



THE CITY OF SAN DIEGO

REPORT TO THE HEARING OFFICER

HEARING DATE: July 10, 2013 REPORT NO. HO-13-055

ATTENTION: Hearing Officer

SUBJECT: T-MOBILE MARANATHA; PROJECT NO. 294132

LOCATION: 6065 Skyline Drive

OWNER/
APPLICANT: Southeastern California Conference of Seventh-Day Adventists/
T-Mobile West Corporation

SUMMARY

Requested Action - Should the Hearing Officer approve an application to continue operating a Wireless Communication Facility located at 6065 Skyline Drive within the Encanto Neighborhoods of the Southeastern San Diego Community Plan?

Staff Recommendation - **Approve** Conditional Use Permit No. 1144437 and Site Development Permit No. 1144434.

Community Planning Group Recommendation - On April 15, 2013, the Encanto Neighborhoods Community Planning Group voted 8-3-0 to recommend approval of the project with no conditions (Attachment 12).

Environmental Review - This project is exempt from environmental review pursuant to Article 19, Section 15302, Replacement or Reconstruction, of the California Environmental Quality Act (CEQA). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on March 21, 2013, and the Notice of Right to Appeal (NORA) was posted on March 26, 2013 and the opportunity to appeal that determination ended April 17, 2013 (Attachment 13).

BACKGROUND

The project site is located at 6065 Skyline Drive (Attachment 1), on the southwest corner of Skyline Drive and 61st Street (Attachment 2). The site is located in the SF-5000 Zone of Southeastern San Diego Planned District (Attachment 3) within the Encanto Neighborhoods of the Southeastern San Diego Community Plan (Attachment 4). The zoning designation is for

single family residential and the community plan designates the site for Residential, Low-Density (5-10 dwelling units/acre).

The site is currently developed with a church, the "Maranatha 7th Day Adventist Church," pursuant to Conditional Use Permit (CUP)/Southeastern San Diego Development Permit No. 91-0340 approved on May 6, 1992, and Building Permit No. B-003786-93 issued on December 22, 1993. The site contains three existing wireless communication facilities (WCFs), which includes T-Mobile (formally Cingular Wireless facility), Sprint Nextel, and AT&T. On April 17, 2003, Cingular Wireless was approved for the installation of a WCF pursuant to Neighborhood Use Permit (NUP) No. 95-0395-217, which consisted of the installation of roof mounted Fiberglass Reinforced Panels (FRP) shrouds/boxes at the base of the existing church steeple on the roof and expired on April 17, 2013.

On December 8, 2011, AT&T Mobility was approved to replace the existing 37-foot 6-inch high church steeple with a new 37-foot 6-inch high FRP church steeple that would conceal all three WCFs, and remove the existing FRP boxes at the base of the steeple. This AT&T WCF was approved by the Planning Commission pursuant to CUP No. 821541, Site Development Permit (SDP) No. 922405 and Planned Development Permit (PDP) No. 922406. The building plans for the facility (Project No. 274464) have been reviewed and signed off by all City disciplines, but the building permit has not been issued to date.

DISCUSSION

Project Description:

T-Mobile is requesting a new permit to continue operating at this location. The application includes the request for the replacement and re-location of the existing antennas. The facility shall support six antennas within the base of the new AT&T FRP church steeple, remove the existing roof mounted coax tray and relocate the cables through the existing attic, and with equipment located within a 229-square foot enclosure located along the interior yard at the western property line. The WCF proposes no deviations to the development regulations.

The building plans for the FRP church steeple that conceals all three WCFs, including the proposed T-Mobile antennas, has not been issued to date and the existing T-Mobile permit expired on April 17, 2013. Therefore, to allow for the existing facility to continue operation until the FRP church steeple is permitted, this Permit includes a condition (Condition No. 2) to allow for the continued operation of the existing antennas and facility until the building permit for the church steeple has been issued or by the utilization date of July 24, 2016, whichever comes first.

Under the current WCF regulations pursuant to SDMC Section 141.0420(e)(1), a Process 3 CUP is required for all WCFs on premises containing a non-residential use within a Residential Zone. In addition, the proposed amendment would require a Process 3 Site Development Permit (SDP) for development within the Southeastern San Diego Planned District (SESDPD) that requires a CUP, pursuant to Land Development Code (LDC) Section 1519.0202(a)(5).

Community Plan Analysis:

The project site is designated for Residential Use, Low-Density (5-10 dwelling units/acre) within the Southeastern SESDCP. 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 WCF.

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 proposed T-Mobile antennas shall be located within the base of the AT&T FRP church steeple. The design of the AT&T church steeple was determined to meet the goals and objects of the community plan regarding bulk and scale, and by architecturally integrating the steeple into the building. The transition and visual relationship between the new and older building was achieved by setbacks, façade variations and architectural features that serve to break the steeple facades into smaller scale visual components. The new steeple incorporates the lines, surface treatment, and color of the existing building and the gradual transition of the height and bulk does not visually overwhelm the existing structure.

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 2 location according to Council Policy 600-43, which categorizes WCF according to the land use in which it is located. The project is located on a premise containing a non-residential use within a residential zone and is permitted with a CUP. The applicant submitted a site justification letter explaining why a Preference 2 site was selected over lower Preference 1 sites, and submitted existing and proposed wireless communication service coverage maps (Attachment 7). The proposed T-Mobile antennas shall be located within the base of the AT&T FRP church steeple and will provide wireless coverage for the surrounding area.

Conclusion:

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 the project as presented.

ALTERNATIVE

1. **APPROVE** Conditional Use Permit No. 1144437 and Site Development Permit No. 1144434, **with modifications.**

2. **DENY** Conditional Use Permit No. 1144437 and Site Development Permit No. 1144434, 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,



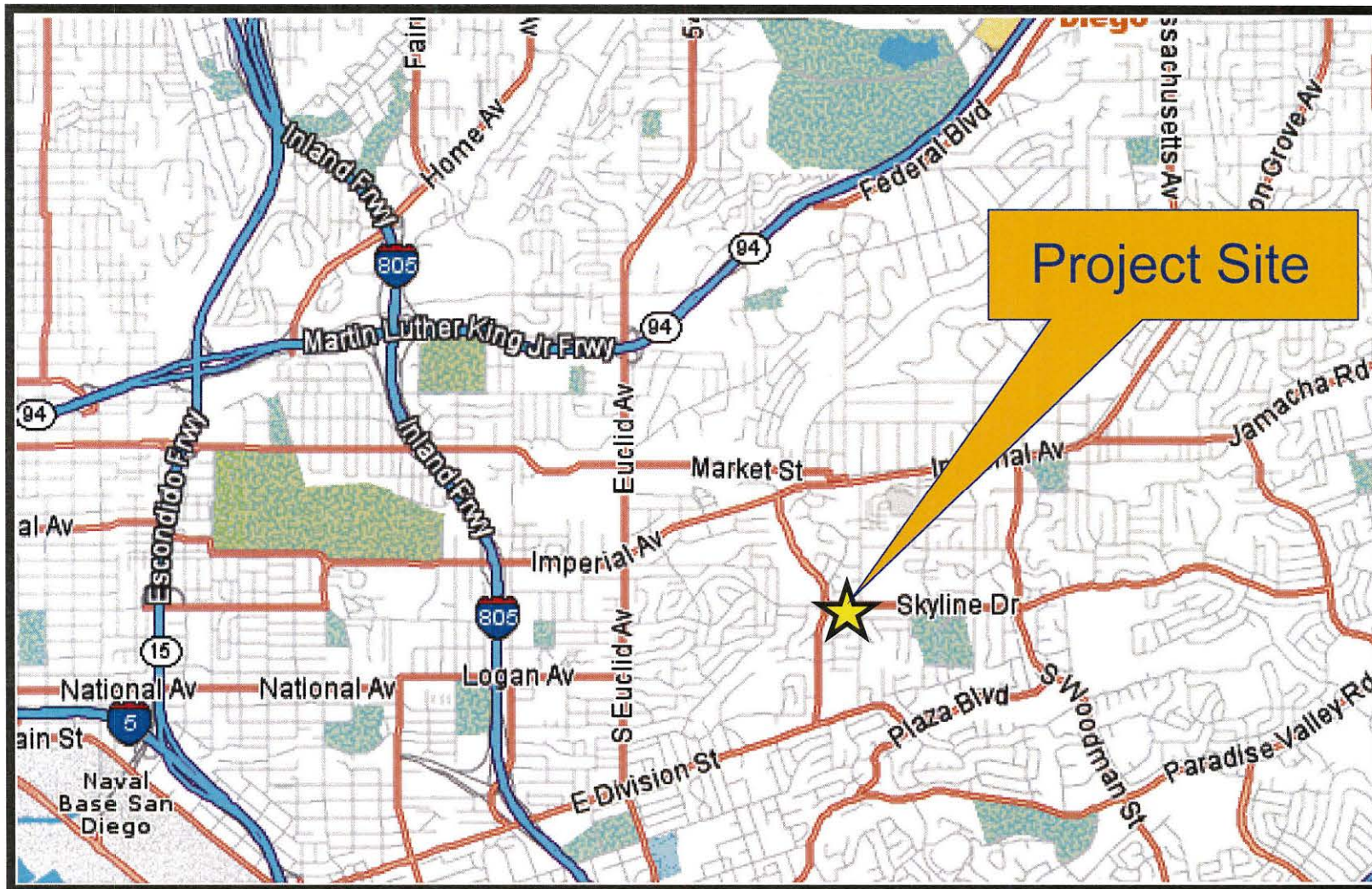
Jeffrey A. Peterson
Development Project Manager
Development Services Department

LYNCH-ASHCRAFT/JAP

Attachments:

1. Location Map
2. Aerial Photograph
3. Zoning Plan
4. Community Plan Land Use Map
5. Project Data Sheet
6. Neighborhood Use Permit No. 95-0395-217
7. Site Justification Letter and Service Coverage Maps
8. Project Plan
9. Photo Simulations
10. Draft Permit with Conditions
11. Draft Resolution with Findings
12. Community Planning Group Recommendation/Minutes
13. Environmental Exemption Determination
14. Ownership Disclosure Statement.
15. Project Chronology
16. Copy of Public Notice (forwarded to HO)

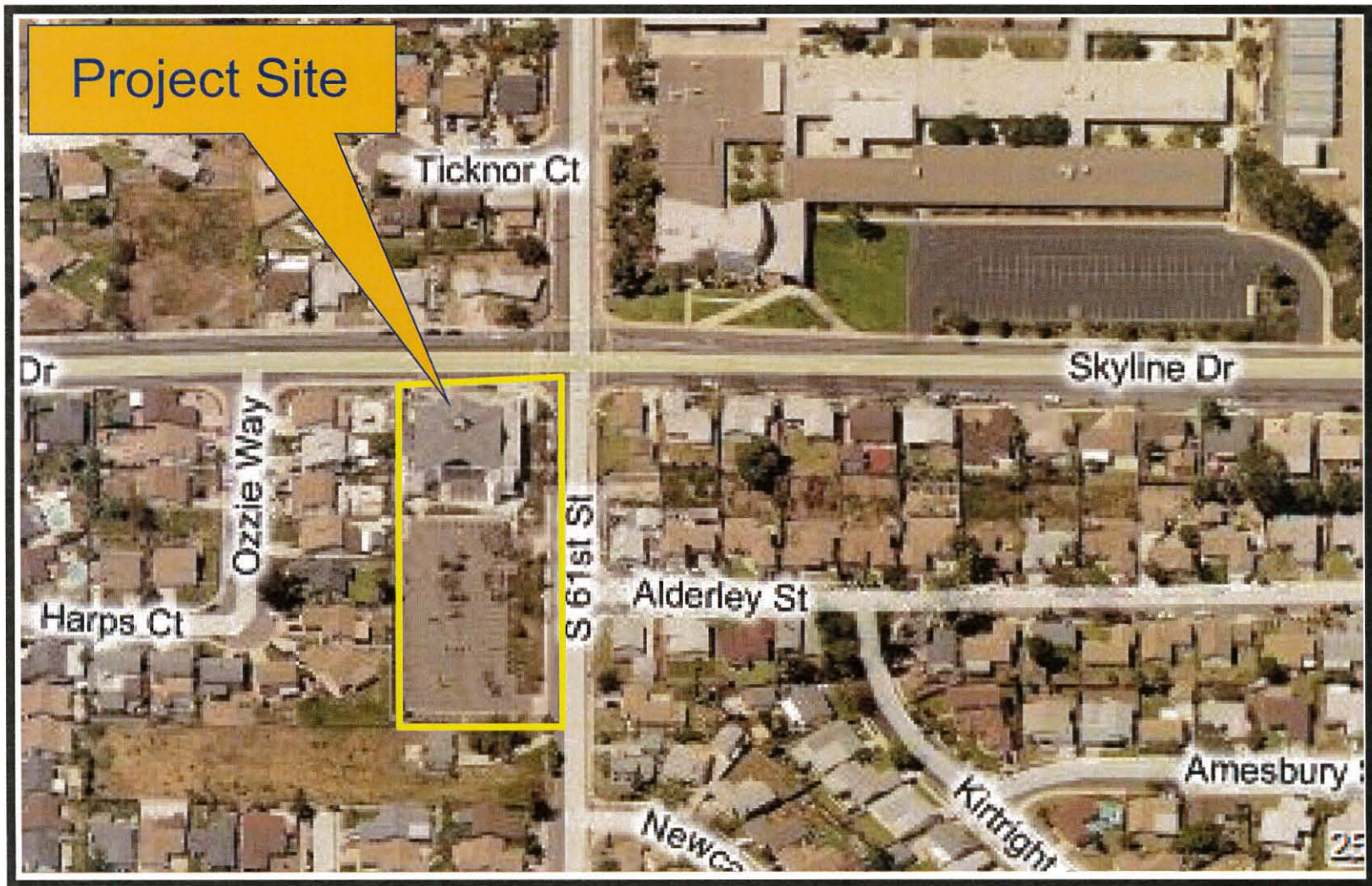
Internal Order No. 24003211



Location Map

T-Mobile Maranatha - Project No. 294132
6065 Skyline Drive





Aerial Photograph (Bird's eye view)

