



THE CITY OF SAN DIEGO

REPORT TO THE HEARING OFFICER

HEARING DATE: July 22, 2015 REPORT NO. HO 15-092

ATTENTION: Hearing Officer

SUBJECT: Sprint – New Life Church
PROJECT NUMBER: 395980

LOCATION: 766 28th Street

APPLICANT: Sprint (Permittee)/
New Life Assembly of God, San Diego (Owner)

SUMMARY

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

Staff Recommendation: APPROVE CUP No. 1504292.

Community Planning Group Recommendation: The Greater Golden Hill Planning Committee voted to recommend approval of this project at their June 10, 2015 meeting. (Attachment 8)

Environmental Review: This project was determined to be exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15301 (Existing Facilities). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on May 21, 2015, and the opportunity to appeal that determination ended June 5, 2015. (Attachment 7)

BACKGROUND & DISCUSSION

Sprint – New Life Church is an application for a Wireless Communication Facility (WCF). The project consists of panel antennas mounted within an existing tower element (behind radio-frequency [RF] transparent screening) on an existing church. Equipment associated with the antennas is located in a 246 square-foot enclosure at the rear of the building. This project is located at 766 28th Street in the Greater Golden Hill Community Plan area, in the Golden Hill

Planned District (GHPD) GH-1500 zone. Residential uses are to the north and west and State Route 94 is located to the east and south. (Attachments 1, 2, 3, and 4)

WCF are permitted in residential zones, with a non-residential use, where there is a day care on-site with a CUP, Process Three. In this case, a day care is located on the premises and a CUP is required for this WCF.

Sprint originally received approval for operating a WCF on this property under permit number 41-0875-01. The current approval will replace the original approval. The new approval is subject to the current WCF Regulations in effect, found in Land Development Code §141.0420.

The antennas are located within an existing 46-foot 8-inch tower element. No changes are proposed to the tower and no additional permits are required. While the height limit for the GHPD-GH-1500 zone is 30 feet, San Diego Municipal Code (SDMC) Table 158-03D, allows that “20% of the length of the building façade may exceed the height limit... in order to provide... tower elements and other similar elements which do not increase the floor area of the structure.”

The WCF Regulations require that applicants use all reasonable means to conceal or minimize the visual impacts of WCFs through integration, which includes the use of architecture, landscape, and siting solutions. This project has been designed to provide wireless coverage to the surrounding neighborhood in a way that is visually compatible. By locating the antennas in a tower element typically found on a church, the antennas are concealed from view. In addition, three street trees are proposed along the 28th Street frontage in order to improve the appearance of the WCF as viewed from the public right-of-way. (Attachment 10)

The City’s General Plan addresses Wireless Facilities in UD-A.15. The visual impact of WCFs should be minimized by concealing WCFs in existing structures, or utilizing camouflage and screening techniques to hide or blend them into the surrounding area. Facilities should be designed to be aesthetically pleasing and respectful of the neighborhood context. Equipment associated with the WCF should be located in underground vaults or unobtrusive structures. By locating the antennas within an architecturally compatible tower element typically found on a church, with equipment located in an enclosure at the rear of the building, the project is able to minimize the visual impact of the WCF. With the addition of the three street trees, the design of the WCF is aesthetically pleasing and respectful of the neighborhood context.

Based on the proposed design, the project complies with the WCF Regulations (LDC §141.0420). The project has received support from the community planning group, and draft findings have been made in the affirmative to approve the CUP. Therefore, Staff recommends approval of CUP No. 1504292.

ALTERNATIVES

1. Approve CUP No. 1504292, with modifications.

2. Deny CUP No. 1504292, if the Hearing Officer makes written findings based on substantial evidence that the approval is not authorized by state or local zoning law.

Respectfully submitted,



Alex Hempton, AICP
Development Project Manager

Attachments:

1. Aerial Photo
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Draft Permit Resolution with Findings
6. Draft Permit with Conditions
7. Notice of Right to Appeal Environmental Exemption
8. Community Planning Group Recommendation
9. Ownership Disclosure Statement (ODS)
10. Photo Simulations
11. Photo Survey
12. Site Justification/Coverage Maps
13. Hearing Officer Public Notice
14. Project Plans



28th St

28th St

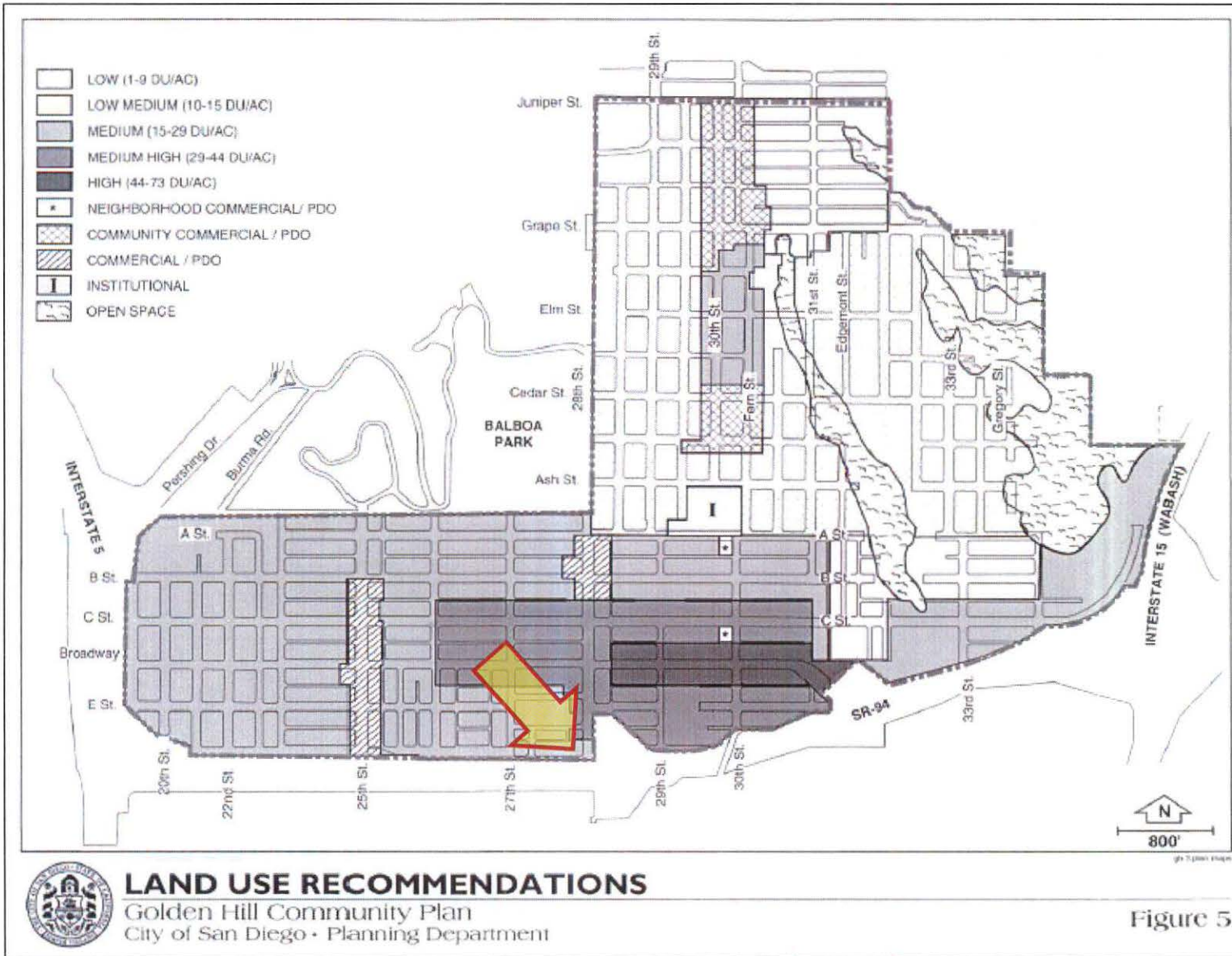
ATTACHMENT 1



Aerial Photo

Sprint New Life Church – Project Number 395980

766 N. 28th St.



Community Plan Land Use Designation

Sprint New Life Church – Project Number 395980

766 N. 28th St.

Designated as
Residential

Bakery

Miller's Market

Broadway

Broadway

Broadway

Broadway

E St

E St

F St

E St

E St

E St

Bridgeview Apartments

Sofia Lofts

27th St

29th St

30th St

Frear St

27th St

28th St

F St

29th St

F St

F St

F St

Page 1 of 1

Martin Luther King Jr Fwy

94

94

10

30th St

30th Pl

C St

G St

G St

SDG&E Grant Hill Electrical Substation

28th St

27th St

Island Spice Jamaican

Apro

The Arc of San Diego

Market St

Market St

Market St

Mark

U-
ood D

99 Cents Only Stores

Pacific Coast Auto Detail Center, Inc

Buddhist Temple of San Diego

Pizza Hut

Joe's Tire Shop

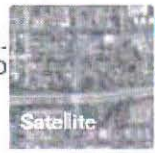
King/Chavez Preparatory Academy

Lite Mode

Map data ©2015 Google

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ATTACHMENT 3



Project Location Map

Sprint New Life Church – Project Number 395980

766 N. 28th St.



PROJECT DATA SHEET		
PROJECT NAME:	Sprint – New Life Church	
PROJECT DESCRIPTION:	Wireless Communication Facility (WCF) consisting of antennas located in an existing tower element with equipment in an enclosure behind an existing church.	
COMMUNITY PLAN AREA:	Greater Golden Hill	
DISCRETIONARY ACTIONS:	Conditional Use Permit, Process 3	
COMMUNITY PLAN LAND USE DESIGNATION:	Residential	
<u>ZONING INFORMATION:</u>		
ZONE: GHPD-GH-1500		
HEIGHT LIMIT: 30' (allows for deviations for tower elements)		
FRONT SETBACK: 10'		
SIDE SETBACK: 6' (street side 8')		
REAR SETBACK: 15'		
<u>ADJACENT PROPERTIES:</u>	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Residential, GHPD-GH-1500	Residential
SOUTH:	Residential, GHPD-GH-1500	State Route 94
EAST:	Residential, GHPD-GH-1000	Residential
WEST:	Residential, GHPD-GH-1500	Residential
DEVIATIONS OR VARIANCES REQUESTED:	None.	
COMMUNITY PLANNING GROUP RECOMMENDATION:	The Greater Golden Hill Community Planning Group voted unanimously to recommend approval of this project at their June 2015 meeting.	

**HEARING OFFICER RESOLUTION NO. HO-XXXX
CONDITIONAL USE PERMIT NO. 1504292
SPRINT – NEW LIFE CHURCH
PROJECT NO. 395980**

WHEREAS, NEW LIFE ASSEMBLY OF GOD SAN DIEGO, Owner, and SPRINT, Permittee, filed an application with the City of San Diego for a permit to construct, operate, and maintain a Wireless Communication Facility (WCF) consisting of twelve (12) panel antennas mounted within an existing church tower element behind screening with equipment associated with the antennas located in an enclosure at the rear of the building (as described in and by reference to the approved Exhibits “A” and corresponding conditions of approval for the associated Permit No. 1504292);

WHEREAS, the project site is located at 766 28th Street in the GHPD-GH-1500 zone of the Greater Golden Hill community plan area;

WHEREAS, the project site is legally described as: Parcel A: Lot 1 of Church View Subdivision, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 5304, filed in the Office of the County Recorder of San Diego County, November 29, 1963; and, Parcel B: Lot 28 and 29 of Treat Addition, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 1454, filed in the Office of the Recorder of San Diego County, June 24, 1912;

WHEREAS, on May 21, 2015, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code section 21000 et. seq.) under CEQA Guideline Section 15301 (Existing Facilities) of the State CEQA Guidelines 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 22, 2015, the Hearing Officer of the City of San Diego considered Conditional Use Permit No. 1504292 pursuant to the Land Development Code of the City of San Diego; NOW, THEREFORE,

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

That the Hearing Officer adopts the following written Findings, dated July 22, 2015.

FINDINGS:

Conditional Use Permit - Section 126.0305

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

The City of San Diego’s General Plan (UD-15) requires that the visual impact of wireless facilities be minimized by concealing wireless facilities in existing structures or using screening techniques to hide or blend them into the surrounding area. The plan also calls for these facilities to be designed to be aesthetically pleasing and respectful of the neighborhood context. Furthermore, the plan states that equipment associated with wireless facilities be concealed from view. By locating the antennas within an architecturally compatible tower element typically found on a church, with

equipment located in an enclosure at the rear of the building, the project is able to minimize the visual impact of the WCF. With the addition of the three street trees, the design of the WCF is aesthetically pleasing and respectful of the neighborhood context. Based on the design of this facility, the proposed development will not adversely affect the applicable land use plan.

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

The project consists of twelve (12) panel antennas located within an architecturally integrated radio-frequency (RF) transparent tower element. Equipment associated with the antennas is located in an enclosure at the rear of the church. The project is located at 766 28th Street, and is located in the Greater Golden Hill Community Plan Area.

The project was determined to be exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Existing Facilities). The conditions of approval for the project will require compliance with several operational constraints and development controls intended to assure the continued public health, safety and welfare. All proposed improvement plans associated with the project will be reviewed prior to issuance of construction permits and inspected during construction to assure the project will meet or exceed all relevant and applicable building, electrical, mechanical, plumbing and fire codes.

Additionally, the Telecommunication Act of 1996 preempts local governments from regulating the “placement, construction and modification of wireless communication facilities on the basis of the environmental effects of Radio Frequency (RF) emission to the extent that such facilities comply with the Federal Communication Commission’s (FCC) standards for such emissions.” A Radio Frequency Electromagnetic Fields Exposure Report demonstrating that the proposed project would be consistent with the FCC’s regulations for wireless facilities has been provided. 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 applicable regulations of the Land Development Code, including any allowable deviations pursuant to the Land Development Code.

WCF are permitted in residential zones, with a non-residential use, where there is a day care on-site with a CUP, Process Three. In this case, a day care is located on the premises and a CUP is required for this WCF. The antennas associated with this WCF are located within an existing 46-foot 8-inch tower element. No changes are proposed to the tower and no additional permits are required. While the height limit for the GHPD-GH-1500 zone is 30 feet, San Diego Municipal Code (SDMC) Table 158-03D, allows that “20% of the length of the building façade may exceed the height limit... in order to provide... tower elements and other similar elements which do not increase the floor area of the structure.” The WCF Regulations require that applicants use all reasonable means to conceal or minimize the visual impacts of WCFs through integration, which includes the use of architecture, landscape, and siting solutions. This project has been designed to provide wireless coverage to the surrounding neighborhood in a way that is visually compatible. By locating the antennas in a tower element typically found on a church, the antennas are concealed from view. In addition, three street

trees are proposed along the 28th Street frontage in order to improve the appearance of the WCF as viewed from the public right-of-way. Based on these considerations, the project complies with the WCF Regulations (LDC section 141.0420), the Greater Golden Hill Planned District regulations, and no deviations are proposed.

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

Council Policy 600-43 and the WCF Regulations, LDC Section 141.0420, encourage WCF to locate in commercial and industrial zones, by providing a lower permit process level for WCF in those zones. WCF located in residential zones are permitted with a higher permit process level. Wireless carriers are required to provide coverage throughout their FCC license area, however, and WCF are permitted throughout the City. This WCF is proposed in a residential zone with a non-residential use, which is more preferable than a residential zone with a residential use, but less preferable than a commercial or industrial zone. This WCF is permitted with the processing of a CUP, Process Three. The WCF has been designed to be minimally visible and respectful of the neighborhood context, by concealing the antennas in a radio-frequency transparent architectural tower element, designed to integrate with the existing church. Three street trees located along the public right-of-way will improve the appearance of the WCF as seen from the neighborhood. Equipment associated with the WCF is located in an unobtrusive enclosure at the rear of the property. Based on the permits required and the design of this WCF, the use is appropriate at this location.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer Conditional Use Permit No. 1504292 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. 1504292, a copy of which is attached hereto and made a part hereof.

Alex Hempton, AICP
Development Project Manager
Development Services

Adopted on: July 22, 2015

Internal Order No. 24005291

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

PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24005291

CONDITIONAL USE PERMIT NO. 1504292
SPRINT NEW LIFE CHURCH – PROJECT NUMBER 395980
HEARING OFFICER

This CONDITIONAL USE PERMIT (CUP) NO. 1504292 is granted by the HEARING OFFICER of the City of San Diego to NEW LIFE ASSEMBLY OF GOD SAN DIEGO, Owner, and SPRINT, Permittee, pursuant to San Diego Municipal Code [SDMC] sections 141.0420 and 126.0305. The site is located at 766 28th Street in the GHPD-GH-1500 zone of the Greater Golden Hill community plan area. The project site is legally described as: Parcel A: Lot 1 of Church View Subdivision, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 5304, filed in the Office of the County Recorder of San Diego County, November 29, 1963; and, Parcel B: Lot 28 and 29 of Treat Addition, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 1454, filed in the Office of the Recorder of San Diego County, June 24, 1912.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to construct, operate, and maintain a Wireless Communication Facility (WCF) described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated July 22, 2015, on file in the Development Services Department.

The project shall include:

- a. Twelve (12) panel antennas (with the following dimensions: 72.0" by 12.0" by 7.1") concealed within an existing 46'-8" tall architectural tower, behind radio-frequency (RF) transparent screening. Equipment associated with the antennas is located in a 246 square-foot enclosure;
- b. Locating the antennas inside an existing tower element, commonly found on a church building, results in a stealth design, based on the dimensions of the monument structure (height and width) shown on Exhibit "A";

- c. Landscaping (planting, irrigation and landscape related improvements);
- d. 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 **August 5, 2018**.
2. This Conditional Use Permit [CUP] and corresponding use of this site **shall expire on August 5, 2025**. Upon expiration of this Permit, the facilities and improvements described herein shall be removed from this site and the property shall be restored to its original condition preceding approval of this Permit.
3. No later than ninety (90) days prior to the expiration of this permit, the Owner/Permittee may submit a new application to the City Manager for consideration with review and a decision by the appropriate decision maker at that time. Failure to submit prior to the deadline will be cause for enforcement for noncompliance, which may include penalties and fines.
4. Under no circumstances, does approval of this permit authorize the Owner/Permittee to utilize this site for wireless communication purposes beyond the permit expiration date. Use of this permit beyond the expiration date of this permit is prohibited.
5. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
6. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.

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

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

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

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

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

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

If any condition of this Permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable, or unreasonable, this Permit shall be void. However, in such an event, the Owner/Permittee shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" 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.

LANDSCAPE REQUIREMENTS:

14. Prior to issuance of any construction permits for the telecom facility and associated structures, complete landscape and irrigation construction documents consistent with the Landscape Standards shall be submitted to the Development Services Department for approval. The construction documents shall be in substantial conformance to Exhibit 'A,' Landscape Development Plan, on file in the Office of the Development Services Department.

15. Prior to Final Inspection, it shall be the responsibility of the Owner/Permittee to install all required landscape and obtain all required landscape inspections.

16. All required landscape, including in the rights-of-way shall be maintained by the Owner/Permittee in a disease, weed and litter free condition at all times. Severe pruning or "topping" of trees shall not be permitted.

17. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction document plans is damaged or removed during demolition or construction, it shall be repaired and/or replaced in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage or Final Inspection.

PLANNING/DESIGN REQUIREMENTS:

18. 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.

19. 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.

20. 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.

21. It is the responsibility of the Owner/Permittee to 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.

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

23. No overhead cabling is allowed for this project.

24. Any future modifications to the antennas must be approved by Development Services. The Permittee shall provide evidence demonstrating compliance with Federal standards for radio frequency emissions in accordance with the Telecommunications Act of 1996 and any subsequent amendments.

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

26. The Permittee shall ensure that the WCF remains in compliance with FCC regulations pertaining to radio frequency/electromagnetic energy emissions.

27. 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.

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

29. 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.

