



THE CITY OF SAN DIEGO

## REPORT TO THE HEARING OFFICER

HEARING DATE: March 20, 2013 REPORT NO. HO 13-023

ATTENTION: Hearing Officer

SUBJECT: SPRINT NEXTEL POINT LOMA METHODIST;  
PROJECT NO. 244420

LOCATION: 1984 Sunset Cliffs Boulevard

OWNER/  
APPLICANT: Point Loma United Methodist Church/Sprint Nextel Corporation

### SUMMARY

Issue: Should the Hearing Officer approve an application for a Wireless Communication Facility located at 1984 Sunset Cliffs Boulevard within the Ocean Beach Community Plan area?

Staff Recommendation - APPROVE Conditional Use Permit No. 892093.

Community Planning Group Recommendation - On October 3, 2012, the Ocean Beach Planning Board voted 10-0-0 to recommend approval of the project (Attachment 12).

Environmental Review - This project is exempt from environmental review pursuant to Article 19, Section 15301, Existing Facilities, of the California Environmental Quality Act (CEQA). Section 15301 allows the permitting, leasing, or minor alteration of existing public or private structures that would involve negligible or no expansion of use. This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on February 5, 2013, and the opportunity to appeal that determination ended February 27, 2013.

### BACKGROUND

The project site is located at 1984 Sunset Cliffs Boulevard (Attachment 1), on the southwest corner of Sunset Cliffs Boulevard and Saratoga Street (Attachment 2). The site is located in the RM-2-4 Zone (Attachment 3) within the Ocean Beach Community Plan (Attachment 4), Coastal Overlay Zone (Non-appealable Area 2), Coastal Height Limitation Overlay Zone. The site is also within the Airport Environs Overlay Zone, Airport Land Use Compatibility Plan (ALUCP) Noise Contours, Airport Approach Overlay Zone (AAOZ), Airport Influence Area (AIA), and the Federal Aviation Administration (FAA) Part 77 Noticing Area for the San Diego

International Airport (SDIA) and North Island Naval Air Station (NAS). The community plan designates the site for Residential, Medium Density (25 dwelling units/acre).

The site is currently developed with a church that contains an existing wireless communication facility (WCF). On June 28, 2000, Sprint PCS was approved for six panel antennas attached to the exterior of the church steeple and four equipment cabinets within an approximate 100-square foot equipment room located in the church steeple pursuant to Development Permit No. 99-0923-32, which expired on June 28, 2010. At the time of issuance of the permits in 2000, the regulations allowed for the approvals as a Process 1 Administrative Review, pursuant to Land Development Code (LDC) Section 141.0405. Sprint PCS and Nextel Communications were merged in 2005 and the company is now operating under the name Sprint Nextel.

## DISCUSSION

### Project Description:

Sprint Nextel is requesting a new permit to continue operating at this location with modifications to what was previously approved. The proposal is to remove the antennas attached to the exterior of the church steeple and install six antennas within eight new fiberglass faux columns around the top of the existing steeple. The fiberglass faux columns are architecturally integrated into the façade and will be textured and painted to match the existing church. Under the current WCF regulations pursuant to LDC Section 141.0420(e)(1), WCF's on a premises containing a non-residential use within a Residential zone are permitted with a Process 3 Conditional Use Permit (CUP). The antennas are located approximately 61-feet from the closest residentially zoned property line. The existing structure and proposed development would be exempt from a Coastal Development Permit (CDP) pursuant to LDC Section 126.0704(a).

The project as designed, complies with WCF design requirements pursuant to LDC Section 141.0420 (g). The project is not requesting nor does it require any deviations to the development regulations. A Radio Frequency report was submitted by Sprint Nextel demonstrating compliance with the Federal Communication Commission's regulations.

### Historical Review:

The existing church and steeple were constructed in 1942 and located within a Historic District (Ocean Beach Cottage Emerging District). City staff had determined that the property appears eligible for designation under one or more Historical Resources Board (HRB) designation criteria and that the proposed development is consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties and would not adversely impact the building's eligibility as a historic resource. Therefore, a condition has been added to the permit to assure that staff reviews the construction documents to be consistent with the Secretary of Interior Standards prior to issuance of any building permit.

### Airport Land Use Compatibility Plan:

The project site is located in the AEOZ, ALUCP Noise Contours (65-70 CNEL), AAOZ, AIA, and the FAA Part 77 Noticing Area for the SDIA and North Island NAS. The site is not located

within the ALUCP Overlay Zone. The proposed WCF is an unmanned facility and is a permitted use within AIA, and the site is not located within a Safety Zone or Overflight Notification Areas. On February 23, 2012, the WCF received a FAA Determination of No Hazard to Air Navigation (Attachment 8); therefore, the facility is in compliance with the FAA Part 77 notification requirements. No additional airport review or aviation easements are required for the project.

Community Plan:

The site is located in the Ocean Beach Community Planning area and the community plan designates the site for Residential, Medium Density (25 dwelling units/acre). The community plan does not contain specific policies on wireless communication facility development; therefore, there are no community plan land use issues associated with the location of the proposed project.

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 to be aesthetically pleasing and respectful of the neighborhood context. The antennas will be located behind fiberglass faux columns around the top of the existing steeple, which have been designed to be architecturally integrated into the façade. Therefore, the WCF is in conformance with the purpose and intent of the General Plan.

Council Policy 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. Sprint Nextel is requesting a new permit to continue operating at this location with modifications to what was previously approved. The project is located on a premise containing a non-residential use within a Residential zone and is permitted with a CUP. The antennas will be located approximately 61-feet from the closest residentially zoned property line. The applicant submitted a site justification letter explaining why a Preference 3 level site was selected over the lower Preference 1 level sites, and submitted existing and proposed wireless communication service coverage maps (Attachment 9).

CONCLUSION

The proposal is to maintain the WCF at this location with modifications. The project meets all applicable regulations and policy documents, and the project is consistent with the recommended land use, the purpose and intent of the design guidelines, and development standards in effect for this site per the WCF regulations, the LDC, and the General Plan. Staff recommends that the Hearing Officer approve Conditional Use Permit No. 892093.

ALTERNATIVE

1. **APPROVE** Conditional Use Permit No. 892093, with modifications.
2. **DENY** Conditional Use Permit No. 892093, if the Hearing Officer makes written findings based on substantial evidence that the approval is not authorized by state or local zoning law.

Respectfully submitted,



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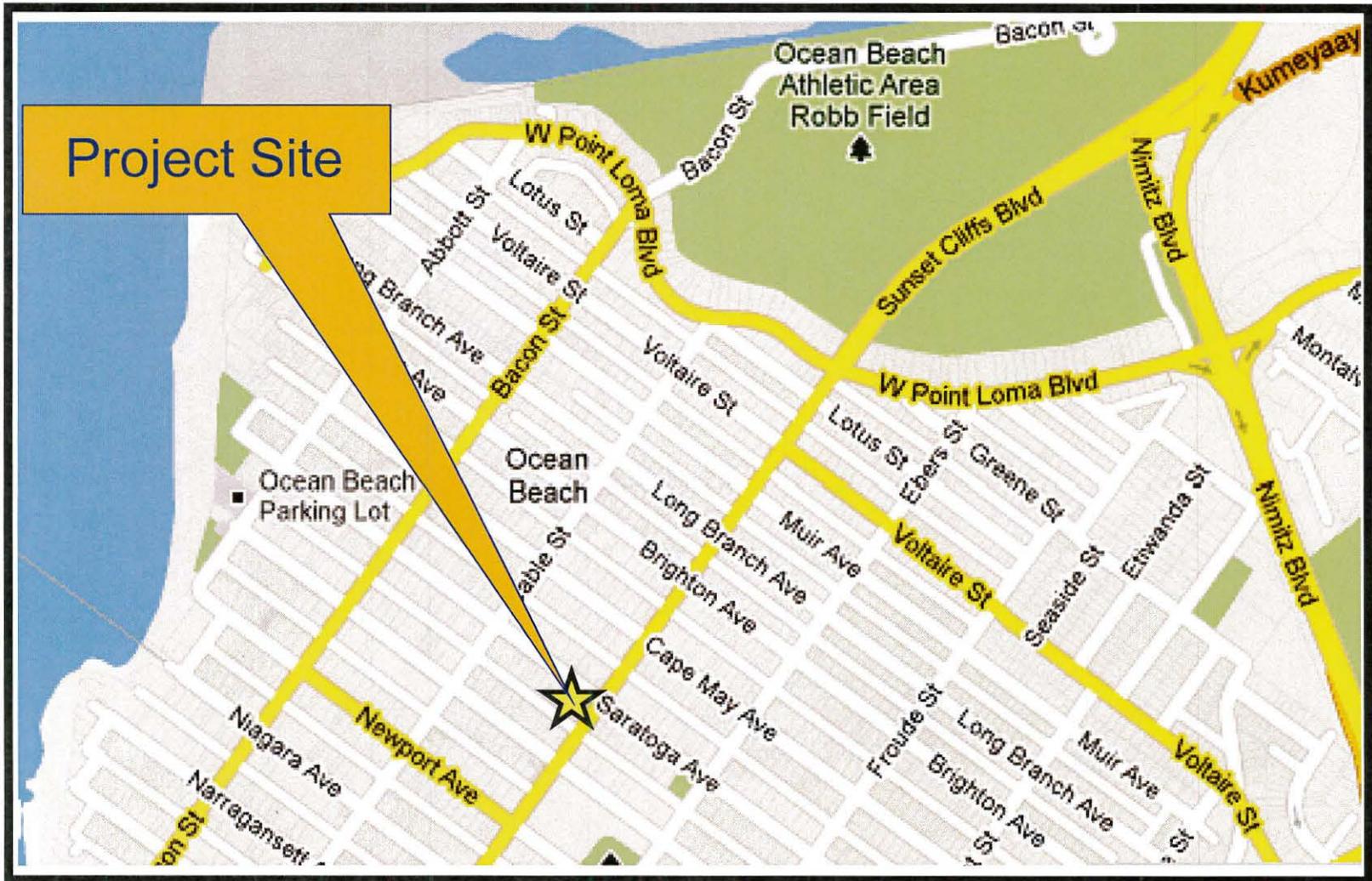
Jeffrey A. Peterson  
Development Project Manager  
Development Services Department

LYNCH-ASHCRAFT/JAP

Attachments:

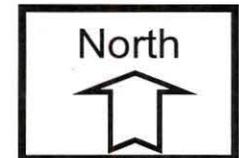
1. Location Map
2. Aerial Photograph
3. Zoning Map
4. Community Plan Land Use Map
5. Project Data Sheet
6. Project Plan
7. Photo Simulations
8. FAA Determination
9. Site Justification Letter
10. Draft Permit with Conditions
11. Draft Resolution with Findings
12. Community Planning Group Recommendation/Minutes
13. Environmental Exemption Determination
14. Ownership Disclosure Statement.
15. Project Chronology
16. Copy of Public Notice (forwarded to HO)

Internal Order No. 24001971



## Location Map

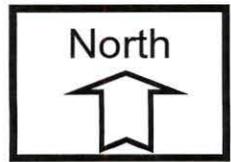
Sprint Nextel Point Loma Methodist – Project No. 244420  
1984 Sunset Cliffs Boulevard

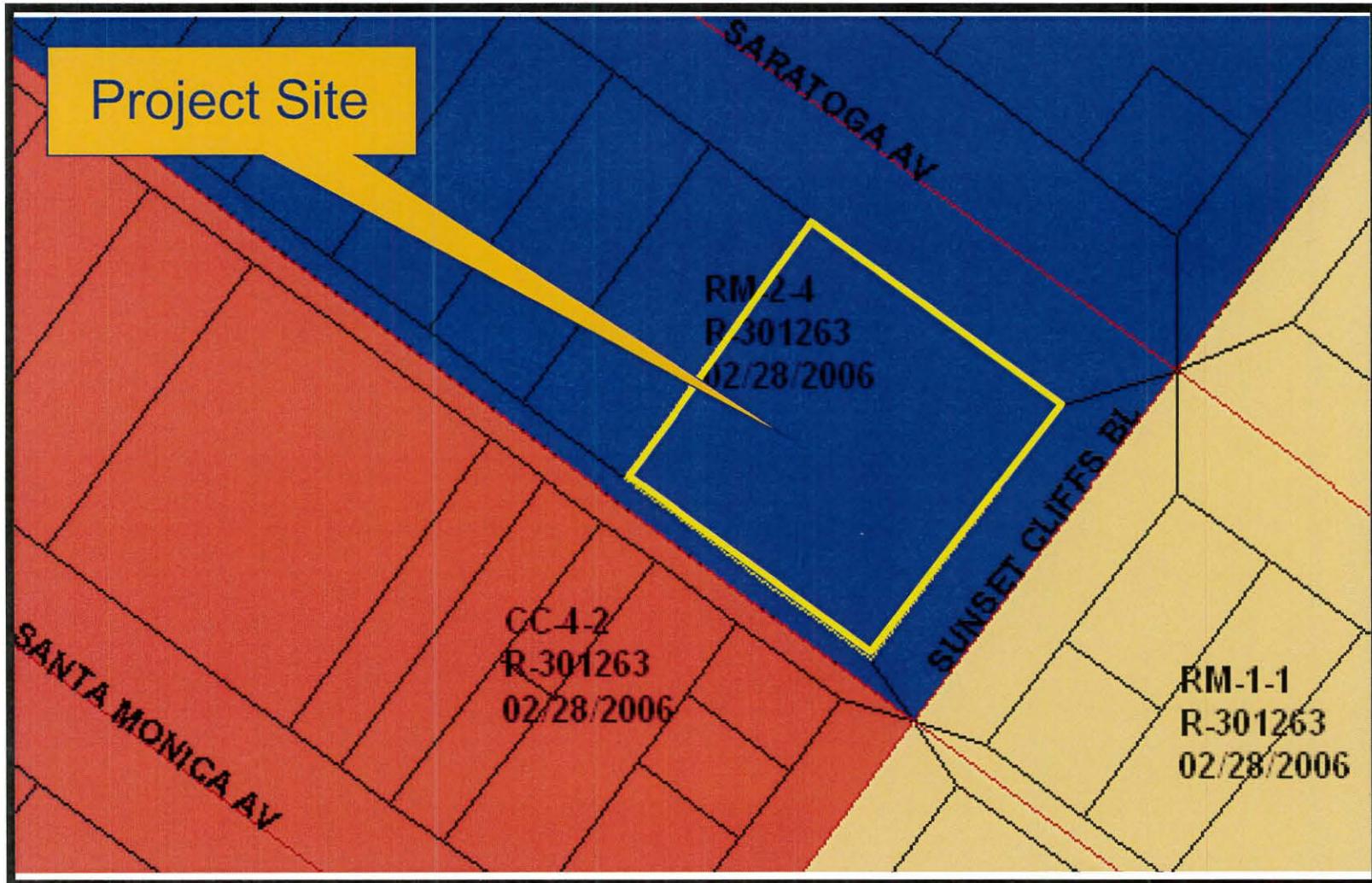




# Aerial Photograph

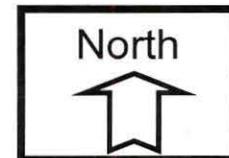
Sprint Nextel Point Loma Methodist –Project No. 244420  
1984 Sunset Cliffs Boulevard