T-Mobile Maranatha - Project No. 294132

6065 Skyline Drive

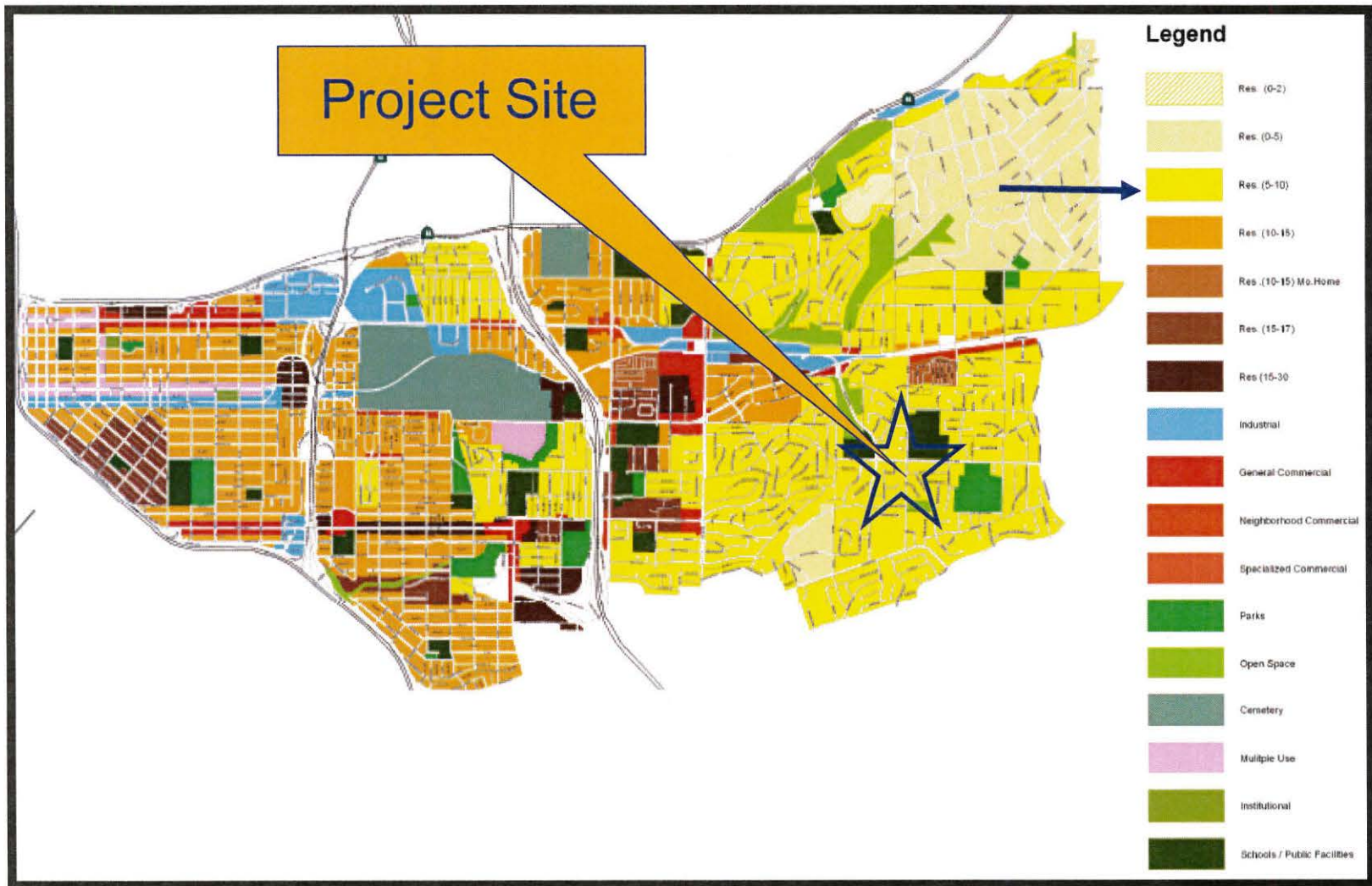




Zoning Map

T-Mobile Maranatha - Project No. 294132
6065 Skyline Drive





Community Land Use Map (SESD)

T-Mobile Maranatha - Project No. 294132

6065 Skyline Drive



PROJECT DATA SHEET

PROJECT NAME:	T-Mobile Maranatha; Project No. 294132	
PROJECT DESCRIPTION:	T-Mobile is requesting a new permit to continue operating at this location, which includes the request for the replacement and location of the existing antennas. The antennas shall be located within the base of a new FRP church steeple on the roof; existing and proposed equipment will be located within an existing equipment enclosure. The FRP church steeple is being constructed by another carrier.	
COMMUNITY PLAN AREA:	Encanto Neighborhoods of the Southeastern San Diego Community Plan	
DISCRETIONARY ACTIONS:	Conditional Use Permit and Site Development Permit	
COMMUNITY PLAN LAND USE DESIGNATION:	Residential, Low-Density (5-10 dwelling units/acre)	
ZONING INFORMATION		
ZONE:	SF-5000 Zone of Southeastern San Diego Planned District	
HEIGHT LIMIT:	30'0"	
LOT SIZE:	5,000 square feet	
FLOOR AREA RATIO:	50 percent	
LOT COVERAGE:	NA	
FRONT SETBACK:	15'0"	
SIDE SETBACK:	5'0"	
STREETSIDE SETBACK:	10'0"	
REAR SETBACK:	5'0"	
PARKING:	NA for Wireless Communication Facility	
ADJACENT PROPERTIES:	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Residential, Low-Density (5-10 D.U/Gross Acre) / SF-5000	Single-Family Residential, and Junior High School
SOUTH:	Residential, Low-Density (5-10 D.U/Gross Acre) / SF-5000	Single-Family Residential
EAST:	Residential, Low-Density (5-10 D.U/Gross Acre) / SF-5000	Single-Family Residential
WEST:	Residential, Low-Density (5-10 D.U/Gross Acre) / SF-5000	Single-Family Residential
DEVIATIONS OR VARIANCES REQUESTED:	None with this action.	
COMMUNITY PLANNING GROUP RECOMMENDATION:	On April 15, 2013, the Encanto Neighborhoods Community Planning Group voted 8-3-0 to recommend approval of the project with no conditions.	

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DOC # 2003-0749663

JUN 25, 2003 11:18 AM

RECORDING REQUESTED BY
CITY OF SAN DIEGO
DEVELOPMENT SERVICES
DEPARTMENT

WHEN RECORDED MAIL TO
PERMIT INTAKE
MAIL STATION 501

OFFICIAL RECORDS
SAN DIEGO COUNTY RECORDER'S OFFICE
GREGORY J. SMITH, COUNTY RECORDER
FEES: 28.00

f8
8p

SPACE ABC



JOB ORDER NUMBER: 95-0350-217

NEIGHBORHOOD USE PERMIT
95-0395-217

**MARANATHA 7TH DAY ADVENTIST
CHURCH**

CITY MANAGER

This, Neighborhood Use Permit 95-0350-217, is granted by the City Manager of the City of San Diego to SEVENTH DAY ADVENTIST CHURCH, Owner and CINGULAR WIRELESS, Permittee pursuant to Land Development Code section 141.0405 of the City of San Diego. The 1.57 acre site is located at 6065 Skyline Dr in the SF-5000 zone of the Southeastern San Diego Community Plan. The project site is legally described as lot 11 of Map No. 159 of Mc Matton's Subdivision.

Subject to the terms and conditions set forth in this permit, permission is granted to Owner AND/OR Permittee to install a wireless communication facility described as, and identified by size, dimension, quantity, type and location on the approved Exhibits "A," dated April 17, 2003 on file in the Office of the Development Services Department.

- a. The project consists of three Cingular panel antennas, located within the base of the existing steeple screened by RF compliant shrouds similar in color and design to the existing elements of the existing steeple. The associated 276-square-foot equipment cabinets will be located on the west side of the building on the ground and screened to match the church.
- b. Accessory improvements determined by the City Manager 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 Land Development Code in effect for this site.
 - 1. Construction, grading or demolition must commence and be pursued in a diligent manner within 36 months after the effective date of final approval by the City, following all appeals. Failure to utilize the permit within 36 months will automatically void the permit unless an Extension of Time has been granted. Any such Extension of Time must meet all the Municipal/Land Development Code requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker.



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2. 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 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.
3. Unless this permit has been revoked by the City of San Diego the property included by reference within this permit shall be used only for the purposes and under the terms and conditions set forth in this permit unless otherwise authorized by the City Manager.
4. This permit is a covenant running with the subject property and shall be binding upon the Permittee and any successor or successors, and the interests of any successor shall be subject to each and every condition set out in this permit and all referenced documents.
5. The utilization and continued use of this permit shall be subject to the regulations of this and any other applicable governmental agencies.
6. Issuance of this permit by the City of San Diego does not authorize the applicant for said permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Federal Endangered Species Act of 1973 and any amendments thereto (16 U.S.C. Section 1531 et seq.)
7. The Owner/Permittee shall secure all necessary building permits. The applicant is informed that to secure these permits, substantial modifications to the building and/or site improvements to comply with applicable building, fire, mechanical and plumbing codes and State law requiring access for disabled people may be required.
8. Before issuance of any building or grading permits, complete grading and working drawings shall be submitted to the City Manager for approval. Plans shall be in substantial conformity to Exhibit "A," dated April 17, 2003, on file in the Office of the Development Services Department. No change, modifications or alterations shall be made unless appropriate applications or amendment of this permit shall have been granted.
9. All of the conditions contained in this Permit have been considered and have been determined to be necessary in order to make the findings required for this discretionary permit. It is the intent of the City that the holder of this Permit be required to comply with each and every condition in order to be afforded special rights which the holder of the Permit is obtaining as a result of this Permit. It is the intent of the City that the Owner of the property which is the subject of this Permit either utilize the property for any use allowed under the zoning and other restrictions which apply to the property or, in the alternative, that the Owner of the property be allowed the special and extraordinary rights conveyed by this Permit, but only if the Owner complies with all the conditions of the Permit.

In the event that 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

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determination by that body as to whether all of the findings necessary for the issuance of the 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.

10. This Neighborhood Use Permit and corresponding use of this site shall expire on April 17, 2013. 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.

11. Prior to the expiration date of this Neighborhood Use Permit, the Permittee may submit a new Neighborhood Use Permit application or whatever permit is required at that time, to the City Manager for consideration with review and a decision by the appropriate decision maker at that time.

12. Upon termination of use of this site, Sprint and or the current owner of the property shall be responsible for removing the antennas and equipment from the site and restoring the property to it's original condition.

PLANNING/DESIGN REQUIREMENTS:

13. Prior to issuance of the final building permit, the applicant should provide certification describing evidence that the cumulative field measurements of radio frequency power densities for all antenna installed on the premises are below federal standards set by FCC. Radio Frequency measurements shall be taken from each property line, at various lengths, and from the premises at various locations.

14. There shall be compliance with the regulations of the underlying zone(s) unless a deviation or variance to a specific regulation(s) is approved or granted as condition of approval of this permit. Where there is a conflict between a condition (including exhibits) of this permit and a regulation of the underlying zone, the regulation shall prevail unless the condition provides for a deviation or variance from the regulations. Where a condition (including exhibits) of this permit establishes a provision which is more restrictive than the corresponding regulation of the underlying zone, then the condition shall prevail.

15. The height(s) of the building(s) or structure(s) shall not exceed those heights set forth in the conditions and the exhibits (including, but not limited to, elevations and cross sections) or the maximum permitted building height of the underlying zone, whichever is lower, unless a deviation or variance to the height limit has been granted as a specific condition of this permit.

16. A topographical survey conforming to the provisions of the Municipal/Land Development Code 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 regulations of the underlying zone. The cost of any such survey shall be borne by the permittee.

17. Any future requested amendment to this permit shall be reviewed for compliance with the regulations of the underlying zone(s) which are in effect on the date of the submittal of the requested amendment.

OTHER PLANNING CONDITIONS HERE

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18. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located.

19. All uses, except storage and loading, shall be conducted entirely within an enclosed building. Outdoor storage of merchandise, material and equipment is permitted in any required interior side or rear yard, provided the storage area is completely enclosed by walls, fences or a combination thereof. Walls or fences shall be solid and not less than six feet in height and, provided further, that no merchandise, material or equipment stored not higher than any adjacent wall.

20. The subject property and associated common areas on site shall be maintained in a neat and orderly fashion at all times.

21. No mechanical equipment, tank, duct, elevator enclosure, cooling tower or mechanical ventilator or air conditioner shall be erected, constructed, converted, established, altered, or enlarged on the roof of any building, unless all such equipment and appurtenances are contained within a completely enclosed structure whose top and sides may include grillwork, louvers and latticework.

22. No merchandise, material or equipment shall be stored on the roof of any building.

23. No mechanical equipment shall be erected, constructed, or enlarged on the roof of any building on this site, unless all such equipment is contained within a completely enclosed architecturally integrated structure.

INFORMATION ONLY

Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this development permit/tentative map (SELECT), may protest the imposition within 90 days of the approval of this development permit/tentative map (SELECT) by filing a written protest with the City Clerk pursuant to California Government Code 66020.

APPROVED by the City Manager of the City of San Diego on April 17, 2003.

C:\MyFiles\Cingular\Approval Seventh Day Adventist Church.wpd
revised 6/12/02wct

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ALL-PURPOSE CERTIFICATE

Neighborhood Use Permit No. 95-0350-217

Date of Approval April 17, 2003

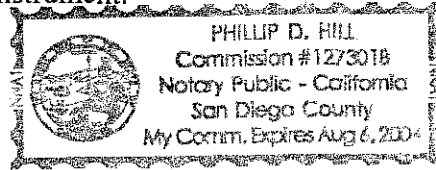
STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

Nilia Koering
Nilia Koering, Project Manager

On APRIL 21, 2003 before me, Phillip D. Hill, (Notary Public), personally appeared Nilia Koering, Development Project Manager of the Development Services Department of the City of San Diego, personally known to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal

Signature Phillip D. Hill
Phillip D. Hill



ALL-PURPOSE CERTIFICATE

OWNER(S)/PERMITTEE(S) SIGNATURE/NOTARIZATION:

THE UNDERSIGNED OWNER(S)/PERMITTEE(S), BY EXECUTION THEREOF, AGREES TO EACH AND EVERY CONDITION OF THIS PERMIT AND PROMISES TO PERFORM EACH AND EVERY OBLIGATION OF OWNER(S)/PERMITTEE(S) THEREUNDER.

Signed Donald C. Wiggins
Typed Name Seventh Day Adventist Church

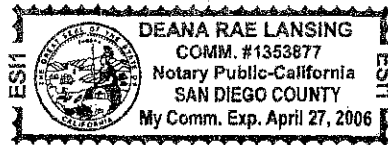
Signed Keya Patterson, Agent
Typed Name Cingular Wireless

STATE OF CA
COUNTY OF San Diego

On May 13, 2003 before me, Deana Rae Lansing (Name of Notary Public) personally appeared Donald C. Wiggins, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Deana Rae Lansing



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CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California
County of San Diego } ss.

On May 30, 2003 before me, MICHELLE Klein
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")
personally appeared Kristal Patterson
Name(s) of Signer(s)

personally known to me
 proved to me on the basis of satisfactory evidence



to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal
[Signature]
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

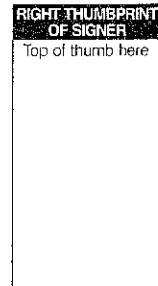
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer

Signer's Name: _____

- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: _____

Signer Is Representing: _____



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City Manager
RESOLUTION NO. D-4317
 Neighborhood Use Permit NUP- 95-0350-217
Seventh Day Adventist Church

WHEREAS, SEVENTH DAY ADVENTIST CHURCH, Owner and Cingular Wireless, Permittee, filed an application for a Neighborhood Use Permit with the City of San Diego to locate a wireless communication facility to consisting of three roof mounted antennas and associated ground mounted equipment (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. NUP 95-0350-217), on portions of a 1.57 acre property and;

WHEREAS, the project site is located at 6065 Skyline Drive in the SF-5000 Zone of South Eastern San Diego Planned District and;

WHEREAS, the project site is legally described as lot 11 of Map No. 159 of Cave and McMatton's Subdivision, and;

WHEREAS, on April 17, 2003, the Project Manger of the City of San Diego considered Neighborhood Use Permit No. 95-0350-217 pursuant to the Land Development Code of the City of San Diego; NOW, THEREFORE,

BE IT RESOLVED by the Project Manager of the City of San Diego as follows:

That the Project Manager adopts the following written Findings, dated April 17, 2003.

