



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: August 31, 2016 REPORT NO. HO-16-055

HEARING DATE: [September 7, 2016](#)

SUBJECT: T-MOBILE NORTH PARK BAPTIST. Process Three Decision

PROJECT NUMBER: [425411](#)

OWNER/APPLICANT: North Park Baptist Church of San Diego/T-Mobile

SUMMARY:

Issue: Should the Hearing Officer approve a Wireless Communication Facility (WCF) located at 3828 Bancroft Street in the Mid-City Communities Planned District CL-1 zone within the Greater North Park Community Planning area?

Staff Recommendation: **APPROVE** Site Development Permit (SDP) No. 1681561.

Community Planning Group Recommendation: On May 17, 2016, the North Park Planning Committee voted 15-0-0 to recommend approval of the WCF without conditions.

Environmental Review: The project was determined to be exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15301(Existing Facilities). This project is not pending an appeal of the Environmental Determination. The [Environmental Exemption Determination](#) for this project was made on July 13, 2016, and the opportunity to appeal that determination ended July 27, 2016.

BACKGROUND/DISCUSSION

T-Mobile North Park Baptist is an application for a Site Development Permit (SDP) for a Wireless Communication Facility (WCF). The project is located in the Greater North Park community plan area in the [Mid-City Communities Planned District CL-1 \(MCCPD-CL-1\) zone](#). The project is located at 3828 Bancroft Street. (Attachments 1, 2, and 3)

WCFs are permitted in commercial zones with a limited use approval. In this case, the development exceeds the permitted Floor Area Ratio (FAR) for the zone, and a Mid-City Communities Development Permit, processed as an SDP, is required to allow this deviation, pursuant to [Land Development Code \(LDC\) Section 1512.0203\(b\)\(4\)](#). The FAR allowed for the MCCPD-CL-1 zone is 0.25. The existing FAR for the building is 1.703 and the proposed FAR will be 1.73, which represents a 1.6 percent increase. As a whole, the existing building and T-Mobile's design will be 1.48 above the

required MCCPD-CL-1 FAR requirement of 0.25. This increase allows T-Mobile to conceal their antennas from view without impacting the overall building appearance with a design that integrates with the rooftop configuration. This design is also consistent with the purpose and intent of the City's General Plan for WCF.

T-Mobile operates an existing WCF on the building, with a permit which has now expired. The current application is for a new permit, to continue operating the WCF. Six T-Mobile panel antennas are located on the roof of the North Park Baptist Church building. All six antennas are located behind radio-frequency (RF) transparent screening at the northwest edge of the building. Equipment associated with the antennas is located on the rooftop and set back from the edge of the building to reduce visual impacts (Attachment 10).

The WCF Design Requirements, [LDC Section 141.0420](#), identify that the applicant "shall use all reasonable means to conceal or minimize the visual impacts of WCFs through integration." In this case, the antennas are concealed behind RF transparent screening, located on the roof of the existing church building. No changes are being proposed to the antennas as part of this application. A total of four equipment rooftop cabinets will continue to operate on the rooftop. The cabinets are appropriately set back from the edge of the building to reduce visual impacts and will remain unaltered as part of this application.

The [City's General Plan addresses Wireless Facilities in Section UD-A.15](#). The visual impact of WCF should be minimized by concealing WCF in existing structures, or utilizing camouflage and screening techniques to hide or blend them into the surrounding area. Facilities should be designed to be aesthetically pleasing and respectful of the neighborhood context. Equipment associated with the WCF should be located in underground vaults or unobtrusive structures. This project complies with the General Plan recommendations by locating the antennas on an existing building, behind RF transparent screening, that is integrated with the existing building. Equipment associated with the antennas is located on the rooftop and set back from the edge of the building.

Based on the proposed design, the project complies with the WCF Regulations (LDC 141.0420). The project has received support from the community planning group, and draft findings have been made in the affirmative to approve the SDP. Therefore, Staff recommends approval of SDP No. 1681561.

ALTERNATIVES

1. Approve SDP No. 1681561, with modifications.
2. Deny SDP No. 1681561, if the Hearing officer makes written findings based on substantial evidence that the approval is not authorized by the state or local zoning law.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'Simon Tse', is written over a horizontal line.

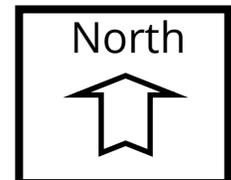
Simon Tse, Development Project Manager

Attachments:

1. Aerial Map
2. Community Plan Land Use Map
3. Location Map
4. Project Data Sheet
5. Draft Resolution with Findings
6. Draft Permit with Conditions
7. Environmental Exemption
8. Community Planning Group Recommendation
9. Ownership Disclosure Statement
10. Photo Survey
11. Justification Analysis
12. Project Plans



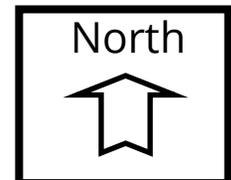
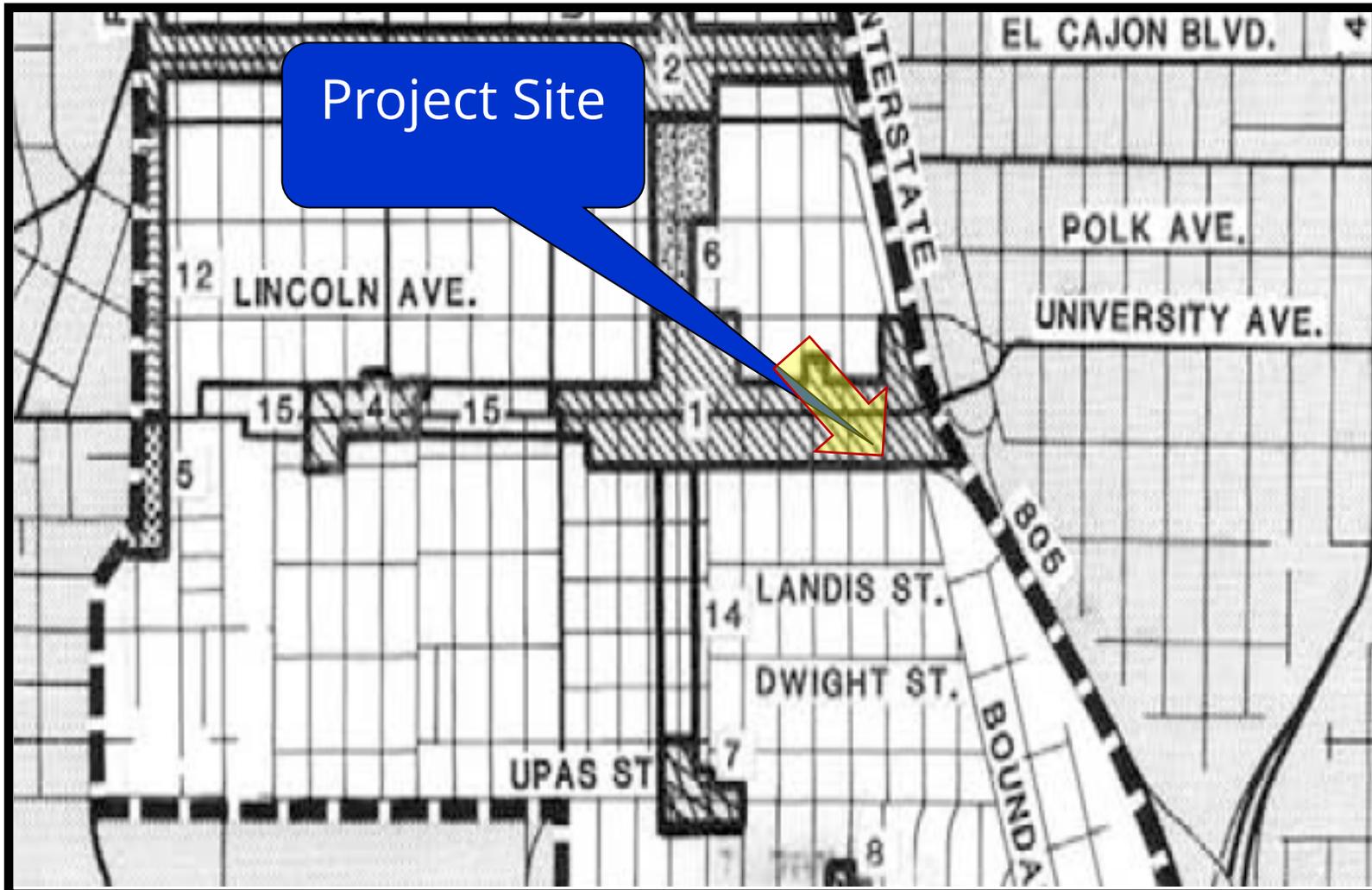
Aerial Photo