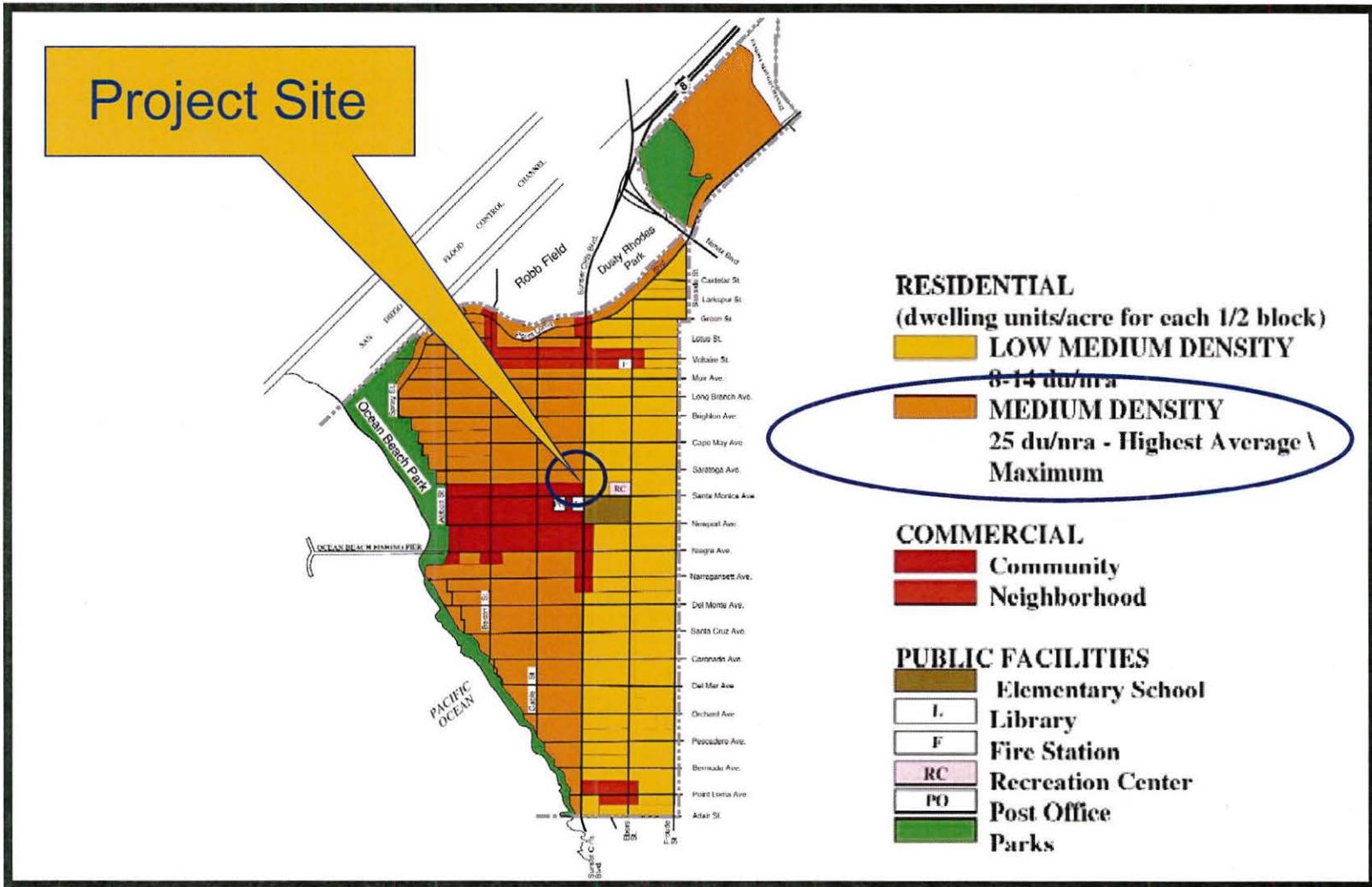




## Zoning Map

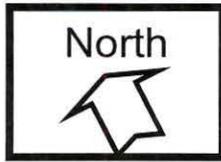
Sprint Nextel Point Loma Methodist –Project No. 244420  
 1984 Sunset Cliffs Boulevard





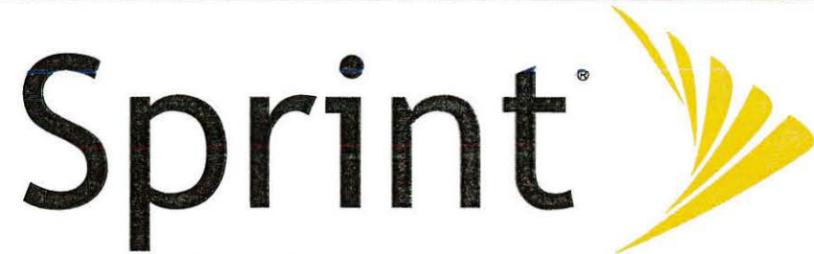
# Ocean Beach Community Plan Land Use Map

Sprint Nextel Point Loma Methodist –Project No. 244420  
1984 Sunset Cliffs Boulevard



## PROJECT DATA SHEET

<b>PROJECT NAME:</b>	Sprint Nextel Point Loma Methodist - Project No. 244420	
<b>PROJECT DESCRIPTION:</b>	An application to continue operating a Wireless Communication Facility located at 1984 Sunset Cliffs Boulevard	
<b>COMMUNITY PLAN AREA:</b>	Ocean Beach	
<b>DISCRETIONARY ACTIONS:</b>	Conditional Use Permit	
<b>COMMUNITY PLAN LAND USE DESIGNATION:</b>	Residential, Medium Density 25 dwelling units/acre (DU/AC)	
<b>ZONING INFORMATION</b>		
<b>ZONE:</b> RM-2-4 <b>HEIGHT LIMIT:</b> 30'0" (Coastal Height Limitation Overlay Zone) <b>LOT SIZE:</b> 6,000 sq ft <b>FLOOR AREA RATIO:</b> 1.20 <b>LOT COVERAGE:</b> NA <b>FRONT SETBACK:</b> 15 ft min/20 ft stnd <b>SIDE SETBACK:</b> 5 ft min <b>STREETSIDE SETBACK:</b> 10 ft <b>REAR SETBACK:</b> NA <b>PARKING:</b> NA		
<b>ADJACENT PROPERTIES:</b>	<b>LAND USE DESIGNATION &amp; ZONE</b>	<b>EXISTING LAND USE</b>
<b>NORTH:</b>	Residential, Medium Density / RM-2-4	Multi-Family Residential
<b>SOUTH:</b>	Community Commercial/ CC-4-2	Commercial and Multi-Family Residential
<b>EAST:</b>	Residential, Low-Medium Density / RM-1-1	Single-Family and Multi-Family Residential
<b>WEST:</b>	Residential, Medium Density / RM-2-4	Multi-Family Residential
<b>DEVIATIONS OR VARIANCES REQUESTED:</b>	None	
<b>COMMUNITY PLANNING GROUP RECOMMENDATION:</b>	On October 3, 2012, the Ocean Beach Planning Board voted 10-0-0 to recommend approval of the project.	



**NETWORK VISION MMBTS LAUNCH**

**POINT LOMA METHODIST  
SD34XC538**

1984 SUNSET CLIFFS BLVD.  
SAN DIEGO, CA 92107

**INFORMATION BULLETIN 536**

THE WIRELESS COMMUNICATION FACILITY COMPLIES WITH FEDERAL STANDARDS FOR RADIO FREQUENCY IN ACCORDANCE WITH THE TELECOMMUNICATION ACT OF 1996 & SUBSEQUENT AMENDMENTS & ANY OTHER REQUIREMENTS IMPOSED BY STATE OR FEDERAL REGULATORY AGENCIES.

**DEVELOPMENT SUMMARY**

**PROJECT DESCRIPTION:**

ZONING PERMIT FOR AN EXISTING 'SPRINT' UNMANNED TELECOMMUNICATION FACILITY:

**SPRINT ENTITLEMENT & PROPOSED:**

- (2) PANEL ANTENNAS PER SECTOR (6) TOTAL
- (1) GPS ANTENNA
- (4) EQUIPMENT CABINETS LOCATED INSIDE (E) CHURCH BELLTOWER ROOM

**EXISTING INSTALLATION:**

- (2) PANEL ANTENNAS PER SECTOR (6) TOTAL
- (1) GPS ANTENNA
- (2) EQUIPMENT CABINETS

**DEVELOPMENT SUMMARY:**

- SPRINT NEXTEL IS PROPOSING A WIRELESS COMMUNICATION FACILITY (WCF) FOR THE REPLACEMENT OF EXISTING PANEL ANTENNAS WITH (6) NV-ALU PANEL ANTENNAS (2) PER SECTOR WITHIN A FALSE COLUMN ELEMENT & (2) ADDITIONAL FALSE COLUMNS ON THE EXTERIOR OF AN EXISTING CHURCH STEEPLE FOR A TOTAL OF (8) COLUMNS & (2) EQUIPMENT CABINETS LOCATED IN A 90 SQ. FT. LEASE AREA WITHIN THE CHURCH TOWER.
- PROPOSED INSTALLATION OF (6) NV-ALU PANEL ANTENNAS WITH PROPOSED FRP BOX SCREENS MOUNTED ON EXISTING CHURCH TOWER WALL.
- PROPOSED INSTALLATION OF (3) NV-ALU RRH UNITS MOUNTED INSIDE EXISTING CHURCH TOWER.

BOXYED BELOW IS A LIST OF DEVELOPMENT REGULATION DEVIATIONS AND THE REQUIRED PERMITS/APPROVALS. N/A IF LEFT BLANK.

FILLED OUT BY ZONER/APPLICANT:

CONDITIONAL USE PERMIT

**PROPERTY INFORMATION:**

**OWNER:**

POINT LOMA UNITED METHODIST  
CONTACT: REV. JAMES MISHLER  
1984 SUNSET CLIFFS BLVD.  
SAN DIEGO, CA 92107

PHONE: (619) 424-2995

(E) SPRINT EQUIPMENT  
LEASE AREA: 90.25 SQ. FT.

APN NUMBER: 448-302-17

(E) OCCUPANCY TYPE: S-2

(E) CONSTRUCTION TYPE: V-1

CURRENT ZONING: RM-2-4

DEVELOPMENT PERMIT NO.: 99-0923-32

PERMIT NO. B200342-01

PLAN FILE NO. A110824-00

JURISDICTION: CITY OF SAN DIEGO

NUMBER OF FLOORS: 2

YEAR BUILDING COMPLETED 1942

**OVERLAY ZONES WHICH INCLUDES:**

AIRPORT ENVIRONS OVERLAY ZONES, ALUPC NOISE CONTOURS (CNEL), AIRPORT APPROACH OVERLAY ZONE, AIRPORT INFLUENCE AREA & THE FEDERAL AVIATION ADMINISTRATION (FAA) PART 77 NOTICING AREA FOR THE SAN DIEGO INTERNATIONAL AIRPORT (SDIA) & NORTH ISLAND NAVAL AIR STATION (NAS), PARKING IMPACT OVERLAY ZONE (COASTAL BEACH), & THE RESIDENTIAL TANDEM PARKING OVERLAY ZONE.

**EXISTING WCF'S ON SAME PROPERTY:**

SPRINT NEXTEL

**PROJECT TEAM:**

CONSTRUCTION: PAUL HOKENESS  
PHONE: (858) 231-8889

SITE ACQUISITION: DEBRA DEPRATTI GARDNER  
PHONE: (619) 726-8110

PLANNING: DEBRA DEPRATTI GARDNER  
PHONE: (619) 726-8110

ARCHITECT: MIKE SHEWBRIDGE  
PHONE: (949) 251-1117

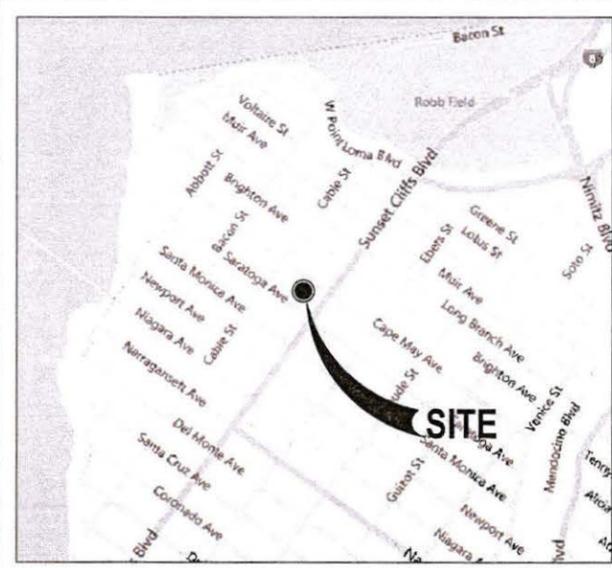
**CODE COMPLIANCE**

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

- CALIFORNIA ADMINISTRATIVE CODE (INCL. TITLES 24 & 25) 2010
- CALIFORNIA BUILDING CODES 2010
- CALIFORNIA ELECTRICAL CODES 2010
- CALIFORNIA MECHANICAL CODES 2010
- CALIFORNIA PLUMBING CODES 2010
- ANSI / EIA-222 E&F
- LOCAL BUILDING CODES
- CITY / COUNTY ORDINANCES
- CALIFORNIA FIRE CODE 2010 EDITION

**VICINITY MAP**

COORDINATES: 32° 44' 46.75" N  
117° 14' 47.68" W



**DRIVING DIRECTIONS**

DEPART FROM SAN DIEGO INTERNATIONAL AIRPORT:

START OUT GOING EAST TOWARD N HARBOR DR. TURN LEFT ONTO N HARBOR DRIVE., TURN RIGHT ONTO NIMITZ BLVD., KEEP STRAIGHT ONTO LOWELL ST., TURN RIGHT ONTO PLUM ST, AND THEN IMMEDIATELY TURN LEFT ONTO MACAULAY ST., KEEP LEFT ONTO NARRAGANSETT AVE., TURN RIGHT ONTO SUNSET CLIFFS BLVD., ARRIVE AT 1984 SUNSET CLIFFS BLVD, SAN DIEGO, CA 92107-2824 ON THE LEFT.

APPROVAL	DATE	SIGNATURE
P.M.		
LANDLORD		
CONST.		
S/A		
RF		
ZONING		
A&E		
RF		

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

**DRAWING INDEX**

T1	TITLE SHEET
T2	LESSEE'S CERTIFICATE FOR POST CONST. BMP
A1	SITE PLAN
A2	EQUIPMENT & ANTENNA LAYOUT
A3	EXTERIOR ELEVATIONS
A4	EXTERIOR ELEVATIONS
A5	DETAILS
A6	ANTENNA & EQUIPMENT SPECIFICATIONS

**LEGAL DESCRIPTION**

LOTS 25 THRU 31 INCLUSIVE OF BLOCK 54 OF OCEAN BEACH IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 279, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO, MAY 28, 1887.

**APPLICANT INFORMATION**

**APPLICANT:**  
SPRINT  
9605 SCRANTON RD., SUITE 400  
SAN DIEGO, CA 92121

**CONTACT:** STEPHEN DEMARS  
PHONE: (760) 250-3706  
FAX: (858) 650-4202

**SITE ACQUISITION:**  
DEPRATTI INCORPORATED  
1394B CALLE BUENO GANAR  
JAMUL, CA 91935

**CONTACT:** DEBRA DEPRATTI GARDNER  
PHONE: (619) 726-8110

**ARCHITECT:**  
MSA ARCHITECTURE & PLANNING  
3194 AIRPORT LOOP DRIVE, SUITE C1  
COSTA MESA, CA 92626

**CONTACT:** MICHAEL SHEWBRIDGE  
PHONE: (949) 251-1177

**ABBREVIATIONS**

A.B. ANCHOR BOLT	E.N. EDGE NAILING	INSUL INSULATION	RM ROOM
ADJ ADJUSTABLE/ADJACENT	E.O. EDGE OF	INT INTERIOR	R.O. ROUGH OPENING
AFF ABOVE FINISH FLOOR	E.O.S. EDGE OF SLAB	JT JOINT	R.O.W. RIGHT OF WAY
ALT ALTERNATE	EPS EXPANDED POLYSTYRENE	LAM LAMINATED	RT ROUTE
ALUM ALUMINUM	EQ EQUAL	L.N.A. LOW NOISE AMPLIFIER	SCHED SCHEDULE
ANT ANTENNA	EQUIP EQUIPMENT	MAT'L MATERIAL	SECT SECTION
ASTM AMERICAN SOCIETY FOR TESTING & MATERIALS	EXT EXTERIOR	MAX MAXIMUM	SHT SHEET
ASTM AMERICAN SOCIETY FOR TESTING & MATERIALS	F.D. FLOOR DRAIN	MECH MECHANICAL	SIM SIMILAR
BD BOARD	FIN FINISH	MED MEDIUM	SPEC SPECIFICATION(S)
BLDG BUILDING	F.J. FLOOR JOIST	MFR MANUFACTURER	SQ. SQ. FOOT
BLK'G BLOCKING	FLR FLOOR	MIN MINIMUM	SQ.FT. SQUARE FOOT
BM BEAM	F.N. FIELD NAILING	MIR MIRROR	S.S. STAINLESS STEEL
B.N. BOUNDARY NAILING	F.O. FACE OF	MISC MISCELLANEOUS	STD STANDARDS
B.O. BOTTOM OF	F.O.F. FACE OF FINISH	MM MILLIMETER(S)	STL STEEL
C CONDUIT	F.O.M. FACE OF MASONRY	M.O. MASONRY OPENING	SUSP SUSPENDED
CHAM CHAMFER	F.O.S. FACE OF STUD	MTD MOUNTED	SYM SYMMETRICAL
C.I.P. CAST IN PLACE	FR FRAME	MTL METAL	TEL-TELE TELEPHONE
CIR CIRCUMFERENCE	F.R.P. FIBER REINFORCED	(N) NEW	TEMP TEMPORARY/TEMPERATURE
CLR CLEAR	F.S. FINISH SURFACE	N.I.C. NOT IN CONTRACT	THK THICK(NESS)
C.M.U. CONCRETE MASONRY UNIT	FT FEET	NOM NOMINAL	T&B TOP & BOTTOM
COMB COMBINATION	FTG FOOTING	NOT TO SCALE	T.O. TOP OF
CONC CONCRETE	FUT FUTURE	ON CENTER	T.O.C. TOP OF CONCRETE OR CURB
CONTS CONSTRUCTION	GALV GALVANIZED	O.D. OUTSIDE DIAMETER	T.O.M. TOP OF MASONRY
CONT CONTINUOUS	GL GLASS	OPNG OPENING	T.O.P. TOP OF PLATE
CTR CENTER	G.L.B. GLUE LAM BEAM	OPP OPPOSITE	T.P.M. TOP OF WALL
D.B. DIRECT BURIAL	G.P.S.M. GYPSONUM	PERI PERIMETER	T.P.A. TOWER MOUNTED AMPLIFIER
DBL DOUBLE	H.B. HOSE BIBB	PL PROPERTY LINE	TYP TYPICAL
DET DETAIL	H.D. HEAVY DUTY	PLAST PLASTER	U.G. UNDER GROUND
D.F. DOUGLAS FIR	H.W.R. HARDWARE	PT POINT	U.N.G. UNLESS NOTED OTHERWISE
DIA DIAMETER	H.M. HOLLOW METAL	P.T. PRESSURE TREATED	VERIF. VERIFY IN FIELD
DIM DIMENSION	H.R. HORIZONTAL	R RADIUS	VERT VERTICAL
DN DOWN	HR HOUR	R.D. ROOF DRAIN	V.C.T. VINYL COMPOSITION TILE
DR DOOR	HT HEIGHT	REF REFERENCE	W.P. WATER/WEATHER PROOF
D.S. DOWN SPOUT	I.D. INSIDE DIAMETER	REQ'D REQUIRED	WTH WITH
DWG DRAWING		REV REVISION	W/O WITHOUT
(E) EXISTING		R.J. ROOF JOIST	XFMR TRANSFORMER
EA EACH			
EL ELEVATION			