FINDINGS:

- A. The proposed development will not adversely affect the applicable land use plan;**

The Encanto Community Plan does not specifically address communication antennas in the land use element; however, the City of San Diego Communication Antenna Regulations allow communication facilities within all zones with the appropriate permit process. The proposed Cingular project consists of three antennas, concealed within architectural details that are mounted to the base of the existing steeple. The proposed antenna will be completely integrated into the steeple and will not have any visual impact. Additionally the design of the equipment enclosure mimics the church in color and texture.

Section 107.1703. (a) of the Southeastern San Diego Planned District Ordinance requires the recognized Community Planning Group to review discretionary permits and provide recommendation to the City Manager. On March 17, 2003 the project was presented to the Encanto Neighborhood Community Group who denied the project. Discussions during the meeting consisted mainly of an exchange about the health effects of the RF radiation emitted by these antennas. The City has no authority to base their decision on the environmental effects of the RF radiation.

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Additionally the group was not satisfied with the notification provided to the community, which was based on the LDC requirement of public notice to property owners and tenants within 300 feet of the church property.

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

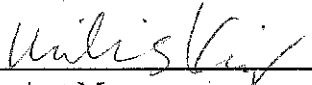
Section 704 of the Telecommunication Act of 1996 states: "No state or local government or instrumentality thereof may regulate the placement, construction and modification of personal wireless service facilities on the basis of the environmental effects of radio frequency emissions to the extent that such facilities comply with the commission regulations concerning such omissions." The proposed project will be consistent with the FCC's regulations for wireless facilities. For public disclosure purposes, conditions have been added to the permit requiring Cingular to perform radio frequency testing and to submit the findings in a report to the City of San Diego prior to final inspection of the property.

C. The proposed development will comply with the applicable regulations of the applicable Land Use Code.

The proposed antenna installation is consistent with Municipal Code Section 141.0405 (Communication Antenna Regulations) and the development standards and regulations of the underlying SF-5000 zone. The proposed location of the wireless communication facility on this site (a non-residential use within a residential zone) is permitted through a Neighborhood Use Permit, Process Two decision level. The antennas have been designed to minimize visual impacts through creative design features that enhance the appearance of the steeple. The antennas are basically camouflaged within the angular poles that embody the steeple structure.

The location of this facility on a nonresidential property has traditionally been favored by the City in lieu of locating wireless communications on a residentially used property. Nonresidential properties are normally larger than residential properties and can more readily accommodate a wireless facility by providing more features that permit incorporating stealth designs. This project is well integrated into the church property and will not have visual or land use impacts.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Project Manager, Neighborhood Use Permit 95-0350-217 is hereby GRANTED by the Project Manager to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 95-0350-217, a copy of which is attached hereto and made a part hereof.



 Project Manager
 Nilia Koering
 Development Services

Adopted on: April 17, 2003

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BOARD
MEMBERS

August 28, 2012

Mitchell J.
Campagna, RA
CEO

Bodie C. Campagna
CFO

TO: City of San Diego
Development Services Department
1222 First Avenue, MS 301
San Diego, CA 92101-5154

FROM: Lynnea Barrett
Site Acquisition Specialist
Mitchell J Architecture
4883 Ronson Court, Suite N
San Diego, CA 92111

RE: **Site Justification Report**
T-Mobile Site SD06675A Maranatha 7th Day Adventist
APN: 549-650-45

The existing T-Mobile wireless communication facility located at 6065 Skyline Dr., San Diego, CA 92114 (the "Subject Property") is needed for following reasons:

As depicted on the following coverage maps, the existing wireless communication facility located at the Subject Property provides essential communication and improved service to the surrounding area. The facility ensures uninterrupted wireless service in the area. Without the facility at the current location, there would be a significant gap in coverage that would negatively impact the surrounding community.

The visual impact to the surrounding community is minimized because all antennas are screened behind fiberglass covers at the base of the decorative architectural feature on top of the church building. In addition, the equipment is located next to the church behind a wrought iron gate.

If you have any additional questions, I can be reached by phone at (858) 650-3130 or by e-mail at lynnea.barrett@mitchellj.com.

Sincerely,

Lynnea Barrett

...T...Mobile...

SD06675 Coverage Map

RF Team San Diego Market
August 17, 2012



Contents:

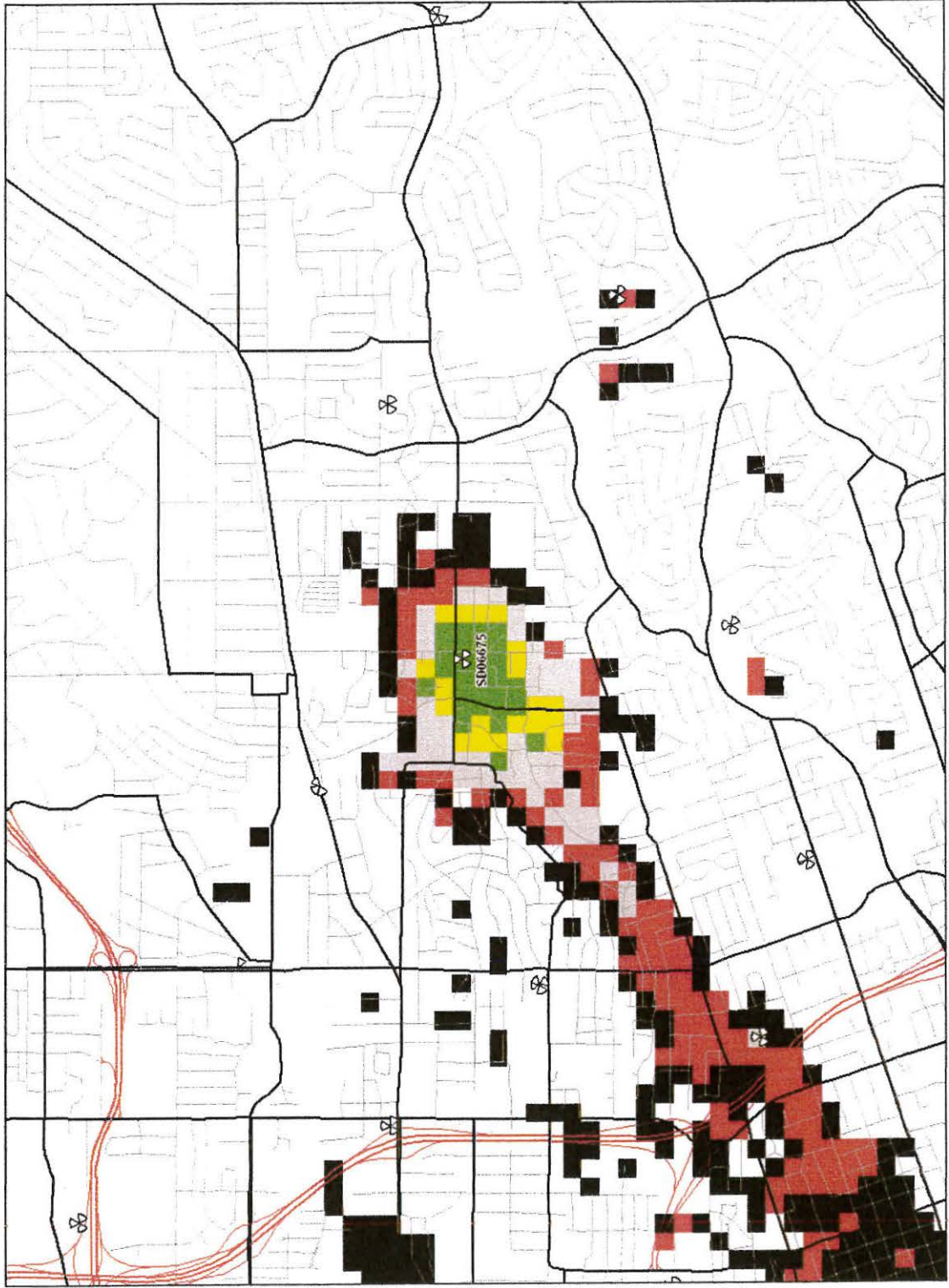
Plots:

- SD06675 coverage
- SD06675 On-Air neighbor sites coverage
- SD06675 with On-Air neighbor sites coverage



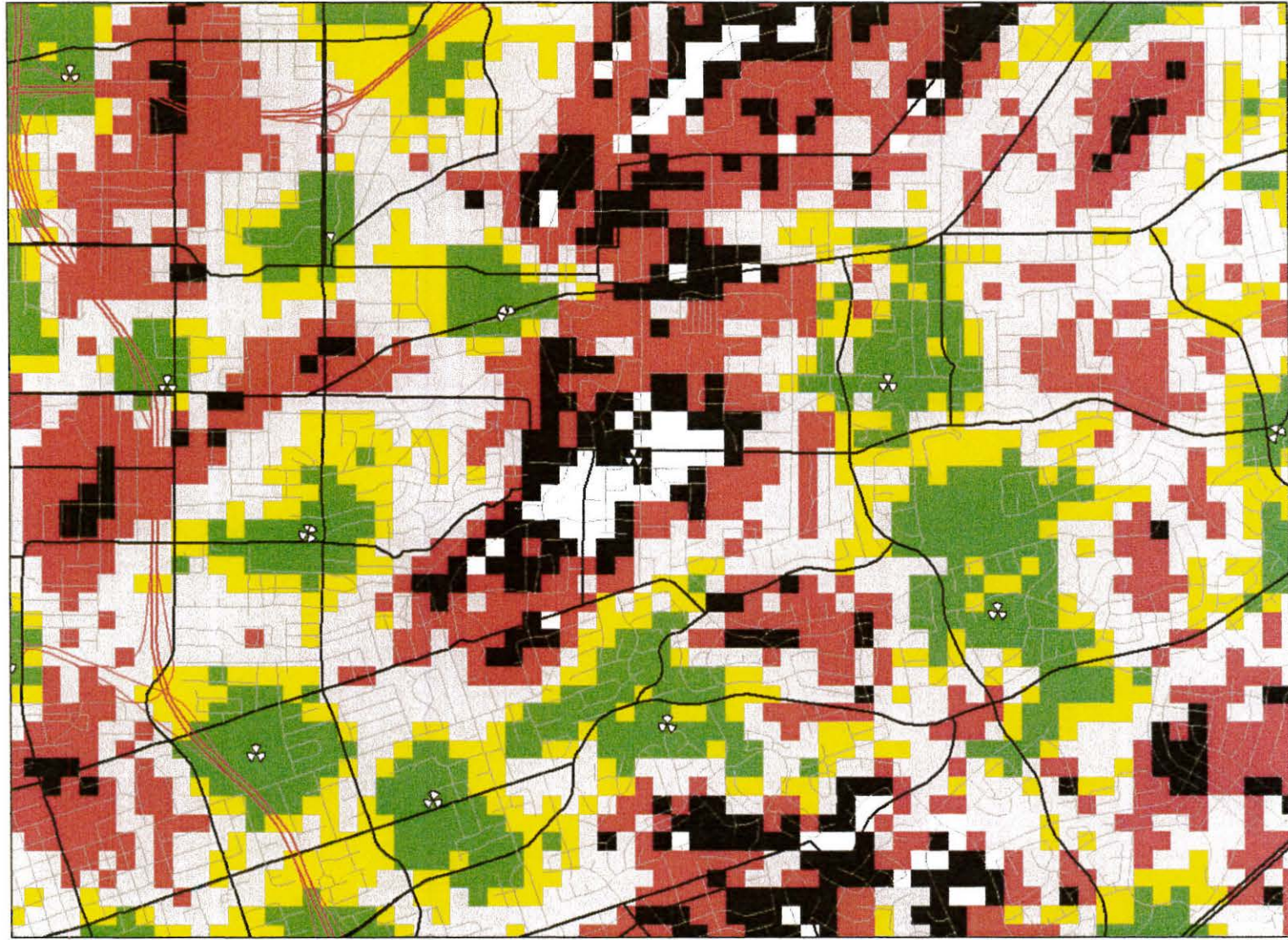
T-Mobile

SD06675 Coverage



- Legend: Coverage Level**
- In Building Commercial
 - In Building Residential
 - Outdoor
 - Poor to No Signal
 - No Coverage

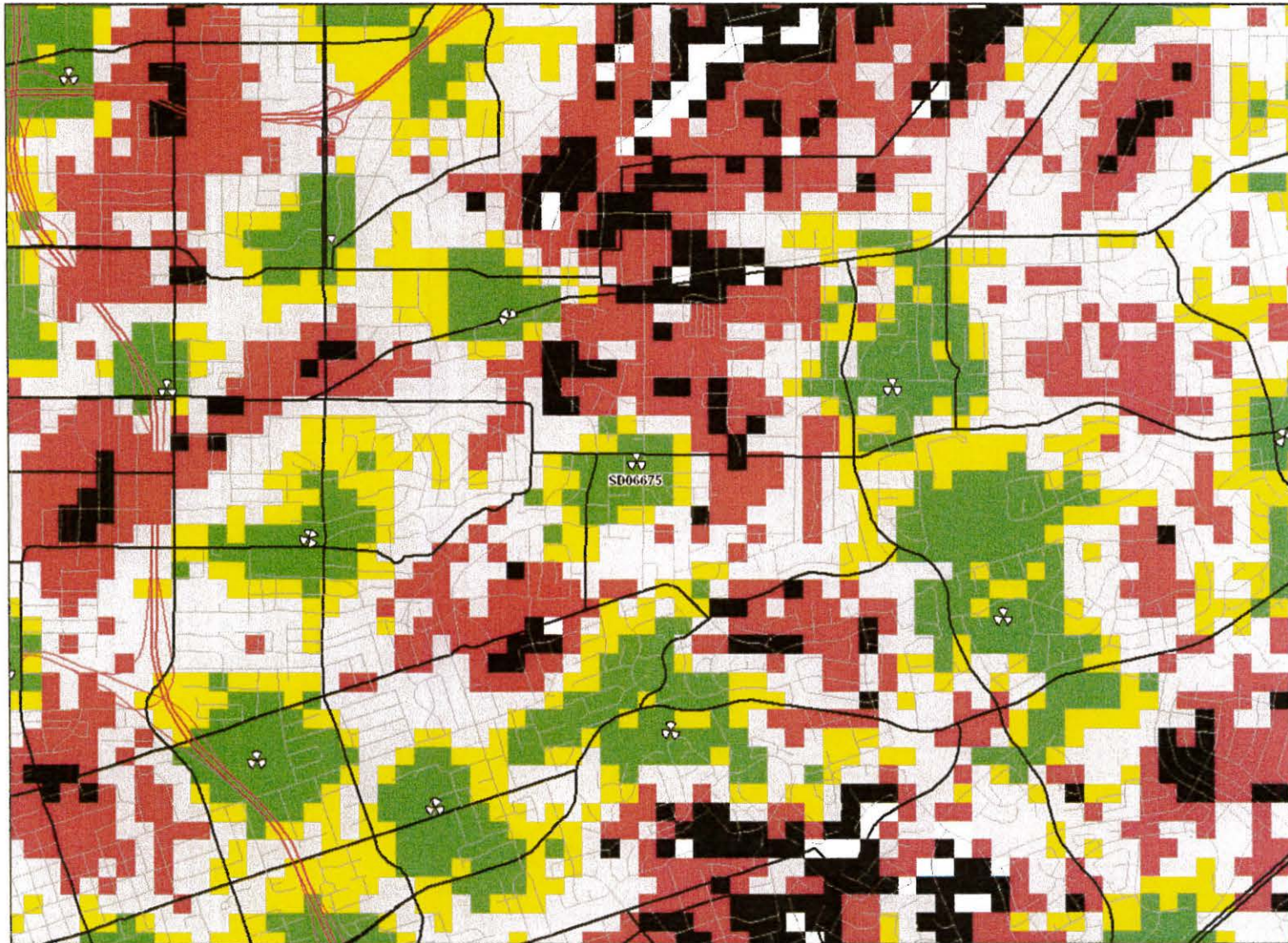




Legend: Coverage Level

- In Building Commercial
- In Building Residential
- In Car
- Outdoor
- Poor to No Signal
- No Coverage





