



THE CITY OF SAN DIEGO

REPORT TO THE PLANNING COMMISSION

DATE ISSUED: March 17, 2011 **REPORT NO. PC-11-025**

ATTENTION: Planning Commission, Agenda of March 24, 2011

SUBJECT: T-MOBILE – FIRST CHURCH - PROJECT NO. 189227. PROCESS 4.

**OWNER/
APPLICANT:** FIRST CHURCH OF BRETHREN/
T-MOBILE WEST CORPORATION

SUMMARY

Issue(s): Should the Planning Commission approve a Wireless Communication Facility (WCF) consisting of a 30-foot high obelisk structure (containing antennas) and an equipment enclosure located at 3850 Westgate Place within the Mid-City: City Heights community planning area?

Staff Recommendation: APPROVE Conditional Use Permit (CUP) No. 824508 and Planned Development Permit (PDP) No. 824509.

Community Planning Group Recommendation: The applicant presented this project to the City Heights Area Planning Committee on August 2, 2010. The group had recommendations regarding increasing the slope of the top portion of the tower and adding additional landscape screening. The applicant has implemented the group's recommendations. (Attachment 11)

Environmental Review: This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on December 8, 2010, and the opportunity to appeal that determination ended **January 6, 2011.** (Attachment 10)

Fiscal Impact Statement: The applicant is responsible for costs associated with processing this project.

Code Enforcement Impact: Not applicable.

Housing Impact Statement: Not applicable.



BACKGROUND

T-Mobile – First Church is an application for a Conditional Use Permit (CUP) and Planned Development Permit (PDP), Process 4, to permit a Wireless Communication Facility (WCF). The existing four (4) T-Mobile antennas are mounted on poles located on the slope overlooking Interstate 15 (Attachment 5). These antennas were previously permitted and their permit has expired. The current project will remove the expired WCF and restore the disturbed areas. A new 30-foot high obelisk structure will be constructed which will support eight (8) antennas (Attachment 4). Equipment associated with the antennas will be located adjacent to the obelisk within an equipment enclosure designed to match the recently constructed AT&T Mobility enclosure. This project is located on the First Church of the Brethren property at 3850 Westgate Place, in the Mid-City: City Heights community planning area, within the RS-1-7 zone (Attachments 1, 2, and 3). Interstate 15 is located to the west of the project site and single-unit residential uses are to the east and south of the project.

WCF's located on residentially zoned property with a non-residential use are permitted with a CUP, Process 3, when the antennas are located less than 100 feet from the property line of a residential use. In this case, a PDP, Process 4, is also required since the proposed equipment area, at 360 square feet, exceeds the 250 square feet maximum size permitted by the WCF Design Requirements, Land Development Code (LDC) Section 141.0420. The approval of the PDP would permit the deviation to the equipment area square footage limit.

The photo simulations show debris and refuse located adjacent to the proposed T-Mobile project area. A condition has been added to the permit that requires that T-Mobile remove debris and refuse from the site.

DISCUSSION

The existing T-Mobile antennas were approved under previous regulations and the permit that allowed their construction and operation has expired. The current project before the Planning Commission will remove the expired facility and replace it with a structure that completely screens and integrates the antennas with the project site, in compliance with the current WCF regulations. Landscape material will be added to the location of the previous antenna installation and to screen and soften the appearance of the obelisk antenna structure and equipment enclosure.

Conclusion:

This project complies with the City's WCF Regulations, the applicable regulations of the Land Development Code, and findings have been made in the affirmative to approve the corresponding permits.

ALTERNATIVES

1. **Approve Conditional Use Permit (CUP) No. 824508 and Planned Development Permit (PDP) No. 824509, with modifications.**

2. **Deny Conditional Use Permit (CUP) No. 824508 and Planned Development Permit (PDP) No. 824509, if the findings required to approve the project cannot be affirmed.**

Respectfully submitted,



Mike Westlake
Program Manager
Development Services Department



Alex Hempton, AICP
Associate Planner
Development Services Department

BROUGHTON/AFH

Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Photo Simulations
5. Photo Survey
6. Site Justification/Coverage Maps
7. Project Data Sheet
8. Draft Permit Resolution with Findings
9. Draft Permit with Conditions
10. Environmental Exemption NORA
11. Community Planning Group Recommendation
12. Ownership Disclosure Statement
13. Project Chronology
14. Planning Commission Notice
15. Project Plans

Rev 01-06/11 hmd

Satellite Photo



T-Mobile – First Church, Project No. 189227
3850 Westgate Place

Community Plan Land Use Map



Designated as Residential

Land Use Legend

- | | |
|---|---|
| <ul style="list-style-type: none"> Residential 1-5 du/ac 6-10 du/ac 11-15 du/ac 16-20 du/ac 21-25 du/ac 26-30 du/ac MH Mobile Home Park Commercial/Residential Transition Zone- Commercial and Mixed-Use 29 du/ac* 73 du/ac* 35 du/ac* 19 du/ac* 9 du/ac | <ul style="list-style-type: none"> Industrial Institutional School ○ Elementary ● Junior High ● High School Park Open Space ▲ Fire Station ★ Police Station L Library ■ Post Office |
|---|---|
- *in areas where residential use is permitted, a mixed-use bonus to 43 du/ac is available

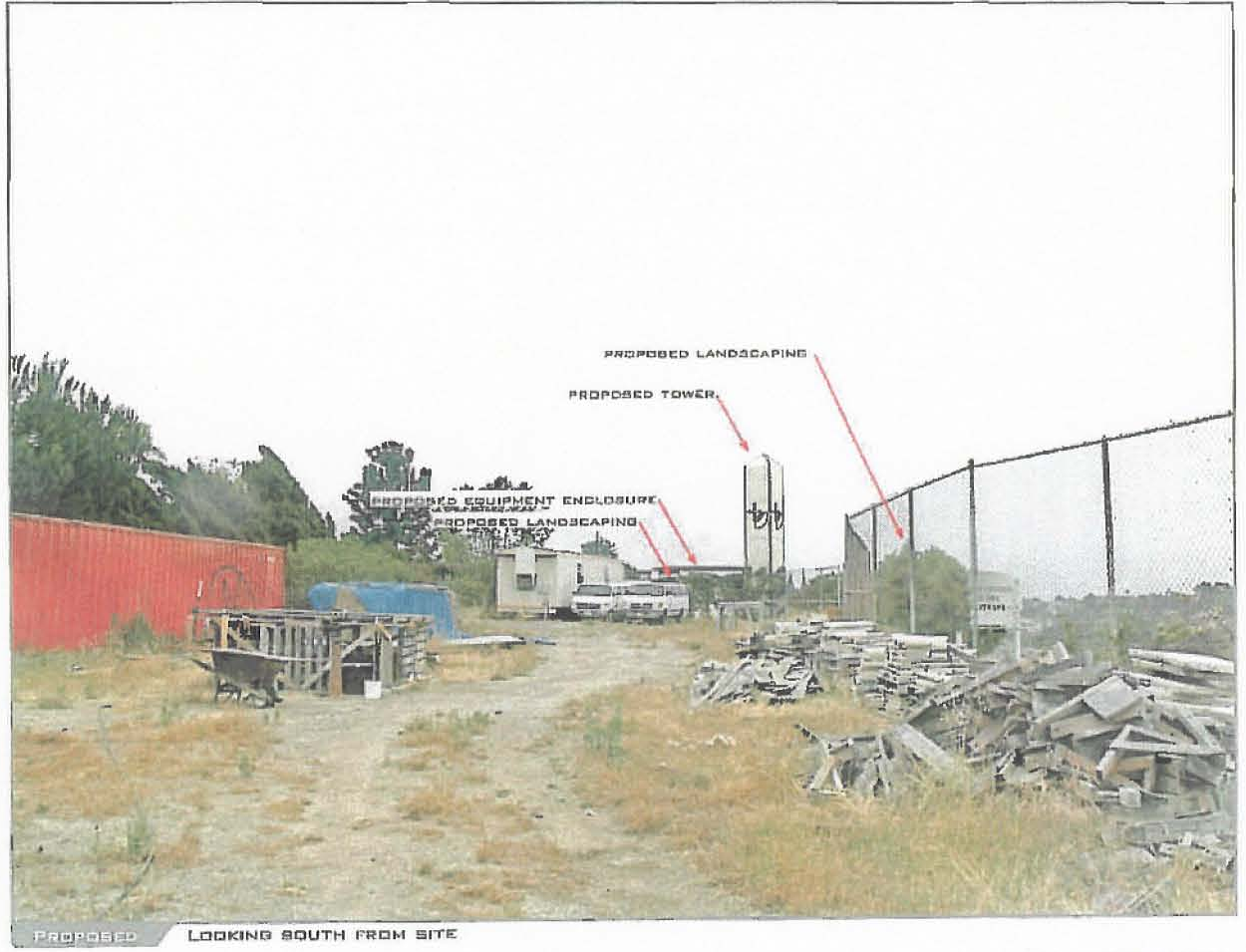


T-Mobile – First Church, Project No. 189227
3850 Westgate Place

Location Map



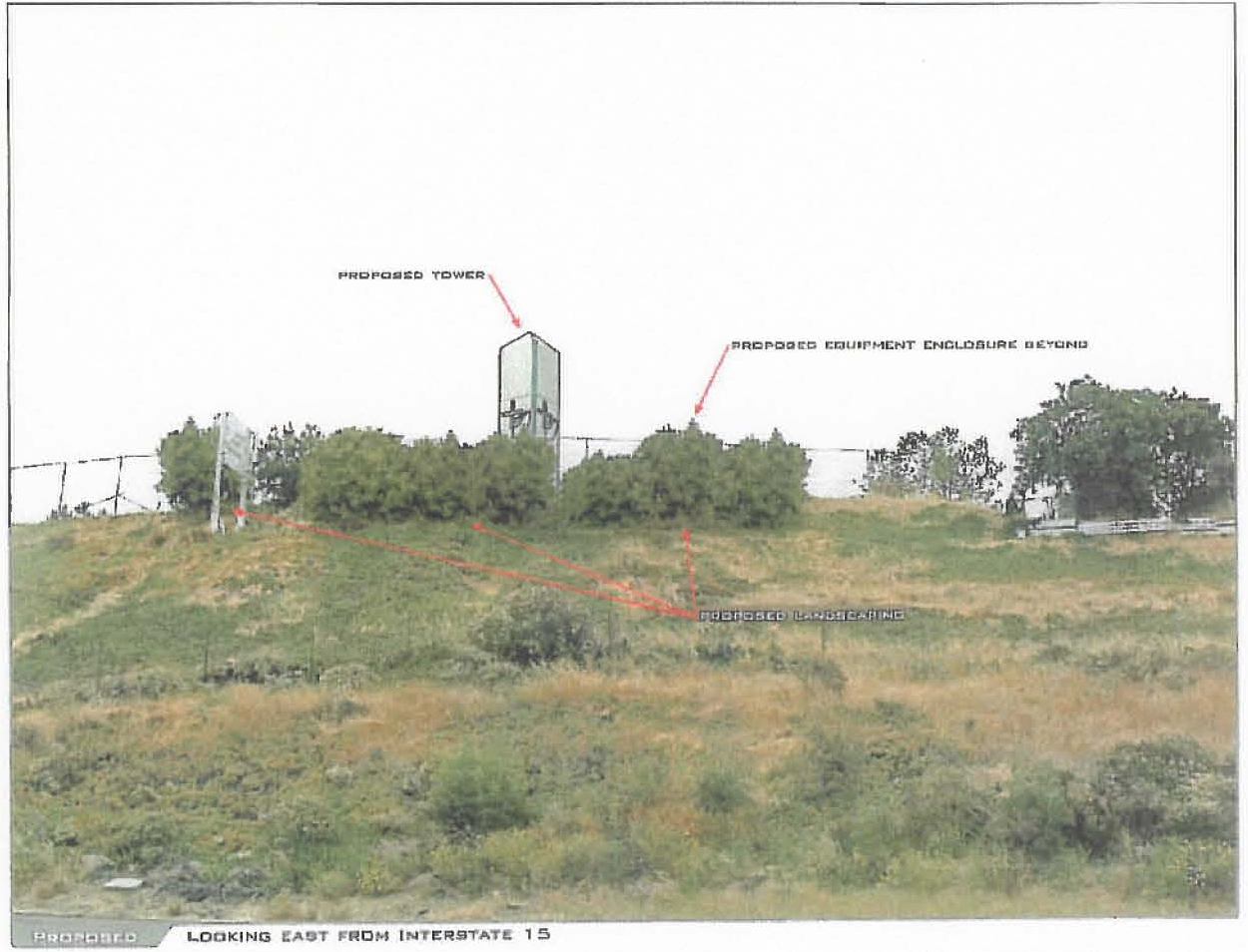
T-Mobile – First Church, Project No. 189227
3850 Westgate Place



ARRANGED BY PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.



ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.



ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.