T-Mobile North Park Baptist Church
3828 Bancroft Street, San Diego, CA 92104



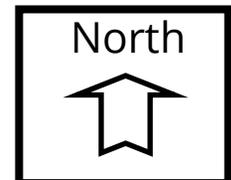
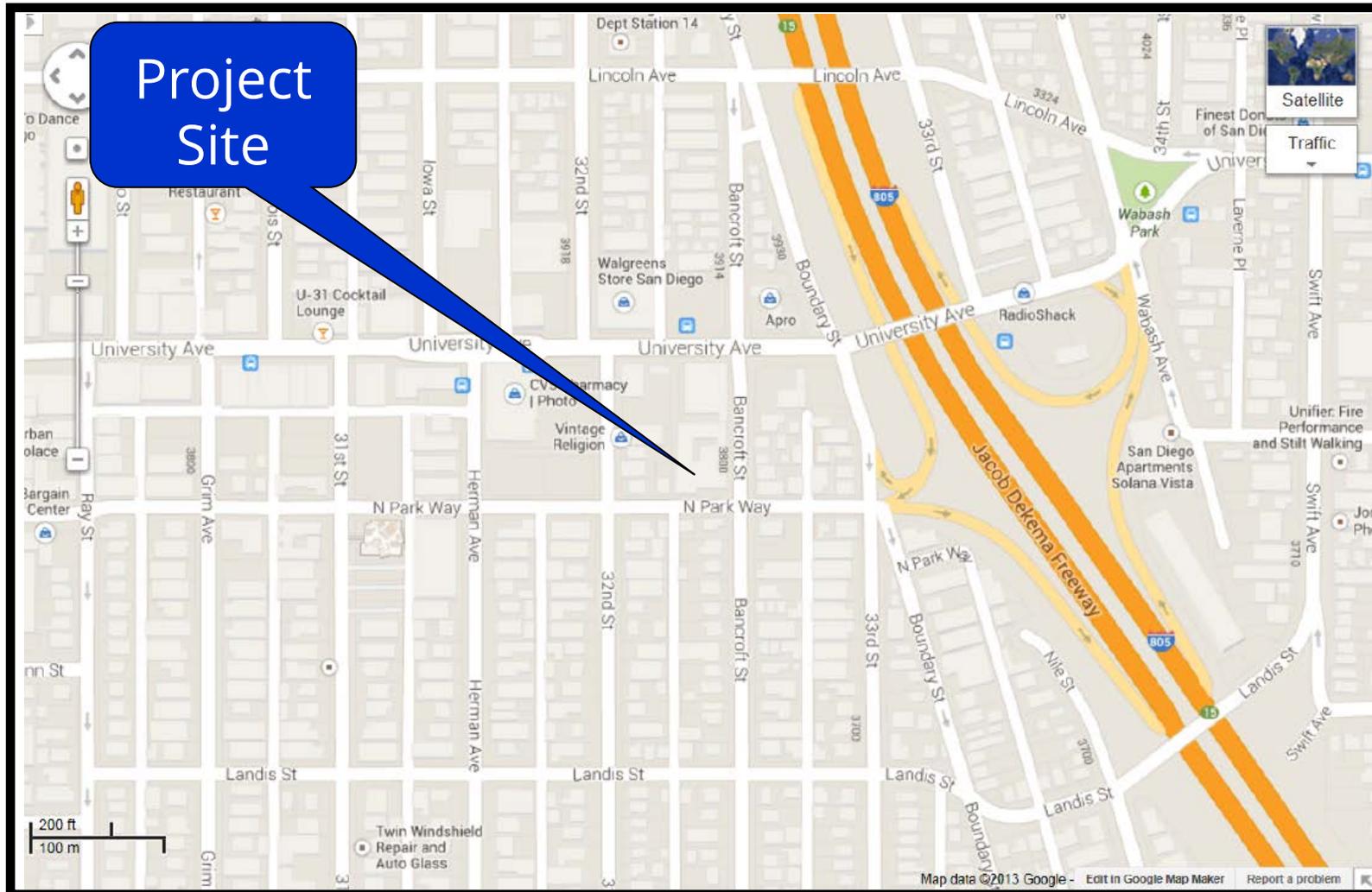
Community Plan



T-Mobile North Park Baptist Church
3828 Bancroft Street, San Diego, CA 92104



Project Location Map



T-Mobile North Park Baptist Church
3828 Bancroft Street, San Diego, CA 92104

PROJECT DATA SHEET		
PROJECT NAME:	T-Mobile North Park Baptist	
PROJECT DESCRIPTION:	Site Development Permit (SDP) for a Wireless Communication Facility (WCF) consisting of six (6) panel antennas mounted on an existing building behind Radio-Frequency (RF) transparent screens. Equipment is located on the roof and set back from the edge of the building.	
COMMUNITY PLAN:	Greater North Park	
DISCRETIONARY ACTIONS:	Site Development Permit, Process 3	
COMMUNITY PLAN LAND USE DESIGNATION:	Commercial	
<u>ZONING INFORMATION:</u>		
ZONE: MCCPD-CL-1 HEIGHT LIMIT: None FLOOR AREA RATIO: 0.25 FRONT SETBACK: 6' SIDE SETBACK: 0' STREETSIDE SETBACK: 4' REAR SETBACK: 4' PARKING: -		
<u>ADJACENT PROPERTIES:</u>	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Commercial, MCCPD-CL-1	Commercial
SOUTH:	Residential, MCCPD-MR-800B	Residential
EAST:	Commercial, MCCPD-CL-1	Residential
WEST:	Commercial, MCCPD-CL-1	Residential
DEVIATIONS OR VARIANCES REQUESTED:	Deviation to Floor Area Ratio (FAR): Existing FAR is 1.703 and proposed FAR will be 1.73.	
COMMUNITY PLANNING GROUP RECOMMENDATION:	On May 17, 2016, the North Park Planning Committee voted 15-0-0 to recommend approval of the WCF without conditions	

HEARING OFFICER
RESOLUTION NO. HO-XX-XXXX
SITE DEVELOPMENT PERMIT NO. 1681561
T-MOBILE NORTH PARK BAPTIST PROJECT NO. 425411

WHEREAS, North Park Baptist Church of San Diego, Owner and T-Mobile, Permittee, filed an application with the City of San Diego for a permit to construct, operate, and maintain a Wireless Communication Facility (WCF) (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No.1681561);

WHEREAS, the project site is located at 3828 Bancroft Street in the Mid-City Communities Planned District CL-1 zone within the Greater North Park Community Plan;

WHEREAS, the project site is legally described as Lots 44 and 45, in Block 44, of Park Villas, according to Map thereof No. 438, filed in the Office of the County Recorder of San Diego County, October 14, 1887;

WHEREAS, on September 7, 2016, the Hearing Officer of the City of San Diego considered Site Development Permit No. 1681561 pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on July 13, 2016, 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;

NOW, THEREFORE,

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

That the Hearing Officer adopts the following written Findings, dated September 7, 2016.

Site Development Permit - Section 126.0504

A. Findings for all Site Development Permits

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

The City of San Diego's General Plan (Section 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 panel antennas,

concealed behind Radio-Frequency (RF) transparent screening elements on the roof of an existing church building. Equipment associated with the antennas is also located on the roof and set back from the edge of the building to reduce visual impacts. The RF screening structures have been designed to be compatible with the building in terms of texture and color, while at the same time maintaining a clear separation between the historic structure and the RF screening as required by the Secretary of Interior Standards. The height of the RF screening is compatible with the existing building and is slightly lower than an existing building penthouse.

The project conforms with the Greater North Park Community Plan which summarizes some of the recommendations contained in the North Park Commercial Center Design Study, as follows:

Colors and Materials - Design Objectives

1. Select a color palette for building in North Park.
2. Building materials should be compatible with the architectural styles of the buildings.

The colors utilized in this project match the color scheme of the existing church building. Building materials are compatible with the existing building on-site.

Character - Design Objectives

1. Preserve, restore and enhance historic buildings.
2. Encourage architectural detailing on new buildings that is compatible with the historic character of the commercial area.
3. Suggest design features which will unify the commercial area.

Based on the design of this project as described above, the project will not adversely affect the applicable land use plans.

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

The project was determined to be categorically exempt from the California Environmental Quality Act pursuant to Section 15301 (Existing Facilities). This project is not pending an appeal of the Environmental Determination. The environmental exemption determination for this project was made on July 13, 2016 and the opportunity to appeal that determination ended July 27, 2016.

The conditions of approval for the project will require compliance with several operational constraints and development controls intended to assure the continued public health, safety and welfare, including the requirement to obtain building permits which require compliance with the applicable building, fire, mechanical and plumbing codes and State and Federal disability access laws.

Additionally, the Telecommunication Act of 1996 preempts local governments from regulating the "placement, construction and modification of wireless communication

facilities on the basis of the environmental effects of Radio Frequency (RF) emissions to the extent that such facilities comply with the Federal Communication Commission's (FCC) standards for such emissions." T-Mobile submitted an Electro-Magnetic Emission Analysis, which concluded that the project complies with FCC RF standards. Therefore, the project will not result in any significant health or safety risks to the surrounding area within matters of the City's jurisdiction. In conclusion, the proposed project will not be detrimental to the public health, safety, and welfare.

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

The Wireless Communication Facility (WCF) Regulations, Land Development Code Section 141.0420, require that WCFs 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. WCFs are permitted in commercial zones with the processing of a Limited Use, Process 1 approval. While the project complies with the WCF Regulations, the project requests a deviation from the Floor Area Ratio (FAR) development regulations of the Mid City Communities Planned District CL-1 zone. The permitted FAR for this zone is 0.25. The existing FAR for the building is 1.703 and the proposed FAR will be 1.73. The FAR increase results in a design that would allow better integration of the antennas and a superior project. The deviation to the FAR is permitted through the processing of this Site Development Permit/Mid-City Communities Development Permit. Therefore, the project complies with the regulations of the Land Development Code.

Mid-City Communities Development Permit – Section 1512.0204

- 1. Conformance With Community Plan and Design Manuals. The proposed use and project design meet the purpose and intent of the Mid-City Communities Planned District (Section 1512.0101), and the following documents, as applicable to the site: the Mid-City Community Plan, the Greater North Park Community Plan, the State University Community Plan, the Uptown Community Plan, the Mid-City Design Plan (California State Polytechnic University, Pomona; Graduate studies in Landscape Architecture; June, 1983), Design Manual for the Normal Heights Demonstration Area and the City Heights Demonstration Area (HCH Associates and Gary Coad; April, 1984), The Design Study for the Commercial Revitalization of El Cajon Boulevard (Land Studio, Rob Quigley, Kathleen McCormick), The North Park Design Study, Volume 1, Design Concept and Volume 2, Design Manual (The Jerde Partnership, Inc. and Lawrence Reed Moline, Ltd.), Sears Site Development Program (Gerald Gast and Williams-Kuebelbeck and Assoc.; 1987) and will not adversely affect the Greater North Park Community Plan, the Uptown Community Plan or the General Plan of the City of San Diego;**

The City of San Diego's General Plan (Section 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 panel antennas, concealed behind Radio-Frequency (RF) transparent screening elements on the roof of an existing church building. Equipment associated with the antennas is also located on the roof and set back from the edge of the building to reduce visual impacts. The RF screening structures have been designed to be compatible with the building in terms of texture and color, while at the same time maintaining a clear separation between the historic structure and the RF screening as required by the Secretary of Interior Standards. The height of the RF screening is compatible with the existing building and is slightly lower than an existing building penthouse.

The project conforms with the Greater North Park Community Plan which summarizes some of the recommendations contained in the North Park Commercial Center Design Study, as follows:

Colors and Materials - Design Objectives

1. Select a color palette for building in North Park.
2. Building materials should be compatible with the architectural styles of the buildings.

The colors utilized in this project match the color scheme of the existing church building. Building materials are compatible with the existing building on-site.

Character - Design Objectives

1. Preserve, restore and enhance historic buildings.
2. Encourage architectural detailing on new buildings that is compatible with the historic character of the commercial area.
3. Suggest design features which will unify the commercial area.

Based on the design of this project as described above, the project will not adversely affect the applicable land use plans or any of the documents listed in this finding.

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

This WCF consists of panel antennas located behind Radio-Frequency (RF) transparent screening elements on the roof of an existing church building. Equipment is also located on the roof and set back from the edge of the building to reduce visual impacts. The rooftop elements are designed to be compatible with the existing building, by using similar textures and coloring. Additionally, the RF screening is painted slightly different to clearly indicate where the original building ends and RF screening begins. While there is no height limit in the Mid City Communities Planned District CL-1 zone, the height of

the screening elements is compatible with the building and is lower than an existing tower element on the building. The proposed project will not constitute a disruptive element to the neighborhood or community and architectural harmony with the surrounding neighborhood and community will be achieved as far as practicable.

