



THE CITY OF SAN DIEGO

## REPORT TO THE HEARING OFFICER

HEARING DATE: February 25, 2015

REPORT NO. HO 15-022

ATTENTION: Hearing Officer

SUBJECT: T-MOBILE CHRISTIAN CHURCH  
PTS PROJECT NUMBER: 378746

LOCATION: 4330 Moraga Avenue, San Diego, CA 92117

APPLICANT: Debra Gardner (DePratti, Inc.) Agent for T-Mobile

### SUMMARY

Issue(s): Should the Hearing Officer approve a Wireless Communication Facility (WCF) on an existing church property in the RM-1-1 zone of the Clairemont Mesa Community Planning area?

Staff Recommendation(s) – APPROVE Conditional Use Permit No. 1375535.

Community Planning Group Recommendation – On November 18, 2014, the Clairemont Community Planning Group voted 13-0-0 to recommend approval of the T-Mobile WCF (Attachment 10).

Environmental Review: Mitigated Negative Declaration (MND) No. 8181 was prepared for the T-Mobile Christian Church project, which was certified and adopted by the City of San Diego Development Services Department on January 7, 2005, by Resolution CM-4895. In accordance with California Environmental Quality Act (CEQA) Guidelines Section 15162(a): (1) No substantial changes are proposed to the project which would require major revisions of the previous MND; (2) No substantial changes occur with respect to the circumstances under which the project is undertaken that would require any revisions to the previous MND; and (3) There is no new information of substantial importance that was not known and could not have been known at the time the previous MND was certified. Therefore, no subsequent environmental document is required, in that no new additional impacts and/or mitigation measures are required beyond those that were analyzed in the original environmental document. All of the impacts were adequately addressed and disclosed in previously certified MND No. 8181.

## BACKGROUND

The existing Wireless Communication Facility (WCF) is located on the northwest corner of Kamloop Avenue and Moraga Avenue on an existing church property. The site location abuts Cadman Elementary School and the Cadman Park and Recreation Center directly to the west (Attachment 1). There are residential uses to the north, south and east. There is currently one existing Wireless Communication Facilities approved and in operation (Verizon) on this property. As a result, this is a collocation site with the intended coverage objective primarily focused on the surrounding single family residential uses (Attachment 1).

T-Mobile's WCF is located inside the existing church building behind Fiberglass Reinforced Panel (FRP) screening. The 30-foot tall structure (Attachment 9) was designed to appear as part of the building and can support up to twelve antennas under Neighborhood Use Permit (NUP) No. 178784. A Substantial Conformance Review Application was approved on July 11, 2012 to replace six of the twelve entitled antennas. This modification upgraded the existing network to support the fourth generation of mobile telecommunications technology (also known as 4G) to the surrounding area. The 4G network is necessary to accommodate the sharp rise in cell phone usage and this technology will result in a more efficient use of spectrum, better signal coverage and more capacity. NUP No. 178784 expired on January 7, 2015 and a new application is required and the project as a whole must comply with the current regulations. The condition for the expiration date provided the City an opportunity to re-evaluate the site for advancement in technology and design compatibility with the surrounding community.

No changes are being proposed to this site and the antennas along with the equipment will continue to be concealed from public views. The associated air conditioning units will also continue to operate behind a 4-foot tall Concrete Masonry Unit (CMU) wall screened by existing landscaping. The photosurvey (Attachment 7) will illustrate that this WCF is completely concealed from public views and appears as part of the original building design. The structure is in scale with the rest of the property and is consistent with the existing church use. Furthermore, the site has been in operation for the last ten years without any issues or complaints and continues to provide the community alternative options for both voice and data cellular services. The site will also continue to provide the surrounding community with 4G options and will meet the Federal Communication Commission's purpose and intent with maintaining and deploying broadband connections in a timely manner.

This is a Preference 3 location according to Council Policy 600-43 and this location corresponds to uses allowed with a Conditional Use Permit, Process 3 (Land Development Code Section 141.0420(e)(1)). The applicant is required to demonstrate that sites within Preference 1 and 2 Locations were explored in good faith and found unacceptable. The Technical Analysis (Attachment 13) identified this location as the only acceptable candidate which is otherwise surrounded with single and multi-family residential uses. Additionally, the existing stealth design is compatible with the church use and preserves the neighborhood characteristics as it relates to bulk and scale.

On November 18, 2014, the Clairemont Community Planning Group voted to approve the T-Mobile WCF with a vote of 13-0-0 without any conditions (Attachment 10).

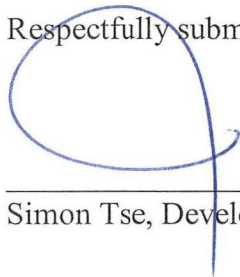
### DISCUSSION

The City of San Diego General Plan requires all WCFs to be concealed in existing structures when possible, or otherwise use camouflaging techniques to hide or blend them into the surrounding area. The existing T-Mobile WCF conceals a total of twelve antennas inside a 30-foot tall structure designed to integrate with the church building. Compliance with the General Plan is achieved by mounting the antennas inside the 30-foot tall structure behind FRP screen, painted and textured to match the existing church. The 30-foot tall structure continues to be aesthetically pleasing and respectful of the neighborhood context. Additionally, the design is consistent with the Land Development Code Section 141.0420. This section of the regulations reinforces the City's General Plan requirement and requires all WCF to utilize reasonable means to conceal or minimize the visual impacts of wireless communication facilities through integration. Integration with existing structures or among other existing uses shall be accomplished through the use of architecture, landscape and siting solutions. Both the antennas and the equipment associated with this project is located inside the building and therefore, the CUP application for the T-Mobile WCF complies with the General Plan and the Land Development Code Section 141.0420.

### ALTERNATIVE

1. Approve Conditional Use Permit No. 1375535, with modifications.
2. Deny Conditional Use Permit No. 1375535, **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,



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Simon Tse, Development Project Manager

### Attachments:

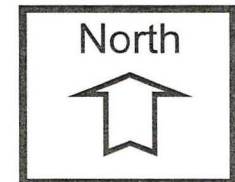
1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet

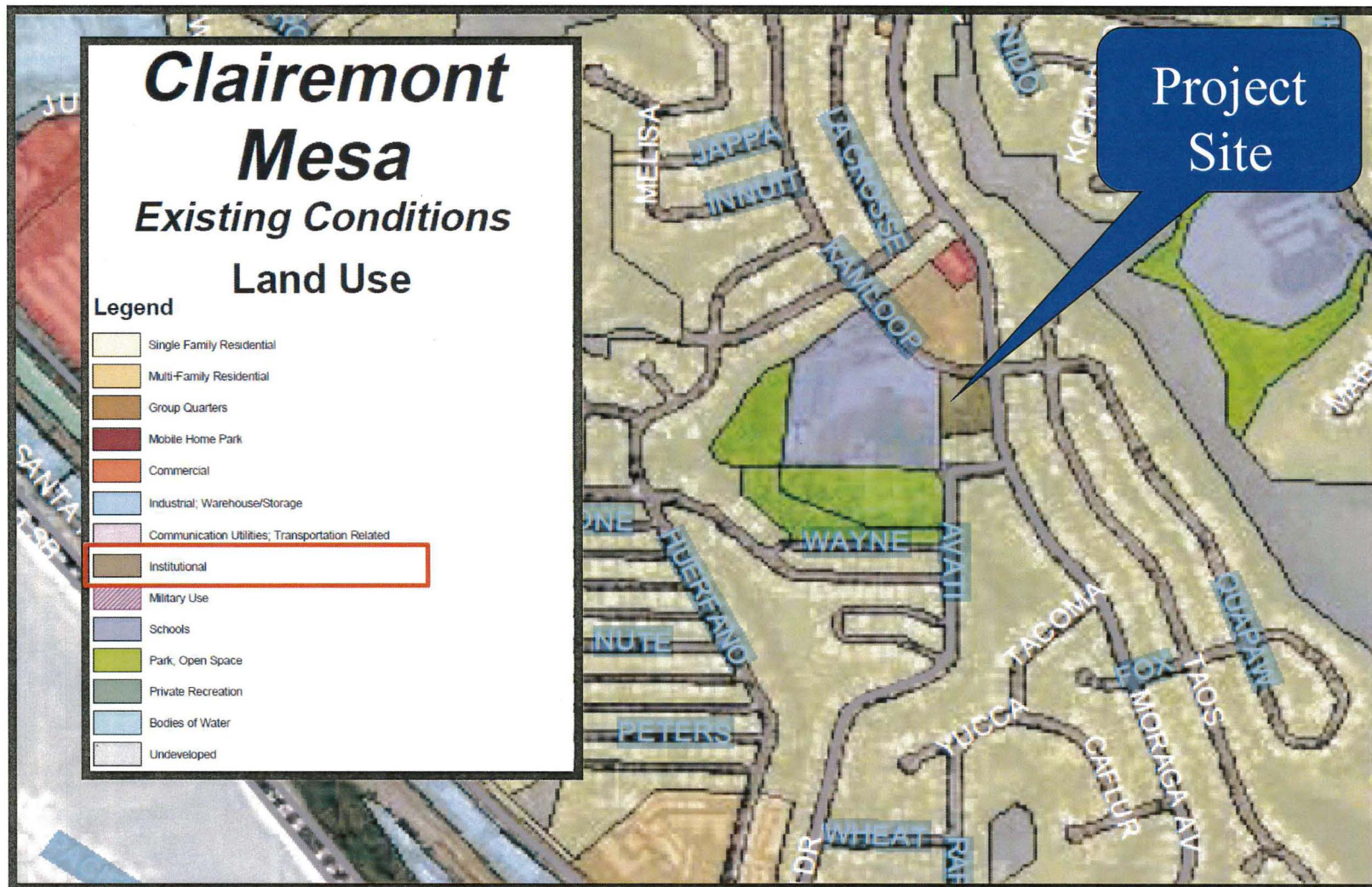
5. Draft Permit Resolution with Findings
6. Draft Permit with Conditions
7. Photo Survey
8. Project Plan(s)
9. Project Photosimulation(s)
10. Community Planning Group Recommendation
11. Ownership Disclosure Statement
12. Project Chronology
13. Telecom Technical Analysis



## Aerial Photo

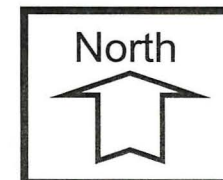
T-Mobile Christian Church- Project No. 378746  
4330 Moraga Avenue, San Diego, CA 92117





# Community Land Use Map (Clairemont Mesa)

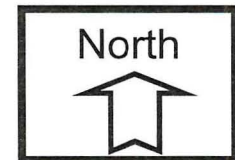
**T-Mobile Christian Church- Project No. 378746**  
 4330 Moraga Avenue, San Diego, CA 92117





# Project Location Map

**T-Mobile Christian Church- Project No. 378746**  
4330 Moraga Avenue, San Diego, CA 92117



## PROJECT DATA SHEET

<b>PROJECT NAME:</b>	T-Mobile Christian Church	
<b>PROJECT DESCRIPTION:</b>	Wireless Communication Facility (WCF) consisting of twelve (12) antennas concealed inside an existing church on a 30-foot tall structure. The equipment associated with this project will continue to operate inside a 13' by 20' enclosure abutting the east building elevation.	
<b>COMMUNITY PLAN AREA:</b>	Clairemont Mesa	
<b>DISCRETIONARY ACTIONS:</b>	Conditional Use Permit	
<b>COMMUNITY PLAN LAND USE DESIGNATION:</b>	Institutional	
<b><u>(RM-1-1) ZONING INFORMATION:</u></b>		
<b>CURRENT HEIGHT LIMIT:</b>	30-feet	<b>PROPOSED HEIGHT:</b> 30-feet
<b>CURRENT FRONT SETBACK:</b>	15-feet	<b>PROPOSED FRONT SETBACK:</b> No Change
<b>CURRENT SIDE SETBACK:</b>	5-feet	<b>PROPOSED SIDE SETBACK:</b> No change
<b>CURRENT REAR SETBACK:</b>	15-feet	<b>PROPOSED REAR SETBACK:</b> No change
<b>ADJACENT PROPERTIES:</b>	<b>LAND USE DESIGNATION &amp; ZONE</b>	<b>EXISTING LAND USE</b>
<b>NORTH:</b>	Residential/RM-2-5	Residential
<b>SOUTH:</b>	Residential/RS-1-7	Residential
<b>EAST:</b>	Residential/RS-1-7	Residential
<b>WEST:</b>	School/RS-1-7	School/Park
<b>DEVIATIONS OR VARIANCES REQUESTED:</b>	No deviations are proposed.	
<b>COMMUNITY PLANNING GROUP RECOMMENDATION:</b>	On November 18, 2014, the Clairemont Community Planning Group voted 13-0-0 to approve the existing T-Mobile Wireless Communication Facility.	



**HEARING OFFICER  
RESOLUTION NO.  
CONDITIONAL USE PERMIT NO. 1375535  
T-MOBILE CHRISTIAN CHURCH PROJECT NO. 378746**

WHEREAS, **CLAIREMONT CHRISTIAN CHURCH**, Owner, and **T-MOBILE USA, INC.**, Permittee, filed an application with the City of San Diego for a permit to maintain an existing Wireless Communication Facility (WCF) consisting of twelve (12) panel antennas concealed inside the existing 30-foot tall structure behind Fiberglass Reinforced Panel (FRP) screening, painted and textured to match the existing church building. The equipment associated with this project will continue to operate inside the existing church building as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Conditional Use Permit (CUP) No. 1375535;

WHEREAS, the project site is located at 4330 Moraga Avenue, San Diego, CA 92117 in the RM-1-1 zone of the Clairemont Mesa Community Planning Area;

WHEREAS, the project site is legally described as Lots 3447, 3448, 3449 of Clairemont Unit No. 16 according to Map thereof No. 3145 filed in the office of the County Recorder of San Diego County, October 22, 1954;

WHEREAS, on February 25, 2015, the HEARING OFFICER of the City of San Diego considered Conditional Use Permit (CUP) No. 1375535 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 February 25, 2015.

FINDINGS:

**Findings for Conditional Use Permit - Section §126.0305**

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

The Clairemont Mesa Community Plan does not address Wireless Communication Facilities (WCF); however, the City of San Diego General Plan requires all WCFs to be concealed in existing structures when possible, otherwise use camouflage and screening techniques to hide or blend them into the surrounding area. Additionally, each WCF shall be designed to be aesthetically pleasing and respectful of the neighborhood context to minimize the visual impacts of the wireless facilities. This existing T-Mobile WCF consists of twelve (12) antennas concealed inside a 30-foot tall structure behind FRP screens, painted and textured to match the building design. The 30-foot tall structure as designed, continues to be aesthetically pleasing to the neighborhood context which is surrounded by single and multi-family residences. The equipment associated with this project will continue to operate inside the existing building, not visible to the public. Therefore, the proposed WCF will not adversely affect the Clairemont Mesa Community Plan; nor the City of San Diego General Plan.

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

The project consists of an existing 30-foot tall structure and associated equipment located inside the existing church. The antennas are completely concealed inside the 30-foot tall structure behind FRP materials, painted and textured to match the existing church building. The original design is still consistent with the existing church use and is in scale with the rest of the building. Additionally, the WCF design continues to be aesthetically pleasing to the neighborhood context with mostly single and multi-family residences. The project is collocated with one existing carrier (Verizon) at 4330 Moraga Avenue in the RM-1-1 zone within the Clairemont Mesa Community Plan.

The conditions of approval for the project will require continued compliance with several operational constraints and development controls intended to assure the continued public health, safety and welfare. No proposed improvement plans are associated with the project since no modifications are being proposed. Nevertheless, the project will be required to continue to meet or exceed all relevant and applicable building, electrical, mechanical, plumbing and fire codes.

Additionally, the Federal Telecommunication Act of 1996 preempts local governments from regulating the "placement, construction and modification of wireless communication facilities on the basis of the environmental effects of Radio Frequency (RF) emission to the extent that such facilities comply with the Federal Communication Commission's (FCC) standards for such emissions." T-Mobile submitted an RF Report, which concluded that the project complies with FCC RF Standards. Therefore, the project would not result in any significant health or safety risks to the surrounding area within matters of the City's jurisdiction. In conclusion, the proposed project will not be detrimental to the public health, safety and welfare.