INFORMATION ONLY:

- The issuance of this discretionary use permit alone does not allow the immediate commencement or continued operation of the proposed use on site. The operation allowed by this discretionary use permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.
- A "Telecom Planning Inspection" will be required prior to Final Clearance from the City's Building Inspector to ensure compliance with the approved plans, exhibits, and associated conditions. Prior to calling for your Final Inspection from your building inspection official, please contact the Project Manager listed below at ahempton@sandiego.gov to schedule an inspection of the completed WCF. Please request the telecom inspection at least five working days ahead of the requested Final inspection.

ATTACHMENT 6

- 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 22, 2015 and [Approved Resolution Number].

Permit Type/PTS Approval No.: CUP No. 1504292
Date of Approval: 7/22/2015

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES
DEPARTMENT

Alex Hempton, AICP
Development Project Manager

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

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

NEW LIFE ASSEMBLY OF GOD
SAN DIEGO
Owner

By _____
GORDON HOUSTON
SECRETARY

SPRINT
Permittee

By _____
NAME
TITLE

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



THE CITY OF SAN DIEGO

Date of Notice: May 21, 2015

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

Internal Order No. 24005291

PROJECT NAME/NUMBER: Sprint New Life Church CUP/395980

COMMUNITY PLAN AREA: Greater Golden Hill Community Plan
COUNCIL DISTRICT: 3

LOCATION: The project site is located 766 N. 28th Street, San Diego, CA 92102.

PROJECT DESCRIPTION: The project is a request for a Conditional Use Permit (CUP) consisting of 12 antennas to be removed and replaced within an existing screened enclosure within a 46-foot 8 inches tall tower element on a church structure. The project also includes the addition of a cabinet within an existing equipment enclosure. The project is located in the Greater Golden Hill Community Plan area and it is subject to the Golden Hill Planned District GH-1500 zone.

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego Hearing Officer

ENVIRONMENTAL DETERMINATION: CEQA Exemption 15301 (Existing Facilities)

ENTITY MAKING ENVIRONMENTAL DETERMINATION: City of San Diego

STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION: The proposed project is exempt from CEQA pursuant to Section 15301 which allows for the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing facilities (public or private) involving negligible or no expansion of use beyond that existing at the time of the determination. The approval of an application for a Conditional Use Permit (CUP) for a Wireless Communication Facility (WCF), consisting of the replacement of 12 antennas and the addition of a cabinet to an existing cabinet enclosure, is not an expansion of use. No environmental impacts were identified for the proposed project. Additionally, none of the exceptions described in CEQA Guidelines Section 15300.2 apply.

DEVELOPMENT PROJECT MANAGER: Alexander Hempton
MAILING ADDRESS: 1222 First Avenue, MS 501
San Diego, California 92101
PHONE NUMBER: (619) 446-5349

On May 21, 2015, 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 (June 5, 2015). 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.

ATTACHMENT 8

From: Joanne Aguzar [joanne.aguzar@mmtelecominc.com]
Sent: Tuesday, June 16, 2015 3:29 PM
To: Hempton, Alexander
Subject: RE: Sprint New Life Church

Hi Alex,

When are we scheduled for HO here? Morgan and I were able to present our projects and the Sprint New Life Church was supported by all the members. Let me know if you need anything else. Thanks!

JA



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: New Life Church SD34XC714 **Project No. For City Use Only:** 395980

Project Address:
766 N. 28th Street San Diego, CA 92102

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: _____

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

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

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

Project Title: _____ Project No. (For City Use Only) _____

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. C1816392
 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):
 New Life Assembly of God, San Diego

Owner Tenant/Lessee

Street Address:
 17951 Cowan

City/State/Zip:
 Irvine, CA 92614

Phone No: _____ Fax No: _____
 (949) 252-8400

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

Title (type or print):
 Secretary

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: _____

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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EXECUTIVE TEAM

Marcelo Claure

Chief Executive Officer



Marcelo Claure was named Sprint President and CEO in August 2014 and has served on the Sprint board of directors since January 2014.

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13 Jan 2015
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Sprint and DoSomething.org in Times Square The #CutYourBill Event

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10 Sep 2013
Vision of a Connected Mobile Lifestyle

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Joseph J. Euteneuer

Chief Financial Officer



Mr. Euteneuer manages the company's day-to-day financial operations and long-term financial strategy and planning.

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19 May 2015

Stephen Bye

Chief Technology Officer

Stephen Bye, CTO, is responsible for technology innovation and strategy at Sprint. His team covers network architecture and standards, network and spectrum planning, RAN and core network and technology development, field integration, testing, access and roaming.

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Brandon "Dow" Draper **President, Sprint Wholesale & Prepaid Services**



Brandon "Dow" Draper is President – Prepaid and Wholesale Services for Sprint, responsible for acquisition, retention, sales and marketing for the company's prepaid products and services as well as the relationships with Sprint's wholesale and MVNO customers.

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Bob Johnson **Chief Experience Officer**



Bob Johnson is Chief Experience Officer for Sprint. He is responsible for Customer Experience, Customer Care, Information Technology, Shared Services and Strategic Initiatives.

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Jaime Jones **President, Postpaid and General Business**

Jaime Jones is president of the Postpaid and General Business organization for Sprint. In this role, he oversees consumer and general business sales strategy and distribution, sales and operations of more than 3,000 company-owned and indirect partner-owned stores, national retail, Telesales and Web sales channels.

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FEATURED NEWS STORIES

Sprint News - Week in Review: May 18 - 24
25 May 2015

Sprint Names Kevin Crull Chief Marketing Officer
20 May 2015

Get LG G Stylo from Boost Mobile Now, Sprint Prepaid June 7 and Sprint June 12
13 May 2015

Sprint Expands Free Data Roaming to Colombia, Denmark, Honduras, Ireland, Italy, Paraguay and Sweden
15 May 2015

No One Beats Sprint for Call and Text Performance in Sarasota, Florida
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Doug Michelman**Senior Vice President, Corporate Communications and Corporate Social Responsibility**

Doug Michelman is senior vice president of corporate communications for Sprint. In this role, he oversees all corporate communications and corporate social responsibility initiatives, including executive and internal communications, external relations, reputation-building efforts, issues management, marketing public relations, social media communications, industry analyst relations, corporate inclusion and diversity programs, and community relations and outreach.

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Junichi Miyakawa**Technical Chief Operating Officer**

Junichi Miyakawa, Technical Chief Operating Officer at Sprint, is responsible for overseeing the company's network and technology organizations, including related strategy, network operations and performance, as well as partnerships with network equipment vendors

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Sandra J. Price**Senior Vice President, Human Resources**

Sandy Price was named senior vice president of human resources for Sprint in May 2006, and is responsible for all

ATTACHMENT 9



human resource initiatives, including compensation and benefits, staffing and employee relations, learning and development, talent management, and flight operations. Previously, Sandy served as senior vice president designee for the human resources, communications and brand management functions of the Sprint Local Telephone Division (LTD) as the organization prepared for its divestiture from Sprint in 2005 and subsequently became EMBARQ (now CenturyLink).

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John Saw**Chief Network Officer, Sprint**

John Saw Ph.D. is Chief Network Officer at Sprint, responsible for network engineering, deployment and operations. Prior to this he was Senior Vice President, Technology Architecture.

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Michael Schwartz**Senior Vice President, Corporate Strategy and Development**

Mr. Schwartz is responsible for overseeing Sprint's strategic growth initiatives including acquisitions and alliances.

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Roger Solé**Senior Vice President for the Hispanic Market; Senior Vice President of Innovation**

Roger Solé serves as Senior Vice President for the Hispanic Market and Senior Vice President of Innovation. He also will assume the role as President of Sprint Puerto Rico.

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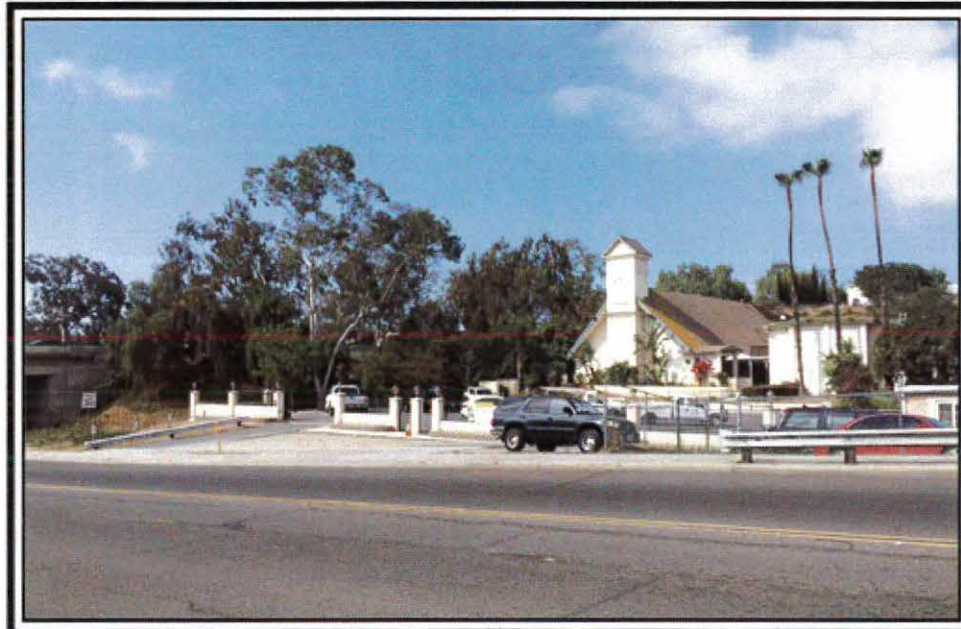
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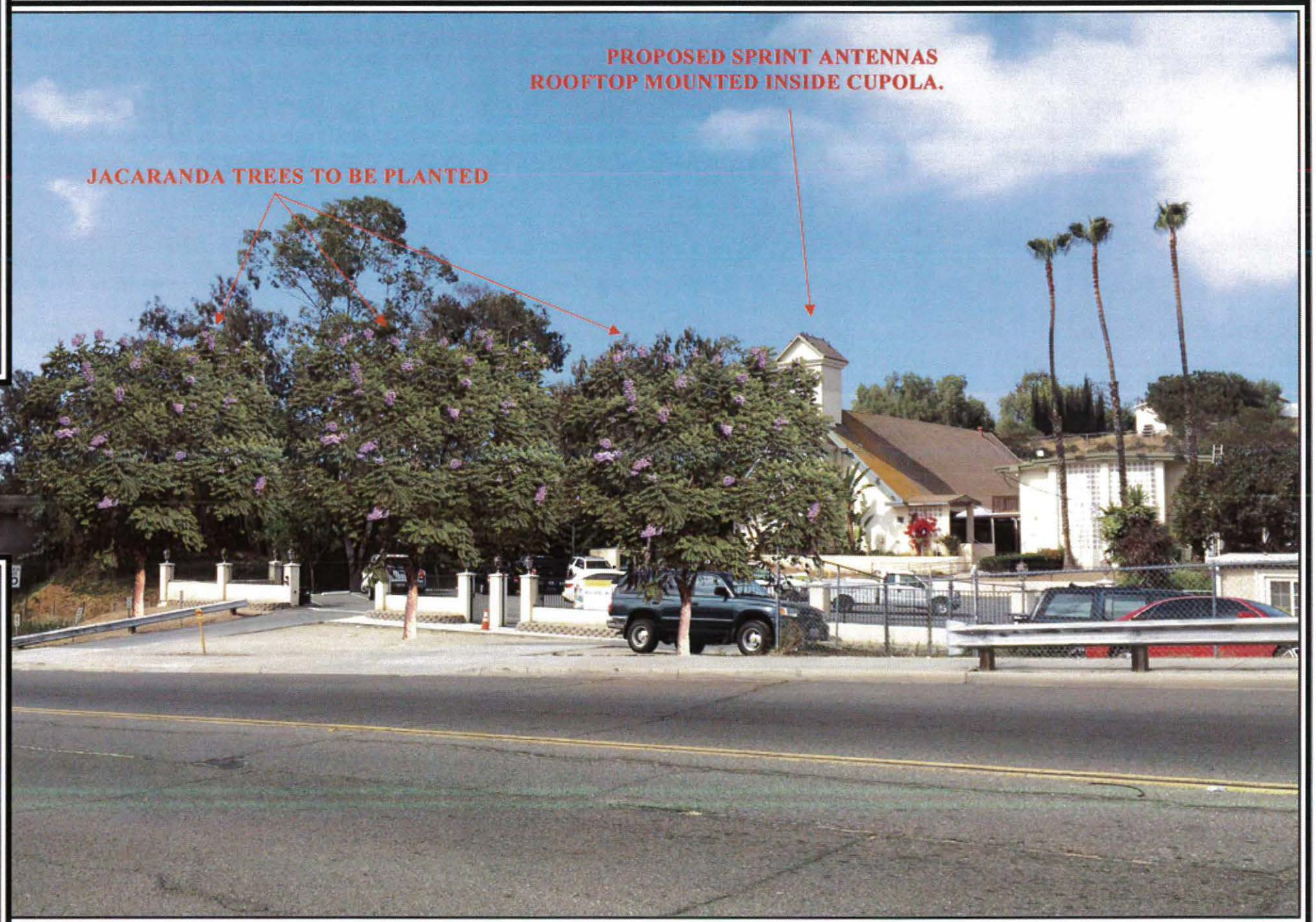
SD34XC714 NEW LIFE CHURCH

766 N. 28TH STREET, SAN DIEGO, CA 92102

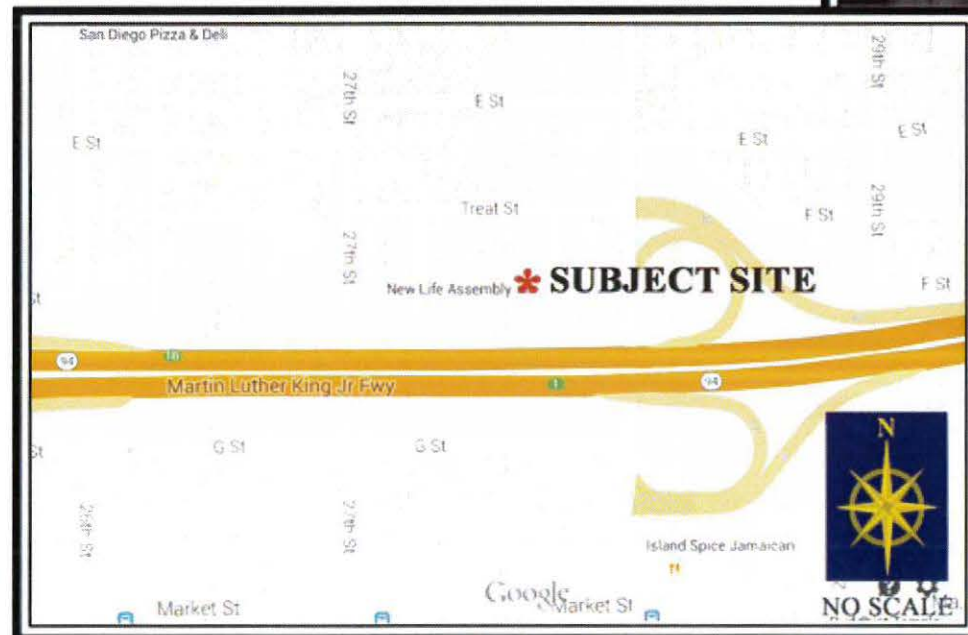
LOOKING SOUTHWEST TOWARDS SITE FROM 28TH STREET.



SITE PRIOR TO INSTALLATION

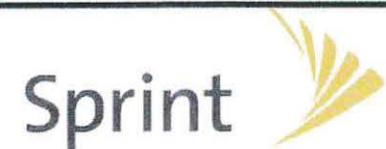


SITE AFTER INSTALLATION



VICINITY MAP

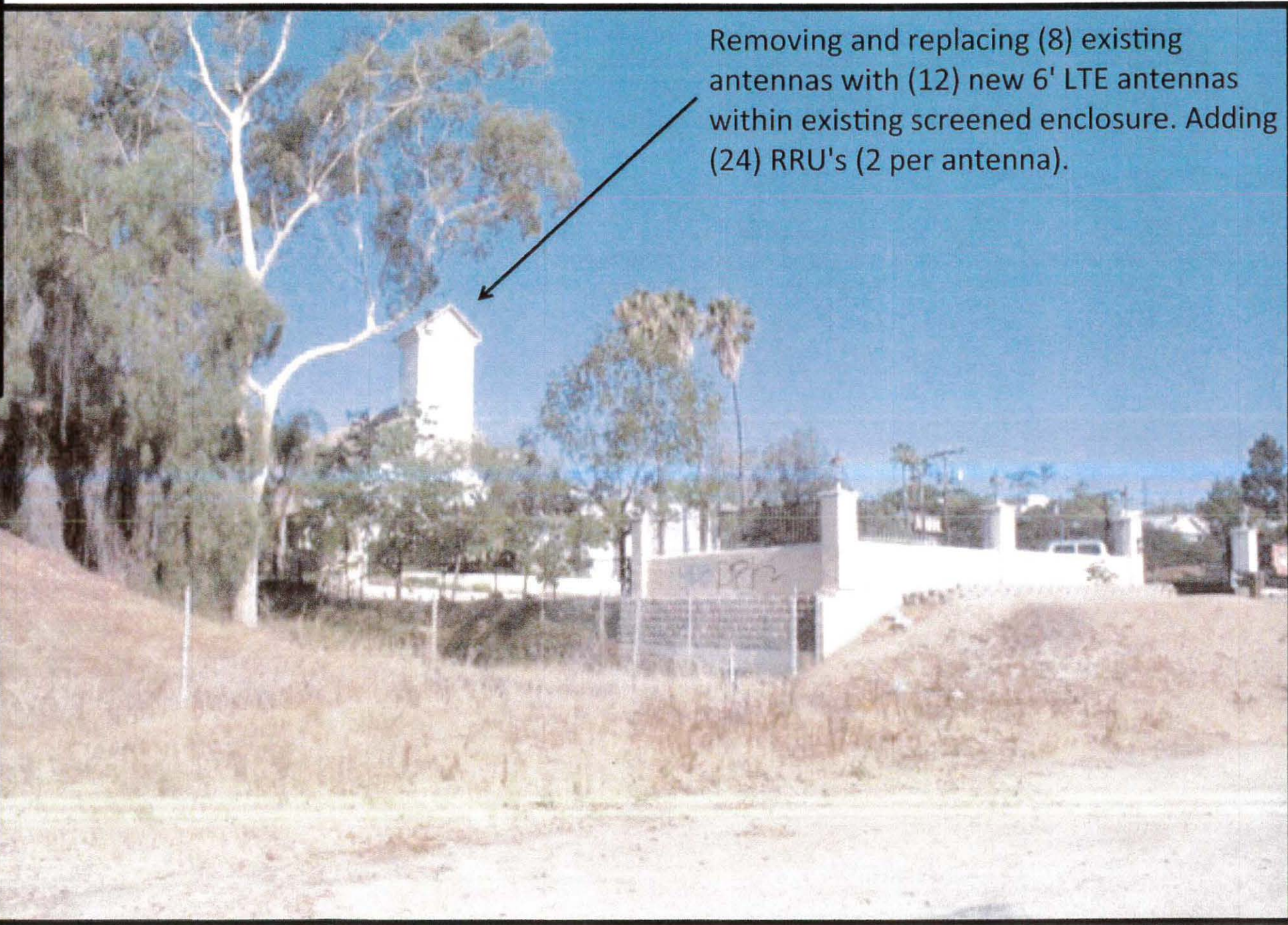
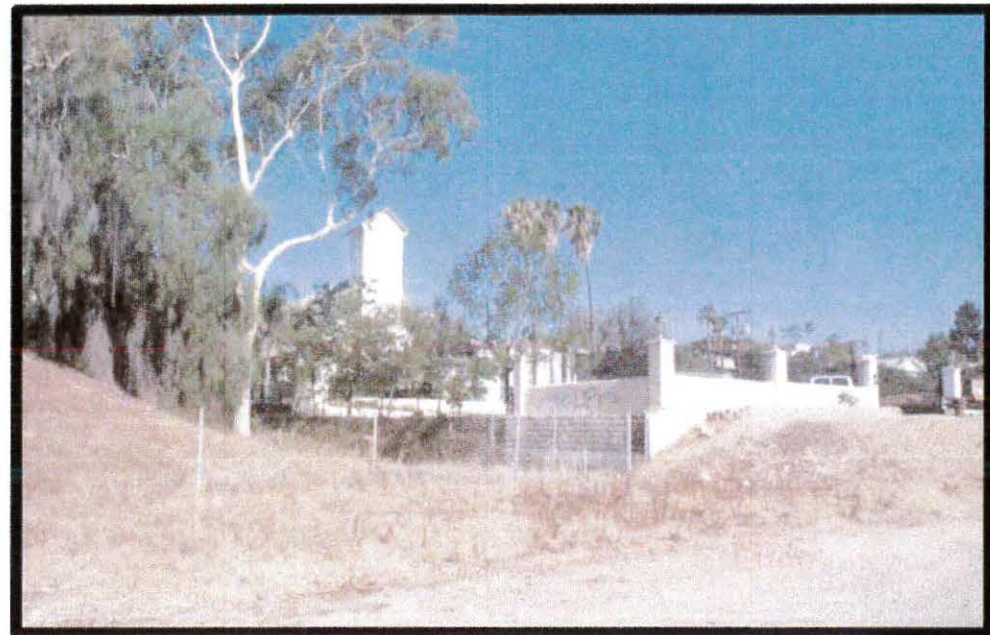




*New Life Church
766 N 28th St.
San Diego, CA 92102*

SD34XC714

LOOKING NW AT PROPOSED ANTENNA LOCATION



Removing and replacing (8) existing antennas with (12) new 6' LTE antennas within existing screened enclosure. Adding (24) RRU's (2 per antenna).