T

Mobile

PHOTO STUDY & KEY MAP

PROPOSAL TO ESTABLISH AND OPERATE A
NEW DIGITAL PCS
COMMUNICATIONS FACILITY

SD06015

First Church of the Brethren
3850 Westgate Place
San Diego, CA 92103

Prepared for:

City of San Diego
Department of Planning
1222 First Avenue MS 301
San Diego, CA 92101

Prepared by:

PlanCom, Inc.
Contractor Representatives for
T-Mobile

302 State Place
Escondido, CA 92029
Contact: Krystal Patterson, Planning Consultant
(760) 715-8703

July 2, 2009

**Site Photographs for First Church of the Brethren
SD06015**



1. South Elevation



2. North Elevation

2/25/05
SS-040-01

**Site Photographs for First Church of the Brethren
SD06015**



3. West Elevation



4. East Elevation (not visible)

2/25/05
SS-040-01

**Site Photographs for First Church of the Brethren
SD06015**



5. Existing Equipment Location



6. Looking to the West from the Project Site

2/25/05
SS-040-01

**Site Photographs for First Church of the Brethren
SD06015**



7. Looking to the North from the Project Site



8. Looking to the East from the Project Site

2/25/05
SS-040-01

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Mobile

SITE JUSTIFICATION
First Church of the Brethren
Renewal of 95-0350-03
3850 Westgate Place

PROJECT DESCRIPTION

The project is an existing wireless communication facility located at 3850 Westgate Place in the City Heights Community Plan area. This facility consists of four (4) panel antennas mounted on two 14' high poles, also referred to as pipes, on the western slope of a church property. Three equipment cabinets are located on the south side of the property near two other existing equipment enclosures.

The property is zoned RS-1-7 and is developed with a church, the existing T-Mobile facility (pipe mounted antennas), a Sprint PCS facility (sign mounted antennas), and a Cingular Wireless facility (monopine). The property is surrounded by residential development to the south and east, an SDG&E substation to the north, and the I-805 freeway to the west. The existing facility was constructed in 1996 and is an integral part of the T-Mobile network.

SITE DESIGN

The antennas are mounted at the top of the poles on the slope facing the I-805 freeway. The existing facility is not visible from the residential development to the south or east. It is minimally visible from the freeway; however, it does not create a visual impact to vehicles traveling along the freeway with only brief visual exposure. The residences across I-805, the poles may be minimally visible if the observer knows the exact location of the facility. Even then, it is difficult to distinguish the antennas without using binoculars or a zoom lens on a camera.

PREFERENCE 2 LOCATION:

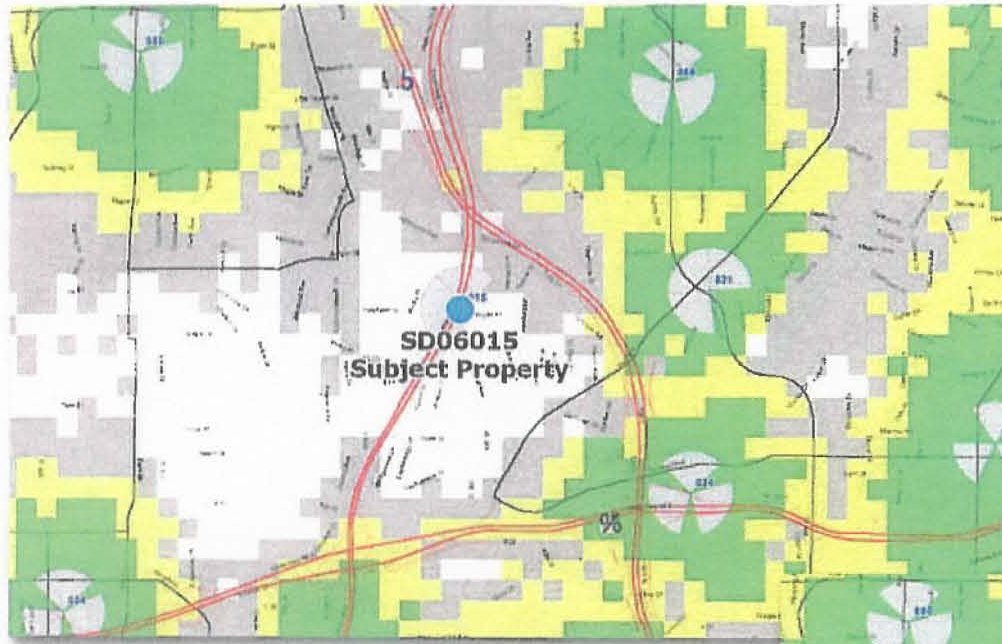
The project site is located on Westgate Place in a single family neighborhood. The church site is the only non-residentially developed property in the search area. This is also the only property in the area that is not a Preference 3 location. As described above, the facility has existed at this location for ten years and is part of the established network and necessary to provide service to the surrounding residential areas, and the I-805 freeway. There are no Preference 1 locations within the search area.

We believe that the First Church site with the existing design meets T-Mobile's needs while also meeting the City's requirements for wireless communications facilities.

CO-LOCATION OF WIRELESS FACILITIES

Sprint PCS, T-Mobile and Cingular Wireless are currently located on the property.

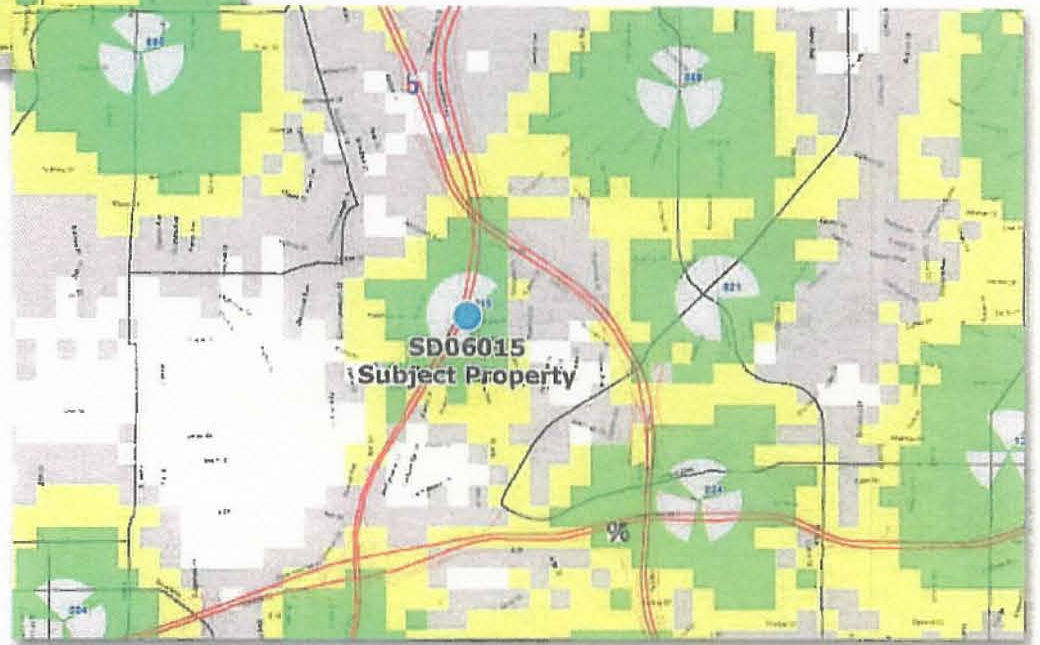
SD06015
First Church of Brethren
3850 Westgate Place
San Diego, CA 92103



Without Site

Surrounding Sites:

- SD06880 - 3030 Thorn Ave. SD CA 92104
- SD06821 - 2281 Fairmont Ave. SD CA 92105
- SD06868 - 3040 Fairmont Ave. SD CA 92105
- SD06024 - 4455 Federal Blvd, SD CA 92102



Existing With Site

Coverage Levels:

-  Excellent
-  Good/Variable
-  Poor
-  No Coverage

SDD6015
First Church of Brethren
 3850 Westgate Place
 San Diego, CA 92103



Legend

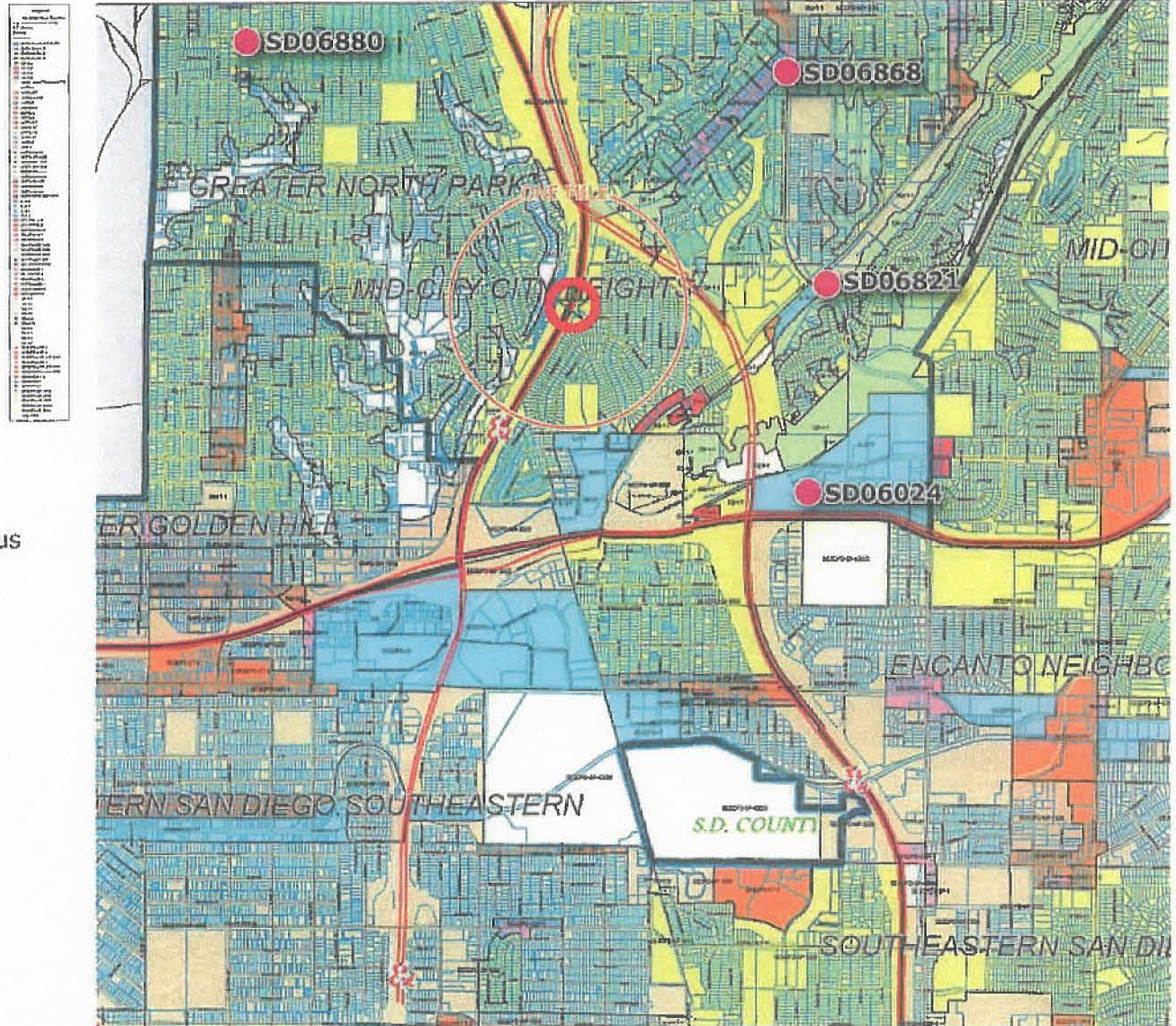
Search Ring

Selected Site

Existing sites within 1 mile radius:
 No existing sites within 1 mile radius

Alternative Sites:
 No alternative sites

Official Zoning Map



City of San Diego

Development Services Department

GRID TILE: 15

GRID SCALE: 800' & 1600'
 DATE: 10/30/2006

Surrounding Sites:

- SD06880 - 3030 Thorn Ave. SD CA 92104
- SD06821 - 2281 Fairmont Ave. SD CA 92105
- SD06868 - 3040 Fairmont Ave. SD CA 92105
- SD06024 - 4455 Federal Blvd, SD CA 92102

Official Zoning Map
 This map is a public document and is subject to change without notice.
 It is the responsibility of the user to verify the accuracy of the information on this map.
 The City of San Diego is not responsible for any errors or omissions on this map.

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PROJECT DATA SHEET

PROJECT NAME:	T-Mobile – First Church	
PROJECT DESCRIPTION:	Conditional Use Permit and Planned Development Permit, Process 4, for a Wireless Communication Facility consisting of a 30' high obelisk structure containing 8 antennas, with associated equipment in an adjacent equipment enclosure.	
COMMUNITY PLAN:	Mid-City: City Heights	
DISCRETIONARY ACTIONS:	Conditional Use Permit and Planned Development Permit, Process 4	
COMMUNITY PLAN LAND USE DESIGNATION:	Residential	
<u>ZONING INFORMATION:</u>		
ZONE: RS-1-7 HEIGHT LIMIT: 30' LOT SIZE: - FLOOR AREA RATIO: - FRONT SETBACK: 15 SIDE SETBACK: .08 x lot width STREETSIDE SETBACK: .10 x lot width REAR SETBACK: 13 PARKING: n/a		
<u>ADJACENT PROPERTIES:</u>	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Residential, RS-1-7	Residential/Open Space/Utility
SOUTH:	Residential, RS-1-7	Residential
EAST:	Residential, RS-1-7	Residential
WEST:	Residential, RS-1-7	Freeway/Open Space
DEVIATIONS OR VARIANCES REQUESTED:	Equipment enclosure is 360 square feet where 250 square feet maximum is permitted.	
COMMUNITY PLANNING GROUP RECOMMENDATION:	The applicant presented this project to the City Heights Area Planning Committee on August 2, 2010. The group had recommendations regarding increasing the slope of the top portion of the tower and adding additional landscape screening. The applicant has implemented the group's recommendations.	