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

The WCF has been designed to comply with the Wireless Communication Facility Regulations Land Development Code Section 141.0420 and the RM-1-1 zone. Pursuant to LDC Section 141.0420(e)(1) a Conditional Use Permit is required. LDC Section 141.0420 requires all WCFs to be designed to minimize visual impacts. The existing 30-foot tall structure completely conceals the WCF behind FRP screening, painted and textured to match the existing church building. The design is integrated with the existing church building use and is in scale with the rest of the property which continues to be aesthetically pleasing to the surrounding neighborhood context. No deviations are proposed for this project. Therefore, the proposed WCF will comply with the regulations of the Land Development Code.

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

Pursuant to Council Policy 600-43, the applicant is required to demonstrate that sites within Preference 1 and 2 locations were explored in good faith and found unacceptable. The technical analysis identified this location (4330 Moraga Ave) as the only acceptable candidate which is otherwise surrounded with single and multi-family residential uses. Additionally, the existing stealth design is compatible with the church use and preserves the neighborhood characteristics as it relates to bulk and scale. Based on the justification map, it appears that there were no other lower preference level sites that could provide the necessary coverage. Instead, this non-residentially used property continues to be T-Mobile's solution to maintain their current coverage objective within a stealth design. There is

currently one other wireless carrier at this site providing similar coverage and as a result this location is considered a collocation site. The site was also recently updated to support the fourth generation of mobile telecommunications technology (also known as 4G) to the surrounding area. The 4G network is necessary to accommodate the sharp rise in cell phone usage and this technology will result in a more efficient use of spectrum, better signal coverage and more capacity. The site will also continue to provide the surrounding community with 4G options and will meet the Federal Communication Commission's purpose and intent with maintaining and deploying broadband connections in a timely manner. Therefore, the proposed WCF use is appropriate at the proposed location.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the HEARING OFFICER, Conditional Use Permit No. 1375535 is hereby GRANTED by the HEARING OFFICER to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Conditional Use Permit No. 1375535, a copy of which is attached hereto and made a part hereof.

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Simon Tse  
Development Project Manager  
Development Services

Adopted on: February 25, 2015

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Internal Order No. 24004866

**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: 24004866

**CONDITIONAL USE PERMIT NO. 1375535**  
**T-MOBILE CHRISTIAN CHURCH PROJECT NO. 378746**  
**HEARING OFFICER**

This Conditional Use Permit No. 1375535 is granted by the HEARING OFFICER of the City of San Diego to **CLAIREMONT CHRISTIAN CHURCH**, Owner, and **T-MOBILE USA, INC.**, Permittee, pursuant to San Diego Municipal Code [SDMC] section Chapter 12, Article 6, Division 3 and Land Development Code Section 141.0420. The project site is located at 4330 Moraga Avenue, San Diego, CA 92117 in the RM-1-1 zone of the Clairemont Mesa Community Planning Area. The project site is legally described as Lots 3447, 3448, 3449 of Clairemont Unit No. 16 according to Map thereof No. 3145 filed in the office of the County Recorder of San Diego County, October 22, 1954.

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 February 25, 2015, on file in the Development Services Department.

The project shall include:

- a. A Wireless Communication Facility (WCF) consisting of a total of twelve (12) panel antennas concealed inside a 30-foot tall structure behind Fiberglass Reinforced Panel (FRP) screen panels, painted and textured to match the existing building. The equipment associated with this project is located inside the existing building, not visible to the public;
- b. Two (2) ground mounted Air-Conditioning Units behind a 4-foot tall Concrete Masonry Unit (CMU) wall;

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

**STANDARD REQUIREMENTS:**

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by **March 11, 2018**.
2. This Conditional Use Permit (CUP) and corresponding use of this site shall expire on **February 25, 2025**. Upon expiration of this approval, 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 unless the applicant of record files a new application for a facility which will be subject to compliance with all regulations in effect at the time.
3. No later than ninety (90) days prior to the expiration of this approval, the Owner/Permittee may submit a new application to the Development Services Department for consideration with review and a decision by the appropriate decision maker at that time. Failure to submit prior to the deadline will be cause for enforcement for noncompliance, which may include penalties and fines.
4. Under no circumstances, does approval of this permit authorize the Owner/Permittee to utilize this site for WCF purposes beyond the permit expiration date. Use of this permit approval beyond the expiration date of this permit is prohibited.
5. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
  - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
  - b. The Permit is recorded in the Office of the San Diego County Recorder.
6. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.

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

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

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

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

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

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

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

13. The Owner/Permittee shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify Owner/Permittee of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the Owner/Permittee shall not thereafter be responsible to defend, indemnify, and hold harmless the City or its agents, officers, and employees. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the

event of such election, Owner/Permittee shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Owner/Permittee regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Owner/Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Owner/Permittee.

**PLANNING/DESIGN REQUIREMENTS:**

14. No overhead cabling is permitted.
15. The Owner/Permittee shall not cause or allow the antennas located on the WCF to be different sizes (length, width, or height) than as shown on the stamped approved plans and as listed here: (56" by 12" by 7.9").
16. Use of or replacement of any building façade 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 surfaces.

**INFORMATION ONLY:**

- The issuance of this discretionary use permit alone does not allow the immediate commencement or continued operation of the proposed use on site. The operation allowed by this discretionary use permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Hearing Officer of the City of San Diego on February 25, 2015 and HO-XX-XXX (TBD).

February 25, 2015  
Conditional Use Permit No. 1375535

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

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Simon Tse, Development Project Manager  
City of San Diego

**NOTE: Notary acknowledgment  
must be attached per Civil Code  
section 1180 et seq.**

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

**Clairemont Christian Church**  
Owner

By \_\_\_\_\_  
Name:  
Title:

**T-MOBILE USA, INC.,**  
Permittee

By \_\_\_\_\_  
Name:  
Title:

**NOTE: Notary acknowledgments  
must be attached per Civil Code  
section 1180 et seq.**



**T-Mobile  
SD06532A Christian Church of Clairemont  
Photo Survey  
Key Map**



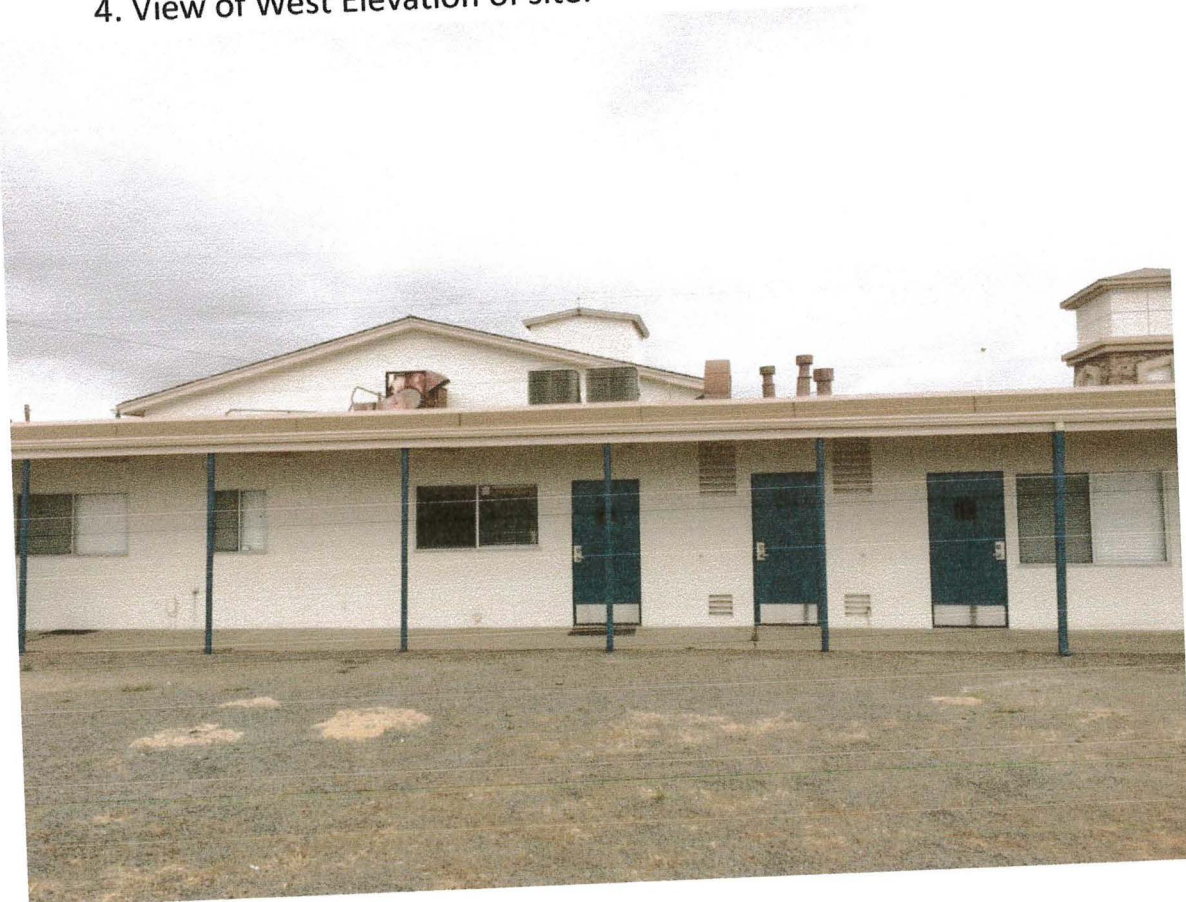


1. View of North Elevation of site.
2. View of South Elevation of site.





- 3. View of East Elevation of site.
- 4. View of West Elevation of site.





5. View looking North from site.

6. View looking East from site.





7. View looking South from site.

8. View looking West from site.



**NOTE:**  
NO STRUCTURAL CHANGES, NO ELECTRICAL CHANGES, AND NO NEW OR ADDITIONAL BATTERIES

# T-Mobile

## CHRISTIAN CHURCH OF CLAIREMONT

SD06532A

4330 MORAGA AVENUE  
SAN DIEGO, CA. 92117

**PROPRIETARY INFORMATION**

THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO CARRIER SERVICES IS STRICTLY PROHIBITED.

PLOT PLAN NUMBER:  
\_\_\_\_\_



**PROJECT INFORMATION**

**PROJECT DESCRIPTION:**  
T-MOBILE PROPOSES THE CONTINUAL USE OF AN UNMANNED COMPLETELY CONCEALED TELECOMMUNICATIONS FACILITY AT EXISTING SITE. THIS CONSTITUTES AS AN APPLICATION FOR A NEW ZONING APPROVAL/LAND USE PERMIT THERE WILL BE NO PROPOSED CHANGES TO THE EXISTING T-MOBILE EQUIPMENT, ANTENNAS AND LEASED SPACE. (6) EXISTING T-MOBILE ANTENNAS (2 PER SECTOR).

**APPLICANT:**  
T-MOBILE USA  
10509 VISTA SORRENTO PKWY, SUITE 206  
SAN DIEGO, CA 92121

**PROPERTY OWNER:**  
MISSIONARY SOCIETY OF SOUTH CALIFORNIA  
4330 MORAGA AVENUE  
SAN DIEGO, CA 92117  
CONTACT: DAYE PIRIE  
PH: (619) 247-5100

**CODE INFORMATION:**  
ZONING CLASSIFICATION: RM-1-1  
BUILDING CODE: 2013 CBC  
CONSTRUCTION TYPE: V. UNSPRINKLERED  
OCCUPANCY: B  
JURISDICTION: CITY OF SAN DIEGO  
CURRENT USE: TELECOMMUNICATIONS FACILITY  
PROPOSED USE: TELECOMMUNICATIONS FACILITY

**CONSTRUCTION MANAGER:**  
DEPRATTI, INC.  
13948 CALLE BUENO,  
GANAR JAMUL, CA 91935  
CONTACT: PAUL HOKENESS  
EMAIL: PHOKENESS@DEPRATTIINC.COM  
PH: (858) 231-8889

**TELCO COMPANY:**  
AT&T

**LEASING & PLANNING:**  
DEPRATTI, INC.  
13948 CALLE BUENO,  
GANAR JAMUL, CA 91935  
CONTACT: CAITLYN KES  
EMAIL: CKES@DEPRATTIINC.COM  
PH: (858) 572-9938

**POWER COMPANY:**  
SDG&E

**SITE LOCATION: (BASED ON NAD 83):**  
LATITUDE: 32° 49' 18.5982" N (32.82183333)  
LONGITUDE: -117° 12' 49.8954" W (-117.21386111)  
TOP OF STRUCTURE AGL: 30'-0"  
BASE OF STRUCTURE AMSL: 335.0'±

**PARCEL NUMBER(S):**  
359-481-08

**EXISTING CARRIERS ONSITE:**  
VERIZON

**YEAR BUILT:**  
1984

**NOTE:**  
NO STRUCTURAL CHANGES, NO ELECTRICAL CHANGES AND NO NEW OR ADDITIONAL BATTERIES.

**LEGAL DESCRIPTION**

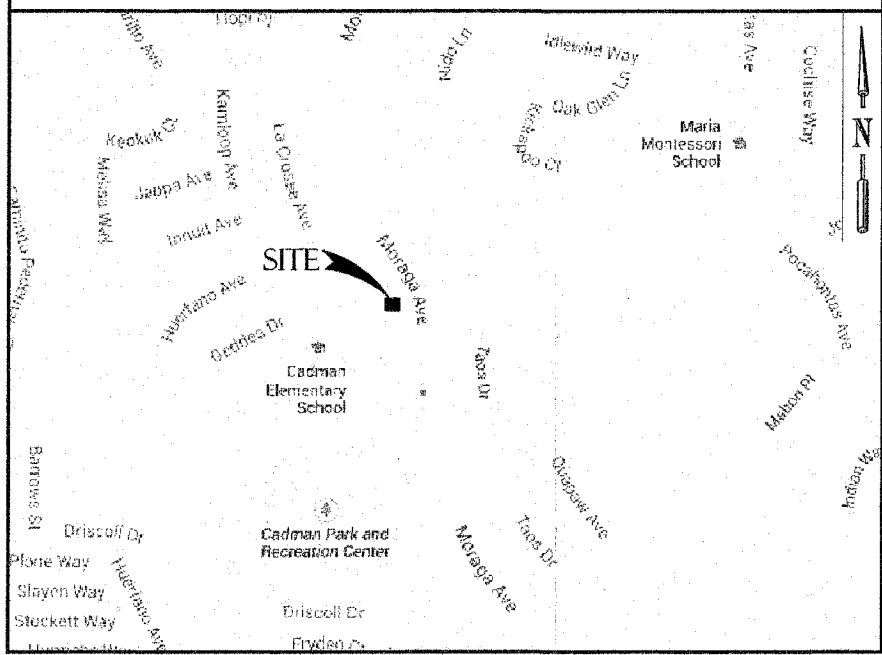
LOT 3447, 3448 AND 3449 OF CLAIREMONT UNIT NO. 18 IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THERE OF NO. 3145 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, ON OCTOBER 22, 1954.

