

BACKGROUND & DISCUSSION

Crown St. Dunstan's is an application for a Wireless Communication Facility (WCF). The project consists of three (3) panel antennas mounted to three (3) existing parking lot light standards. Equipment associated with the antennas is located in a 185 square-foot enclosure. The project is located at 6556 Park Ridge Boulevard, in the RS-1-7 zone, of the Navajo Community Plan Area. Surrounding uses are all residential, along with Patrick Henry High School to the north. (Attachments 1, 2, 3, and 4)

Cingular originally received approval for operating a WCF on this property under Neighborhood Use Permit No. 90050, Project Number 7925. The site was later transferred to T-Mobile and is now managed by Crown Castle. This approval expired April 21, 2014. The current application is for a new permit to operate a WCF on this property, which is subject to the current WCF Regulations, Land Development Code (LDC) §141.0420.

WCF are permitted in residential zones, with a non-residential use, where the antennas are located less than 100 feet from the property line of a residential use, with the processing of a CUP, Process 3. As some of the antennas are located less than 100 feet from the property line of a residential use, a CUP, Process 3 is required.

This project consists of three (3) panel antennas mounted to three (3) existing light standards. Antennas are concealed behind radomes which are painted to match the light standard. Equipment is located in an existing enclosure. No changes are proposed with this project. The WCF Regulations require that WCF be "minimally visible" through the use of architecture, landscape, and siting solutions. This project complies with those requirements. The antennas are in proportion to the light standards and mimic the light standard silhouettes. The equipment enclosure has been designed to integrate with existing on-site buildings. No deviations are proposed. The project complies with the LDC requirements.

The City's General Plan addresses Wireless Facilities in UD-A.15. The visual impact of WCFs should be minimized by concealing WCFs in existing structures, or utilizing camouflage and screening techniques to hide or blend them into the surrounding area. Facilities should be designed to be aesthetically pleasing and respectful of the neighborhood context. Equipment associated with the WCF should be located in underground vaults or unobtrusive structures. In this case, the project attaches antennas to parking lot light standards, a common vertical element seen in a parking lot. Antennas are concealed behind radomes, painted to match the light standards. Equipment is concealed within an architecturally integrated enclosure, designed to blend with the surroundings. The project complies with the General Plan requirements by concealing the antennas on existing structures and allows the provision of wireless service in a way that is respectful of the neighborhood context.

Based on the proposed design, the project complies with the WCF Regulations (LDC §141.0420). The project has received support from the community planning group, and draft findings have been made in the affirmative to approve the CUP. Therefore, Staff recommends approval of CUP No. 1531879.

ALTERNATIVES

1. Approve CUP No. 1531879, with modifications.
2. Deny CUP No. 1531879, if the Hearing Officer makes written findings based on substantial evidence that the approval is not authorized by state or local zoning law.

