



THE CITY OF SAN DIEGO

## REPORT TO THE PLANNING COMMISSION

**DATE ISSUED:** June 7, 2012 **REPORT NO.** PC-12-059

**ATTENTION:** Planning Commission, Agenda of June 14, 2012

**SUBJECT:** SPRINT - ST. DUNSTAN'S CHURCH  
PROJECT NO. 245618, PROCESS 4

**OWNER:** ST DUNSTAN'S EPISCOPAL PARISH  
**APPLICANT:** SPRINT NEXTEL

### SUMMARY

**Issue(s):** Should the Planning Commission approve a modification to an existing Wireless Communication Facility (WCF) located at 6556 Park Ridge Boulevard within the Navajo Community Planning Area?

### **Staff Recommendation:**

1. APPROVE Planned Development Permit No. 980160 and;
2. APPROVE Conditional Use Permit No. 980161.

**Community Planning Group Recommendation:** On January 23, 2012, the Navajo Community Planners Inc. voted unanimously to approve the Sprint St. Dunstan's Church project as designed.

**Environmental Review:** This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Article 19 Section 15301 on May 1, 2012. This project is not pending an appeal of the environmental determination.

**Fiscal Impact Statement:** None with this action. All costs associated with the processing of this project are paid from a deposit account maintained by the applicant.

**Code Enforcement Impact:** None with this action.

**Housing Impact Statement:** None with this action.

## **BACKGROUND**

This project, which includes a WCF concealed within a 30-foot tall obelisk at St Dunstan's Church, was originally approved on July 7, 2000 under Permit No. 99-0923-019 for a total of nine (9) antennas and associated equipment. A ten year expiration date was added as a condition of approval. On August 2, 2011, Sprint Nextel submitted a new application to modify their existing WCF and to extend the use for an additional ten years. The project under the current regulations requires a Planned Development Permit (PDP) and a Conditional Use Permit (CUP), consolidated Process 4, Planning Commission decision. The property is zoned RS-1-7 and is designated as institutional use in the Navajo Community Plan. The site is surrounded by a high school to the north, a parking lot for the church to the west and single-family residential uses to the south and to the east. There is one other WCF located on this property belonging to T-Mobile.

## **DISCUSSION**

**Project Description** - Sprint Nextel's antennas are currently operating inside St. Dunstan's 30-foot tall obelisk. These nine antennas are completely concealed behind the Fiberglass Reinforced Panel (FRP) materials, painted and textured to match the church. No changes are being proposed to the obelisk at this time since the materials associated with the tower are still in good condition. The associated equipment cabinets are located at the base of the obelisk behind an 8-foot tall CMU wall. In an effort to better integrate the existing enclosure design with the obelisk, Sprint Nextel is proposing to install a stucco pattern finish as illustrated on the zoning drawings. The CMU wall will also be re-coated with anti-graffiti paint.

**Wireless Communication Facility (WCF) Regulation** - The WCF is located on a residentially zoned site and a CUP is required per Municipal Code Section 141.0420(e)(1). The project's equipment enclosure also exceeds the maximum allowable equipment square footage of 250-square feet per Municipal Code Section 141.0420(g)(3), and requires a Planned Development Permit for this deviation.

**Community Plan Analysis** - The project location has been designated as institutional in the Navajo Community Plan (Attachment 2). The Navajo Community Plan does not contain specific policies on wireless communication facility development.

**Council Polic 600-43** - The guidelines establish a hierarchy from the most preferred location (Preference 1) to the least preferred location (Preference 4) for WCFs. The project is proposed in a Preference 3 location according to Council Policy 600-43, which categorizes WCF's according to the land use in which it is located. The project is located on a residentially zoned property and requires a CUP. The project also requires a PDP for the deviation to continue to operate with an equipment enclosure size above the 250-square foot limitation. The applicant is required to submit a site justification explaining why a Preference 3 level site was selected over any lower Preference Level sites. For this project, Sprint Nextel has elected to remain at its current location and improve the existing appearance. Also, according to the coverage map, the existing location serves a crucial role in the network's performance to the existing surrounding residential uses. Both the height and the design of the obelisk provides the necessary features to maintain the coverage and performance while camouflaging the antennas from the public view.

**General Plan** – The General Plan, Section UD-A.15, states that WCFs should be concealed in existing structures when possible, or otherwise use camouflage and screening techniques to hide or blend the facilities into the surrounding area. The design of the facility is aesthetically pleasing and respectful of the neighborhood context. The proposed modification will result in minimal impacts to the existing facility. The antennas will continue to operate inside the obelisk concealed from public view. The equipment enclosure will be enhanced to include additional features to match the existing obelisk. Therefore, staff has determined that the proposed WCF has been designed to be integrated and respectful to the neighborhood context.


**Conclusion:**

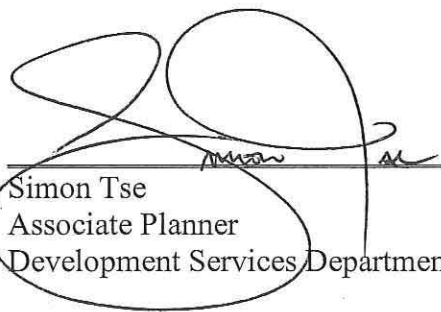
The project has been determined by staff to be consistent with the purpose and intent of the applicable development regulations of the San Diego Municipal Code, which includes the development regulations of the RS-1-7 zone and the Wireless Communication Facilities Regulations, Section 141.0420 with the exception of the equipment size limitation of 250-square feet. Nevertheless, the proposed design modification would improve the appearance of the equipment enclosure and would result in a better design. Therefore, staff recommends that the Planning Commission approve Planned Development Permit No. 980160 and Conditional Use Permit No. 980161.

**ALTERNATIVES**

1. **Approve** Planned Development Permit No. 980160 and Conditional Use Permit No. 980161, **with modifications.**
2. **Deny** Planned Development Permit No. 980160 and Conditional Use Permit No. 980161, **if the Planning Commission makes written findings based on substantial evidence that the approval is not authorized by state or local zoning law.**

Respectfully submitted,

  
\_\_\_\_\_  
Mike Westlake  
Program Manager  
Development Services Department

  
\_\_\_\_\_  
Simon Tse  
Associate Planner  
Development Services Department

Attachments:

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

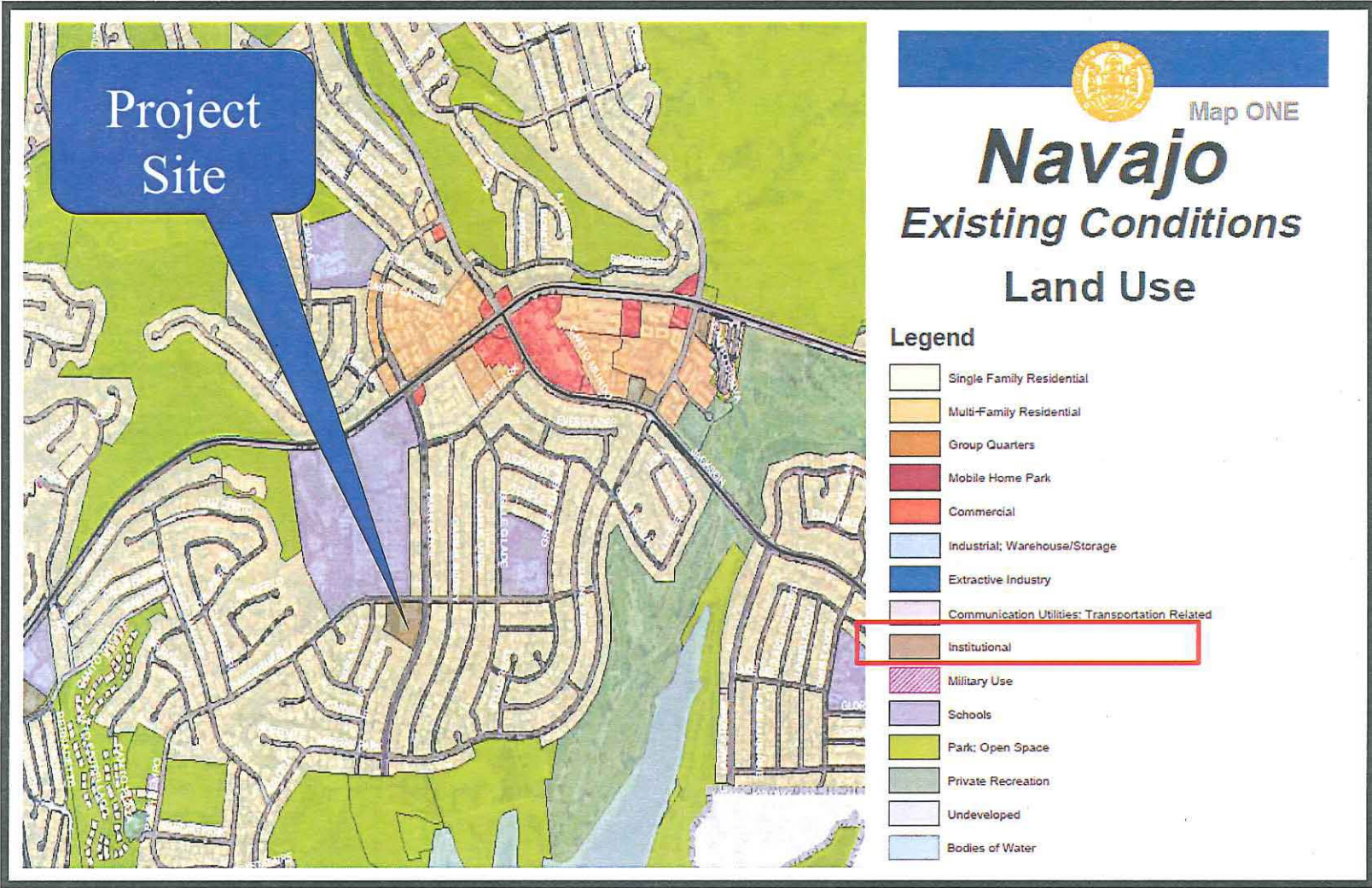
5. Draft Permit Resolution with Findings
6. Draft Permit with Conditions
7. Project Plan
8. Photosurvey
9. Community Planning Group Recommendation
10. Ownership Disclosure Statement
11. Notice of Exemption
12. Public Notice of Planning Commission Hearing
13. Project Chronology



## Aerial Photo

Sprint St. Dunstan's Church- Project No. 245618  
6556 Park Ridge Blvd, San Diego, CA 92120