**PROJECT TEAM**

**PROJECT ARCHITECT**  
THOMAS R. HOLLAND, AIA  
PACIFIC TELECOM SERVICES, LLC  
3199 C AIRPORT LOOP DRIVE  
COSTA MESA, CA 92626  
CONTACT: NICHOLAS BRITT  
PH: (619) 322-6425  
EMAIL: NBRITT@PTSWA.COM

**PROJECT CONSULTANT**  
DEPRATTI, INC.  
13948 CALLE BUENO GANAR  
JAMUL, CA 91935  
CONTACT: CAITLYN KES  
PH: (858) 572-9938

**VICINITY MAP**



**DRAWING INDEX**

SHEET	DESCRIPTION
T-1	TITLE SHEET
A-1	SITE PLAN
A-2	ROOF PLAN
A-3	EXISTING EQUIPMENT & ANTENNA PLAN
A-4	EXISTING NORTH & EAST ELEVATION
A-5	EXISTING SOUTH & WEST ELEVATION
A-6	ANTENNA SPECIFICATIONS & DETAILS

**CODE COMPLIANCE**

- 2013 BUILDING STANDARDS ADMINISTRATION CODE - PART 1, TITLE 24, C.C.R.
  - 2013 CALIFORNIA BUILDING CODE (CBC) - PART 2, TITLE 24, C.C.R.
  - 2012 INTERNATIONAL BUILDING CODE (IBC) - VOLUMES 1-3 & CALIFORNIA AMENDMENTS
  - 2013 CALIFORNIA ELECTRICAL CODE (CEC) - PART 3, TITLE 24, C.C.R.
  - 2012 NATIONAL ELECTRICAL CODE (NEC) - PART 4, TITLE 24, C.C.R.
  - 2013 CALIFORNIA MECHANICAL CODE (CMC) - PART 4, TITLE 24, C.C.R.
  - 2012 INTERNATIONAL MECHANICAL CODE (IMC) - PART 5, TITLE 24, C.C.R.
  - 2013 CALIFORNIA PLUMBING CODE (CPC) - PART 5, TITLE 24, C.C.R.
  - 2012 INTERNATIONAL PLUMBING CODE (IPC) - PART 5, TITLE 24, C.C.R.
  - 2013 CALIFORNIA ENERGY CODE (CEC) - PART 6, TITLE 24, C.C.R.
  - 2013 ASME A17.1 SAFETY CODE - FOR ELEVATORS AND ESCALATORS
  - 2013 CALIFORNIA FIRE CODE (CFC) - PART 9, TITLE 24, C.C.R.
  - 2012 INTERNATIONAL FIRE CODE (IFC) - PART 12, TITLE 24, C.C.R.
  - 2013 CALIFORNIA REFERENCED STANDARDS - TITLE 19, C.C.R.
  - PUBLIC SAFETY, STATE FIRE MARSHAL REGULATIONS: ANSI/EIA/TIA-222-G STANDARDS FOR BROADCAST STRUCTURES, LOCAL CODES AND ORDINANCES.
- IN THE EVENT OF A CONFLICT, THE MOST RESTRICTIVE CODE SHALL PREVAIL.

**DRIVING DIRECTIONS**

FROM T-MOBILE OFFICE, SAN DIEGO, CA:

HEAD NORTH-WEST ON VISTA SORRENTO PKWY TOWARDS LUSK BLVD	0.4 MI
TURN LEFT ONTO SORRENTO VALLEY BLVD	0.2 MI
TURN RIGHT ONTO ROSELLE ST	459 FT
TURN LEFT TO MERGE ONTO I-5 S	4.2 MI
TAKE THE EXIT ONTO CA-52 E	1.1 MI
TAKE THE EXIT TOWARDS CLAIREMONT MESA BLVD	0.3 MI
MERGE ONTO REGENTS RD	0.7 MI
CONTINUE ONTO CLAIREMONT MESA BLVD	0.2 MI
TURN RIGHT ONTO MORAGA AVE, DESTINATION WILL BE ON THE RIGHT	0.5 MI

4330 MORAGA AVE, SAN DIEGO, CA 92117, USA

APPROVAL	DATE	SIGNATURE
LANDLORD:		
CONST:		
S/A:		
R.F.:		
ZONING:		
A&E:		

REVIEWERS SHALL CLEARLY PLACE INITIALS ADJACENT TO EACH REDLINE NOTE AS DRAWINGS ARE BEING REVIEWED

**RF INFORMATION**

EXISTING RF & COAX CHART							
SECTOR	AZIMUTH	RAD CENTER	# OF ANTENNAS	ANTENNA MODEL	TMA	COAX	COAX LENGTH
ALPHA	340°	25'-8"	2	ERICSSON AIR-21	EXISTING	EXISTING	EXISTING
BETA	140°	25'-8"	2	ERICSSON AIR-21	EXISTING	EXISTING	EXISTING
GAMMA	260°	25'-8"	2	ERICSSON AIR-21	EXISTING	EXISTING	EXISTING

NOTE: VERIFY WITH FINAL RF DESIGN.

**CHRISTIAN CHURCH OF CLAIREMONT**  
**SD06532A**  
 4330 MORAGA AVENUE  
 SAN DIEGO, CA. 92117

REVISIONS				
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2	09/02/14	ISSUED FOR SUBMITTAL	AF	

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SHEET TITLE  
TITLE SHEET

SHEET NUMBER  
**T-1**

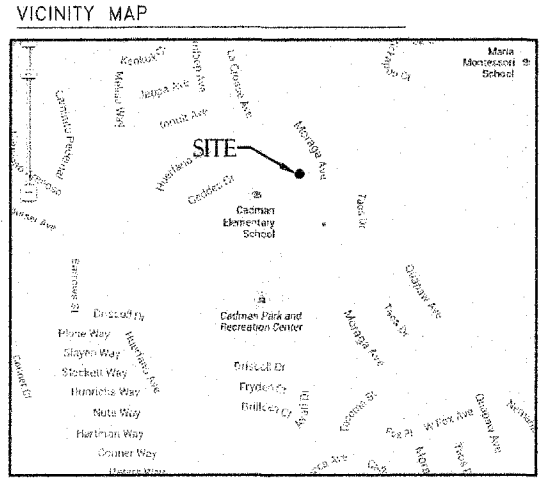


**NOTES:**

1. THIS PROJECT PROPOSES NO DEVELOPMENT IMPROVEMENTS FOR THIS DISCRETIONARY REVIEW AND THEREFORE DOES NOT REQUIRE ANY PERMANENT STORM WATER BEST MANAGEMENT PRACTICES.
2. NO EXISTING PARKING SPACE WILL BE USED OR REMOVED BY THIS PROJECT.
3. THIS IS A RENEWAL OF A PERMIT OF AN EXISTING FACILITY AND NO GROUND DISTURBANCE OR TRENCHING IS PROPOSED BY THIS PROJECT.
4. THIS PROJECT PROPOSES NO WORK WITHIN THE PUBLIC RIGHT-OF-WAY.

**NOTE:**  
 NO STRUCTURAL CHANGES, NO ELECTRICAL CHANGES, AND NO NEW OR ADDITIONAL BATTERIES

- LEGEND**
- SUBJECT BOUNDARY LINE
  - RIGHT-OF-WAY CENTERLINE
  - RIGHT-OF-WAY LINE
  - ADJACENT BOUNDARY LINE
  - SECTIONAL BREAKDOWN LINE
  - COAX --- COAX --- COAX --- COAXIAL CABLE LINE
  - FIBER --- FIBER --- FIBER OPTIC CABLE LINE
  - OHP --- OHP --- OHP --- OVERHEAD POWER LINE
  - UGP --- UGP --- UGP --- BURIED POWER LINE
  - GAS --- GAS --- GAS --- BURIED GAS LINE
  - OHT --- OHT --- OHT --- OVERHEAD TELEPHONE LINE
  - UGT --- UGT --- UGT --- BURIED TELEPHONE LINE
  - W --- W --- W --- BURIED WATER LINE
  - SS --- SS --- SS --- BURIED SANITARY SEWER
  - SD --- SD --- SD --- BURIED STORM DRAIN
  - --- --- --- DITCH LINE/FLOW LINE
  - --- --- --- ROCK RETAINING WALL
  - --- --- --- VEGETATION LINE
  - X --- X --- X --- CHAIN LINK FENCE
  - □ --- □ --- □ --- WOOD FENCE
  - X --- X --- X --- BARBED WIRE/WIRE FENCE
  - △ TRANSFORMER
  - ⊗ LIGHT STANDARD
  - ⊙ POWER VAULT
  - ⊠ UTILITY BOX
  - ⊕ UTILITY POLE
  - ← POLE GUY WIRE
  - ⊞ GAS VALVE
  - ⊞ GAS METER
  - ⊞ TELEPHONE VAULT
  - ⊞ TELEPHONE-RISER
  - ⊙ FIRE HYDRANT
  - ⊞ GATE VALVE
  - ⊞ WATER METER
  - ⊞ FIRE STAND PIPE
  - ⊞ CATCH BASIN, TYPE I
  - ⊞ CATCH BASIN, TYPE II
  - ⊞ SIGN
  - ⊞ BOLLARD
  - ⊞ MAIL BOX
  - ⊞ SPOT ELEVATION



**DISCLAIMER**

THESE DRAWINGS WERE PRODUCED WITHOUT THE BENEFIT OF A CURRENT LAND SURVEY. ALL PROPERTY LINES, EASEMENTS, SETBACKS AND EXISTING CONDITIONS ARE APPROXIMATE AND SHALL BE VERIFIED PRIOR TO START OF CONSTRUCTION.

**CHRISTIAN CHURCH OF CLAIREMONT**  
 SD06532A  
 4330 MORAGA AVENUE  
 SAN DIEGO, CA. 92117

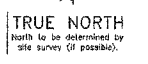
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SHEET TITLE  
 SITE PLAN

SHEET NUMBER  
**A-1**

24"x36" SCALE: 1" = 20'-0"  
 11"x17" SCALE: 1" = 40'-0"



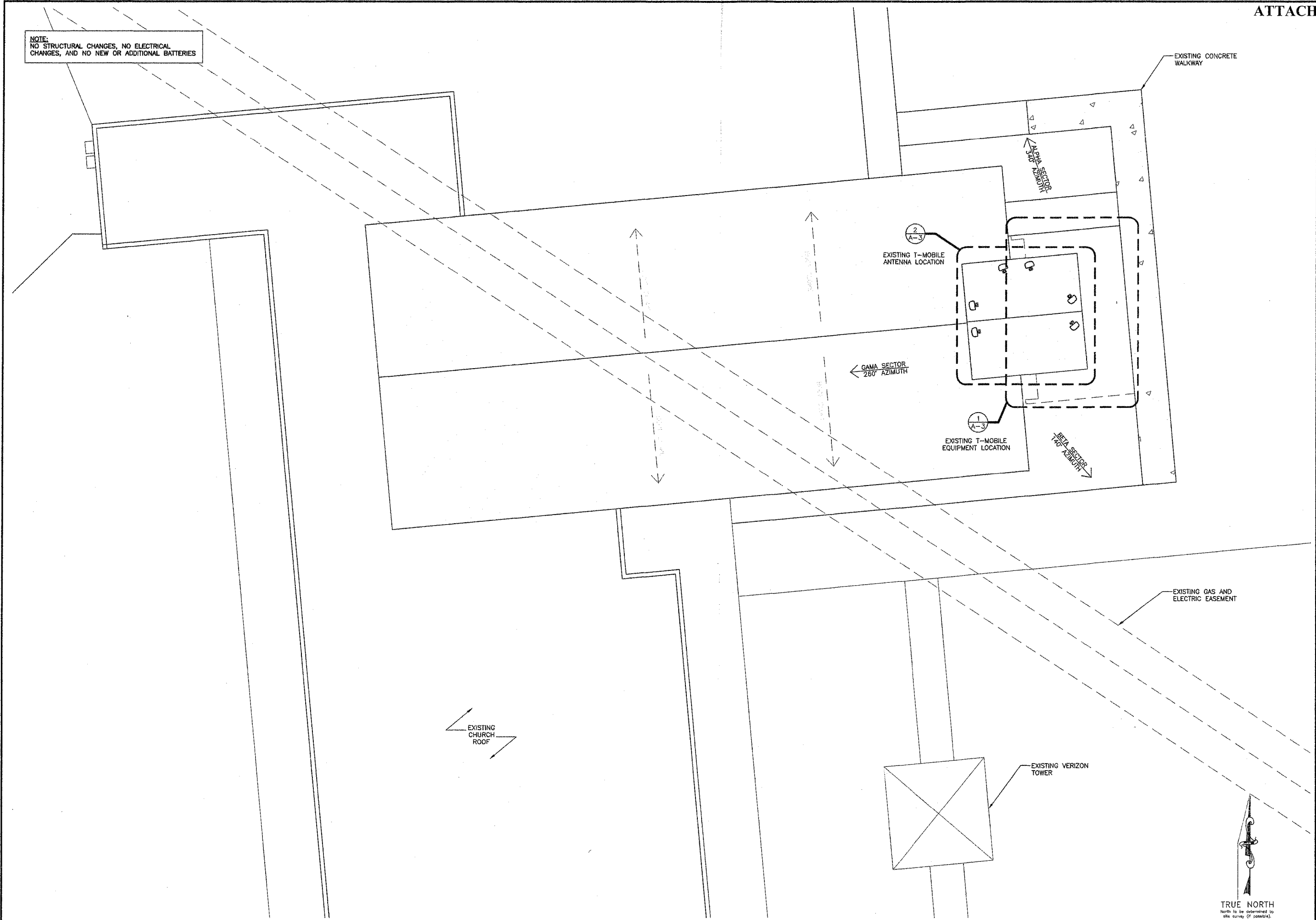
TRUE NORTH  
 North to be determined by site survey (if possible).

SAN DIEGO MARKET  
10509 VISTA SORRENTO PARK, SUITE 206,  
SAN DIEGO, CA 92121

**Deprattinc.**  
13948 CALLE BUENO GANAR  
JAMUL, CA 91835

**PTS**  
PACIFIC TELECOM SERVICES, LLC  
31890 AIRPORT LOOP DRIVE  
COSTA MESA, CA 92626

NOTE:  
NO STRUCTURAL CHANGES, NO ELECTRICAL  
CHANGES, AND NO NEW OR ADDITIONAL BATTERIES



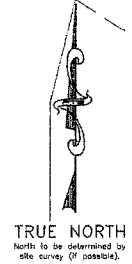
CHRISTIAN CHURCH OF CLAIREMONT  
SD06532A  
4330 MORACA AVENUE  
SAN DIEGO, CA. 92117