- 3. No Detriment to Health, Safety and Welfare. The proposed use, because of conditions that have been applied to it, will not be detrimental to the health, safety and general welfare of persons residing or working in the area, and will not adversely affect other property in the vicinity;**

The project was determined to be categorically exempt from the California Environmental Quality Act pursuant to Section 15301 (Existing Facilities). This project is not pending an appeal of the Environmental Determination. The environmental exemption determination for this project was made on July 13, 2016 and the opportunity to appeal that determination ended July 27, 2016.

The conditions of approval for the project will require compliance with several operational constraints and development controls intended to assure the continued public health, safety and welfare, including the requirement to obtain building permits which require compliance with the applicable building, fire, mechanical and plumbing codes and State and Federal disability access laws.

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

- 4. Adequate Public Facilities. For residential and mixed residential/commercial projects within the park-deficient neighborhoods shown on Map Number B-4104 that are not exempted by Section 1512.0203(b)(1)(A) or (B), the proposed development provides a minimum of 750 square feet of on-site usable recreational open space area per dwelling unit. The on-site usable recreational open space area shall not be located within any area of the site used for vehicle parking, or ingress and egress, and shall be configured to have a minimum of 10 feet in each dimension. The area will be landscaped and may also include hardscape and recreational facilities;**

This project consists of a Wireless Communication Facility on a church building, which does not involve mixed or residential uses. Therefore, as this finding applies to residential and mixed residential/commercial projects, this permit finding is not applicable to this project.

5. Adequate Lighting. In the absence of a street light within 150 feet of the property, adequate neighborhood-serving security lighting consistent with the Municipal Code is provided on-site; and

A street light, affixed to a utility pole, is located within 150 feet of the property. No security lighting is proposed with this project.

6. The proposed use will comply with the relevant regulations in the San Diego Municipal Code.

The project complies with the regulations of the Wireless Communication Facility Regulations, Land Development Code Section 141.0420, and with the zone development requirements of the MCCPD-CL-1 zone, with the exception of the FAR requirements. The allowable FAR for this zone is 0.25. The existing church facility has an FAR of 1.703. With the proposed project, the FAR will be 1.73. This deviation would allow T-Mobile to integrate and conceal their antennas inside and behind a Radio-Frequency transparent screen wall. In order to preserve the existing T-Mobile coverage footprint, the only other feasible design not to impact the FAR is to façade mount the antennas to the side of the building which would be less desirable due to the added visual impacts. The 1.6% FAR increase would result in a better overall design; one that is consistent with the City's General Plan's recommendation for wireless facilities. Deviation to the FAR is permitted through the processing of this Site Development Permit/Mid-City Communities Development Permit.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Site Development Permit No. 1681561 is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 1681561, a copy of which is attached hereto and made a part hereof.

Simon Tse
Development Project Manager
Development Services

Adopted on: September 7, 2016

IO#: 24005896

3-3-16

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

INTERNAL ORDER NUMBER: 24005896

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SITE DEVELOPMENT PERMIT NO. 1681561
T-MOBILE NORTH PARK BAPTIST PROJECT NO. 425411
HEARING OFFICER

This Site Development Permit No. 1681561 is granted by the Hearing Officer of the City of San Diego to North Park Baptist Church, Owner, and T-Mobile, Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0501, 141.0420, and 1512.0204. The site is located at 3828 Bancroft Street in the Mid-City Communities Planned District CL-1 (MCCPD-CL-1) zone of the Greater North Park community plan area. The project site is legally described as: Lots 44 and 45, in Block 44, of Park Villas, according to Map thereof No. 438, filed in the Office of the County Recorder of San Diego County, October 14, 1887.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to construct, operate, and maintain a Wireless Communication Facility (WCF) described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated September 7, 2016, on file in the Development Services Department.

The project shall include:

- a. Six (6) panel antennas, with the following dimensions: 56" by 12" by 7.9", concealed behind Radio-Frequency (RF) screening, painted and textured to match the existing building;
- b. Four equipment cabinets located on the roof and set back from the edge of the building;
- c. With the processing of this Site Development Permit, the project is allowed to deviate from the Floor Area Ratio (FAR) permitted by the MCCPD-CL-1 zone of 0.25. The existing FAR is 1.703 and the proposed FAR is 1.73;
- d. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker.
2. This Site Development Permit and corresponding use of this site shall **expire on September 21, 2026**. Upon expiration of this Permit, the facilities and improvements described herein shall be removed from this site and the property shall be restored to its original condition preceding approval of this Permit.
3. No later than ninety (90) days prior to the expiration of this permit, the Owner/Permittee may submit a new application to the City Manager for consideration with review and a decision by the appropriate decision maker at that time. Failure to submit prior to the deadline will be cause for enforcement for noncompliance, which may include penalties and fines.
4. Under no circumstances does approval of this permit authorize the Owner/Permittee to utilize this site for wireless communication purposes beyond the permit expiration date. Use of this permit beyond the expiration date of this permit is prohibited.
5. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
6. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
7. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
8. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
9. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).

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

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

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

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

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

HISTORIC REQUIREMENTS:

14. Prior to Issuance of any construction permit(s) for current and future improvements to the existing potentially historic structure(s) on the property, the Owner/Permittee shall submit construction documents to the Historical Resources Section within the Development Services

Department for review. The construction documents shall show all proposed improvements and shall be consistent with the Secretary of Interior's Standards to the satisfaction of the Development Services Department due to the historic nature of the structure(s).

PLANNING/DESIGN REQUIREMENTS:

15. Any future modifications to the antennas must be approved by Development Services. Antennas deviating up to the approved size (length, width, or height), must include screening designed to create the appearance of uniformity among the antennas to the satisfaction of the Development Services Department. The Permittee shall provide evidence demonstrating compliance with Federal standards for radio frequency emissions in accordance with the Telecommunications Act of 1996 and any subsequent amendments.
16. Antennas and associated components, such as, but not limited to, remote radio units (RRUs), surge suppressors, etc., shall not exceed the height of any existing or proposed screen walls.
17. Use of or replacement of any building façade or mechanical screen with RF-transparent material for purposes of concealing antennas shall not result in any noticeable lines or edges in the transition to the original building unless otherwise authorized by the Development Services Department to preserve the historicity of the architecture. All RF-transparent material shall be painted and textured to match the original building and adjacent building surfaces
18. Every aspect of this project is considered an element of concealment including (but not limited to) the dimensions, build and scale, color, materials and texture. Any future modifications to this permit/project must not defeat concealment.

INFORMATION ONLY:

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

APPROVED by the Hearing Officer of the City of San Diego on September 7, 2016 and approved Resolution HO-XX-XXXX.

ATTACHMENT 6

Site Development Permit No. 1681561
September 7, 2016

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Simon Tse
Development Project Manager

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

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

North Park Baptist Church
Owner

By _____
NAME
TITLE

T-Mobile
Permittee

By _____
NAME
TITLE

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

NOTICE OF EXEMPTION*(Check one or both)*

TO: Recorder/County Clerk
 P.O. Box 1750, MS A-33
 1600 Pacific Hwy, Room 260
 San Diego, CA 92101-2400

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 Name: T-Mobile North Park Baptist Church

Project No. / SCH No.: 425411

Project Location-Specific: 3828 Bancroft Street, San Diego, CA 92104.

Project Location-City/County: San Diego/San Diego

Description of nature and purpose of the Project: The project proposes a Site Development Permit (SDP) for an existing T-Mobile Wireless Communication Facility (WCF). The WCF consists of six existing antennas located inside a rooftop penthouse, painted to match the existing building surface. The equipment associated with this project is also located on the roof and set back from the edge of the church. The project is located at 3828 Bancroft Street in the Greater North Park Community Plan Area. The project site is designated for commercial use and it is subject to the MCCPD-CL-1 zone of the Mid City Communities Planned District.

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Brandon Costa
 SAC Wireless
 5015 Schoreham Place, Suite 150
 San Diego, CA 92122
 (619) 957-1009

Exempt Status: (CHECK ONE)

- Ministerial (Sec. 21080(b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))
- Categorical Exemption: CEQA Section 15301 (Existing Facilities)

Reasons why project is exempt: The City of San Diego conducted an environmental review that determined the project would not have the potential for causing a significant effect on the environment. The project, as described in the Project Description section of this notice, meets the criteria set forth in CEQA Section 15301 which allows for the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing facilities (public or private), involving negligible or no expansion of use beyond that existing at the time of the determination. The project, as detailed in the Project Description section of this notice, would result in a negligible expansion of use. Additionally, none of the exceptions described in CEQA Guidelines Section 15300.2 apply.

Lead Agency Contact Person: Anna L. McPherson, AICP

Telephone: (619) 446-5276

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a notice of exemption been filed by the public agency approving the project? () Yes () No

It is hereby certified that the City of San Diego has determined the above activity to be exempt from CEQA



/Senior Planner

July 13, 2016

Signature/Title

Date

Check One:

(X) Signed By Lead Agency

Date Received for Filing with County Clerk or OPR:

() Signed by Applicant



NORTH PARK PLANNING COMMITTEE
Final Minutes: May 17, 2016 – 6:30 PM
www.northparkplanning.org
info@northparkplanning.org

Like us:  NorthParkPlanning Follow us:  @NPPlanning

To receive NPPC Agendas & Announcements sign up at (no Facebook account required):

https://www.facebook.com/NorthParkPlanning/app_100265896690345

I. Call to order: 6:31 pm

II. Attendance Report:

Member	Robert Barry	Howard Blackson	Dionne Carlson	Steve Codraro	Daniel Gebreselassie	Robert Gettinger	Vicki Granowitz	Peter Hill	Brandon Hilpert	Sarah McAlear	Roger Morrison	Dang Nguyen	Rick Pyles	Melissa Stayner	Rene Vidales
Attendance	1	15	2	3	4	5	6	7	8	9	10	11	12 (left	13	14
Late													at		
Absences	1		1										8:03p)		1

III. Consent Agenda Items:

- a. **3571 Nile St. Process 3 Site Development Permit (SDP)** PTS 412289, Presenter: Laurie Madigan. Construct (4) four detached residential condominiums & retaining walls on a vacant 13,863 sq ft site with a steep slope, adjacent to MSCP at the rear of the property. Adjacent to I 805 in the RS 1-7 zone of the Mid-city PDO. Applicant previously presented project concept and at the January 4, 2016 UDPR meeting, at the January 19, 2016 NPPC meeting the Board unanimously supported height deviations in concept. Supported in order to have internal parking, rather than parking in the front & to protect MSCP lands by moving project closer to the street, height request was consistent with adjacent structure. **MOTION: To Approve the SDP for 3571 Nile Project including a front deviation of 7' 6" and rear deviation of 1' 7". Hill/UDPR 15/0/0 (On Consent)**
- b. **North Park Baptist Church 3828 Bancroft St T-Mobile Wireless Facility Permit Renewal**, Site Development Permit (SDP) (Process 3) Permit renewal of existing equipment inside a rooftop penthouse, painted to match the existing building surface and set back from the edge of the church. No changes to equipment or location. **MOTION: To approve SDP for T-Mobile wireless equipment at 3828 Bancroft St. Hill/PF&T 15-0-0 (On Consent)**

IV. Modifications to and Adoption of the 05/17/16 Agenda

- a. **MOTION: Approve agenda with modification to hear California Tap Room Action Item after Pershing Bikeway Presentation. Vidales/Nguyen 15-0-0**

V. Approval of Previous Minutes

- a. **MOTION: Approve April 19, 2016 minutes with modifications. Hilpert/McAlear 12-0-3 (Vidales, Carlson, Barry)**

VI. Treasurer's Report, Brandon Hilpert

- a. Current balance \$878.88
- b. PA System; Music Fdn has a PA that is used sparingly that Nguyen is in charge of storing, so he could begin bringing it as needed.