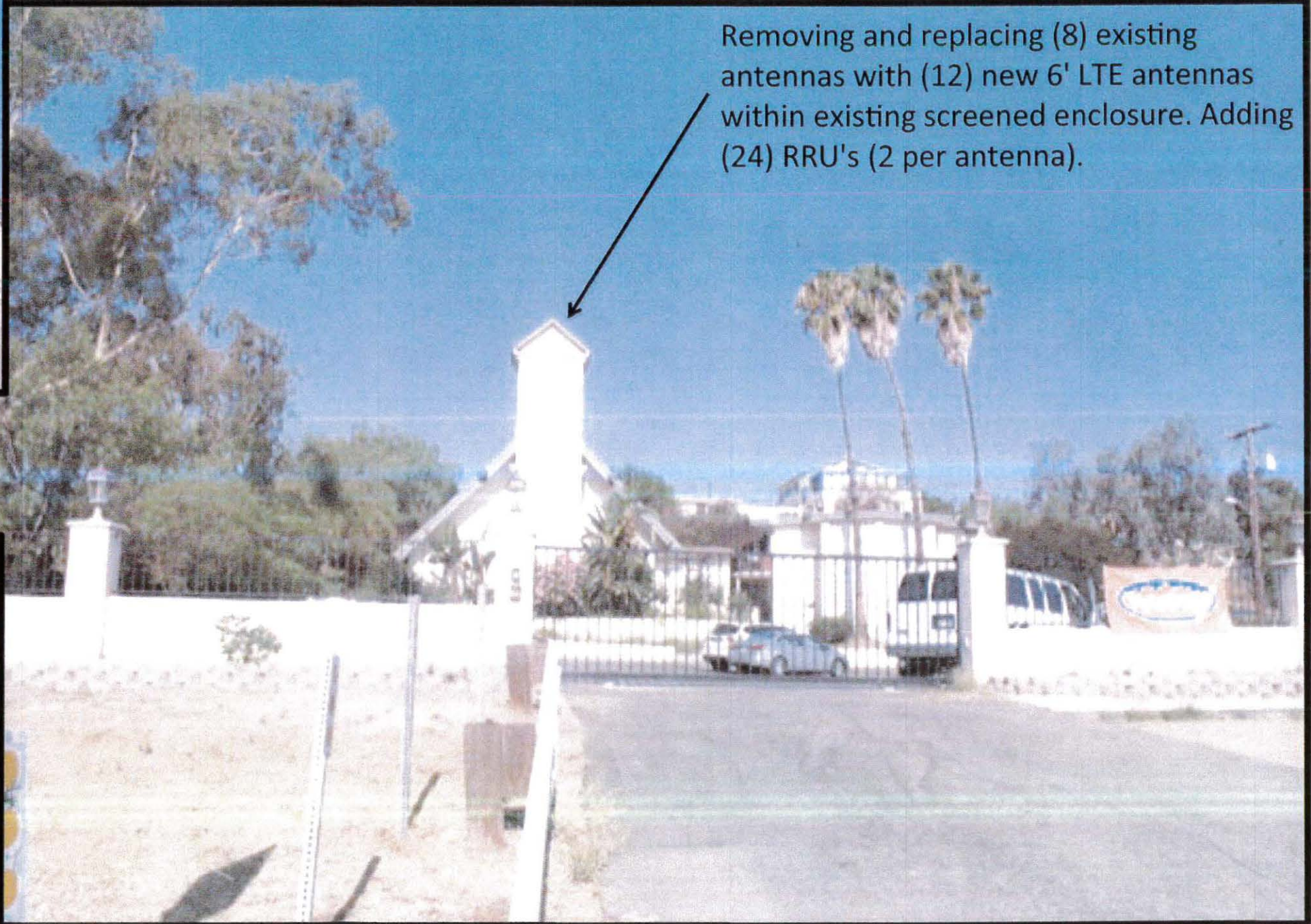
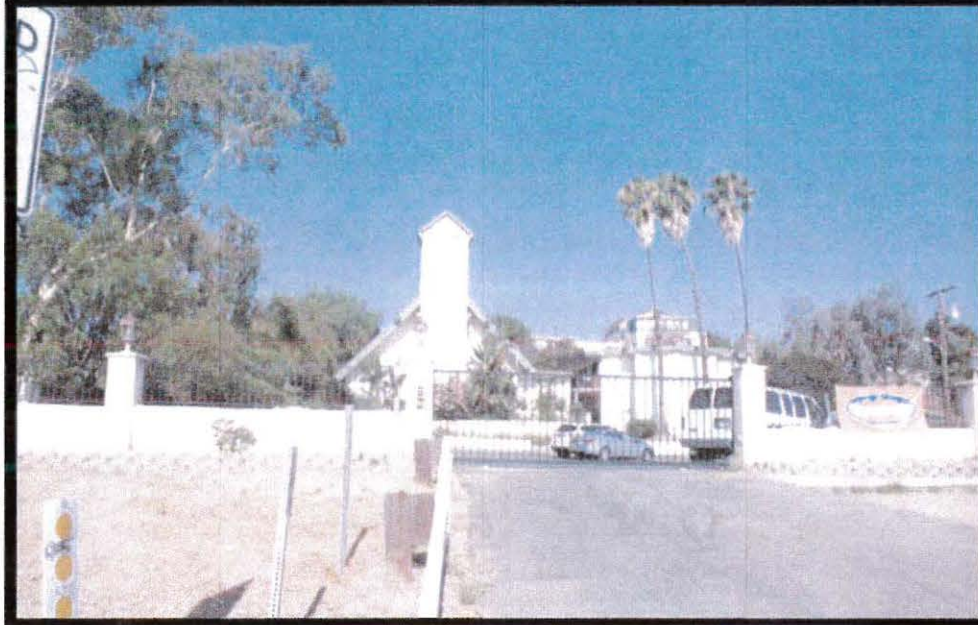




*New Life Church
766 N 28th St.
San Diego, CA 92102*

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LOOKING W AT PROPOSED ANTENNA LOCATION



Removing and replacing (8) existing antennas with (12) new 6' LTE antennas within existing screened enclosure. Adding (24) RRU's (2 per antenna).

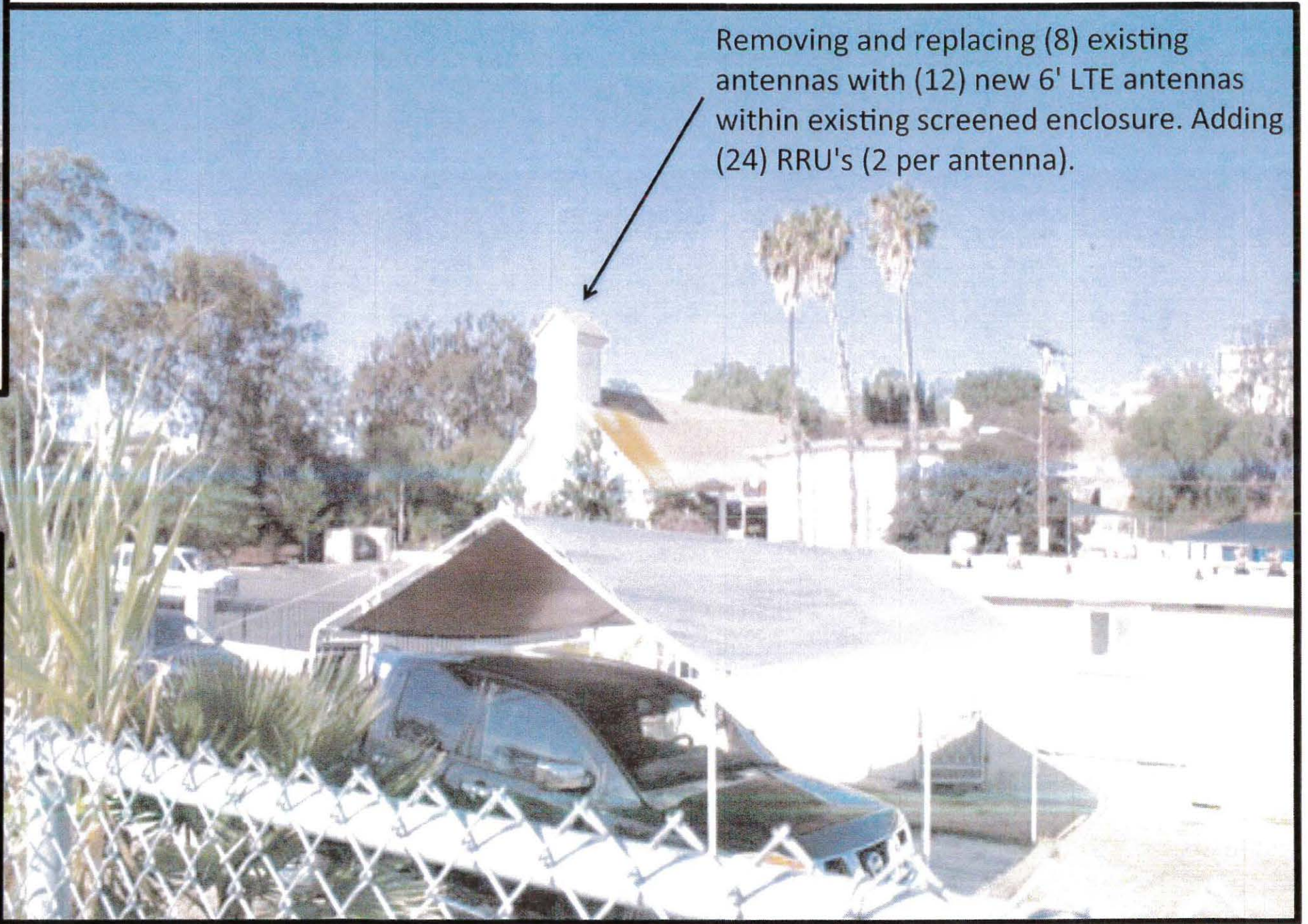
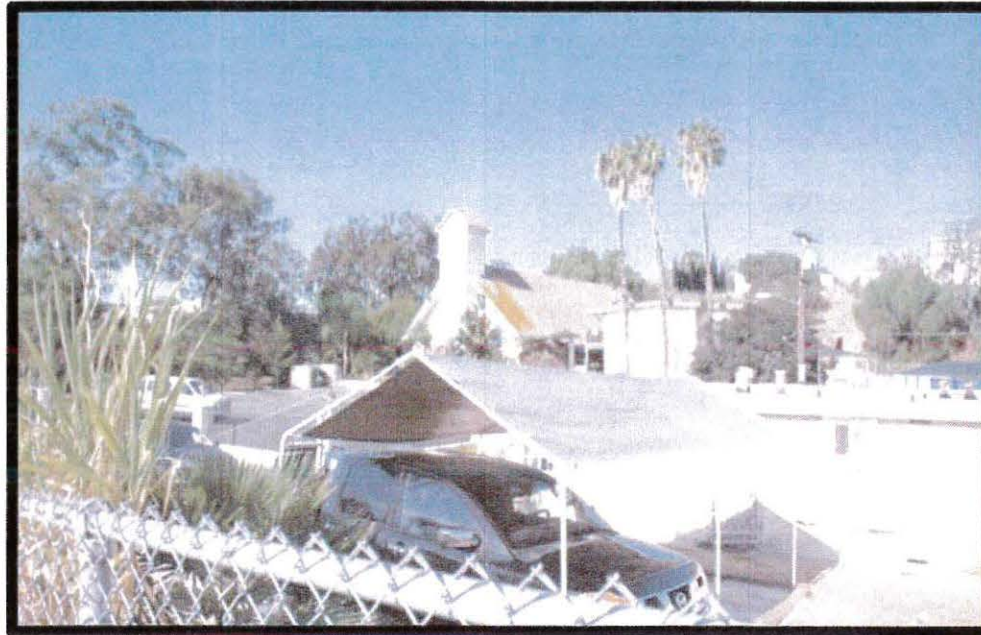




*New Life Church
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San Diego, CA 92102*

SD34XC714

LOOKING SW AT PROPOSED ANTENNA LOCATION



Removing and replacing (8) existing antennas with (12) new 6' LTE antennas within existing screened enclosure. Adding (24) RRU's (2 per antenna).

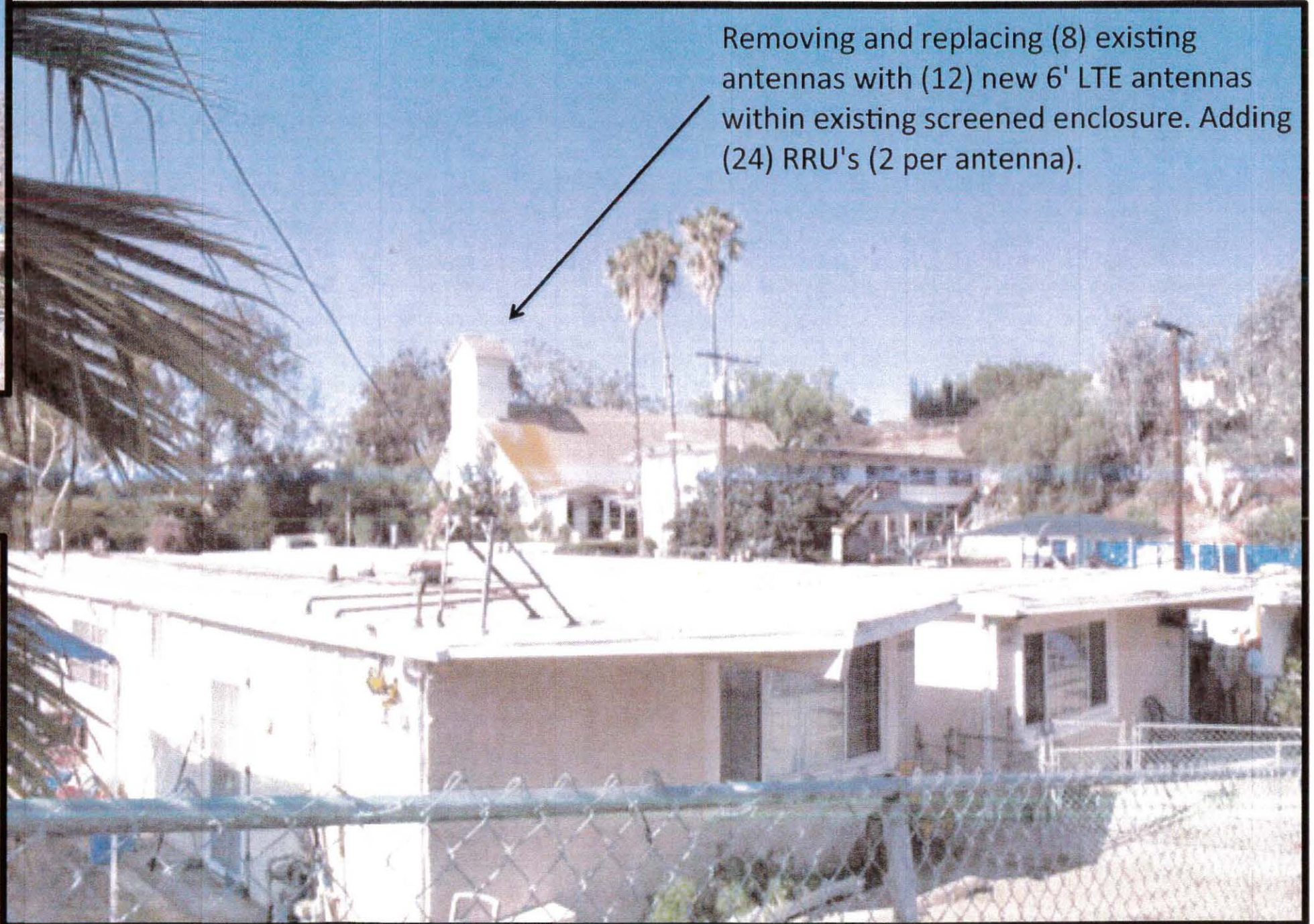
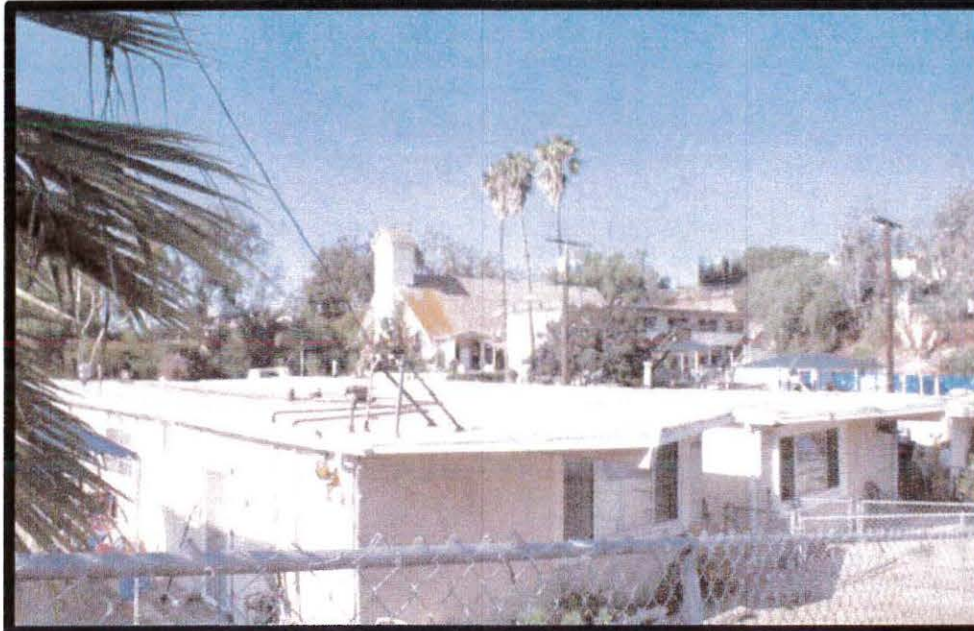




SD34XC714

*New Life Church
766 N 28th St.
San Diego, CA 92102*

LOOKING SW AT PROPOSED ANTENNA LOCATION



Removing and replacing (8) existing antennas with (12) new 6' LTE antennas within existing screened enclosure. Adding (24) RRU's (2 per antenna).