PLANNING COMMISSION RESOLUTION NO. PC-XXXX
CONDITIONAL USE PERMIT NO. 824508
PLANNED DEVELOPMENT PERMIT NO. 824509
T-MOBILE – FIRST CHURCH, PROJECT NO. 189227
DRAFT

WHEREAS, FIRST CHURCH OF THE BRETHREN, Owner, and T-MOBILE WEST CORPORATION, Permittee, filed an application with the City of San Diego for a permit to remove an existing expired Wireless Communication Facility (WCF), construct a new WCF consisting of an obelisk structure containing antennas (with a new equipment enclosure), and the operation and maintenance of the new WCF (as described in and by reference to the approved Exhibits “A” and corresponding conditions of approval for the associated Permit Nos. 824508 and 824509);

WHEREAS, the project site is located at 3850 Westgate Place in the RS-1-7 zone of the Mid-City: City Heights community planning area;

WHEREAS, the project site is legally described as that portion of Lot 7 of a portion of the Ex-Mission lands of San Diego, according to the Map Thereof No. 283, filed in the Office of the County Recorder of San Diego County, March 9, 1878;

WHEREAS, on March 24, 2011, the Planning Commission of the City of San Diego considered Conditional Use Permit No. 824508 and Planned Development Permit No. 824509 pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on December 8, 2010 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 15303 (New Construction Small Structures) and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520; NOW, THEREFORE,

BE IT RESOLVED by the Planning Commission of the City of San Diego as follows:

That the Planning Commission adopts the following written Findings, dated March 24, 2011.

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. This project consists of the removal of an existing WCF, consisting of four antennas located on two poles overlooking Interstate 15. The existing poles will be removed and the area where they stood revegetated with landscape material. A new 30-foot high obelisk structure will be constructed to enclose the antennas and screen them from view. Equipment associated with the antennas will be located within a new equipment enclosure located adjacent to the obelisk. The equipment enclosure will be designed to match a recently constructed AT&T equipment enclosure located nearby. Based on the design of this facility and its siting, this Wireless Communication Facility will not adversely affect the applicable land use plan.

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

The Telecommunication Act of 1996 preempts local governments from regulating the “placement, construction and modification of wireless communication facilities on the basis of the environmental effects of Radio Frequency (RF) emissions to the extent that such facilities comply with the Federal Communication Commission’s (FCC) standards for such emissions.” The proposed project would be consistent with the FCC’s regulations for wireless facilities. To insure that the FCC standards are being met, a condition has been added to the permit to require that T-Mobile West Corporation perform a cumulative model RF test and submit the finding in a report to the City of San Diego prior to the issuance of a building permit. Therefore, based on the above, the project would not result in any significant health or safety risks to the surrounding area within the jurisdiction of the city.

3. The proposed *development* will comply to the maximum extent feasible with the regulations of the Land Development Code; and

The Wireless Communication Facility (WCF) Regulations, Land Development Code Section 141.0420, require that WCF’s utilize the smallest, least visually intrusive antennas, components, and other necessary equipment. The applicant is required to use all reasonable means to conceal or minimize the visual impact of the WCF through integration utilizing architecture, landscape, and siting. In this case, the antennas will be enclosed within an architecturally integrated obelisk structure. Equipment associated with the antennas will be located within an equipment enclosure, designed to match other enclosures on site. Landscape material will be provided to improve views of the equipment enclosure and obelisk as seen from the public right-of-ways and adjacent properties.

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

WCF’s are permitted in residential zones with a non-residential use where the antennas are located less than 100 feet from the property line of a residential use with the processing of a Conditional Use Permit, Process 3. (In this case, since deviations to the maximum equipment enclosure square footage are being requested, a Planned Development Permit, Process 4 is also required.) According to Council Policy 600-43, the most preferred location for WCF’s is in an industrial or commercial zone. If those are not available, a mixed use area or area with a non-residential use is preferred.

Residentially zoned property with a residential use is the least preferred location for WCF's. In this case, the WCF is located on a premise in a residential zone with a non-residential use. The WCF is appropriate at this location.

Planned Development Permit - Section 126.0604

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. This project consists of the removal of an existing WCF, consisting of four antennas located on two poles overlooking Interstate 15. The existing poles will be removed and the area where they stood revegetated with landscape material. A new 30-foot high obelisk structure will be constructed to enclose the antennas and screen them from view. Equipment associated with the antennas will be located within a new equipment enclosure located adjacent to the obelisk. The equipment enclosure will be designed to match a recently constructed AT&T equipment enclosure located nearby. Based on the design of this facility and its siting, this Wireless Communication Facility will not adversely affect the applicable land use plan.

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

The Telecommunication Act of 1996 preempts local governments from regulating the "placement, construction and modification of wireless communication facilities on the basis of the environmental effects of Radio Frequency (RF) emissions to the extent that such facilities comply with the Federal Communication Commission's (FCC) standards for such emissions." The proposed project would be consistent with the FCC's regulations for wireless facilities. To insure that the FCC standards are being met, a condition has been added to the permit to require that T-Mobile West Corporation perform a cumulative model RF test and submit the finding in a report to the City of San Diego prior to the issuance of a building permit. Therefore, based on the above, the project would not result in any significant health or safety risks to the surrounding area within the jurisdiction of the city.

3. The proposed development will comply with the regulations of the Land Development Code;

The Wireless Communication Facility (WCF) Regulations, Land Development Code Section 141.0420, require that WCF's utilize the smallest, least visually intrusive antennas, components, and other necessary equipment. The applicant is required to use all reasonable means to conceal or minimize the visual impact of the WCF through integration utilizing architecture, landscape, and siting. In this case, the antennas will be enclosed within an architecturally integrated obelisk structure. Equipment associated with

the antennas will be located within an equipment enclosure, designed to match other enclosures on site. Landscape material will be provided to improve views of the equipment enclosure and obelisk as seen from the public right-of-ways and adjacent properties.

4. The proposed development, when considered as a whole, will be beneficial to the community; and

This project will be beneficial to the community. The facility provides wireless communication services for users of cell phones and other devices. The design of the facility is appropriate for the neighborhood context. Therefore, this WCF will be beneficial to the community as a whole.

5. Any proposed deviations pursuant to Section 126.0602(b)(1) are appropriate for this location and will result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone.

This project proposes to deviate 110 square feet from the 250 square feet maximum size allowed by the WCF Design Requirements (Land Development Code Section 141.0420) for equipment enclosures. The requested equipment enclosure size will allow T-Mobile to provide the required space for the equipment associated with the antennas. The equipment enclosure will be designed to match the existing, recently constructed, AT&T equipment enclosure and will include decorative details such as a trellis structure. Landscape material will be provided on the slope and adjacent to the equipment enclosure to improve views of the facility. Therefore, the 360 square foot equipment enclosure is appropriate at this location and results in a more desirable project than if it was designed in strict conformance with the development regulations of the WCF Design Requirements.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Conditional Use Permit No. 824508 and Planned Development Permit No. 824509 are hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit Nos. 824508 and 824509, a copy of which is attached hereto and made a part hereof.

Alex Hempton, AICP
Associate Planner
Development Services

Adopted on: March 24, 2011

Internal Order No. 24000013

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: 24000013

CONDITIONAL USE PERMIT NO. 824508
PLANNED DEVELOPMENT PERMIT NO. 824509
T-MOBILE – FIRST CHURCH, PROJECT NO. 189227
PLANNING COMMISSION
DRAFT

This **CONDITIONAL USE PERMIT (CUP) NO. 824508** and **PLANNED DEVELOPMENT PERMIT (PDP) NO. 824509** are granted by the **PLANNING COMMISSION** of the City of San Diego to **FIRST CHURCH OF THE BRETHREN**, Owner, and **T-MOBILE WEST CORPORATION**, Permittee, pursuant to San Diego Municipal Code [SDMC] sections 141.0420, 126.0305 and 126.0604. The site is located at 3850 Westgate Place in the RS-1-7 zone of the Mid-City: City Heights community planning area. The project site is legally described as: that portion of Lot 7 of a portion of the Ex-Mission lands of San Diego, according to the Map Thereof No. 283, filed in the Office of the County Recorder of San Diego County, March 9, 1878.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to remove an existing expired Wireless Communication Facility (WCF), construct a new WCF consisting of an obelisk structure containing antennas (with a new equipment enclosure), and the operation and maintenance of the new WCF described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated March 24, 2011, on file in the Development Services Department.

The project shall include:

- a. Removal of the existing expired T-Mobile WCF (consisting of both the pole-mounted antennas and equipment area), construction of a new equipment enclosure, and construction of a 30-foot high obelisk structure containing eight (8) antennas;
- b. Landscaping (planting, irrigation and landscape related improvements);

- 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.
2. This Conditional Use Permit [CUP] and Planned Development Permit [PDP] and corresponding use of this site shall expire on March 24, 2021. 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 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 permit, the Owner/Permittee may submit a new permit 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 compliance, which may include penalties and fines.
4. Under no circumstances, does approval of this permit authorize the Permittee or their tenants to utilize this site for wireless communication purposes beyond the permit expiration date. Implicit use of this permit beyond the effective date of this permit is prohibited.
5. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
6. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.

7. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
8. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
9. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
10. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.
11. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.
12. All of the conditions contained in this Permit have been considered and were determined-necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

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

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

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

ENGINEERING REQUIREMENTS:

14. The project proposes to export 280 cubic yards of material from the project site. All excavated material listed to be exported, shall be exported to a legal disposal site in accordance with the Standard Specifications for Public Works Construction (the "Green Book"), 2003 edition and Regional Supplement Amendments adopted by Regional Standards Committee.

15. The drainage system proposed for this development, as shown on the site plan, is private and subject to approval by the City Engineer.

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

17. Prior to the issuance of any construction permit, the Permittee shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance, satisfactory to the City Engineer.

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

19. Prior to the issuance of any construction permit the Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Appendix E of the City's Storm Water Standards.

LANDSCAPE REQUIREMENTS:

20. In the event that the Landscape Plan and the Site Plan conflict, the Site Plan shall be revised to be consistent with the Landscape Plan such that landscape areas are consistent with the Exhibit 'A' Landscape Development Plan.

21. No later than 90 days after CUP and PDP approval, complete landscape and irrigation construction documents consistent with the Land Development Manual: Landscape Standards shall be submitted to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit 'A,' Landscape Development Plan, on file in the Office of the Development Services Department. Construction plans shall take into

account a 40 square foot area around each tree which is unencumbered by hardscape and utilities as set forth under LDC 142.0403(b)5.

22. No later than 180 days after CUP and PDP approval, it shall be the responsibility of the Owner/Permittee to install all required landscape and obtain all required landscape inspections.

23. All required landscape shall be maintained in a disease, weed and litter free condition at all times. Severe pruning or "topping" of trees is not permitted. The trees shall be maintained in a safe manner to allow each tree to grow to its mature height and spread.

24. 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 Certificate of Occupancy or a Final Landscape Inspection.

25. Any required planting that dies within 3 years of installation shall be replaced within 30 calendar days of plant death with the same size and species of plant material shown on the approved plan. Required shrubs or trees that die 3 years or more after installation shall be replaced with 15 gallon size or 60-inch box size material, respectively. Development Services may authorize adjustment of the size and quantity of replacement material where material replacement would occur in inaccessible areas or where the existing plant being replaced is larger than a 15 gallon shrub or 60-inch box tree.

PLANNING/DESIGN REQUIREMENTS:

26. 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.

27. No later than 90 days after CUP and PDP approval, the Permittee shall provide a cumulative model radio-frequency electromagnetic energy report to demonstrate compliance with FCC regulations.

28. No later than 180 days after CUP and PDP approval, the existing WCF shall be removed and a final planning inspection received from Development Services.

29. 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.

30. The Permittee is responsible for notifying the city prior to the sale or takeover of this site to any other provider.

31. This WCF shall be removed or replaced if it is determined that the facility or components of the facility are obsolete.

32. No later than 180 days after CUP and PDP approval, the Permittee shall be responsible for removing debris and refuse located on the property within 300 feet of the WCF.

INFORMATION ONLY:

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

APPROVED by the Planning Commission of the City of San Diego on March 24, 2011 and XXXX-PC.

Permit Type/PTS Approval No.: CUP 824508 & PDP 824509
Date of Approval: 3/24/2011

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES
DEPARTMENT

Alex Hempton, AICP
Associate Planner

**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.**

FIRST CHURCH OF THE BRETHERN
Owner

By _____

T-MOBILE WEST CORPORATION
Permittee

By _____
Michael Fulton
Market Manager

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



THE CITY OF SAN DIEGO

Date of Notice: December 8, 2010

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

Internal Order No. 24000013

PROJECT NAME/NUMBER: T-Mobile First Church/189227
COMMUNITY PLAN AREA: City Heights Neighborhood of the Mid-City Communities
Planning Area
COUNCIL DISTRICT: 3
LOCATION: 3850 Westgate Place, San Diego, California 92105

PROJECT DESCRIPTION: Conditional Use Permit (CUP) and Planned Development Permit (PDP) for a wireless communication facility consisting of eight antennas mounted inside a new 30'-0" high RF transparent Obelisk Tower, and four outdoor equipment cabinets located within a new 18'-0" by 20'-0" equipment enclosure with wood trellis on top.