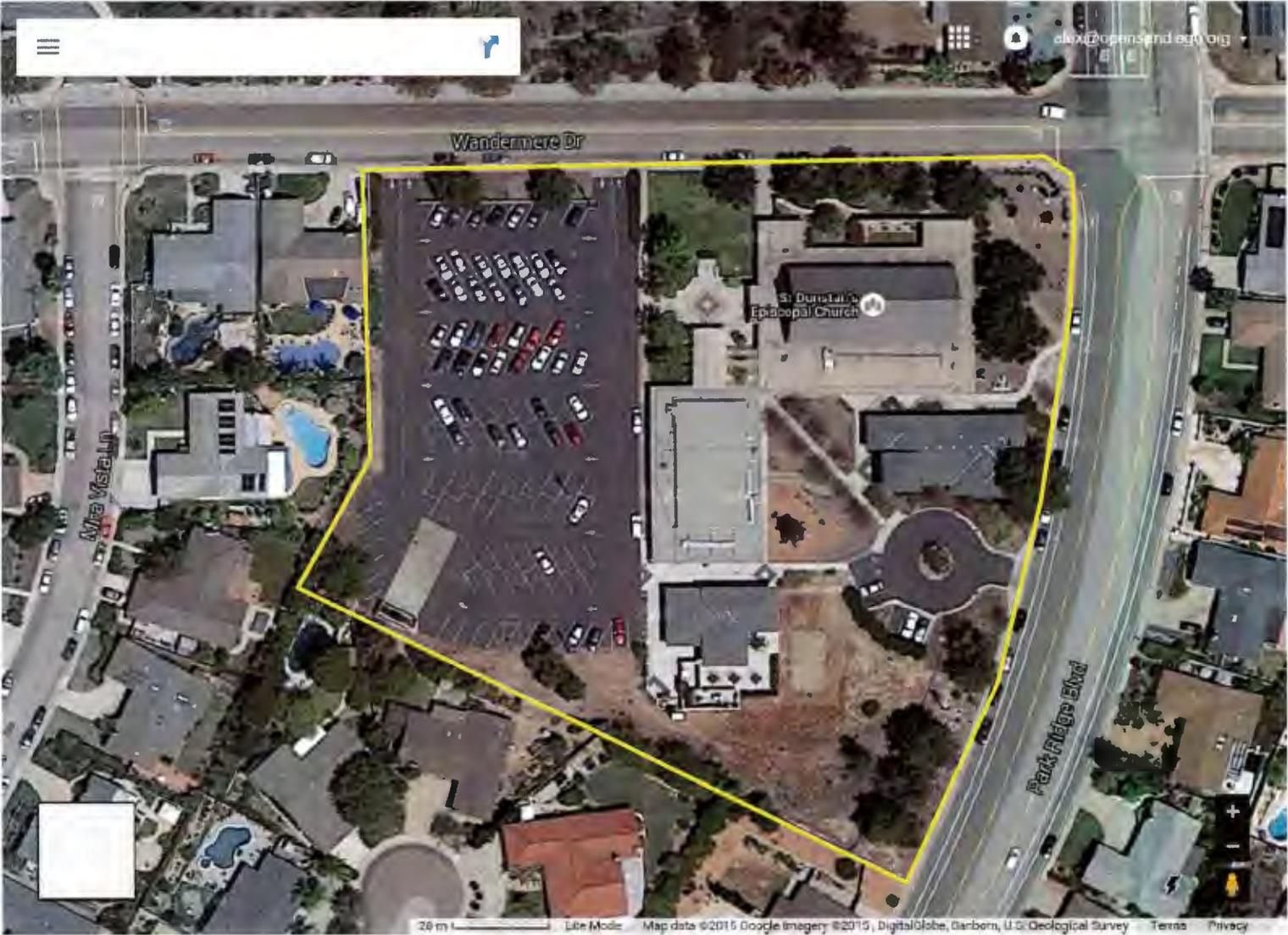
Respectfully submitted,



Alex Hempton, AICP
Development Project Manager

Attachments:

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



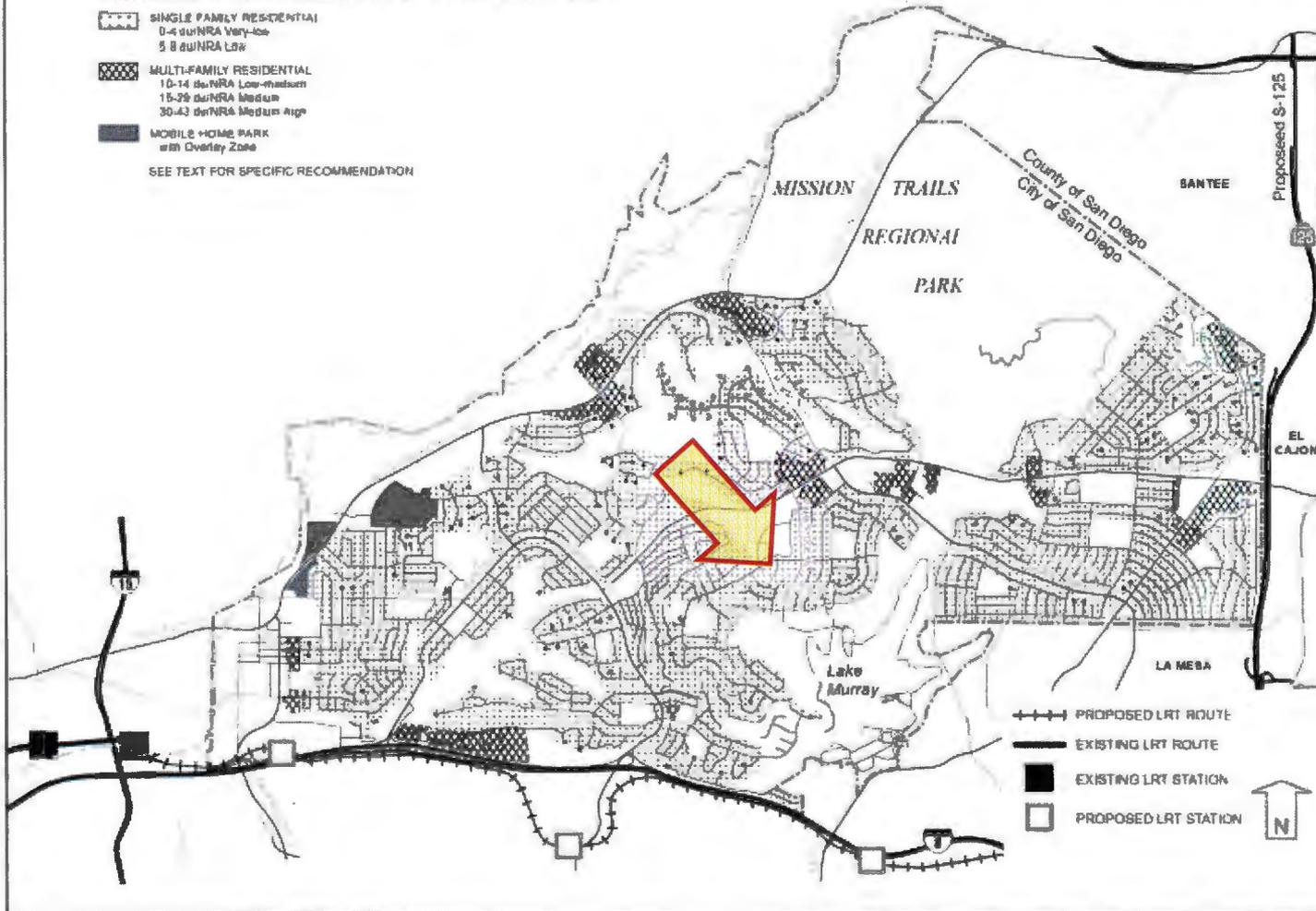
Aerial Photo

Crown St. Dunstan's – Project Number 418067

6556 Park Ridge Blvd.

RESIDENTIAL DENSITY PROPOSALS

-  SINGLE FAMILY RESIDENTIAL
0-4 du/NRA Very-Low
5-8 du/NRA Low
 -  MULTI-FAMILY RESIDENTIAL
10-14 du/NRA Low-Medium
15-29 du/NRA Medium
30-43 du/NRA Medium-High
 -  MOBILE HOME PARK
with Overlay Zone
- SEE TEXT FOR SPECIFIC RECOMMENDATION