"A Certified Woman Owned Business"

Joanne Aguzar, Land Use Planner
6886 Mimosa Drive Carlsbad, CA 92011 • PH. (858) 442-7235
EMAIL: joanne.aguzar@mmtelecominc.com



- Looking towards subject property
- Looking away from subject property

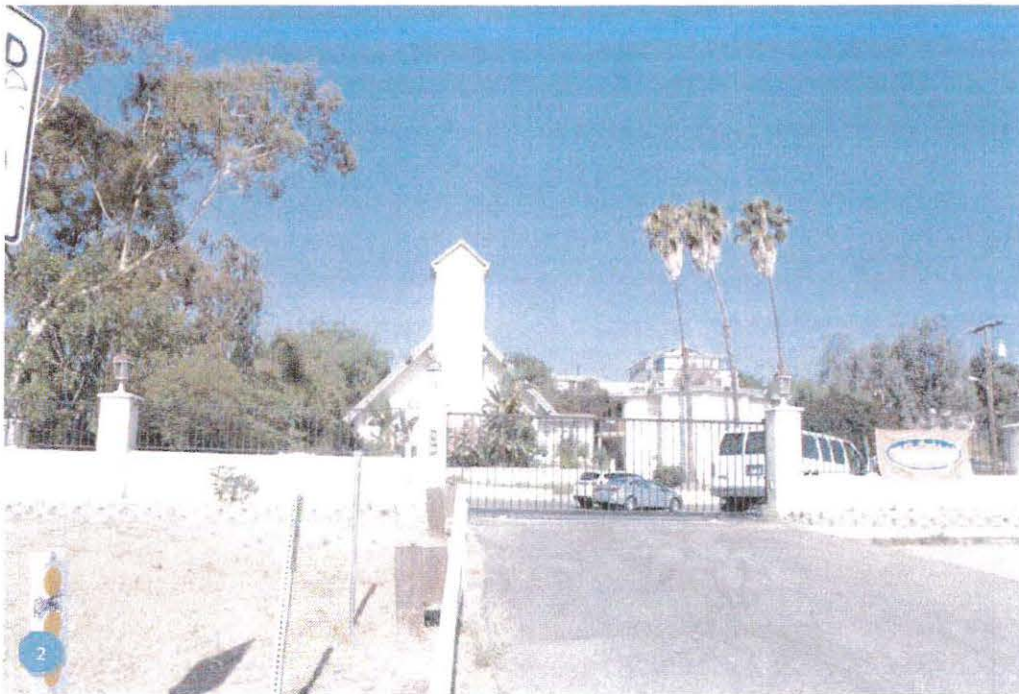
SD34XC714 NEW LIFE CHURCH

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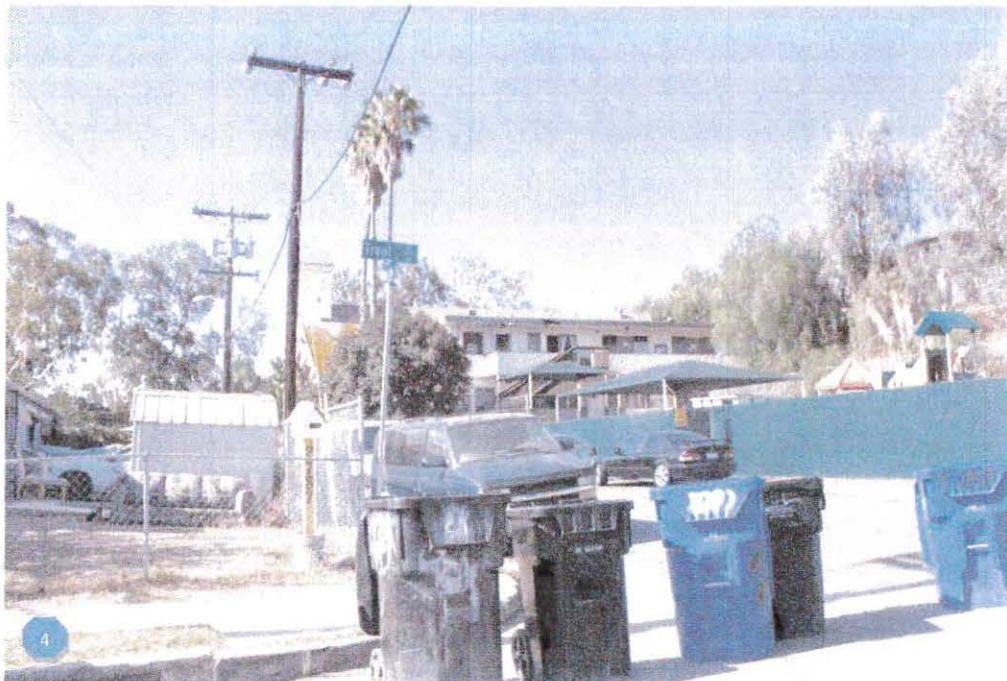
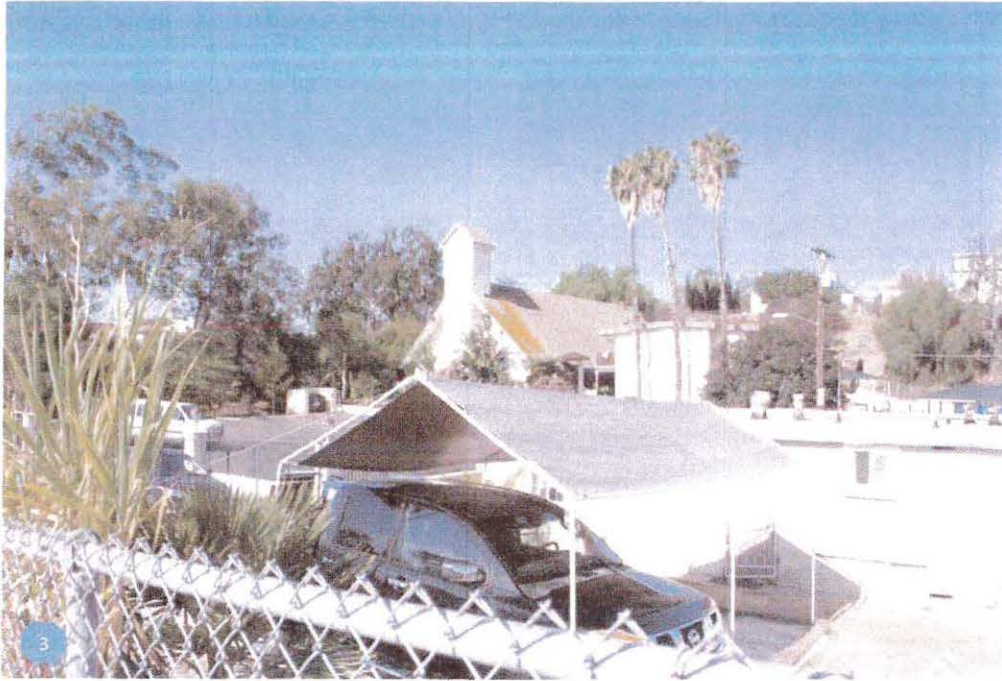
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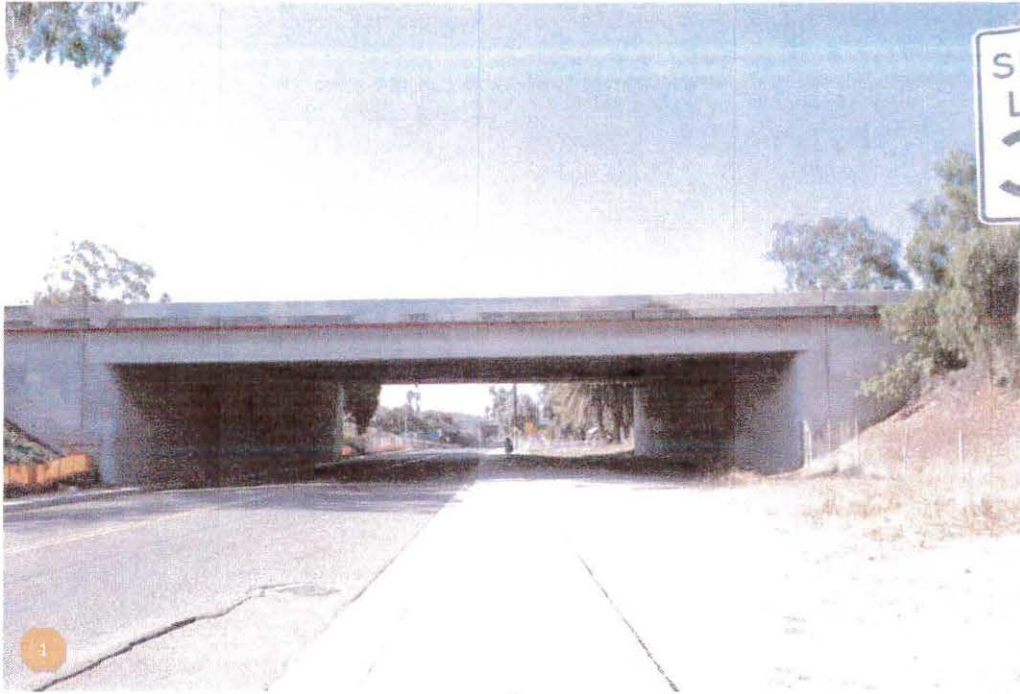
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EMAIL: joanne.aguzar@mmtelecominc.com



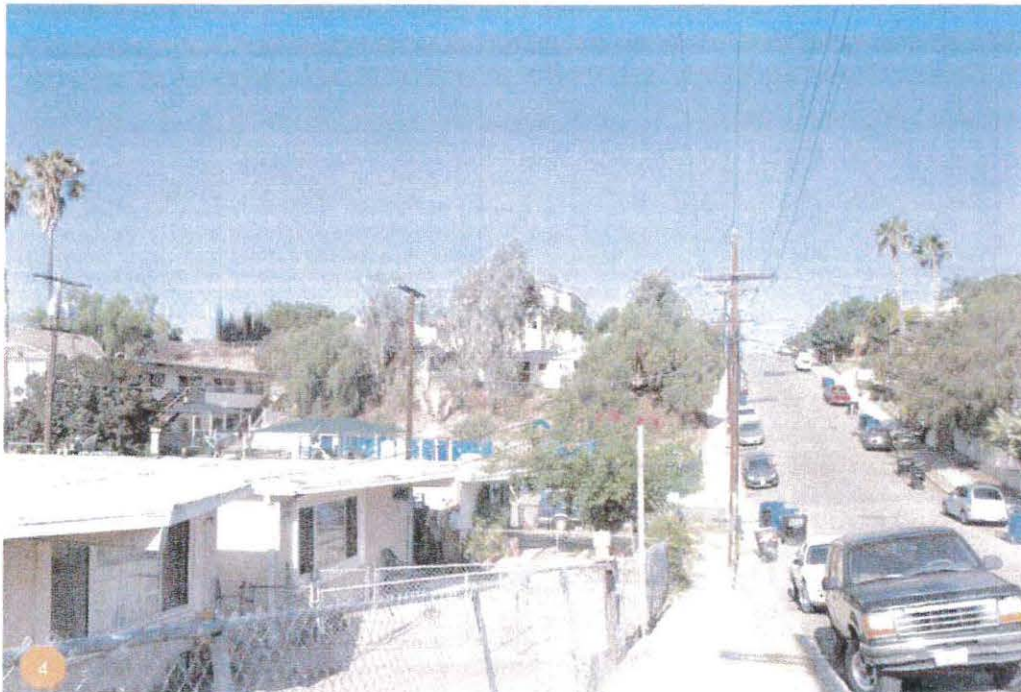
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766 N 28TH STREET



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EMAIL: joanne.aguzar@mmtelecominc.com



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6886 Mimosa Drive Carlsbad, CA 92011 • PH. (858) 442-7235

EMAIL: joanne.aguzar@mmtelecominc.com

SD34XC714 SITE JUSTIFICATION REPORT

CUP Process 4

Background

The modification for Sprint "New Life Church" site is necessary for the Sprint wireless network to provide the coverage mandated by the federal government as a condition of its operating license. There is a significant gap in coverage in many neighborhoods around the project area as demonstrated by the attached RF Coverage Maps. The Sprint site development team evaluated the search ring area and identified an existing church, as the most viable location in terms of zone-ability and aesthetics that would also achieve desired coverage and capacity needs.

Analysis

I. Site Selection

The Sprint site development team recognized from the outset that the coverage objective was essentially residential. Per the zoning map submitted with this report, the site is within the Golden Hill Planned District – GH-1500 zone, and the surrounding land uses consist of single-family residential properties. Due to the volume of traffic, distance, and capacity needed in the surrounding area, nearby Sprint sites cannot provide enough coverage to the Golden Hill community. The east-facing sector of the proposed modification of New Life Church facility will provide coverage to the Golden Heights neighborhood of Golden Hill. The west-facing sectors grants coverage to the East Village and the south-facing sectors bridges the gap south of 94 Highway. In 2002, a telecommunication facility system through the City of San Diego was filed for a new telecommunications site and on January 27, 2003 Sprint was granted for a Neighborhood Use Approval for 12 panel antennas and ground level equipment space.

The subject site, New Life Church, has a top antenna height of 46'-8" which is enclosed within existing FRP screening. The surrounding residential communities of the site are at generally lower elevations and would therefore receive the coverage from the subject site. This church is located on rolling hills with a growing population and would certainly benefit from the coverage and capacity needs the proposed project would provide.



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Joanne Aguzar, Land Use Planner

6886 Mimosa Drive Carlsbad, CA 92011 • PH. (858) 442-7235

EMAIL: joanne.aguzar@mmtelecominc.com

II. Site Justification

The site is needed to address significant coverage and capacity gaps in the community surrounding the project area, in particular in the north-, southeast-, and southwest-facing directions. The RF Coverage Maps attached to this justification report depict the existing coverage gaps and show the significant coverage gain that would be achieved with the proposed project. However, it is important to note that coverage is only half of the objective; Sprint also strives to boost the capacity of every cell site to satisfy the customers around it. What we are seeing increasingly is that more customers are relying almost entirely on their mobile devices to provide all phone needs, as well as Internet, email, apps, etc. All of this individual phone use makes it vital that each and every wireless communication facility in Sprint networks be built and upgraded to meet this customer usage. Even if a site provides sufficient coverage, the more people are utilizing their devices, the more the network slows down. We are trying to keep the 4G technology moving smoothly and quickly.

The project follows the preference objectives of Council Policy 600-43 by having identified a site within the project area that allows the gap in coverage to be addressed, locating on a site having a defensible zoning preference level, and utilizing the least visually obtrusive design.

Other sites in the area were assessed and deemed unfeasible due to the largely residential nature of this area and the topographic limitations of coverage. There is also a gradual incline westward of all other Sprint sites in the area. For these reasons the Stonebridge Water Tower site was the most viable option for coverage objectives and zoning.



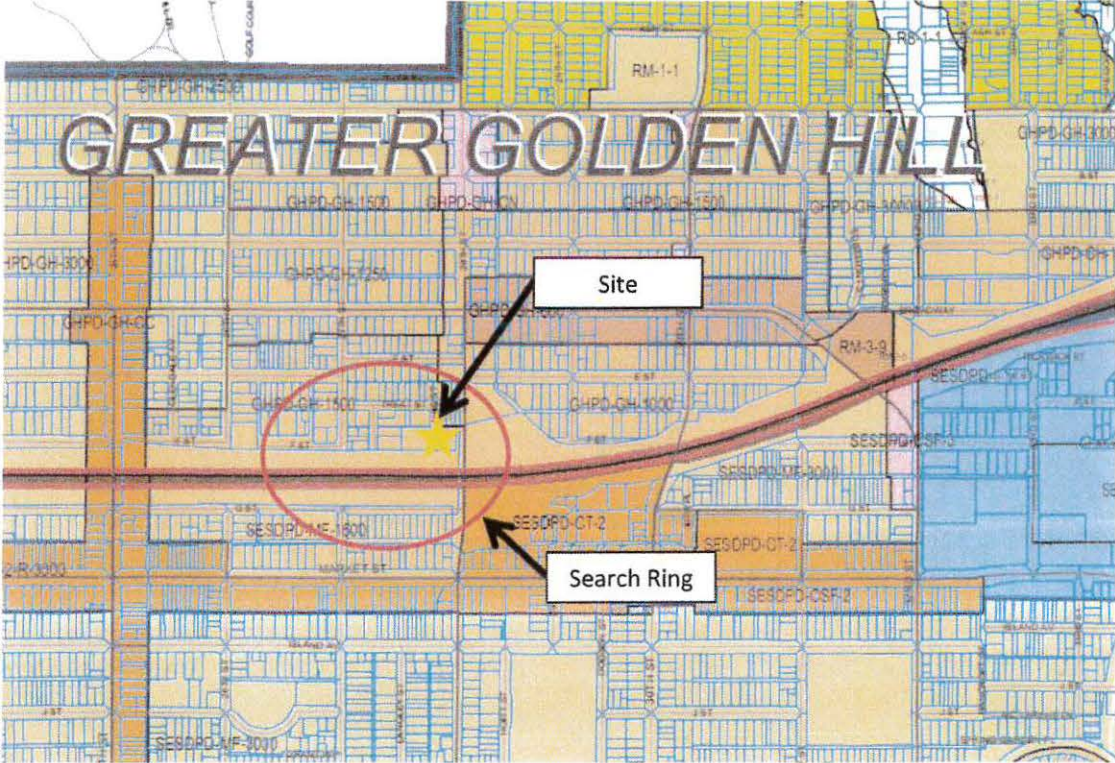
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Joanne Aguzar, Land Use Planner

6886 Mimosa Drive Carlsbad, CA 92011 • PH. (858) 442-7235

EMAIL: joanne.aguzar@mmtelecominc.com

Justification Map



III. Site Design

As noted above, the project follows the preference objectives of Council Policy by having utilized a location; which allows the coverage needs to be satisfied with an appropriate location and design. The proposed project includes the installation of (12) Sprint antennas inside an existing FRP enclosure. A proposed growth cabinet and a new top hat on top of the existing BTS cabinet will be proposed in the existing ground-level equipment. Fortunately, the greater existing elevation AMSL allows RF signals to reach further distances than if they were at a lower elevation, which increases coverage of the area without significantly fewer changes to the water tower site. The site development team considered various design iterations, but finally settled on a proposed design. The combined factors of height and incorporation of antennas within architectural features will allow Sprint to provide focused coverage to the area

SD34XC714 NEW LIFE CHURCH

766 N 28TH STREET



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Joanne Aguzar, Land Use Planner

6886 Mimosa Drive Carlsbad, CA 92011 • PH. (858) 442-7235

EMAIL: joanne.aguzar@mmtelecominc.com

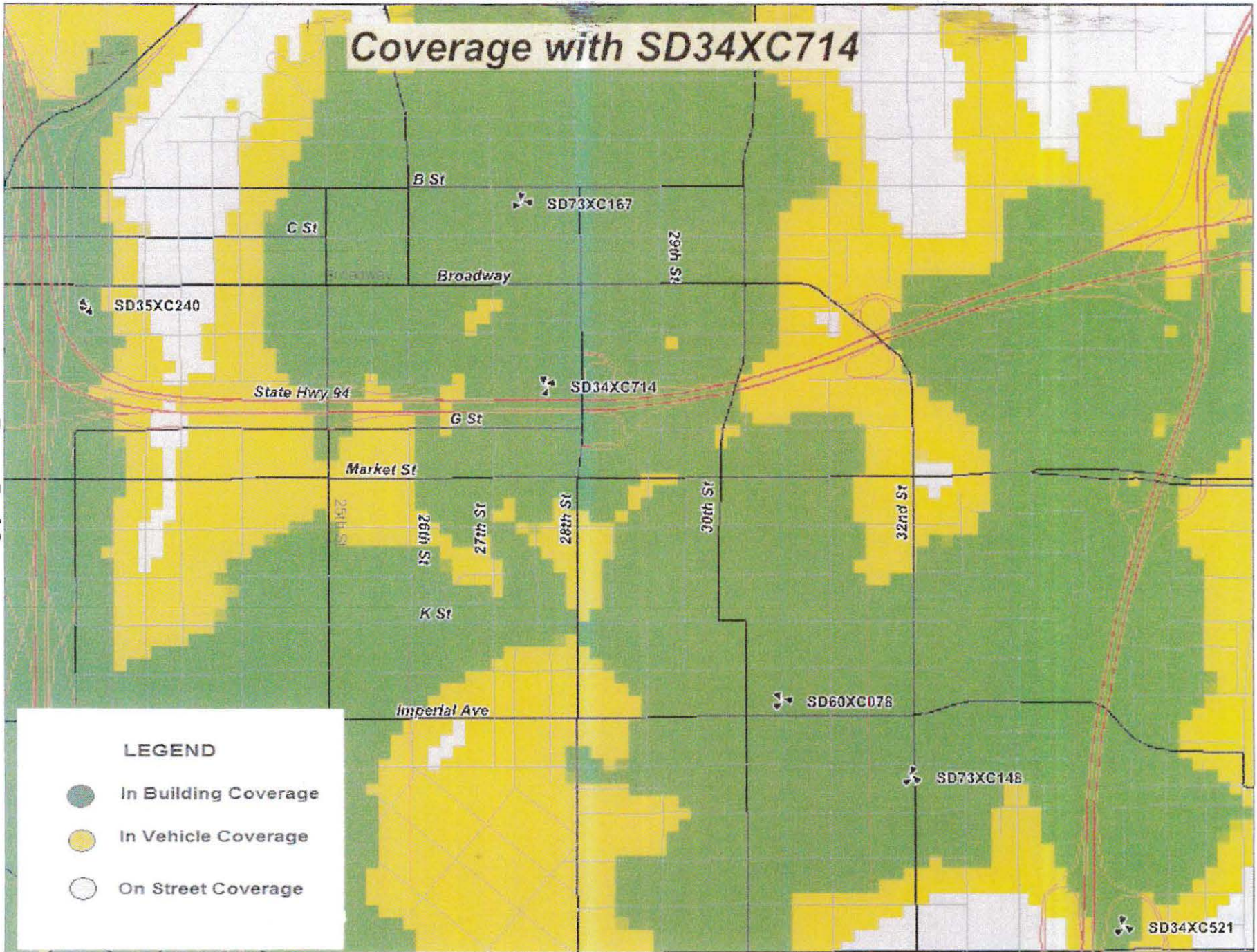
surrounding the proposed site without deterring from or interfering with the peacefulness of the surrounding neighborhood.