ENVIRONMENTAL DETERMINATION: Exemption (Section 15303)-New Construction or Conversion of Small Structures

ENTITY MAKING ENVIRONMENTAL DETERMINATION: City of San Diego Planning Commission

STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION: The proposed project is exempt from CEQA pursuant to Section 15303 – which allows for the construction of limited number of new equipment and facilities in small structures. The proposed wireless communication facility consisting of eight antennas mounted inside a new 30'-0" high Obelisk Tower, and four outdoor equipment cabinets located within a new 18'-0" by 20'-0" equipment enclosure qualifies for this exemption. Additionally, none of the exceptions described in CEQA Guidelines Section 15300.2 apply.

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

On December 3, 2010, 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 Mayor/Designee) 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 OR 15 business days from the date of the environmental determination.

Applications to appeal CEQA determinations made by the Planning Commission from a Process Two or Three Appeal under SDMC section 112.0506 must be filed in the Office of the City Clerk within 10 business days from the date of the Planning Commission's decision. 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 11

From: Debra DePratti Gardner [ddgardner@cox.net]
Sent: Wednesday, November 17, 2010 4:48 AM
To: Hempton, Alexander
Cc: Lynch-Ashcraft, Karen
Subject: RE: T-Mo First Church

Alex- I went to the CPG on August 2 , 2010 with the tower and they had the recommendations re: increasing the slope of the top of tower and adding landscaping--that is what is submitted to you-- they approved with these changes.



City of San Diego
 Development Services
 1272 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: SD06015 First Church of the Brethren
 Project Address: 3850 Westgate Place, San Diego, CA 92103
 Project No. For City Use Only: 189227

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:

This information is available in alternative formats for persons with disabilities.
 Be sure to see us on the World Wide Web at www.sandiego.gov/development-services

DS-318 (5-05)

Project Title: SDU6015 First Church of the Bretheran	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. 94-1678

Partnership 021013

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): FIRST CHURCH OF THE BRETHREN

Owner Tenant/Lessee

Street Address: 333C Westgate Pl.

City/State/Zip: San Diego, CA 92105

Phone No: 619-262-1953 Fax No: _____

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

Title (type or print): Church Moderator

Signature: Judy Street Date: 3/19/06

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: _____

T-Mobile Senior Leadership Team

Robert Dotson
President and Chief Executive Officer

Jim Alling
Chief Operations Officer

Cole Brodman
Chief Technology and Innovation Officer

Brian Kirkpatrick
Chief Financial Officer

Dave Miller
Chief Legal Officer and General Counsel

Larry Myers
Chief People Officer

Denny Post
Chief Marketing Officer

John Birrer
Senior Vice President, Customer Service

Doug Chartler
Senior Vice President, Sales

Peter Ewans
Senior Vice President, Strategy

Neville Ray
Senior Vice President, Engineering Operations

Rob Strickland
Senior Vice President, Enterprise Information Technology / Chief Information Officer

(2/3/2010)

T-MOBILE – FIRST CHURCH

Project Chronology

Project No. 189227

<u>Date</u>	<u>Action/Description</u>	<u>City Review</u>	<u>Applicant Response</u>
9/1/2009	Deemed Complete		
10/1/2009	First Assessment Letter	30 days	
1/13/2010	Second Submittal		104 days
2/8/2010	Second Assessment Letter	26 days	
6/17/2010	Third Submittal		129 days
8/3/2010	Third Assessment Letter	47 days	
11/1/2010	Fourth Submittal		90 days
12/7/2010	Fourth Assessment Letter	36 days	
1/14/2011	Fifth Submittal		38 days
1/25/2011	All Issues Resolved	11 days	
3/24/2011	Planning Commission Hearing	58 days	
<hr/>			
TOTAL		208 days	361 days

Previous Projects Closed Due to Inactivity: This project was previously submitted under Project No. 99616, deemed complete 3/30/2006, and Project No. 152623, deemed complete 3/21/2008. Those projects were closed due to inactivity.

Summary (averaged at 30 days per month)

Total Staff Time: 6.9 months

Total Applicant Time: 12.0 months

Total Project Running Time: 19.0 months



THE CITY OF SAN DIEGO

DATE OF NOTICE: March 10, 2011

NOTICE OF PUBLIC HEARING PLANNING COMMISSION

DATE OF HEARING: March 24, 2011
TIME OF HEARING: 9:00 A.M.
LOCATION OF HEARING: Council Chambers, 12th Floor, City Administration Building,
202 C Street, San Diego, California 92101

PROJECT TYPE: **CONDITIONAL USE PERMIT AND PLANNED
DEVELOPMENT PERMIT, PROCESS 4**

PROJECT NUMBER: 189227
PROJECT NAME: T-MOBILE – FIRST CHURCH
APPLICANT: Debra DePratti Gardner, DePratti, Inc., agents representing
T-Mobile West Corporation

COMMUNITY PLAN AREA: Mid-City: City Heights
COUNCIL DISTRICT: District 3

CITY PROJECT MANAGER: Alex Hempton, Associate Planner
PHONE NUMBER/E-MAIL: (619) 446-5349 / ahempton@sandiego.gov

As a property owner, tenant or person who has requested notice, you should know that the Planning Commission will hold a public hearing to approve, conditionally approve, or deny an application for a Conditional Use Permit (CUP) and Planned Development Permit (PDP), Process 4, for a Wireless Communication Facility (WCF). The project will consist of the removal of existing T-Mobile antennas located on poles with antennas located inside a new 30-foot high obelisk tower with equipment associated with the antennas located within a new enclosure. A CUP is required because the WCF is located on a residentially zoned property with a non-residential use where the antennas are located less than 100 feet from the property line of a residential use. A PDP is required because the equipment enclosure, at 360 square feet, exceeds the 250 square feet permitted by the WCF Design Requirements. The PDP is required to deviate from these regulations. This project is located on the First Church of the Brethren property located at 3850 Westgate Place in the RS-1-7 zone.

The decision of the Planning Commission is final unless the project is appealed to the City Council. In order to appeal the decision of the Planning Commission you must be present at the public hearing and file a speaker slip concerning the application or have expressed interest by writing to the Planning Commission before the close of the public hearing. 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 office of the City Clerk, 202 "C" Street, Second Floor. The appeal must be made within 10 working days of the Planning Commission decision. 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.

This project was determined to be categorically exempt from the California Environmental Quality Act on December 8, 2010 and the opportunity to appeal that determination ended January 6, 2011.

If you have any questions after reviewing this information, you can contact the City Project Manager listed above.

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

Internal Order Number: 24000013

Revised 12/5/08 RH

SETBACK INFORMATION:
 FRONT YARD = 15'-0" SETBACK
 REAR YARD = (0.10) X DEPTH OF PROPERTY
 = (0.10) X (828.72')
 = 82.87' OR 82'-11"
 = SAY 83'-0" SETBACK
 SIDE YARD (ADJACENT TO FWY 15) = 4'-0" SETBACK
 SIDE YARD (ADJACENT TO RESIDENTIAL) = (0.05) X WIDEST PORTION OF PROPERTY
 = (0.05) X (360.00')
 = 18.00' OR 18'-0"
 = SAY 18'-0" SETBACK

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 T-MOBILE IS STRICTLY PROHIBITED.

DATE: 12/09/10
 ARCHITECT: DRD
 DRAWN BY: JGD
 CHECKED BY: BOK

ISSUE STATUS:

Δ	DATE	DESCRIPTION	BY:
-	11/26/10	90% CD	JGD
-	12/09/10	100% CD	JGD
-	01/24/11	REVISED 100% CD	B

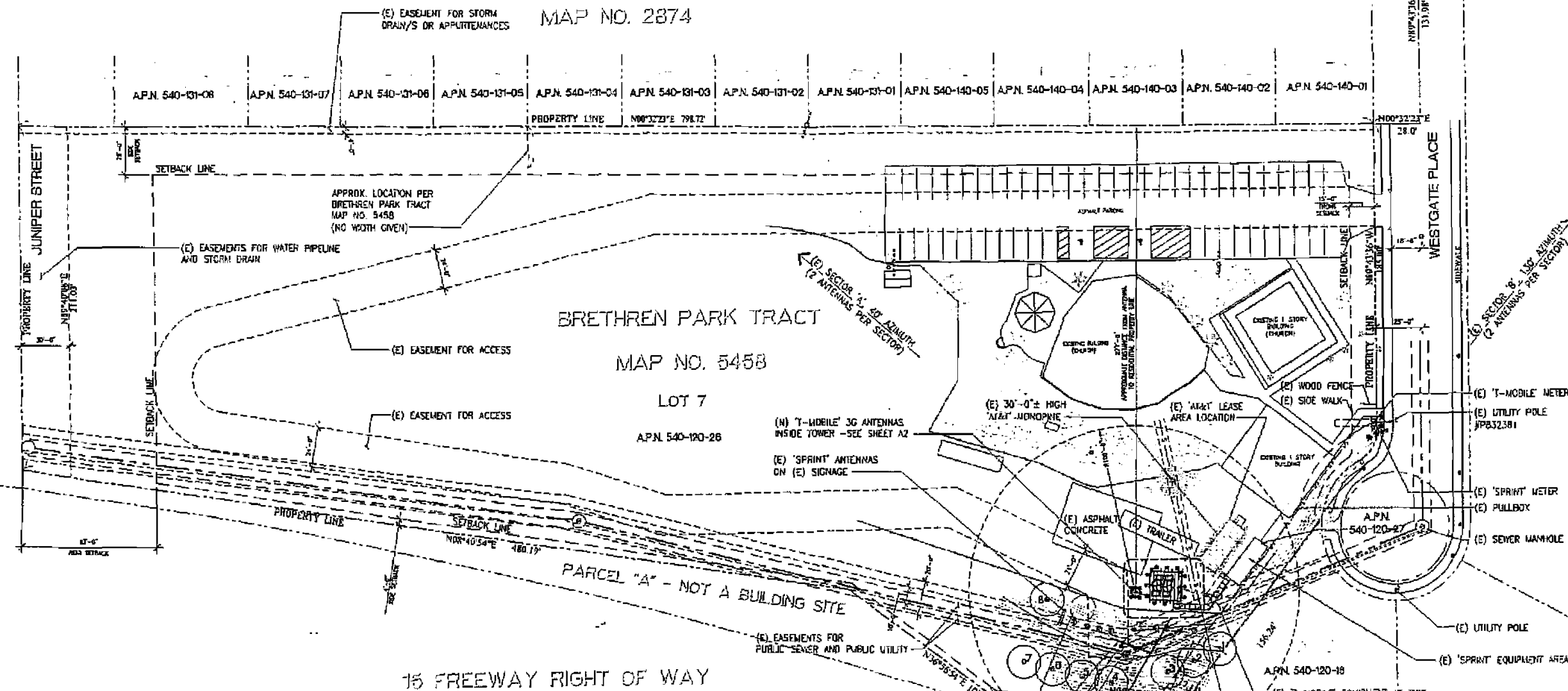
FAIRMOUNT PARK TRACT
 MAP NO. 2874

BRETHREN PARK TRACT
 MAP NO. 5458

LOT 7
 APN 540-120-26

PARCEL "A" - NOT A BUILDING SITE

15 FREEWAY RIGHT OF WAY



T-Mobile
 10180 TELFORD COURT, SUITE 333
 SAN DIEGO, CA 92123

Depratt

PLANS PREPARED BY:
DCI PACIFIC
 ARCHITECTURE-ENGINEERING-CONSTRUCTION
 22 EXECUTIVE PARK, SUITE 110, IRVINE, CA 92614
 PHONE: (949) 475-1822 FAX: (949) 475-1878

PROJECT NAME:
FIRST CHURCH OF BRETHREN

PROJECT NUMBER:
SD06015

PROJECT ADDRESS:
 3840 WESTGATE PLACE
 SAN DIEGO, CA 92118

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
A1

AS A CALIFORNIA LICENSED ARCHITECT/ENGINEER, I HAVE CLASSIFIED THE UNDISTURBED NATIVE SOILS TO BE _____ AND I HAVE ASSIGNED A FOUNDATION PRESSURE OF _____ PSF FOR THE DESIGN OF FOUNDATIONS RELATED TO THIS PROJECT.

SIGNATURE OF LICENSED ARCHITECT/ENGINEER

LEGAL DESCRIPTION:
 LOT 7 OF BRETHREN PARK, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF NO. 5458, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, SEPTEMBER 3, 1984.

EASEMENT NOTES:
 SEE SHEET C-1 FOR INFORMATION

PERMIT CONDITION NOTES:
 PRIOR TO ISSUANCE OF ANY ENGINEERING PERMITS, THE OWNER/PERMITEE SHALL OBTAIN ENCROACHMENT AND MAINTENANCE RELIEVAL AGREEMENT (EMRA) FOR PROPOSED IMPROVEMENTS OF ANY KIND, INCLUDING UTILITIES, MEDIANS, LANDSCAPING, ENRICHED PAVING, CURB, OUTER AND SIDEWALK, AND ELECTRICAL CONDUITS TO BE INSTALLED WITHIN THE 20' PUBLIC SEWER EASEMENT.