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SHEET TITLE  
ROOF PLAN

SHEET NUMBER  
**A-2**



ROOF PLAN | 1

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

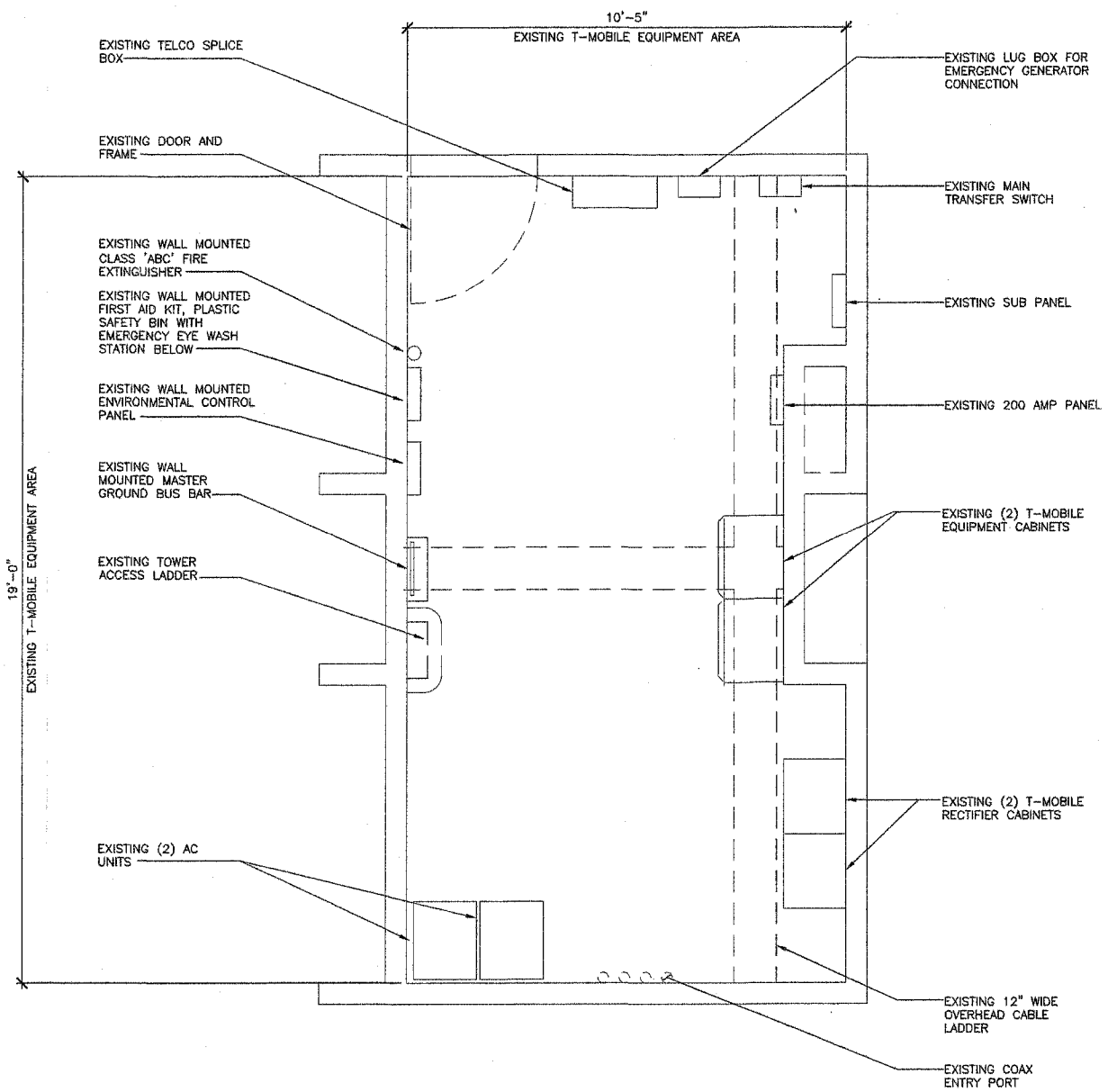
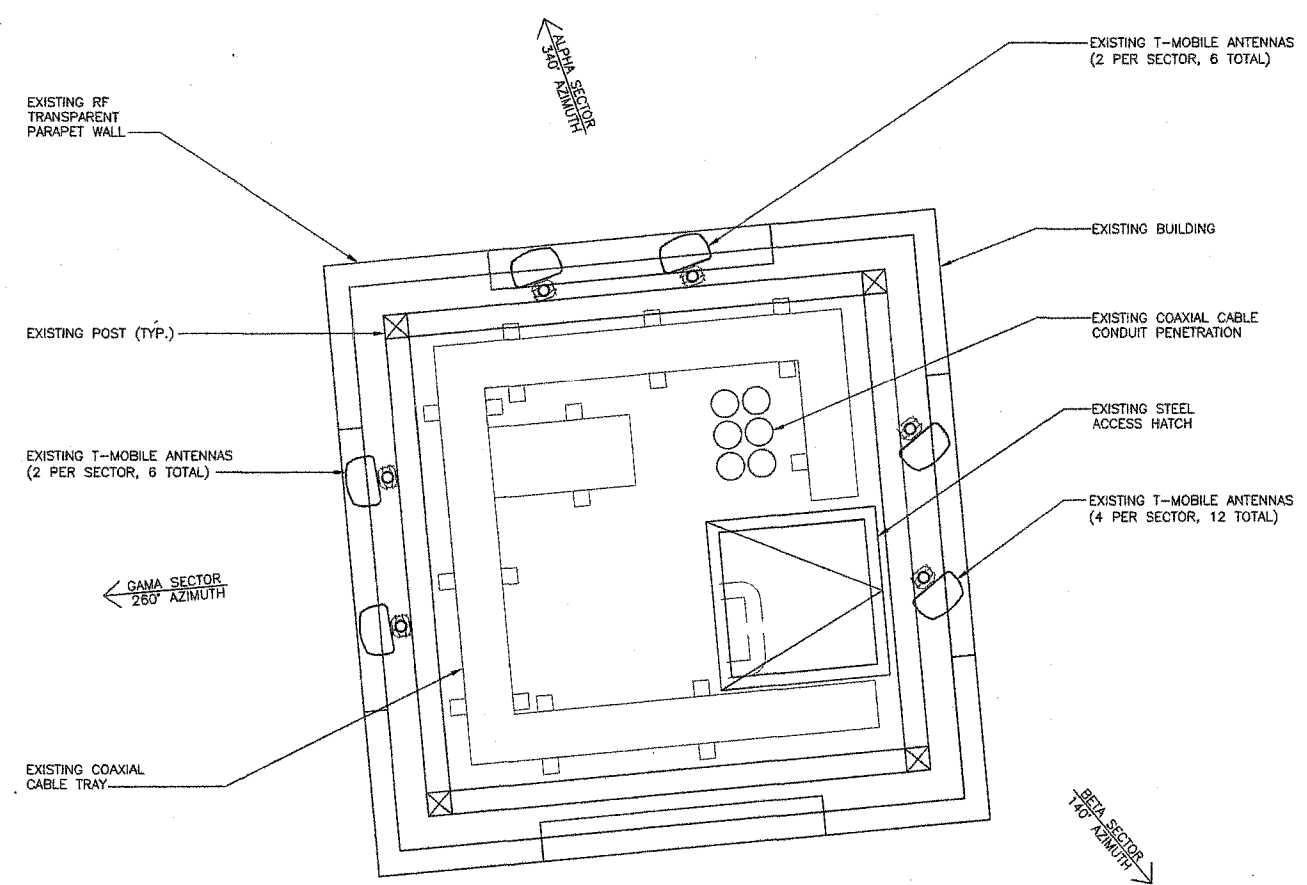


SAN DIEGO MARKET  
10500 VISTA SORRENTO PKWY, SUITE 206,  
SAN DIEGO, CA 92121

Deprattinc.  
13948 CALLE BUENO GANAR  
JANUL, CA 91935

PTS  
PACIFIC TELECOM SERVICES, LLC  
3189C AIRPORT LOOP DRIVE  
COSTA MESA, CA 92626

NOTE:  
NO STRUCTURAL CHANGES, NO ELECTRICAL  
CHANGES, AND NO NEW OR ADDITIONAL BATTERIES



TRUE NORTH  
North to be determined by  
site survey (if possible).

TRUE NORTH  
North to be determined by  
site survey (if possible).

24"x36" SCALE: 1/2" = 1'-0"  
11"x17" SCALE: 1/4" = 1'-0"

24"x36" SCALE: 1/2" = 1'-0"  
11"x17" SCALE: 1/4" = 1'-0"

EXISTING ANTENNA PLAN 2

EXISTING EQUIPMENT PLAN 1

CHRISTIAN CHURCH OF CLAIREMONT  
SD06532A  
4330 MORAGA AVENUE  
SAN DIEGO, CA. 92117

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SHEET TITLE  
EXISTING EQUIPMENT &  
ANTENNA PLANS

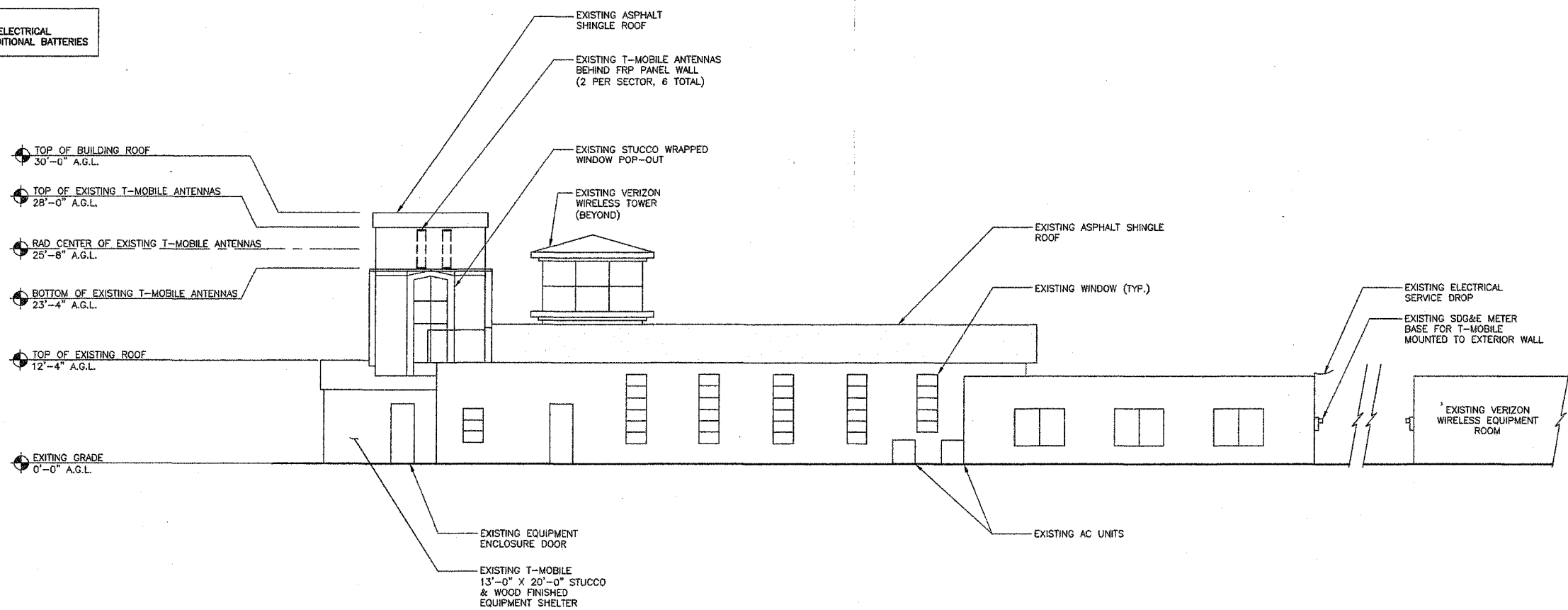
SHEET NUMBER  
A-3

SAN DIEGO MARKET  
10509 VISTA SORRENTO PKWY, SUITE 206,  
SAN DIEGO, CA 92121

Deprattinc.  
13948 CALLE BUENO GANAR  
JANUL, CA 91935

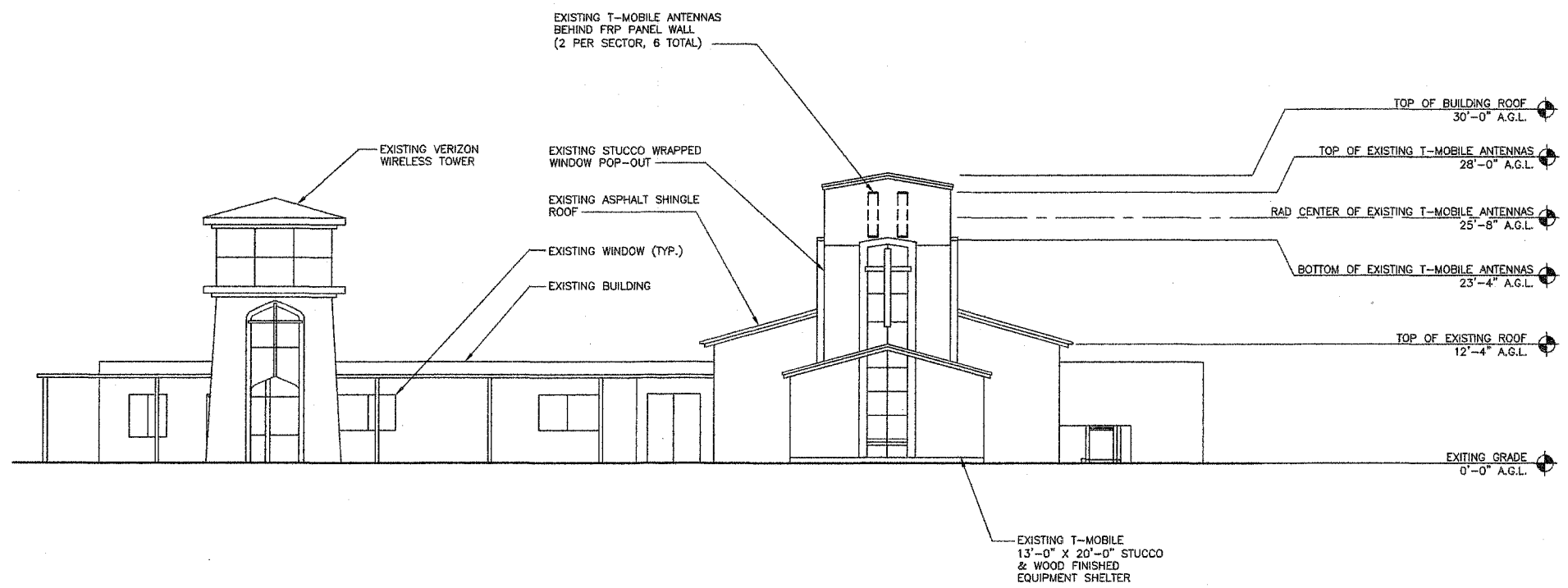
PTS  
PACIFIC TELECOM SERVICES, LLC  
31990 AIRPORT LOOP DRIVE  
COSTA MESA, CA 92626

NOTE:  
NO STRUCTURAL CHANGES, NO ELECTRICAL  
CHANGES, AND NO NEW OR ADDITIONAL BATTERIES



24"x36" SCALE: 1/8" = 1'-0"  
11"x17" SCALE: 1/16" = 1'-0"  
8' 6' 4' 2' 0' 8'

EXISTING NORTH ELEVATION | 1



24"x36" SCALE: 1/8" = 1'-0"  
11"x17" SCALE: 1/16" = 1'-0"  
8' 6' 4' 2' 0' 8'

EXISTING EAST ELEVATION | 2

CHRISTIAN CHURCH OF CLAIREMONT  
SD06532A  
4330 MORAGA AVENUE  
SAN DIEGO, CA. 92117

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2	09/02/14	ISSUED FOR SUBMITTAL	AF

