Code (LDC) Section 141.0420(e)(1). The existing structure and proposed development would be exempt from a Coastal Development Permit (CDP) pursuant to LDC Section 126.0704(a).

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 proposed antennas will be concealed within new fiberglass faux columns around the top of the existing church steeple and the associated equipment is located in the church steeple, not visible to the public.

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 the WCF regulations, the LDC, and the General Plan. Therefore, the proposed development would not adversely affect the applicable land use plan.

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

The Telecommunications Act of 1996 preempts local governments from regulating the “placement, construction and modification of WCF 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 the Telecommunications Act of 1996 and subsequent amendments and any other requirements imposed by state or federal regulatory agencies. To ensure that the FCC standards are being met, the Permittee submitted a RF Study which concluded that the site complies with the FCC standards for such emissions. Therefore, the proposed development will not be detrimental to the public health, safety, and welfare.

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 project site is located at 1984 Sunset Cliffs Boulevard, on the southwest corner of Sunset Cliffs Boulevard and Saratoga Street, in the RM-2-4 Zone within the Ocean Beach Community Plan, Coastal Overlay Zone (Non-appealable Area 2), and the Coastal Height Limitation Overlay Zone. 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 existing structure and proposed development would be exempt from a Coastal Development Permit (CDP) pursuant to LDC Section 126.0704(a).

Sprint Nextel is proposing the concealment of the antennas within new fiberglass faux columns around the top of the existing church steeple, which is in compliance with the WCF design requirements pursuant to LDC Section 141.0420(g). Additionally, the equipment
associated with this project is located within an approximate 100-square foot equipment room located in the church steeple, not visible to the public. The project is not requesting nor does it require any deviations to the development regulations.

The applicant submits that maintaining the WCF at this location is essential to the network operations and will continue providing voice and data services to the neighborhood and those traveling through the area. The project meets all applicable regulations and policy documents, and the purpose and intent of the design guidelines and development standards in effect for this site per the WCF regulations. Therefore, the proposed development does comply with the regulations of the LDC including any allowable deviations pursuant to the LDC.

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

The City of San Diego encourages wireless carriers to locate on non-residential properties. As designed, the project is located on a non-residential use within a Residential Zone and as such, requires a CUP pursuant to LDC Section 141.0420(e)(1). The site is currently developed with a church that contains an existing WCF. On June 28, 2000, the WCF was approved for six panel antennas attached to the exterior of the church steeple and four equipment cabinets within an approximate 100-square foot equipment room located in the church steeple pursuant to Development Permit No. 99-0923-32, which expired on June 28, 2010. Sprint Nextel is requesting a new permit to continue operating at this location with modifications. The proposal is to remove the antennas attached to the exterior of the church steeple and install six antennas within eight new fiberglass faux columns around the top of the existing church steeple. The fiberglass faux columns are architecturally integrated into the façade and will be textured and painted to match the existing church.

The applicant submits that maintaining the WCF at this location is essential to the network operations and will continue providing voice and data services to the neighborhood and those traveling through the area. 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 the WCF regulations, the LDC, and the General Plan. Therefore, this development, when considered as a whole, could be beneficial to the community and is appropriate for this site.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Conditional Use Permit No. 892093 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. 892093, a copy of which is attached hereto and made a part hereof.

Jeffrey A. Peterson  
Development Project Manager  
Development Services

Adopted on: March 20, 2013

Job Order No. 24001971
OCEAN BEACH PLANNING BOARD GENERAL MEETING MINUTES

OCTOBER 3, 2012

6:04PM: Meeting called to order by Chairperson Jane Gawronski. Board members present, Tom Gawronski, Barbara Schmidtkecht, Scott Therksalen, Kelly Taing, Ronson Shamoun, Bill Busche, Giovanni Ingolia, Jane Gawronski, Peter Ruscitti.

AGENDA MODIFICATIONS AND APPROVAL: Agenda for October 3, 2012: Scott motioned and Tom seconded. Motion approved 10-0-0

MINUTES MODIFICATIONS AND APPROVAL:

August 1, 2012 general meeting minutes, approved by 10-0-0

September 5, 2012 general meeting minutes, approved for corrections 9-0-1, with Lance abstaining due to non-attendance. Final approval is scheduled on November 7, 2012.

TREASURER REPORT: $255.13

MICHAEL PATTON provided information about Ocean Beach Phase 2 project. It is out for bidding this week, and will take 60 days to select a bid. The repainting of the OB life guard station will be completed in about a year.