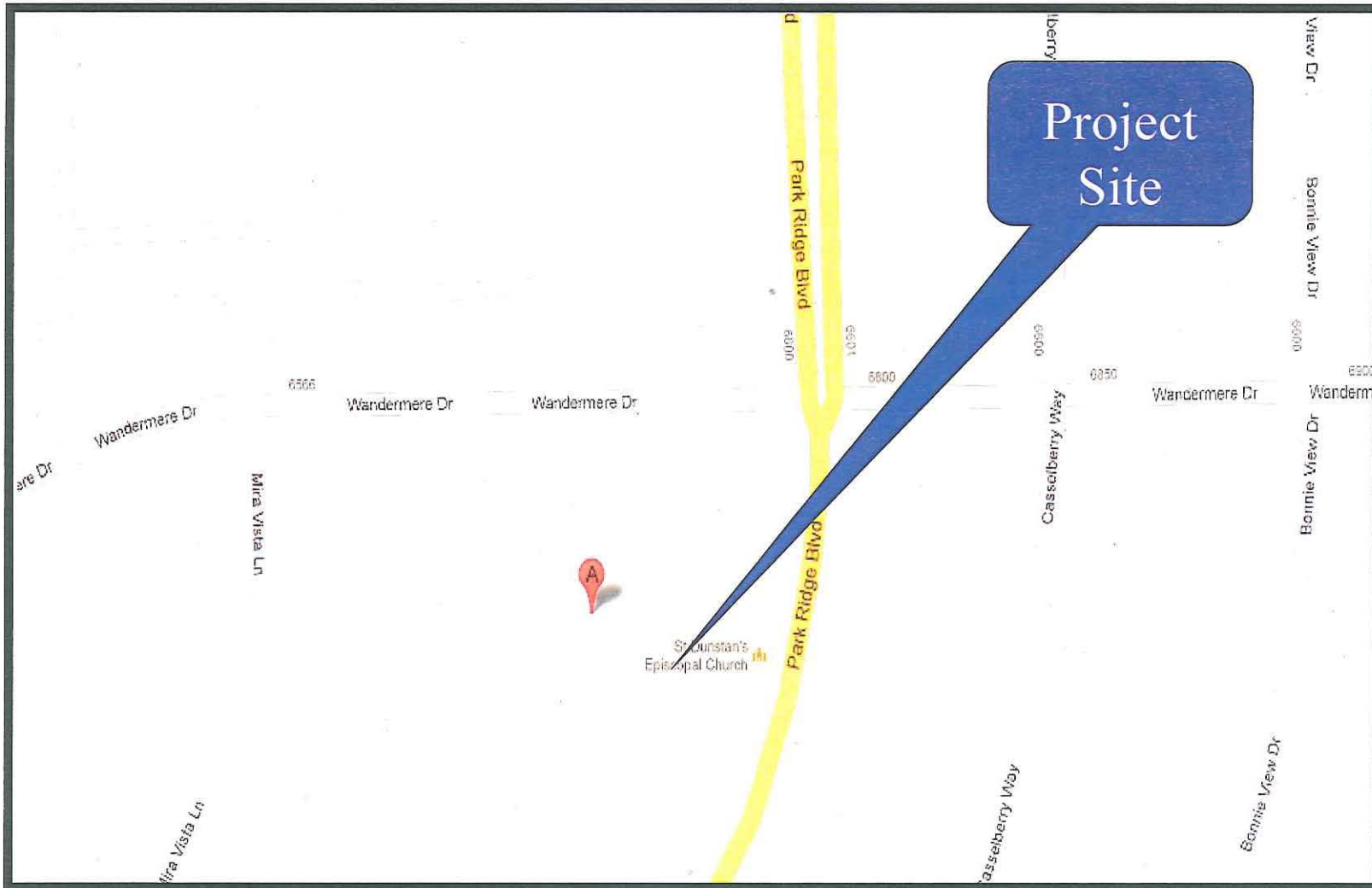




## Community Land Use Map (Navajo)

**Sprint St. Dunstan's Church- Project No. 245618**  
 6556 Park Ridge Blvd, San Diego, CA 92120





# Project Location Map

Sprint St. Dunstan's Church- Project No. 245618  
6556 Park Ridge Blvd, San Diego, CA 92120



## PROJECT DATA SHEET

<b>PROJECT NAME:</b>	Sprint St. Dunstan's Church	
<b>PROJECT DESCRIPTION:</b>	Wireless Communication Facility (WCF) consisting of nine (9) antennas concealed behind Fiberglass Reinforced Panel (FRP) screening inside a 30-foot tall obelisk. Both the obelisk and the equipment associated with this project is located in a modified 444-square foot CMU enclosure.	
<b>COMMUNITY PLAN AREA:</b>	Navajo	
<b>DISCRETIONARY ACTIONS:</b>	Planned Development Permit and Conditional Use Permit	
<b>COMMUNITY PLAN LAND USE DESIGNATION:</b>	Institutional	
<b><u>(RS-1-7) ZONING INFORMATION:</u></b>		
<b>HEIGHT LIMIT</b>	30-feet	
<b>FRONT SETBACK:</b>	15-feet	
<b>SIDE SETBACK:</b>	34-feet	
<b>REAR SETBACK:</b>	43-feet	
<b>ADJACENT PROPERTIES:</b>	<b>LAND USE DESIGNATION &amp; ZONE</b>	<b>EXISTING LAND USE</b>
<b>NORTH:</b>	School/RS-1-7	School
<b>SOUTH:</b>	Residential/RS-1-7	Residential
<b>EAST:</b>	Residential/RS-1-7	Residential
<b>WEST:</b>	Residential/RS-1-7	Church Parking Lot
<b>DEVIATIONS OR VARIANCES REQUESTED:</b>	Deviation to exceed the 250-square foot equipment size limitation per Land Development Code Section 141.0420(g)(3).	
<b>COMMUNITY PLANNING GROUP RECOMMENDATION:</b>	On January 23, 2012 the Navajo Community Planners, Inc. voted to recommend approval of this project (Attachment 11).	



PLANNING COMMISSION SERVICES RESOLUTION NO.  
 PLANNED DEVELOPMENT PERMIT NO. 980160  
 CONDITIONAL USE PERMIT NO. 980161  
**SPRINT ST DUNSTAN'S CHURCH PROJECT NO. 245618**

WHEREAS, St. Dunstan's Episcopal Church, Owner, and Sprint Nextel, Permittee, filed an application with the City of San Diego for a permit to modify an existing Wireless Communication Facility (WCF) (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Planned Development Permit No. 980160 and Conditional Use Permit 980161);

WHEREAS, the project site is located at 6556 Park Ridge Boulevard, San Diego, CA 92120 in the RS-1-7 zone of the Navajo Community Plan.;

WHEREAS, the project site is legally described as Lot 719 of Lake Shore Unit No. 8, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 5674, filed in the Office of the County Recorder of San Diego County, January 9, 1966.

WHEREAS, on June 14, 2012, the Planning Commission of the City of San Diego considered Planned Development Permit No. 980160 and Conditional Use Permit 980161 pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on May 1, 2012, 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) and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

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 June 14, 2012.

**FINDINGS:**

**A. Findings for all Planned Development Permits - Section §126.0604**

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

The Navajo Community Plan does not address wireless communication facilities as a specific land use. Pursuant to the San Diego Land Development Code, wireless communication facilities are permitted in all zones citywide with the appropriate permit process. WCF's are separately regulated uses, which have limitations or require compliance with conditions in order to minimize potential impacts. The intent of the regulations is to camouflage facilities from public views. The antennas associated with this WCF are completely concealed inside the existing 30-foot tall obelisk. Portions of this tower have been replaced with Fiberglass Reinforced Panels (FRP) so that the antennas can operate without any interference. Both the obelisk and the associated equipment are located inside a 444-square foot CMU enclosure. As part of this project, Sprint is

proposing trim on the equipment enclosure to match the obelisk. The General Plan, Section UD-A.15, states that WCFs should be concealed in existing structures when possible, or otherwise use camouflage and screening techniques to hide or blend the facilities into the surrounding area. The design of facilities is to be aesthetically pleasing and respectful of the neighborhood context. Sprint's existing WCF is consistent with the General Plan's requirement since the antennas are completely hidden and the equipment is minimally visible. As a whole, this project complies with the General Plan's requirements and 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." On April 2, 2012, Sprint Nextel submitted an RF report to the City of San Diego demonstrating compliance with the FCC standards for wireless facilities. Therefore, based on the above, the project would not result in any significant health or safety risks to the surrounding area.

**3. The proposed development will comply with the regulations of the Land Development Code including any proposed deviations pursuant to Section 126.0602(b)(1) that 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; and any allowable deviations that are otherwise authorized pursuant to the Land Development Code.**

The proposed wireless communication facility has been designed to have minimal visual impacts to the surrounding uses. The design to completely conceal the antennas inside the existing obelisk can be supported by staff. The City always encourages complete concealment facilities when possible and the antennas associated with this project comply with the City Guidelines and Standards. However, a deviation is required because the equipment as designed exceeds the 250-square foot equipment size limitation per Land Development Code Section 141.0420(g)(3). Sprint's existing design encloses both the equipment and the obelisk to prevent any access to and from the site for security purpose. Additionally, one side of the enclosure shares the same wall with the adjacent T-Mobile enclosure. Based on a site visit, staff believes that the visibility of the equipment enclosure is limited and is set back appropriately from the adjacent residential uses. If the existing enclosure was modified to comply with this section of the regulation, both Sprint and T-Mobile's enclosures may be affected and may result in a less desirable design and configuration. Instead, staff would recommend that the equipment enclosure size remain as it is currently configured.

**B. Findings for Conditional Use Permit Approval - Section §126.0305**

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

The Navajo Community Plan does not address wireless communication facilities as a specific land use. Pursuant to the San Diego Land Development Code, wireless communication facilities are permitted in all zones citywide with the appropriate permit process. WCF's are separately regulated uses, which have limitations or require compliance with conditions in order to minimize

potential impacts. The intent of the regulations is to camouflage facilities from public views. The antennas associated with this WCF are completely concealed inside the existing 30-foot tall obelisk. Portions of this tower have been replaced with Fiberglass Reinforced Panels (FRP) so that the antennas can operate without any interference. Both the obelisk and the associated equipment are located inside a 444-square foot CMU enclosure. As part of this project, Sprint is proposing trim on the equipment enclosure to match the obelisk. The General Plan, Section UD-A.15, states that WCFs should be concealed in existing structures when possible, or otherwise use camouflage and screening techniques to hide or blend the facilities into the surrounding area. The design of facilities is to be aesthetically pleasing and respectful of the neighborhood context. Sprint's existing WCF is consistent with the General Plan's requirement since the antennas are completely hidden and the equipment is minimally visible. As a whole, this project complies with the General Plan's requirements and 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." On April 2, 2012, Sprint Nextel submitted an RF report to the City of San Diego demonstrating compliance with the FCC standards for wireless facilities. Therefore, based on the above, the project would not result in any significant health or safety risks to the surrounding area.

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

The project as designed complies with the RS-1-7 zoning regulations and the Wireless Communication Regulations Section 141.0420 with the exception to the equipment size limitation of 250-square feet per Land Development Code Section 141.0420(g)(3). The equipment enclosure is 444-square feet and encloses both the equipment and the obelisk. Findings can be made to support the deviation to allow Sprint Nextel to operate an enclosure above 250-square feet due to the existing design location and equipment configuration. The antennas are completely concealed inside the obelisk behind FRP screens, painted and textured to match the church. Therefore, the proposed modification will comply with the regulations of the Land Development Code and the deviation to continue to operate with an enclosure above 250-square feet can be supported by staff.