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LABELED AS CONSTRUCTION SET

SHEET TITLE  
EXISTING NORTH &  
EAST ELEVATION

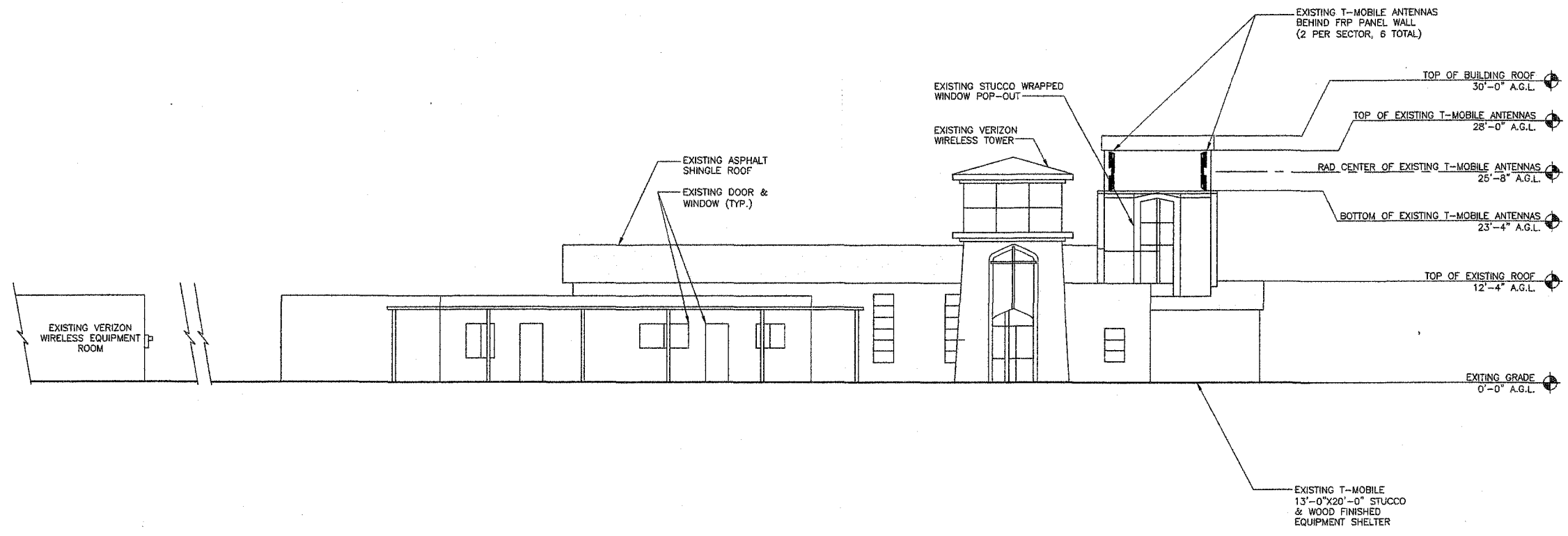
SHEET NUMBER  
**A-4**

SAN DIEGO MARKET  
10509 VISTA SORRENTO PARK, SUITE 206,  
SAN DIEGO, CA 92121

Deprattinc.  
13948 CALLE BUENO GANAR  
JANUL, CA 91935

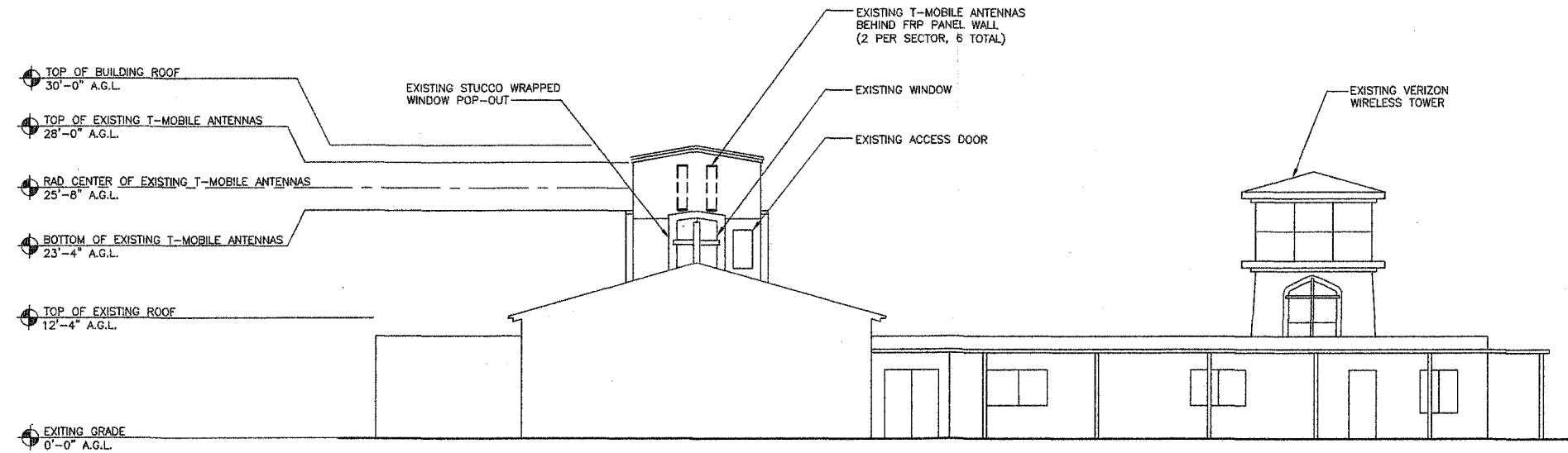
PTS  
PACIFIC TELECOM SERVICES, LLC  
3198C AIRPORT LOOP DRIVE  
COSTA MESA, CA 92626

NOTE:  
NO STRUCTURAL CHANGES, NO ELECTRICAL  
CHANGES, AND NO NEW OR ADDITIONAL BATTERIES



24"x36" SCALE: 1/16" = 1'-0"  
11"x17" SCALE: 1/32" = 1'-0"  
16' 12' 8' 4' 0' 16'

EXISTING SOUTH ELEVATION | 1



24"x36" SCALE: 1/16" = 1'-0"  
11"x17" SCALE: 1/32" = 1'-0"  
16' 12' 8' 4' 0' 16'

EXISTING WEST ELEVATION | 2

CHRISTIAN CHURCH OF CLAIREMONT  
SD06532A  
4330 MORAGA AVENUE  
SAN DIEGO, CA. 92117

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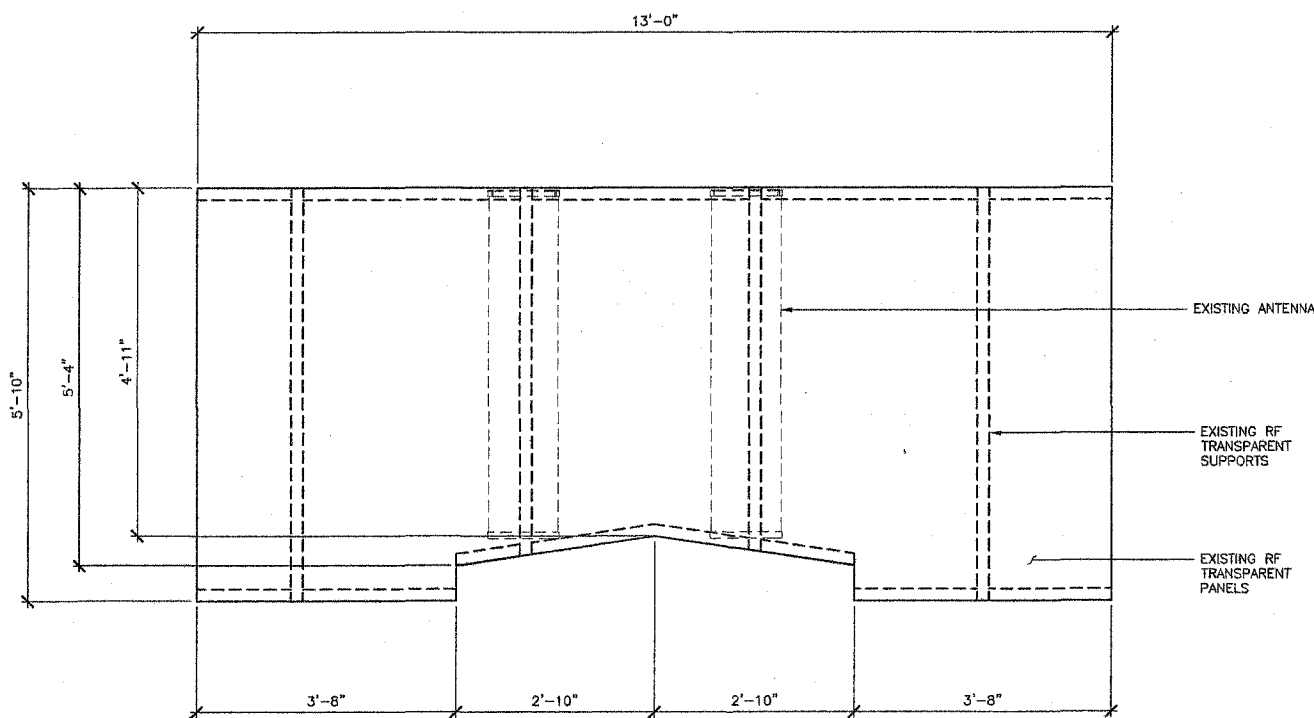
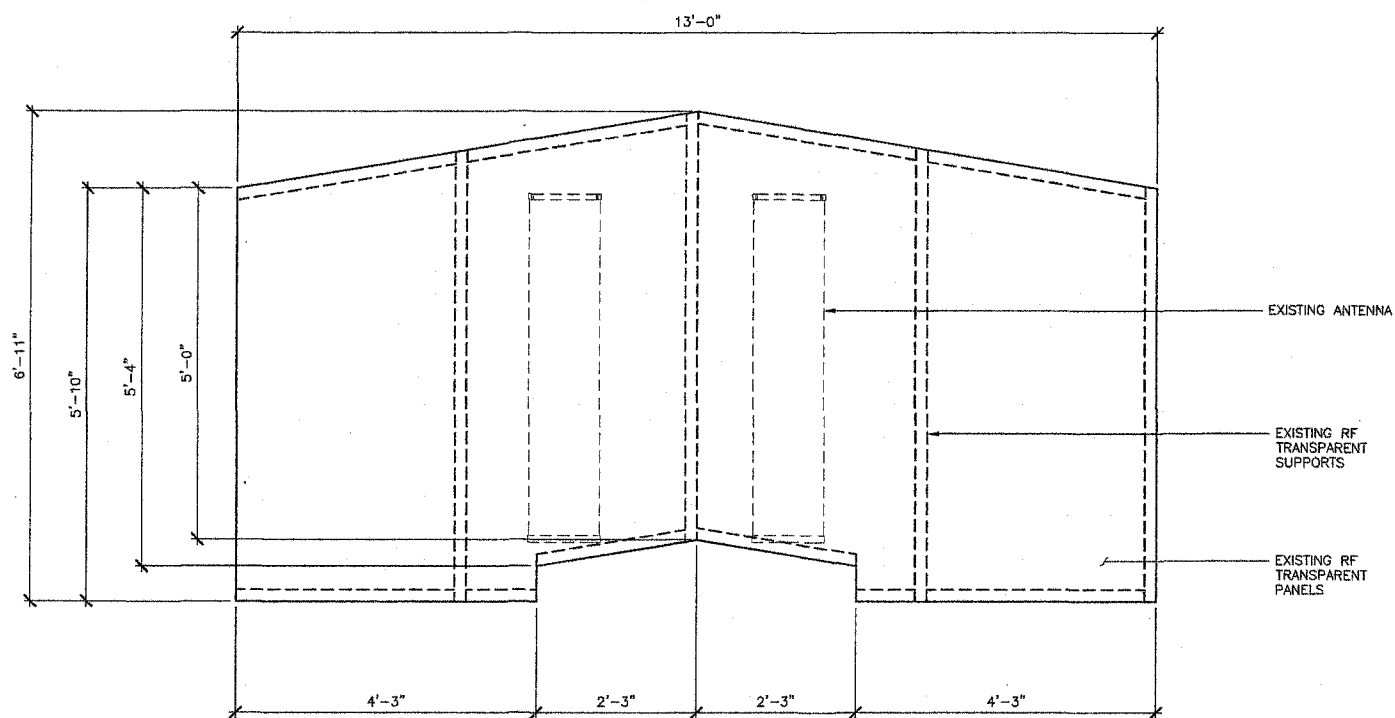
NOT FOR CONSTRUCTION UNLESS  
LABELED AS CONSTRUCTION SET

SHEET TITLE  
EXISTING SOUTH &  
WEST ELEVATION

SHEET NUMBER  
**A-5**

EAST & WEST SCREEN WALL (TYP)

NORTH & SOUTH SCREEN WALL (TYP)



EXISTING RF SCREEN WALL DETAILS

24"x36" SCALE: NOT TO SCALE  
11"x17" SCALE: NOT TO SCALE

5

NOT USED

24"x36" SCALE: NOT TO SCALE  
11"x17" SCALE: NOT TO SCALE

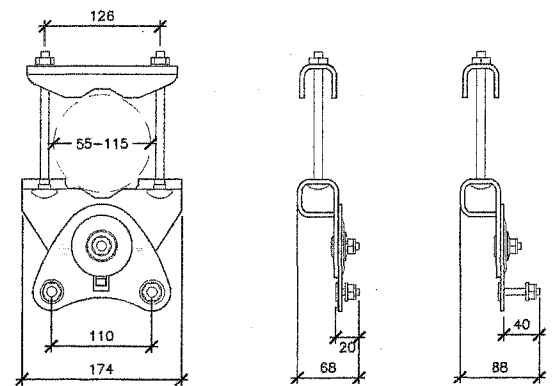
4

NOT USED

24"x36" SCALE: NOT TO SCALE  
11"x17" SCALE: NOT TO SCALE

3

MANUFACTURER: KATHREIN  
MODEL: AIR21 CLAMP KIT (55-115 mm)  
PART #: 85010070  
WEIGHT: 4.3kg (9.5 LBS)



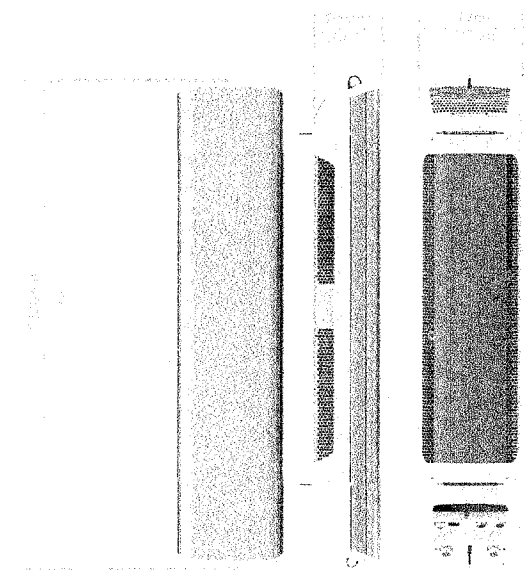
CLAMP PLAN LOWER CLAMP UPPER CLAMP

NOTE: DIMENSIONS IN mm.

ANTENNA MOUNTING

24"x36" SCALE: NOT TO SCALE  
11"x17" SCALE: NOT TO SCALE

2



Physical Characteristics and Environment:

- H x W x D = 1422 x 307 x 200 mm (56" x 12" x 7.9")
- 41.5 kg (91 lbs). Two mounting brackets - add'l 2.1 kg ( 5 lbs).
- <750 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

ERICSSON AIR 21 ANTENNA SPECIFICATIONS

24"x36" SCALE: NOT TO SCALE  
11"x17" SCALE: NOT TO SCALE

1

**T-Mobile**  
SAN DIEGO MARKET  
10509 VISTA SCORRENTO PARK, SUITE 206,  
SAN DIEGO, CA 92121

**Deprattinc.**  
13948 CALLE BUENO CAHAR  
JAMUL, CA 91935

**PTS**  
PACIFIC TELECOM SERVICES, LLC  
3189C AIRPORT LOOP DRIVE  
COSTA MESA, CA 92626

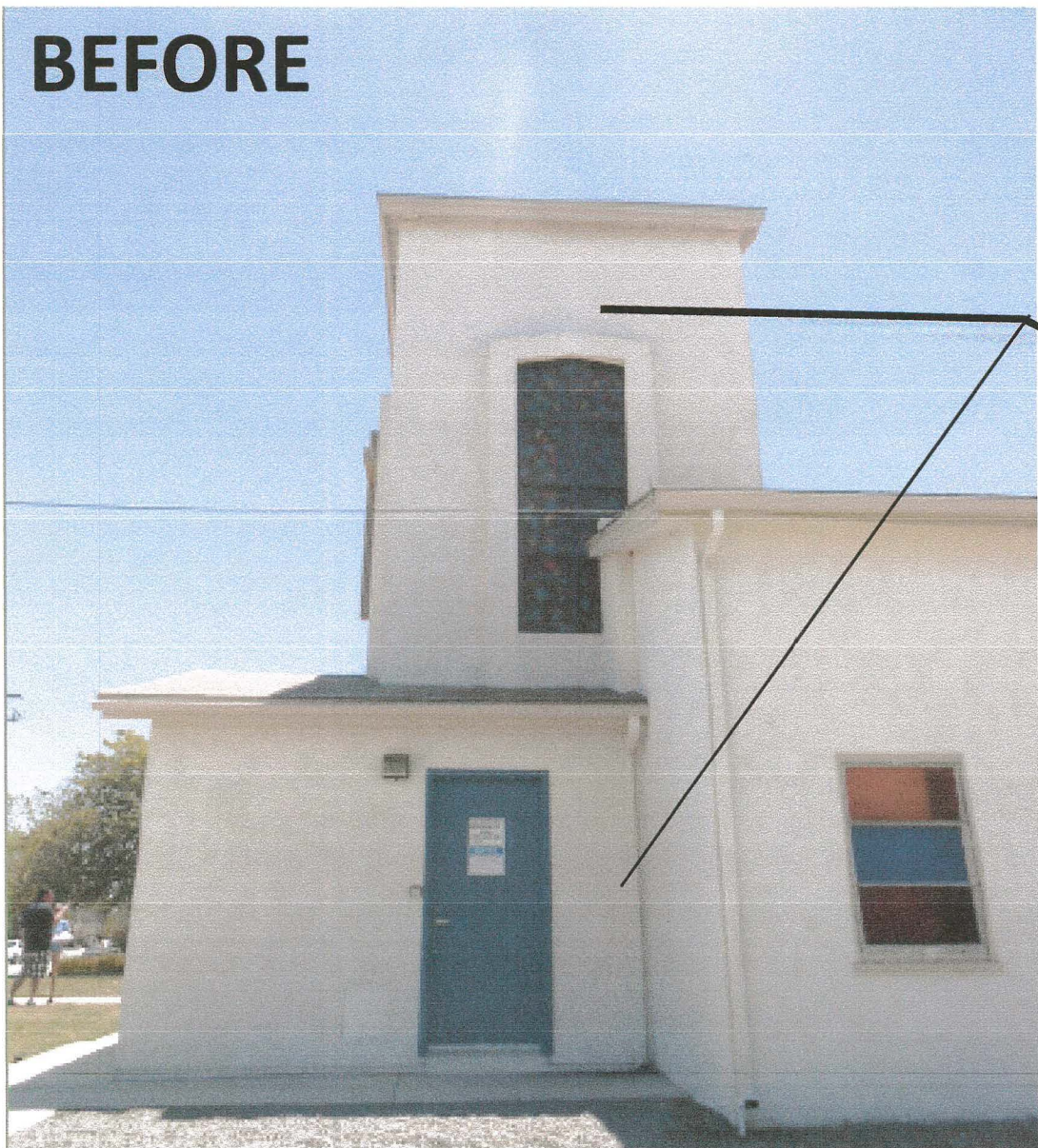
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4330 MORAGA AVENUE  
SAN DIEGO, CA. 92117