Legend: Coverage Level

- | | | |
|-------------------------|---------|-------------------|
| In Building Commercial | In Car | Poor to No Signal |
| In Building Residential | Outdoor | No Coverage |

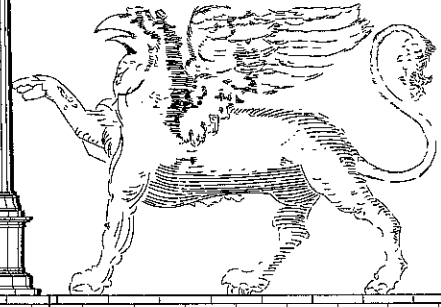
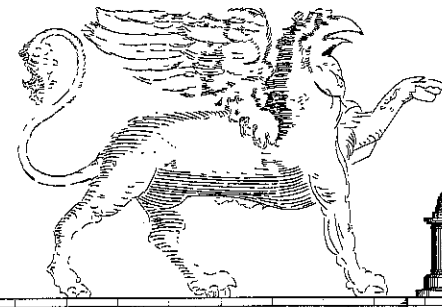




T-Mobile

SD06675A MARANATHA 7TH DAY ADVENTIST CHURCH 6065 SKYLINE DRIVE, SAN DIEGO, CA 92114

No.	Revision / Issue	Date
A.	ISSUED FOR REVIEW	08-01-12
B.	Planning Comments	10-01-12



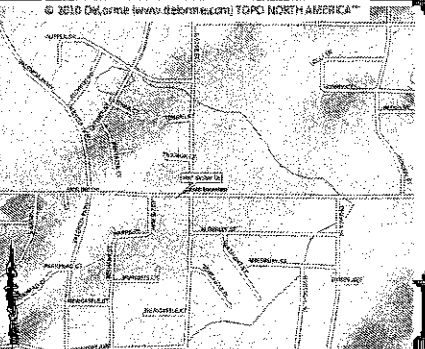
Title Sheet, Project Information & Vicinity Map

Mitchell J. Architecture, Inc.
 483 Roman Court, Suite N
 San Diego, CA 92108
 TEL: (619) 594-3130 / (619) 594-8303 FAX: (619) 594-3130
 MICHIGAN PROFESSIONAL ARCHITECT No. C-20355
 MICHIGAN PROFESSIONAL ARCHITECT No. C-20355
 STATE OF CALIFORNIA
 MARANATHA T-Mobile
 SD06675A
 6065 SKYLINE DRIVE
 PARKWAY SUITE 206
 SAN DIEGO, CA 92114
 Mitchell J. Architecture
 architect

architect Mitchell J. Architecture

LEGAL DESCRIPTION:
 ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
 ALL OF THE EAST 1/2 OF LOT 11 IN CAVE AND MOHATTON'S SUBDIVISION OF LOT 14 AND A PART OF LOT 16 OF EXHIBITION PARTIAL, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 154, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MARCH 30, 1987.
 EXCEPTING THEREFROM THE WEST 300 FEET.
 AND ALSO EXCEPTING THEREFROM THAT PORTION DESCRIBED AS FOLLOWS: (BELOW)

DIRECTIONS TO SITE
 FROM SAN DIEGO T-MOBILE OFFICE:
 1. HEAD TOWARDS DIRECTORS PL ON VISTA BORRENTO PKY.
 2. TURN RIGHT ONTO MIRA MESA BLVD.
 3. TAKE RAMP ONTO INLAND Fwy, JACOB DEKEMA Fwy (I-805 S)
 4. TAKE EXIT #12A / IMPERIAL AVE.
 5. TURN LEFT ONTO IMPERIAL AVE.
 6. TURN RIGHT ONTO VALENCIA PKY.
 7. TURN LEFT ONTO SKYLINE DR.
 ARRIVE AT 6065 SKYLINE DRIVE, SAN DIEGO, CA 92114. SITE IS ON THE RIGHT SIDE.



RF INITIALS: _____ DATE _____

ARCHITECT INITIALS: _____ DATE _____

SITE ACQUISITION INITIALS: _____ DATE _____

ZONING/PLANNING INITIALS: _____ DATE _____

CONSTRUCTION INITIALS: _____ DATE _____

LANDLORD INITIALS: _____ DATE _____

ACCESSIBILITY DISCLAIMER
 THIS PROJECT IS AN UNOCCUPIED WIRELESS TELECOMMUNICATIONS FACILITY AND, ACCORDING TO WRITTEN INTERPRETATION FROM THE CALIFORNIA DEPARTMENT OF THE STATE ARCHITECT, IS EXEMPT FROM DISABLED ACCESS REQUIREMENTS.

PROJECT STATEMENT
 I HEREBY CERTIFY THAT THIS PROJECT COMPLIES WITH TITLE 24, PART 6 OF THE CALIFORNIA STATE CODE.

SIGNED: _____



LEGAL DESCRIPTION
 (LEGAL DESCRIPTION CONT.)
 BEGINNING AT THE INTERSECTION OF THE SOUTHERLY LINE OF SKYLINE DRIVE WITH THE WESTERLY LINE OF 61ST STREET AS SAID STREETS ARE LOCATED AND ESTABLISHED ON OCTOBER 5, 1977; THENCE NORTH 89°05'56" WEST ALONG SAID SOUTHERLY LINE 149.08 FEET; THENCE SOUTH 00°50'51" WEST, A DISTANCE OF 41.00 FEET MORE OR LESS TO A POINT ON A LINE WHICH IS PARALLEL WITH AND 400 FEET SOUTHERLY OF SAID SOUTHERLY LINE OF SKYLINE DRIVE, SAID POINT HEREIN SET OUT AS POINT 'A'; FOR PURPOSES OF THIS DESCRIPTION, THENCE SOUTH 81°04'45" EAST ALONG SAID PARALLEL LINE, 123.26 FEET TO THE BEGINNING OF A TANGENT 20.00 FOOT RADIUS CURVE CONCAVE SOUTHWESTERLY; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 47°29'58" A DISTANCE OF 34.44 FEET TO A POINT OF CURVE WITH A LINE WHICH BEARS NORTH 00°45'20" EAST BEING A POINT ON SAID WESTERLY LINE OF 61ST STREET; THENCE NORTH 00°45'20" EAST ALONG THE WESTERLY LINE RETURNING TO THE POINT OF BEGINNING.

APPLICABLE CODES
 ALL WORK SHALL COMPLY WITH ALL APPLICABLE CODES, INCLUDING BUT NOT LIMITED TO:
 1. 2010 CALIFORNIA BUILDING CODE (CBC) / 2009 INTERNATIONAL BUILDING CODE (IBC)
 2. 2010 CALIFORNIA RESIDENTIAL CODE (CRC) / 2009 INTERNATIONAL RESIDENTIAL CODE (IRC)
 3. 2010 CALIFORNIA ELECTRICAL CODE (CEC) / 2008 NATIONAL ELECTRICAL CODE (NEC)
 4. 2010 CALIFORNIA MECHANICAL CODE (CMC) / 2009 UNIFORM MECHANICAL CODE (UMC)
 5. 2010 CALIFORNIA PLUMBING CODE (CPC) / 2009 UNIFORM PLUMBING CODE (UPC)
 6. 2010 CALIFORNIA FIRE CODE (CFC) / 2009 (IFC)
 7. 2010 CALIFORNIA GREEN BUILDINGS STANDARDS CODE
 8. 2008 BUILDING ENERGY EFFICIENCY STANDARDS

SITE NAME
 MARANATHA 7TH DAY ADVENTIST CHURCH
SITE NUMBER
 SD06675A
SITE ADDRESS
 6065 SKYLINE DRIVE
 SAN DIEGO, CA 92114

OWNER
 SOUTHEASTERN CALIFORNIA CONFERENCE OF SEVENTH DAY ADVENTISTS
 6065 SKYLINE DRIVE
 SAN DIEGO, CA 92114

APPLICANT
 T-MOBILE
 10509 VISTA BORRENTO PARKWAY
 SUITE 206
 SAN DIEGO, CA 92121

TELECOMMUNICATION CARRIERS
 AT&T AND SPRINT/NEXTEL/CLEARWIRE ARE LOCATED ON SUBJECT PROPERTY.

ARCHITECTS & ENGINEERS
 MITCHELL J. ARCHITECTURE
 4833 RONSON COURT, SUITE N
 SAN DIEGO, CA 92111
 TEL: (619) 650-3130
 FAX: (619) 650-3140

CONTACT - ART BROWN (PROJECT MANAGER)

APPLICANT REPRESENTATIVE
 MITCHELL J. ARCHITECTURE
 4833 RONSON COURT, SUITE N
 SAN DIEGO, CA 92111
 TEL: (619) 650-3130
 FAX: (619) 650-3140

CONTACT - LYNNEA BARRETT (SITE ACQUISITION SPECIALIST)

CURRENT ZONING:
 S65CPD-SF-5000

ASSESSOR PARCEL NUMBER
 549-650-46

EXISTING OCCUPANCY:
 B

EXISTING TYPE OF CONSTRUCTION
 TYPE V - 1 HR - FULLY SPRINKLERED

PROJECT DESCRIPTION
 T-MOBILE WIRELESS PROPOSES TO CONTINUE OPERATING AND MAINTAIN AN UNMANNED, DIGITAL MOBILE RADIO COMMUNICATIONS FACILITY AT THIS SITE.

- EXISTING T-MOBILE EQUIPMENT CABINETS (TOTAL 4), NO PROPOSED CHANGES.
- EXISTING PANEL ANTENNAS (TOTAL 6) TO BE REMOVED AND REPLACED WITH REPLACEMENT ANTENNAS.
- ENTITLEMENTS: 4 EQUIPMENT CABINETS AND 3 ANTENNAS.

OPERATING FREQUENCIES:
 TX (GSM) - 1950 TO 1965 MHz
 RX (GSM) - 1870 TO 1885 MHz
 TX (WCDMA) - 2150 TO 2155 MHz
 RX (WCDMA) - 1750 TO 1755 MHz

CLIENT APPROVALS

Sheet List Table

Sheet Number	Sheet Title
G-001	TITLE SHEET PROJECT INFORMATION & VICINITY MAP
G-002	LESSEE'S CERTIFICATE
A-101	SITE PLAN & NOTES
A-201	EXTERIOR ELEVATIONS
A-401	ANTENNA & EQUIPMENT LAYOUT PLANS
D-501	ANTENNA DETAILS

REQUIRED APPROVALS

- CONDITIONAL USE PERMIT PROCESS 3 (CUP)
- SITE DEVELOPMENT PERMIT PROCESS 3 (SDP)

EXISTING ECF

- T-MOBILE: NUP 95-0250-217
- AT&T: CUP No. 82154, SDP No. 922405, PDP No. 922406
- SPRINT/NEXTEL/CLEARWIRE: CUP No. 640490, SDP No. 640492.

TELECOMMUNICATIONS ACT OF 1996
 THIS WIRELESS COMMUNICATIONS FACILITY COMPLIES WITH FEDERAL STANDARDS FOR RADIO FREQUENCY IN ACCORDANCE WITH THE TELECOMMUNICATION ACT OF 1996 AND SUBSEQUENT AMENDMENTS AND ANY OTHER REQUIREMENTS IMPOSED BY STATE OR FEDERAL REGULATORY AGENCIES.

DATE OF CONSTRUCTION
 THIS BUILDING WAS ORIGINALLY CONSTRUCTED IN 1995.



Project: _____
 Date: 07-30-12
 Drawn by: wb
 Checked by: mjc
 Date: _____
 AS SHOWN

Mitchell J. Architecture

G-001

LEGAL DESCRIPTION

MCMXCVIII

APPLICABLE CODES

MCMXCVII

PROJECT SUMMARY

MCMXCVII

CONSULTANT TEAM

MCMXCVII

SHEET INDEX

5/27/12

License Certificate
 Standard Written Testing Program
 for Fire Communication Skills
 License No. 2012-0001-0001-0001
 Issued 05/27/12
 Expires 05/27/15
 Licensee Name: [Redacted]
 Licensee Address: [Redacted]
 Licensee City: [Redacted]
 Licensee State: [Redacted]
 Licensee Zip: [Redacted]

1. I am the undersigned in a position of authority of the property described in
 the above certificate and I hereby certify that the information furnished
 herein is true and correct to the best of my knowledge and belief.
 I am not a party to the contract and I do not know of any party to the contract
 who is not a party to the contract.