MARNE FOSTER provided information on her campaign for the San Diego Unified School District E.

INFORMATION ITEM #001: Jeff Russell presents his concerns about the art work in the ceiling of the Comfort Station at the foot of Brighton street. Jeff expressed his concern and explained how there are negative language in the artwork. When asked what he wants to have happen to this art work, he said that he will back up whatever the community wanted to do with it.

Action Item #001: Sprint Wireless Renewal (1984 sunset Cliffs)

Request for the renewal permit for the upgrade and reinstallation of the wireless communication antennae at 1984 Sunset Cliffs Avenue (Point Loma Methodist Church). Motion made by Ronnie Shamoun and seconded by Tom Gawronski. 10-0-0

Items #002: Ocean Beach Planning Board participation in the Capital Improvement Projects Program. Should the Ocean Beach Planning board participate annually in this process? Motioned by Scott Therksalen and seconded by Barbara Schmidtkecht. 10-0-0

CHAIR ANNOUNCEMENTS/CORRESPONDENCE/MEETINGS:

OBHS: Event on October 18, 2012 at 7 pm, 1984 Sunset Cliffs, there will be a showing of OB birds by Steve Riley.
OBTC: -Women club meeting in regards to incidences of peepers and assaults.

-restaurant walk event is on November 3, 2012

-Pancake breakfast event- Gross $8000

Crime Prevention: October 16, 2012

Appeals Subcommittee: Douma resident appeal on October 23, 2012

Adjourned: 7:40 pm
NOTICE OF EXEMPTION

(Check one or both)

TO:  X  RECORDER/COUNTY CLERK

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

FROM:  CITY OF SAN DIEGO

DEVELOPMENT SERVICES DEPARTMENT

1222 FIRST AVENUE, MS 501

SAN DIEGO, CA 92101

PROJECT NO.: 244420  PROJECT TITLE: Sprint Point Loma Methodist

PROJECT LOCATION-SPECIFIC:  1984 Sunset Cliffs Boulevard, San Diego, CA 92107 (Lots 25-31 of Block 54 of Ocean Beach Map 279)

PROJECT LOCATION-CITY/COUNTY:  San Diego/San Diego

DESCRIPTION OF NATURE AND PURPOSE OF THE PROJECT: Conditional Use Permit (CUP) for a Wireless Communication Facility (WCF) containing six (6) round antennas within a false column element and two (2) additional false columns on exterior of an existing church steeple and two (2) equipment cabinets in the existing 90 square-foot enclosure. These new antennas would replace existing antennas located on the building. The project is located at 1984 Sunset Cliffs Boulevard in the RM-2-4 Zone, Coastal Zone (Non-appealable), Coastal Height Limit, Ocean Beach Cottage Emerging District (Historic District); Airport Environments Overlay Zone, Airport Land Use Compatibility Overlay Zone, Airport Land Use Compatibility Overlay Zone Community Noise Equivalent Level, Airport Approach Overlay Zone, Airport Influence Area, and Federal Aviation Administration Part 77 Notification area for San Diego International Airport & North Island Naval Air Station, Parking Impact Overlay Zone (Coastal and Beach), Residential Tandem Parking Overlay Zone within the Ocean Beach Community Plan area.

NAME OF PUBLIC AGENCY APPROVING PROJECT:  City of San Diego

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT:  Bernard Dunham

7990 New Salem Street

San Diego, CA, 92126

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: Section 15301(b) existing facilities, public or private utilities

(  ) STATUTORY EXEMPTIONS:

REASONS WHY PROJECT IS EXEMPT This project is exempt because minimal changes are required to remove and replace antennas and would allow an existing WCF to continue operation. The project was reviewed by Historic Resources Board staff who found the project to be consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties and that it would not adversely impact the building's eligibility as a historic resource. 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.