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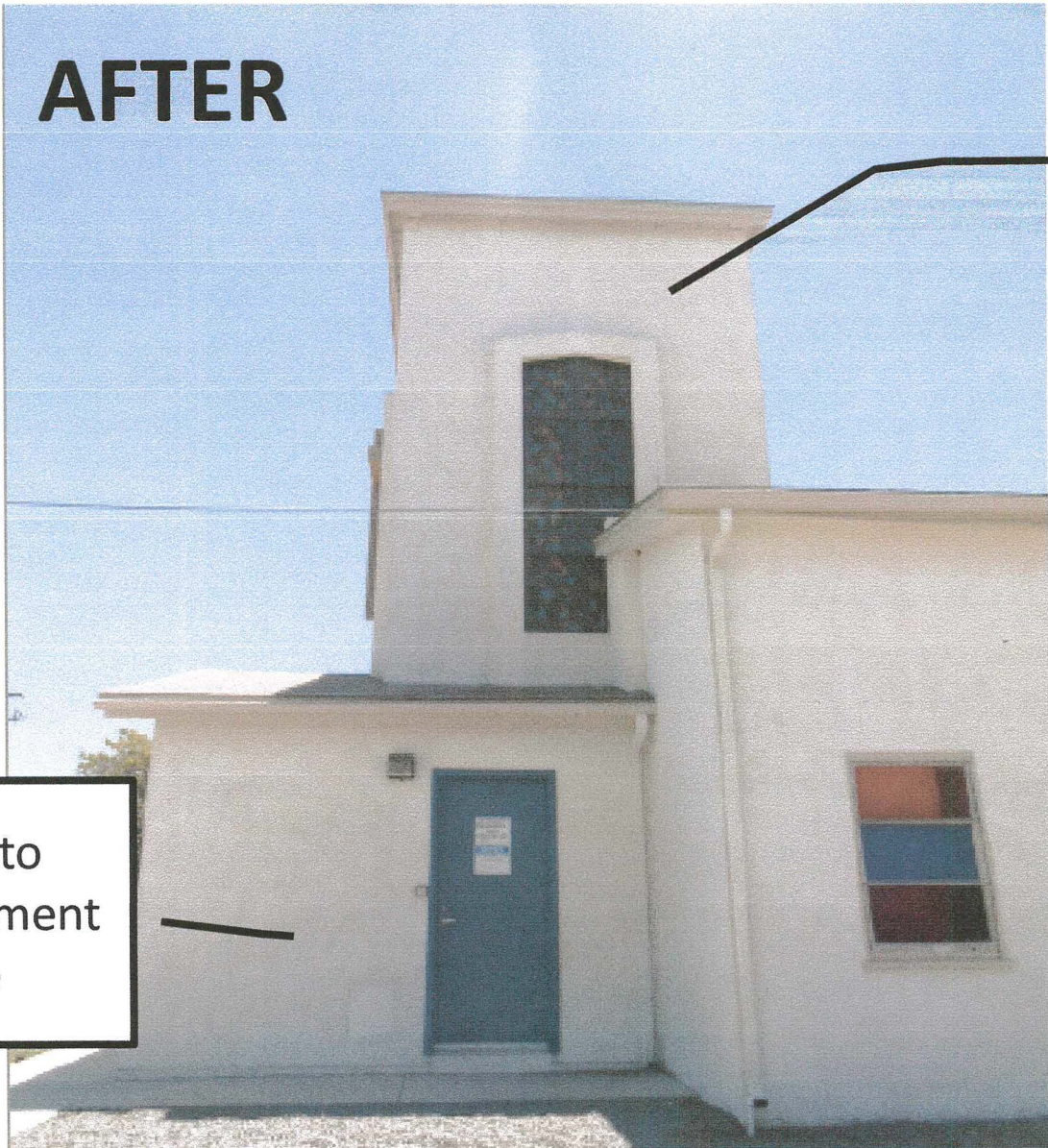
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SHEET TITLE  
ANTENNA SPECIFICATIONS & DETAILS

SHEET NUMBER  
**A-6**



Antennas  
concealed within  
structure.  
Equipment Shelter  
at base.



Antennas  
concealed within  
structure. No  
changes proposed.

No Change to  
Existing Equipment  
Enclosure



Antennas concealed within structure. Equipment Shelter at base.



Antennas and equipment enclosure concealed within structure. No changes proposed.

<b>Clairemont Community Planning Group</b>
--

Minutes of the Meeting of  
November 18, 2014  
North Clairemont Friendship Center

P Jeff Barfield- <b>Chair</b>	P Jack Carpenter	A Billy Paul	P Troy Terpening
P Fiona Theseira – <b>Vice Chair</b>	P Keith Hartz	P Michael Puente	P Scott Wentworth
P Delana Hardacre- <b>Secretary</b>	P Debra Howell	P Margie Schmidt	
P Susan Mournian- <b>Treasurer</b>	P Steve Innis	P Joseph Smith	

P – Present    A – Absent    L-Late

**Item 1. Call to Order / Roll Call**

Meeting was called to order at 6:32 p.m. by Chair Jeff Barfield. Roll call was taken and a quorum present.

**Item 2. Non-Agenda Public Comment** – Issues that are not on the agenda and are within the jurisdiction of the Clairemont Community Planning Group. **NOTE:** 3-minute time limit per speaker.

**Public:**

Jeff Barfield prefaced the public comments with a statement that many of the people in attendance this evening were there to discuss the wireless communication facility that we recommended for approval back in July on the corner of Luna and Clairemont Drive. He received a letter from La Petite School expressing their concerns about that recommendation.

Thierry Pasquet, Director of La Petite School, stated that they are now aware of this proposed expansion and currently have a petition going stating opposition to it. Some neighbors are still not aware of it. They have 183 children at their school and many parents have stated they will leave the school if this 210 gallons of diesel fuel is installed on the roof of the area where the children eat their lunch. They were not aware that the church already signed the contract.

A parent of the school commented that he learned of this project only by accident. When we started to ask questions, we started to learn more detail. The other four tenants were not aware of it either. Some parents will pull their children if this project is allowed to go forward. It will take one to two years for our school to find a new location.

Parent of the school – his child is 3 years old. His wife, just by accident, learned from the Pastor of the church of the project. There currently are existing antennas and now want to add 17 more. We started an online petition and it has gone viral. There are currently 484 signatures and NBC 7 showed up to film the concerns. Neighbors, teachers, parents of students didn't know about it.

Rick Banter has a 4 year at the school. His focus is on the generator and a 210 gallon tank of diesel fuel sitting on top of where kids eat their lunch 5 days a week. What fumes will come from the generator when tested? When tested, how long will the test run? The generator needs to be refilled on the 2nd floor of an internal courtyard - how are they going to refill this tank? We don't think all the questions were asked and answered.

**Committee Members:**

Steve Innis commented that the refilling of the tank was not discussed. The Committee did ask a number of questions. However, as a stake holder, I am concerned that you were not notified of this meeting in July when it was presented to the Planning Committee.

Scott Wentworth commented that he recalled talking about the plans and was told we have met all the requirements.

Jack Carpenter stated that there should have been a dialog between the school and the church.

Keith Hartz stated that he was surprised the tenants were not notified.

Susan Mournian stated that she feels it is proper to reconsider our stance based on the fact that all stakeholders were not notified.

Debra Howell stated she asked about putting that generator over the children's eating area. However, I was more concerned about the noise.

Steve Innis asked the school if they had met with the city planners about this. Answer was No.

Jeff Barfield stated that he was going to schedule this topic for reconsideration at our next meeting in January.

**Additional Comments:**

**Public:**

Harry Backer stated that there is a homeless RV issue in his area that is not being addressed. He called the City and was told they had to wait 7 days to address the particular issue. However, he was also told if he called after 2 am, it could be addressed immediately.

A community member stated that in the last 2 weeks they have noticed very large vehicles/trailers, going down Moraga and wanted to know if they are supposed to do that as there is a tonnage limit. Public was encouraged to reach out to city traffic control about this concern.

Positive comment made that last meeting there was concern about illegal parking of vehicles by Nissan at Bayview Plaza –great job getting them out of there.

**Committee:**

Scott Wentworth stated that the new RV ordinance has actually made an impact in his neighborhood. It is working.

**Item 3. Modifications to the Agenda – Requires 2/3 approval.**

None

**Item 4. Approval of Minutes**

Motion to approve minutes for October 21, 2014 by Susan Mournian, second by Margie Schmidt.

**Vote: 11-0-2** to approve

**Item 5. Council Representative Reports**

**District 2 Council Report** (Steve Hadley, Community Liaison, [SRHadley@sandiego.gov](mailto:SRHadley@sandiego.gov))

Comments about parking – they cannot prevent oversize vehicles from parking on city streets all the time. Let him know if some homeless are there pretty consistently. The City has hired 11 new people to do code enforcement on the night shift.



**District 6 Council Report** (Ernie Navarro and Shirley Owen, Community Liaison, [enavarro@sandiego.gov](mailto:enavarro@sandiego.gov)), [sowen@sandiego.gov](mailto:sowen@sandiego.gov))

Ernie Navarro will be moving into District 2 on Dec 10<sup>th</sup> and representing the Pacific Beach area.

**Item 6. Information Items**

**201. AC Sewer & Water Group Job 1004** – (Elizabeth Dunn/Jericho Gallardo, City of San Diego) Presentation by the City Right-of-Way Design Division on Job 1004, scheduled for construction in 2015.

Elizabeth stated they will be replacing all aging and deteriorated concrete sewer mains and cast-iron water mains. This project is located in the Clairemont Mesa Community within District 2. This project proposes to replace approximately 7,030 linear feet of existing 6 inch AC water pipeline with 8 and/or 12 inch PVC pipe to better serve the existing end users. It would also replace approximately 2,217 linear feet of 8 inch sewer pipeline. The pipeline will take place along the developed public right-of-way on Mayo, Chicago, Napier, Ashton, Goldfield, Asher, Denver Streets and Morena Blvd.

**Questions and Answers:**

Q – Scott Wentworth – Is that a water main being done on Morena now? A - There are other projects going on. But not this project.

Q – Mike Puente – What is the life expectancy of this PVC? A - I will verify.

Q – Jeff Barfield – Will you be doing hi lining? A – Yes, and residents will be notified.

Q – Who is doing the work? A - It will be private contractor. City will be working in coordination with the contractor doing other work.

Q - Will they reslurry the streets? A – Yes

**Item 7. Workshop Item:**

None

**Item 8. Potential Action Items**

**301. Extension of Time for Approved Permit Amendments, Project No. 381171; Arco Station on Balboa Ave. at Mt. Abernathy** – (Jeanette Verdugo, AGC Design Concept Inc.)

This is a request for an extension of time for a previously approved Conditional Use Permit, Neighborhood Use Permit, and Site Development Permit for redevelopment/reconstruction of the existing Arco Station, convenience store and continuation of alcohol sales. Existing Zoning is CC-1-3 on the 0.42 acre site.

Jeanette stated that due to economics, they did not get their previously proposed remodel done. They have to resubmit everything to the city to get the extension. They need our approval to move on. Nothing changed with their plans they presented a couple years ago.

Motion to approve our support of the project was made by Susan Mournian; seconded by Mike Puente.

**Vote: 13-0-0 Approved**

**302. Moraga Ave Traffic Calming and Speed Signs** (Steve Hadley, Gary Pence, and City of San Diego)

Consideration of a recommendation for speed control measures for Moraga Ave. between Moraga Place/Kenosha Ave. to Clairemont Mesa Blvd. and installation of stop signs on Moraga Ave. at Tacoma St.

Much discussion about this topic. Steve Hadley stated that City Council has policy if traffic engineering comes out to do study and does not find all that they need to quality for installation, the community can still come out

and ask for it. The council then goes out and meets with the community before it goes to the CCPC. On June 23<sup>rd</sup> they met with neighbors in this area - 75 to 80 people showed up. We came up with 3 items:

1. Stop Sign Installation on Moraga at Cadden Way & Paducah Place.
2. Stop Sign Installation on Moraga and Tacoma. Tacoma also has a little bit of a visibility issue.
3. Raise the speed limit on Moraga to 30 mph as the current speed of 25 mph is not enforceable by radar. They would like to raise to 30 mph so they can get the police out there with radar. This is the only one that Gary Pence would recommend.

#### Questions and Answers:

##### Committee:

Q - Debra Howell – How long do you anticipate a reduction in speed if you raise to 30 mph? A – It took a few months for success at West Muirlands.

Q - Fiona Theseira - Is there another alternative to a stop sign? A – Roundabout – they are more efficient. The problem with them is a funding issue.

Q - Jeff Barfield – What would happen if you eliminated the double yellow line on Moraga – A - On certain streets they are required and Moraga is one of them.

#### Public Comments:

Daniel Hildebrand (email to Jeff Barfield) – he is against raising speed and adding a sign at Tacoma.

Thank you for the red curb on Moraga place and Moraga. Q - Once it's at 30 mph can we put it back down to 25 mph? A – You will not see a difference, but at least it is enforceable.

Gary Pence has committed to fund and install an electronic speed sign.

Problem with raising the speed limit, I think people will just go faster. I would like to see another stop sign on Moraga.

Chris – fire department is getting off the hook. The streets are crap anyway why would a speed bump hurt anything. He is not for raising speed limit.

Q - When is the next city survey on average speed? A - In 2018.

Jeff Barfield mentioned that Health HFA – live well and pedestrian and safety committee would like two members from Clairemont to sit on this committee. Jeff would like a representative from the committee and one from the community. CIP program starting to ramp up again and we do set up priorities – we could look at adding a roundabout to this.

Motion by Scott Wentworth to approve 30 mph, seconded by Mike Puente

**Vote: 3-9-1** Not Approved Abstain : Troy Terpening

Motion by Scott Wentworth that we not approve Tacoma, seconded by Mike Puente

**Vote: 12-1-0** Approved No: Keith Hartz

Motion by Susan Mournian to approve stop sign on Cadden and Paducah, seconded by Mike Puente

**Vote: 2-7-4** Not Approved Abstain: Keith Hartz, Joseph Smith, Troy Terpening and Delana Hardacre

Motion by Jack Carpenter in favor of speed alert sign and being put on a list for a roundabout, seconded by Troy Terpening.

**Vote: 13-0-0** Approved

**303: Requests for Stop Signs on Huerfano Ave. at Driscoll Dr. and Connor Way** (Steve Hadley, Gary Pence, City of San Diego)

Consideration of a recommendation for stop signs on Huerfano Ave at Driscoll Dr. and Connor Way.

Steve Hadley stated that 275 homes were noticed for this meeting. Gary Pence recommends electronic speed signs on Huerfano. Residents would like a stop sign at Peters or Connors and Driscoll. None met the Engineering criteria.

Motion by Margie Schmidt to approve a sign at Driscoll and Huerfano, seconded by Susan Mournian.

**Vote: 12-0-1** Approved Abstain: Joseph Smith

Motion by Joseph Smith for one on Peters, seconded by Susan Mournian.

**Vote: 10-3-0** Approved No: Debra Howell, Margie Schmidt and Fiona Theseira

**304: Wireless Communication Facility at 4330 Moraga Ave., Christian Church of Clairemont** (Anne Regan, DePratti Incorporated)

Request for approval (renewal of Permit) of an existing wireless communication facility located in the RM-1-1 facilities, including two outdoor air-conditioning units behind a 4-foot wall.