VII. Non Agenda Public Comment:

- a. **Steve Hon, NPHS.** Potential Historic District Overlay Zones have been discussed within organization, and will be sending letter to City, as NPHS believes it offers ineffective protection.
- b. **Kevin Swanson.** Campaigning for Lori Saldaña for Mayor.
- c. **Rob Steppke.** Bertha Klann's family member seeking contributions for Union Tribune article.

VIII. Announcements & Event Notices:

- a. **NPMS Lecture Historic Highway 80 across CA,** May 19 6:30-7:30pm Grace Lutheran Church, 3967 Park Blvd. (announcement in agenda)
- b. **NPMS Festival of the Arts 10 am – 10 pm.** For more info: <http://northparkmainstreet.com/events/festival-of-arts>
- c. **C-3 How Will We House Our Future?** Thursday, May 26, 2016 7 - 9 AM Balboa Park, The Loggia Room in the House of Hospitality, above the Prado Restaurant. To register or for more info: citizenscoordinateforcentury3.wildapricot.org/event-2242974
- d. **Art Around Adams** June 4
- e. **Rock 'N Roll Marathon** June 5
- f. **Taste of Adams Avenue** June 26
- g. **30th Street Water Pipeline Replacement Project Open House,** area affected is 30th street from Polk Ave to Commercial. May 18th from 5:30-7:30 at the Golden Hill Recreation Center 2600 Golf Course Dr.
- h. **Balboa Park Garden Party. May 28**

IX. Elected Official's Report

- a. **Jessica Poole, Hon. Susan Davis, US Congressional Dist 53,** 619.208.5353 Jessica.Poole@mail.house.gov
- b. **Chevelle Newell, Hon. Toni Atkins, State Assembly Dist 76,** 619-645-3090 chevelle.newell@asm.ca.gov
- c. **Sarah Fields, Hon. Marty Block State Senate District 39,** 619-645-3133 hilary.nemchik@sen.ca.gov
- d. **Adrian Granda, Hon. Todd Gloria, City Councilmember District 3,** AGranda@sandiego.gov
The Budget committee is considering budget for FY2017. Reopened downtown's Horton Plaza Park this past month; Broke ground on McKinley Joint Use Field.

X. Chairs Report/CPC:

- a. **CPC – Tuesday, May 24, 2016, 7-9 pm.** 9192 Topaz Way, Kearny Mesa Auditorium. (For more info: <http://www.sandiego.gov/planning/community/cpc/agendas/index.shtml>)
 - i. April meeting included report of Storm Water Replacement/repairs & Report on citywide CPUs
 - ii. May meeting will include elections of officers

XI. Social Media Report, Brandon Hilpert.

XII. Subcommittee Reports:

- a. **Urban Design/Project Review (UD/PR),** Peter Hill (chair) – North Park Rec Center, 6:00pm 1st Monday. Approved action items are on consent. Next meeting, June 6: Hamilton St. Townhomes project (previously not approved, primarily due to failure to connect to the street) will return with a revised proposal.
- b. **Public Facilities & Transportation,** Daniel Gebreselassie (chair) – North Park Rec Center, 6:00 pm, 2nd Wednesday. Next meeting, June 8: May see presentation on Impact Fee Study for public project financing plan; Continue parking conversion discussion from previous meeting

XIII. Liaisons Reports

- a. **Balboa Park Committee, Rob Steppke.** Voted on Recreation Element; voiced concern about equivalencies. Planning group representatives voted in opposition but motion passed.
- b. **Maintenance Assessment District, Peter Hill.** Approved removing benches at Ray St. and University. Got update on installation of twinkle lights along Univ. near 30th. Discussed repainting El Cajon Blvd. "The Boulevard" sign.
- c. **North Park Main Street, Steve Codraro.** Final stages of planning for Festival of the Arts this Saturday, and in final stages of way-finding project to create signage in the neighborhood.
- d. **NP Mid-City Regional Bike Corridors, Gebreselassie. Georgia-Meade Bikeway Community Open House** (SANDAG); Tuesday May 25, 2016 6-8 pm. Lafayette Hotel Mississippi Ballroom, 2223 El Cajon Blvd.
- e. **Adams Ave BIA, Dionne Carlson.** AABA member mixer on Wednesday, May 18th from 5:30-7:30p at the AC Lounge (4673 30th St). AABA participating in Socks for Stand Down 2016: Bring donations to Toni

Atkins' San Diego office, 1350 Front St., Room 6054. Open weekdays from 9-5p. See AABA website for details: <http://www.adamsavenuebusiness.com>

f. **El Cajon BIA. Vicki Granowitz.** No report

XIV. **Planner's Report,** Lara Gates, 619.236.6006; lgates@sandiego.gov

XV. **Information Items:**

- a. **Pershing Bikeway Project Update (SANDAG).** (Attachment included in agenda). Chris Carter is project manager presenting. Project timeline has EIR slated for spring/summer 2017, final design summer 2017 – spring 2018, and construction beginning fall 2018.
<http://www.keepsandiegomoving.com/RegionalBikeProjects/PershingBikeway.aspx>
 Proposed design:
- i. Reduces Pershing Drive from its current 4-lane configuration to 2 car lanes and 2 lanes of cycling/walking paths
 - ii. Reconfigures major intersection at bottom
 - iii. Creates roundabout at Redwood St
 - iv. Reduces speeds-- from 50 mph down to 35 mph south of Redwood; 25 mph north or roundabout to transition into neighborhood
 - v. Installs bulb outs at Upas intersection to “square up” the 4-way stop
 - vi. Offers potential for buffered bike lane on Utah
- b. **Public comment**
- i. **Jeff Levin.** Resident and recreational cyclist. Appears to be a fantastic addition to the neighborhood that will reduce urban riding tension.
 - ii. **Matt Thompson.**
 1. What is the purpose of east and west sidewalk next to buffered bike lane from roundabout down to Florida intersection? West sidewalk is brief and provides sidewalk connecting crosswalks (including pedestrian connection to disc golf course) and allows one to *not* ride bike through roundabout if desired. East sidewalk intended for walking and running entire length of Pershing safely.
 2. How far north does buffered bike lane proceed on Utah St? The lane is proposed to run from Upas to Landis, and where there's a standard bike lane on each side (as we see currently); there will be a buffer the width of a car door opening, then a bike lane of 5 ft, and another buffer between bike and motor vehicle traffic (on both sides of the street).
 3. Has there been any look at hour-by-hour traffic studies for lane reduction during rush hour? Average daily traffic on Pershing is very low compared to capacity. Known to have a couple of very busy times. With the roundabout modulating southbound peak travelers, the reduction in speed limit and some adjustments to timing of light at Florida, believe project can be implemented without any significant changes to amount of time needed to move through corridor. Raw addition of time at about a minute just taking into account the reduction in speed limit. Tremendous safety benefit.
 - iii. **Luvonne Harms.** Also resident and cyclist. We should focus on improving sidewalks, as they are unsafe. There are only two main access roads in and out of North Park (University and Pershing); University does not work and efforts should be focused there; believe it is detrimental and dangerous to create road diets while we are increasing density.
 - iv. **Jean Samuels.** Between Park, Florida and Pershing, why was Pershing chosen (seems unwise since it's the steepest and difficult to go up and down)? Park Blvd is would seem to be a better choice to improve access to the park. See Carlson comment for answer.
 - v. **Board**
 - vi. **Barry.** Conflicted. Works downtown and uses Pershing every day. Sees back ups from 26th to Golden Hill Rec Center with existing conditions. The 5 freeway exits to Pershing, and reducing to one lane could easily back up traffic on to the freeway. Florida would be amazing as a bike path completely closed to traffic. Circulation will be affected with the current plan.

- vii. **Carlson.** Park Blvd was precluded because of Mid-City Rapid Transit project. Supports many things about this project, but shares concerns about circulation and traffic squeeze. Likes to see SANDAG dollars going toward pedestrian improvements. Any changes to plan since January? No.
 - viii. **Pyles.** Concerned at Redwood Roundabout with so many crosswalks. How are those protected? Per Carter roundabouts offer some of the safest circumstances for pedestrians. Traffic backs up from Pershing to 30th almost every morning. Cars can't even get off side streets onto Upas during peak hours.
 - ix. **Gebreselassie.** Concerned about resulting circulation if even one car breaks down if Pershing is reduced to a 1-lane each way street. Alternative routes are available to get to the park through the canyons and should be considered for cycling and pedestrian use instead of major thoroughfare.
 - x. **Hilpert.** Generally in favor. Many people who would ride bikes don't now and feeling safe on the street plays a part in that.
 - xi. **Vidales.** Supports. Stop signs aren't meant for calming, they are to control traffic and provide safety to pedestrians and other traffic. Road diets (reducing width or number of lanes) are a technique being used with success elsewhere. University Avenue plan has done this. This project is consistent with the Climate Action Plan and Sustainability element.
 - xii. **Morrison.** Support as long as traffic studies continue and address peak times.
 - xiii. **Stayner.** Generally favor. See frequent bike safety issues and don't like to walk on Pershing now. Wonder what has been done to address increase in density.
 - xiv. **Hill.** No comment
 - xv. **Nguyen.** Generally favor. Traffic issues are concerning.
 - xvi. **Codraro.** Like concept and design, but share Barry's concerns with safety and volume.
 - xvii. **Gettinger.** Connectivity to downtown is vital. But the safety and traffic concerns; how will bike paths help family bikers as it is so steep? Are there other places with similar geography?
 - xviii. **Brian Jones, Transportation Director from City of Carlsbad.** Following up on loose ends from previous comments: Pacific Coast Highway roundabout has much more traffic than Pershing/Redwood. Traffic volume past Florida drops significantly. There's a 1-2 mile stretch of Pershing with no crosswalks. North of roundabout is already 1 lane in each direction. Reviewed collisions and they are all speed related. Traffic volume is less than what a 1-lane road is capable of handling.
 - xix. **Blackson.** This is a semi-freeway in Balboa Park, let's get rid of it.
 - xx. **Granowitz.** Changes from car to bicycle and pedestrian-centric are difficult but valuable. Walking up Pershing isn't as steep as it appears, but it is scary right now. Feels that NPPC should see the project again for action before Balboa Park.
 - xxi. **McAlear.** Supports.
- c. **As approved on agenda, jumped to California Tap Room Action Item (XVI. a)**
- d. **MAD Potential change in structure.** Hill/Steppe
- i. Assessment district; property owners here pay a tax by the City for extra services (mainly landscaping and lighting), and group is advisory to City staff who arranges for the maintenance. Proposed change would take the MAD from being independent to being a subcommittee to the NPPC (this model is not unique in the City). Change would give the MAD more visibility. Discussions are ongoing of how this should move forward. Will be coming back as a formal action in the future.
- e. **Introduction to Potential Discussion of Bike Rack Standardization.** Vidales
- i. Location/placement of new bike racks is inconsistent (in relation to curb and pedestrian right-of-way, how far from sign poles, bus stops, etc). Will be working on proposal with Public Facilities and bringing to NPMS design committee and then to NPPC again. Carlson would like us to look at bike rack usage too.
- f. **NPCPU Next Steps/Status Report.** Gates
- i. EIR should be out in next 1.5 weeks. Recreation Element will be heard at the Parks and Rec Board meeting next month, and NPPC will want to have members in attendance.