- (E) TREE TO REMAIN AND PROTECTED DURING PLANTING
 - (E) WALL
 - (E) T-MOBILE ANTENNAS TO BE RELOCATED
 - (E) SEWER MANHOLE
 - (E) T-MOBILE LEASE AREA, SEE A2 SHEET FOR ADDITIONAL INFORMATION
 - (P) 15 GAL 'ACACIA LONGIFOLIA', 9 TOTAL -SEE SHEET L33 'PLANTING PLAN'
- NOTE:
 SEE SHEETS L1, L2 AND L3 FOR LANDSCAPE PLAN

SITE PLAN



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 T-MOBILE IS STRICTLY PROHIBITED.

DATE: 12/09/10
 ARCHITECT: DKD
 DRAWN BY: JGD
 CHECKED BY: BDK
 ISSUE STATUS:

Δ	DATE	DESCRIPTION	BY
-	11/26/10	PER CD	JGD
-	12/09/10	100% CD	JGD
-	01/04/11	REVISED 100% CD	J

T-Mobile
 10180 TELEGRAPH COURT, SUITE 333
 SAN DIEGO, CA 92121



PLANS PREPARED BY:
DCI PACIFIC
 ARCHITECTURE-ENGINEERING-CONSTRUCTION
 32 EXECUTIVE PARK, SUITE 110, RYDE, CA 92114
 PHONE: (619) 475-1000 FAX: (619) 475-1001

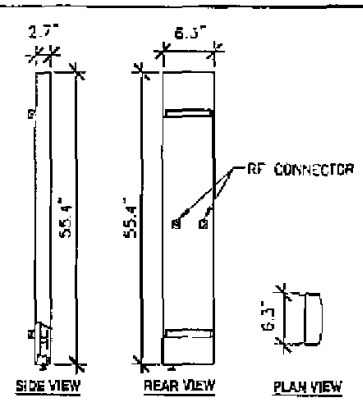
PROJECT NAME:
FIRST CHURCH OF BRETHREN

PROJECT NUMBER:
SD06015

PROJECT ADDRESS:
 3650 WESTGATE PLACE
 SAN DIEGO, CA 92105

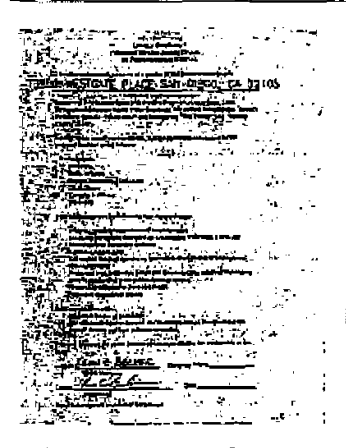
SHEET TITLE:
EQUIPMENT & ANTENNA LAYOUT PLAN

SHEET NUMBER:
A2



ANTENNA: DAPA 38000/58010

ANTENNA INFORMATION



POST CONSTRUCTION BMP NOTE

SEWER EASEMENT EXCHANGE	
PROJECT NO.	2276881
CITY OF SAN DIEGO	
DATE	12/09/10
BY	JGD
CHECKED BY	BDK

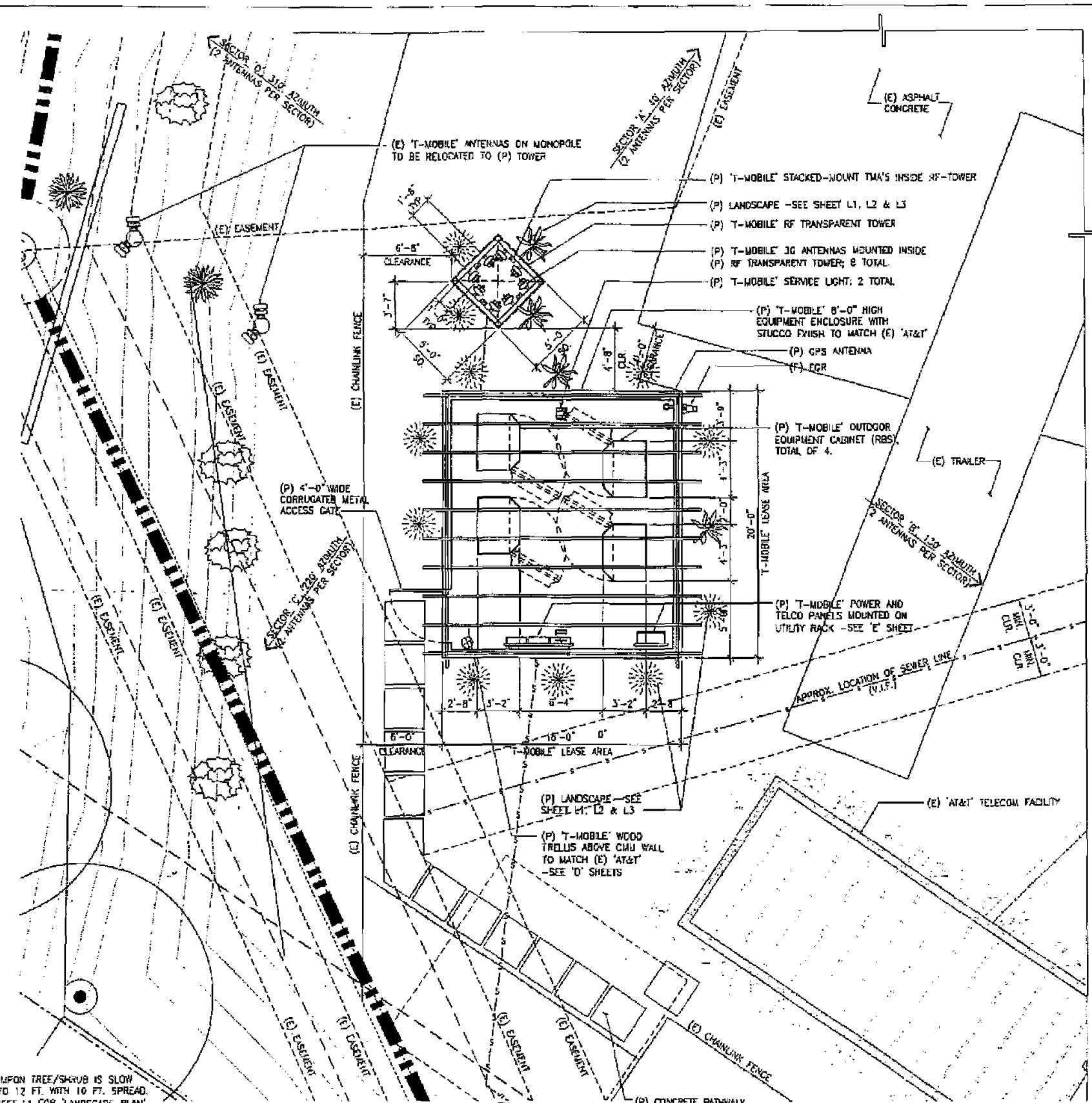
BRETHREN PARK OUTFALL SEWER	
PROJECT NO.	11483-3
CITY OF SAN DIEGO	
DATE	12/09/10
BY	JGD
CHECKED BY	BDK

CITY IMPROVEMENT PLAN NO.

NOTE:
 1. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMITS, THE APPLICANT SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.
 2. PRIOR TO ISSUANCE OF ANY CONSTRUCTION PERMITS, THE APPLICANT SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCP) SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN APPENDIX E OF THE CITY'S STORM WATER STANDARDS.

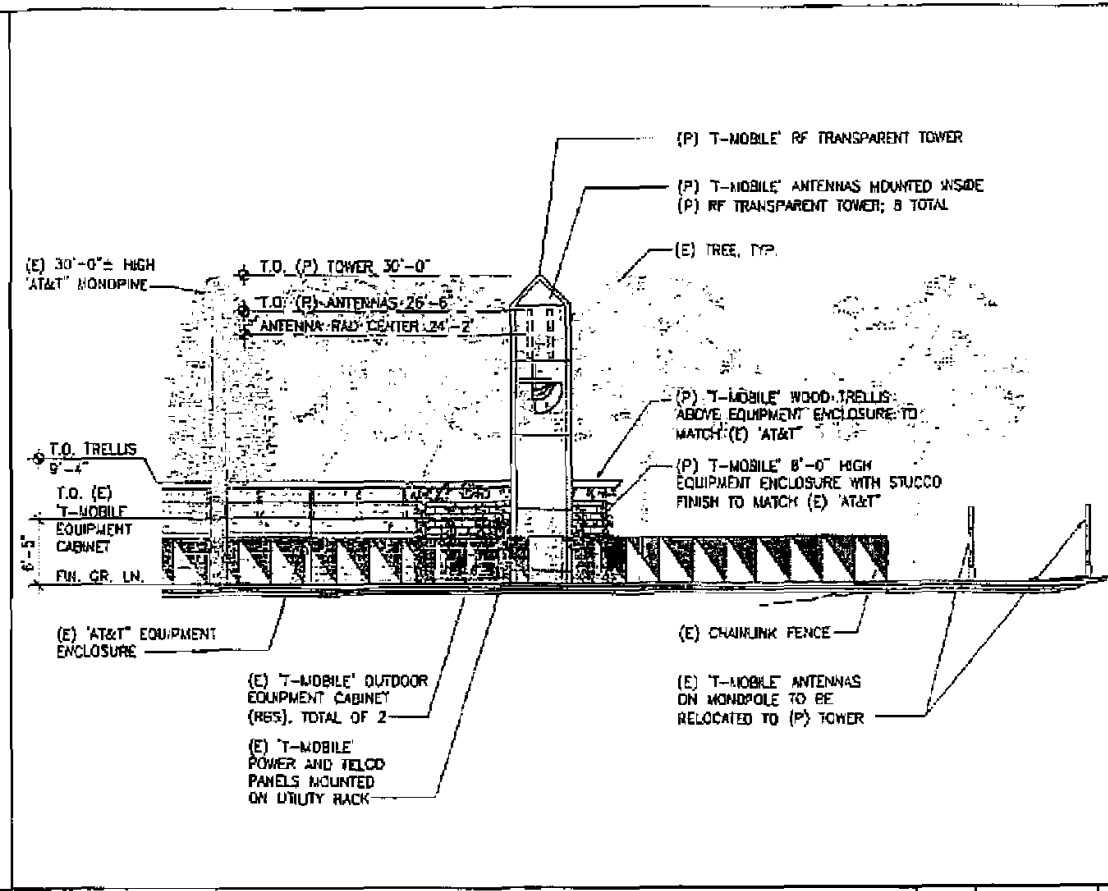
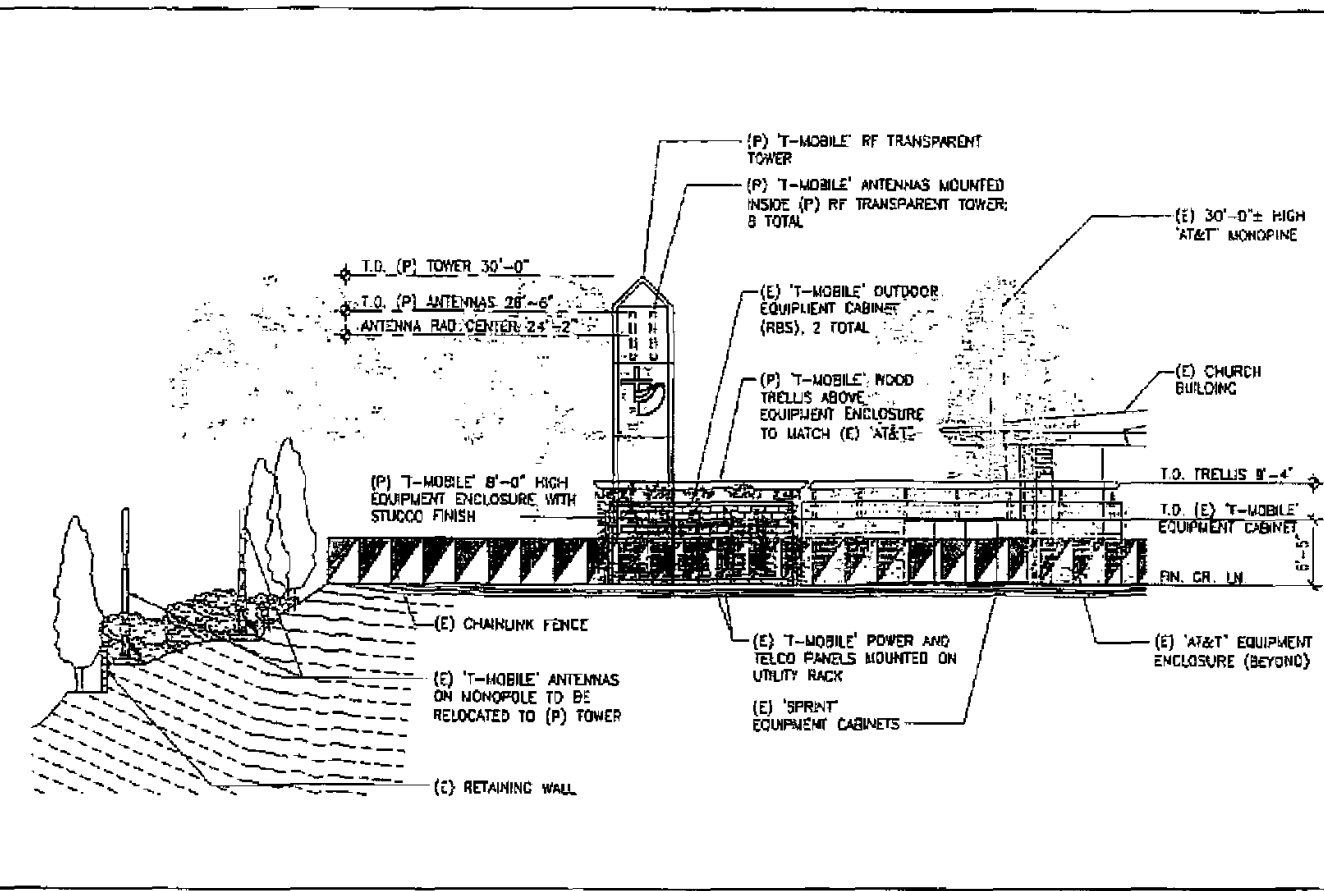
NOTE:
 1. THE POLYON TREE/SHRUB IS SLOW GROWING TO 12 FT WITH 10 FT. SPREAD.
 2. SEE SHEET L1 FOR 'LANDSCAPE PLAN'
EXCAVATION NOTE:
 ALL EXCAVATED MATERIAL LISTED TO BE EXPORTED, SHALL BE EXPORTED TO A LEGAL DISPOSAL SITE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (THE "GREEN BOOK"), 2003 EDITION AND REGIONAL SUPPLEMENT AMENDMENTS ADOPTED BY REGIONAL STANDARDS COMMITTEE.