Anne stated there are no changes proposed. It's just a renewal of the permit.

Motion by Susan Mournian to approve renewal, seconded by Debra Howell.

**Vote: 13-0-0** Approved

**305: Consideration of Three CCPG Member Applications** (Jeff Barfield, Chair)

Three applications and candidate statements for membership on the CCPG have been submitted for consideration by the CCPG. Two vacancies currently exist. This is a continued item from October meeting.

Daniel Smiechowski withdrew his application.

Motion by Susan Mournian to welcome 2 new members (Naveen Waney and Lynn Titiali) to our committee, seconded by Fiona Theseira

**Vote: 13-0-0** Approved

**Item 9. Reports to Group**

**Airports** (Keith Hartz-Not confirmed) - None

**BACAC** (Billy Paul) - None

**Chair** (Jeff Barfield) – Health and Human Services Agency – at least one member from the board –working on walking, biking safety in the community. The two people identified are Daniel Smiechowski and Naveen Waney.

The final EIR for Midcoast trolley going to Sandag Nov 21<sup>st</sup>.

New 600-24 policy for how we operate is now adopted. Should we have a sub committee to review? Yes, volunteers are Michael Puente, Susan Mournian and, Jeff Barfield.

FYI, the Denver Street/Clairemont Drive gas station has filed an application. Hope to discuss at January meeting.

**CPC Report** (Jeff Barfield) - None

**Development Services Department** (Michael Prinz) - None

**Parking** (Susan Mournian) - None

**Project Review** (Jack Carpenter) - None

**Secretary** (Delana Hardacre) - None

**Town Council** (Delana Hardacre) - None

**Traffic & Transportation** (Billy Paul) - None

**Treasurer** (Susan Mournian) - None

**Vice Chair** (Fiona Theseira) - None

**Vision Committee** - None

**Additional Items:**

**Adjournment at 9:26 PM**

Project Title:	Project No. (For City Use Only)
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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? CA  
 Corporate Identification No. 95-3287776  
 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):  
CLAIREMONT CHRISTIAN CHURCH

Owner    Tenant/Lessee

Street Address:  
4350 MORAGA AVENUE

City/State/Zip:  
SAN DIEGO, CA 92117

Phone No: \_\_\_\_\_ Fax No: \_\_\_\_\_

Name of Corporate Officer/Partner (type or print):  
ALBERT T. BAIN

Title (type or print):  
MODERATOR / TRUSTEE

Signature: Albert T. Bain   Date: 7/1/14

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:

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Title (type or print):

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City/State/Zip:

Phone No: \_\_\_\_\_ Fax No: \_\_\_\_\_

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

Title (type or print):

Signature : \_\_\_\_\_ Date: \_\_\_\_\_



City of San Diego  
**Development Services**  
 1222 First Ave., MS-302  
 San Diego, CA 92101  
 (619) 446-5000

# Ownership Disclosure Statement

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

**Project Title** \_\_\_\_\_ **Project No. For City Use Only** \_\_\_\_\_  
 T-Mobile Christian Church of Clairemont (SD06532)

**Project Address:**  
 4330 Moraga Avenue, San Diego CA 92117

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

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

Additional pages attached  Yes  No

Name of Individual (type or print): \_\_\_\_\_  
 Owner  Tenant/Lessee  Redevelopment Agency  
 Street Address: \_\_\_\_\_  
 City/State/Zip: \_\_\_\_\_  
 Phone No: \_\_\_\_\_ Fax No: \_\_\_\_\_  
 Signature : \_\_\_\_\_ Date: \_\_\_\_\_

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 Signature : \_\_\_\_\_ Date: \_\_\_\_\_

**T-Mobile Christian Church**  
**PROJECT CHRONOLOGY**  
**PTS #378746 INT #24004866**

Date	Action	Description	City Review	Applicant Response
<b>10/17/2014</b>	<b>First Submittal</b>	<b>Project Deemed Complete</b>		
11/17/2014	First Assessment Letter		<b>30 days</b>	
12/16/2014	Second Submittal			<b>30 days</b>
1/22/2015	All issues resolved		<b>37 days</b>	
2/25/2015	Hearing Officer Hearing		<b>34 days</b>	
<b>Total Staff Time:</b>		Including City Holidays and Furlough	<b>101 days</b>	
<b>Total Applicant Time:</b>		Including City Holidays and Furlough		<b>30 days</b>
<b>Total Project Running Time:</b>		From Deemed Complete to PC Hearing	<b>131 days</b>	

**SD06532 – Christian Church  
4330 Moraga Ave, San Diego, CA 92117  
TELECOM SITE JUSTIFICATION REPORT**

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

**LOCATION AND TYPE**

T-Mobile has an existing permit (NUP No. 178784) for the operation of a proposed communications facility at 4330 Moraga Ave. The existing permit entitles T-Mobile to 12 panel antennas mounted within a 30' high monument tower behind FRP (4 per sector), a 13' x 20' equipment enclosure. T-Mobile is not proposing any changes to this site. This existing facility is unmanned, operating 24 hours a day. The only visits to the site will consist of any emergency calls as well as regular maintenance visits once every four to six weeks.

**FREQUENCY AND POWER SPECIFICATIONS**

The transmitting frequency for the T-Mobile system is 1950-1965 Megahertz. The receiving frequency is 1870-1885 Megahertz.

**COVERAGE AND CAPACITY**

The objective of the existing site is to continue T-Mobile coverage within the residential area to the north, southeast and west of Moraga Avenue and the surrounding community. The site will provide additional capacity, allowing more users to use the system simultaneously and will provide "off-load" capacity for adjacent sites currently operating within a 1-mile radius from this proposed site (see attached map).

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

Please see refer to justification map and to coverage maps.

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

The objective of the existing site is to continue T-Mobile coverage within the residential area to the north, southeast and west of Moraga Avenue and the surrounding community. The site will provide additional capacity, allowing more users to use the system simultaneously and will provide "off-load" capacity for adjacent sites currently operating within a 1-mile radius from this proposed site (see attached map).



**SD06532 Site Justification**

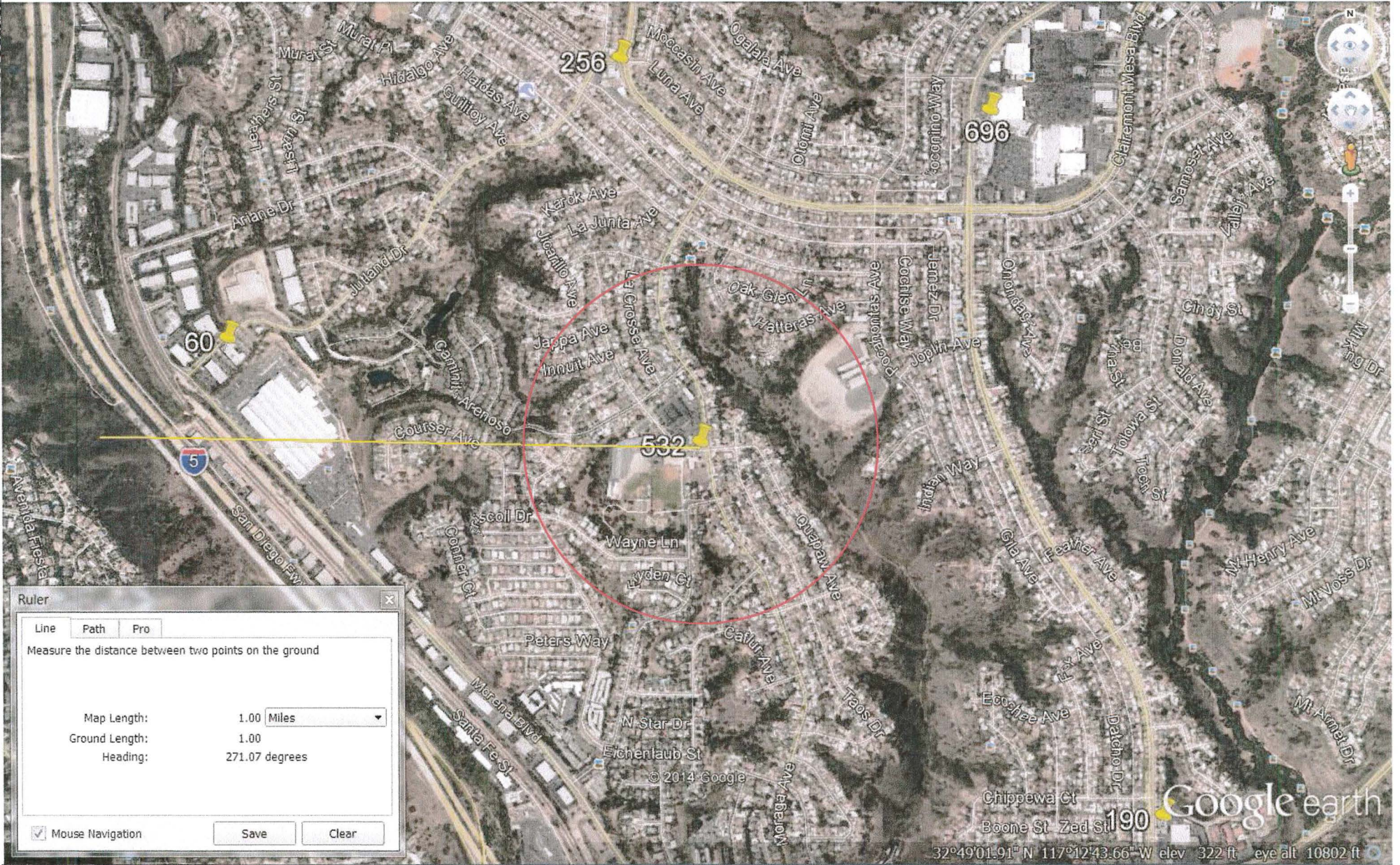
4. **If the proposal does not include co-location, written documentation of all efforts made to co-locate at another site, and a justification for the decision not to co-locate.**

This is a previously approved T-Mobile site being submitted for a permit modification. Verizon is the only other carrier on site.

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

This site is located on residential use surrounded by single and multi-family residential zones. The search ring is primarily residential. The proposed site was initially selected because of its height above the coverage area and ability to fill the coverage gap and connect to surrounding sites. It is now selected again because it's a previously approved site with the City of San Diego that has not been built yet. Please refer to aerial and coverage maps provided. Alternative sites were explored. They would be completely new site builds, which is not necessary since this location is optimal. Alternative sites might impede more so into the residential zones or be more of an obstruction in the area.

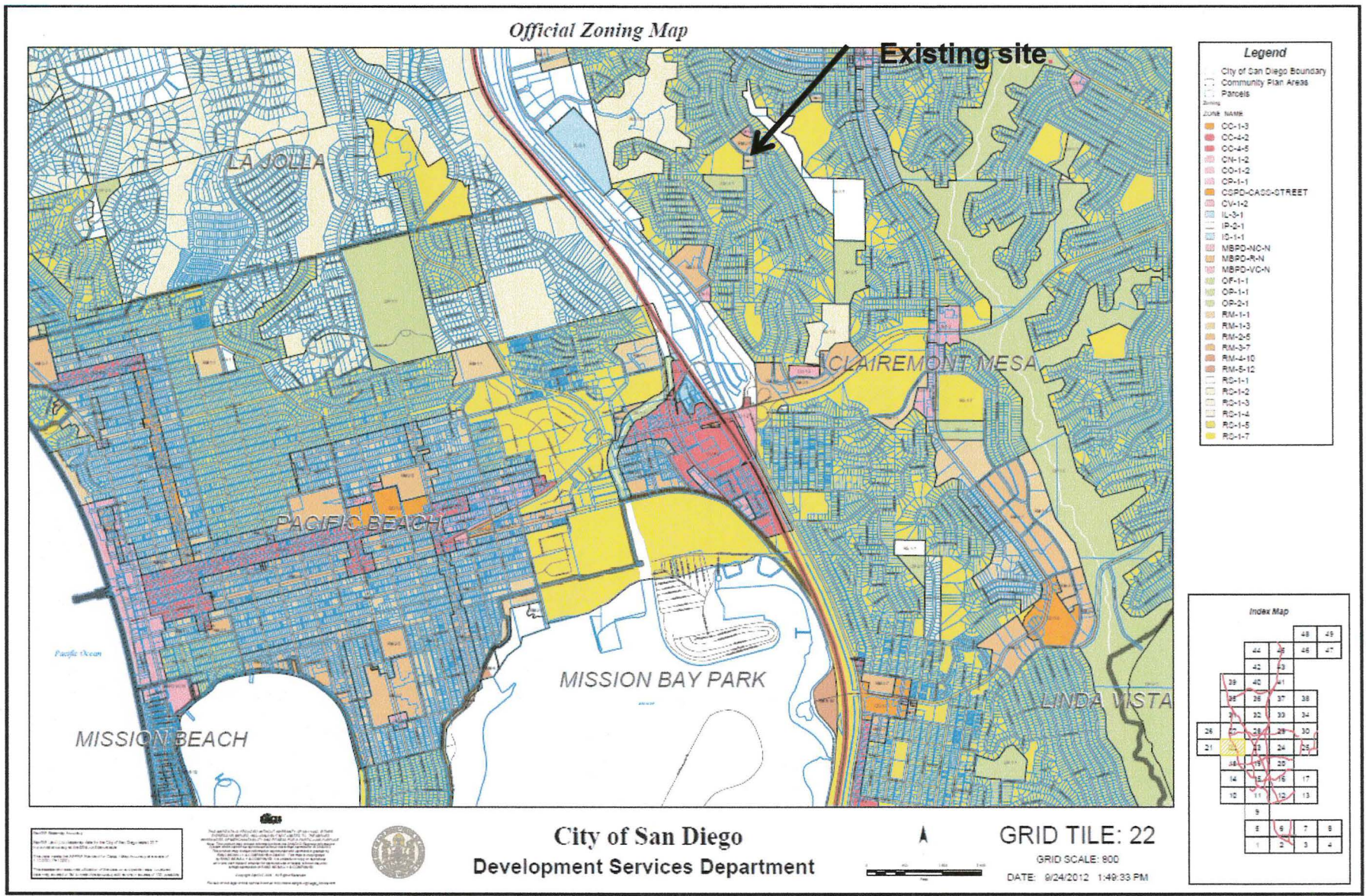
# Christian Church (SD06532) Justification Maps