2. The owner to the best of my knowledge, information, and belief has provided
 and has agreed to provide the following information:
 - Name of the project
 - Location of the project
 - Description of the project
 - Estimated completion date
 - Estimated cost of the project
 - Name of the architect
 - Name of the contractor
 - Name of the engineer
 - Name of the interior designer
 - Name of the landscape architect
 - Name of the civil engineer
 - Name of the mechanical engineer
 - Name of the electrical engineer
 - Name of the plumbing engineer
 - Name of the fire protection engineer
 - Name of the structural engineer
 - Name of the geotechnical engineer
 - Name of the environmental engineer
 - Name of the transportation engineer
 - Name of the other professional

01 LESSEE'S CERTIFICATE
 SCALE: NONE

No.	Revision / Issue	Date
1	ISSUED FOR REVIEW	08-20-12
2	Pending Comments	10-21-12

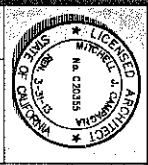
LESSEE'S CERTIFICATE

MARANATHA
 SD06675A
 6065 SKYLINE DRIVE
 SAN DIEGO, CA 92114

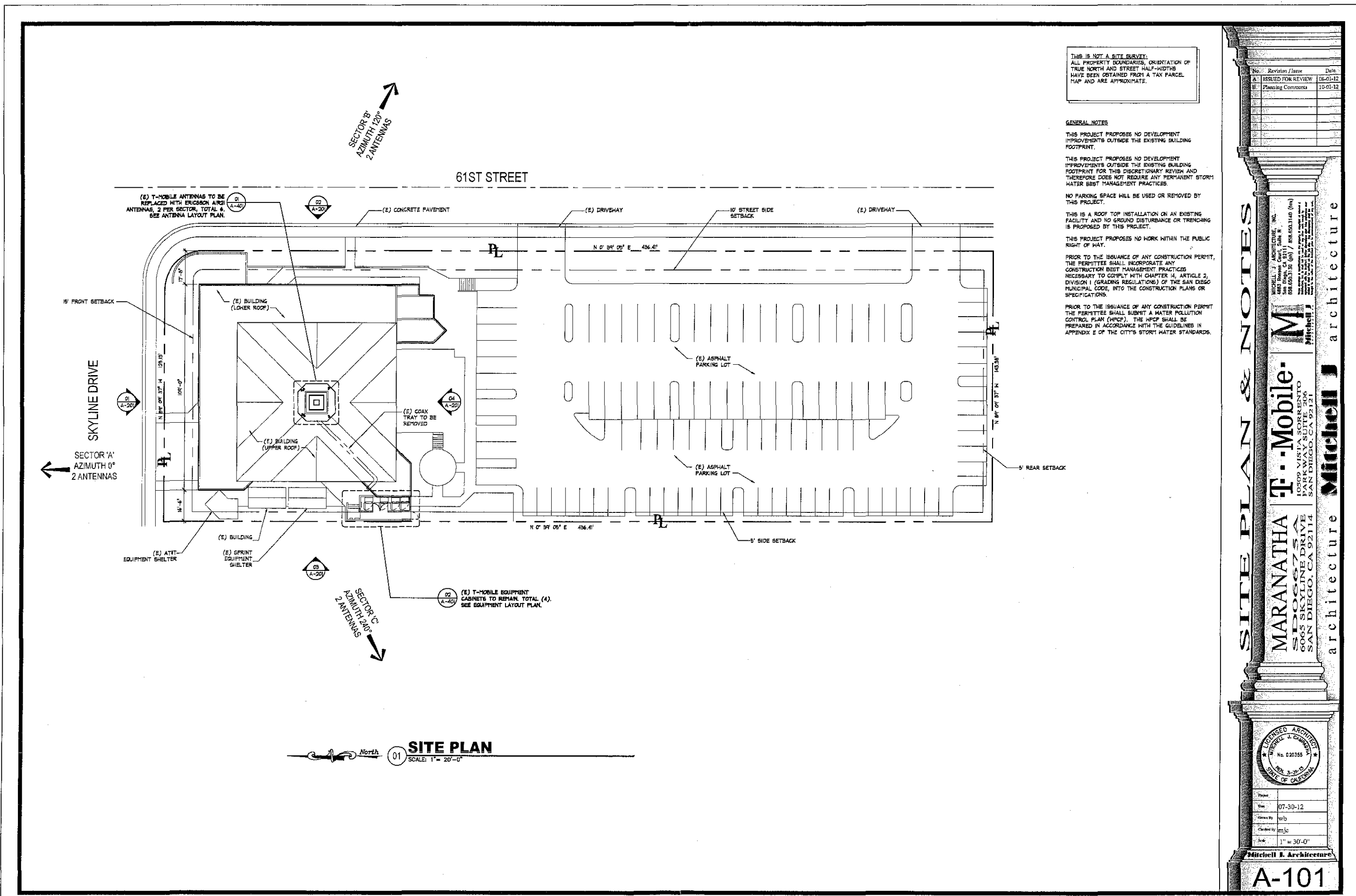
T-Mobile
 10509 VISTA SORRENTO
 PARKWAY SUITE 206
 SAN DIEGO, CA 92121

M MITCHELL J ARCHITECTURE, INC.
 4885 Rensselaer Court, Suite N
 San Diego, CA 92117
 619.551.3130 (fax) / 619.551.3140 (fax)

architecture **Mitchell J** architecture



Mitchell J. Architecture
 G-002



THIS IS NOT A SITE SURVEY. ALL PROPERTY BOUNDARIES, ORIENTATION OF TRUE NORTH AND STREET HALF-WIDTHS HAVE BEEN OBTAINED FROM A TAX PARCEL MAP AND ARE APPROXIMATE.

GENERAL NOTES

THIS PROJECT PROPOSES NO DEVELOPMENT IMPROVEMENTS OUTSIDE THE EXISTING BUILDING FOOTPRINT.

THIS PROJECT PROPOSES NO DEVELOPMENT IMPROVEMENTS OUTSIDE THE EXISTING BUILDING FOOTPRINT FOR THIS DISCRETIONARY REVIEW AND THEREFORE DOES NOT REQUIRE ANY PERMANENT STORM WATER BEST MANAGEMENT PRACTICES.

NO PARKING SPACE WILL BE USED OR REMOVED BY THIS PROJECT.

THIS IS A ROOF TOP INSTALLATION ON AN EXISTING FACILITY AND NO GROUND DISTURBANCE OR TRENCHING IS PROPOSED BY THIS PROJECT.

THIS PROJECT PROPOSES NO WORK WITHIN THE PUBLIC RIGHT OF WAY.

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.

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.

No.	Revision / Issue	Date
A	ISSUED FOR REVIEW	08-01-12
B	Planning Comments	10-01-12

SITE PLAN & NOTES
MICHELLE J. ARCHITECTURE, INC.
 4825 SAN DIEGO AVENUE, SUITE #1
 SAN DIEGO, CA 92111
 619.593.3130 (ph) / 619.593.3140 (fax)

M
Maranatha T-Mobile
 10509 VISTA SORRENTO DRIVE
 SAN DIEGO, CA 92114

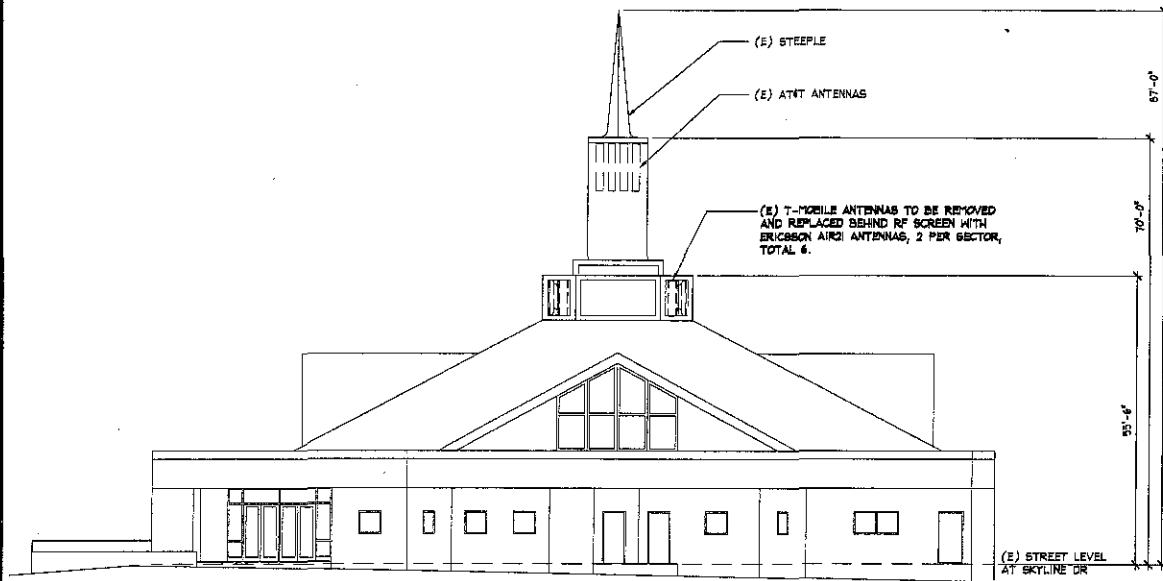
architecture Mitchell J architecture



Project	
Date	07-30-12
Drawn By	wfb
Checked By	mjc
Scale	1" = 30'-0"

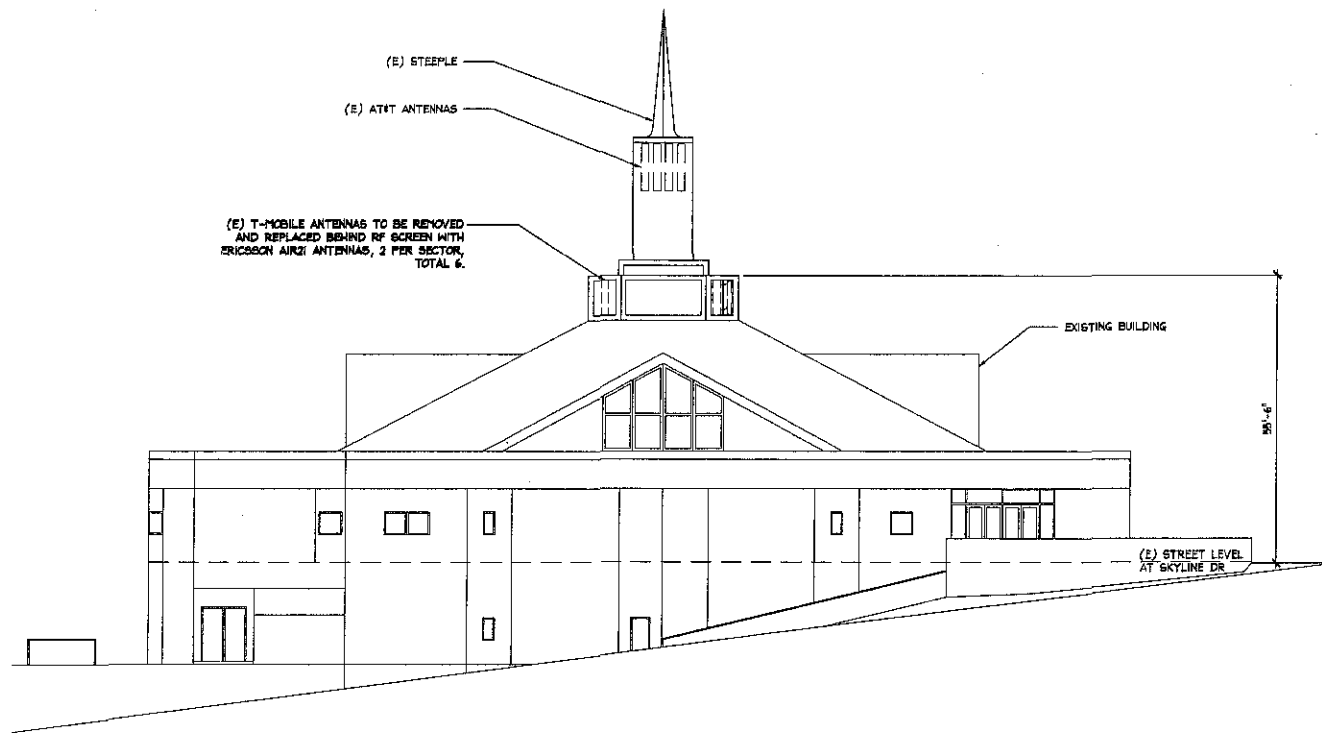
Mitchell J. Architecture
A-101

North 01 **SITE PLAN**
SCALE: 1" = 20'-0"



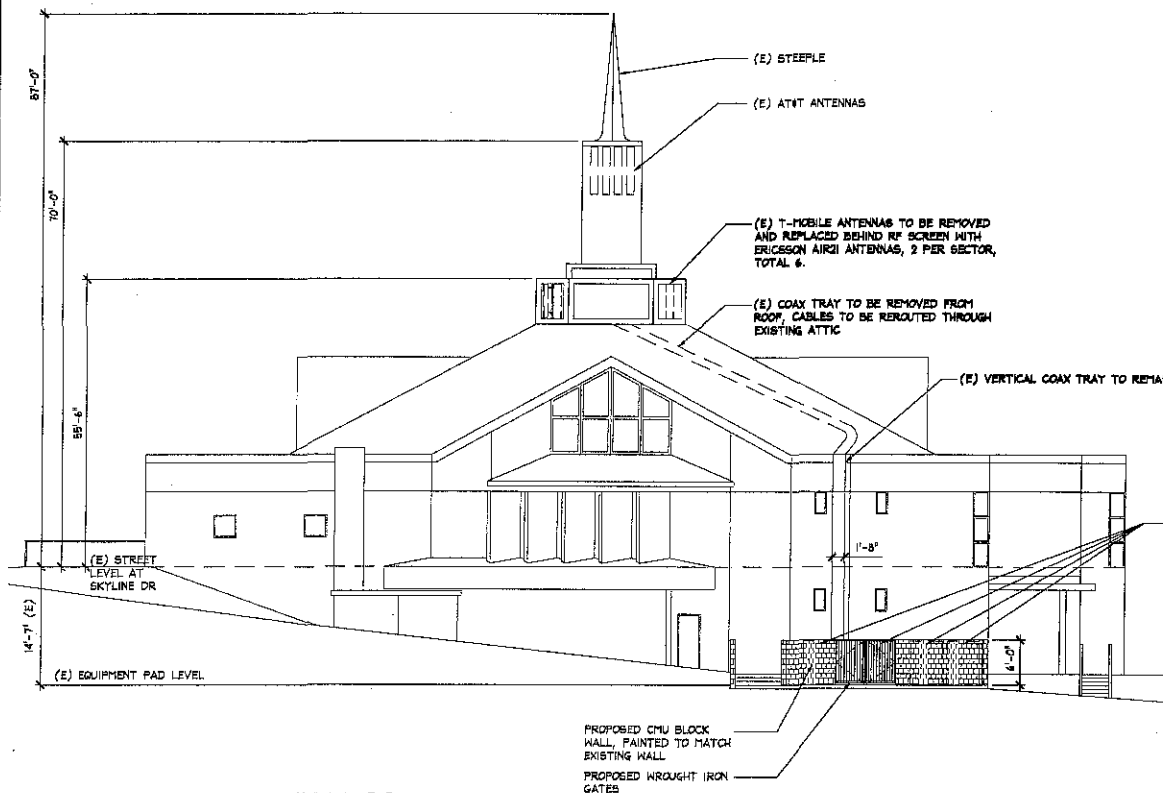
01 NORTH ELEVATION

SCALE: 3/32" = 1'-0"



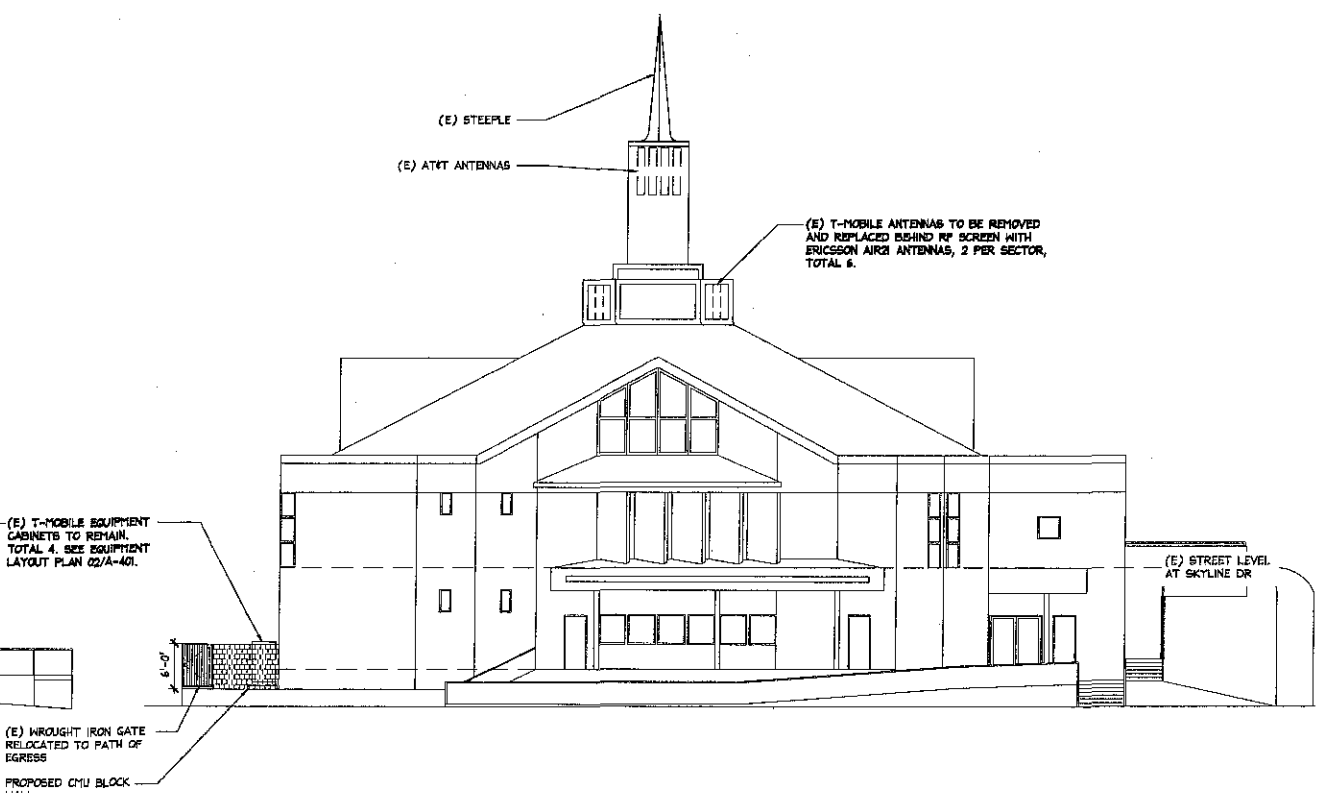
02 EAST ELEVATION

SCALE: 3/32" = 1'-0"