- ii. Conversation about potential historic district overlay zones; some feel that this is unfair and onerous to property owners (for example someone living in a non-contributing house in a potential district); and nothing in the ordinance provided definitions or guidelines.
 1. Granda defended, stating that non-contributing would not be included and that the 2/3 measurements
 2. Blackson says this is important to get right in terms of where we want **things**
 3. No consistency in City Staff and when and where they apply the historic standards
 4. Murphy, Graham, Gloria meeting requested trying to get key stakeholders together to work this out with reps from SOHO, Historic Societies, etc.
 5. **MOTION:** Request the City convene key stakeholders to discuss the Potential Historic overlay zone deficiencies. Blackson/Codraro 14-0-0

XVI. Action Items:

- a. **California Tap Room.** 3812 Ray St, John Paul Iacoangelo, COO/Secretary This is an establishment that sells artesian pretzels & want a Type 40 (beer only) alcohol license. Police are requesting input from the NPPC on the Public Convenience or Necessity (PCN) Application. Business is surrounded by commercial uses and has parking, According to Vice Sergeant Robert Stinson there are no conflicting facilities in the immediate area (day-care, schools, alcohol treatment programs, etc. & the crime rate is not considered high in this census track). The conditions in the Motion are from the PCN application provided by the SDPD Vice Unit.
 1. CA Tap Room presentation and discussion:
 1. Received no protests on application. Relaxed and low-key facility, mom and pop pretzel and beer shop. We are being asked for a letter of support for a PCN (not for a CUP or ABC license). Cater for 20 breweries since summer of last year. Opened shop 4 weeks ago. Always had intention to have beer.
 - a. Todd Warshaw. Lives 100 yards from location. Unique and no concern for negative impact.
 - b. Mary Jewell & Micah Gordon. Live within 3 blocks, favor.
 - c. Julie Blair. 31st and Landis support.
 2. BOARD.
 - a. Pyles. This is not a restaurant license, this is a beer pub (bar) license.
 - b. Codraro. Amplifying system with no live entertainment (these are straight from police). Is 8am serving time necessary? For sporting events from east coast and European.
 3. **MOTION:** To provide a letter of support for a type 40 (beer only) alcohol license application at 3812 Ray St provided the following conditions are met:
 - Alcohol sales permitted b/w hours of 8am to 10pm Sun-Thurs and 8am to 12am Fri and Sat. Consumption on the patio permitted only b/w hours of 9am and 10pm each day of the week.
 - No alcohol sales for offsite consumption.
 - Amplifying system is prohibited on patio, and the use of such system of device inside the premises shall not be audible outside the premises.
 - No live entertainment or dancing allowed on premises.
 Carlson/Blackson 14-1-0 (Pyles)
- b. ***As approved on agenda, jumped back to Information Item, MAD Potential Structure Change, XV. d)***
- c. **NPCPU EIR.** Request an extension of the EIR comment period by 14 days.
MOTION: Request an extension of the Environmental Impact Report comment period by 14 days.
 Vidales/Gebreselassie 14-0-0

XVII. Unfinished and Future Agenda Items:

- a. Citizen's Plan
- b. Climate Action Plan

XVIII. Adjourn: 8:35 pm

Minutes submitted by Sarah McAlear



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 SD06023A North Park Baptist **Project No. For City Use Only** 425411

Project Address:
3828 Bancroft Street, San Diego, CA 92104

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:

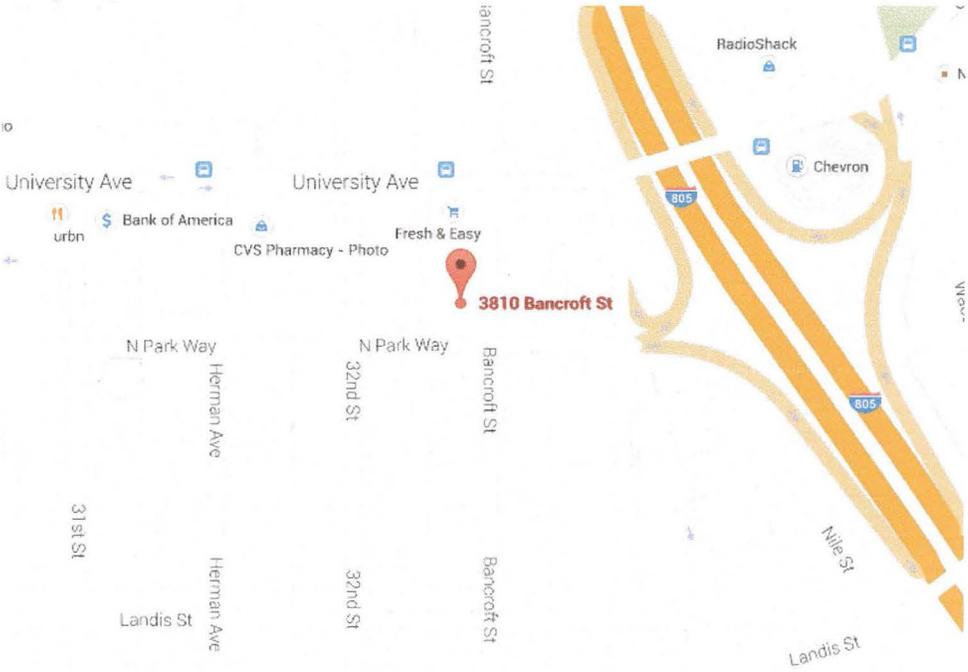
Name of Individual (type or print):
 Owner Tenant/Lessee Redevelopment Agency
Street Address:
City/State/Zip:
Phone No: Fax No:
Signature : Date:

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



**Photo Survey: 3810 Bancroft St.
T-Mobile site SD06023A North Park Baptist Church**

Key Map



View from N Park Way looking northwest at site





View from N Park Way looking north at site



View from N Park Way looking east at site





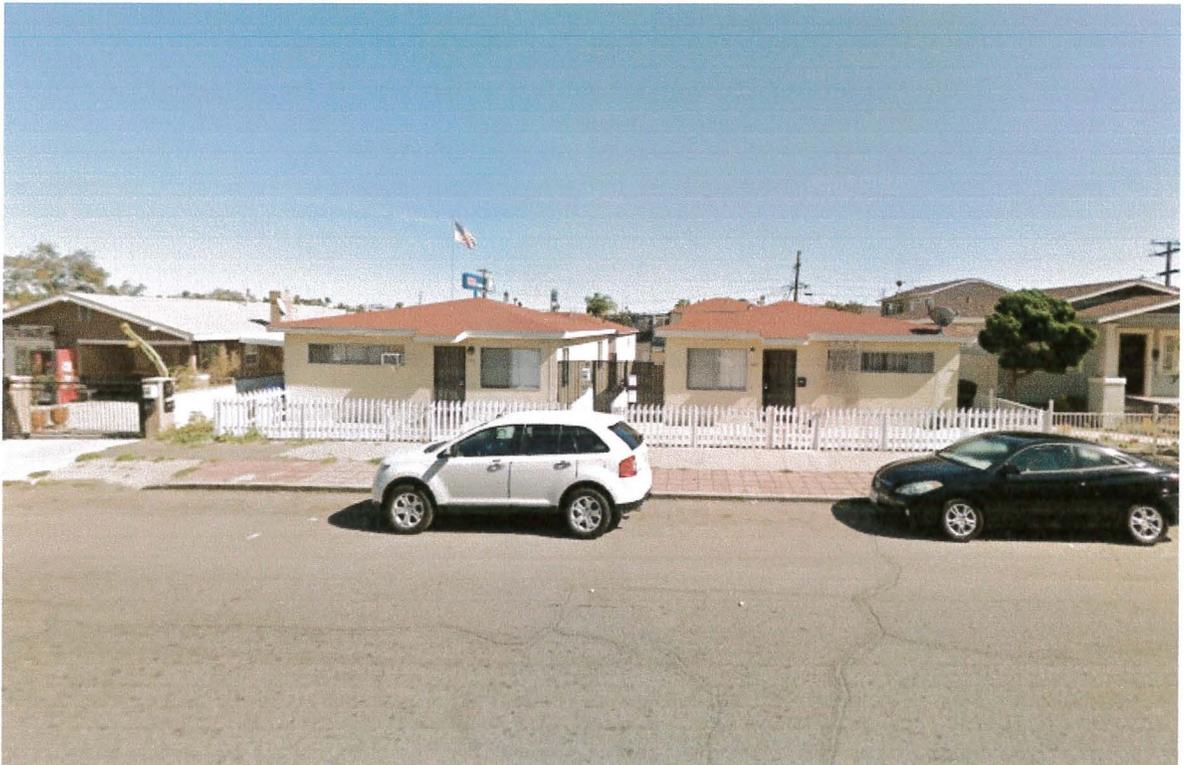
View from Bancroft St looking south at site