**PROJECT INFORMATION:**

**POINT LOMA METHODIST  
SD34XC538**  
1984 SUNSET CLIFFS BLVD.  
SAN DIEGO, CALIFORNIA 92107  
SAN DIEGO COUNTY

**CURRENT ISSUE DATE:**

09-12-12

**ISSUED FOR:**

**ZONING**

**REV. DATE DESCRIPTION BY:**

△	09-12-12	REVISED FRP SCREENING	HC
△	08-29-12	REVISED FRP SCREENING	HC
△	05-31-12	REVISED CD ADDING NV-ALU ANTENNAS	ARC
△	02-02-12	REVISED ZD PER COMPLETENESS REPORT	ARC
△	08-15-11	REVISED ZD PER COMPLETENESS REPORT	ARC
△	06-13-11	100% ZONING DRAWINGS	ARC
△	06-08-11	90% ZDs FOR REVIEW	JG

**PLANS PREPARED BY:**

**MSA**  
Architecture & Planning  
3194 Airport Loop Drive, Suite C1  
Costa Mesa, California 92626  
949.251.1177 fax 949.251.1120  
Santa Ana • San Diego • San Francisco  
www.msa-aj.com

**CONSULTANT:**

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**DRAWN BY: CHK.: APV.:**

JG	MJS	MJS
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**LICENSURE:**

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**SHEET TITLE:**

**TITLE SHEET**

**SHEET NUMBER: REVISION:**

<b>T1</b>	<b>7</b>
	SD35XC538

Sep 12, 2012 - 11:07am mrcouch T:\SPRINT\SPRINT\_ACTIVE\_San\_Diego\DEPRATTI\_PROJECTS\SD34XC538\_POINT LOMA METHODIST\1-ZD\SD34XC538 - ZD.dwg

Sep 12, 2012 - 11:08am hmcrouch T:\SPRINT\SPRINT\_ACTIVE\_San\_Diego\DEPRATT\PROJECTS\SD34XC538\_POINT\_LOMA\_METHODIST\1-ZD\SD34XC538 - ZD.dwg

Lessee's Certificate  
Standard Wireless Facility Project  
for Post-construction BMP's

I/we the undersigned, as lessee of a portion of the property described as  
**1984 SUNSET CLIFFS BLVD., SAN DIEGO, CA 92107**

(Address or legal description)  
understand that, in accordance with the San Diego Municipal Code, Land Development Manual - Storm Water Standards, this project is required to "Identify Pollutants from the Project Area" and incorporate "Site Design" and "Source Control" BMPs.

I certify to the best of my knowledge, that the pollutants anticipated by the proposed land use are as follows:

- Sediments
- Nutrients
- Trash & debris
- Oxygen Demanding Substance
- Oil & Grease
- Bacteria & Viruses
- Pesticides

I/we will incorporate the following into the site design:

- Maintain pre-development runoff characteristics
- Minimize impervious foot print by constructing walkways, patios and driveways with permeable surfaces.
- Conserve natural areas
- Use natural drainage systems as opposed to lined swales or underground drainage systems
- Drain roof tops, walkways, patios and driveways into adjacent landscaping prior to discharging to the public drainage system.
- Preserve existing native trees and shrubs
- Protect all slopes from erosion

Additionally, I/we will:

- Minimize the use of pesticides
- Use efficient irrigation systems and landscape design, incorporating rain shutoff devices and flow reducers as needed.

I/we will maintain the above Standard Permanent BMP's for the duration of the lease.

Lessee STEPHEN DEMARS Company Name SPRINT

(print name)  
Lessee  Date 08/15/11  
(signature)



PROJECT INFORMATION:

**POINT LOMA METHODIST  
SD34XC538**  
1984 SUNSET CLIFFS BLVD.  
SAN DIEGO, CALIFORNIA 92107  
SAN DIEGO COUNTY

CURRENT ISSUE DATE:

09-12-12

ISSUED FOR:

**ZONING**

REV.: DATE: DESCRIPTION: BY:

REV.	DATE	DESCRIPTION	BY
7	09-12-12	REVISED FRP SCREENING	HC
6	08-29-12	REVISED FRP SCREENING	HC
5	05-31-12	REVISED CD ADDING NV-ALU ANTENNAS	ARC
4	02-02-12	REVISED ZD PER COMPLETENESS REPORT	ARC
3	08-15-11	REVISED ZD PER COMPLETENESS REPORT	ARC
2	06-13-11	100% ZONING DRAWINGS	ARC
1	06-08-11	90% ZDs FOR REVIEW	JG

PLANS PREPARED BY:

**MSA**  
*Architecture & Planning*  
3194 Airport Loop Drive, Suite C1  
Costa Mesa, California 92626  
949.251.1177 fax 949.251.1120  
Santa Ana • San Diego • San Francisco  
[www.msa-qa.com](http://www.msa-qa.com)

CONSULTANT:

Blank space for consultant information.

DRAWN BY: CHK.: APV.:

JG MJS MJS

LICENSURE:

Blank space for licensure information.

SHEET TITLE:

**LESSEE'S CERTIFICATE  
FOR POST  
CONSTRUCTION BMP**

SHEET NUMBER: REVISION:

**T2**

**7**

SD35XC538



PROJECT INFORMATION:  
**POINT LOMA METHODIST**  
**SD34XC538**  
 1984 SUNSET CLIFFS BLVD.  
 SAN DIEGO, CALIFORNIA 92107  
 SAN DIEGO COUNTY

CURRENT ISSUE DATE:  
**09-12-12**

ISSUED FOR:  
**ZONING**

REV.	DATE	DESCRIPTION	BY
△	09-12-12	REVISED FRP SCREENING	HC
△	08-29-12	REVISED FRP SCREENING	HC
△	05-31-12	REVISED CD ADDING NV-ALU ANTENNAS	ARC
△	02-02-12	REVISED ZD PER COMPLETENESS REPORT	ARC
△	08-15-11	REVISED ZD PER COMPLETENESS REPORT	ARC
△	06-13-11	100% ZONING DRAWINGS	ARC
△	06-08-11	90% ZDs FOR REVIEW	JG

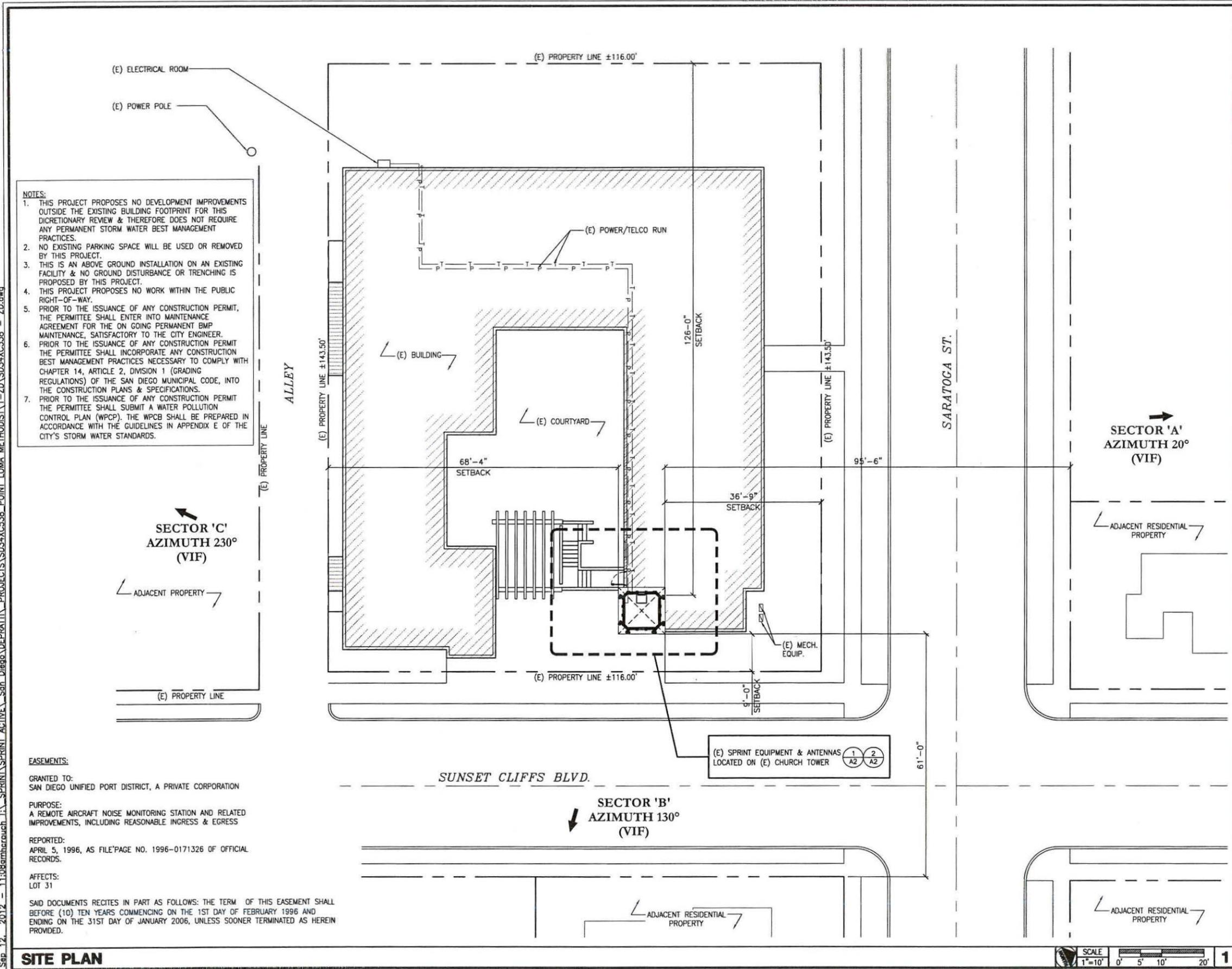
PLANS PREPARED BY:  
**MSA**  
 Architecture & Planning  
 3194 Airport Loop Drive, Suite C1  
 Costa Mesa, California 92626  
 949.251.1177 fax 949.251.1120  
 Santa Ana • San Diego • San Francisco  
 www.msa-ap.com

CONSULTANT:  
 DRAWN BY: JG    CHK.: MJS    APV.: MJS

LICENSURE:  
 SHEET TITLE:  
**SITE PLAN**

SHEET NUMBER: **A1**    REVISION: **7**

SD35XC538



- NOTES:
- THIS PROJECT PROPOSES NO DEVELOPMENT IMPROVEMENTS OUTSIDE THE EXISTING BUILDING FOOTPRINT FOR THIS DISCRETIONARY REVIEW & THEREFORE DOES NOT REQUIRE ANY PERMANENT STORM WATER BEST MANAGEMENT PRACTICES.
  - NO EXISTING PARKING SPACE WILL BE USED OR REMOVED BY THIS PROJECT.
  - THIS IS AN ABOVE GROUND INSTALLATION ON AN EXISTING FACILITY & NO GROUND DISTURBANCE OR TRENCHING IS PROPOSED BY THIS PROJECT.
  - THIS PROJECT PROPOSES NO WORK WITHIN THE PUBLIC RIGHT-OF-WAY.
  - PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE PERMITTEE SHALL ENTER INTO MAINTENANCE AGREEMENT FOR THE ON GOING PERMANENT BMP MAINTENANCE, SATISFACTORY TO THE CITY ENGINEER.
  - PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT THE PERMITTEE SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS & SPECIFICATIONS.
  - PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT THE PERMITTEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCP). THE WPCP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN APPENDIX E OF THE CITY'S STORM WATER STANDARDS.

EASEMENTS:  
 GRANTED TO:  
 SAN DIEGO UNIFIED PORT DISTRICT, A PRIVATE CORPORATION  
 PURPOSE:  
 A REMOTE AIRCRAFT NOISE MONITORING STATION AND RELATED IMPROVEMENTS, INCLUDING REASONABLE INGRESS & EGRESS  
 REPORTED:  
 APRIL 5, 1996, AS FILE PAGE NO. 1996-0171326 OF OFFICIAL RECORDS.  
 AFFECTS:  
 LOT 31  
 SAID DOCUMENTS RECITES IN PART AS FOLLOWS: THE TERM OF THIS EASEMENT SHALL BEFORE (10) TEN YEARS COMMENCING ON THE 1ST DAY OF FEBRUARY 1996 AND ENDING ON THE 31ST DAY OF JANUARY 2006, UNLESS SOONER TERMINATED AS HEREIN PROVIDED.

**SITE PLAN**



Sep. 12, 2012 - 11:08am hrcrcvch11 - SPRINT\_SPRINT\_ACTIVE - San Diego DEPRATI - PROJECTS\SD34XC538 - POINT LOMA METHODIST\1 - ZD\SD34XC538 - ZD.dwg



PROJECT INFORMATION:

**POINT LOMA METHODIST  
SD34XC538**

1984 SUNSET CLIFFS BLVD.  
SAN DIEGO, CALIFORNIA 92107  
SAN DIEGO COUNTY

CURRENT ISSUE DATE:

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PLANS PREPARED BY:



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Architecture & Planning  
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Costa Mesa, California 92626  
949.251.1177 fax 949.251.1120  
Santa Ana San Diego San Francisco  
www.msa-qa.com

CONSULTANT:

Blank area for consultant information.

DRAWN BY: CHK.: APV.:

JG MJS MJS

LICENSURE:

Blank area for license information.