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

The WCF is located on a church property that is designated as institutional in the Navajo Community Plan. According to Sprint's site justification, this location is crucial in providing data and voice communications within the surrounding neighborhood that consists primarily of single family residences. Due to the RS-1-7 zone, Sprint is limited to a 30-foot height restriction. The 30-foot tall obelisk design provides the necessary height and design features to conceal Sprint's antennas while effectively maintaining the wireless coverage to the surrounding community uses. Therefore, the existing WCF is appropriate at this location.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Planned Development Permit No. 980160 and Conditional Use Permit 980161 is hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Planned Development Permit No. 980160 and Conditional Use Permit 980161, a copy of which is attached hereto and made a part hereof.

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Simon Tse  
Associate Planner  
Development Services

Adopted on: June 14, 2012

Internal Order No. 24002017

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

**WHEN RECORDED MAIL TO**

**PROJECT MANAGEMENT  
 PERMIT CLERK  
 MAIL STATION 501**

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24002017

**PLANNED DEVELOPMENT PERMIT NO. 980160  
 CONDITIONAL USE PERMIT NO. 980161  
 SPRINT ST. DUNSTAN'S CHURCH PROJECT NO. 245618  
 PLANNING COMMISSION**

This Planned Development Permit No. 980160 and Conditional Use Permit 980161 is granted by the Planning Commission of the City of San Diego to St. Dunstan's Episcopal Church, Owner, and Sprint Nextel, Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0301, 126.0601, and 141.0420. The site is located at 6556 Park Ridge Boulevard in the RS-1-7 zone of the Navajo Community Plan. The project site is legally described as Lot 719 of Lake Shore Unit No. 8, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 5674, filed in the Office of the County Recorder of San Diego County, January 9, 1966.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner and Permittee for a Wireless Communication Facility described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated June 14, 2012, on file in the Development Services Department.

The project shall include:

- a. A Wireless Communication Facility (WCF) consisting of nine (9) antennas concealed inside a 30-foot tall obelisk, behind Fiberglass Reinforced Panel (FRP) screening, painted and textured to match the existing church. The equipment associated with this project is located inside a 444-square foot enclosure.
- b. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning

regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

**STANDARD REQUIREMENTS:**

1. This Planned Development Permit [PDP] and Conditional Use Permit [CUP] and corresponding use of this site shall expire on **June 14, 2022**. 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.
2. 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.
3. 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.
4. The Owner/Permittee shall notify the City within 30 days of the sale or transfer of this site to any other provider or if the site is no longer operational requiring the removal and the restoration of this site to its original condition.
5. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
  - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
  - b. The Permit is recorded in the Office of the San Diego County Recorder.
6. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
7. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
8. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
9. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies

including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).

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

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

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

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

13. The Owner/Permittee shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify Owner/Permittee of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the Owner/Permittee shall not thereafter be responsible to defend, indemnify, and hold harmless the City or its agents, officers, and employees. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, Owner/Permittee shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Owner/Permittee regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Owner/Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Owner/Permittee.

**PLANNING/DESIGN REQUIREMENTS:**

14. Permit No. 99-0923-19 shall be null and void.
15. Permittee shall not cause or allow the antennas located in the existing tower to be different sizes (length, width, or height) than as shown on the stamped approved plans and as listed here:
  - A. Nine (9) antennas with the following dimensions: 72" by 11.8" by 7.9".
16. The existing CMU enclosure shall be coated with anti-graffiti paint.
17. The Permittee shall place appropriate signage on the WCF as required by CAL-OSHA to the satisfaction of the Development Services Department.
18. The trim feature proposed as part of this project must be completed by August 31, 2012.
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. A topographical survey conforming to the provisions of the SDMC may be required if it is determined, during construction, that there may be a conflict between the building(s) under construction and a condition of this Permit or a regulation of the underlying zone. The cost of any such survey shall be borne by the Owner/Permittee.

**INFORMATION ONLY:**

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

APPROVED by the Planning Commission of the City of San Diego on June 14, 2012 and Resolution No. \_\_\_\_\_.



Planned Development Permit No. 980160  
Conditional Use Permit No. 890161  
Date of Approval: June 14, 2012

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

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Simon Tse  
Associate Planner

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

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

**[ST DUNSTAN'S EPISCOPAL PARISH]**  
Owner

By \_\_\_\_\_  
NAME  
TITLE

**[SPRINT NEXTEL]**  
Permittee

By \_\_\_\_\_  
NAME  
TITLE

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



Together with NEXTEL

NETWORK VISION MMBTS LAUNCH

# ST DUNSTANS CHURCH SD34XC556

6556 PARK RIDGE  
SAN DIEGO, CA 92120

## DCI PACIFIC

A|E|C WORKS

ARCHITECTURE | ENGINEERING | CONSULTING  
32 EXECUTIVE PARK | SUITE 110 | IRVINE | CA 92614  
T: 949.475.1000 | F: 949.475.1001



Together with NEXTEL  
310 COMMERCE, SUITE 250  
IRVINE, CA 92602  
PHONE: (714) 617-9342  
FAX: (714) 368-3501

PROJECT IDENTIFICATION:

### ST DUNSTANS CHURCH SD34XC556

6556 PARK RIDGE  
SAN DIEGO, CA 92120

CURRENT ISSUE DATE:

04/26/12

ISSUED FOR:

ZONING

#### APPROVALS:

APPROVED BY:	INITIALS:	DATE:
LANDLORD		
LEASING		
ZONING		
RF		
CM		

DRAWN BY:	CHK:	APV:
HH	BOK	DKD

#### ISSUE STATUS:

Δ	DATE:	DESCRIPTION:	BY:
---	06/24/11	90% ZD	HH
---	09/08/11	100% ZD	HH
---	10/07/11	REVISED ZD	HH
---	03/19/12	CITY COMMENTS	HH
---	04/04/12	CITY COMMENTS	HH
---	04/26/12	REVISED ZD PER NV	HH

SHEET TITLE:  
**T1**

SHEET NUMBER:	ISSUE LEVEL:
<b>T1</b>	ST DUNSTANS CHURCH SD34XC556

### DEVELOPMENT SUMMARY

#### PROJECT DESCRIPTION:

CONDITIONAL USE PERMIT FOR AN EXISTING 'SPRINT-NEXTEL' UNMANNED TELECOMMUNICATION FACILITY:

##### SPRINT ENTITLEMENT:

- (3) ANTENNA PER SECTOR, (9) TOTAL
- (1) GPS ANTENNA
- (5) EQUIPMENT CABINETS LOCATED INSIDE AN EQUIPMENT ENCLOSURE ON GROUND LEVEL

##### EXISTING INSTALLATION:

- (3) ANTENNA PER SECTOR, (9) TOTAL
- (1) GPS ANTENNA
- (2) EQUIPMENT CABINETS LOCATED INSIDE AN EQUIPMENT ENCLOSURE ON GROUND LEVEL

##### REQUESTED ENTITLEMENT:

- (3) ANTENNAS PER SECTOR, (9) TOTAL; (5) RRH'S PER SECTOR, (15) TOTAL
- (1) GPS ANTENNA
- (5) EQUIPMENT CABINETS LOCATED INSIDE AN EQUIPMENT ENCLOSURE ON GROUND LEVEL

##### SCOPE OF WORK:

1. NO ELECTRICAL CHANGES
2. NO STRUCTURAL CHANGES

#### PROPERTY INFORMATION:

ASSESSOR PARCEL NUMBER: 073-270-22  
LEASE AREA: (E) 240 SQFT

BOXED BELOW IS A LIST OF DEVELOPMENT REGULATION DEVIATIONS, AND THE REQUIRED PERMITS/APPROVALS, N/A IF LEFT BLANK:

TO BE FILLED OUT BY ZONER/APPLICANT:

PLANNED DEVELOPMENT PERMIT  
AND CONDITIONAL USE PERMIT

#### OWNER:

OWNER: ST DUNSTAN'S EPISCOPAL PARISH

ADDRESS: 6556 PARK RIDGE  
SAN DIEGO, CA 92121

CONTACT: JUDY KLAERIG  
PHONE: (619) 480-6442

#### EXISTING WCFs ON SAME PROPERTY:

'T-MOBILE'

#### BUILDING CODE INFORMATION:

##### EXISTING BUILDING/STRUCTURE:

OCCUPANCY =  
CONSTRUCTION TYPE =  
SPRINKLER SYSTEM =

PROPOSED STRUCTURE:  
OCCUPANCY = N/A, EXISTING  
CONSTRUCTION TYPE = N/A, EXISTING  
SPRINKLER SYSTEM = N/A, EXISTING

#### ZONING INFORMATION:

JURISDICTION: CITY OF SAN DIEGO  
ZONING DESIGNATION: RS-1-7

LATITUDE: 32° 47' 43.25" N  
LONGITUDE: 117° 03' 00.05" W  
TOP OF (E) STRUCTURE: TBD  
BASE OF STRUCTURE: TBD

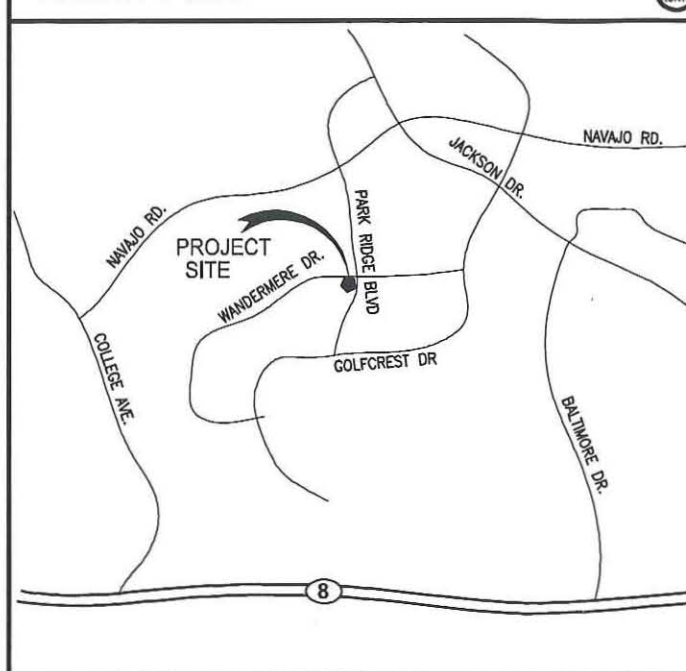
#### PROJECT TEAM:

CONSTRUCTION: TIM HENION  
PHONE: (503) 519-8591  
SITE ACQUISITION: TIM HENION  
PHONE: (503) 519-8591  
PLANNING: TIM HENION  
PHONE: (503) 519-8591  
ARCHITECT: D.K. DO, RA  
PHONE: (949) 475-1000