View from the corner of Bancroft and Park looking north at site



View facing east from site



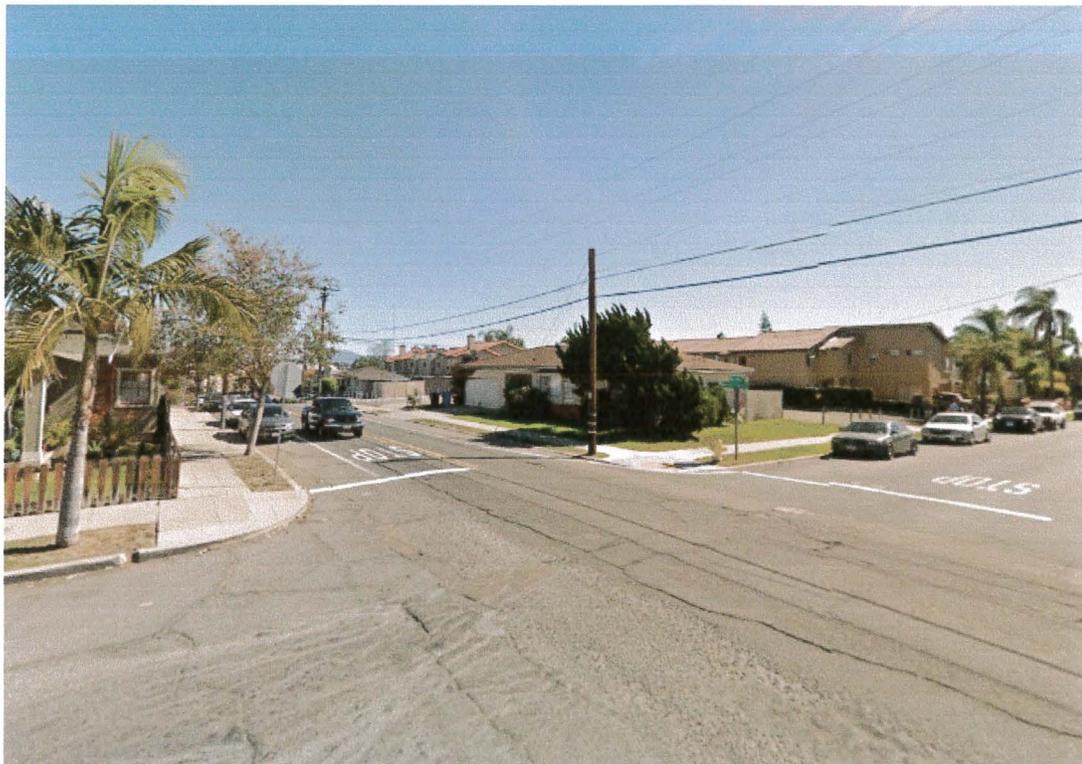
View facing north from site



View facing northeast from site



View facing southeast from site



View facing south from site



View facing west from site





SITE JUSTIFICATION REPORT: 3828 Bancroft Street, San Diego, CA 92104
T-MOBILE SITE ID SD06023, North Park Baptist Church

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

LOCATION AND TYPE

T-Mobile is requesting to renew the existing permit to continue operation of stealthed light-pole mounted site located at 3828 Bancroft Street, San Diego, CA 92104.

This T-Mobile site consists of 6 panel antennas installed inside a cupola at a height of 52'-3" on the rooftop of the church. The cupola is painted to match and blend with the church's existing architecture. Associated equipment cabinets are located on the rooftop adjacent to the cupola at a lower height of 41'-9" screened from public view.

FREQUENCY AND POWER SPECIFICATIONS

The transmitting frequency for the T-Mobile system is 1950-1965 Megahertz. The receiving frequency is 1870-1885 Megahertz. Total ERP at this site is 10,395 Watts (power specification table is included).

COVERAGE AND CAPACITY

The enclosed coverage maps demonstrate that without this site, there is a significant gap along El Cajon Avenue to the North and Upas Street to the South in the area bounded approximately by 30th Street on the West, and the 805 Interstate Freeway on the east. Additionally, this site is needed to support the network capacity when high demand is placed on existing surrounding infrastructure. Please refer to the coverage map that illustrates the coverage that this site provides and the coverage gap that would be created if the site went off air.

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

Please see to coverage map for this information.

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

The Amistad facility is a necessary component of T-Mobile wireless network. The enclosed coverage map illustrates the coverage that this site provides and the coverage gap that would be created if the site went off-air. This site is required to maintain coverage in this area.

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

This is a collocation site.

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

The original site was selected because of its height above the coverage area and ability to fill the coverage gap and connect to surrounding sites. This site was originally approved and built in 1996. As this time, no alternative locations were pursued as T-Mobile has made a significant capital investment into building the tower and stealthing, and maintaining the lease; it meets the San Diego Municipal Code requirements, serves well for T-Mobile's network and is currently under a long-term lease. It would be a technological or financial burden for T-Mobile to remove the existing site, terminate the lease and spend funds on real estate, engineering, construction, and other expenses involved with removing the site and migrating to a new tower.

6. Noise Information

This project does not involve noise generating devices.



**RE: Site Justification Letter – 3828 Bancroft Street, San Diego, CA 92104
T-Mobile Site ID SD06023, North Park Baptist Church**

a) Need or requirement for the proposed WCF location and design.

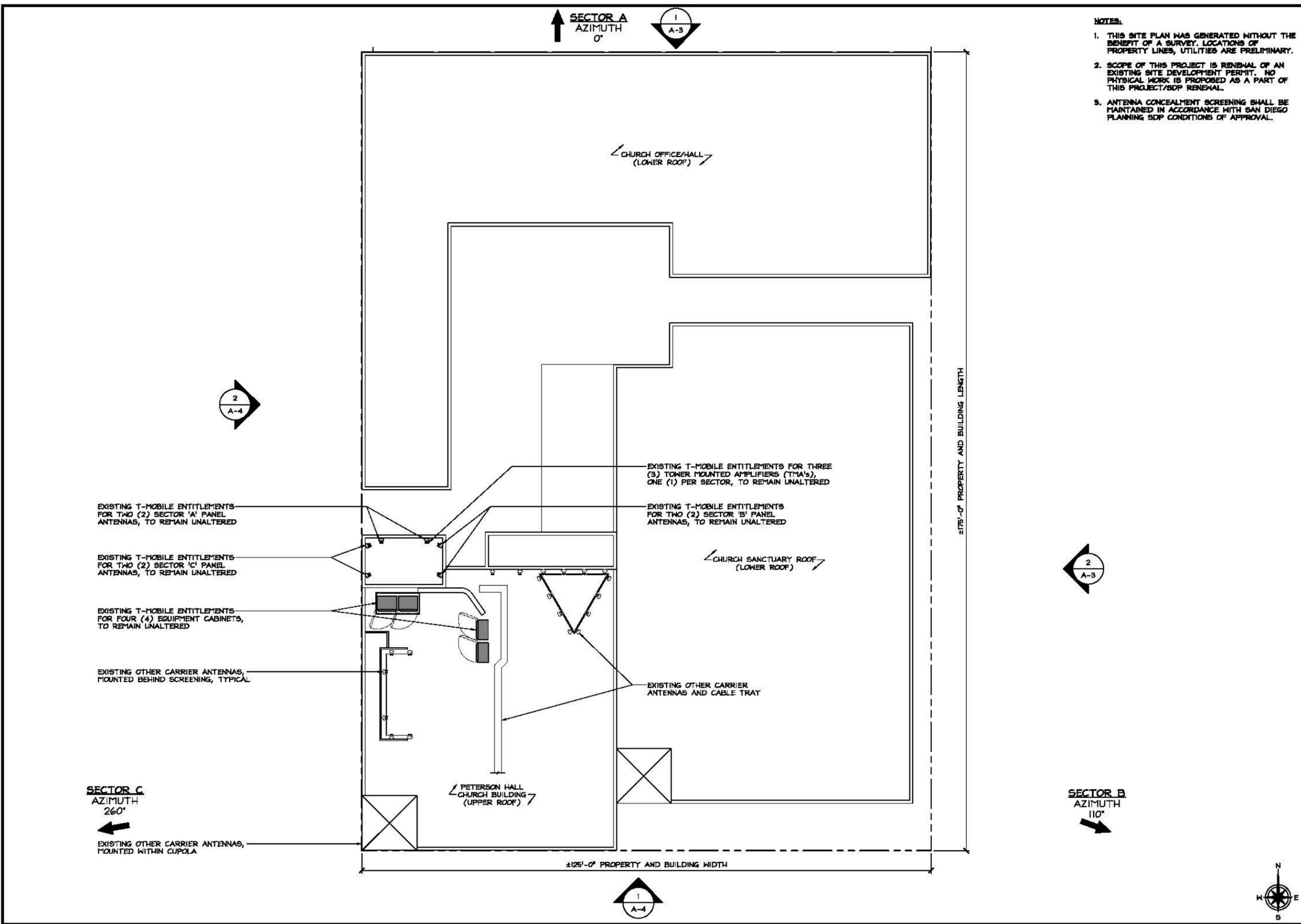
The North Park Baptist Church facility is a necessary component of T-Mobile wireless network. The enclosed coverage maps demonstrate that without this site, there is a significant gap in coverage along El Cajon Avenue to the North and Upas Street to the South in the area bounded approximately by 30th Street on the West, and the 805 Interstate Freeway on the east.

b) why other more preferable sites were analyzed but not selected

This site was approved and built in 1996. As this time, T-Mobile has not been looking for alternative locations to this site as it meets the San Diego Municipal Code requirements, provides good coverage for T-Mobile's network and is currently under a long-term lease with the church.

c) why these sites did not meet objectives (engineering, coverage and location justification)

N/A



- NOTES:**
1. THIS SITE PLAN WAS GENERATED WITHOUT THE BENEFIT OF A SURVEY. LOCATIONS OF PROPERTY LINES, UTILITIES ARE PRELIMINARY.
 2. SCOPE OF THIS PROJECT IS RENEWAL OF AN EXISTING SITE DEVELOPMENT PERMIT. NO PHYSICAL WORK IS PROPOSED AS A PART OF THIS PROJECT/SDP RENEWAL.
 3. ANTENNA CONCEALMENT SCREENING SHALL BE MAINTAINED IN ACCORDANCE WITH SAN DIEGO PLANNING SDP CONDITIONS OF APPROVAL.