SHEET TITLE:

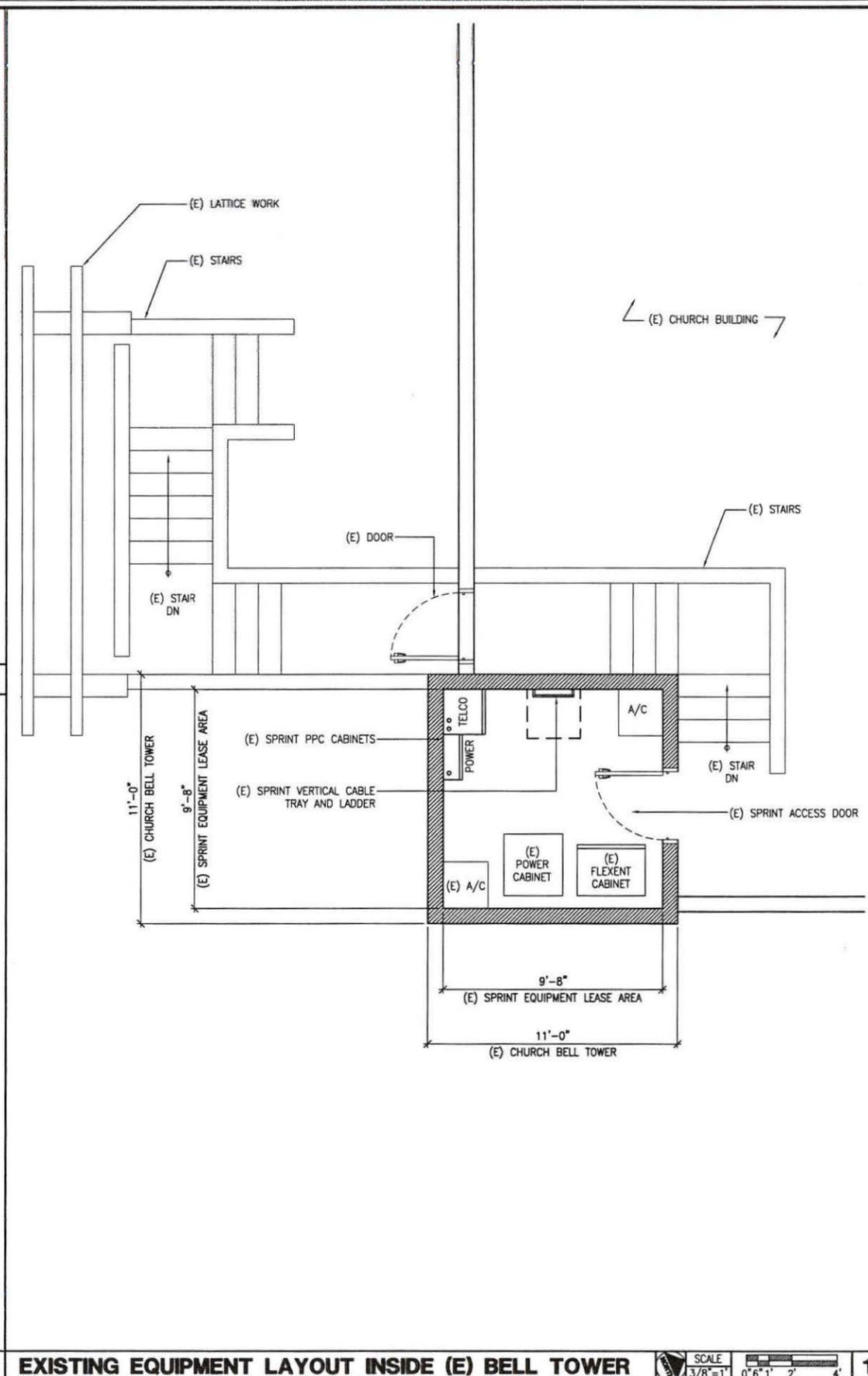
**EQUIPMENT AND  
ANTENNA LAYOUT**

SHEET NUMBER: REVISION:

**A2**

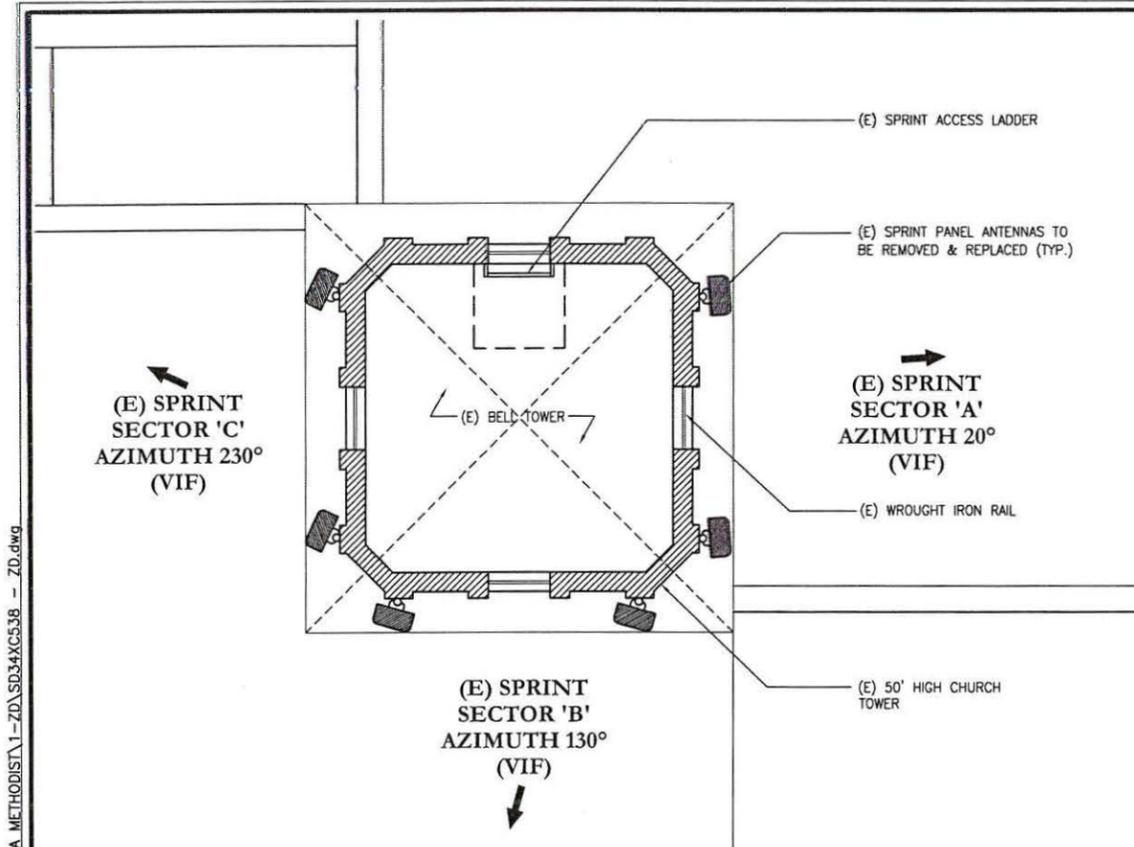
**7**

SD35XC538



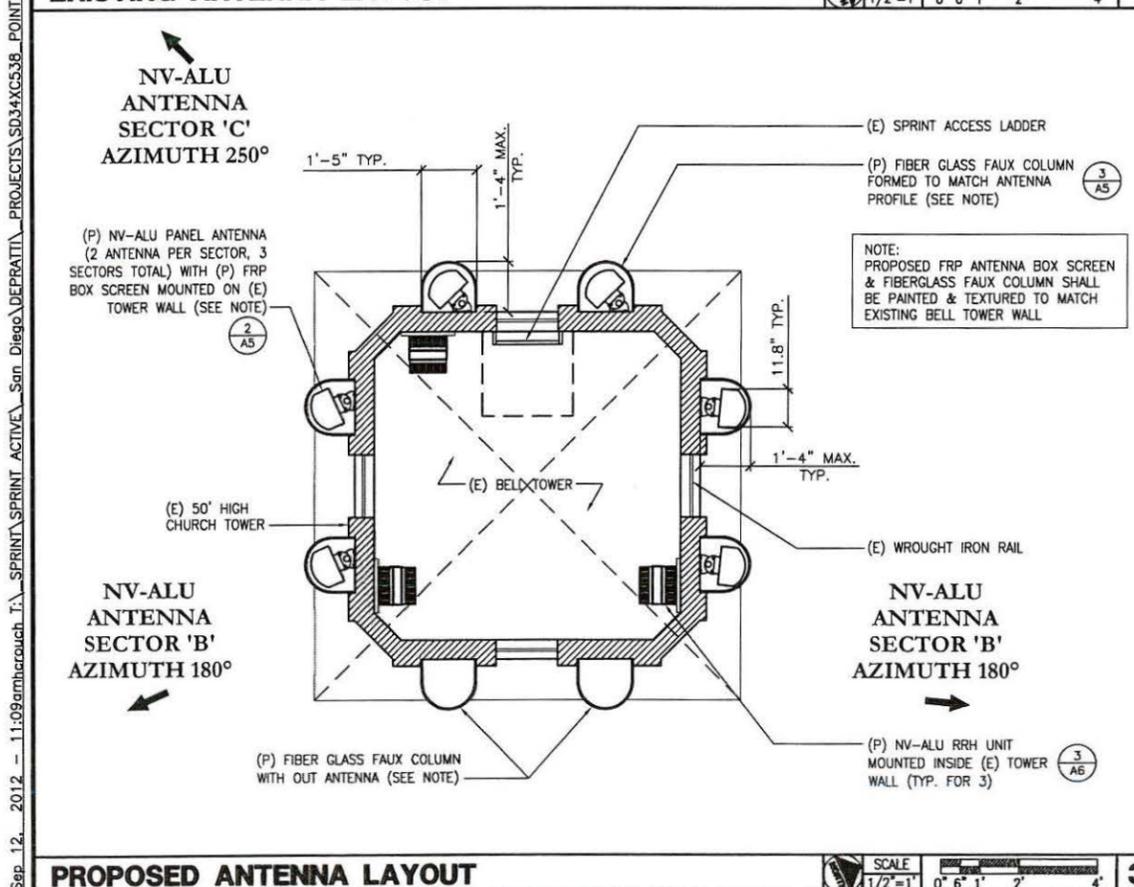
**EXISTING EQUIPMENT LAYOUT INSIDE (E) BELL TOWER**

SCALE 3/8"=1' 0' 6' 1' 2' 4' 1



**EXISTING ANTENNA LAYOUT**

SCALE 1/2"=1' 0' 6' 1' 2' 4' 2



**PROPOSED ANTENNA LAYOUT**

SCALE 1/2"=1' 0' 6' 1' 2' 4' 3

Sep. 12, 2012 - 11:09amrcouch T:\\_SPRINT\SPRINT ACTIVE\_San Diego\DEPRATT\PROJECTS\SD34XC538\_POINT LOMA METHODIST\1-ZD\SD34XC538 - ZD.dwg



PROJECT INFORMATION:  
**POINT LOMA METHODIST  
 SD34XC538**  
 1984 SUNSET CLIFFS BLVD.  
 SAN DIEGO, CALIFORNIA 92107  
 SAN DIEGO COUNTY

CURRENT ISSUE DATE:  
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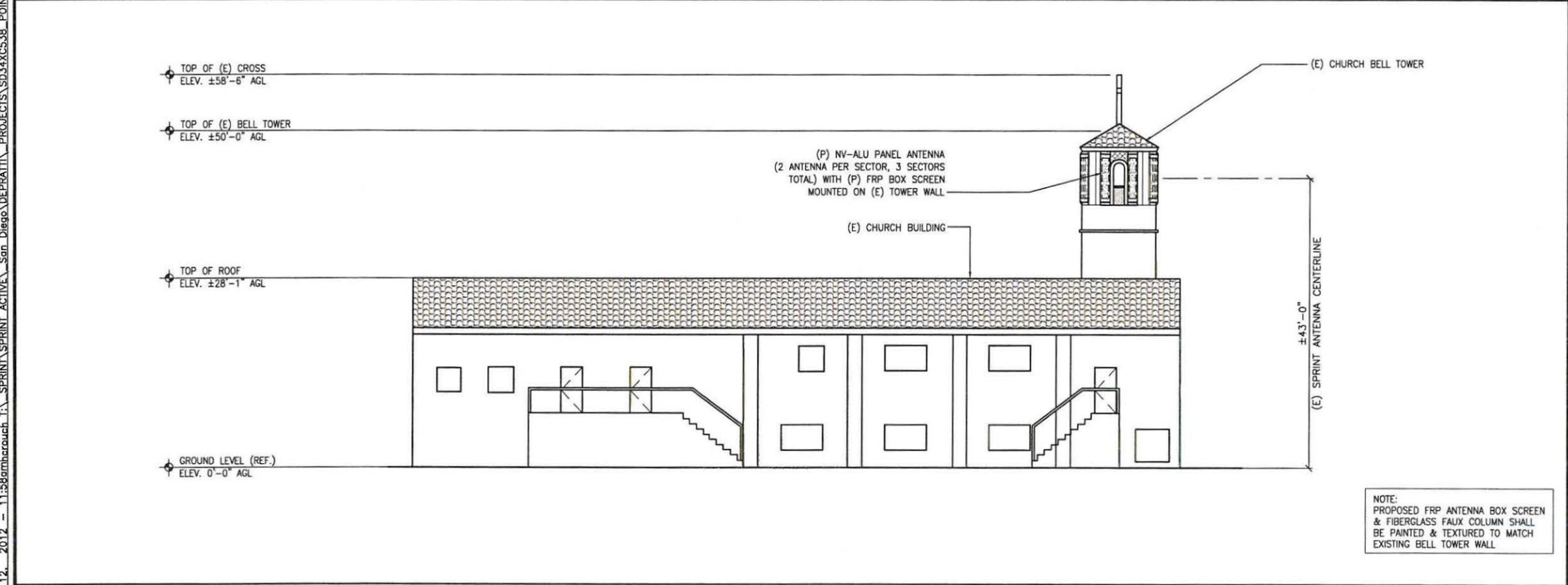
LICENSURE:  
 SHEET TITLE:  
**EXTERIOR ELEVATIONS**

SHEET NUMBER: **A3**    REVISION: **7**  
 SD35XC538



**SOUTHEAST ELEVATION**

SCALE 3/16"=1' 0' 1' 3' 7' **1**

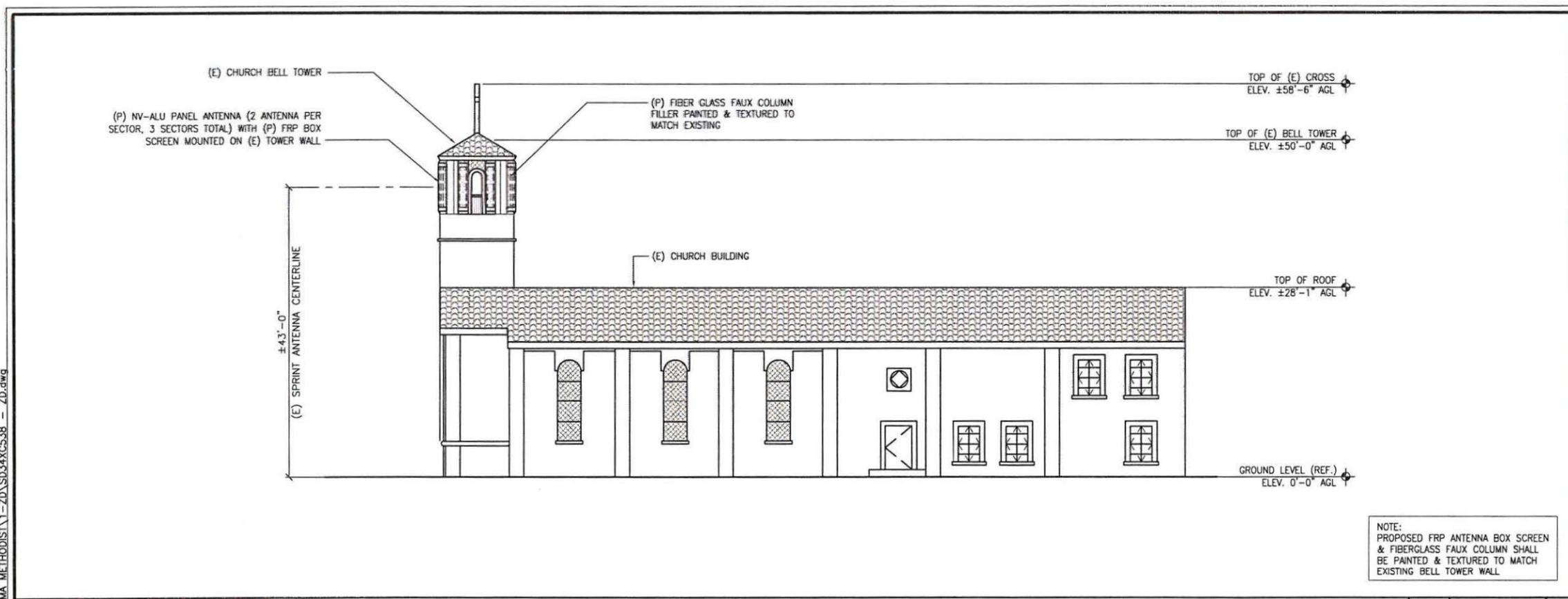


**SOUTHWEST ELEVATION**

SCALE 3/16"=1' 0' 1' 3' 7' **2**

Sep 12, 2012 11:58am chrcouch T:\SPRINT\SPRINT\_ACTIVE\San\_Diego\DEPRATT\PROJECTS\SD34XC538\_POINT\_LOMA\_METHODIST\1-ZD\SD34XC538 - ZD.dwg