### CODE COMPLIANCE

1. 2010 CALIFORNIA ADMINISTRATIVE CODE (CAC)
2. 2010 CALIFORNIA BUILDING CODE (CBC), VOLUMES 1, AND 2
3. (2009 EDITION INTERNATIONAL BUILDING CODE WITH 2010 CALIFORNIA AMENDMENTS)
4. 2010 CALIFORNIA ELECTRICAL CODE
5. 2010 CALIFORNIA ENERGY CODE (2008 EDITION CALIFORNIA ENERGY COMMISSION BUILDING ENERGY EFFICIENCY STANDARDS)
6. 2010 CALIFORNIA FIRE CODE (CFC) (2009 EDITION OF INTERNATIONAL FIRE CODE WITH 2010 CALIFORNIA AMENDMENTS)
7. 2010 CALIFORNIA GREEN CODE
8. 2010 CALIFORNIA REFERENCES STANDARDS CODE
9. 2010 CALIFORNIA NATIONAL ELECTRICAL CODE WITH 2010 CALIFORNIA AMENDMENTS
4. 2010 CALIFORNIA MECHANICAL CODE (CMC) (2009 EDITION IAPMO UNIFORM MECHANICAL CODE WITH 2010 CALIFORNIA AMENDMENTS)

### VICINITY MAP



### DRAWING INDEX

#### SHEET DESCRIPTION

- T1 TITLE SHEET
- T2 ANTENNA & RRH'S SPECIFICATIONS
- A1 SITE PLAN
- A2 EQUIPMENT/ANTENNA LAYOUT PLAN
- A3 ELEVATIONS

### APPLICATION INFORMATION

#### APPLICANT:

SPRINT  
310 COMMERCE #250  
IRVINE, CA 92602  
CONTACT: STEPHEN DEMARS  
PHONE: (760) 250-3706  
FAX: (213) 305-3428  
FAX: (858) 650-4202

#### ARCHITECT:

DCI PACIFIC  
32 EXECUTIVE PARK, SUITE 110  
IRVINE, CA 92614  
CONTACT: D.K. DO, RA  
PHONE: (949) 475-1000  
FAX: (949) 475-1001  
E-MAIL: DK@DCIPACIFIC.COM

#### SITE ACQUISITION:

DEPRATTI INC.  
13948 CALLE BUENO GANAR  
JAMUL, CA 91935  
CONTACT: TIM HENION  
PHONE: (503) 519-8591

### DRIVING DIRECTIONS

#### DEPART FROM SAN DIEGO INTERNATIONAL AIRPORT:

1. START OUT GOING EAST TOWARD N HARBOR DR.
2. TURN LEFT ONTO N HARBOR DR.
3. TURN LEFT ONTO W GRAPE ST.
4. MERGE ONTO I-5 S
5. MERGE ONTO CA-163 N VIA EXIT 16 TOWARD ESCONDIDO
6. MERGE ONTO I-8 E VIA EXIT 3A TO WARD EL CENTRO
7. TAKE THE COLLEGE AVE EXIT, EXIT 10.
8. TURN SLIGHT LEFT TO TAKE THE COLLEGE AVE NORTH RAMP
9. TURN LEFT ONTO COLLEGE AVE.
10. TURN RIGHT ONTO NAVAJO RD.
11. TURN RIGHT ONTO PARK RIDGE BLVD.
12. 6556 PARK RIDGE BLVD IS ON THE RIGHT

#### APPROVAL DATE SIGNATURE

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

### ABBREVIATIONS

A/C	AIR CONDITIONING	CA	GAUGE	OC	ON CENTER
AGL	ABOVE FINISH GRADE	GALV	GALVANIZED	OD	OUTSIDE DIAMETER
APPROX	APPROXIMATELY	GC	GENERAL CONTRACTOR		
BLDG	BUILDING	GRND	GROUND	PLYWD	PLYWOOD
BLK	BLOCKING	GYP BD	GYPSTUM WALL BOARD	PROJ	PROJECT
CLR	CLEAR	HORZ	HORIZONTAL	PROP	PROPERTY
CONC	CONCRETE	HR	HOUR	R	RADIUS
CONST	CONSTRUCTION	HT	HEIGHT	REQ	REQUIRED
CONT	CONTINUOUS	HWAC	HEATING, VENTILATION, AIR CONDITIONING	RM	ROOM
		ID	INSIDE DIAMETER	RO	ROUGH OPENING
		IN	INCH	SHT	SHEET
		INFO	INFORMATION	SIM	SIMILAR
		INSUL	INSULATION	SPEC	SPECIFICATION
		INT	INTERIOR	SF	SQUARE FOOT
		INT	INTERIOR	SS	STAINLESS STEEL
		CBC	CALIFORNIA BUILDING CODE	STL	STEEL
				STRUCT	STRUCTURAL
				SUSP	SUSPENDED
		L	LENGTH		
		LBS	POUNDS		
		MAX	MAXIMUM	THRU	THROUGH
		MECH	MECHANICAL	T.O.	TOP OF
		MTL	METAL	TYP	TYPICAL
		MFR	MANUFACTURE		
		MGR	MANAGER	UNO	UNLESS NOTED OTHERWISE
		MIN	MINIMUM		
		MISC	MISCELLANEOUS	VERT	VERTICAL
				VF	VERIFY IN FIELD
		NA	NOT APPLICABLE		
		NIC	NOT IN CONTRACT	W/	WITH
		NTS	NOT TO SCALE	W/O	WITHOUT
				WP	WATER PROOF

**Product Data Sheet APXV9ERR18-C**

Triple Band Dual Polarized Antenna, 806-1995, 80deg, 14-17dBi, 1.8m, VET, 0-10deg, 0.5m AISG Cable



**Product Description**

This antenna is an ideal choice for dual band site upgrade for high traffic areas. It features 4 ports in 1900 MHz and 2 ports in 800 MHz.

**Features/Benefits**

- Variable electrical downtilt – provides enhanced precision in controlling intercell interference. The tilt is infield adjustable 0-10 deg.
- High suppression of all upper sidelobes (Typically < 18 dB)
- Independent control of electrical downtilt for 800 and PCS bands
- Low profile for low visual impact
- Quick and easy to adjust
- High front-to-back ratio
- AISG compatible remote tilt available – Add suffix -A20 to the model number



**Technical Specifications**

**Electrical Specifications**

Frequency Range, MHz	806-869	1850-1995	1850-1995
Horizontal Beamwidth, deg	80	80	80
Vertical Beamwidth, deg	11.5	5.5	5.5
Electrical Downtilt, deg		0-10	
Gain, dBi (dBd)	14 (11.9)	17 (14.9)	17 (14.9)
1st Upper Sidelobe Suppression, dB, typ. @ T0° & T8°		>18	
Front-to-Back Ratio, dB, @ 180° ± 15°	>30	>27	>27
Polarization		Dual pol +/-45°	
Return Loss, dB		> 14	
Isolation between Ports, dB		>28	
3rd Order IMP @ 2 x 43 dBm, @ 2 min. duration		>110	
Cross Polar Discrimination (XPD) 0°, dB	>20	>20	>20
Cross Polar Discrimination (XPD) ± 60°, dB	>5	>11	>11
HBW Squint across same band ports, *	±5	±5	±5
Impedance, Ohms		50	
Maximum Power Input, W		250	
Lightning Protection		Direct Ground	
Connector Type		(6) 7-16 DIN Female	

**Mechanical Specifications**

Dimensions - HxWxD, mm (in)	1829 x 302 x 200 (72.0 x 11.8 x 7.9)
Weight w/o Mtg Hardware, kg (lb)	28.2 (62)
Rated Wind Speed, km/h (mph)	241 (150)
Radome Material	ASA
Radome Color	Light Grey RAL7035
Mounting Hardware Material	Diecasted Aluminum and Galvanized Steel

**Ordering Information**

Mounting Hardware	APM40-2 Downtilt Kit
AISG System Cable	0.5 m, included
Mounting Pipe Diameter, mm (in)	60-120 (2.4-4.7)
Mounting Hardware Weight, kg (lb)	3.4 (7.5)

All information contained in this present datasheet is subject to confirmation at time of ordering.

RFS The Clear Choice®

APXV9ERR18-C

Rev: P3

Print Date: 2.11.2011

Please visit us on the Internet at <http://www.rfsworld.com>

Radio Frequency Systems



**Product:** 1900MHz RRH (65MHz)

**Product Description:**

This Remote Radio Head (RRH) supports the 1900MHz spectrum with a Quad Transmit and Quad Receiver configuration supporting 4x45W of output power in a dual head configuration

**Features / Benefits:**

- Supports up to 6 carriers of CDMA in the 1900MHz spectrum and is hardware ready for 4x4 LTE MIMO (dual technology)
- Supports up to 8 carriers of CDMA (single technology)
- Supports AISG
- -48V DC may be powered from Alcatel-Lucent cabinet
- Supports Hybriflex fiber / power cable bundle



**Technical Specifications:**

Physical Dimensions (HxWxD):	25" x 11.1" x 11.4"
Weight:	60 pounds
Output Power:	4x45W (180W Total)
Frequency Range:	1930-1995MHz Tx / 1850 - 1915 Rx
Consumed Power (Typ):	680W
Instantaneous Bandwidth:	65 MHz
Rx Noise Figure:	3.0dB
Antenna Interface :	7/16 DIN Female
Operating Temperature Range:	-40C to +55C
Supports AISG 2.0	

**DCI PACIFIC**

A|E|C WORKS

ARCHITECTURE | ENGINEERING | CONSULTING  
32 EXECUTIVE PARK | SUITE 110 | IRVINE | CA 92614  
T 949.475.1000 | 949.475.1001 F



Together with NEXTEL  
310 COMMERCE, SUITE 250  
IRVINE, CA 92602  
PHONE: (714) 617-9342  
FAX: (714) 368-3501

PROJECT IDENTIFICATION:

**ST DUNSTONS CHURCH**  
**SD34XC556**

6556 PARK RIDGE  
SAN DIEGO, CA 92120

CURRENT ISSUE DATE:

**04/26/12**

ISSUED FOR:

**ZONING**

**APPROVALS:**

APPROVED BY:	INITIALS:	DATE:
LANDLORD		
LEASING		
ZONING		
RF		
CM		

DRAWN BY:	CHK:	APV:
HH	BOK	DKD

**ISSUE STATUS:**

Δ DATE:	DESCRIPTION:	BY:
06/24/11	90% ZD	HH
09/08/11	100% ZD	HH
10/07/11	REVISED ZD	HH
03/19/12	CITY COMMENTS	HH
04/04/12	CITY COMMENTS	HH
04/26/12	REVISED ZD PER NV	HH

SHEET TITLE:

**ANTENNA & RRH'S SPECIFICATIONS**

SHEET NUMBER: ISSUE LEVEL:

**T2**

ST DUNSTONS CHURCH  
SD34XC556

**APPROVALS:**

APPROVED BY:	INITIALS:	DATE:
LANDLORD		
LEASING		
ZONING		
RF		
CM		

DRAWN BY:	CHK:	APV:
HH	BOK	DKD

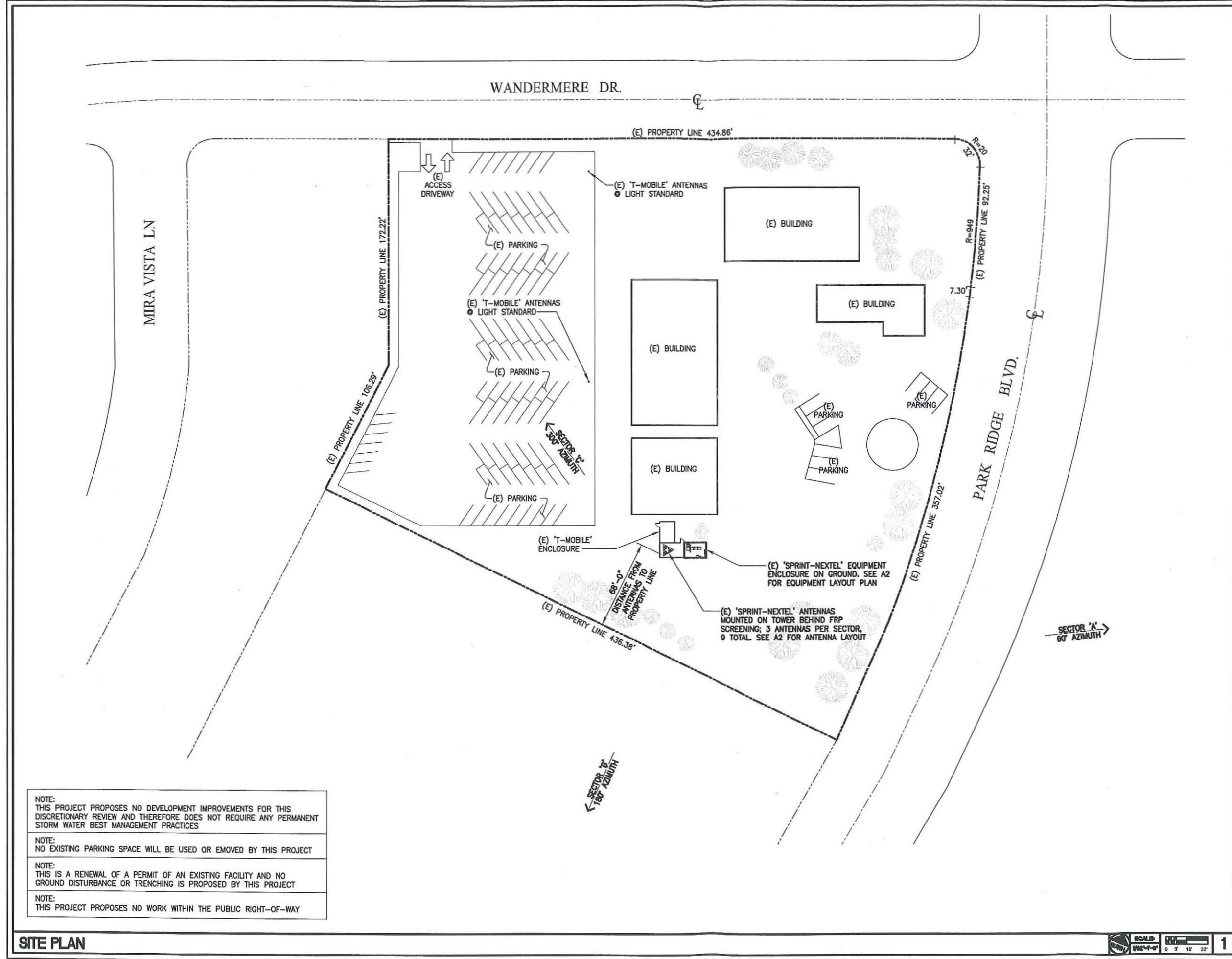
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DATE:	DESCRIPTION:	BY:
06/24/11	90% ZD	HH
09/08/11	100% ZD	HH
10/07/11	REVISED ZD	HH
03/19/12	CITY COMMENTS	HH
04/04/12	CITY COMMENTS	HH
04/26/12	REVISED ZD PER NV	HH

SHEET TITLE:  
**SITE PLAN**

SHEET NUMBER:  
**A1**

ISSUE LEVEL:  
 ST DUNSTONS CHURCH  
 SD34XC556



NOTE:  
 THIS PROJECT PROPOSES NO DEVELOPMENT IMPROVEMENTS FOR THIS DISCRETIONARY REVIEW AND THEREFORE DOES NOT REQUIRE ANY PERMANENT STORM WATER BEST MANAGEMENT PRACTICES

NOTE:  
 NO EXISTING PARKING SPACE WILL BE USED OR EMOVED BY THIS PROJECT

NOTE:  
 THIS IS A RENEWAL OF A PERMIT OF AN EXISTING FACILITY AND NO GROUND DISTURBANCE OR TRENCHING IS PROPOSED BY THIS PROJECT

NOTE:  
 THIS PROJECT PROPOSES NO WORK WITHIN THE PUBLIC RIGHT-OF-WAY

**DCI PACIFIC**  
A|E|C WORKS

ARCHITECTURE | ENGINEERING | CONSULTING  
32 EXECUTIVE PARK | SUITE 110 | IRVINE | CA 92614  
T 949 475.1000 | 949 475.1001 F

**Sprint**

Together with NEXTEL  
310 COMMERCE, SUITE 250  
IRVINE, CA 92602  
PHONE (714) 617-9342  
FAX: (714) 968-3501

PROJECT IDENTIFICATION:

**ST DUNSTANS CHURCH**  
SD34XC556

6556 PARK RIDGE  
SAN DIEGO, CA 92120

CURRENT ISSUE DATE:

**04/26/12**

ISSUED FOR:

**ZONING**

**APPROVALS:**

APPROVED BY:	INITIALS:	DATE:
LANDLORD		
LEASING		
ZONING		
RF		
CM		

DRAWN BY:	CHK:	APV:
HH	BOK	DKD

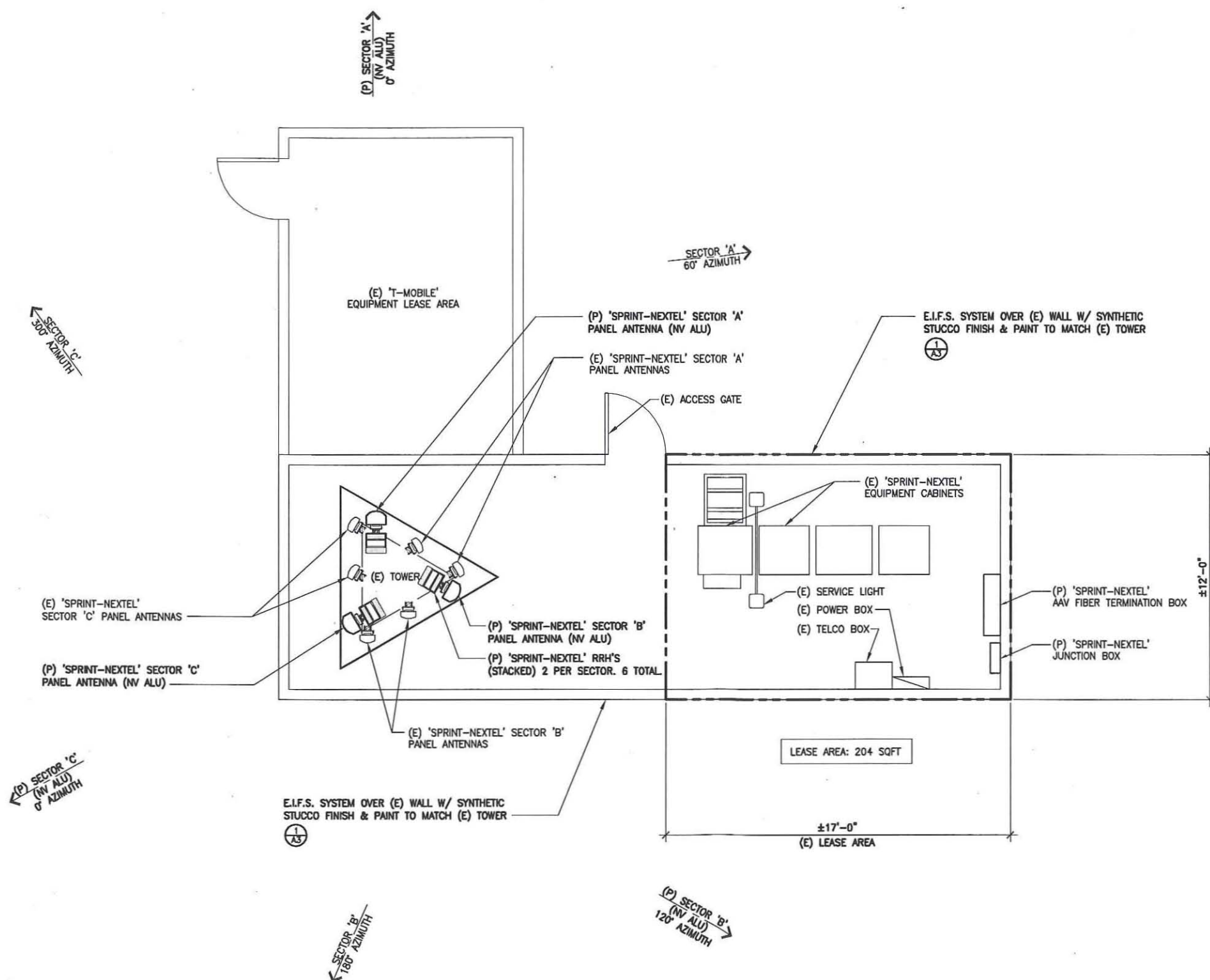
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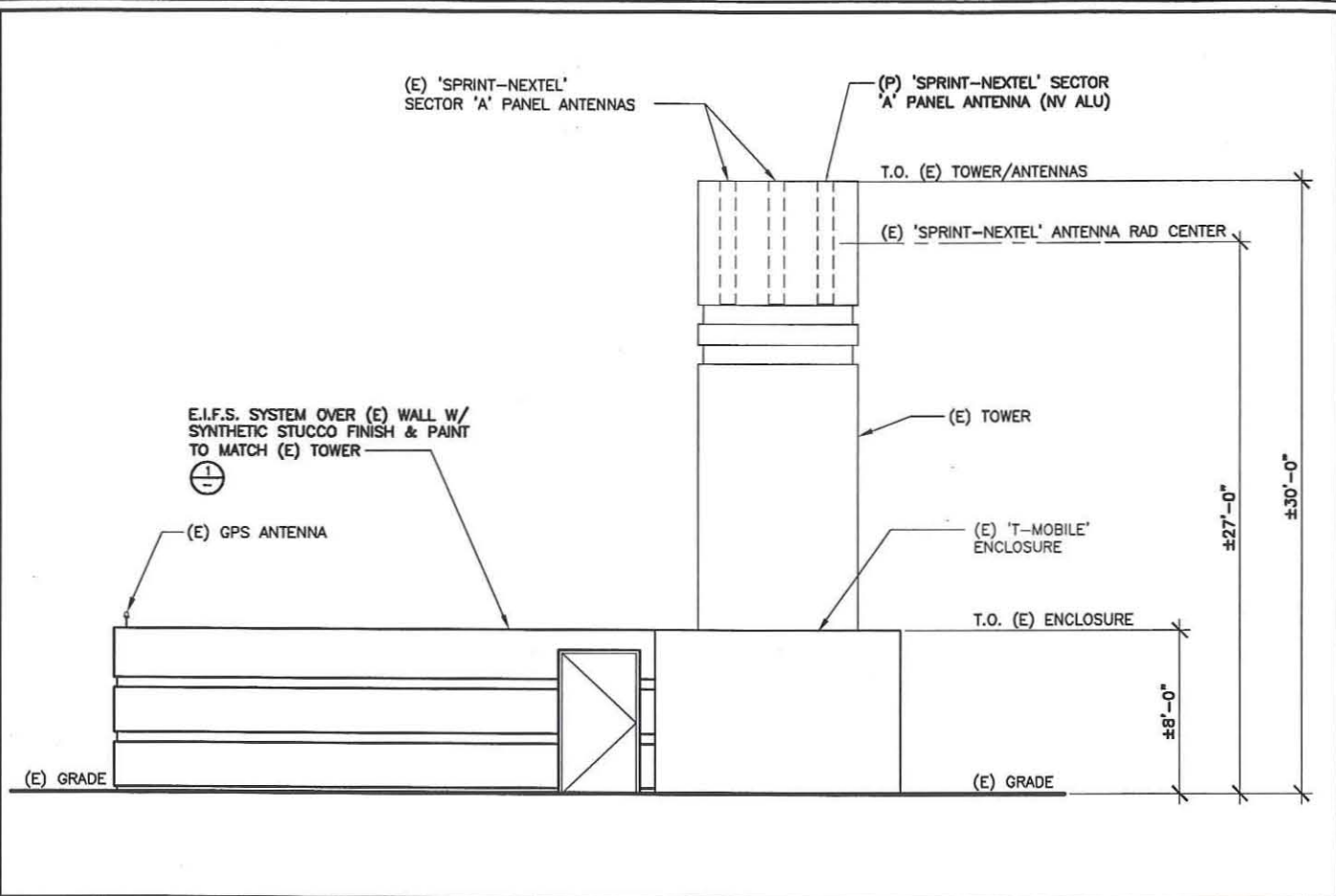
DATE:	DESCRIPTION:	BY:
06/24/11	90% ZD	HH
09/08/11	100% ZD	HH
10/07/11	REVISED ZD	HH
03/19/12	CITY COMMENTS	HH
04/04/12	CITY COMMENTS	HH
04/26/12	REVISED ZD PER NV	HH