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

SAC WIRELESS
 5865 AVENIDA ENCINAS, SUITE 142B
 CARLSBAD, CA 92008 (760) 795-6200

ALL STATES ENGINEERING & SURVEYING
 A ZALELI & ASSOCIATES COMPANY
 23875 BIRCHER DRIVE
 LAKE FOREST, CA 92630
 PHONE: (949) 273-0996

PROJECT NO:	SD06023A
DRAWN BY:	NC
CHECKED BY:	KM/DW

REV	DATE	DESCRIPTION	
5	06/22/2016	CYCLE ISSUES 2	NC
4	05/10/2016	MINOR REV. (NOTES)	NC
3	01/12/2016	SAC TAKEOVER	NC
2	09/10/2015	REV. PER RFDS & CYC. ISS	NC
1	05/18/2015	REVISED FOR FAR CALC	NC
0	04/30/2015	100% ZD'S FOR ZAP	NC
A	04/06/2015	90% ZD'S FOR REDLINES	NC

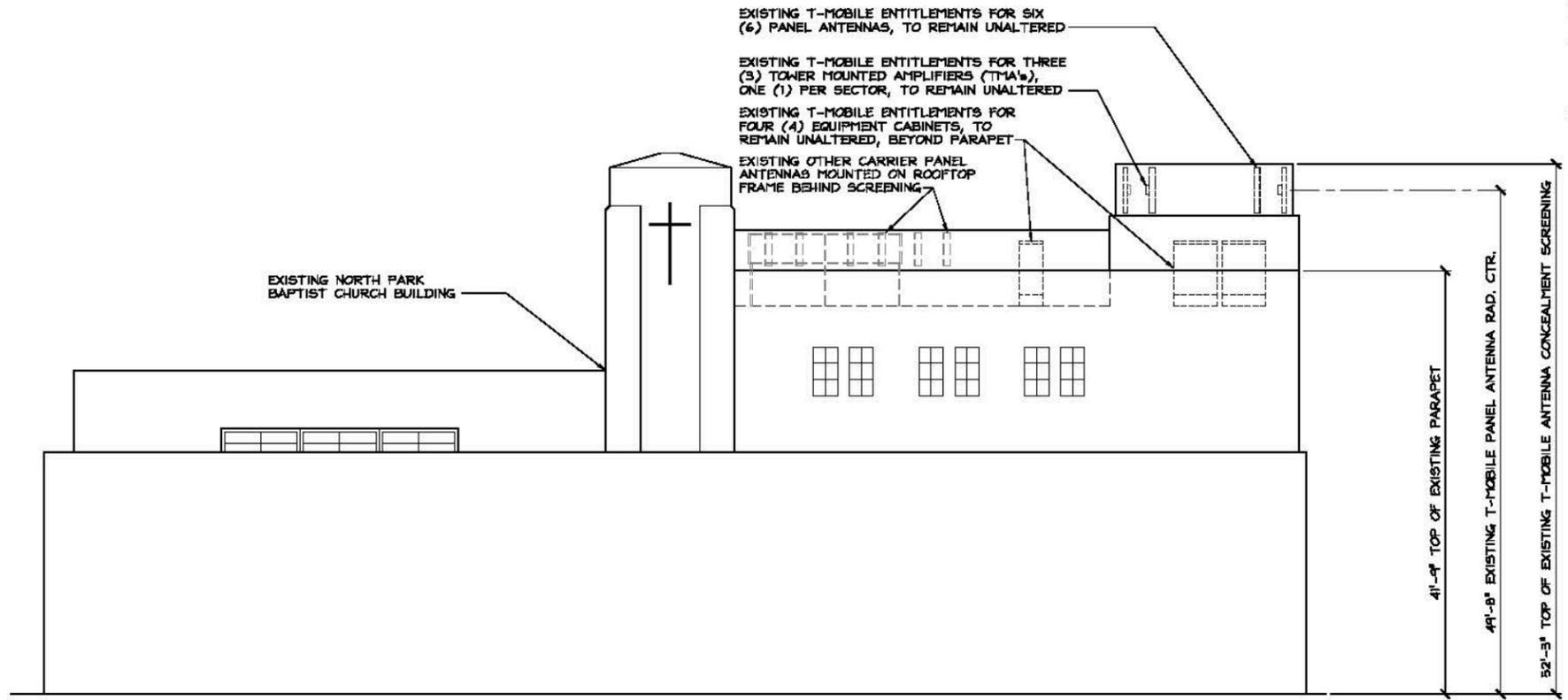
NOT TO BE USED FOR CONSTRUCTION

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

SD06023A
 NORTH PARK BAPTIST CHURCH
 3828 BANCROFT STREET
 SAN DIEGO, CA 92104
 ROOFTOP SITE

SHEET TITLE
ROOF PLAN

SHEET NUMBER
A-2

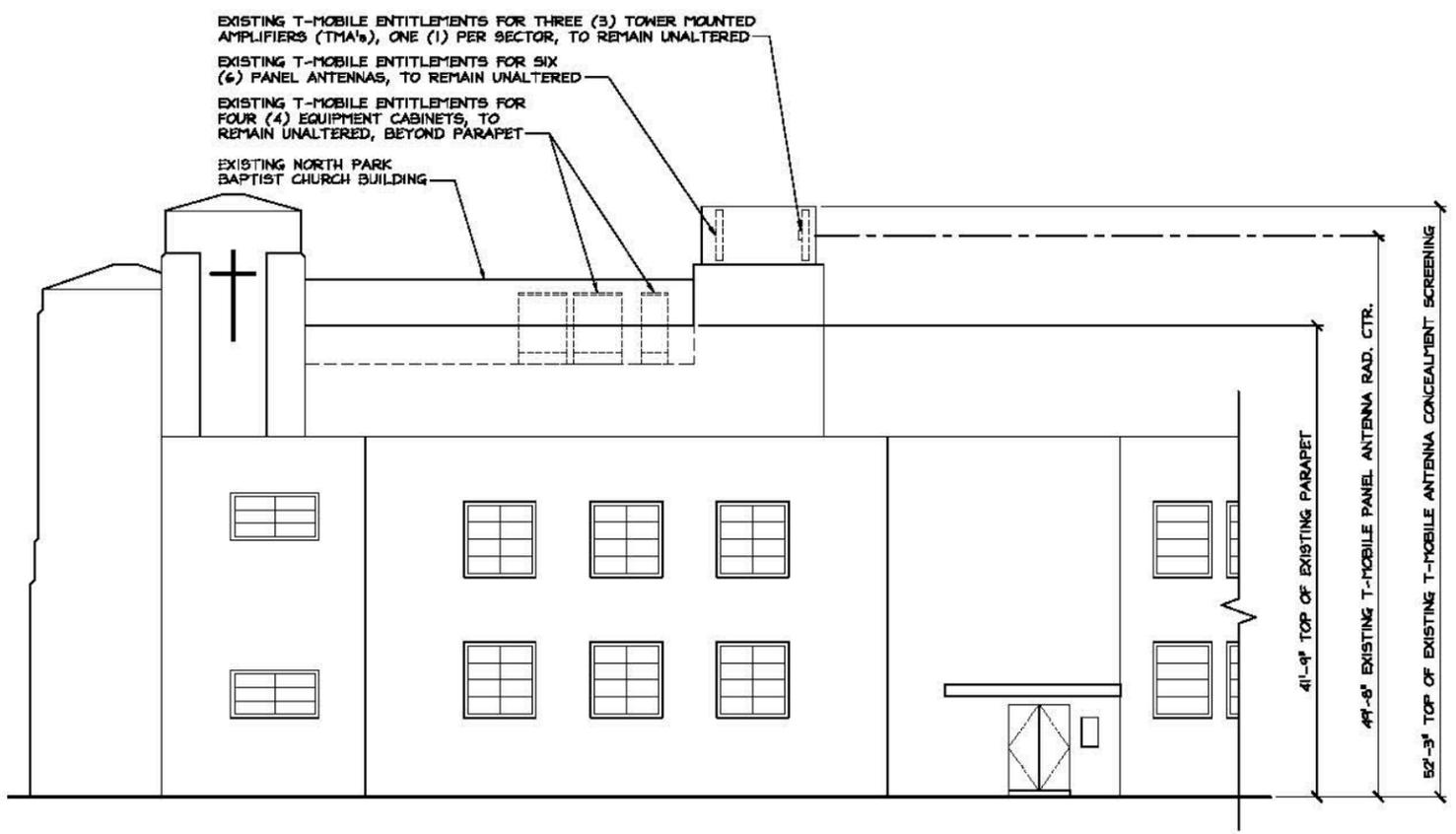


NOTES:

- SCOPE OF THIS PROJECT IS RENEWAL OF AN EXISTING SITE DEVELOPMENT PERMIT. NO PHYSICAL WORK IS PROPOSED AS A PART OF THIS PROJECT/SDP RENEWAL.
- ANTENNA CONCEALMENT SCREENING SHALL BE MAINTAINED IN ACCORDANCE WITH SAN DIEGO PLANNING SDP CONDITIONS OF APPROVAL.

NORTH ELEVATION

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



NOTES:

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EAST ELEVATION

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

T-Mobile

10509 VISTA SORRENTO PARKWAY
 SUITE 206
 SAN DIEGO, CA 92121

SAC WIRELESS

5865 AVENIDA ENCINAS, SUITE 142B
 CARLSBAD, CA 92008 (760) 795-5200

ALL STATES ENGINEERING & SURVEYING
 A ZALCATT & ASSOCIATES COMPANY

23875 BIRCHER DRIVE
 LAKE FOREST, CA 92630
 PHONE: (949) 273-0996

PROJECT NO:	SD06023A
DRAWN BY:	NC
CHECKED BY:	KM/DW

REV	DATE	DESCRIPTION	BY
5	06/22/2016	CYCLE ISSUES 2	NC
4	05/10/2016	MINOR REV. (NOTES)	NC
3	01/12/2016	SAC TAKEOVER	NC
2	09/10/2015	REV. PER RFDS & CYC. ISS	NC
1	05/18/2015	REVISED FOR FAR CALC	NC
0	04/30/2015	100% ZD'S FOR ZAP	NC
A	04/06/2015	90% ZD'S FOR REDLINES	NC