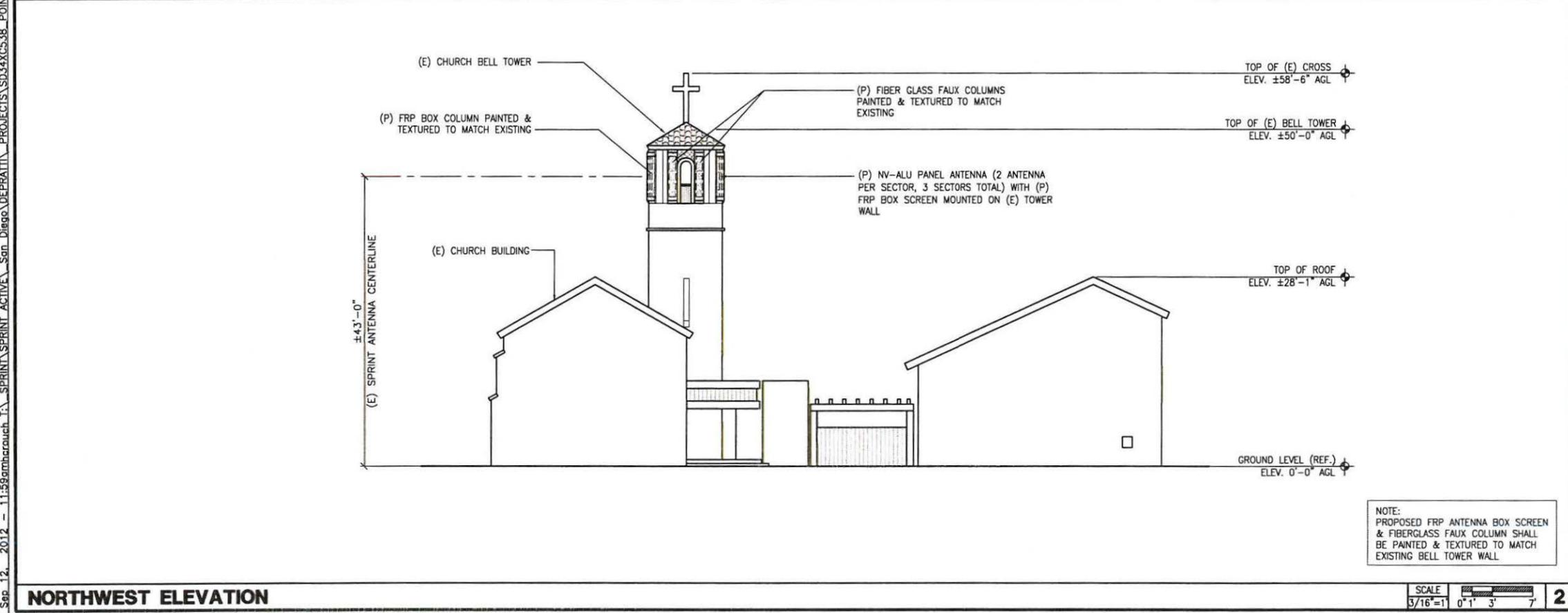
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NOTE:  
PROPOSED FRP ANTENNA BOX SCREEN & FIBERGLASS FAUX COLUMN SHALL BE PAINTED & TEXTURED TO MATCH EXISTING BELL TOWER WALL

**NORTHEAST ELEVATION**

SCALE 3/16"=1' 0" 1" 3" 7' 1



NOTE:  
PROPOSED FRP ANTENNA BOX SCREEN & FIBERGLASS FAUX COLUMN SHALL BE PAINTED & TEXTURED TO MATCH EXISTING BELL TOWER WALL

**NORTHWEST ELEVATION**

SCALE 3/16"=1' 0" 1" 3" 7' 2



PROJECT INFORMATION:  
**POINT LOMA METHODIST SD34XC538**  
1984 SUNSET CLIFFS BLVD.  
SAN DIEGO, CALIFORNIA 92107  
SAN DIEGO COUNTY

CURRENT ISSUE DATE:  
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CONSULTANT:

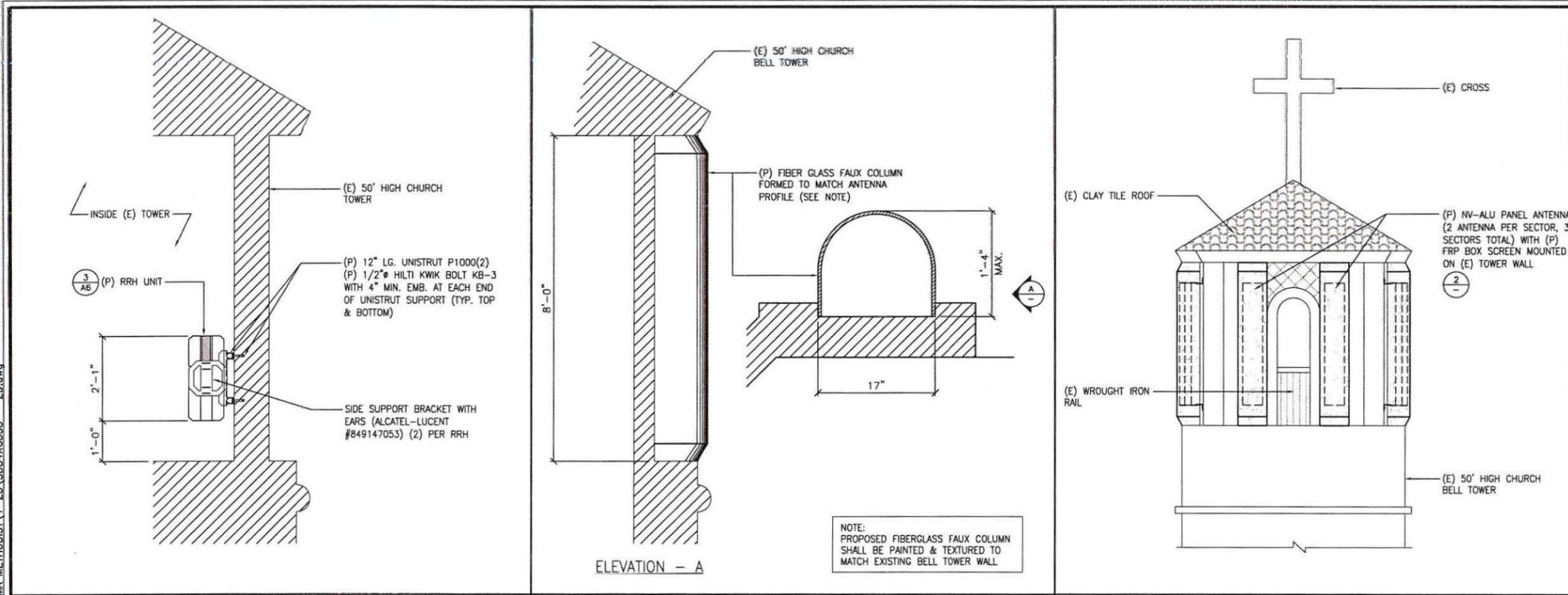
DRAWN BY: JG    CHK.: MJS    APV.: MJS

LICENSURE:

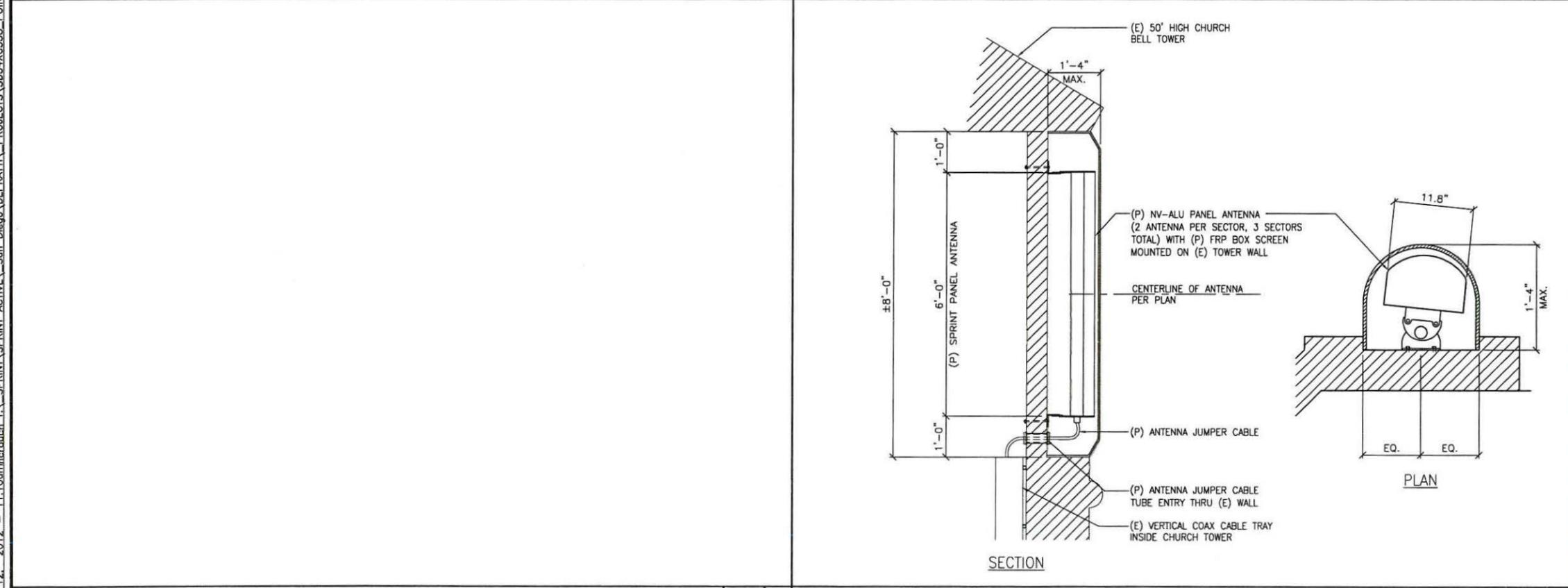
SHEET TITLE:  
**EXTERIOR ELEVATIONS**

SHEET NUMBER: **A4**    REVISION: **7**  
SD35XC538

Sep 12, 2012 - 11:10am hcranch T:\SPRINT\SPRINT ACTIVE\San Diego\DEPRATT\PROJECTS\SD34XC538\_POINT LOMA METHODIST\1-ZD\SD34XC538 - ZD.dwg



SCALE NTS 4 SCALE NTS 3 SCALE NTS 1



SCALE NTS 5 SCALE NTS 2

**Sprint**

PROJECT INFORMATION:  
**POINT LOMA METHODIST SD34XC538**  
 1984 SUNSET CLIFFS BLVD.  
 SAN DIEGO, CALIFORNIA 92107  
 SAN DIEGO COUNTY

CURRENT ISSUE DATE:  
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 www.msa-ap.com

CONSULTANT:

DRAWN BY: JG CHK: MJS APV: MJS

LICENSURE:

SHEET TITLE:  
**DETAILS**

SHEET NUMBER: **A5** REVISION: **7**

SD35XC538





# SITE PHOTO SIMULATIONS

Proposed Wireless Telecommunications Facility

## Site Location and Photo-Vantage Map



Image from GoogleMaps 2011©

**Date:** 1/31/13

**Site:** SD34XC538 Point Loma Methodist  
1984 Sunset Cliffs Blvd.  
San Diego, CA 92107

**Client:** Sprint  
310 Commerce #250  
Irvine, CA 92602

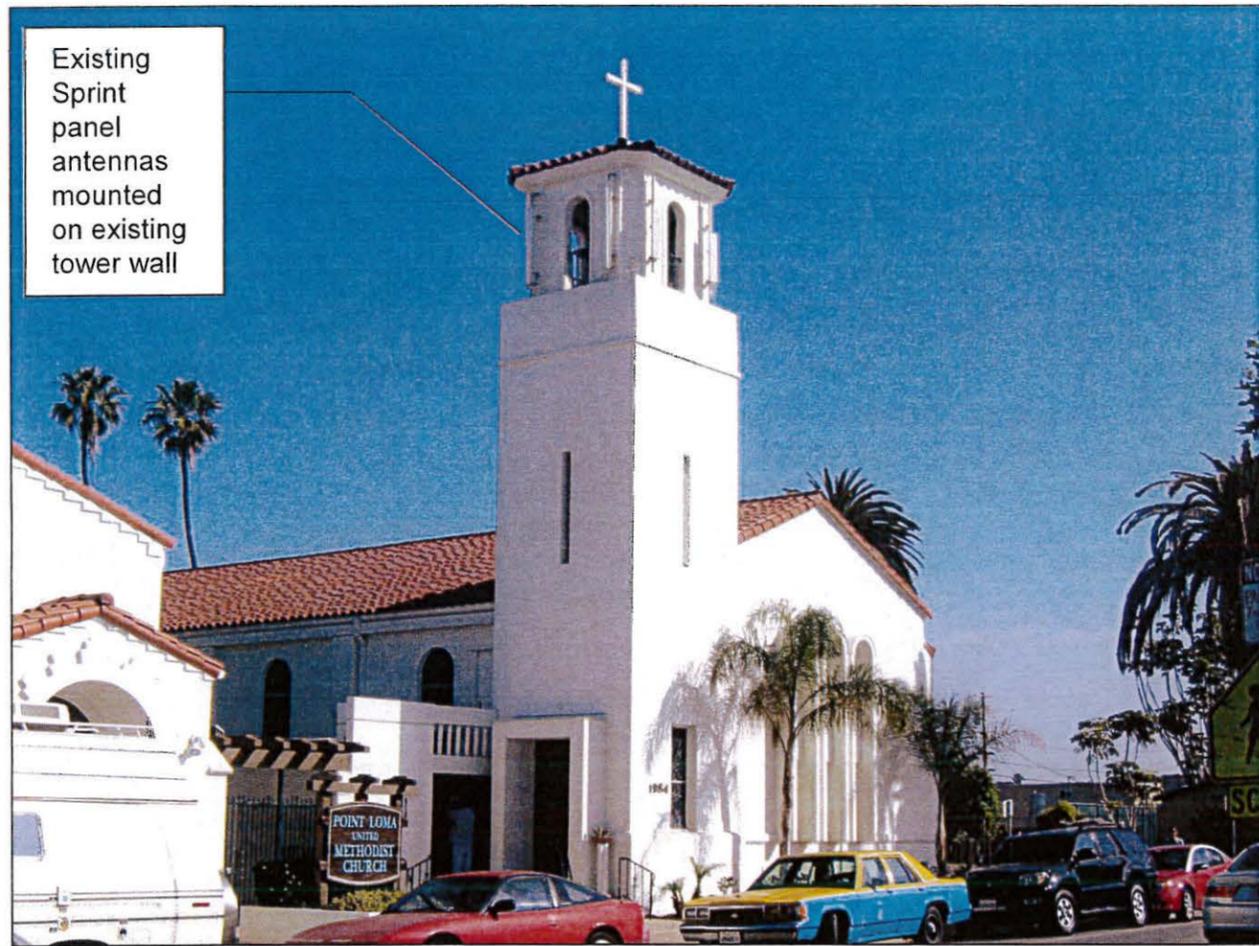
**Contact:** Christine Henson  
MSA Architecture & Planning  
1800 E. Deere Avenue  
Santa Ana, CA 92705  
chenson@msa-ap.com  
(949) 251-1177 x249

**Prepared by:** Adrian Culici  
Graphic Detail Productions  
www.gdprod.com  
aculici@gdprod.com  
(323) 283-1358

**Certificate of Authenticity / Disclaimer:**

Graphic Detail Productions warrants that this photo simulation is an accurate representation of the proposed site based upon the project plans and additional information provided by the Applicant. The final constructed site may vary.