Furthermore, the 10'-0" X 17'-9" equipment shelter does not exceed the 250-sq-ft limit set forth in LDC Section 141.0420(g)(3). The project follows the preference objectives of Council Policy 600-43 by having identified a site within the project area that allows the gap in coverage to be addressed, locating on a site having a defensible zoning preference level given the surrounding zoning in the area, and utilizing the least visually obtrusive design.

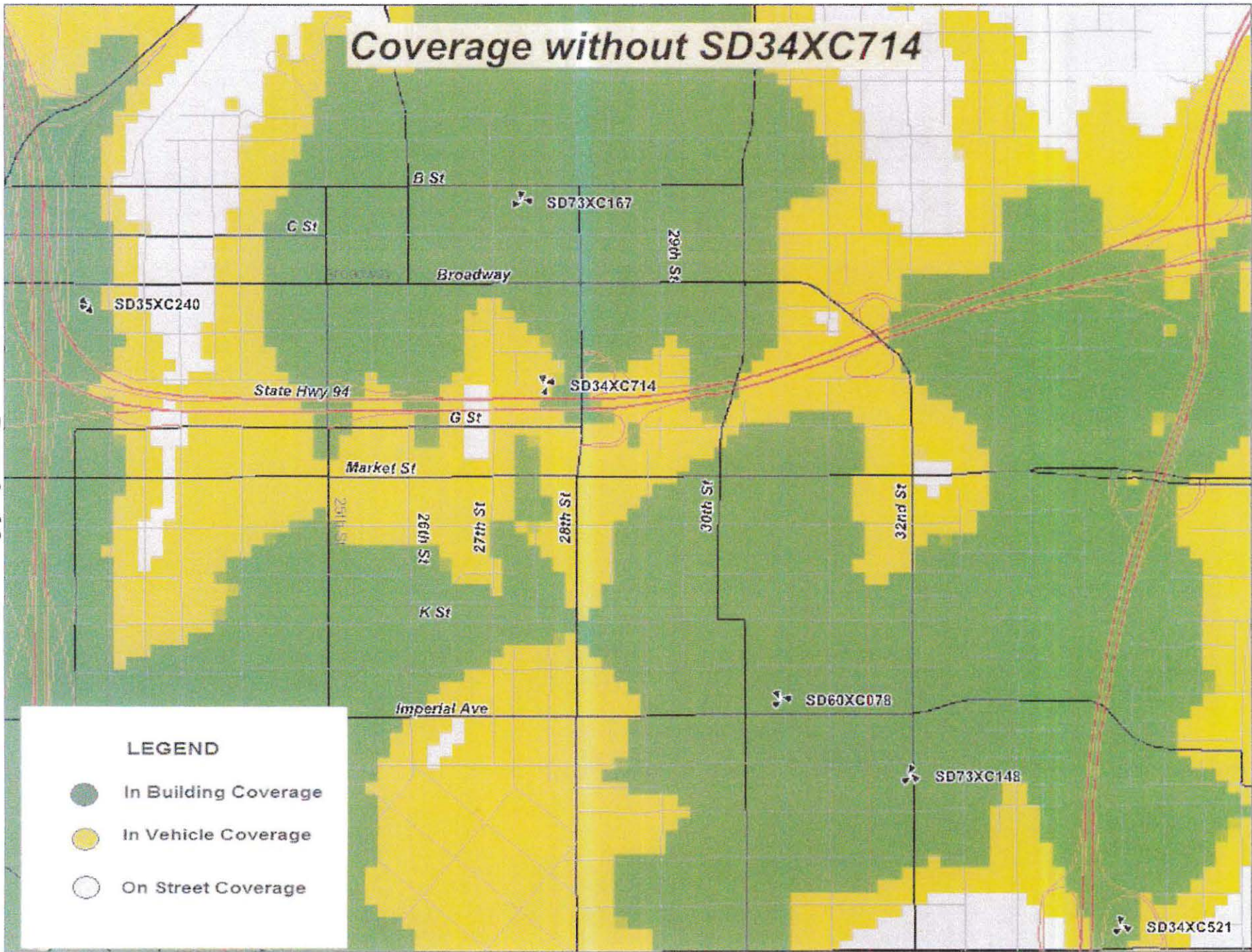
Conclusion

The proposed Sprint wireless installation provides a material benefit to the community with the providing of communications services for personal, business, and emergency purposes. There is currently a sea-change under way relative to communications, with communications of all kinds utilizing the wireless networks. Approximately 25% of homes in the U.S. are now "wireless only," having no landlines. The rate of wireless-only homes is increasing at about 5% a year. Over 50% of all 911 calls are now done so via cellular phone. Thus, providing reliable wireless services to all of our communities is vital for the public health, safety, and welfare, a basic finding for a use permit.

Coverage with SD34XC714



Coverage without SD34XC714



LEGEND

-  In Building Coverage
-  In Vehicle Coverage
-  On Street Coverage



THE CITY OF SAN DIEGO

DATE OF NOTICE: July 8, 2015

NOTICE OF PUBLIC HEARING

HEARING OFFICER

DEVELOPMENT SERVICES DEPARTMENT

DATE OF HEARING:	July 22, 2015
TIME OF HEARING:	8:30 A.M.
LOCATION OF HEARING:	Council Chambers, 12th Floor, City Administration Building, 202 C Street, San Diego, California 92101
PROJECT TYPE:	CONDITIONAL USE PERMIT, PROCESS THREE
PROJECT NO:	<u>395980</u>
PROJECT NAME:	<u>SPRINT – NEW LIFE CHURCH</u>
APPLICANT:	JOANNE AGUZAR, M&M TELECOM, INC., AGENTS REPRESENTING SPRINT
COMMUNITY PLAN AREA:	Greater Golden Hill
COUNCIL DISTRICT:	District 3
CITY PROJECT MANAGER:	Alex Hempton, Development Project Manager
PHONE NUMBER/E-MAIL:	(619) 446-5349 / ahempton@sandiego.gov

As a property owner, tenant, or person who has requested notice, please be advised that the Hearing Officer will hold a public hearing to approve, conditionally approve, or deny an application for a Wireless Communication Facility (WCF) consisting of panel antennas, located inside an existing tower element, with equipment associated with the antennas located in an enclosure behind the church. The project is located at 766 N. 28th Street, north of CA State Route 94 and west of 28th Street.

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

The decision made by the Planning Commission is the final decision by the City.

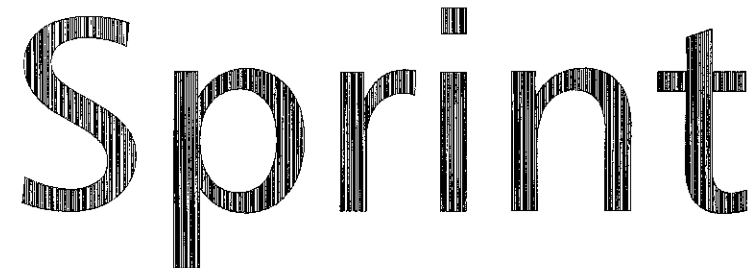
This project was determined to be categorically exempt from the California Environmental Quality Act on 5/21/2015 and the opportunity to appeal that determination ended 6/5/2015.

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

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

Internal Order Number: 24005291

Revised 11-17-14 wjz



SD34XC714
NEW LIFE CHURCH
766 N 28TH STREET
SAN DIEGO, CA 92102

BOOTH & SUAREZ
 ARCHITECTURE ■ INCORPORATED
 325 CARLSBAD VILLAGE DRIVE SUITE D2
 CARLSBAD, CA 92008 (760) 434-8474



PREPARED FOR



9191 TOWN CENTER DRIVE, SUITE 150
 SAN DIEGO, CA 92122

APPROVALS

A&C	DATE
RE	DATE
RF	DATE
INT	DATE
EE/IN	DATE
OPS	DATE
EE/OUT	DATE

PROJECT NUMBER

SD34XC714

PROJECT NAME

NEW LIFE CHURCH

766 N 28TH ST
 SAN DIEGO, CA 92102
 CITY OF SAN DIEGO

DRAWING DATES

08/18/14	90% ZD (nt)
08/22/14	100% ZD (sp)
08/26/14	100% ZD REVISION 1 (ss)
03/07/15	100% ZD REVISION 2 (jt)
03/20/15	100% ZD REVISION 3 (jt)

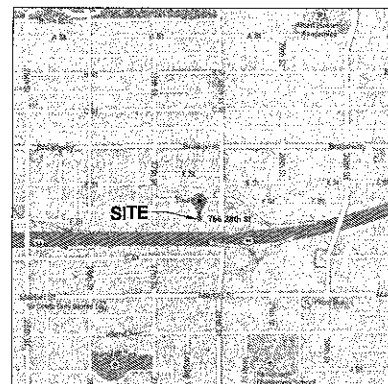
SHEET TITLE

TITLE SHEET
&
PROJECT DATA

PROJECTS\SprInf\14213

T-1

VICINITY MAP



THOMAS GUIDE PAGE: 1289 - D3



ADDRESS
 766 N 28TH STREET
 SAN DIEGO, CA 92102

DIRECTIONS:

1. HEAD WEST ON AIRPORT TERMINAL RD
2. SLIGHT LEFT TO STAY ON AIRPORT TERMINAL RD
3. KEEP RIGHT AT THE FORK
4. TURN LEFT ONTO N HARBOR DR
5. TURN LEFT ONTO W GRAPE ST
6. TAKE THE INTERSTATE 5 S RAMP
7. MERGE ONTO I-5 S
8. TAKE THE CA-94 E/M L KING JR FWY EXIT
9. MERGE ONTO CA-94 E VIA THE EXIT ON THE LEFT
10. TAKE THE 28TH STREET EXIT, EXIT 1
11. TURN RIGHT ONTO 28TH ST
12. ARRIVE AT 766 28TH ST, SAN DIEGO, CA 92102

DRAWING NOTE

THE BASE OF THESE DRAWINGS WERE TAKEN FROM "AS-BUILT" DRAWINGS PROVIDED BY SPRINT. THE ACCURACY OF THE AS-BUILT DRAWINGS WERE ASSUMED TO BE CORRECT AND WERE NOT THOROUGHLY REVIEWED FOR ACCURACY.

CONSULTANT TEAM

ARCHITECT:
 BOOTH & SUAREZ ARCHITECTURE INC.
 325 CARLSBAD VILLAGE DRIVE, SUITE D2
 CARLSBAD, CA 92008
 (760) 434-8474
 (760) 434-8596 (FAX)

LEASING/PLANNING:
 M&M TELECOM INC.
 LEASING:
 HANS NANSEN
 8886 MIMOSA DRIVE
 CARLSBAD, CA 92011
 hans.nansen@mmtelcominc.com

PLANNING:
 JOANNE AGUZAR
 8886 MIMOSA DRIVE
 CARLSBAD, CA 92011
 joanne.aguzar@mmtelcominc.com

PROJECT SUMMARY

APPLICANT: SPRINT
 9191 TOWN CENTER DR, SUITE 150
 SAN DIEGO, CALIFORNIA 92122
 CONTACT: MAEGAN MURPHY
 (619) 985-6638

OWNER: SOUTHERN CA DISTRICT COUNCIL OF
 ASSEMBLIES OF GOD, IN
 17951 COWAN
 IRVINE, CA 92614

- PROJECT DESCRIPTION:
- INSTALL (12) NEW 6'-0" PANEL ANTENNAS
 - INSTALL (24) NEW RRHS
 - INSTALL (1) NEW GROWTH CABINET
 - INSTALL (1) NEW TOP HAT ON TOP OF EXISTING BTS CABINET
 - LANDSCAPE DEVELOPMENT

ASSESSORS PARCEL NUMBER: 554-430-38-00
 EXISTING ZONING: GOLDEN HILL PLANNED
 DISTRICT GH-1500

JURISDICTION: CITY OF SAN DIEGO

TYPE OF CONSTRUCTION (EXISTING): V-N

OCCUPANCY OF EXISTING BUILDING: A-3

OCCUPANCY OF EXISTING SPRINT EQUIPMENT ROOM: S-2

LEASE AREA: ± 246 SQ. FT.

NOTE:
 THERE ARE NO OTHER EXISTING TELECOMMUNICATIONS FACILITIES ON SITE

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF SAN DIEGO, AND IS DESCRIBED AS FOLLOWS:
 PARCEL A:
 LOT 1 OF CHURCH VIEW SUBDIVISION, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF NO. 5304, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, NOVEMBER 29, 1963
 PARCEL B:
 LOT 28 AND 29 OF TREAT ADDITION, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1454, FILED IN THE OFFICE OF RECORDER OF SAN DIEGO COUNTY, JUNE 24, 1912

SCALE

THE DRAWING SCALES SHOWN IN THIS SET REPRESENT THE CORRECT SCALE ONLY WHEN THESE DRAWINGS ARE PRINTED IN A 24" x 36" FORMAT. IF THIS DRAWING SET IS NOT 24" x 36", THIS SET IS NOT TO SCALE.

SHEET SCHEDULE

- | | |
|-----|----------------------------|
| T-1 | TITLE SHEET & PROJECT DATA |
| A-1 | SITE PLAN |
| A-2 | ENLARGED AREA PLAN |
| A-3 | EQUIPMENT FLOOR PLAN |
| A-4 | ENLARGED ANTENNA PLANS |
| A-5 | EXTERIOR ELEVATIONS |
| A-6 | EXTERIOR ELEVATIONS |
| D-1 | DETAILS |
| L-1 | LANDSCAPE DEVELOPMENT PLAN |
| L-2 | IRRIGATION PLAN |

APPLICABLE CODES

ALL WORK SHALL COMPLY WITH THE FOLLOWING APPLICABLE CODES:
 CALIFORNIA STATE BUILDING CODE, TITLE 24, 2013 EDITION
 CALIFORNIA PLUMBING CODE, 2013 EDITION
 CALIFORNIA MECHANICAL CODE, 2013 EDITION
 CALIFORNIA ELECTRICAL CODE, 2013 EDITION
 CALIFORNIA FIRE CODE, 2013 EDITION
 CALIFORNIA ENERGY CODE, 2013 EDITION
 IN THE EVENT OF CONFLICT, THE MOST RESTRICTIVE CODE SHALL PREVAIL

ACCESSIBILITY DISCLAIMER

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

BOOTH & SUAREZ
 ARCHITECTURE ■ INCORPORATED

325 CARLSBAD VILLAGE DRIVE, SUITE 09
 CARLSBAD, CA 92008 (760) 434-8474



PREPARED FOR



9191 TOWN CENTER DRIVE, SUITE 150
 SAN DIEGO, CA 92122

APPROVALS

A&C	DATE
RE	DATE
RF	DATE
INT	DATE
EE/IN	DATE
OPS	DATE
EE/OUT	DATE

PROJECT NUMBER

SD34XC714

PROJECT NAME

NEW LIFE CHURCH

766 N 28TH ST
 SAN DIEGO, CA 92102
 CITY OF SAN DIEGO

DRAWING DATES

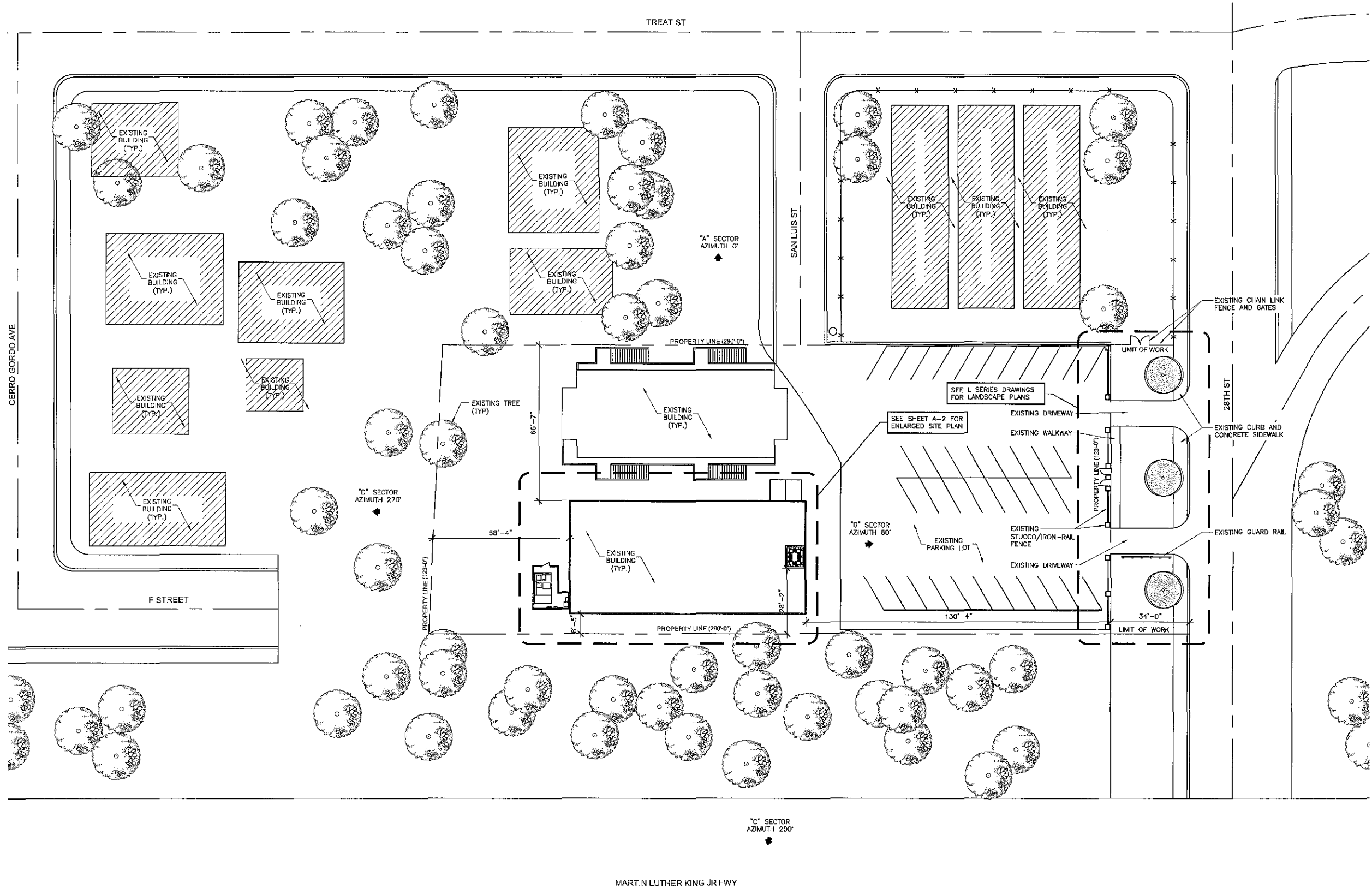
08/18/14	90% ZD (nt)
08/22/14	100% ZD (se)
08/26/14	100% ZD REVISION 1 (se)
03/07/15	100% ZD REVISION 2 (jt)
03/20/15	100% ZD REVISION 3 (jt)

SHEET TITLE

SITE PLAN

PROJECTS\Sprint\14213

A-1



SITE PLAN
 SCALE: 1"=20'-0"



ENGINEERING NOTES:
 1. THIS PROJECT PROPOSES NO WORK WITHIN THE PUBLIC RIGHT-OF-WAY.
 2. THIS IS A MODIFICATION OF A PERMIT OF AN EXISTING FACILITY AND NO GROUND DISTURBANCE OR TRENCHING IS PROPOSED BY THIS PROJECT.