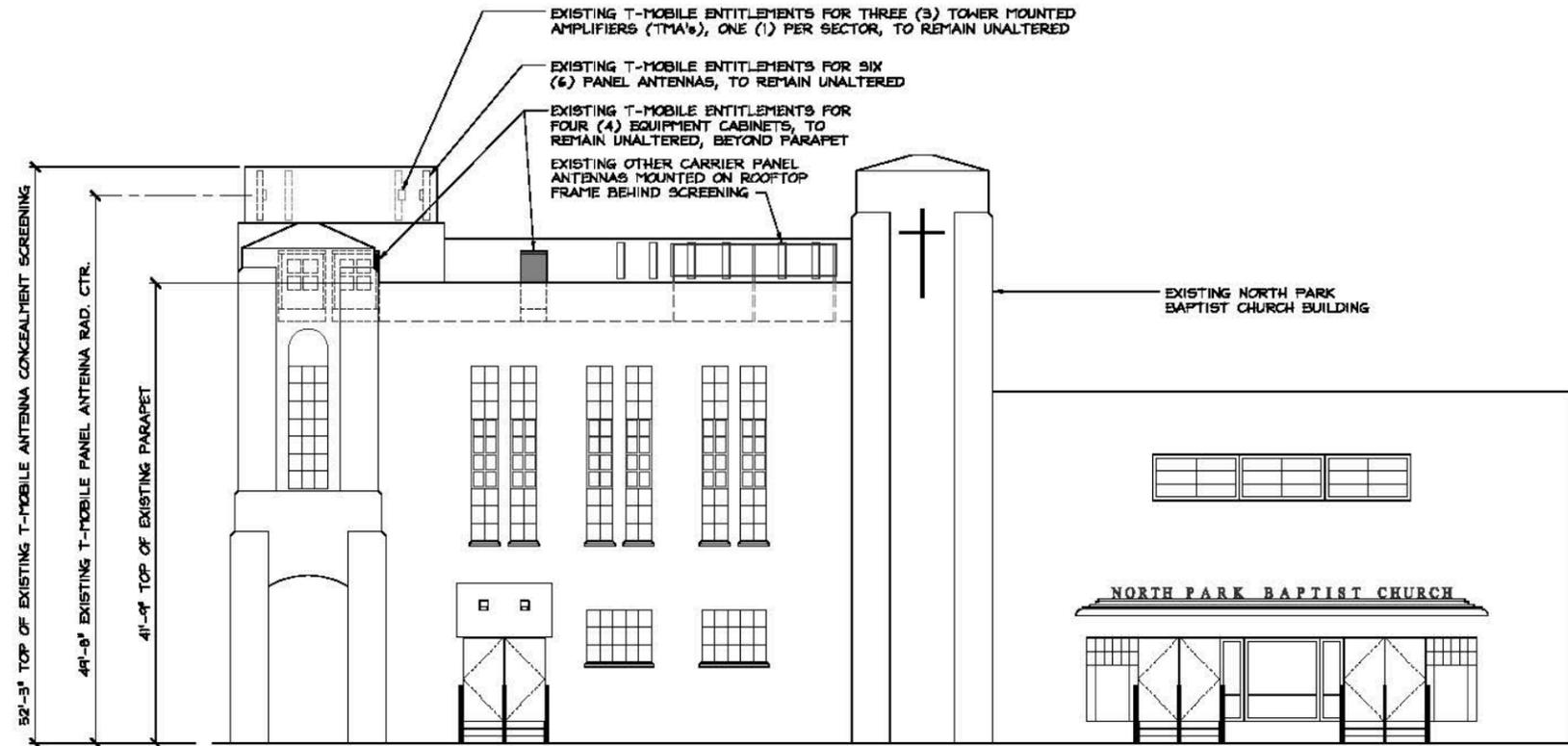
NOT TO BE USED FOR CONSTRUCTION

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

SD06023A
 NORTH PARK BAPTIST CHURCH
 3828 BANCROFT STREET
 SAN DIEGO, CA 92104
 ROOFTOP SITE

SHEET TITLE
ELEVATIONS

SHEET NUMBER
A-3



NOTES:

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10509 VISTA SORRENTO PARKWAY
SUITE 206
SAN DIEGO, CA 92121



5865 AVENIDA ENCINAS, SUITE 142B
CARLSBAD, CA 92008 (760) 795-6200



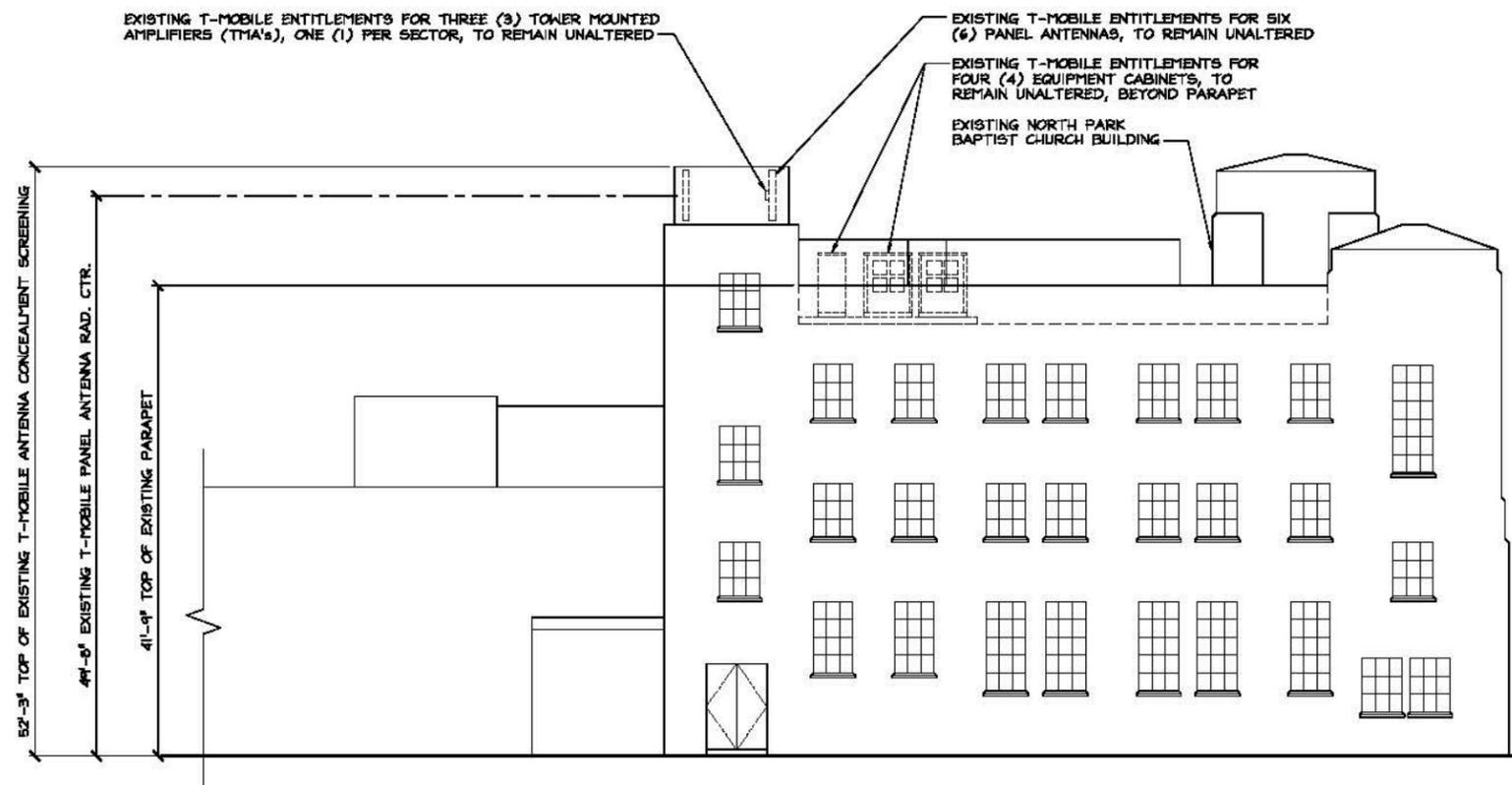
23875 BIRCHER DRIVE
LAKE FOREST, CA 92630
PHONE: (949) 273-0996

PROJECT NO:	SD06023A
DRAWN BY:	NC
CHECKED BY:	KM/DM

REV	DATE	DESCRIPTION	BY
5	06/22/2016	CYCLE ISSUES 2	NC
4	05/10/2016	MINOR REV. (NOTES)	NC
3	01/12/2016	SAC TAKEOVER	NC
2	09/10/2015	REV. PER RFDS & CYC. ISS	NC
1	05/18/2015	REVISED FOR FAR CALC	NC
0	04/30/2015	100% ZD'S FOR ZAP	NC
A	04/06/2015	90% ZD'S FOR REDLINES	NC

SOUTH ELEVATION

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



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SD06023A
NORTH PARK BAPTIST CHURCH
3828 BANCROFT STREET
SAN DIEGO, CA 92104
ROOFTOP SITE

SHEET TITLE
ELEVATIONS

SHEET NUMBER
A-4

WEST ELEVATION

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

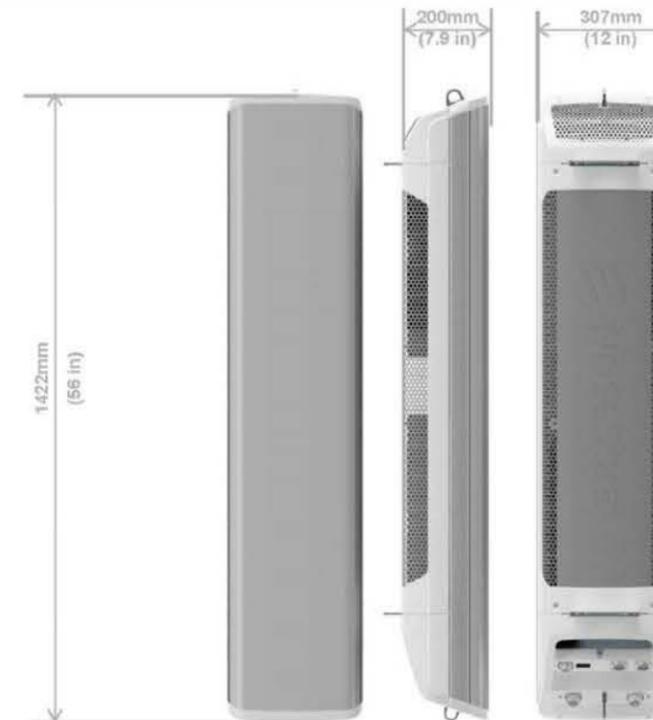
AIR 21 - Key Data



- › Radio:
 - Frequency bands: 1900 MHz (B2) and 1700/2100 MHz (B4)
 - One active antenna/radio, supporting e.g. 2x2 MIMO, 2 Tx + 4 Rx
 - 8 Carriers (4 carriers per radio)
 - IBW = 20 MHz per radio
- › Antenna
 - One best in class 65° passive antenna : 17,2 to 17.8 dBi gain
 - Two integrated RETs, one per frequency band, -2° - 12° tilt
 - Vertical beam width : 6.5° - 7.1°
 - Dual column for UL beam-forming / 4-way RX Diversity
- › Interfaces
 - Two optical fiber ports (CPRI) for active antenna/radio
 - One power connector, -48 V DC
 - Two 7/16 female connectors for passive antenna, with RET support
 - Two N female connectors for LMU (RX sharing ports) on 1900 MHz variant
- › Physical Characteristics and Environment:
 - H x W x D = 1422 x 307 x 200 mm (56" x 12" x 7.9")
 - 41.5 kg (91 lbs). Two mounting brackets - add 1 2.1 kg (5 lbs).
 - <750 N Wind load (worst direction, static @ 150 km/h)
 - Operating temperature range: -40°C to +55°C (-40°F to +131°F)
 - Heat dissipation 300 W



AIR 21 - Dimensions



T-Mobile

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PROJECT NO: SD06023A
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REV	DATE	DESCRIPTION	
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0	04/30/2015	100% ZD'S FOR ZAP	NC
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			-

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SD06023A
NORTH PARK BAPTIST CHURCH
3828 BANCROFT STREET
SAN DIEGO, CA 92104
ROOFTOP SITE

SHEET TITLE
ANTENNA
SPECIFICATIONS

SHEET NUMBER

A-5