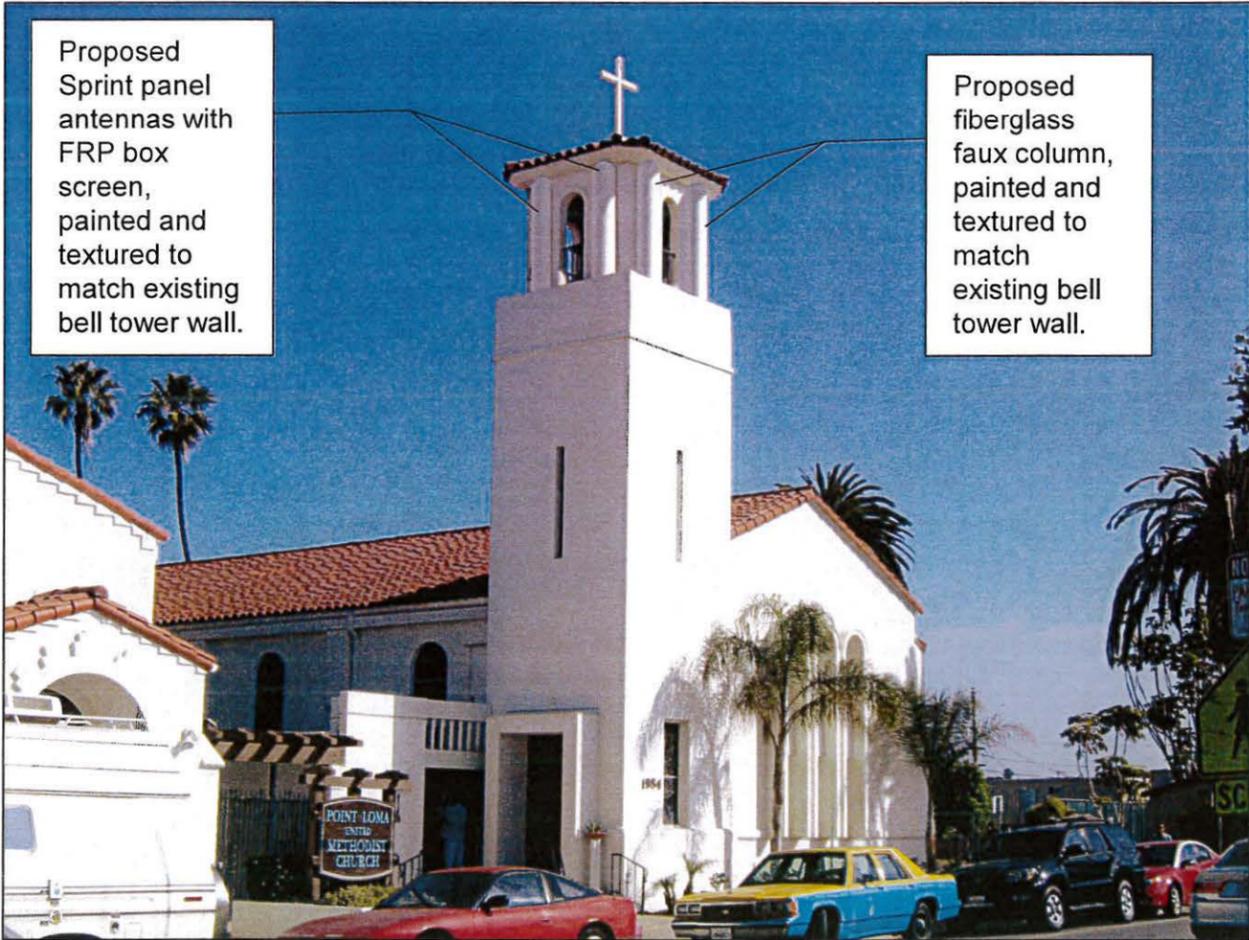




Existing Sprint panel antennas mounted on existing tower wall

Existing

Photo-simulation



Proposed Sprint panel antennas with FRP box screen, painted and textured to match existing bell tower wall.

Proposed fiberglass faux column, painted and textured to match existing bell tower wall.

**View 1**  
*Looking northeast from Sunset Cliffs Blvd. toward subject site.*



Graphic Detail Productions  
3319 Fithian Ave., Los Angeles, CA 90032  
gdprod.com ~ ph 323.924.5895 ~ fx 323.230.9248

**Date:** 1/31/13  
**Site Id:** SD34XC538 Point Loma Methodist

**Address:** 1984 Sunset Cliffs Blvd.  
San Diego, CA 92107



Existing Sprint panel antennas mounted on existing screen wall

**Photo-simulation**

**Existing**



Proposed Sprint panel antennas with FRP box screen, and fiberglass faux column, painted and textured to match existing bell tower wall.

**View 2**

*Looking northwest from intersection of Sunset Cliffs Blvd and Saratoga St. toward subject site.*



Graphic Detail Productions  
3319 Fithian Ave., Los Angeles, CA 90032  
gdprod.com ~ ph 323.924.5895 ~ fx 323.230.9248

**Date:** 1/31/13  
**Site Id:** SD34XC538 Point Loma Methodist

**Address:** 1984 Sunset Cliffs Blvd.  
San Diego, CA 92107



Mail Processing Center  
 Federal Aviation Administration  
 Southwest Regional Office  
 Obstruction Evaluation Group  
 2601 Meacham Boulevard  
 Fort Worth, TX 76137

Aeronautical Study No.  
 2012-AWP-727-OE

Issued Date: 02/23/2012

Debra Gardner  
 DePratti Inc  
 13948 Calle Bueno Ganar  
 Jamul, CA 91935

**\*\* DETERMINATION OF NO HAZARD TO AIR NAVIGATION \*\***

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure:	Building 1984 Sunset Cliff Blvd
Location:	San Diego, CA
Latitude:	32-44-46.64N NAD 83
Longitude:	117-14-47.14W
Heights:	33 feet site elevation (SE)
	59 feet above ground level (AGL)
	92 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/lighting are accomplished on a voluntary basis, we recommend it be installed and maintained in accordance with FAA Advisory circular 70/7460-1 K Change 2.

This determination expires on 08/23/2013 unless:

- (a) extended, revised or terminated by the issuing office.
- (b) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights, and frequencies or use of greater power will void this determination. Any future construction or alteration, including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

Any failure or malfunction that lasts more than thirty (30) minutes and affects a top light or flashing obstruction light, regardless of its position, should be reported immediately to (877) 487-6867 so a Notice to Airmen (NOTAM) can be issued. As soon as the normal operation is restored, notify the same number.

A copy of this determination will be forwarded to the Federal Communications Commission (FCC) because the structure is subject to their licensing authority.

If we can be of further assistance, please contact our office at (817) 321-7760. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2012-AWP-727-OE.

**Signature Control No: 158125295-159491939**

( DNE )

Joan Tengowski  
Technician

Attachment(s)  
Frequency Data  
Map(s)

cc: FCC

## Frequency Data for ASN 2012-AWP-727

LOW FREQUENCY	HIGH FREQUENCY	FREQUENCY UNIT	ERP	ERP UNIT
806	824	MHz	500	W
851	866	MHz	500	W
1850	1910	MHz	1640	W
1930	1990	MHz	1640	W



**SD34XC538 Point Loma Methodist Church  
TELECOM SITE JUSTIFICATION LETTER**

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

**LOCATION AND TYPE**

Sprint Nextel continue the operation of and existing communications facility at Point Loma Methodist, 1984 Sunset Cliffs Blvd. The renewal consists of 8 panel antennas flush mounted to the parking lot light standard. There are 2 antenna on each of 4 sectors, with all sectors flush mounted to church steeple. Proposed change is to swap out the antenna to a more flushed mount and skirt all sides to conceal air space behind. The existing cabinets ground mounted within the church steeple. This existing facility is unmanned, operating 24 hours a day. The only visits to the site will consist of any emergency calls as well as regular maintenance visits once every four to six weeks.

**FREQUENCY AND POWER SPECIFICATIONS**

The transmitting frequency for the Sprint Nextel system is 1990-1995, Megahertz. The receiving frequency is 1910-1915 Megahertz.

**COVERAGE AND CAPACITY**

The objective of this existing site is to provide coverage and capacity within the surrounding residential area and up and down Sunset Cliff Dr thru Ocean Beach to the surrounding sites. Please refer to the existing coverage map that illustrates the existing coverage with and without the existing site. The site will maintain coverage in a current area and maintain existing capacity, allowing users to use the system simultaneously and provides "off-load" capacity for adjacent sites currently operating within a 1-mile radius from this proposed site (see attached map).

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

Please see refer to justification map and to coverage maps.

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

The objective of this existing site is to continue to provide coverage and capacity within the residential area to the south, east and west. Please refer to the existing coverage map that illustrates the existing coverage. The site will continue to provide coverage in a current gap and provide additional capacity,

allowing more users to use the system simultaneously and will provide "off-load" capacity for adjacent sites currently operating within a 1-mile radius from this proposed site (see attached map).

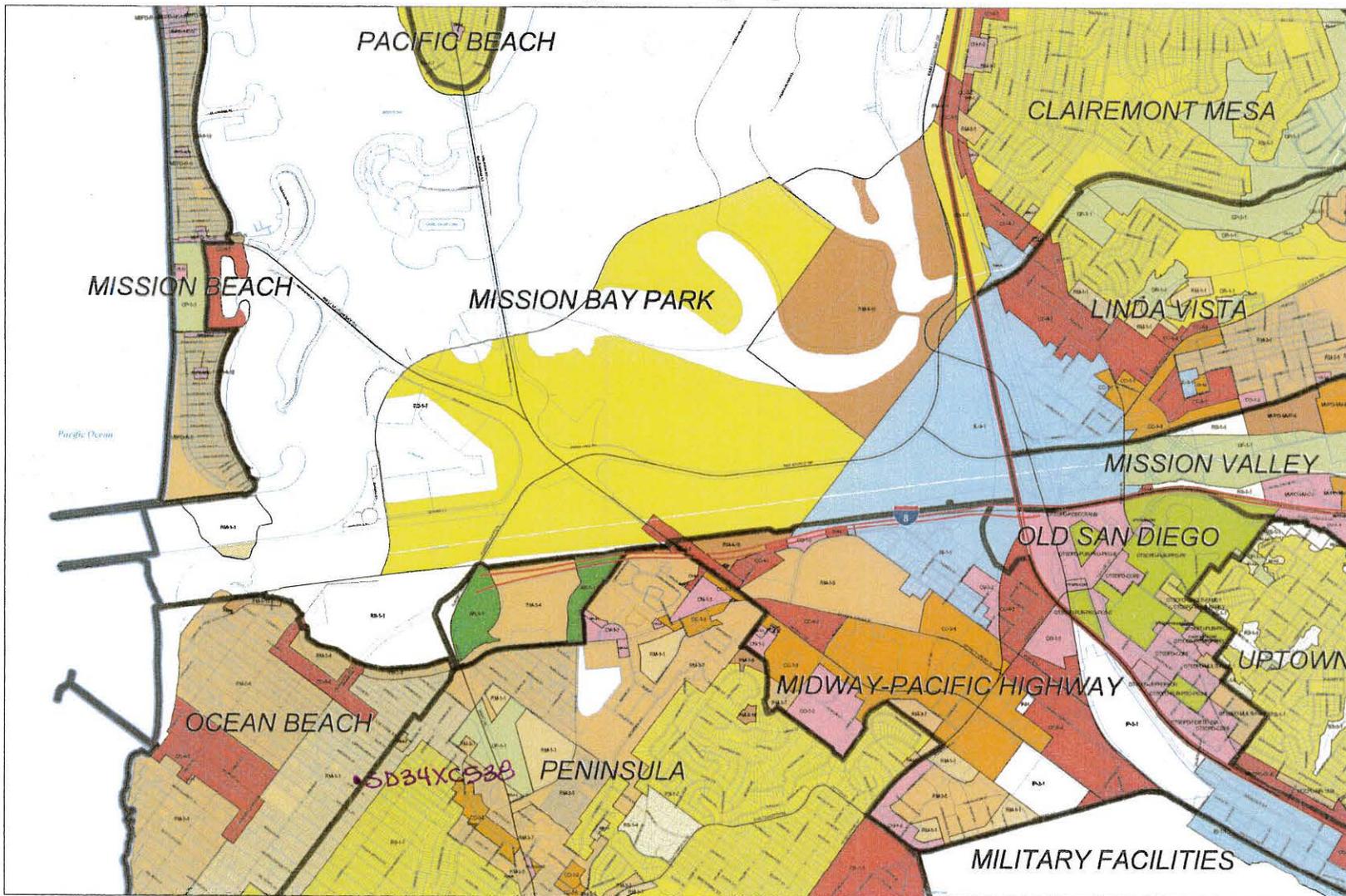
4. If the proposal does not include co-location, written documentation of all efforts made to co-locate at another site, and a justification for the decision not to co-locate.

There is not additional carriers on this building.

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

This site is located on a residential use within a residential zone surrounded by single and multi-family residential. The search ring is entirely residential. This site is on-air and no alternatives were reviewed. The existing site was selected because of its height above the coverage area and ability to fill the coverage gap and connect to surrounding sites. There were no other non-residential alternatives reviewed.

# Official Zoning Map



**Legend**

Zone

AR-1-1
CC-1-1
CC-1-3
CC-3-4
CC-3-5
CC-4-1
CC-4-2
CC-4-5
CC-5-1
CC-5-4
CN-1-2
CO-1-2
CR-1-1
CR-1-1
CV-1-1
CV-1-2
IL-3-1
IP-2-1
IS-1-1
MBPD-NC-N
MBPD-HO-S
MBPD-R-N
MBPD-R-8
MBPD-VG-S
MCCFD-CL-S
MCCFD-MR-1500
MVPD-MV-CO-CV
MVPD-MV-CV
MVPD-MV-MSP
MVPD-MV-R-4
OF-1-1
OP-1-1
OP-2-1
OR-1-1
OTSDPD-CORE
OTSDPD-HORTENHA
OTSDPD-JEFFERSON
OTSDPD-MULTI-FAMILY
OTSDPD-PUB-PRO-PK
OTSDPD-PUB-PRO-PKG-A
OTSDPD-PUB-PRO-PKG-B
OTSDPD-PUB-PRO-PKG-C
OTSDPD-PUB-PRO-PKG-D
OTSDPD-ROSEGRANS
OTSDPD-SINGLE-FAMILY
RM-1-1
RM-2-4
RM-2-5
RM-3-7
RM-3-8
RM-4-10
RM-5-12
RS-1-1
RS-1-2
RS-1-3
RS-1-4
RS-1-7

City of San Diego Boundary  
Community Plan Areas  
Parcel

**Index Map**

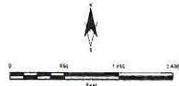
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			44	45	46	47
			42	43		
		39	40	41		
		35	36	37	38	
		31	32	33	34	
26	27	28	29	30		
21	22	23	24	25		
		19	18	20		
		14	15	16	17	
		10	11	12	13	
		8				
		5	6	7	8	
		1	2	3	4	

City of San Diego  
Official Zoning Map  
This map shows the zoning districts for the City of San Diego as of 3/18/2009. The map is not to scale. The map is not a legal document. The map is for informational purposes only. The map is not to be used for any other purpose. The map is not to be used for any other purpose. The map is not to be used for any other purpose.