03 WEST ELEVATION

SCALE: 3/32" = 1'-0"



04 SOUTH ELEVATION

SCALE: 3/32" = 1'-0"

EXTERIOR ELEVATIONS

No.	Revision / Issue	Date
A	ISSUED FOR REVIEW	08-01-12
B	Planning Comments	10-01-12

MICHELL I. ARCHITECTURE, INC.
 10509 VISTA SORRENTO PARKWAY SUITE 206
 SAN DIEGO, CA 92121
 TEL: 619.594.3151 (ext) / 619.594.3140 (fax)
 WWW.MITCHELLIARCHITECTURE.COM

T-Mobile
 10509 VISTA SORRENTO PARKWAY SUITE 206
 SAN DIEGO, CA 92121

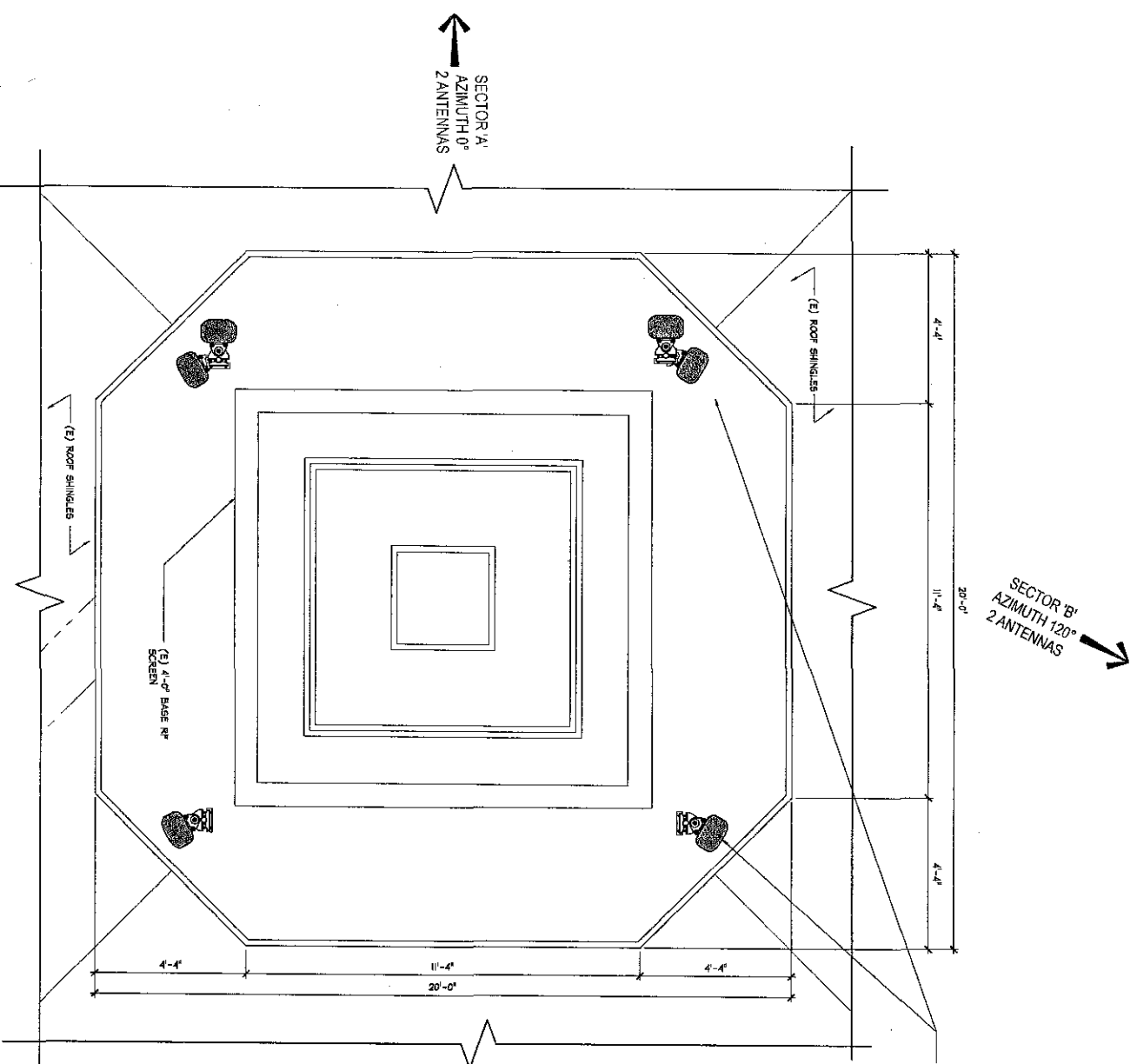
MARANATHA
 SID COGGINS DRIVE
 SAN DIEGO, CA 92114

architecture **Mitchell I.** architecture

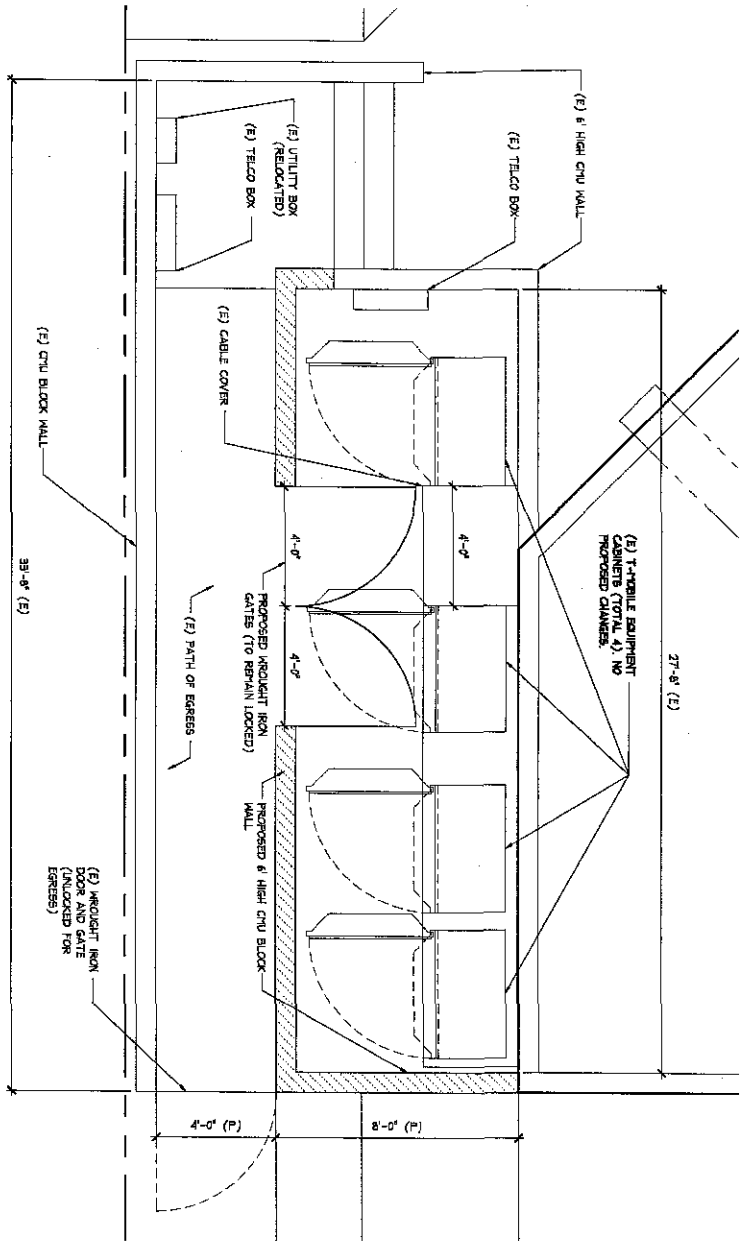
LICENSED ARCHITECT
 MICHELL I. MITCHELL
 No. C20355
 Exp. 3-31-13
 STATE OF CALIFORNIA

Project	
Date	07-30-12
Drawn by	wb
Checked by	mjc
Scale	AS SHOWN

MICHELL I. ARCHITECTURE
A-201



(E) 1-TOWER ANTENNAS TO BE REMOVED AND REPLACED BEHIND THE SCREEN WITH PERSON AND ANTENNAS, 2 PER SECTOR, TOTAL 6. SEE 08/D-901.



North
01 SCALE 1/2" = 1'-0"
ANTENNA LAYOUT PLAN

North
02 SCALE 3/8" = 1'-0"
EQUIPMENT LAYOUT PLAN

ANTENNA & EQUIPMENT LAYOUT PLANS

MARANATHA
SD06675A
6065 SKYLINE DRIVE
SAN DIEGO, CA 92114

T-Mobile
10509 VISTA SORRENTO
PARKWAY SUITE 206
SAN DIEGO, CA 92121

Mitchell J Architecture
MITCHELL J ARCHITECTURE, INC.
4885 NORMAN COURT, SUITE N
SAN DIEGO, CA 92111
858.650.3130 (ph) / 858.650.3140 (fax)

A-401

AS SHOWN

07-30-12

WD

07-30-12

AS SHOWN

Mitchell J Architecture

ARCHITECT

6065 SKYLINE DRIVE
SAN DIEGO, CA 92114

SD06675A

07-30-12

WD

07-30-12

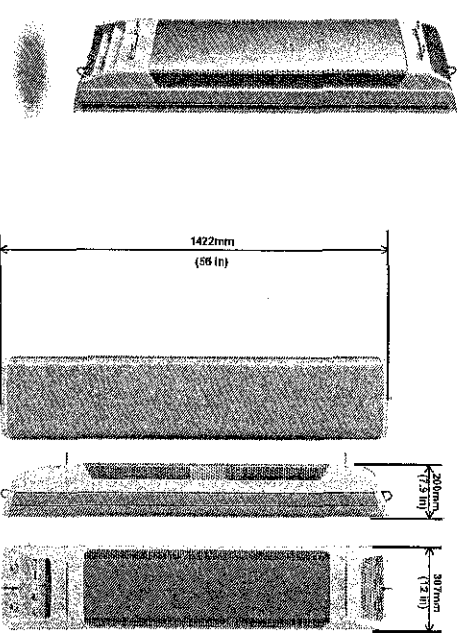
AS SHOWN

Mitchell J Architecture

No.	Revision / Issue	Date
1	ISSUED FOR REVIEW	08-01-12
2	Final Comments	10-01-12

AIR 21 - Key Data

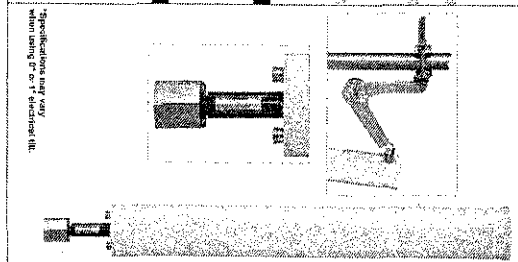
- 1 Radios:
 - Frequency bands: 1900 MHz (G2) and 1730/2100 MHz (G4)
 - One active antenna, supporting e.g. 2x2 MIMO, 2 Tx + 4 Rx
 - 8 Carriers (4 carriers per radio)
 - BW = 20 MHz per radio
- 2 Antenna
 - One best in class eEP, passive antenna: 17.2 to 17.8 dBi gain
 - Two integrated RETs, one per frequency band, -2° - 12° tilt
 - Vertical beam width: 85° - 71°
 - Dual column for UL beam forming / 4-way RX Diversity
- 3 Interfaces
 - Two optical fiber ports (CFR) for active antenna radio
 - One power connector, -48 V DC
 - Two 7/16 female connectors for passive antenna, with RET support
 - Two N female connectors for LMU (RX sharing ports) on 1900 MHz variant
- 4 Physical Characteristics and Environment:
 - H x W x D = 1422 x 307 x 200 mm (56" x 12" x 7.8")
 - 41.5 kg (91 lbs), two mounting brackets - add 2.1 kg (5 lbs).
 - 5750 N Wind load (worst direction, static @ 150 km/h)
 - Operating temperature range: -40°C to +55°C (-40°F to +131°F)
 - Heat dissipation 300 W



PROPOSED ANTENNA

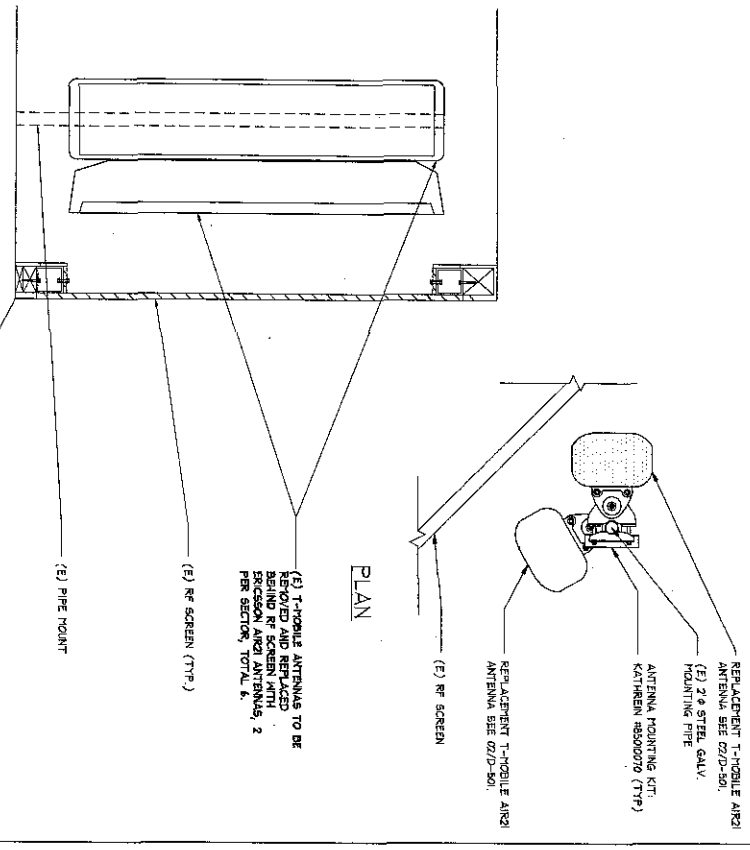
02 NOT TO SCALE

ANDREW		Dual Port TWINITE	
Pattern cross check and lead system Rigged, visible design with excellent 30M suppression Includes heavy insulated Airc 210 RET assembly * Fully compatible with Andrew 7000T remote control antenna system			
ELECTRICAL			
Frequency Range (MHz)	1730-2100		
Characteristic Impedance (Ohms)	50		
Admittance SWR (dB)	22.4		
Gain (dBi)	17.5-18.7		
Power (W)	300		
Power (dBm)	24.8		
Power (dBm)	25.8		
Power (dBm)	26.8		
Power (dBm)	27.8		
Power (dBm)	28.8		
Power (dBm)	29.8		
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Power (dBm)	90.8		
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Power (dBm)	92.8		
Power (dBm)	93.8		
Power (dBm)	94.8		
Power (dBm)	95.8		
Power (dBm)	96.8		
Power (dBm)	97.8		
Power (dBm)	98.8		
Power (dBm)	99.8		
Power (dBm)	100.8		