SHEET TITLE:  
**EQUIPMENT/ANTENNA LAYOUT PLAN**

SHEET NUMBER:  
**A2**

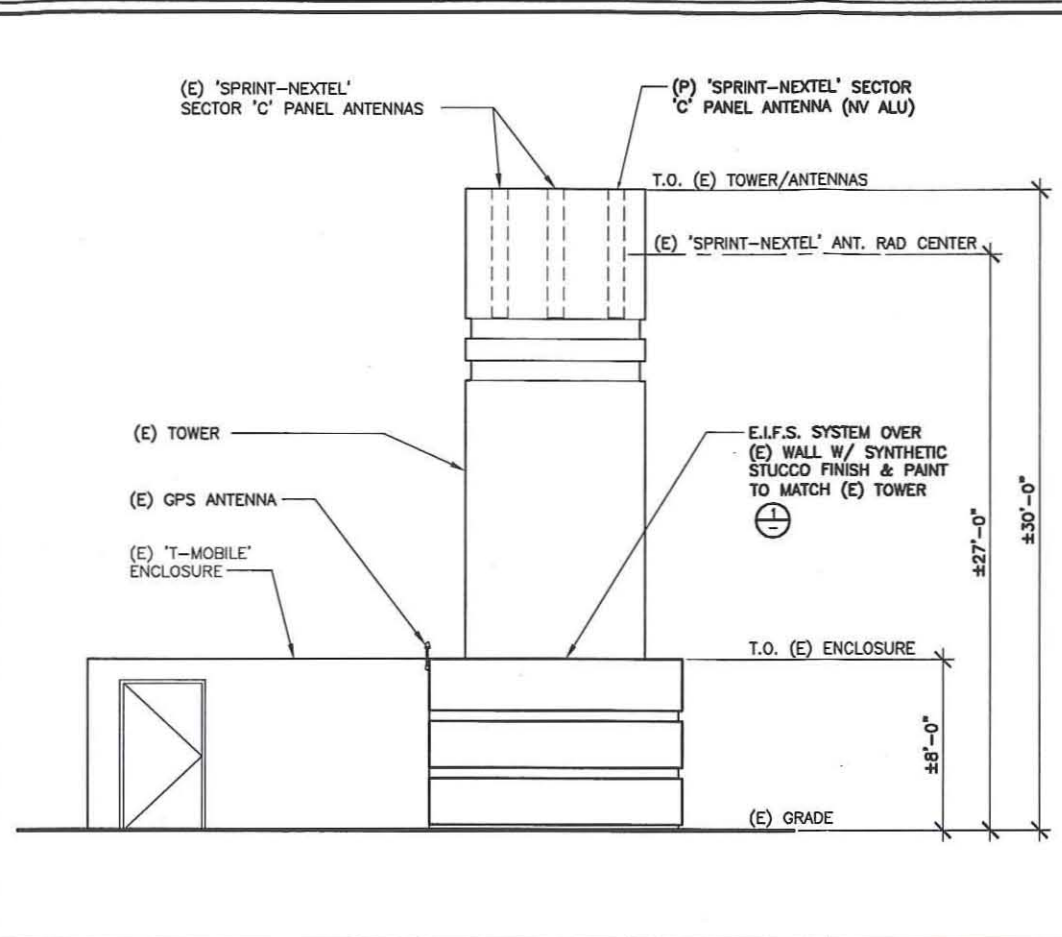
ISSUE LEVEL:  
ST DUNSTONS CHURCH  
SD34XC556