City of San Diego  
Official Zoning Map  
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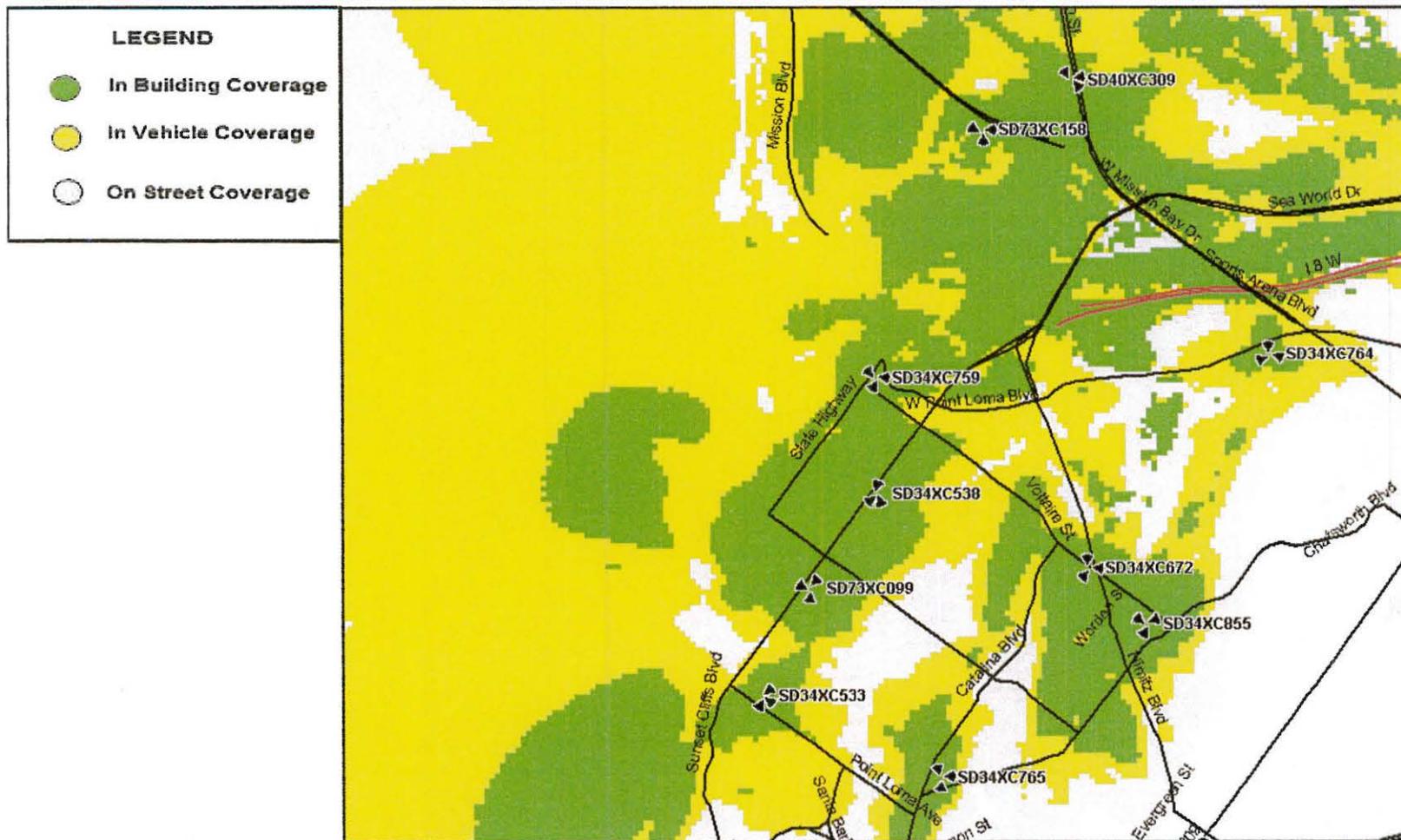


**City of San Diego**  
**Development Services Department**

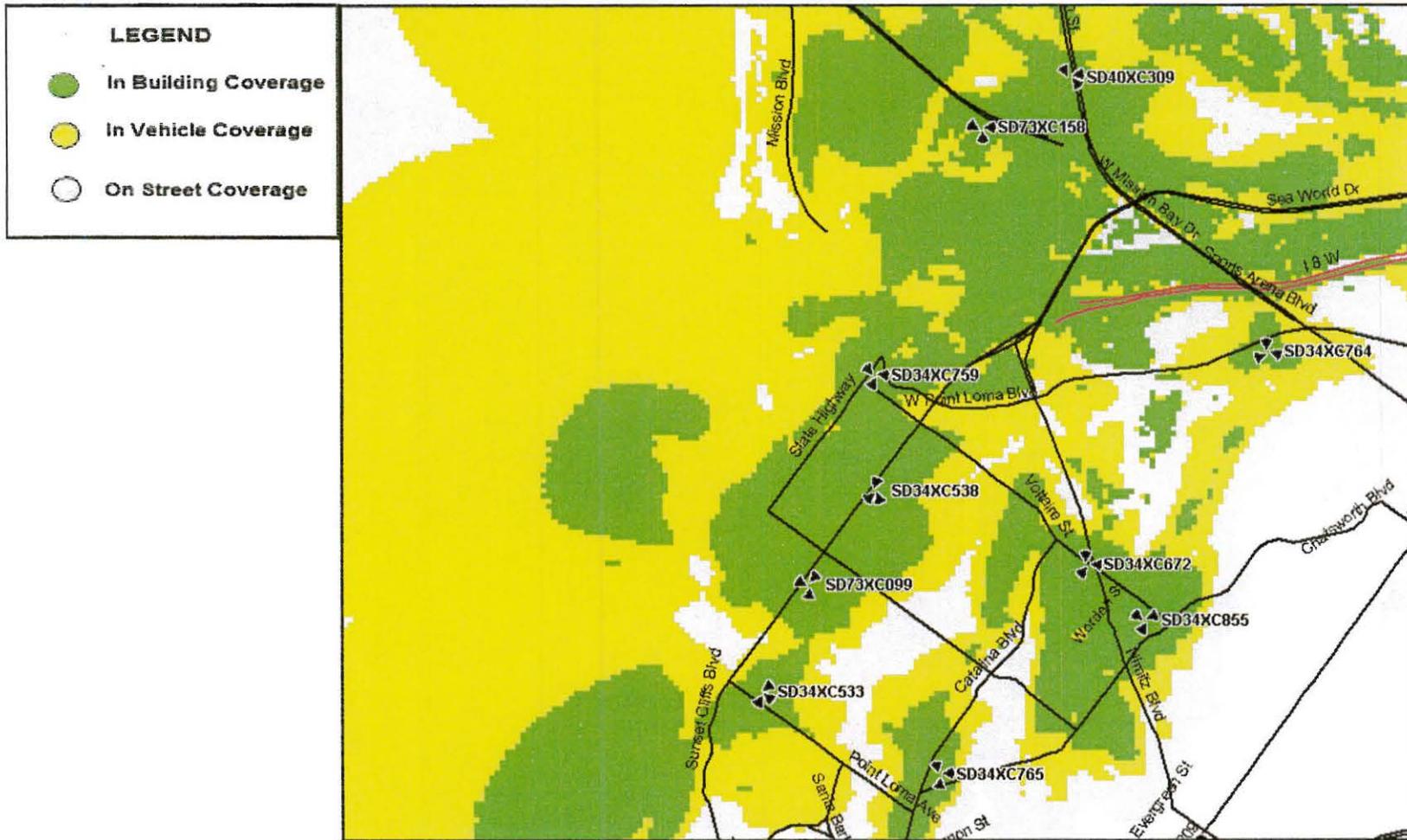


**GRID TILE: 18**  
GRID SCALE: 800  
DATE: 3/18/2009 2:23:46 PM

# COVERAGE IN THE AREA WITHOUT SITE ON AIR SD34XC538



# COVERAGE IN THE AREA WITH SITE ON AIR SD34XC538



**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: 24001971

**CONDITIONAL USE PERMIT NO. 892093**  
**SPRINT NEXTEL POINT LOMA METHODIST - PROJECT NO. 244420**  
 HEARING OFFICER

This Conditional Use Permit No. 892093 is granted by the Hearing Officer of the City of San Diego to POINT LOMA UNITED METHODIST CHURCH, a California Corporation, Owner and SPRINT NEXTEL CORPORATION, Permittee, pursuant to San Diego Municipal Code [SDMC] Sections 126.0305 and 141.0420. The 0.38-acre site is located at 1984 Sunset Cliffs Boulevard, on the southwest corner of Sunset Cliffs Boulevard and Saratoga Street, in the RM-2-4 Zone within the Ocean Beach Community Plan, Coastal Overlay Zone (Non-appealable Area 2), Coastal Height Limitation Overlay Zone, Ocean Beach Cottage Emerging District (Historic District). The site is also within the Airport Environs Overlay Zone, Airport Land Use Compatibility Plan (ALUCP) Noise Contours, Airport Approach Overlay Zone (AAOZ), Airport Influence Area (AIA), and the Federal Aviation Administration (FAA) Part 77 Noticing Area for the San Diego International Airport (SDIA) and North Island Naval Air Station (NAS), Parking Impact Overlay Zone (Coastal and Beach), and the Residential Tandem Parking Overlay Zone. The project site is legally described as Lot 25 through 31 inclusive, Block 54, Ocean Beach, in the City of San Diego, County of San Diego, State of California, according to map thereof No. 279, filed in the office of County Recorder of San Diego, September 29, 1914;

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner and Permittee for a Wireless Communication Facility (WCF) described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated March 20, 2013, on file in the Development Services Department.

The project shall include:

- a. A Wireless Communication Facility (WCF) consisting of the removal of the existing antennas and mounting apparatus attached to the exterior of the church steeple and install six panel antennas within eight new fiberglass faux columns around the top of

the existing steeple. This WCF shall contain six panel antennas (Dimension: 72.0" x 11.8" x 7.9"), three remote radio units (RRUs), four equipment cabinets and associated equipment within a 100-square foot equipment room located within the existing church steeple; and

- b. Accessory improvements determined by the Development Services Department to be consistent with the land use and development standards in effect for this site per the adopted community plan, California Environmental Quality Act Guidelines, public and private improvement requirements of the City Engineer, the underlying zone(s), conditions of this Permit, and any other applicable regulations of the SDMC in effect for this site.

### **STANDARD REQUIREMENTS:**

1. This Permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by **April 4, 2016**.
2. This Permit and corresponding use of this site shall expire on **March 20, 2023**. 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 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.
4. 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.
5. 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.
6. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.

7. 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.).

8. 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.

9. 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.

**HISTORICAL REQUIREMENTS:**

10. 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 Standards to the satisfaction of the Development Services Department due to the historic nature of the structure(s).

**ENGINEERING REQUIREMENTS:**

11. Prior to the issuance of any construction permit, the Owner/Permittee shall enter into a Maintenance Agreement for the ongoing permanent Best Management Practices (BMP) maintenance, satisfactory to the City Engineer.
12. Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate any construction BMP necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the San Diego Municipal Code, into the construction plans or specifications.
13. Prior to the issuance of any construction permit, the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Appendix E of the City's Storm Water Standards.

**PLANNING/DESIGN REQUIREMENTS:**

14. The WCF shall conform to Exhibit "A" (consisting of the stamped approved plans and approved photosimulations) prior to receiving final inspection approval.
15. The photosimulation(s) for the proposed project shall be printed (not stapled) on the building plans. This is to ensure the construction team building the project is in compliance with approved the Exhibit "A."
16. The Owner/Permittee shall paint and texture all fiberglass faux columns to match the original building.
17. No overhead cabling is permitted.
18. At no point in time shall the approved Owner/Permittee antennas located on the building be different in sizes (length, width, or height) other than the ones shown on the stamped approved Exhibit "A."
19. The Owner/Permittee shall place appropriate signage on the WCF as required by CAL-OSHA/FCC to the satisfaction of the Development Services Department. The Owner/Permittee shall be responsible for complying with all State and Federal regulations, as applicable.
20. All equipment, including transformers, emergency generators and air conditioners belonging to the Permittee shall be designed and operated consistent with the City noise ordinance. Ventilation openings shall be baffled and directed away from residential areas. Vibration resonance of operating equipment in the equipment enclosures shall be eliminated.
21. All facilities and related equipment shall be maintained in good working order and free from trash, debris, graffiti and designed to discourage vandalism. Any damaged equipment shall be repaired or replaced within thirty (30) calendar days of notification by the City of San Diego.

22. 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.
23. 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.

**INFORMATION ONLY:**

- The issuance of this discretionary use permit alone does not allow the immediate commencement or continued operation of the proposed use on site. The operation allowed by this discretionary use permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.
- A “Telecom Planning Inspection” will be required prior to Final Clearance from the City's Building Inspector to ensure compliance with the approved plans, exhibits, and associated conditions. Prior to calling for your Final Inspection from your building inspection official, please contact the Project Manager listed below at (619) 446-5237 to schedule an inspection of the completed WCF. Please request the telecom inspection at least five working days ahead of the requested 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 March 20, 2013, and Resolution Number **xxxx**.

Permit Type/PTS Approval No.: CUP/ 892093  
Date of Approval: March 20, 2013

AUTHENTICATED BY THE DEVELOPMENT SERVICES DEPARTMENT

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Jeffrey A. Peterson  
Development Project Manager  
Development Services Department

**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.**

**POINT LOMA UNITED METHODIST  
CHURCH, a California Corporation**  
Owner

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

**SPRINT NEXTEL CORPORATION**  
Permittee

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

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

HEARING OFFICER RESOLUTION NO. HO-XXX  
 CONDITIONAL USE PERMIT NO. 892093  
**SPRINT NEXTEL POINT LOMA METHODIST - PROJECT NO. 244420**

WHEREAS, POINT LOMA UNITED METHODIST CHURCH, a California Corporation, Owner and SPRINT NEXTEL CORPORATION, Permittee, filed an application with the City of San Diego for a permit for 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. 892093), on portions of a 0.38-acre site;

WHEREAS, the project site is located at 1984 Sunset Cliffs Boulevard, on the southwest corner of Sunset Cliffs Boulevard and Saratoga Street, in the RM-2-4 Zone within the Ocean Beach Community Plan, Coastal Overlay Zone (Non-appealable Area 2), Coastal Height Limitation Overlay Zone, Ocean Beach Cottage Emerging District (Historic District). The site is also within the Airport Environs Overlay Zone, Airport Land Use Compatibility Plan (ALUCP) Noise Contours, Airport Approach Overlay Zone (AAOZ), Airport Influence Area (AIA), and the Federal Aviation Administration (FAA) Part 77 Noticing Area for the San Diego International Airport (SDIA) and North Island Naval Air Station (NAS), Parking Impact Overlay Zone (Coastal and Beach), and the Residential Tandem Parking Overlay Zone;

WHEREAS, the project site is legally described as Lot 25 through 31 inclusive, Block 54, Ocean Beach, in the City of San Diego, County of San Diego, State of California, according to map thereof No. 279, filed in the office of County Recorder of San Diego, September 29, 1914;

WHEREAS, on March 20, 2013, the Hearing Officer of the City of San Diego considered Conditional Use Permit No. 892093 pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on February 5, 2013, 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 Article 19, 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 March 20, 2013.

FINDINGS:

**I. Conditional Use Permit Approval – Section §126.0305**

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

The project site is located at 1984 Sunset Cliffs Boulevard, on the southwest corner of Sunset Cliffs Boulevard and Saratoga Street, in the RM-2-4 Zone within the Ocean Beach Community Plan, Coastal Overlay Zone (Non-appealable Area 2), and the Coastal Height

Limitation Overlay Zone. WCFs are allowed on a premises containing a non-residential use within a Residential Zone with a Conditional Use Permit (CUP) pursuant to Land Development Code (LDC) Section 141.0420(e)(1). The existing structure and proposed development would be exempt from a Coastal Development Permit (CDP) pursuant to LDC Section 126.0704(a).

The community plan does not contain specific policies on WCF development; however, 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 to be aesthetically pleasing and respectful of the neighborhood context. The proposed antennas will be concealed within new fiberglass faux columns around the top of the existing church steeple and the associated equipment is located in the church steeple, not visible to the public.

The project meets all applicable regulations and policy documents, and the project is consistent with the recommended land use, the purpose and intent of the design guidelines, and development standards in effect for this site per the WCF regulations, the LDC, and the General Plan. Therefore, the proposed development would not adversely affect the applicable land use plan.

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

The Telecommunications Act of 1996 preempts local governments from regulating the “placement, construction and modification of WCF 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.” A statement has been included on the plans indicating that the WCF complies with federal standards for radio frequency in accordance with the Telecommunications Act of 1996 and subsequent amendments and any other requirements imposed by state or federal regulatory agencies. To ensure that the FCC standards are being met, the Permittee submitted a RF Study which concluded that the site complies with the FCC standards for such emissions. Therefore, the proposed development will not be detrimental to the public health, safety, and welfare.

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

The project site is located at 1984 Sunset Cliffs Boulevard, on the southwest corner of Sunset Cliffs Boulevard and Saratoga Street, in the RM-2-4 Zone within the Ocean Beach Community Plan, Coastal Overlay Zone (Non-appealable Area 2), and the Coastal Height Limitation Overlay Zone. WCFs are allowed on a premises containing a non-residential use within a Residential Zone with a CUP pursuant to LDC Section 141.0420(e)(1). The existing structure and proposed development would be exempt from a Coastal Development Permit (CDP) pursuant to LDC Section 126.0704(a).

Sprint Nextel is proposing the concealment of the antennas within new fiberglass faux columns around the top of the existing church steeple, which is in compliance with the WCF design requirements pursuant to LDC Section 141.0420(g). Additionally, the equipment

associated with this project is located within an approximate 100-square foot equipment room located in the church steeple, not visible to the public. The project is not requesting nor does it require any deviations to the development regulations.

The applicant submits that maintaining the WCF at this location is essential to the network operations and will continue providing voice and data services to the neighborhood and those traveling through the area. The project meets all applicable regulations and policy documents, and the purpose and intent of the design guidelines and development standards in effect for this site per the WCF regulations. Therefore, the proposed development does comply with the regulations of the LDC including any allowable deviations pursuant to the LDC.