Booth & Suarez
 ARCHITECTURE INCORPORATED

325 CARLSBAD VILLAGE DRIVE, SUITE D9
 CARLSBAD, CA 92008 (760) 434-8474



PREPARED FOR



9191 TOWN CENTER DRIVE, SUITE 150
 SAN DIEGO, CA 92122

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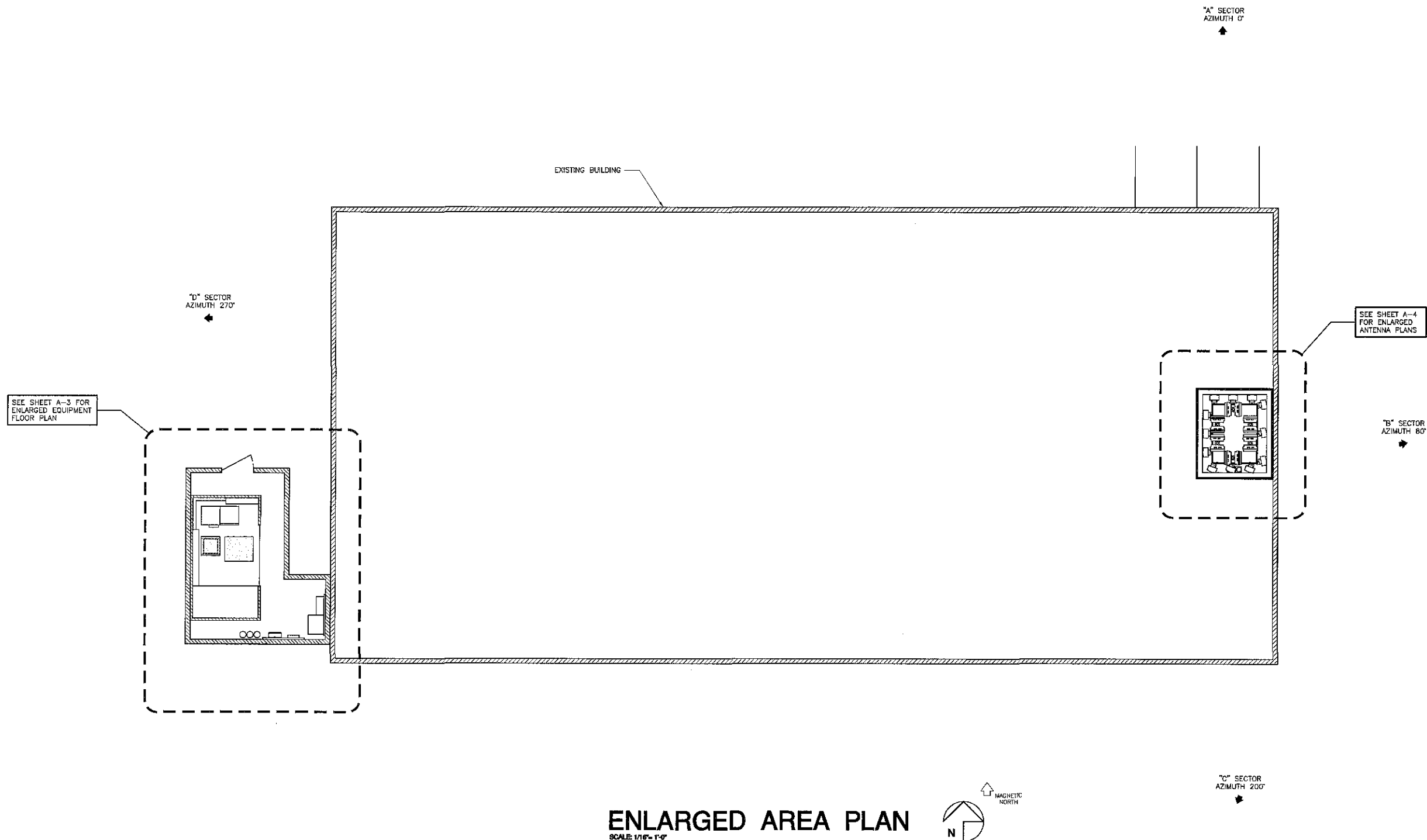
08/18/14	90% ZD (rt)
08/22/14	100% ZD (sa)
08/26/14	100% ZD REVISION 1 (sa)
03/07/15	100% ZD REVISION 2 (jf)
03/20/15	100% ZD REVISION 3 (jf)

SHEET TITLE

**ENLARGED
 AREA PLAN**

PROJECTS\Sprint\14213

A-2



BOOTH & SUAREZ
 ARCHITECTURE INCORPORATED
 395 CARLESTAD VILLAGE DRIVE SUITE D2
 CARLESTAD, CA 92008 (760) 434-8474



PREPARED FOR



9191 TOWN CENTER DRIVE, SUITE 150
 SAN DIEGO, CA 92122

APPROVALS

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PROJECT NAME

NEW LIFE CHURCH

766 N 28TH ST
 SAN DIEGO, CA 92102
 CITY OF SAN DIEGO

DRAWING DATES

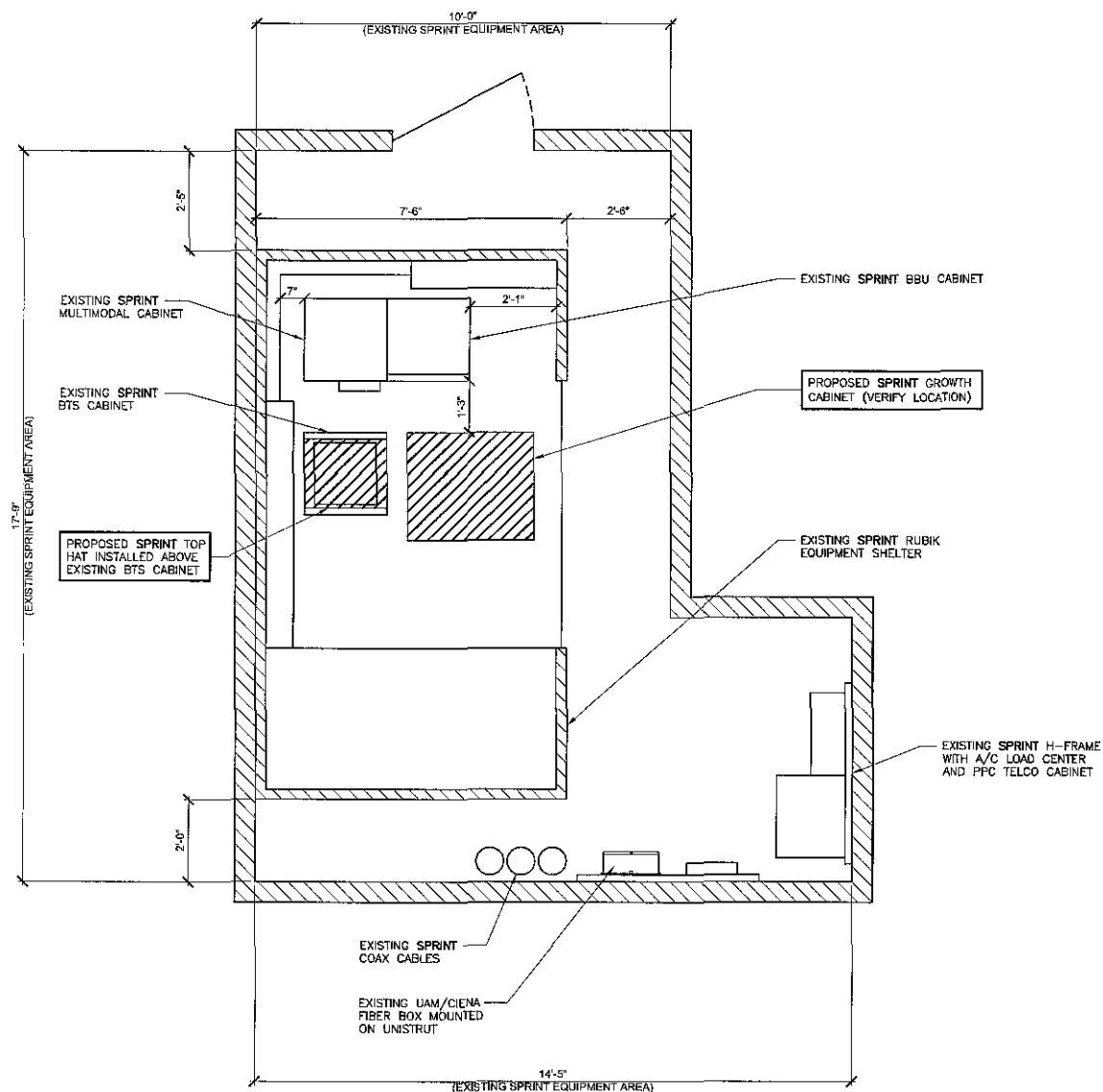
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08/22/14	100% ZD (sa)
08/26/14	100% ZD REVISION 1 (se)
03/07/15	100% ZD REVISION 2 (jf)
03/20/15	100% ZD REVISION 3 (jf)

SHEET TITLE

EQUIPMENT FLOOR PLAN

PROJECTS\Sprint\14213

A-3



EQUIPMENT FLOOR PLAN

SCALE: 1/2" = 1'-0"



BOOTH & SUAREZ
 ARCHITECTURE INCORPORATED
 325 CARLSBAD VILLAGE DRIVE, SUITE 09
 CARLSBAD, CA 92008 (760) 434-6474



PREPARED FOR
Sprint
 9191 TOWN CENTER DRIVE, SUITE 150
 SAN DIEGO, CA 92122

APPROVALS

A&C	DATE
RE	DATE
RF	DATE
INT	DATE
EE/IN	DATE
OPS	DATE
EE/OUT	DATE

PROJECT NUMBER
SD34XC714
 PROJECT NAME
NEW LIFE CHURCH
 766 N 28TH ST
 SAN DIEGO, CA 92102
 CITY OF SAN DIEGO

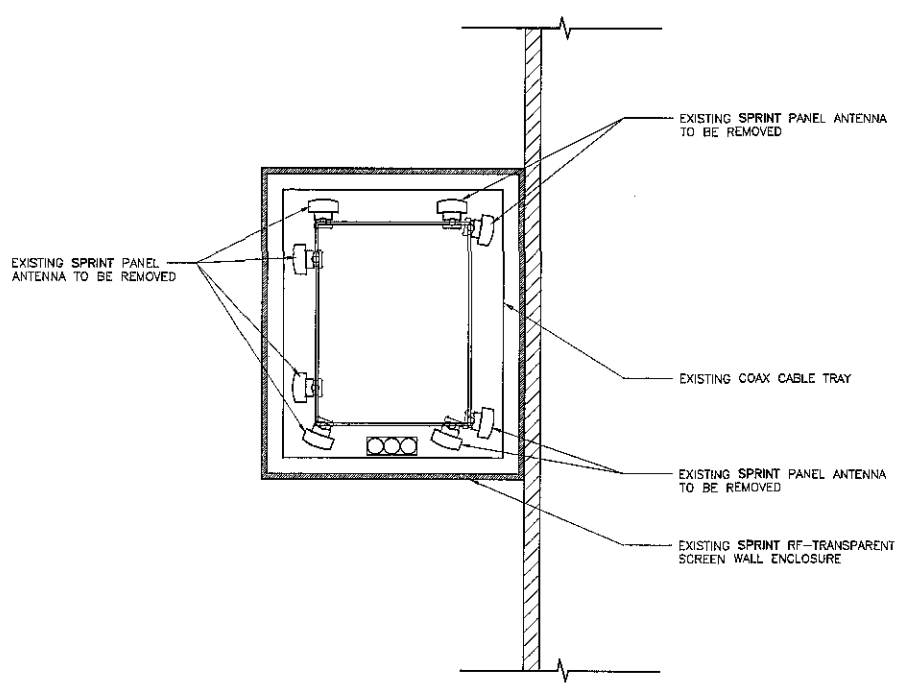
DRAWING DATES

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08/22/14	100% ZD (se)
08/26/14	100% ZD REVISION 1 (se)
05/07/15	100% ZD REVISION 2 (jf)
05/20/15	100% ZD REVISION 3 (jf)

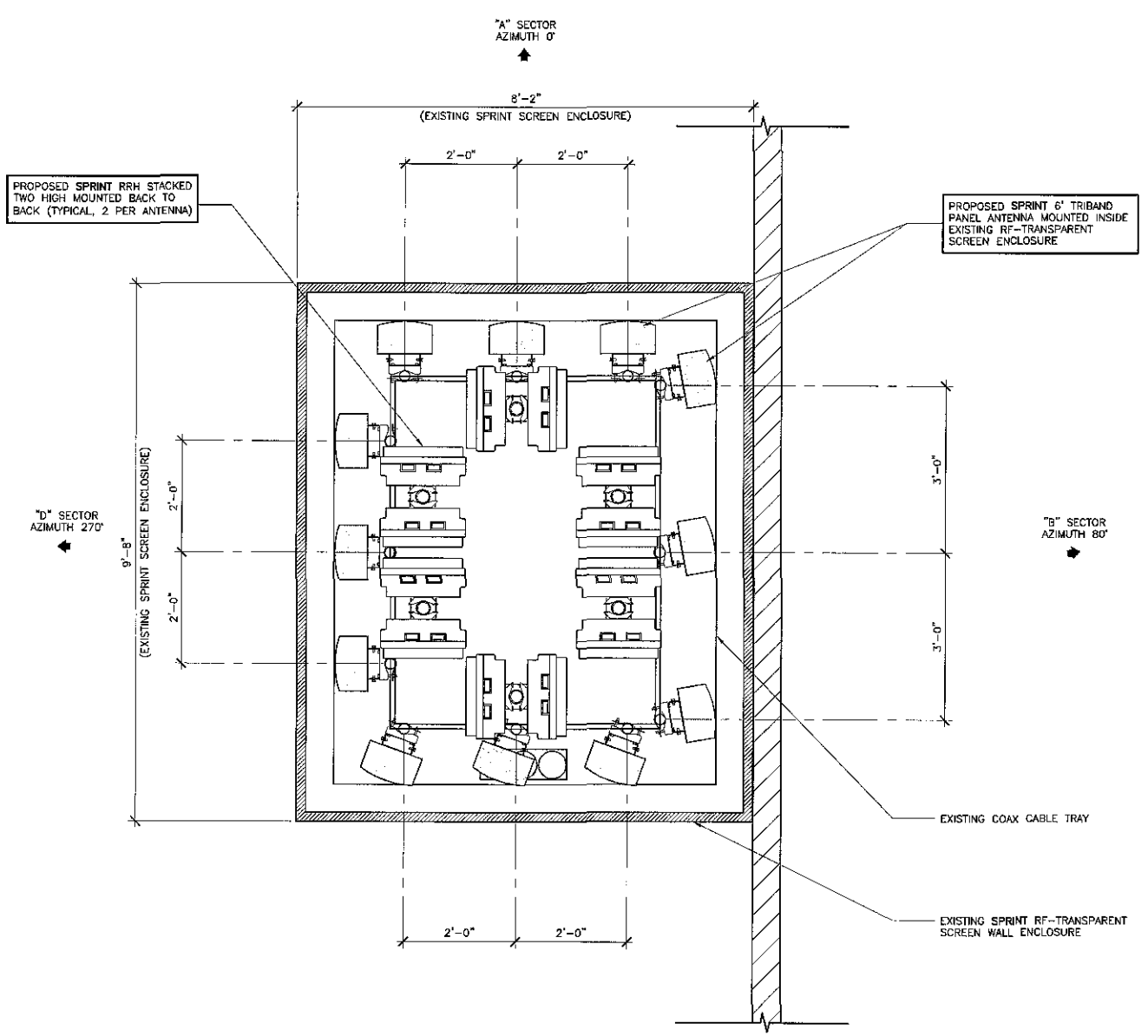
SHEET TITLE
ENLARGED ANTENNA PLANS

PROJECTS\Sprint\14213

A-4



EXISTING ANTENNA PLAN
 SCALE: 3/8" = 1'-0"



PROPOSED ANTENNA PLAN
 SCALE: 3/8" = 1'-0"

ANTENNA AND COAXIAL CABLE SCHEDULE

SECTOR ANTENNA	DIRECTION	AZIMUTH	ANTENNA MODEL NUMBER	DOWNTILT	SKIEW ANGLE	SIZE	NUMBER OF CABLES PER SECTOR	COAX. CABLE LENGTH (+ / - 5')	JUMPER LENGTH (+ / - 3')	CABLE SIZE
A1	NORTH	0°	(N) DHHT165B-3XR		N/A	72.0"H x 12.0"W x 7.1"D	T.B.D.	187'-0"	10'-0"	1-1/4" HYBRIFLEX
A2		0°	(N) DHHT165B-3XR	0°	N/A	72.0"H x 12.0"W x 7.1"D				
A3		0°	(N) DHHT165B-3XR		N/A	72.0"H x 12.0"W x 7.1"D				
B1	EAST	80°	(N) DHHT165B-3XR		N/A	72.0"H x 12.0"W x 7.1"D	T.B.D.	185'-0"	10'-0"	1-1/4" HYBRIFLEX
B2		80°	(N) DHHT165B-3XR	0°	N/A	72.0"H x 12.0"W x 7.1"D				
B3		80°	(N) DHHT165B-3XR		N/A	72.0"H x 12.0"W x 7.1"D				
C1	WEST	200°	(N) DHHT165B-3XR		N/A	72.0"H x 12.0"W x 7.1"D	T.B.D.	180'-0"	10'-0"	1-1/4" HYBRIFLEX
C2		200°	(N) DHHT165B-3XR	0°	N/A	72.0"H x 12.0"W x 7.1"D				
C3		200°	(N) DHHT165B-3XR		N/A	72.0"H x 12.0"W x 7.1"D				
D1	SOUTH	270°	(N) DHHT165B-3XR		N/A	72.0"H x 12.0"W x 7.1"D	T.B.D.	185'-0"	10'-0"	1-1/4" HYBRIFLEX
D2		270°	(N) DHHT165B-3XR	0°	N/A	72.0"H x 12.0"W x 7.1"D				
D3		270°	(N) DHHT165B-3XR		N/A	72.0"H x 12.0"W x 7.1"D				