ESTIMATED NUMBER OF YARDS OF CUT, FILL AND IMPORT OR EXPORT:
 CUT = 348 CU. FT.
 FILL = 66 CU. FT.
 IMPORT = 0 CU. FT.
 EXPORT = 280 CU. FT.



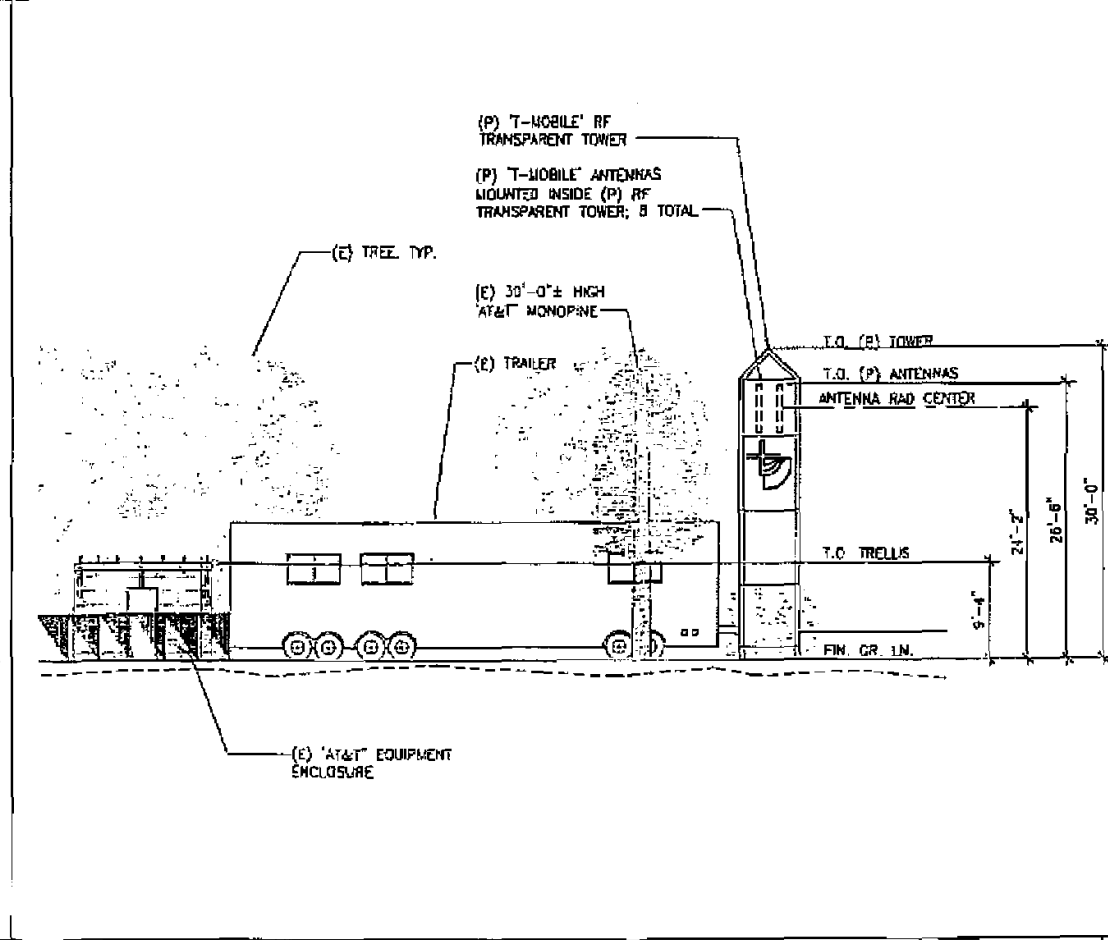
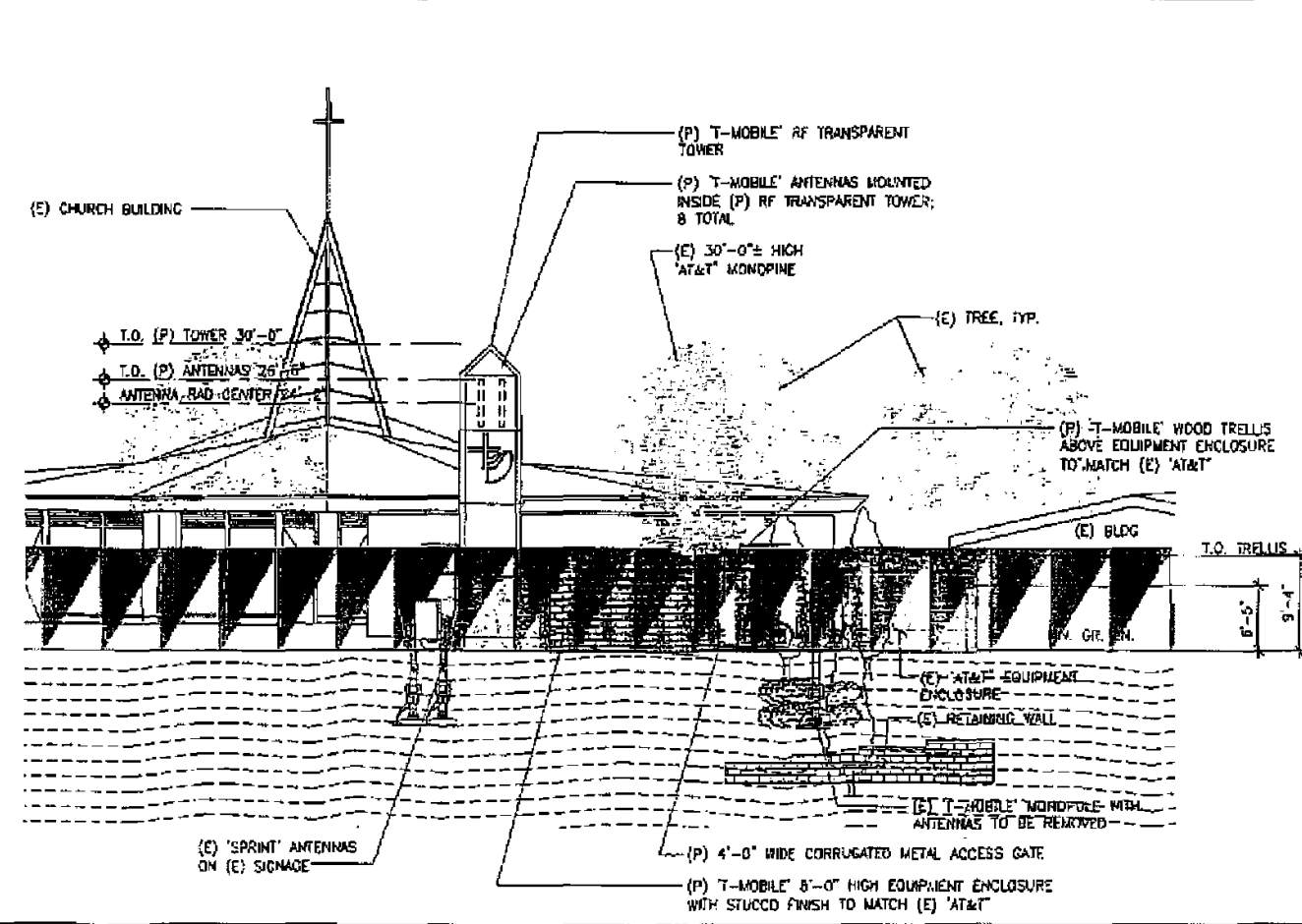
1. THE LIMITS OF THE EXISTING CONCRETE PAD FOR THE EQUIPMENT CABINETS WILL REMAIN. PROJECT PROPOSES NO ADDITIONAL IMPERVIOUS AREAS.
 2. STORM WATER RUN-OFF FROM THE EQUIPMENT ENCLOSURE WILL NOT BE DISCHARGED DIRECTLY ONTO THE EXISTING SLOPE. STORM WATER RUN-OFF WILL BE DIRECTED AWAY FROM THE EXISTING SLOPE.

EQUIPMENT AND ANTENNA LAYOUT PLAN



SOUTH ELEVATION

NORTH ELEVATION



WEST ELEVATION

EAST ELEVATION

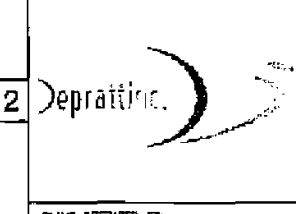
PROPRIETARY INFORMATION
 THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO T-MOBILE IS STRICTLY PROHIBITED.

DATE: 12/08/10
 ARCHITECT: JKD
 DRAWN BY: JGD
 CHECKED BY: BOK

ISSUE STATUS:

Δ	DATE	DESCRIPTION	BY
-	11/29/10	90% CD	JGD
-	12/09/10	100% CD	JGD
-	01/04/11	REVISED 100% CD	JP

APPLICANT: T-Mobile
 10100 TELEGRAPH COURT, SUITE 303
 SAN DIEGO, CA 92121



PLANS PREPARED BY:

DCI PACIFIC

ARCHITECTURE-ENGINEERING-CONSTRUCTION
 30 EXECUTIVE PARK, SUITE 110, IRVINE, CA 92614
 PHONE (949) 475-1000 FAX (949) 475-1007

PROJECT NAME:
FIRST CHURCH OF BRETHREN

PROJECT NUMBER:
SDD6D15

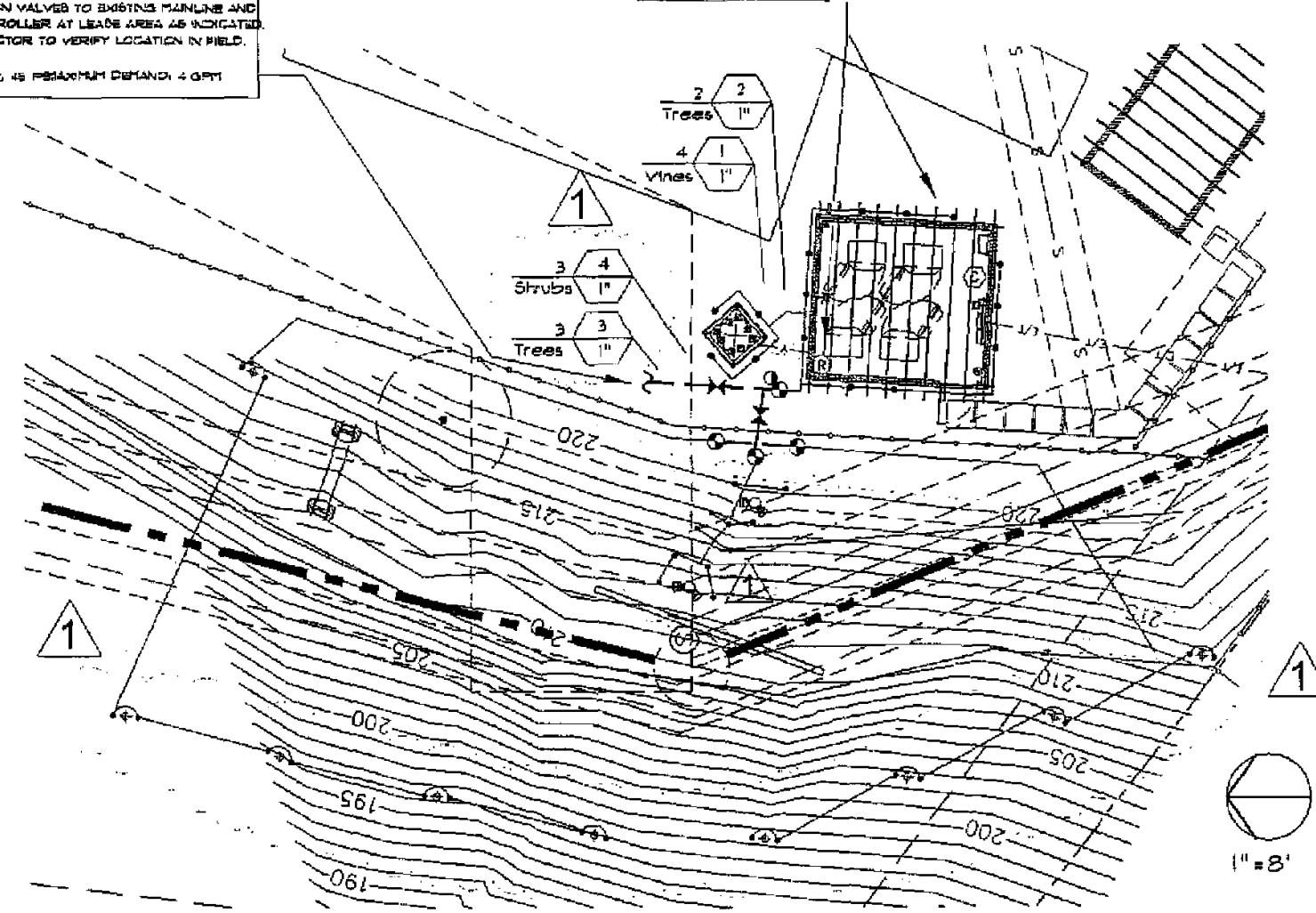
PROJECT ADDRESS:
 3850 WESTGATE PLACE
 SAN DIEGO, CA 92105