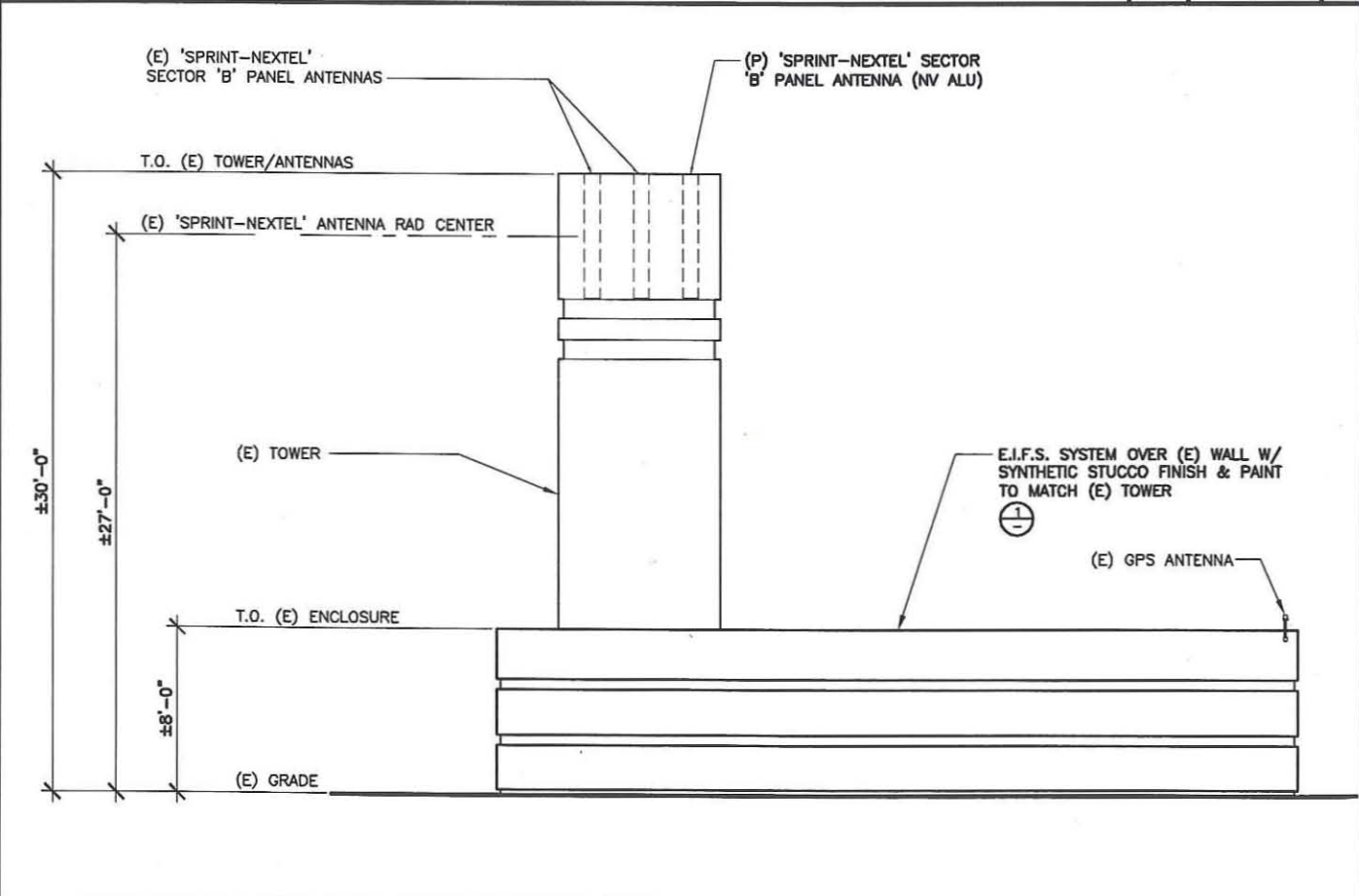
NORTH ELEVATION

SCALE: 1/4"=1'-0" 0 2 4 3



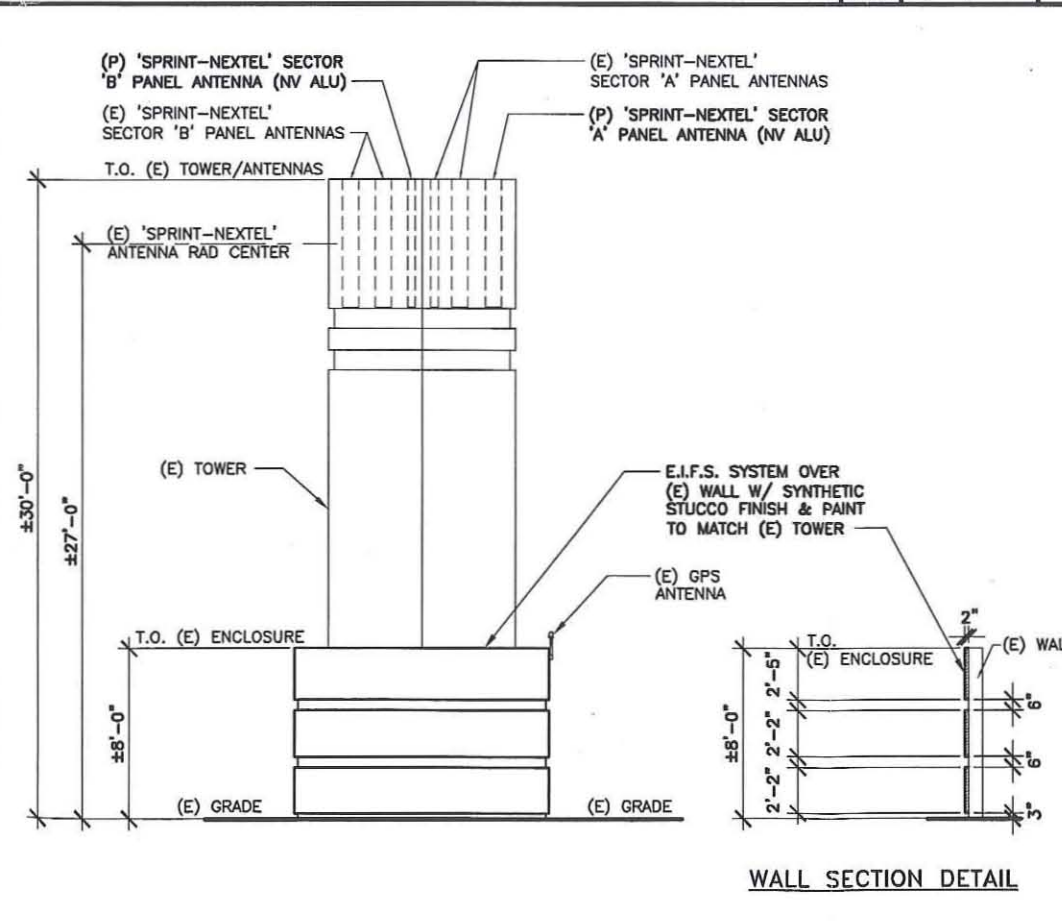
EAST ELEVATION

SCALE: 1/4"=1'-0" 0 2 4 2



SOUTH ELEVATION

SCALE: 1/4"=1'-0" 0 2 4 4



WEST ELEVATION

SCALE: 1/4"=1'-0" 0 2 4 1

**DCI PACIFIC**  
**AJEIC WORKS**  
 ARCHITECTURE | ENGINEERING | CONSULTING  
 32 EXECUTIVE PARK | SUITE 110 | IRVINE | CA 92614  
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**Sprint**  
 Together with NEXTEL  
 310 COMMERCE, SUITE 250  
 IRVINE, CA 92602  
 PHONE: (714) 617-8342  
 FAX: (714) 368-3501

PROJECT IDENTIFICATION:  
**ST DUNSTANS CHURCH**  
**SD34XC556**  
 6556 PARK RIDGE  
 SAN DIEGO, CA 92120

CURRENT ISSUE DATE:  
**04/26/12**

ISSUED FOR:  
**ZONING**

**APPROVALS:**

APPROVED BY:	INITIALS:	DATE:
LANDLORD		
LEASING		
ZONING		
RF		
CM		

DRAWN BY:	CHK:	APV:
HH	BOK	DKD

**ISSUE STATUS:**

Δ	DATE:	DESCRIPTION:	BY:
---	06/24/11	90% ZD	HH
---	09/08/11	100% ZD	HH
---	10/07/11	REVISED ZD	HH
---	03/19/12	CITY COMMENTS	HH
---	04/04/12	CITY COMMENTS	HH
---	04/26/12	REVISED ZD PER NV	HH

SHEET TITLE:  
**ELEVATIONS**

SHEET NUMBER:  
**A3**  
 ISSUE LEVEL:  
 ST DUNSTONS CHURCH  
 SD34XC556

# Sprint SD34XC556 Saint Dunstons Church Photo Survey





View of site and tower from the west



View of site and tower from east





View of south sector looking north



View from church property looking north



View from church property looking south



View from church property looking east



Site signage on slatted gate

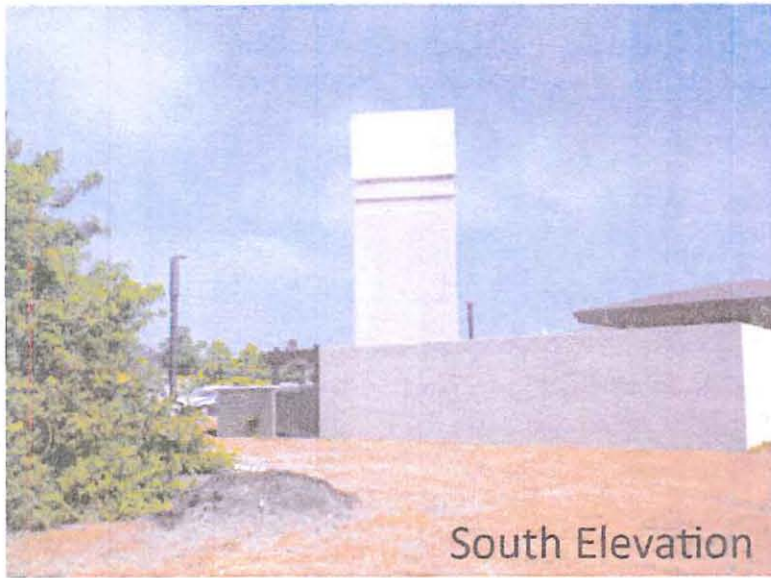


Equipment location inside CMU wall and slatted gates

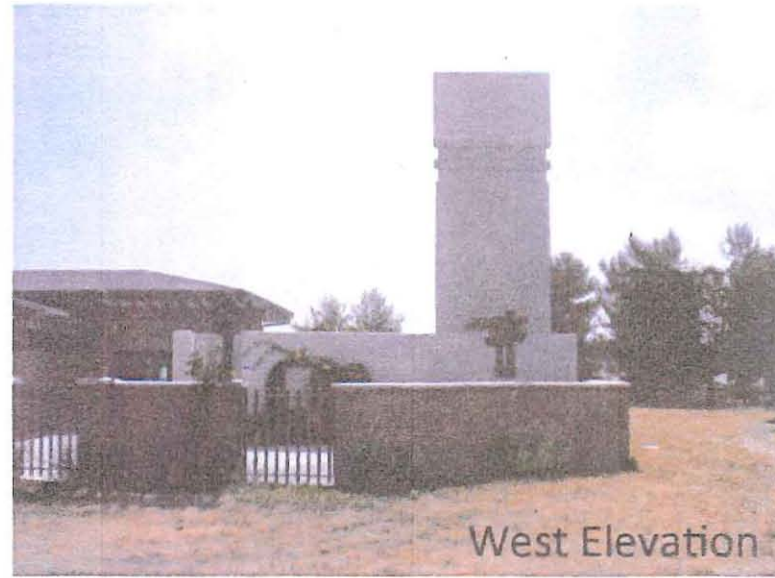
SD34XC556 St Dunstons Church

# SD34XC556 St Dunstains Church Photo Simulation Memo

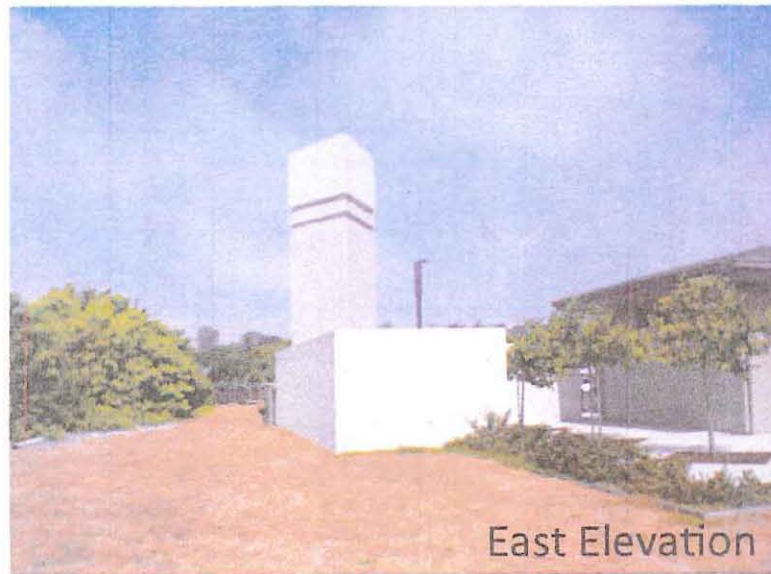
Existing site is concealed, no changes to design proposed



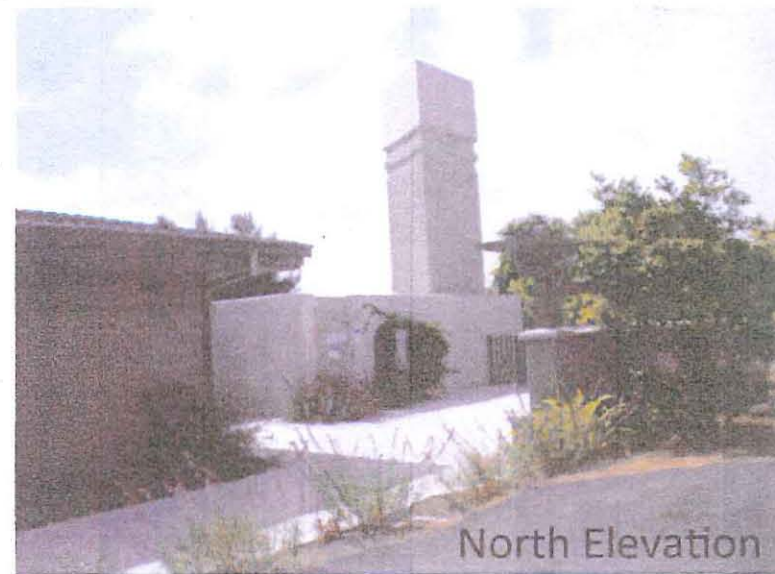
South Elevation



West Elevation



East Elevation



North Elevation

**NAVAJO COMMUNITY PLANNERS, INC.**  
Meeting Minutes for January 23, 2012

**Call To Order:** 7:01 p.m. by Chairman Jones.

- Board Members Present: Adams, Jones, Kelly, Kostrinsky, Livingston, Martin, McSweeney, Murray, Peterson, Pilch, Reed, Smith, Teemsma, Wagner, and Wilson. Member Absent: Burg
- Pledge of Allegiance: deferred until next meeting
- Modifications to Agenda – there were no presentations from Council District 7 chairs

**Approval of the December 21, 2011 Meeting Minutes**

Following a motion and second by Wilson and Pilch the minutes were approved unanimously.

**Officers' Reports:**

- Chair's Report: no report
- Vice Chair's Report: Pilch reported that the California Energy Commission will hold a site visit on January 25 for the Quail Brush Generation Project. The project is proposed to be a 100-megawatt power plant located south of the Sycamore Landfill near the intersection of Sycamore Landfill Road and Mast Boulevard. It will be located on approximately 11 acres within a 21.6-acre parcel. Construction of the plant, from site preparation and grading to commercial operation, is expected to take place from March 2013 to June 2014.
- Treasurer's Report: Murray reported a continued bank balance of \$144.20.