BOOTH & SUAREZ
ARCHITECTURE INCORPORATED

395 CARLSBAD VILLAGE DRIVE, SUITE D9
CARLSBAD, CA 92008 (760) 434-8474



PREPARED FOR



9191 TOWN CENTER DRIVE, SUITE 150
SAN DIEGO, CA 92122

APPROVALS

A&C	DATE
RE	DATE
RF	DATE
INT	DATE
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OPS	DATE
EC/OUT	DATE

PROJECT NUMBER

SD34XC714

PROJECT NAME

NEW LIFE CHURCH

766 N 28TH ST
SAN DIEGO, CA 92102
CITY OF SAN DIEGO

DRAWING DATES

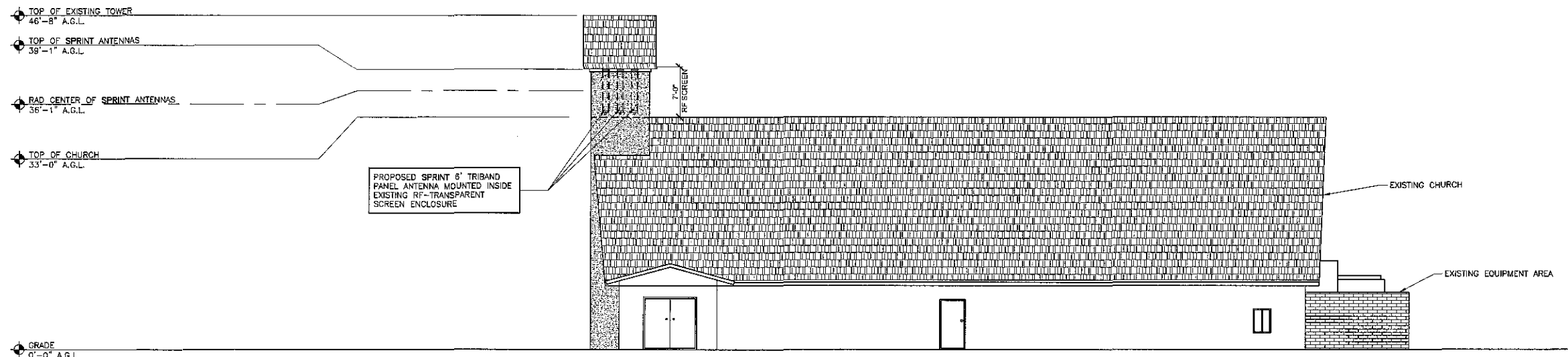
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08/26/14	100% ZD REVISION 1 (se)
03/07/15	100% ZD REVISION 2 (jt)
03/20/15	100% ZD REVISION 3 (jt)

SHEET TITLE

EXTERIOR ELEVATIONS

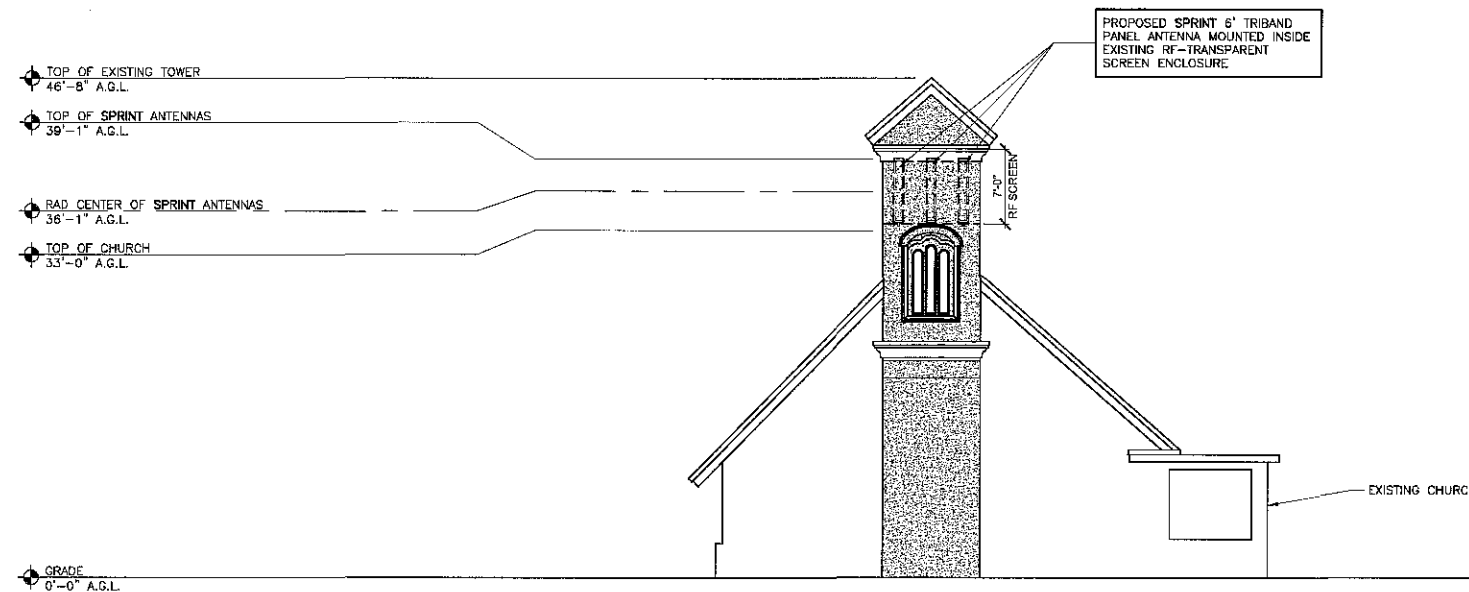
PROJECTS\Sprint\14213

A-5



NORTH ELEVATION

SCALE: 1/8" = 1'-0"



EAST ELEVATION

SCALE: 1/8" = 1'-0"

BOOTH & SUAREZ
 ARCHITECTURE INCORPORATED
 325 CARLESDALE VILLAGE DRIVE, SUITE D9
 CARLSBAD, CA 92008 (760) 434-8474



PREPARED FOR



9191 TOWN CENTER DRIVE, SUITE 150
 SAN DIEGO, CA 92122

APPROVALS

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PROJECT NUMBER

SD34XC714

PROJECT NAME

NEW LIFE CHURCH

766 N 28TH ST
 SAN DIEGO, CA 92102
 CITY OF SAN DIEGO

DRAWING DATES

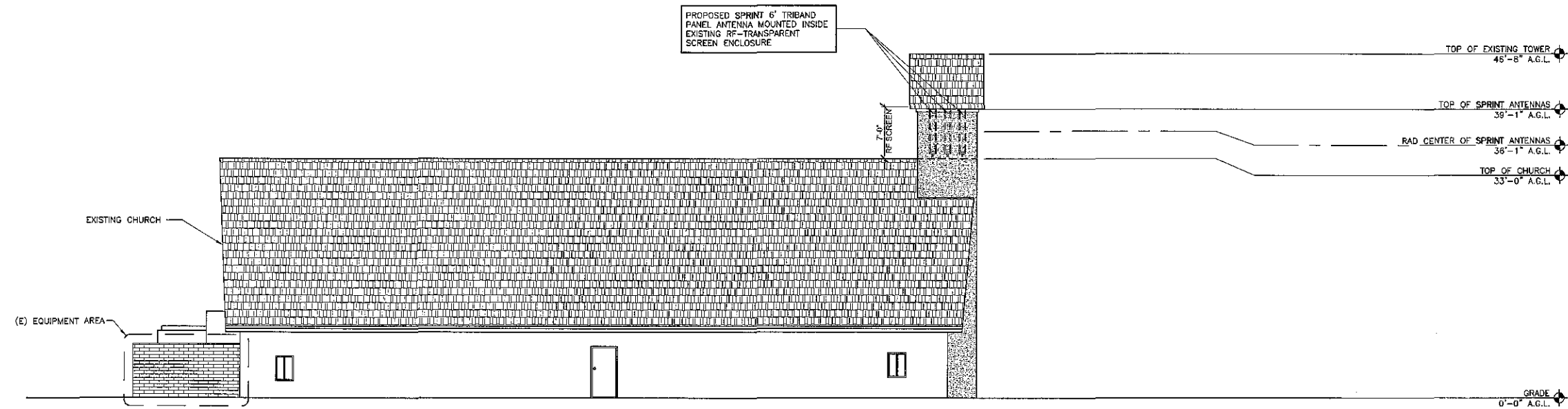
08/18/14	90% ZD (nt)
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03/07/15	100% ZD REVISION 2 (jf)
03/20/15	100% ZD REVISION 3 (jf)

SHEET TITLE

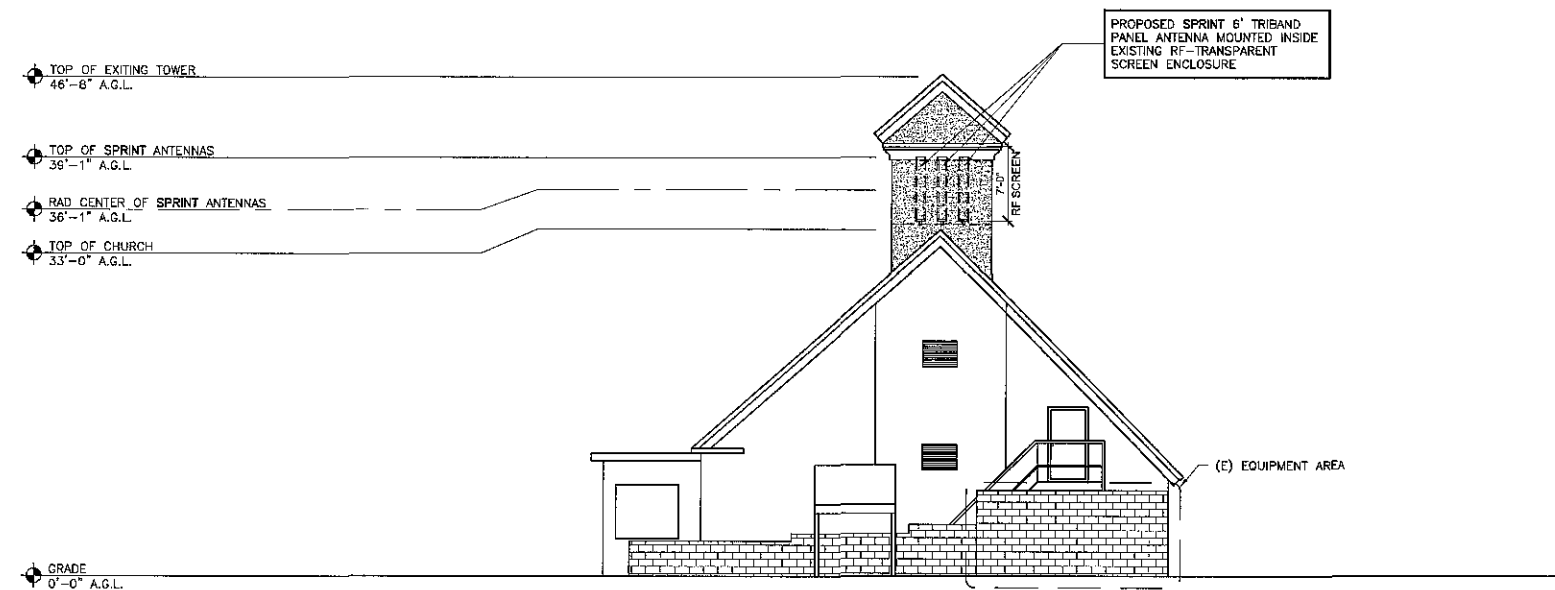
EXTERIOR ELEVATIONS

PROJECTS\Sprint\14213

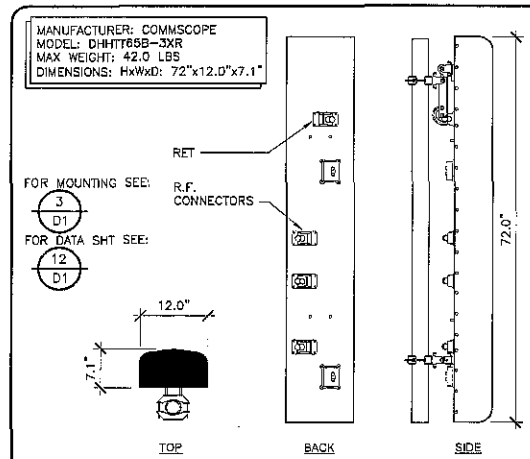
A-6



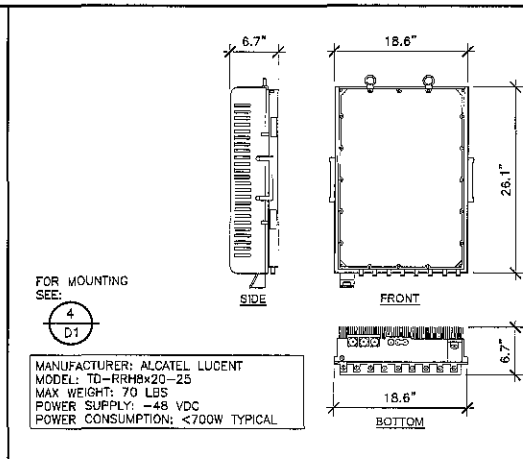
SOUTH ELEVATION
 SCALE: 1/8" = 1'-0"



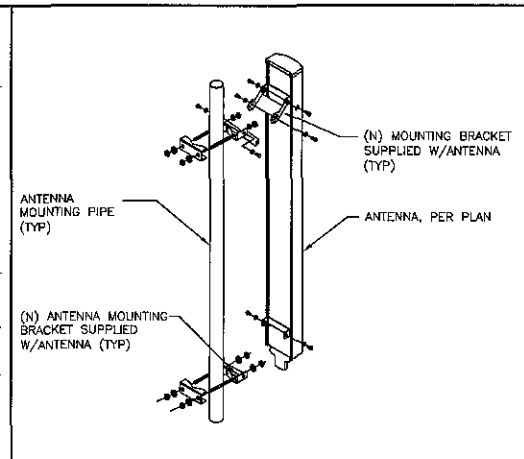
WEST ELEVATION
 SCALE: 1/8" = 1'-0"



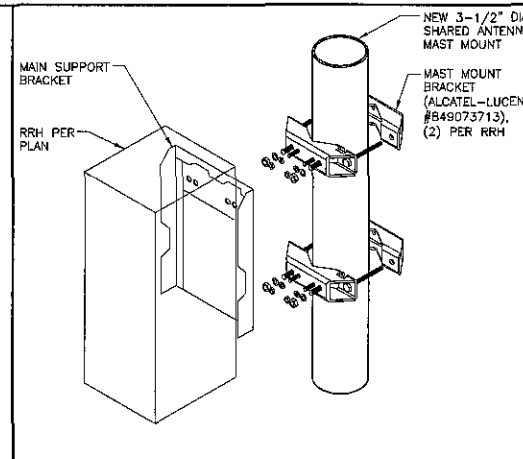
ANTENNA SPECIFICATIONS SCALE N.T.S. 1



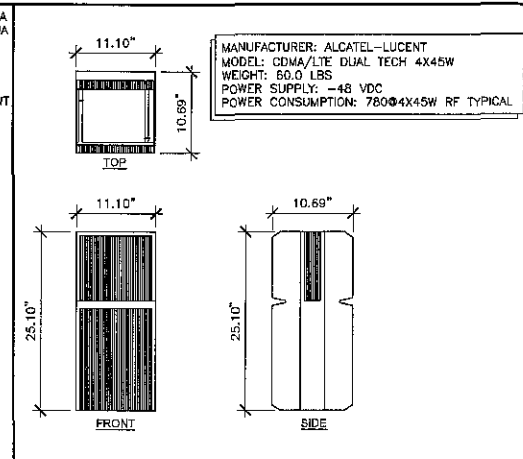
RRH SPECIFICATIONS SCALE N.T.S. 2



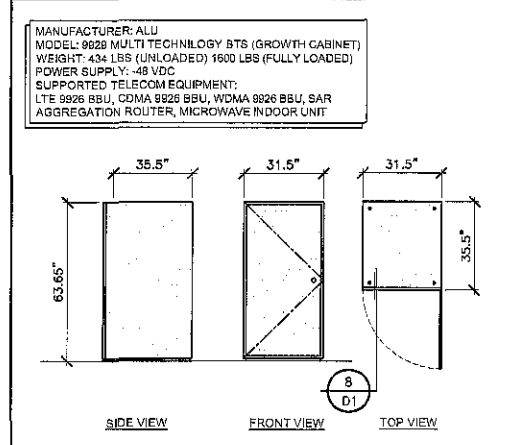
ANTENNA MOUNTING SCALE N.T.S. 3



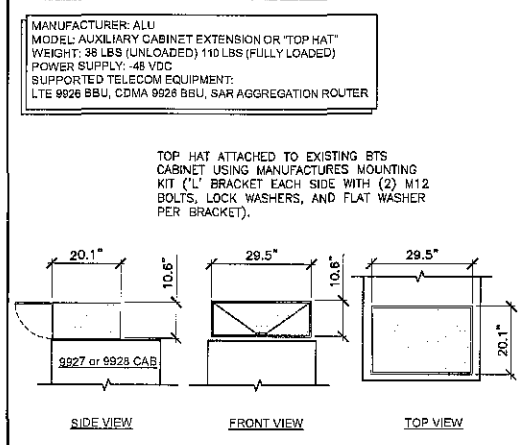
RRH MOUNTING DETAIL SCALE N.T.S. 4



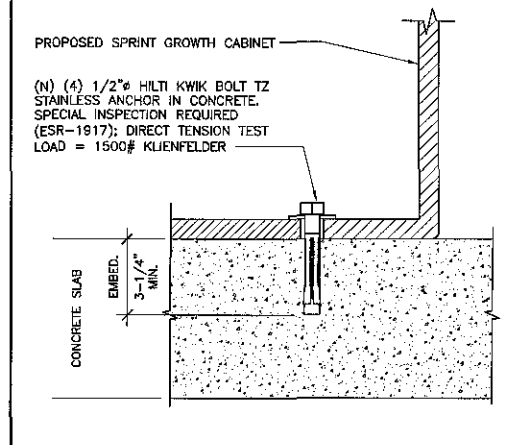
RRH SPECIFICATIONS SCALE N.T.S. 5



GROWTH CABINET (9929 BTS) SCALE N.T.S. 6



TOP HAT (AUXILIARY CAB EXTENSION) SCALE N.T.S. 7



GROWTH CABINET ANCHORAGE DETAIL SCALE N.T.S. 8

Product Specifications

CommScope—Private and Confidential. Preliminary specifications are for internal use only.