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

The City of San Diego encourages wireless carriers to locate on non-residential properties. As designed, the project is located on a non-residential use within a Residential Zone and as such, requires a CUP pursuant to LDC Section 141.0420(e)(1). The site is currently developed with a church that contains an existing WCF. On June 28, 2000, the WCF was approved for six panel antennas attached to the exterior of the church steeple and four equipment cabinets within an approximate 100-square foot equipment room located in the church steeple pursuant to Development Permit No. 99-0923-32, which expired on June 28, 2010. Sprint Nextel is requesting a new permit to continue operating at this location with modifications. The proposal is to remove the antennas attached to the exterior of the church steeple and install six antennas within eight new fiberglass faux columns around the top of the existing church steeple. The fiberglass faux columns are architecturally integrated into the façade and will be textured and painted to match the existing church.

The applicant submits that maintaining the WCF at this location is essential to the network operations and will continue providing voice and data services to the neighborhood and those traveling through the area. The project meets all applicable regulations and policy documents, and the project is consistent with the recommended land use, the purpose and intent of the design guidelines, and development standards in effect for this site per the WCF regulations, the LDC, and the General Plan. Therefore, this development, when considered as a whole, could be beneficial to the community and is appropriate for this site.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Conditional Use Permit No. 892093 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. Permit No. 892093, a copy of which is attached hereto and made a part hereof.

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Jeffrey A. Peterson  
Development Project Manager  
Development Services

Adopted on: March 20, 2013

Job Order No. 24001971

## OCEAN BEACH PLANNING BOARD GENERAL MEETING MINUTES

OCTOBER 3, 2012

6:04PM: Meeting called to order by Chairperson Jane Gawronski. Board members present, Tom Gawronski, Barbara Schmidtkecht, Scott Therkalsen, Kelly Taing, Ronson Shamoun, Bill Busche, Giovanni Ingolia, Jane Gawronski, Peter Ruscitti.

AGENDA MODIFICATIONS AND APPROVAL: Agenda for October 3, 2012: Scott motioned and Tom seconded. Motion approved 10-0-0

## MINUTES MODIFICATIONS AND APPROVAL:

August 1, 2012 general meeting minutes, approved by 10-0-0

September 5, 2012 general meeting minutes, approved for corrections 9-0-1, with Lance abstaining due to non- attendance. Final approval is scheduled on November 7, 2012.

TREASURER REPORT: \$255.13

MICHAEL PATTON provided information about Ocean Beach Phase 2 project. It is out for bidding this week, and will take 60 days to select a bid. The repainting of the OB life guard station will be completed in about a year.

MARNE FOSTER provided information on her campaign for the San Diego Unified School District E.

INFORMATION ITEM #001: Jeff Russel I presents his concerns about the art work in the ceiling of the Comfort Station at the foot of Brighton street. Jeff expressed his concern and explained how there are negative language in the artwork. When asked what he wants to have happen to this art work, he said that he will back up whatever the community wanted to do with it.

Action Item #001: Sprint Wireless Renewal (1984 sunset Cliffs)

Request for the renewal permit for the upgrade and reinstallation of the wireless communication antennae at 1984 Sunset Cliffs Avenue(Point Loma Methodist Church). Motion made by Ronnie Shamoun and seconded by Tom Gawronski. 10-0-0

Items #002: Ocean Beach Planning Board participation in the Capital Improvement Projects Program. Should the Ocean Beach Planning board participate annually in this process? Motioned by Scott Therkalsen and seconded by Barbara Schmidtkecht. 10-0-0

## CHAIR ANNOUNCEMENT S/CORRESPONDENCE/MEETINGS:

OBHS: Event on October 18, 2012 at 7 pm, 1984 Sunset Cliffs, there will be a showing of OB birds by Steve Riley.

OBTC: -Women club meeting in regards to incidences of peepers and assaults.

-restaurant walk event is on November 3, 2012

-Pancake breakfast event- Gross \$8000

Crime Prevention: October 16, 2012

Appeals Subcommittee: Douma resident appeal on October 23,2012

Adjourned: 7:40 pm

## 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 92101-2422

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.: 244420

PROJECT TITLE: Sprint Point Loma Methodist

PROJECT LOCATION-SPECIFIC: 1984 Sunset Cliffs Boulevard, San Diego, CA 92107 (Lots 25 - 31 of Block 54 of Ocean Beach Map 279)

PROJECT LOCATION-CITY/COUNTY: San Diego/San Diego

DESCRIPTION OF NATURE AND PURPOSE OF THE PROJECT: Conditional Use Permit (CUP) for a Wireless Communication Facility (WCF) containing six (6) round antennas within a false column element and two (2) additional false columns on exterior of an ex church steeple and two (2) equipment cabinets in the existing 90 square-foot enclosure. These new antennas would replace existing antennas located on the building. The project is located at 1984 Sunset Cliffs Boulevard in the RM-2-4 Zone, Coastal Zone (Non-appealable), Coastal Height Limit, Ocean Beach Cottage Emerging District (Historic District); Airport Environs Overlay Zone, Airport Land Use Compatibility Overlay Zone, Airport Land Use Compatibility Overlay Zone Community Noise Equivalent Level, Airport Approach Overlay Zone, Airport Influence Area, and Federal Aviation Administration Part 77 Notification area for San Diego International Airport & North Island Naval Air Station, Parking Impact Overlay Zone (Coastal and Beach), Residential Tandem Parking Overlay Zone within the Ocean Beach 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: Section 15301(b) existing facilities, public or private utilities  
 STATUTORY EXEMPTIONS:

REASONS WHY PROJECT IS EXEMPT This project is exempt because minimal changes are required to remove and replace antennas and would allow an existing WCF to continue operation. The project was reviewed by Historic Resources Board staff who found the project to be consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties and that it would not adversely impact the building's eligibility as a historic resource. In addition the project is exempt because it meets the criteria set forth in CEQA section 15301(b) – existing facilities, public or private utilities and where the exceptions listed in CEQA section 15300.2 would not apply.

LEAD AGENCY CONTACT PERSON: Lizzi

TELEPHONE: (619) 446-5159

IF FILED BY APPLICANT:

- ATTACH CERTIFIED DOCUMENT OF EXEMPTION FINDING.
- 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

Joseph E. Germaine / SENIOR PLANNER  
 SIGNATURE/TITLE

2/5/2013  
 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: February 5, 2013

# NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

SAP or WBS No. 24001971

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**PROJECT NAME/NUMBER:** Sprint Point Loma Methodist/244420

**COMMUNITY PLAN AREA:** Ocean Beach

**COUNCIL DISTRICT:** 2

**LOCATION:** 1984 Sunset Cliffs Boulevard, San Diego, CA 92107 (Lots 25 - 31 of Block 54 of Ocean Beach Map 279)

**PROJECT DESCRIPTION:** Conditional Use Permit (CUP) for a Wireless Communication Facility (WCF) containing six (6) round antennas within a false column element and two (2) additional false columns on exterior of an ex church steeple and two (2) equipment cabinets in the existing 90 square-foot enclosure. These new antennas would replace existing antennas located on the building. The project is located at 1984 Sunset Cliffs Boulevard in the RM-2-4 Zone, Coastal Zone (Non-appealable), Coastal Height Limit, Ocean Beach Cottage Emerging District (Historic District); Airport Environs Overlay Zone, Airport Land Use Compatibility Overlay Zone, Airport Land Use Compatibility Overlay Zone Community Noise Equivalent Level, Airport Approach Overlay Zone, Airport Influence Area, and Federal Aviation Administration Part 77 Notification area for San Diego International Airport & North Island Naval Air Station, Parking Impact Overlay Zone (Coastal and Beach), Residential Tandem Parking Overlay Zone.

**ENTITY CONSIDERING PROJECT APPROVAL:** City of San Diego Hearing Officer

**ENVIRONMENTAL DETERMINATION:** This project is exempt pursuant to the California Environmental Quality Act Section 15301 (b) – existing facilities, public or private utilities.

**ENTITY MAKING ENVIRONMENTAL DETERMINATION:** City of San Diego

**STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION:** This project is exempt because minimal changes are required to remove and replace antennas and would allow an existing WCF to continue operation. The project was reviewed by Historic Resources Board staff who found the project to be consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties and that it would not adversely impact the building's eligibility as a historic resource. In addition the project is exempt because it meets the criteria set forth in CEQA section 15301(b) – existing facilities, public or private utilities and where the exceptions listed in CEQA section 15300.2 would not apply.

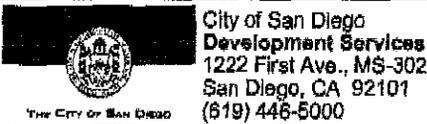
**DEVELOPMENT PROJECT MANAGER:** Jeffrey A Peterson  
**MAILING ADDRESS:** 1222 1<sup>st</sup> Avenue, San Diego, CA 92101  
**PHONE NUMBER:** 619-446-5237

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On February 5, 2013 the City of San Diego made the above-referenced environmental determination pursuant to the California Environmental Quality Act (CEQA). This determination is appealable to the City Council. If you have any questions about this determination, contact the City Development Project Manager listed above.

Applications to appeal CEQA determination made by staff (including the City Manager) to the City Council must be filed in the office of the City Clerk within 15 business days from the date of the posting of this Notice. The appeal application can be obtained from the City Clerk, 202 'C' Street, Second Floor, San Diego, CA 92101.

This information will be made available in alternative formats upon request.



# 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: SD34XC538 Sprint Point Loma Methodist  
 Project No. For City Use Only: 244420

Project Address:  
 1984 Sunset Cliffs Blvd., San Diego, CA 92107

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

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

Additional pages attached  Yes  No

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

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

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

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

Project Title: T-Mobile Balboa Montgomery Field	Project No. (For City Use Only) <b>244420</b>
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**Part II - To be completed when property is held by a corporation or partnership**

**Legal Status (please check):**

Corporation -  Limited Liability -or-  General) What State? CA Corporate Identification No. 95-6006047  
 Partnership Solec3

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property with the intent to record an encumbrance against the property. Please list below the names, titles and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all corporate officers, and all partners in a partnership who own the property). A signature is required of at least one of the corporate officers or partners who own the property. Attach additional pages if needed. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process. Additional pages attached  Yes  No

Corporate/Partnership Name (type or print):  
Point Loma United Methodist Church

Owner  Tenant/Lessee

Street Address:  
1984 Sunset Cliffs Blvd,

City/State/Zip:  
San Diego, CA 92107

Phone No: (619) 224-2995 Fax No:

Corporate/Partnership Name (type or print):

Owner  Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

Name of Corporate Officer/Partner (type or print):  
WILLIAM K. GORE

Title (type or print):  
CHAIR- BOARD OF TRUSTEES

Signature: [Signature] Date: 8/24/11

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

Title (type or print):

Signature: Date:

Corporate/Partnership Name (type or print):

Owner  Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

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

Title (type or print):

Signature: Date:

Corporate/Partnership Name (type or print):

Owner  Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

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

Title (type or print):

Signature: Date:

Corporate/Partnership Name (type or print):

Owner  Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

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

Title (type or print):

Signature: Date:

Corporate/Partnership Name (type or print):

Owner  Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

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

Title (type or print):

Signature: Date:

Project Title:	Project No. (For City Use Only) <b>244420</b>
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**Part II - To be completed when property is held by a corporation or partnership**

Legal Status (please check):

Corporation   
  Limited Liability -or-   
  General) What State? KS   
 Corporate Identification No. \_\_\_\_\_  
 Partnership

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property with the intent to record an encumbrance against the property. Please list below the names, titles and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all corporate officers, and all partners in a partnership who own the property). A signature is required of at least one of the corporate officers or partners who own the property. Attach additional pages if needed. **Note:** The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process. **Additional pages attached**  Yes  No

Corporate/Partnership Name (type or print):  
Sprint PCS

Owner     Tenant/Lessee

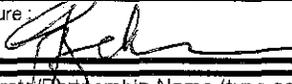
Street Address:  
8323 Ruelle Court

City/State/Zip:  
Santee / CA / 92071

Phone No: (858) 650-4249      Fax No: 619 847-2275

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

Title (type or print):  
Post On Air Project Manager

Signature:       Date: Jun 9, 2011

Corporate/Partnership Name (type or print):

Owner     Tenant/Lessee

Street Address:

City/State/Zip:

Phone No:      Fax No:

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

Title (type or print):

Signature :      Date:

Corporate/Partnership Name (type or print):

Owner     Tenant/Lessee

Street Address:

City/State/Zip:

Phone No:      Fax No:

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

Title (type or print):

Signature :      Date:

Corporate/Partnership Name (type or print):

Owner     Tenant/Lessee

Street Address:

City/State/Zip:

Phone No:      Fax No:

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

Title (type or print):

Signature :      Date:

Corporate/Partnership Name (type or print):

Owner     Tenant/Lessee

Street Address:

City/State/Zip:

Phone No:      Fax No:

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

Title (type or print):

Signature :      Date:

Corporate/Partnership Name (type or print):

Owner     Tenant/Lessee

Street Address:

City/State/Zip:

Phone No:      Fax No:

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

Title (type or print):

Signature :      Date:

**Sprint**



**Sprint – Network Supplier Performance Management**

Mailstop: KSOPHD0204 - 2D579  
6220 Sprint Parkway  
Overland Park, KS 66251

**RE: Sprint Ericsson Management Association**

To Whom It May Concern:

In September of 2009 Sprint Nextel (Sprint) entered into a contractual arrangement with Ericsson Services, Inc (Ericsson) to perform certain management functions pertaining to the acquisition of new sites and installation of new facilities for its wireless telecommunications network. Pursuant to that agreement, Sprint has authorized Ericsson's site development managers to act as a representative of Sprint in the performance of all field activities in this regard, including the authority sign site lease agreements, amendments and other documents necessary to complete these real estate development projects.

Please be advised that Ericsson has contractually agreed to adhere to all the applicable Sprint and customer security policies and confidentiality commitments, and that Ericsson is committed to, and maintains high confidentiality standards of its own. We can, therefore, assure you that the services provided in these matters will be delivered with the same level of care and professionalism as though Sprint were performing these functions through its own employees.

Thank you very much for your acceptance of Sprint's representative, Ericsson Services Inc.

Sincerely,

A handwritten signature in cursive script, appearing to read "John Harrison".

on behalf of

John Harrison, Vice President  
Network Performance Management

## Executive Team

[Welcome](#)[Executive Team](#)[Corporate Governance](#)[Corporate Social  
Responsibility](#)[Inclusion & Diversity](#)[Partnerships](#)[History](#)[Awards & Recognition](#)[Sprint Experience](#)[Dan Hesse](#)

Chief Executive Officer  
Sprint Nextel Corporation  
[Recent Speeches](#)

[Joseph J. Euteneuer](#)

Chief Financial Officer

[Danny Bowman](#)

President, Integrated Solutions Group

[Paget L. Alves](#)

President, Business Markets Group

[Matt Carter](#)

President, Global Wholesale Solutions

[Keith Cowan](#)

President, Strategy and Corporate Initiatives

[Steve Elfman](#)

President, Network Operations and Wholesale

[Bob Johnson](#)

Chief Service Officer



Robert H. Johnson  
President, Consumer Business Unit

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William Morgan  
Senior Vice President, Corporate Marketing

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Sandra J. Price  
Senior Vice President, Human Resources

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Bill White  
Senior Vice President, Corporate Communications and Corporate Social Responsi

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Charles Wunsch  
General Counsel and Corporate Secretary

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articles 1

DEVELOPMENT SERVICES DEPARTMENT  
**PROJECT CHRONOLOGY**  
**SPRINT NEXTEL POINT LOMA METHODIST - PROJECT NO. 244420**

<b>Date</b>	<b>Action</b>	<b>Description</b>	<b>City Review Time (Working Days)</b>	<b>Applicant Response</b>
3/6/2012	First Submittal	Project Deemed Complete	-	-
3/22/2012	First Assessment Letter		12 days	
10/16/2012	Second Submittal			144 days
11/2/2012	Second Review Completed	Only need revised Photosimulations and Community Group's Recommendation	13 days	
2/4/2013	Outstanding Issues	All Issues Resolved		57 days
2/5/2013	Environmental	Environmental Exemption Determination and Notice Posted	1 day	
3/20/2013	Public Hearing	<b>First available date</b>	30 days	
<b>TOTAL STAFF TIME</b>		(Does not include City Holidays or City Furlough)	<b>56 days</b>	
<b>TOTAL APPLICANT TIME</b>		(Does not include City Holidays or City Furlough)		<b>201 days</b>
<b>TOTAL PROJECT RUNNING TIME</b>		From Deemed Complete to Hearing	<b>257 working days</b> (376 calendar days)	