# Christian Church (SD06532) Justification Maps



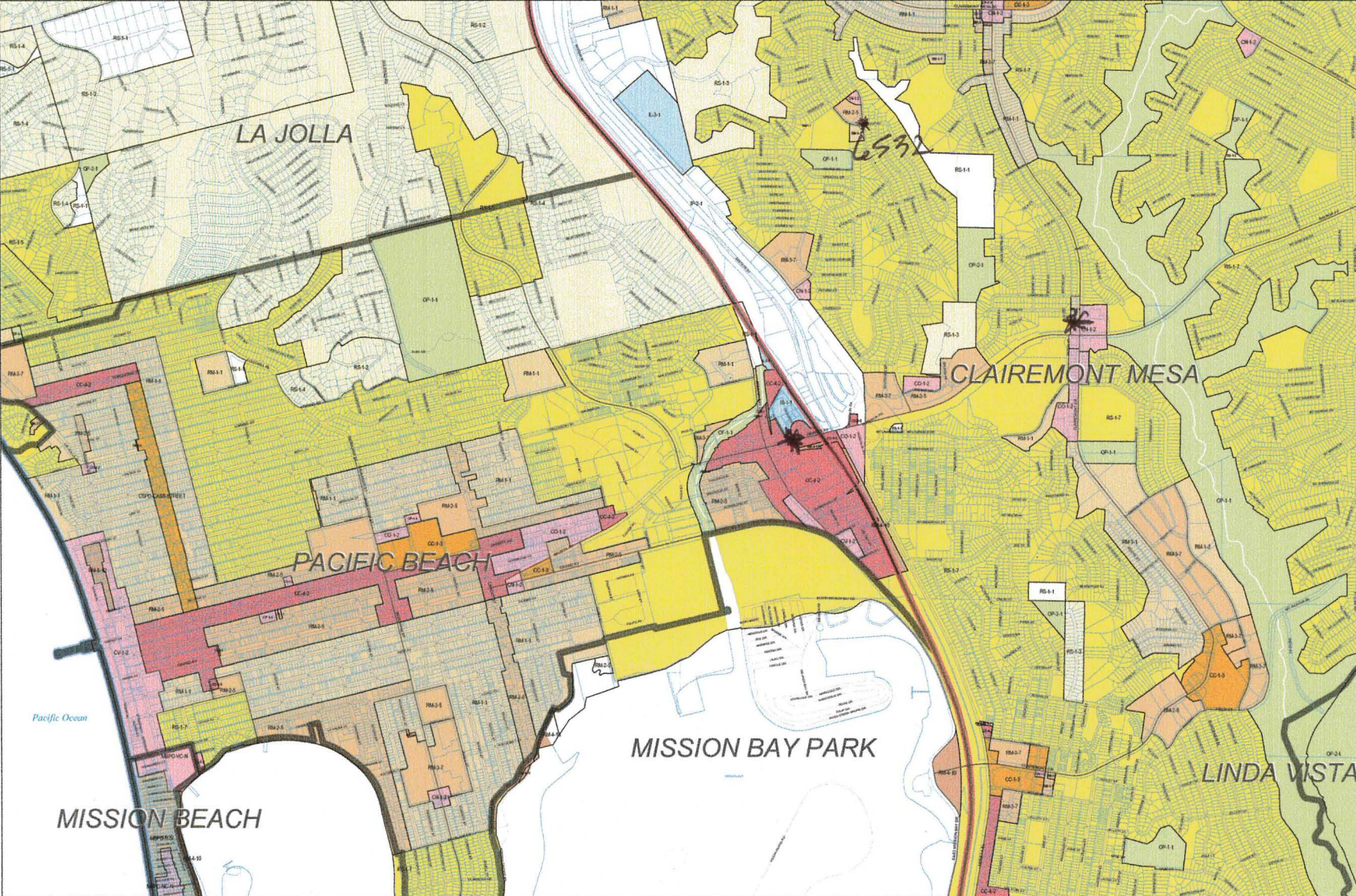
# Christian Church (SD06532) Justification Maps



# SD06532 Justification Map

## Official Zoning Map

ATTACHMENT 13



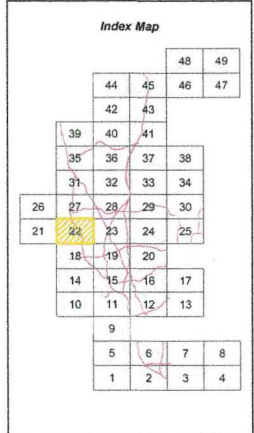
**Legend**

City of San Diego Boundary  
Community Plan Areas  
Parcels

Zoning

**ZONE\_NAME**

- CC-1-3
- CC-4-2
- CC-4-5
- CN-1-2
- CO-1-2
- CP-1-1
- CSPD-CASS-STREET
- CV-1-2
- IL-3-1
- IP-2-1
- IS-1-1
- MBPD-NC-N
- MBPD-R-N
- MBPD-VC-N
- OF-1-1
- OP-1-1
- OP-2-1
- RM-1-1
- RM-1-3
- RM-2-5
- RM-3-7
- RM-4-10
- RM-5-12
- RS-1-1
- RS-1-2
- RS-1-3
- RS-1-4
- RS-1-5
- RS-1-7

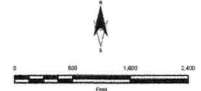


SanGIS Reserve Account  
SanGIS Land Use/Planning data for the City of San Diego within 20' horizontal accuracy at the 95% confidence level.  
This data meets the ASPRS standard for Class 1 Map Accuracy at a scale of 1:12,000 (1"=1,000').  
This measurement assumes utilization of the data for a specific date. Horizontal data may be entered in the map to match the accuracy with errors of 100' possible.

THIS MAP/DATA IS PROVIDED WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO, THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. THE USER SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS AND FOR OBTAINING THE NECESSARY INFORMATION FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS AND FOR OBTAINING THE NECESSARY INFORMATION FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS AND FOR OBTAINING THE NECESSARY INFORMATION FROM THE APPROPRIATE AGENCIES.



**City of San Diego**  
**Development Services Department**



**GRID TILE: 22**  
GRID SCALE: 800  
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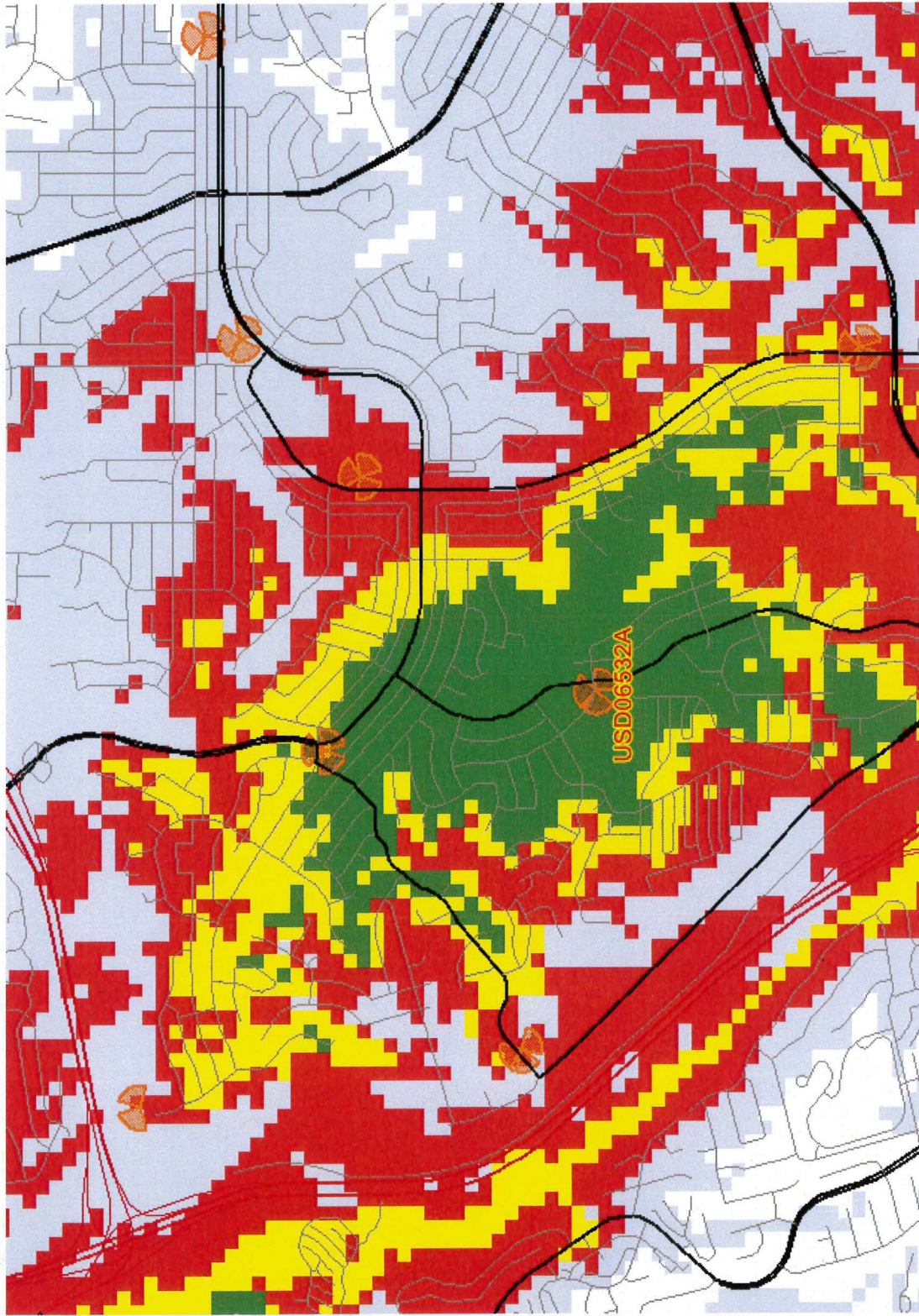
# Contents:

## Plots:

- SD06532A Coverage
- Existing On-Air sites coverage without SD06532A
- SD06532A with existing On-Air neighbor sites coverage

T-Mobile

SD06532A Coverage

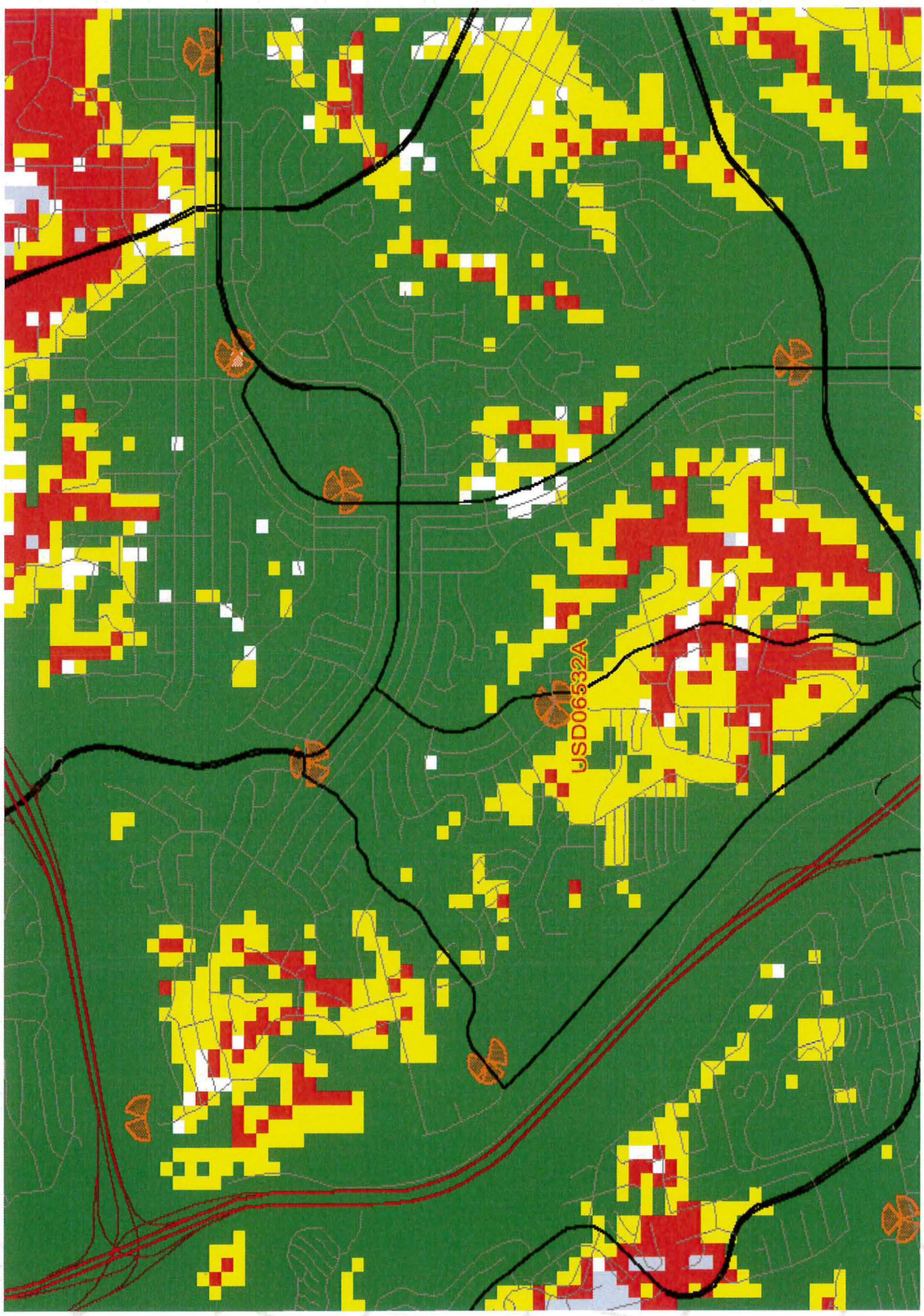


- Excellent
- Good
- Poor
- No coverage





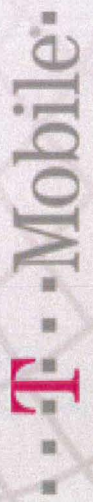
Existing On-Air sites coverage without SD06532A



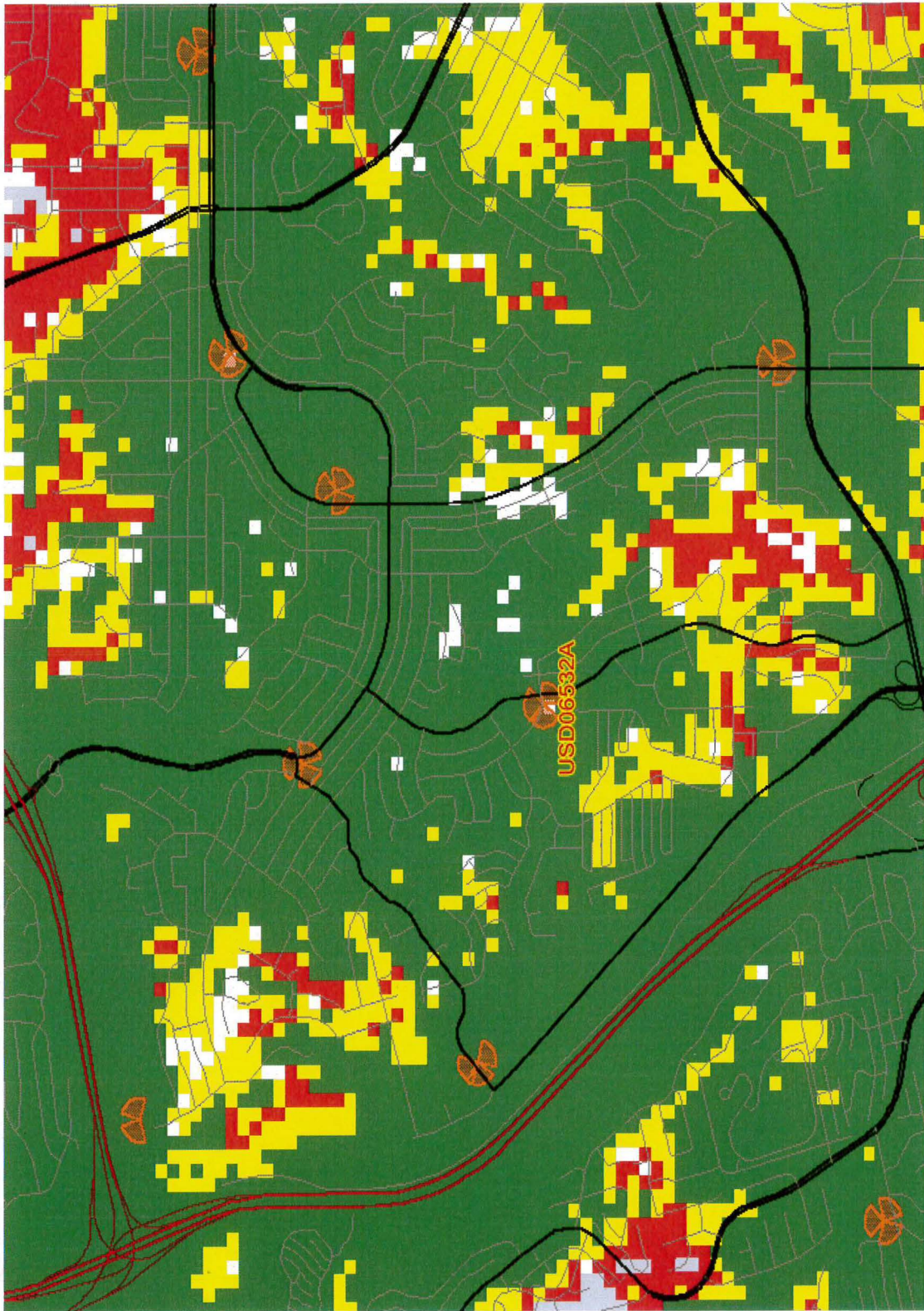
- Excellent
- Good
- Poor
- No coverage







Existing On-Air sites coverage with SD06532A



- Excellent
- Good
- Poor
- No coverage