DHHT65B-3XR
Multiband Antenna, 1 x 790-960, 2 x 1710-2180 and 2 x 2490-2690 MHz, 65° horizontal beamwidth, internal electrical tilt

POWERED BY **ANDREW**

Frequency Band, MHz	790-896	870-960	1710-1880	1850-1990	1920-2180	2490-2690
Gain by all Beam Tilts, average, dBi	15.1	18.5	16.8	17.0	17.3	17.0
Gain by all Beam Tilts Tolerance, dBi	±0.4	±0.4	±0.2	±0.3	±0.5	±0.4
Gain by Beam Tilt, average, dBi	0° 15.4 0°	0° 18.5 2°	0° 17.2 2°	0° 17.3 2°	0° 17.5 2°	0° 17.7 2°
Gain by Beam Tilt, average, dBi	5° 15.4 5°	5° 18.5 7°	5° 17.4 7°	5° 17.5 7°	5° 17.6 7°	5° 17.3 7°
Gain by Beam Tilt, average, dBi	10° 15.2 10°	10° 18.2 10°	10° 17.2 12°	10° 17.4 12°	10° 17.6 12°	10° 17.7 12°
Beamwidth, Horizontal, degrees	62	61	70	68	67	60
Beamwidth, Horizontal Tolerance	±1.7	±1.4	±3.2	±2.8	±6.5	±5.8
Beamwidth, Vertical, degrees	10.5	9.5	5.6	5.3	5.1	4.4
Beamwidth, Vertical Tolerance, degrees	±0.8	±0.7	±0.5	±0.5	±0.3	±0.2
Beam Tilt, degrees	0-10	0-10	2-12	2-12	2-12	2-12
ISL5, dB	17	16	16	17	15	18
Front-to-Back Total Power at 180° ± 30°, dB	25	27	26	25	23	24
CPL of Sector, dB	11	11	12	10	12	6
Isolation, dB	28	28	28	28	28	28
Isolation, Inter-system, dB	30	30	30	30	30	30
VSWR Return Loss, dB	1.5 14.0	1.5 14.0	1.5 14.0	1.5 14.0	1.5 14.0	1.5 14.0
PIM, 3rd Order, 2 x 20 W, dBc	-150	-150	-150	-150	-150	-150
Input Power per Port, maximum, watts	350	350	350	350	350	300
Isolation	≥45°	≥45°	≥45°	≥45°	≥45°	≥45°

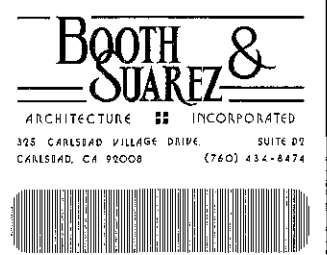
Mechanical Specifications

Color | Radome Material: Light gray | Fiberglass, UV resistant

Antenna Dimensions, L x W x D: 1829.0 mm x 304.0 mm x 181.0 mm | 72.0 in x 12.0 in x 7.1 in

Mounting Hardware, included: BSANNT-1

ANTENNA DATA SHEET SCALE N.T.S. 15



9191 TOWN CENTER DRIVE, SUITE 150
SAN DIEGO, CA 92122

APPROVALS

A&C	DATE
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EE/OUT	DATE

PROJECT NUMBER
SD34XC714

PROJECT NAME
NEW LIFE CHURCH

766 N 28TH ST
SAN DIEGO, CA 92102
CITY OF SAN DIEGO

DRAWING DATES

08/18/14	90% ZD (nt)
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03/20/15	100% ZD REVISION 3 (jt)

SHEET TITLE
DETAILS

PROJECTS\Sprint\14213

D-1

BOOTH SUAREZ &
 ARCHITECTURE INCORPORATED
 325 CANISBAY VILLAGE DRIVE, SUITE 07
 CARLSBAD, CA 92008 (760) 434-8474



PREPARED FOR



9191 TOWN CENTER DRIVE, SUITE 150
 SAN DIEGO, CA 92122

APPROVALS

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NEW LIFE CHURCH

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 CITY OF SAN DIEGO

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03/20/15	100% ZD REVISION 3 (jt)

SHEET TITLE

LANDSCAPE DEVELOPMENT PLAN

PROJECTS\SprIn\14215

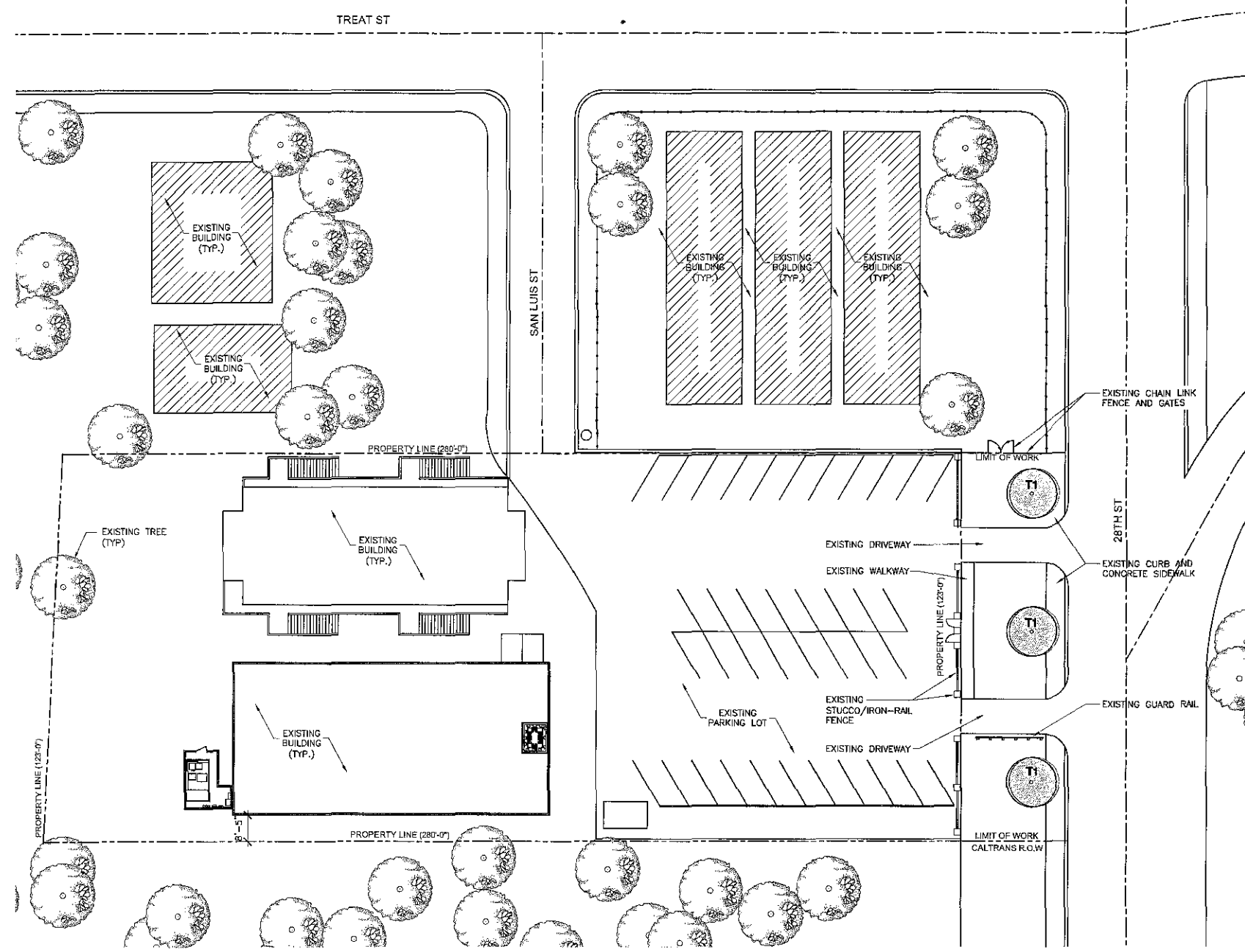
L-1

PLANTING NOTES

1. DETERMINE THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO THE INITIATION OF ANY WORK. ALL WORK SHALL BE PERFORMED IN A MANNER WHICH WILL AVOID POSSIBLE DAMAGE TO UTILITIES. HAND EXCAVATE AS REQUIRED.
2. TREES SHALL BE LOCATED A MINIMUM OF FIVE FEET FROM ANY DRAINAGE FLOW LINE, SEWER LINE, WATER LINE, GAS LINE, OR ELECTRICAL CONDUIT.
3. TREE ROOT BARRIERS SHALL BE INSTALLED WHERE TREES ARE PLACED WITHIN 5 FEET OF PUBLIC IMPROVEMENTS INCLUDING WALKS, CURBS, OR STREET PAVEMENTS OR WHERE NEW PUBLIC IMPROVEMENTS ARE PLACED ADJACENT TO EXISTING TREES. ROOT BARRIERS SHALL EXTEND FOUR FEET IN EACH DIRECTION FROM THE CENTER LINE OF THE TRUNK, FOR A TOTAL DISTANCE OF 8 FEET. INSTALLING ROOT BARRIERS AROUND THE ROOT BALL IS UNACCEPTABLE.
4. TREES WILL BE LOCATED A MINIMUM DISTANCE OF 3 FEET FROM ANY PAVING SURFACE, CURB, WALL, OR CONCRETE MOW STRIP.
5. ALL PLANTING AREAS, SHALL RECEIVE A 3" LAYER OF MULCH.
6. PLANTING INSTALLATION CRITERIA:
 ALL PROPOSED TREES SHALL BE SELF-SUPPORTING, WOODY PLANTS WITH AT LEAST ONE WELL DEFINED TRUNK AND SHALL NORMALLY ATTAIN A MATURE HEIGHT AND SPREAD OF AT LEAST 15 FEET.
7. PLANTING MAINTENANCE CRITERIA:
 ALL LANDSCAPE INSTALLATION SHALL BE MAINTAINED IN ACCORDANCE WITH THE CITY OF SAN DIEGO LANDSCAPE STANDARDS.
8. MINIMUM TREE SEPARATION DISTANCE
 IMPROVEMENT/MINIMUM DISTANCE TO STREET TREE: ABOVE GROUND UTILITY STRUCTURES - 10 FEET
 TRAFFIC SIGNALS (STOP SIGN) - 20 FEET
 UNDERGROUND UTILITY LINES - 5 FEET
 INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS) - 25 FEET
9. IRRIGATION: AN IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED FOR PROPER IRRIGATION. DEVELOPMENT AND MAINTENANCE OF THE VEGETATION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED.
10. OWNER IS RESPONSIBLE FOR THE LONG TERM MAINTENANCE OF THE PROJECT AREA.
11. MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY THE OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED IN A FREE OF DEBRIS AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT. TREES SHALL BE MAINTAINED SO THAT ALL BRANCHES OVER PEDESTRIAN WALKWAYS ARE 6 FEET ABOVE THE WALKWAY GRADE AND BRANCHES OVER VEHICULAR TRAVEL WAYS ARE 16 FEET ABOVE THE GRADE OF THE TRAVEL WAY.
12. IF ANY REQUIRED LANDSCAPE (INCLUDING NEW OR EXISTING PLANTINGS, HARDSCAPE, LANDSCAPE FEATURES, ETC.) INDICATED ON THE APPROVED CONSTRUCTION DOCUMENT PLANS IS DAMAGED OR REMOVED DURING DEMOLITION OR CONSTRUCTION, IT SHALL BE REPAIRED AND/OR REPLACED IN KIND AND EQUIVALENT SIZE PER THE APPROVED DOCUMENTS TO THE SATISFACTION OF THE DEVELOPMENT SERVICES DEPARTMENT WITHIN 30 DAYS OF DAMAGE OR A FINAL LANDSCAPE INSPECTION.
13. IF TREES WITH A TRUNK WIDTH OF 4 INCHES OR MORE (MEASURED BY CALIPER, 4 FEET ABOVE GRADE) ARE REMOVED OR SIGNIFICANTLY TRIMMED FOR THE INSTALLATION OR OPERATION OF THE WIRELESS COMMUNICATION FACILITY, THEN REPLACEMENT TREES OF SIMILAR SIZE SHALL BE PLANTED TO THE SATISFACTION OF THE CITY MANAGER.
14. A MINIMUM ROOT ZONE OF 40 SQUARE FEET IN AREA SHALL BE PROVIDED FOR ALL TREES. THE MINIMUM DIMENSION FOR THIS AREA SHALL BE 5 FEET.

PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	PLANTING SIZE	QUANTITY	MATURE HEIGHT & SPREAD
T1	JACARANDA MIMOSIFOLIA	JACARANDA	24" BOX	3	40' HEIGHT 60' SPREAD



LANDSCAPE DEVELOPMENT PLAN

SCALE: 1" = 20'-0"



BOOTH SUAREZ &
ARCHITECTURE INCORPORATED

325 CARLESDAD VILLAGE DRIVE, SUITE D2
CARLESDAD, CA 92008 (760) 434-8474



PREPARED FOR



9191 TOWN CENTER DRIVE, SUITE 150
SAN DIEGO, CA 92122

APPROVALS

A&C	DATE
RE	DATE
RF	DATE
INT	DATE
EE/IN	DATE
OPS	DATE
EE/OUT	DATE

PROJECT NUMBER

SD34XC714

PROJECT NAME

NEW LIFE CHURCH

766 N 28TH ST
SAN DIEGO, CA 92102
CITY OF SAN DIEGO

DRAWING DATES

08/18/14	90% ZD (nt)
08/22/14	100% ZD (se)
03/26/14	100% ZD REVISION 1 (se)
03/07/15	100% ZD REVISION 2 (jf)
03/20/15	100% ZD REVISION 3 (jf)

SHEET TITLE

IRRIGATION PLAN

PROJECTS\Sprint\14213

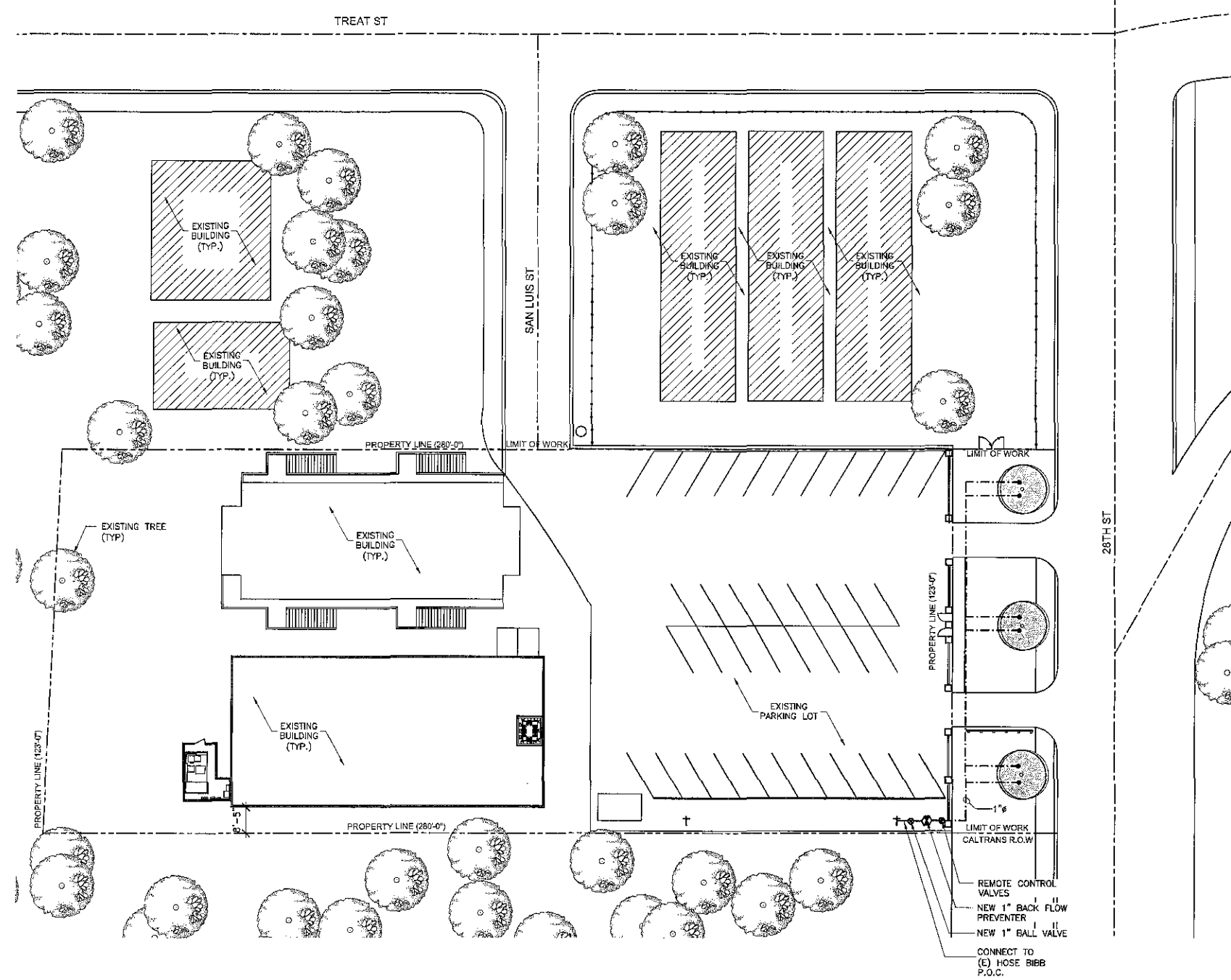
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WATER CONSERVATION NOTES

1. ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY-WIDE LANDSCAPE REGULATIONS AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS.
2. PLANT MATERIAL SELECTED FOR THIS PROJECT WILL BE OF A TYPE KNOWN TO BE SUCCESSFUL IN THE AREA OR IN SIMILAR CLIMATIC AND SOIL CONDITIONS
3. LANDSCAPE FINISH GRADING OBJECTIVES WILL INCLUDE POSITIVE SURFACE DRAINAGE OF PLANTED AREAS THROUGHOUT THE PROJECT AREA
4. ALL PERMANENTLY LANDSCAPED AREAS WILL BE SERVED BY PERMANENT, AUTOMATIC, UNDERGROUND, IRRIGATION SYSTEMS
5. ALL SOILS WILL BE FERTILIZED, AMENDED, AND TILLED TO CONFORM TO RECOMMENDATIONS MADE BY A SOIL TESTING LABORATORY AND/OR LANDSCAPE ARCHITECT IN ORDER TO PROMOTE HEALTHY AND VIGOROUS PLANT GROWTH
6. ALL PLANTING AREAS WILL BE MAINTAINED IN A WEED AND DEBRIS FREE CONDITION
7. ALL ON-SITE IRRIGATION IMPROVEMENTS SHALL BE PART OF THE EXISTING POTABLE WATER DISTRIBUTION SYSTEM FOR THE EXISTING SITE
8. SPRINKLER HEADS SHALL BE ADJUSTED FOR OPTIMUM PERFORMANCE. THIS SHALL INCLUDE THROTTLING THE FLOW CONTROL AT EACH VALVE TO OBTAIN THE OPTIMUM OPERATING PRESSURE FOR EACH SYSTEM. CONDITIONS THAT CAUSE OVER-SPRAY, PONDING, OR RUN-OFF SHALL BE ELIMINATED. ADJUST SYSTEM TO AVOID THESE CONDITIONS
9. BEST IRRIGATION MANAGEMENT PRACTICES SHALL BE USED TO ELIMINATE OR CONTROL TO THE BEST EXTENT POSSIBLE PONDING, RUN-OFF, OVER-SPRAY AND MISTING
10. IRRIGATION HEADS SHALL BE LOCATED OR ADJUSTED TO MINIMIZE OR ELIMINATE OVER-SPRAYING ON SIDEWALKS, STREETS AND NON-DESIGNATED USE AREAS
11. NEW IRRIGATION SYSTEM TO BE CONNECTED TO THE CLOSEST EXISTING IRRIGATION VALVE BOX
12. AUTOMATIC IRRIGATION SYSTEM SHALL HAVE A RAIN SENSOR
13. ALL GRADED, DISTURBED OR ERODED AREAS THAT WILL NOT BE PERMANENTLY PAVED OR COVERED BY STRUCTURES SHALL BE PERMANENTLY REVEGETATED AND IRRIGATED AS SHOWN IN TABLE 142-04F AND IN ACCORDANCE WITH THE STANDARDS IN THE LAND DEVELOPMENT MANUAL [142.0411(e)].
14. IRRIGATION: AN AUTOMATIC, ELECTRICALLY CONTROLLED IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED FOR PROPER IRRIGATION, DEVELOPMENT, AND MAINTENANCE OF THE VEGETATION IN A HEALTHY, DISEASE-RESISTANT CONDITION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED.

IRRIGATION LEGEND

SYMBOL	MANUFACTURER	SERIES AND DESCRIPTION	PSI	GPM	RAD
●	TORO	HARDEE 533 RICHDEL ADJUSTABLE FLOW BUBBLER	20	0-2 GPM	0-2'
⊕	RAINBIRD	100-PEB 1" ELECTRIC REMOTE CONTROL VALVE			
⊙	KBI	IN LINE BALL VALVE FOR SYSTEM SHUT OFF			
⊖	FEBCO	PRESSURE BACKFLOW PREVENTER			
⊞	RAINBIRD	ESP-4 4 STATION AUTOMATIC TIMER CONTROLLER W/ LOCKING CABINET			
†	-	EXISTING HOSE BIBB			
---	J.M.	CLASS 200 PVC NON PRESSURE LATERAL LINE (USE CLASS 315 PVC FOR 1/2" SIZE)			



IRRIGATION PLAN
SCALE: 1"=20'-0"
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