**Elected Officials' Reports:**

- Mary Ann Wallace, Field Representative for Councilwoman Marti Emerald, reported that the Councilmember will chair the Public Safety and Neighborhood Services Committee for the fourth year. A proactive Brush Management Program will begin with inspections conducted by the Fire-Rescue Department's Fire Prevention Bureau staff. The purpose of the inspections is to assure that properties are in compliance with the City's Brush Management Regulations.

**Public Comment on Non-Agenda Items (3 minutes each):**

George Janczyn reported that minutes for past NCPI meetings had not been posted on the City webpage for meetings after May 16, 2011. This topic should be an agenda item in the future.

Anthony Wagner – reported that County planning boards maybe streamlined in the future to help with promoting faster service to project processing. This topic will be discussed at a hearing on Feb. 29<sup>th</sup>. Location of the hearing is the County Administration Building.

Mat Kostrinsky reported that a new playground will open soon at Lake Murray. This was a community effort in raising the funds which proved to be very successful.

Matt Adams reported regarding the revisions to the County's Planning Boards that term limits and qualifications for Board members may be established. It has been suggested that a planner or realtor be on each Planning Board. This effort is intended to allow projects to move faster through the system.

Sherry Kelly mentioned that perhaps rules are needed to prevent projects from repeatedly coming back to the planning boards.

**Informational Presentations:**

- **Shawnee/CG7600 (Garver/Bradley)** (City of San Diego Project No. 174988)  
Mike Dunham, the applicant, of Urban Housing Partners, presented the River Bend Project (previously known as the Shawnee project). The presentation was an update on the status of the development of the 22.9-acre site at Mission Gorge Place and Old Cliffs Road in Grantville. The project will create 999 multi-family units and 24 single-family units. The traffic analysis for the project should be distributed in February for NCPI Board Members and public to review, along with the Environmental Impact Report.

The traffic modeling analyzed one scenario which assumed the connection of Tierrasanta Blvd. to Princess View, and Santo Rd. connecting to I- 52, as a means to evaluate impacts to the neighborhood streets. Both connections are still on the community plans, therefore the City Planners have required their inclusion as one alternative analyzed in the traffic modeling study. As a result, calculations demonstrated that there would be no significant impacts to surface streets from traffic generated. However, when all proposed projects within the Redevelopment area are built out in 2030 there would be significant degradation to traffic circulation in the Allied Gardens/Grantville area by increased traffic volume to surface streets.

Future traffic improvements which will be done as a result of this project would include widening street areas along Mission Gorge Road from Old Cliffs Road to the end of the project boundary. There also would be improvements to signals and/or installing additional signals at several locations

Park fees—5.5 acres of park land are required for the 1,023-unit housing development. 2.57 acres will be set aside for open space and in-lieu fees will be paid to offset the remaining requirement of approximately 3 acres.

Affordable housing fees—in-lieu fees will be paid to offset the affordable housing requirement.

When the project is finally approved, the developers will pay approximately \$27 million in development fees. Mr. Dunham commented that the D7 Council office needs to keep track of these fees so that they benefit the community in which the project is constructed and do not get diverted to the City General Fund to improve other areas of the city.

**Public comment on the project:**

Mary Milles (resident from the Grantville/Allied Gardens area) asked:

1. Did the traffic study look at possible effects on Mission Trails Regional Park? Answer: No
2. Entrance along Old Cliffs Rd. to the Senior Mobile Home Community—Was that taken into account for the traffic study? Answer: Yes

**Action Items:**

- **Election Committee:** A committee to administer the March, 2012 NCPI Board elections was established. The members are Cindy Martin (Chair), Matt Adams, Richard Burg, and Mat Kostrinsky.
  - Members up for reelection are: Anthony Wagner and Lynn Murray (Allied Gardens); Doug Livingston and Michael McSweeney (termed out) (Del Cerro); Sherri Kelly and Dan Smith (Grantville), and Dale Peterson and John Pilch (San Carlos).
  - On a motion and second by Wilson/Adams the committee was approved unanimously.

- **Sprint-San Carlos Methodist Church Wireless Communication Facility** (City of San Diego Project No. 245054 at 6554 Cowles Mountain Blvd) and **St. Dunstan's Church Wireless Communication Facility** (City of San Diego Project No. 245618 at 6556 Park Ridge): On a motion and second by Wagner/Adams both projects were approved unanimously.
- **Community Planning Chairs Report**  
Dan Smith commented that NCPI members need to be more involved in the CPC agenda items. There should be subcommittees formed of NCPI Board members to review CPC items for Land Use, Transportation, Agriculture, Data and Parks Committee. This item will be placed on an NCPI agenda in the near future for further discussion.

**Community Group Reports:**

- Grantville Stakeholders Group – Adams reported that no meetings have been held recently and none are currently scheduled, due to the prolonged wait for a finalized traffic study.
- Allied Gardens Community Council – Reed reported that on January 24 the AGCC Town Hall meeting will be a candidate forum with Mat Kostrinsky and Rik Haupfeld. Both are running for the District 7 Council seat. There will be a special Town Hall Meeting on February 6 to allow presentations on two projects for Allied Gardens/Grantville. The projects are the Senior Village at Zion Ave. and the Shawnee Project. Both meetings will be held at the Ascension Lutheran Church (5106 Zion Ave.) and will begin at 7:00 p.m.
- San Carlos Area Council – Pilch reported that the next meeting of the SCAC will be on March 7, 2012.

**Old Business:**

There were no Old Business items.

**New Business:**


There were no New Business items.

The next NCPI meeting will be held on February 27, 2012.

**Adjourn:**

The meeting was adjourned at 8:47 p.m.

The minutes were prepared by Marilyn Reed.

  
\_\_\_\_\_  
Allen Jones, Chair



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

# Ownership Disclosure Statement

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

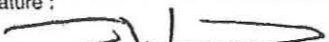
Project Title Project No. For City Use Only  
 ST. DUNSTONS CHURCH 245618

Project Address:  
 6556 PARK RIDGE BLVD, SAN DIEGO, CA 92120

**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):  
 Tim Henion  
 Owner  Tenant/Lessee  Redevelopment Agency  
 Street Address:  
 13948 Calle Bueno Ganar  
 City/State/Zip:  
 Jamul, CA 91935  
 Phone No: Fax No:  
 503-51908591  
 Signature:  Date:  
8/1/2011

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:  
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 Signature: Date:

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





NOTICE OF EXEMPTION

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

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

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

PROJECT NO.: **245618**                      PROJECT TITLE: **SPRINT ST. DUNSTAN'S**

PROJECT LOCATION-SPECIFIC: 6556 Park Ridge Blvd., San Diego, CA 92120  
PROJECT LOCATION-CITY/COUNTY: **SAN DIEGO/SAN DIEGO**

DESCRIPTION OF NATURE AND PURPOSE OF THE PROJECT: PLANNED DEVELOPMENT PERMIT (PDP) and CONDITIONAL USE PERMIT (CUP) for an existing Wireless Communication Facility (WCF). The project would allow for the continued installation of twelve (12) antennas concealed within an existing 30-foot-tall obelisk. The project would also allow the continued operation of an existing, 204-square-foot equipment CMU enclosure. The project site is located in the RS-1-7 zone within the Navajo Community Plan area.

NAME OF PUBLIC AGENCY APPROVING PROJECT: **CITY OF SAN DIEGO**

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: **BERNARD DUNHAM, 7990 NEW SALEM STREET, SAN DIEGO, CA 92126; 619-944-9564**

EXEMPT STATUS: (CHECK ONE)

- MINISTERIAL (SEC. 21080(b)(1); 15268);
- DECLARED EMERGENCY (SEC. 21080(b)(3); 15269(a));
- EMERGENCY PROJECT (SEC. 21080(b)(4); 15269 (b)(c))
- CATEGORICAL EXEMPTION : *SECTIONS 15301 (EXISTING FACILITIES)*

REASONS WHY PROJECT IS EXEMPT: Section 15301 allows for the operation, repair, maintenance, permitting, leasing, licensing or minor alterations of existing public or private structures or facilities involving negligible or no expansion of use. None of the exceptions listed in CEQA Guidelines Section 15003.2 apply, therefore this exemption is applicable to the proposed project..

LEAD AGENCY CONTACT PERSON: M.BLAKE

TELEPHONE: (619) 446-5375

IF FILED BY APPLICANT:

1. ATTACH CERTIFIED DOCUMENT OF EXEMPTION FINDING.
2. HAS A NOTICE OF EXEMPTION BEEN FILED BY THE PUBLIC AGENCY APPROVING THE PROJECT?  
( X ) YES      ( ) NO

IT IS HEREBY CERTIFIED THAT THE CITY OF SAN DIEGO HAS DETERMINED THE ABOVE ACTIVITY TO BE EXEMPT FROM CEQA

Mark Blake / Senior Planner  
SIGNATURE/TITLE

5/1/2012  
DATE

CHECK ONE:

- SIGNED BY LEAD AGENCY
- SIGNED BY APPLICANT

DATE RECEIVED FOR FILING WITH COUNTY CLERK OR OPR:



THE CITY OF SAN DIEGO

DATE OF NOTICE: May 31, 2012

# NOTICE OF PUBLIC HEARING PLANNING COMMISSION

**DATE OF HEARING:** June 14, 2012  
**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:** PLANNED DEVELOPMENT PERMIT AND  
 CONDITIONAL USE PERMIT, PROCESS 4  
**PROJECT NUMBER:** 245618  
**PROJECT NAME:** SPRINT ST. DUNSTAN'S CHURCH  
**APPLICANT:** Tim Henion

**COMMUNITY PLAN AREA:** Navajo  
**COUNCIL DISTRICT:** 7

**CITY PROJECT MANAGER:** Simon Tse  
**PHONE NUMBER/E-MAIL:** (619) 687-5984/[stse@sandiego.gov](mailto:stse@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 Planned Development Permit and a Conditional Use Permit for an existing Wireless Communication Facility (WCF). The existing WCF consists of a 30-foot tall obelisk concealing a total of nine antennas. The equipment associated with this project is located inside an existing 444-sq ft CMU enclosure. The property is located at 6556 Park Ridge in the RS-1-7 zone within the Navajo Community Planning area, Council District 7

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](http://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 May 1, 2012.

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: 24002017

Revised 8/4/2011

**Sprint – St. Dunstan’s Church**  
**PROJECT CHRONOLOGY**  
**PTS #245618 INT #24002017**

Date	Action	Description	City Review	Applicant Response
<b>8.2.2011</b>	<b>First Submittal</b>	<b>Project Deemed Complete</b>		
8.23.2011	First Assessment Letter		<b>21 days</b>	
11.29.2011	Second Submittal			<b>98 days</b>
3.23.2012	Second Assessment Letter		<b>115 days</b>	
4.10.2012	Third Submittal			<b>18 days</b>
5.10.2012		All project issues cleared.	<b>30 days</b>	
6.14.2012	Scheduled for Planning Commission		<b>35 days</b>	
<b>Total Staff Time:</b>		Including City Holidays and Furlough	<b>201 days</b>	
<b>Total Applicant Time:</b>		Including City Holidays and Furlough		<b>116 days</b>
<b>Total Project Running Time:</b>		From Deemed Complete to PC Hearing	<b>317 days</b>	