SHEET TITLE:
ELEVATIONS

SHEET NUMBER:
A3

POINT OF CONNECTION:
 CONTRACTOR TO CONNECT NEW IRRIGATION VALVES TO EXISTING MAINLINE AND ROUTE NEW CONTROL WIRES TO NEW CONTROLLER AT LEADS AREA AS INDICATED. LOCATE VALVES IN SHRUB AREA. CONTRACTOR TO VERIFY LOCATION IN FIELD.
 STATIC PRESSURE: 65 POUNDS PER SQUARE INCH. DESIGN PRESSURE: 45 POUNDS PER SQUARE INCH. MAXIMUM DEMAND: 4 GPM.

AUTOMATIC CONTROLLER LOCATION:
 CONTRACTOR TO INSTALL NEW WALL-MOUNTED, RAINBIRD SMART CONTROLLER AND WEATHER SENSOR AS INDICATED. CONTRACTOR TO VERIFY POWER AND LOCATION.



IRRIGATION NOTES

- THE DESIGN IS DIAGRAMMATIC. ALL EQUIPMENT SHOWN IN PAVED AREAS IS FOR DESIGN CLARIFICATION ONLY AND IS TO BE INSTALLED WITHIN PLANTING AREAS AS NECESSARY.
- DO NOT WILLFULLY INSTALL ANY EQUIPMENT AS SHOWN ON PLANS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN CONDITIONS EXIST THAT WERE NOT EVIDENT AT THE TIME THESE PLANS WERE PREPARED. ANY SUCH CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVES PRIOR TO ANY WORK OR THE IRRIGATION CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ANY FIELD CHANGES DEEMED NECESSARY BY THE OWNER.
- INSTALL ALL EQUIPMENT AS SHOWN IN THE DETAILS AND SPECIFICATIONS. CONTRACTOR SHALL BE RESPONSIBLE TO COMPLY WITH ALL LOCAL CITY AND COUNTY REQUIREMENTS FOR BOTH EQUIPMENT AND INSTALLATION.
- THE SYSTEM IS DESIGNED FOR A MINIMUM OPERATING PRESSURE OF 45 PSI. THE MAXIMUM DEMAND OF GALLONS PER HOUR IS 4. THE IRRIGATION CONTRACTOR SHALL VERIFY THE AVAILABLE WATER PRESSURE ON THE SITE PRIOR TO THE START OF INSTALLATION.
- THE ACTUAL LOCATION OF THE AUTOMATIC CONTROLLER IS TO BE DETERMINED IN THE FIELD BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
- 30 V. ELECTRICAL POWER SOURCE TO BE PROVIDED BY OTHERS TO THE LOCATION FOR THE AUTOMATIC CONTROLLER. IRRIGATION CONTRACTOR TO BE RESPONSIBLE FOR THE FINAL CONNECTION TO THE EQUIPMENT.
- ALL QUICK COUPLER VALVES ARE TO BE INSTALLED IN SHRUB OR GROUNDCOVER AREAS WHENEVER POSSIBLE AND WITHIN 10' OF THE HARDSCAPE. ALL QUICK COUPLER VALVES SHALL BE INSTALLED IN A 12" DIA. GREEN PLASTIC VALVE BOX.
- ALL VALVE BOX COVERS ARE TO BE LABELED WITH 1" HEAT BRANDED LETTERS: "QC" FOR QUICK COUPLERS, "V" FOR GATE VALVES AND "LV" AND STATION NO. FOR CONTROL VALVES.
- CONTRACTOR SHALL INSTALL ANTI-DRAINAGE DEVICES FOR ALL LOW HEADS TO PREVENT LOW HEAD DRAINAGE AND POSSIBLE SOIL EROSION.
- THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF POSSIBLE ON-SITE INSPECTIONS.
- THE CONTRACTOR SHALL PROVIDE TO THE LANDSCAPE ARCHITECT AND/OR CITY REP. UPON THE COMPLETION OF THE JOB, A SET OF REPRODUCIBLE AS-BUILT DRAWINGS WHICH SHALL BE VERIFIED FOR ACCURACY AT THE TIME OF THE FINAL JOB WALK-THROUGH.
- THE IRRIGATION SYSTEM SHALL BE FULLY GUARANTEED IN WRITING FOR A PERIOD OF (1) YEAR. ANY DEFECTIVE EQUIPMENT MATERIALS OR POOR WORKMANSHIP SHALL BE REPLACED OR CORRECTED BY THE IRRIGATION CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

IRRIGATION PLAN

IRRIGATION LEGEND

SYMBOL	MFG	MODEL NO.	DESCRIPTION	RAD.	GPM.	PSI	DET. REF.
•	RAINBIRD	1401	FLOOD BUBBLER	N/A	0.25	50	E
○	RAINBIRD	332-RC	1" QUICK COUPLER VALVE				F
⊙	RAINBIRD	FEB - 100	REMOTE CONTROL VALVE SIZE NOTED				B
⊙Ⓡ	RAINBIRD	ESP-8MT, 4-STATION	SMART CONTROLLER AND WEATHER SENSOR CONTRACTOR TO VERIFY POWER SOURCE AND LOCATION				A
⊗	ISCO	1-300	1/2" SIZE BALL VALVE				C
NOT SHOWN			IF DIRECT BURIAL CONTROL WIRE # 0 GAGGONON 1/4" GA. PILOT W/ PIPE SLEEVE				D, G
---			PVC SCH 40 FOR PIPES 1-1/2" AND SMALLER. PVC CLASS 36 FOR PIPES 2" AND LARGER. PRESSURE MAINLINE - 18" DEEP.				D
---			PVC CLASS 100 NON-PRESSURE LATERAL LINE 1" DEEP. SIZE NOTED.				D
○	CALLOUT	IRRIGATION LATERAL	BUBBLER ON RISER FLANGE AT EDGE OF ROOTBALL 1 PER TREE ON OPPOSITE SIDES OF ROOT BALL				F
---	CALLOUT	TREE TRUNK, SEE PLANTING PLAN					

SEE SHEET L2 FOR IRRIGATION DETAILS
 SEE SHEET L3 FOR PLANTING PLAN

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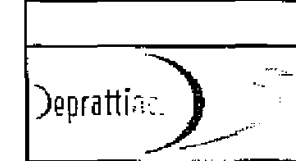
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DATE: 12/09/10
 ARCHITECT: DKD
 DRAWN BY: JGD
 CHECKED BY: BOX

ISSUE STATUS:

Δ	DATE	DESCRIPTION	BY:
-	11/30/10	ISS CD	JGD
-	12/09/10	ISS CD	JGD
-	01/04/11	REVISED ISS CD	J

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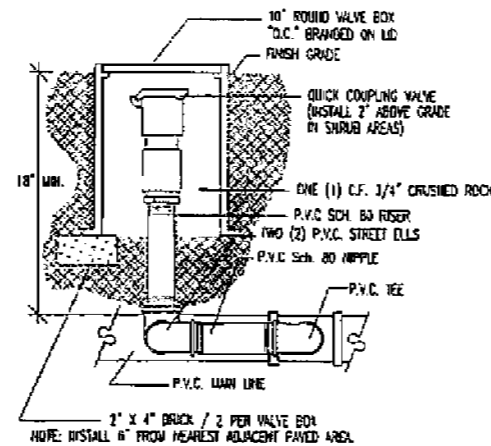
PROJECT NAME:
FIRST CHURCH OF BRETHREN

PROJECT NUMBER:
SD06015

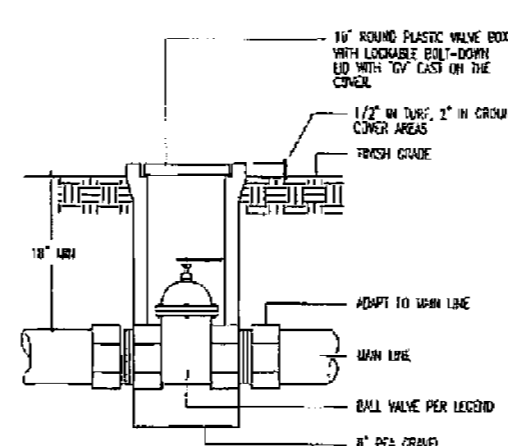
PROJECT ADDRESS:
 3850 WESTGATE PLACE
 SAN DIEGO, CA 92105

SHEET TITLE:
IRRIGATION PLAN

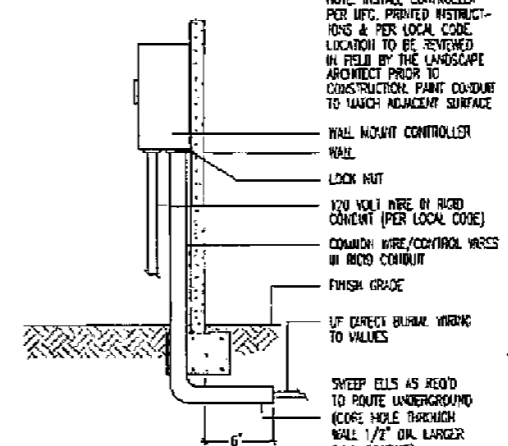
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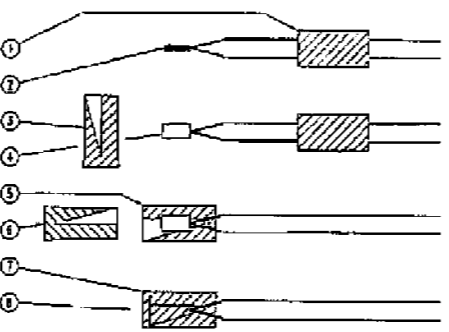
F QUICK COUPLER



C BALL VALVE

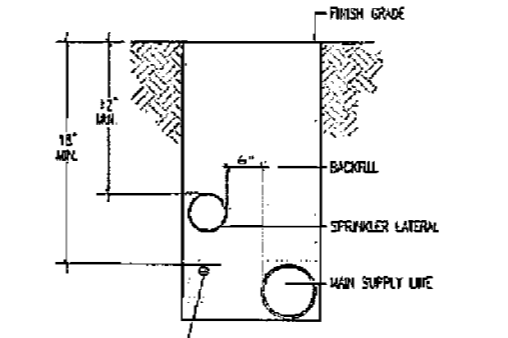


A CONTROLLER

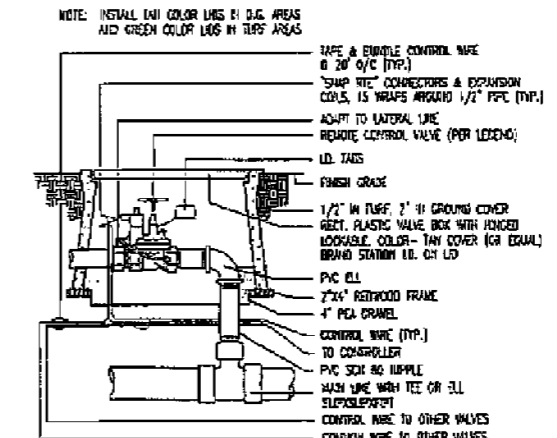


1. STRIP WIRE APPROX. 5/8" FROM ENDS - TWIST TOGETHER
2. APPLY SEALER TO OUTSIDE OF SEALING PLUG AND FILL CAVITY WITH SEALER
3. PUT CRIMP END OVER WIRE ENDS - CRIMP SLEEVE AND CUT OFF EXCESS WIRE
4. PULL BASE SOCKET OVER END OF WIRES AS FAR AS POSSIBLE
5. PUSH SEALING PLUG INTO BASE SOCKET
6. PUSH WIRES TO END OF BASE SOCKET TO INSURE COMPLETE SEALING OF CONNECTION
7. COMPLETED WATERPROOF WIRE CONNECTION