EXISTING ANTENNA SPECS

01 NOT TO SCALE



ATTACHMENT DETAIL

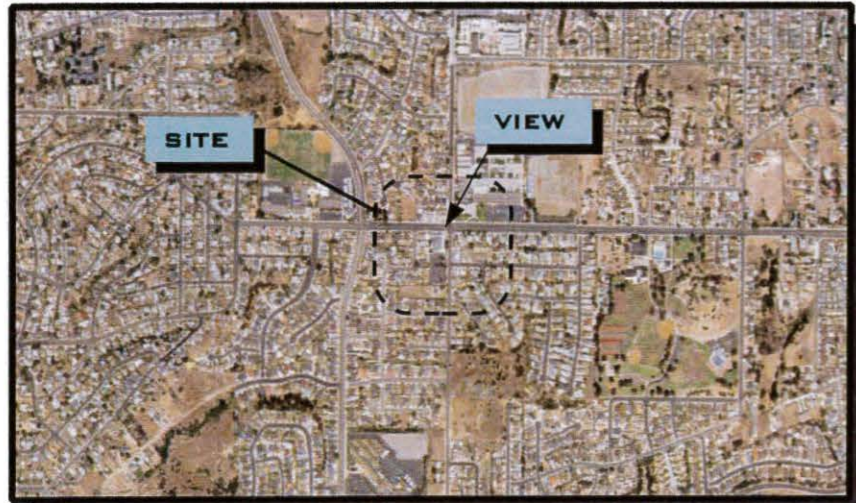
03 SCALE: 1" = 1'-0"

ANTENNA DETAILS

	MARANATHA SD06675A 6065 SKYLINE DRIVE SAN DIEGO, CA 92114			MITCHELL J. ARCHITECTURE, INC. 4815 ROMANA COURT, SUITE 100 SAN DIEGO, CA 92111 858.650.3130 (ph) / 858.650.3140 (fax)	<table border="1"> <tr> <th>No.</th> <th>Revised / Issue</th> <th>Date</th> </tr> <tr> <td>1</td> <td>ISSUED FOR REVIEW</td> <td>08/01/12</td> </tr> <tr> <td>2</td> <td>PERMITS COMMENTS</td> <td>10/01/12</td> </tr> </table>	No.	Revised / Issue	Date	1	ISSUED FOR REVIEW	08/01/12	2	PERMITS COMMENTS	10/01/12
	No.	Revised / Issue	Date											
1	ISSUED FOR REVIEW	08/01/12												
2	PERMITS COMMENTS	10/01/12												
D-501 Mitchell J. Architecture	architecture	Mitchell J. architecture	architecture	architecture										

MARANATHA 7TH DAY ADVENTIST CHURCH

SITE ID #SD06675A

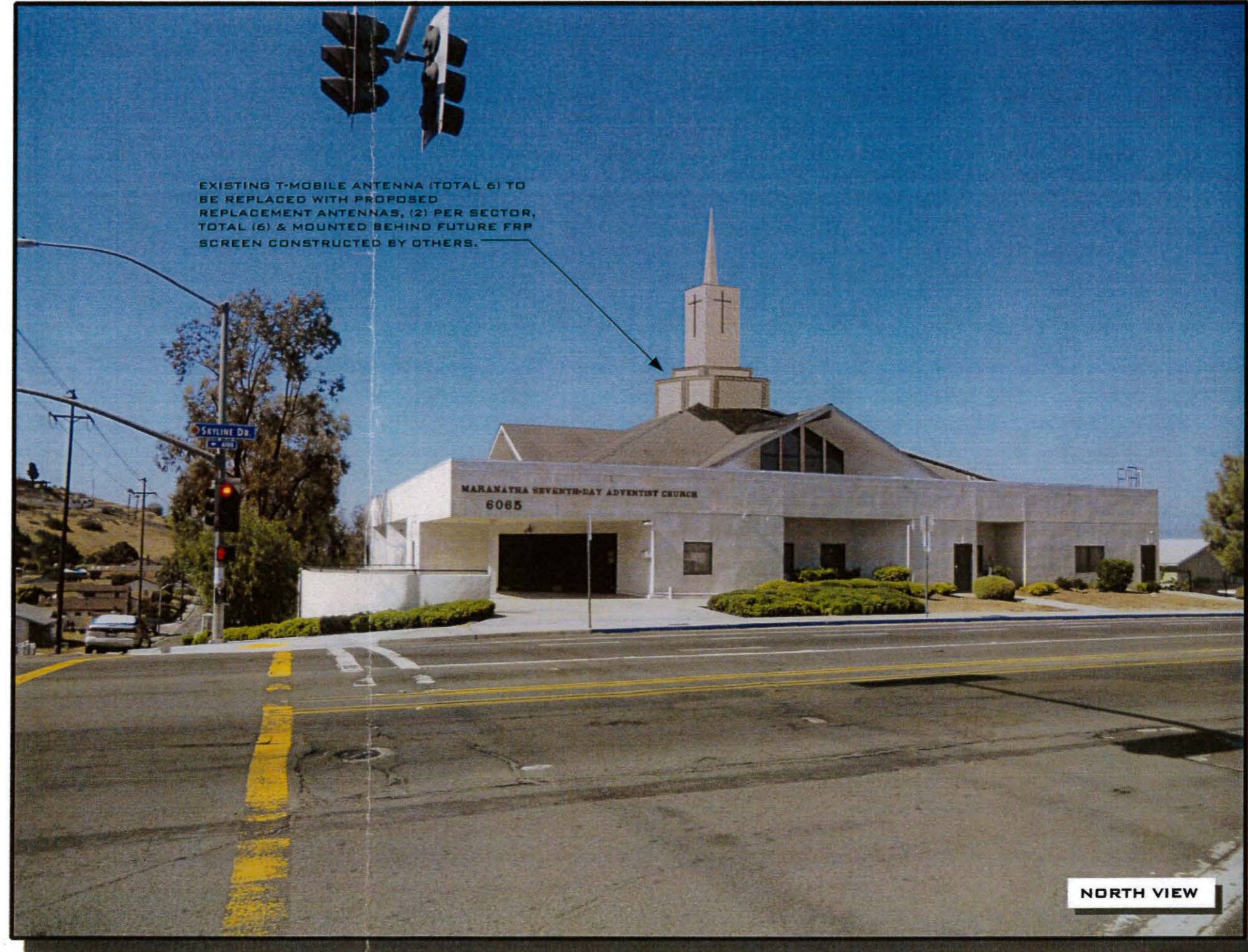


LOCATION

6065 SKYLINE DR.,
SAN DIEGO, CA 92114



EXISTING



PROPOSED

RECORDING REQUESTED BY
 CITY OF SAN DIEGO
 DEVELOPMENT SERVICES
 PERMIT INTAKE, MAIL STATION 501

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24003211

CONDITIONAL USE PERMIT NO. 1144437
 SITE DEVELOPMENT PERMIT NO. 1144434
T-MOBILE MARANATHA – PROJECT NO. 294132
 HEARING OFFICER

This Conditional Use Permit No. 1144437 and Site Development Permit No. 1144434 is granted by the Hearing Officer of the City of San Diego to SOUTHEASTERN CALIFORNIA CONFERENCE OF SEVENTH-DAY ADVENTISTS, a California Corporation, Owner and T-MOBILE WEST CORPORATION, Permittee, pursuant to San Diego Municipal Code [SDMC] Section 141.0420, 126.0305, 126.0504 and 1519.0202. The site is located at 6065 Skyline Drive, on the southwest corner of Skyline Drive and 61st Street, in the SF-5000 Zone of Southeastern San Diego Planned District within the Encanto Neighborhoods of the Southeastern San Diego Community Plan Area. The project site is legally described as all of the East 1/2 of Lot 11 in Cave & McWatson's Subdivision of Lot 14 and a part of Lot 16 of Ex Mission Partn., in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 159, filed in the Office of the County Recorder of San Diego County on March 30, 1887.

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 July 10, 2013, on file in the Development Services Department.

The project shall include:

- a. A Wireless Communication Facility (WCF) containing a total of six panel antennas (56" x 12" x 7.9") behind Fiberglass Reinforced Panels (FRP) church steeple on the roof (steeple by other carrier) and a 229-square foot equipment enclosure that contains four equipment cabinets and associated equipment.
- 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 **July 24, 2016**.
2. No permit for the construction, occupancy, or operation of any new facility or improvement described herein shall be granted by this Permit be conducted on the premises until a building permit is issued by the Development Services Department for the construction of the Fiberglass Reinforced Panels (FRP) church steeple on the roof (steeple by other carrier). The existing antennas and facility may continue to operate until the building permit for the church steeple has been issued or by the utilization date of July 24, 2016, whichever comes first.
3. Upon utilization of this Permit, corresponding use of this site shall **expire on July 10, 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.
4. 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.
5. Under no circumstances, does approval of this permit authorize Owner/Permittee to utilize this site for wireless communication purposes beyond the permit expiration date. Use of this permit beyond the expiration date of this permit is prohibited.
6. 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.

7. 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.
8. 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.
9. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
10. 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.).
11. 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.
12. 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.
13. 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.

14. 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:

15. 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.

16. 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:

17. T-Mobile West Corporation's Neighborhood Use Permit (NUP) No. 95-0395-217 shall be null and void.

18. No overhead cabling is permitted.

19. All coaxial conduits shall be routed up through vertical coax tray on the side of the building and the existing coax tray on the roof shall be removed and all coaxial conduits shall be routed through the roof attic to the WCF within the existing steeple.

20. All antennas associated with this project shall not extend beyond the FRP enclosure.

21. Use of or replacement of any building façade or mechanical screen with FRP material for purposes of concealing antennas shall not result in any noticeable lines or edges in the transition to the original building. All FRP shall be painted and textured to match the original building.

22. At no point in time, shall the approved antennas with this project be different in sizes (length, width, or height) other than the ones shown on the stamped approved plans.

23. 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.

24. The photo simulation(s) for the proposed project must be printed (not stapled) on the building plans. This is to ensure the construction team building the project is in compliant with approved the 'Exhibit A.'
25. 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.
26. 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.
27. 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
28. The WCF shall conform to Exhibit "A" (consisting of the stamped approved plans and approved photosimulations) prior to receiving final inspection approval.
29. 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.
30. 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.

INFORMATION ONLY:

- 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 July 10, 2013 and Resolution Number _____.

Permit Type/PTS Approval No.: CUP No. 1144437& SDP No. 1144434
Date of Approval: July 10, 2013

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.**

**SOUTHEASTERN CALIFORNIA CONFERENCE OF
SEVENTH-DAY ADVENTISTS**
Owner

By _____
Name:
Title:

T-MOBILE WEST CORPORATION
Permittee

By _____
Name:
Title:

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

HEARING OFFICER
 RESOLUTION NO. HO-_____
 CONDITIONAL USE PERMIT NO. 1144437
 SITE DEVELOPMENT PERMIT NO. 1144434
T-MOBILE MARANATHA – PROJECT NO. 294132

WHEREAS, SOUTHEASTERN CALIFORNIA CONFERENCE OF SEVENTH-DAY ADVENTISTS, a California Corporation, Owner and T-MOBILE WEST CORPORATION, Permittee, filed an application with the City of San Diego for a Conditional Use Permit and Site Development Permit for a wireless communication facility (WCF) on an existing church. The WCF shall contain a total of six (6) six panel antennas behind Fiberglass Reinforced Panels (FRP) church steeple on the roof (steeple by other carrier) and a 229-square foot equipment enclosure that contains four equipment cabinets and associated equipment (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Conditional Use Permit No. 1144437 and Site Development Permit No. 1144434);

WHEREAS, the project site is located at 6065 Skyline Drive, on the southwest corner of Skyline Drive and 61st Street, in the SF-5000 Zone of Southeastern San Diego Planned District within the Encanto Neighborhoods of the Southeastern San Diego Community Plan Area;

WHEREAS, the project site is legally described as all of the East 1/2 of Lot 11 in Cave & McWatson's Subdivision of Lot 14 and a part of Lot 16 of Ex Mission Partn., in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 159, filed in the Office of the County Recorder of San Diego County on March 30, 1887;

WHEREAS, on March 21, 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 15302 (Replacement or Reconstruction) and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

WHEREAS, on July 10, 2013, the Hearing Officer of the City of San Diego considered Conditional Use Permit No. 1144437 and Site Development Permit No. 1144434 pursuant to the Land Development Code of the City of San Diego;

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 July 10, 2013.

FINDINGS:

I. Conditional Use Permit - Section 126.0305

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

The project site is located at 6065 Skyline Drive in the SF-5000 Zone of Southeastern San Diego Planned District (SESDPD) within the Encanto Neighborhoods of the Southeastern San Diego Community Plan (SESDCP) and is currently developed with a church and multiple wireless communication facilities (WCFs). T-Mobile is requesting a new permit to continue operating at this location. The antennas are proposed to be located within the base of a new Fiberglass Reinforced Panels (FRP) church steeple on the roof, concealing the mounting brackets and the wires. The associated equipment will be located within an existing enclosure along the western side of the building, not visible from the public perspective. The church steeple is being constructed by another carrier.

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). In addition, the proposed project would require a Site Development Permit (SDP) for development within the SESDPD that requires a CUP pursuant to LDC Section 1519.0202(a)(5). The project site is located within the SESDCP, which designates the site for Residential Use, Low-Density (5-10 dwelling units/acre). The SESDCP does not contain specific policies on WCF development.

The project meets all applicable regulations and policy documents, and is consistent with the recommended land use, design guidelines, and development standards in effect for this site per the WCF Regulations, the Communication Antenna Regulations, the LDC, SESDPD, 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 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.” T-Mobile submitted an RF Report, which concluded that the project complies with FCC RF Standards. Therefore, based on the above, the project would not result in any significant health or safety risks to the surrounding area within the jurisdiction of the City.