LEAD AGENCY CONTACT PERSON:  Lizzi

TELEPHONE:  (619) 446-5159

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

SIGNATURE/TITLE:  /SPNR PLNWR

DATE:  2/5/2013

CHECK ONE:

( X) SIGNED BY LEAD AGENCY

(  ) SIGNED BY APPLICANT

DATE RECEIVED FOR FILING WITH COUNTY CLERK OR OPR:
ATTACHMENT 13

Date of Notice: February 5, 2013

NOTICE OF RIGHT TO APPEAL
ENVIRONMENTAL DETERMINATION
DEVELOPMENT SERVICES DEPARTMENT
SAP or WBS No. 24001971

PROJECT NAME/NUMBER: Sprint Point Loma Methodist/244420
COMMUNITY PLAN AREA: Ocean Beach
COUNCIL DISTRICT: 2
LOCATION: 1984 Sunset Cliffs Boulevard, San Diego, CA 92107 (Lots 25 - 31 of Block 54 of Ocean Beach Map 279)

PROJECT DESCRIPTION: Conditional Use Permit (CUP) for a Wireless Communication Facility (WCF) containing six (6) round antennas within a false column element and two (2) additional false columns on exterior of an ex church steeple and two (2) equipment cabinets in the existing 90 square-foot enclosure. These new antennas would replace existing antennas located on the building. The project is located at 1984 Sunset Cliffs Boulevard in the RM-2-4 Zone, Coastal Zone (Non-appealable), Coastal Height Limit, Ocean Beach Cottage Emerging District (Historic District); Airport Environs Overlay Zone, Airport Land Use Compatibility Overlay Zone, Airport Land Use Compatibility Overlay Zone Community Noise Equivalent Level, Airport Approach Overlay Zone, Airport Influence Area, and Federal Aviation Administration Part 77 Notification area for San Diego International Airport & North Island Naval Air Station, Parking Impact Overlay Zone (Coastal and Beach), Residential Tandem Parking Overlay Zone.

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. The project was reviewed by Historic Resources Board staff who found the project to be consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties and that it would not adversely impact the building's eligibility as a historic resource. 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.
On February 5, 2013 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.
Ownership Disclosure Statement

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

Project Title:
SD34XC538 Sprint Point Loma Methodist

Project Address:
1984 Sunset Cliffs Blvd., San Diego, CA 92107

Part 1 - 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. Attach additional pages if needed. 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 or 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 of Print):

- [ ] Owner
- [ ] Tenant/Lessee
- [ ] Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature:

Date:

Name of Individual (Type of Print):

- [ ] Owner
- [ ] Tenant/Lessee
- [ ] Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature:

Date:

Name of Individual (Type of Print):

- [ ] Owner
- [ ] Tenant/Lessee
- [ ] Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature:

Date:

Name of Individual (Type of Print):

- [ ] Owner
- [ ] Tenant/Lessee
- [ ] Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature:

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

**Legal Status (please check):**

- [ ] Corporation
- [ ] Limited Liability
- [x] 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 from 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.

### Corporate/Partnership Name (type or print):

| Street Address: 1984 Sunset Cliffs Blvd, San Diego, CA 92107 | City/State/Zip: San Diego, CA 92107 |
| Phone No.: (619) 224-2995 | Fax No.: |
| Name of Corporate Officer/Partner: William K. Gore | Title: 8/12/11 |

### Owner

| Signature: | Date: |

---

### Corporate/Partnership Name (type or print):

| Street Address: | City/State/Zip: |
| Phone No.: | Fax No.: |
| Name of Corporate Officer/Partner: | Title: |

### Owner

| Signature: | Date: |

---

### Corporate/Partnership Name (type or print):

| Street Address: | City/State/Zip: |
| Phone No.: | Fax No.: |
| Name of Corporate Officer/Partner: | Title: |

### Owner

| Signature: | Date: |

---

### Corporate/Partnership Name (type or print):

| Street Address: | City/State/Zip: |
| Phone No.: | Fax No.: |
| Name of Corporate Officer/Partner: | Title: |

### Owner

| Signature: | Date: |

---

### Corporate/Partnership Name (type or print):

| Street Address: | City/State/Zip: |
| Phone No.: | Fax No.: |
| Name of Corporate Officer/Partner: | Title: |

### Owner

| Signature: | Date: |
### Project Title:

**I-Pro~**

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

**Legal Status (please check):**

- [ ] 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.**

<table>
<thead>
<tr>
<th>Corporate/Partnership Name (type or print):</th>
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<tbody>
<tr>
<td>Sprint PCS</td>
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<tr>
<td>Owner [ ] Tenant/Lessee [ ]</td>
</tr>
<tr>
<td>Street Address:</td>
</tr>
<tr>
<td>8323 Rueille Court</td>
</tr>
<tr>
<td>City/State/Zip:</td>
</tr>
<tr>
<td>Santee / CA / 92071</td>
</tr>
<tr>
<td>Phone No: (858) 650-4249</td>
</tr>
<tr>
<td>Fax No: 619 847-2275</td>
</tr>
<tr>
<td>Name of Corporate Officer/Partner (type or print):</td>
</tr>
<tr>
<td>Stephen De Mars</td>
</tr>
<tr>
<td>Title (type or print): Post On Air Project Manager</td>
</tr>
<tr>
<td>Signature:</td>
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<tr>
<td>Date: Jun 19, 2011</td>
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<td>Title (type or print):</td>
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<tr>
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</tr>
<tr>
<td>Date:</td>
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RE: Sprint Ericsson Management Association

To Whom It May Concern:

In September of 2009 Sprint Nextel (Sprint) entered into a contractual arrangement with Ericsson Services, Inc (Ericsson) to perform certain management functions pertaining to the acquisition of new sites and installation of new facilities for its wireless telecommunications network. Pursuant to that agreement, Sprint has authorized Ericsson's site development managers to act as a representative of Sprint in the performance of all field activities in this regard, including the authority sign site lease agreements, amendments and other documents necessary to complete these real estate development projects.

Please be advised that Ericsson has contractually agreed to adhere to all the applicable Sprint and customer security policies and confidentially commitments, and that Ericsson is committed to, and maintains high confidentiality standards of its own. We can, therefore, assure you that the services provided in these matters will be delivered with the same level of care and professionalism as though Sprint were performing these functions through its own employees.

Thank you very much for your acceptance of Sprint's representative, Ericsson Services Inc.

Sincerely,

[Signature]
on behalf of
John Harrison, Vice President
Network Performance Management
Executive Team

Dan Hesse
Chief Executive Officer
Sprint Nextel Corporation
Recent Speeches

Joseph Euteneuer
Chief Financial Officer

Danny Bowman
President, Integrated Solutions Group

Pabet L. Alves
President, Business Markets Group

Matt Carter
President, Global Wholesale Solutions

Keith Cowan
President, Strategy and Corporate Initiatives

Steve Elfman
President, Network Operations and Wholesale

Bob Johnson
Chief Service Officer
Robert H. Johnson  
President, Consumer Business Unit  

William Morgan  
Senior Vice President, Corporate Marketing  

Sandra J. Price  
Senior Vice President, Human Resources  

Bill White  
Senior Vice President, Corporate Communications and Corporate Social Responsi  

Charles Wunsch  
General Counsel and Corporate Secretary  

http://newsroom.sprint.com/executive-team/  
6/13/2011
## DEVELOPMENT SERVICES DEPARTMENT
### PROJECT CHRONOLOGY
#### SPRINT NEXTEL POINT LOMA METHODIST - PROJECT NO. 244420

<table>
<thead>
<tr>
<th>Date</th>
<th>Action</th>
<th>Description</th>
<th>City Review Time (Working Days)</th>
<th>Applicant Response</th>
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<tbody>
<tr>
<td>3/6/2012</td>
<td>First Submittal</td>
<td>Project Deemed Complete</td>
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<tr>
<td>3/22/2012</td>
<td>First Assessment Letter</td>
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<td>12 days</td>
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<td>10/16/2012</td>
<td>Second Submittal</td>
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<td>144 days</td>
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<td>11/2/2012</td>
<td>Second Review Completed</td>
<td>Only need revised Photosimulations and Community Group’s Recommendation</td>
<td>13 days</td>
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<tr>
<td>2/4/2013</td>
<td>Outstanding Issues</td>
<td>All Issues Resolved</td>
<td>57 days</td>
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<tr>
<td>2/5/2013</td>
<td>Environmental</td>
<td>Environmental Exemption Determination and Notice Posted</td>
<td>1 day</td>
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<tr>
<td>3/20/2013</td>
<td>Public Hearing</td>
<td>First available date</td>
<td>30 days</td>
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<tr>
<td><strong>TOTAL STAFF TIME</strong></td>
<td>(Does not include City Holidays or City Furlough)</td>
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<td>56 days</td>
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<td><strong>TOTAL APPLICANT TIME</strong></td>
<td>(Does not include City Holidays or City Furlough)</td>
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<td>201 days</td>
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<tr>
<td><strong>TOTAL PROJECT RUNNING TIME</strong></td>
<td>From Deemed Complete to Hearing</td>
<td></td>
<td>257 working days</td>
<td>(376 calendar days)</td>
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