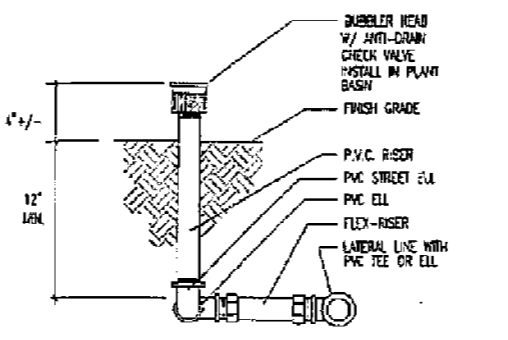
G WIRE CONNECTION



D TRENCHING



B REMOTE CONTROL VALVE



E BUBBLER ON RISER



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SEE SHEET L1 FOR IRRIGATION PLAN
SEE SHEET L3 FOR PLANTING PLAN

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ARCHITECT: DKD
DRAWN BY: JGD
CHECKED BY: BDK

ISSUE STATUS:

Δ DATE	DESCRIPTION	BY
11/30/10	BOX CD	JGD
12/08/10	100% CD	JGD
01/04/11	REVISED 100% CD	JP

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PROJECT NAME: FIRST CHURCH OF BRETHREN
PROJECT NUMBER: SD06015
PROJECT ADDRESS: 3850 WESTGATE PLACE, SAN DIEGO, CA 92105
SHEET TITLE: IRRIGATION DETAILS
SHEET NUMBER:

L2

PLANTING NOTES

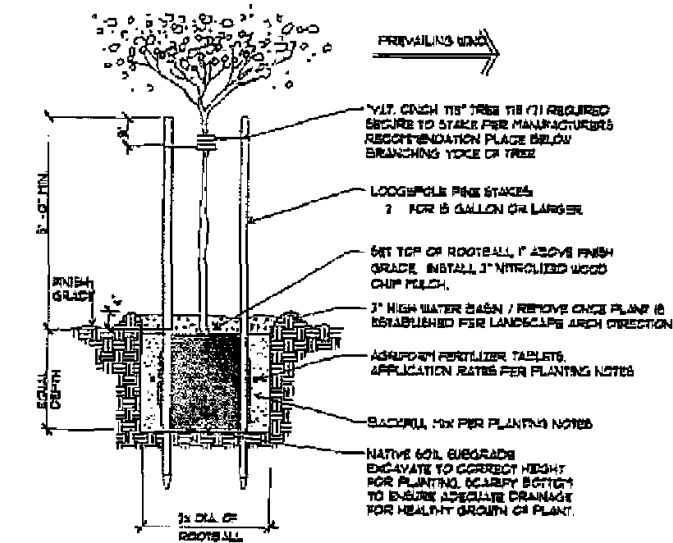
SOIL TEST
 AFTER SOIL HAS BEEN SET IN PLACE PRIOR TO ANY SOIL PREPARATION THE CONTRACTOR SHALL FURNISH SOIL TESTS OF THE SITE FOR AGRICULTURAL FERTILITY AND TO DETERMINE PROPER SOIL ADJUSTMENTS. TEST ARE TO BE PROVIDED BY A MEMBER OF THE CALIFORNIA ASSOCIATION OF AGRICULTURAL LABORATORIES WITH COPIES SENT TO THE OWNER / LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

SOIL PREPARATION
 THE FOLLOWING IS PROVIDED FOR SOIL PURPOSES ONLY AND SHALL BE MODIFIED AS NECESSARY GIVEN THE RESULTS OF THE SOIL TESTS. THE CONTRACTOR SHALL BE PREPARED TO PROVIDE DELIVERY SLIPS AND EMPTY FERTILIZER BAGS ON SITE FOR VERIFICATION OF MATERIAL.

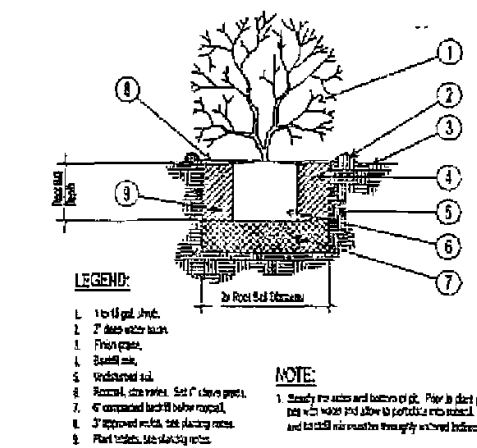
- BACKFILL FOR USE OF PLANTING ALL TREES, SHRUBS AND VINES
 - PARTS BY VOLUME ON SITE SOIL
 - PARTS BY VOLUME ONE PART ATTENDMENT
 - 1.5 LB. 8-0-8 COMMERCIAL FERTILIZER FOR CUBIC YARD
 - 1.5 LB. IRON SULFATE FOR CU YD. OF MIX
- PLANT TABLET FOR ALL TREES, SHRUBS AND VINES
 - 1-1 GRAM AGRIFORM FERTILIZER PER 1" TREE CALIPER FOR ALL BOX SIZED TREE NEXT TO ROOT BALL
 - 2-1 GRAM AGRIFORM FERTILIZER TABLETS PER 5 GALLON STOCK
 - 3-1 GRAM AGRIFORM FERTILIZER TABLETS PER 5 GALLON STOCK

TOP DRESSING
 ALL SHRUBS AND GROUNDCOVER AREAS ARE TO BE TOP DRESSED WITH 1" THICK LAYER OF SHIPPED TREE SLACK.

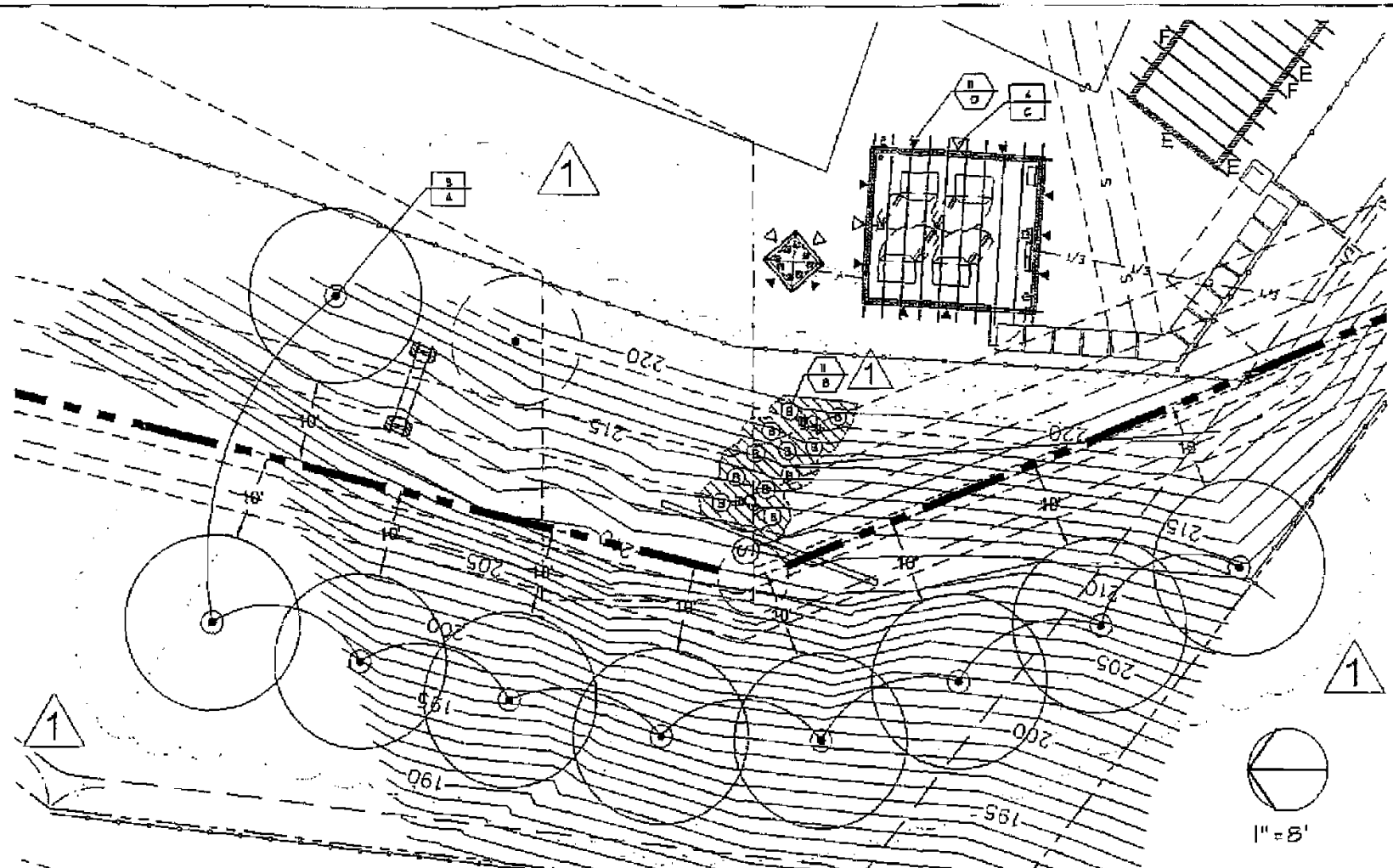
VINES / TRELLISERS
 ALL NURSERY STAKES AND/OR BRIDGES SHALL BE REMOVED. PLANTS BRANCHES ARE TO BE CAREFULLY SPREAD AND ATTACHED TO WALLS OR FENCES WITH AN APPROVED FASTENER AND ROOT TIE.



P1 TREE PLANTING DETAIL (NTS)



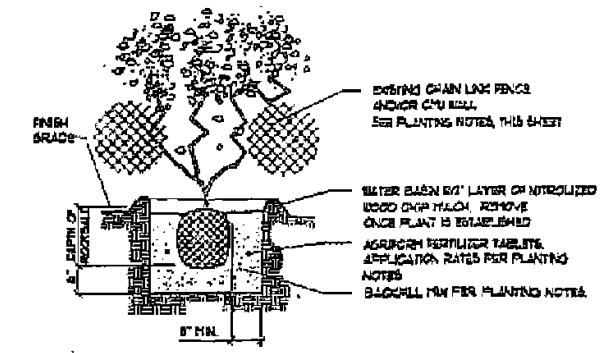
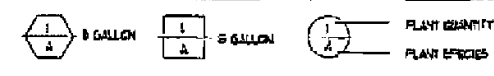
P2 SHRUB PLANTING DETAIL (NTS)



PLANT MATERIAL LEGEND

SYMBOL	CODE	QTY.	BOTANICAL NAME	CULTIVAR NAME	EXISTING CALIPER	HGT X SPREAD	SIZE	SPACING	REMARKS
TREES									
⊙	1	1	ACACIA LONGIFOLIA	STONEY GOLDEN WATTLE	6"	10' X 8'	---	---	EXISTING TREE TO REMAIN. PROTECT IN PLACE
⊙	A	3	ACACIA LONGIFOLIA	STONEY GOLDEN WATTLE	---	10' X 10'	5 GAL	8' OC.	SEE PLANTING NOTES AND TREE PLANTING DETAIL THIS SHEET
SHRUBS									
⊙	B	1	EREGONIA FURCILLATA	ELIPAR BUCKWHEAT	---	8" - 10" X 10" - 16"	5 GALLON	AS SHOWN	SEE PLANTING NOTES AND SHRUB PLANTING DETAIL THIS SHEET
VINES									
△	C	4	BOXYCARPUS ROSA	BOXYCARPUS	---	6" - 10"	5 GALLON	AS SHOWN	SEE PLANTING NOTES AND VINE PLANTING DETAIL THIS SHEET
▲	D	1	ROSA REPTANS	CREeping RO	---	10' X 10'	5 GALLON	AS SHOWN	SEE PLANTING NOTES AND VINE PLANTING DETAIL THIS SHEET
⊙	E	---	BOXYCARPUS SPP	BOXYCARPUS	---	6" X 4"	---	AS SHOWN	EXISTING VINE. PROTECT IN PLACE
⊙	F	---	ROSA REPTANS	CREeping RO	---	8" X 8"	---	AS SHOWN	EXISTING VINE. PROTECT IN PLACE
GROUNDCOVER									
▨	---	---	SHIPPED BARK MULCH	---	---	---	---	---	SEE PLANTING NOTES ON THIS SHEET

SIZING LEGEND



P3 VINE PLANTING DETAIL (NTS)

SEE SHEET L1 FOR IRRIGATION PLAN
 SEE SHEET L2 FOR IRRIGATION DETAILS

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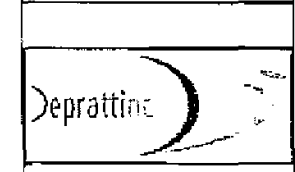
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DATE: 12/09/10
 PROJECT: D&D
 DRAWN BY: JGD
 CHECKED BY: BOK

ISSUE STATUS:

Δ DATE	DESCRIPTION	BY
11/20/10	90% CD	JGD
12/09/10	100% CD	JGD
01/04/11	REVISED 100% CD	P

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PROJECT NAME:
FIRST CHURCH OF BRETHREN

PROJECT NUMBER:
 SC06015

PROJECT ADDRESS:
 3850 WESTGATE PLACE
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SHEET TITLE:
PLANTING PLAN

SHEET NUMBER:
L3