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

The project complies with all applicable development regulations of the LDC and the City of San Diego WCFs Regulations (LDC Section 141.0420). This section of the Code requires all wireless communication facilities to be minimally visible through the use of architecture, landscape architecture and siting solutions. The antennas are proposed to be located within the base of a new church steeple on the roof, concealing the mounting brackets and the wires. The associated equipment will be located within an existing enclosure along the western side of the

building, not visible from the public perspective. building along the western side of the building, not visible from the public perspective. 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). In addition, the proposed project would require an SDP for development within the SESDPD that requires a CUP pursuant to LDC Section 1519.0202(a)(5). No deviations from the development regulations or variances are requested with this application. Therefore, the project is in full compliance with the applicable regulations of 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). In addition, the proposed project would require an SDP for development within the SESDPD that requires a CUP pursuant to LDC Section 1519.0202(a)(5). The project meets all applicable regulations and policy documents, and is consistent with the recommended land use, design guidelines, and development standards in effect for this site per the WCF Regulations, the Communication Antenna Regulations, the LDC, SESDPD, and the General Plan. No deviations from the development regulations or variances are requested with this application. Additionally, the proposed facility would continue to provide wireless communication services at this location, which are essential to network operations. Therefore, the proposed use is appropriate for this site.

II. Site Development Permit - Section 126.0504(A)

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

The project site is located at 6065 Skyline Drive in the SF-5000 Zone of SESDPD within the Encanto Neighborhoods of the SESDCP and is currently developed with a church and multiple WCFs. T-Mobile is requesting a new permit to continue operating at this location. The antennas are proposed to be located within the base of a new church steeple on the roof, concealing the mounting brackets and the wires. The associated equipment will be located within an existing enclosure along the western side of the building, not visible from the public perspective. The church steeple is being constructed by another carrier.

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). In addition, the proposed project would require an SDP for development within the SESDPD that requires a CUP pursuant to LDC Section 1519.0202(a)(5). The project site is located within the SESDCP, which designates the site for Residential Use, Low-Density (5-10 dwelling units/acre). The SESDCP does not contain specific policies on WCF development.

The project meets all applicable regulations and policy documents, and is consistent with the recommended land use, design guidelines, and development standards in effect for this site per the WCF Regulations, the Communication Antenna Regulations, the LDC, SESDPD, 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; and

The Telecommunications 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 RF emissions to the extent that such facilities comply with the FCC’s standards for such emissions.” T-Mobile submitted an RF Report, which concluded that the project complies with FCC RF Standards. Therefore, based on the above, the project would not result in any significant health or safety risks to the surrounding area within the jurisdiction of the City.

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

The project complies with all applicable development regulations of the LDC and the City of San Diego WCFs Regulations (LDC Section 141.0420). This section of the Code requires all wireless communication facilities to be minimally visible through the use of architecture, landscape architecture and siting solutions. The antennas are proposed to be located within the base of a new church steeple on the roof, concealing the mounting brackets and the wires. The associated equipment will be located within an existing enclosure along the western side of the building, not visible from the public perspective. 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). In addition, the proposed project would require an SDP for development within the SESDPD that requires a CUP pursuant to LDC Section 1519.0202(a)(5). No deviations from the development regulations or variances are requested with this application. Therefore, the project is in full compliance with the applicable regulations of the LDC.

III. Southeastern San Diego (PDO) - Section 1519.0202(c)

1. The proposed use and project design meet the purpose and intent of the Southeastern San Diego Planned District Ordinance, comply with the recommendations of the Southeastern San Diego Community Plan, and will not adversely affect the General Plan or other applicable plans adopted by the City Council;

The project site is located at 6065 Skyline Drive in the SF-5000 Zone of SESDPD within the Encanto Neighborhoods of the SESDCP and is currently developed with a church and multiple WCFs. WCFs are allowed on a premises containing a non-residential use within a Residential Zone with the a CUP pursuant to LDC Section 141.0420(e)(1). In addition, the proposed project would require an SDP for development within the SESDPD that requires a CUP pursuant to LDC Section 1519.0202(a)(5). The project site is located within the SESDCP, which designates the site for Residential Use, Low-Density (5-10 dwelling units/acre).

The project meets all applicable regulations and policy documents, and is consistent with the recommended land use, design guidelines, and development standards in effect for this site per the WCF Regulations, the LDC, SESDPD, and the General Plan. No deviations from the development regulations or variances are requested with this application. Additionally, the proposed facility would continue to provide wireless communication services at this location, which are essential to network operations. Therefore, the proposed use will not adversely affect the General Plan or other applicable plans adopted by the City Council and complies with the SESDPD.

2. The proposed development shall be compatible with existing and planned land use on adjoining properties and shall not constitute a disruptive element to the neighborhood and community. In addition, architectural harmony with the surrounding neighborhood and community shall be achieved as far as practicable;

The project site is located at 6065 Skyline Drive in the SF-5000 Zone of SESDPD within the Encanto Neighborhoods of the SESDCP and is currently developed with a church and multiple WCFs. The surrounding property is zoned SF-5000 Zone and are developed with single family residences. T-Mobile is requesting a new permit to continue operating at this location. The antennas are proposed to be located within the base of a new church steeple on the roof, concealing the mounting brackets and the wires. The associated equipment will be located within an existing enclosure along the western side of the building, not visible from the public perspective. The church steeple is being constructed by another carrier.

The project meets all applicable regulations and policy documents, and is consistent with the recommended land use, design guidelines, and development standards in effect for this site per the WCF Regulations, the LDC, SESDPD, and the General Plan. Therefore, the proposed development would be in architectural harmony with the surrounding neighborhood and community shall be achieved as far as practicable.

3. The proposed use, because of conditions that have been applied to it, will not be detrimental to the health, safety and general welfare of persons residing or working in the area, and will not adversely affect other property in the vicinity; and

The Telecommunications 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 RF emissions to the extent that such facilities comply with the FCC’s standards for such emissions.” T-Mobile submitted an RF Report, which concluded that the project complies with FCC RF Standards. Therefore, based on the above, the project would not result in any significant health or safety risks to the surrounding area within the jurisdiction of the City and will not adversely affect other property in the vicinity.

4. The proposed use will comply with the relevant regulations of the Municipal Code.

The project complies with all applicable development regulations of the Municipal Code (MC) and LDC. Section 141.0420 of the Code requires all WCFs to be minimally visible through the use of architecture, landscape architecture and siting solutions. The antennas are proposed to be

located within the base of a new church steeple on the roof, concealing the mounting brackets and the wires. The associated equipment will be located within an existing enclosure along the western side of the building, not visible from the public perspective. The church steeple is being constructed by another carrier. 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). In addition, the proposed project would require an SDP for development within the SESDPD that requires a CUP pursuant to LDC Section 1519.0202(a)(5). No deviations from the development regulations or variances are requested with this application. Therefore, the project is in full compliance with the applicable regulations of the MC and LDC.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Conditional Use Permit No. 1144437 and Site Development Permit No. 1144434 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. 1144437 and No. 1144434, a copy of which is attached hereto and made a part hereof.

Jeffrey A. Peterson
Development Project Manager
Development Services Department

Adopted on: July 10, 2013

Internal Order No. 24003211



City of San Diego
Development Services
1222 First Ave., MS-302
San Diego, CA 92101

THE CITY OF SAN DIEGO

Community Planning Committee Distribution Form Part 2

Project Name: T-Mobile Maranatha	Project Number: 294132	Distribution Date: 2/6/2013
Project Scope/Location: ENCANTO IO#24003211 Process 3 WCF on ex church, CUP, & SDP for 6 panel antennas (3 sectors) within the ex screen shrouds @ base steeple on the roof, 4 equipment cabinets within approximately 315-square foot fenced area at 6065 Skyline Drive in the SF-5000 Zone of SESDPD within the Encanto Neighborhoods of the SESDCP, and CD 4.		
Applicant Name: Regan, Anne Wulfange		Applicant Phone Number: (858) 602-6522
Project Manager: Peterson, Jeffrey A	Phone Number: (619) 446-5237	Fax Number: (619) 446-5245
E-mail Address: JAPeterson@sandiego.gov		
Committee Recommendations (To be completed for Initial Review):		
<input checked="" type="checkbox"/> Vote to Approve	Members Yes 8	Members No 3
<input type="checkbox"/> Vote to Approve With Conditions Listed Below	Members Yes	Members No
<input type="checkbox"/> Vote to Approve With Non-Binding Recommendations Listed Below	Members Yes	Members No
<input type="checkbox"/> Vote to Deny	Members Yes	Members No
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)		<input type="checkbox"/> Continued
CONDITIONS:		
NAME: Kenneth Malbrough		TITLE: ENCPG Chairperson
SIGNATURE: 		DATE: 04/15/2013
<i>Attach Additional Pages If Necessary.</i>		
Please return to: Project Management Division City of San Diego Development Services Department 1222 First Avenue, MS 302 San Diego, CA 92101		
Printed on recycled paper. Visit our web site at www.sandiego.gov/development-services . Upon request, this information is available in alternative formats for persons with disabilities.		

NOTICE OF EXEMPTION

TO: RECORDER/COUNTY CLERK
 P.O. BOX 1750, MS A-33
 1600 PACIFIC HWY, ROOM 260
 SAN DIEGO, CA 92101-2422

FROM: CITY OF SAN DIEGO
 DEVELOPMENT SERVICES DEPARTMENT
 1222 FIRST AVENUE, MS 501
 SAN DIEGO, CA 92101

OFFICE OF PLANNING AND RESEARCH
 1400 TENTH STREET, ROOM 121
 SACRAMENTO, CA 95814

PROJECT NO.: 294132

PROJECT TITLE: T-MOBILE MARANATHA

PROJECT LOCATION-SPECIFIC: 6065 Skyline Drive, San Diego, California 92114

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

DESCRIPTION OF NATURE AND PURPOSE OF THE PROJECT: Conditional Use Permit (CUP) and Site Development Permit (SDP) to allow for a Wireless Communication Facility (WCF) consisting of the removal and replacement of antennas behind a Reinforced Fiberglass (RF) screen located at the base steeple on the roof of an existing building. Associated equipment cabinets would remain in an approximately 229 square-foot enclosure.

NAME OF PUBLIC AGENCY APPROVING PROJECT: City of San Diego

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Lynnea Barrett (Agent)
 Mitchell J. Architecture (Firm)
 4883 Ronson Court, Suite N
 San Diego, CA 92111
 (858) 650-3130

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))
 CATEGORICAL EXEMPTION: CEQA EXEMPTION 15302-(REPLACEMENT OR RECONSTRUCTION)
 STATUTORY EXEMPTIONS:

REASONS WHY PROJECT IS EXEMPT: The City of San Diego conducted an environmental review that determined the project would not have the potential for causing a significant effect on the environment. The project, a CUP and SDP to allow for a WCF consisting of the removal and replacement of antennas behind an RF Screen, and associated equipment cabinets meets the criteria set forth in CEQA Section 15302 which addresses the replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced. 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

Ann M. Mersow AICP/Senior Planner
 SIGNATURE/TITLE

MARCH 21, 2013

DATE

CHECK ONE:

 SIGNED BY LEAD AGENCY SIGNED BY APPLICANT

DATE RECEIVED FOR FILING WITH COUNTY CLERK OR OPR:



THE CITY OF SAN DIEGO

Date of Notice: March 26, 2013

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

SAP No. 24003211

PROJECT NAME/NUMBER: T-Mobile Maranatha/294132
COMMUNITY PLAN AREA: Encanto Neighborhood of Southeastern San Diego Community Planning Area
COUNCIL DISTRICT: 4
LOCATION: 6065 Skyline Drive, San Diego, California 92114

PROJECT DESCRIPTION: Conditional Use Permit (CUP) and Site Development Permit (SDP) to allow for a Wireless Communication Facility (WCF) consisting of the removal and replacement of antennas behind a Reinforced Fiberglass (RF) screen located at the base steeple on the roof of an existing building. Associated equipment cabinets would remain in an approximately 229 square-foot enclosure.

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego Hearing Officer

ENVIRONMENTAL DETERMINATION: CEQA Exemption 15302-(Replacement or Reconstruction)

ENTITY MAKING ENVIRONMENTAL DETERMINATION: City of San Diego

STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION: The City of San Diego conducted an environmental review that determined the project would not have the potential for causing a significant effect on the environment. The project, a CUP and SDP to allow for a WCF consisting of the removal and replacement of antennas behind an RF Screen, and associated equipment cabinets meets the criteria set forth in CEQA Section 15302 which addresses the replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced. Additionally, none of the exceptions described in CEQA Guidelines Section 15300.2 apply.

DEVELOPMENT PROJECT MANAGER: Jeff Peterson
MAILING ADDRESS: 1222 First Avenue, MS 501
 San Diego, CA 92101
PHONE NUMBER: (619) 446-5237

On March 21, 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 10 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.

Project Title: T-Mobile Maranatha 7th Day Adventist Church	Project No. (For City Use Only) 294132
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Part II - To be completed when property is held by a corporation or partnership

Legal Status (please check):

Corporation Limited Liability -or- General) What State? _____ Corporate Identification No. _____
 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

Corporate/Partnership Name (type or print):
Southern California Conference of

Owner Tenant/Lessee

Street Address:
1132c Pierce Street P.O. Box 79990

City/State/Zip:
Riverside CA 92513

Phone No: (951) 509-2221 Fax No: (951) 509-2394

Name of Corporate Officer/Partner (type or print):
Charles McKinstry

Title (type or print):
Vice President

Signature: Charles McKinstry Date: 8/23/12

Corporate/Partnership Name (type or print):
Seventh-day Adventists

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature: Date:

Corporate/Partnership Name (type or print):
T-Mobile USA

Owner Tenant/Lessee

Street Address:
12920 SE 38th St

City/State/Zip:
Bellvue, WA 98006

Phone No: (800) 866-2453 Fax No:

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature: Date:

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature: Date:

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature: Date:

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature: Date:

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Company Information

Overview Awards Government & Regulatory Investor Relations Jobs Code of Conduct Consumer Information Safety

Quick Facts | Global Presence | History | T-Mobile Senior Leadership Team

T-Mobile Senior Leadership Team

- John Legere
President and CEO
- Jim Alling
Chief Operations Officer
- Peter Ewens
Chief Strategy Officer
- Dave Miller
Chief Legal Officer and General Counsel
- Michael Morgan
Chief Financial Officer
- Larry Myers
Chief People Officer
- Neville Ray
Chief Technology Officer
- Andrew Sherrard
Acting Chief Marketing Officer

Inquiries? For commercial questions or customer service inquiries, Contact Us.

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Laptop Sticks

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Messaging

Activate Phones

SIM Cards

Mobile HotSpots

No Annual Contract Plans

Chargers

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Refill Account

Smartphones

No Annual Contract Internet Devices

Value Plans

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DEVELOPMENT SERVICES DEPARTMENT
PROJECT CHRONOLOGY
T-MOBILE MARANATHA - PROJECT NO. 294132

Date	Action	Description	City Review Time (Working Days)	Applicant Response
2/6/2013	First Submittal	Project Deemed Complete	-	-
3/21/2013	First Assessment Letter		30 days	
4/17/2013	Community Group Recommendation	Received Recommendation		18 days
5/8/2013	Final Review	All issues resolved	14 days	
7/10/2013	Public Hearing	First available date	43 days	
TOTAL STAFF TIME		(Does not include City Holidays or City Furlough)	87 days	
TOTAL APPLICANT TIME		(Does not include City Holidays or City Furlough)		18 days
TOTAL PROJECT RUNNING TIME		From Deemed Complete to Hearing	105 working days (154 calendar days)	