CITY OF SAN DIEGO • PLANNING DEPARTMENT

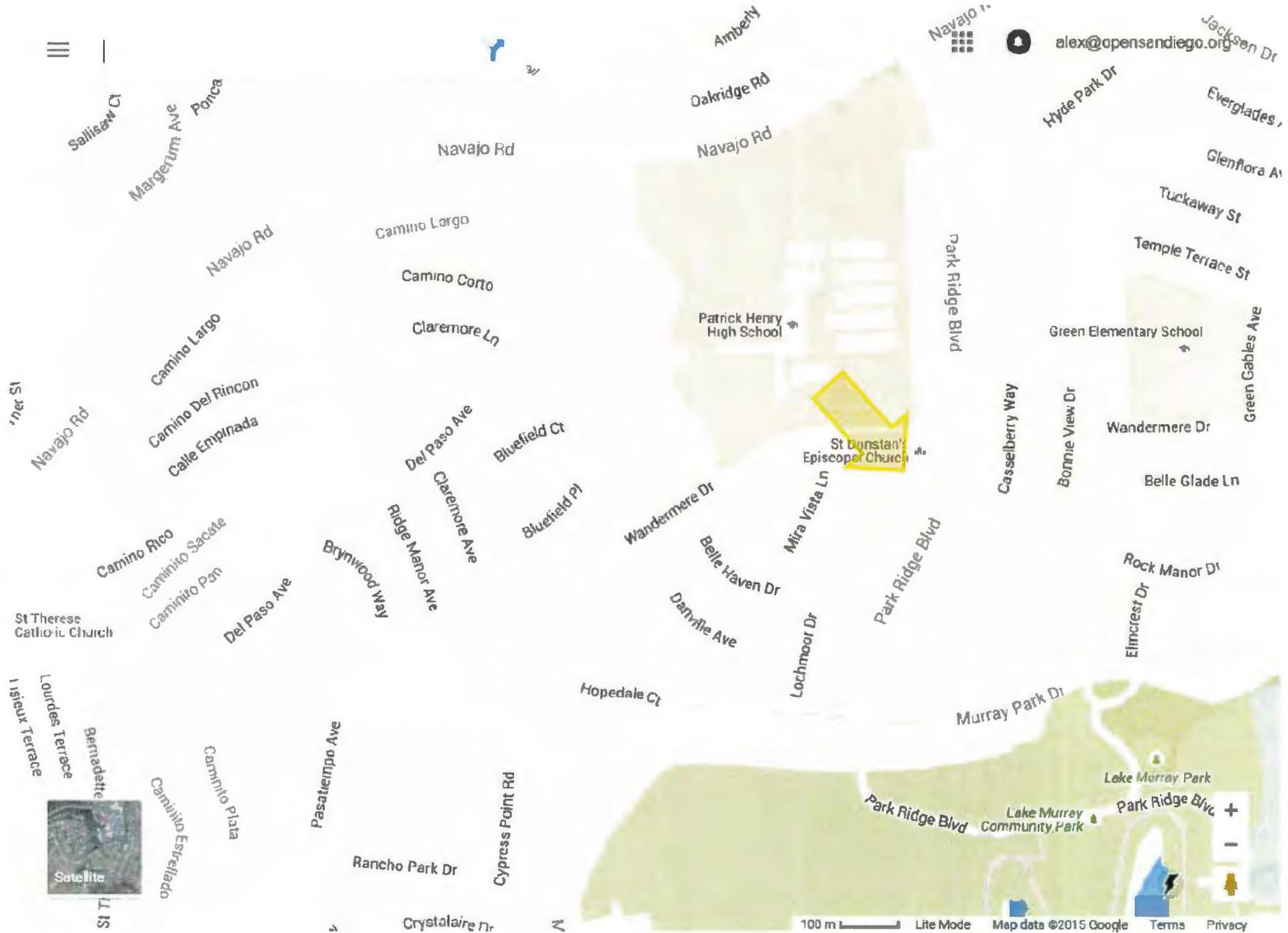


Community Plan Land Use Designation

Crown St. Dunstan's – Project Number 418067

6556 Park Ridge Blvd.

Designated as
Residential



Project Location Map

Crown St. Dunstan's – Project Number 418067

6556 Park Ridge Blvd.



PROJECT DATA SHEET		
PROJECT NAME:	Crown – St. Dunstan’s	
PROJECT DESCRIPTION:	Wireless Communication Facility (WCF) consisting of 3 panel antennas located on 3 light standards in an existing parking lot. Equipment located within an enclosure.	
COMMUNITY PLAN AREA:	Navajo	
DISCRETIONARY ACTIONS:	Conditional Use Permit, Process 3	
COMMUNITY PLAN LAND USE DESIGNATION:	Residential	
<u>ZONING INFORMATION:</u>		
ZONE: RS-1-7		
HEIGHT LIMIT: 30’		
FRONT SETBACK: 15’		
SIDE SETBACK: 0.08 * lot width		
STREET SIDE SETBACK: 0.10 * lot width		
REAR SETBACK: 13’		
<u>ADJACENT PROPERTIES:</u>	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Residential, RS-1-7	Residential/High School
SOUTH:	Residential, RS-1-7	Residential
EAST:	Residential, RS-1-7	Residential
WEST:	Residential, RS-1-7	Residential
DEVIATIONS OR VARIANCES REQUESTED:	None.	
COMMUNITY PLANNING GROUP RECOMMENDATION:	The Navajo Planners voted 15-0 to recommend approval of this project at their July 8, 2015 meeting.	

HEARING OFFICER RESOLUTION NO. HO-XXXX
CONDITIONAL USE PERMIT NO. 1531879
CROWN – ST. DUNSTAN’S
PROJECT NO. 418067

WHEREAS, ST. DUNSTAN’S EPISCOPAL PARISH, a California Non-Profit Corporation, Owner, and CCTMO, LLC, Permittee, filed an application with the City of San Diego for a permit to construct, operate, and maintain a Wireless Communication Facility (WCF) consisting of three (3) panel antennas mounted to three (3) parking lot light standards with equipment associated with the antennas located in an enclosure (as described in and by reference to the approved Exhibits “A” and corresponding conditions of approval for the associated Permit No. 1531879);

WHEREAS, the project site is located at 6556 Park Ridge Boulevard in the RS-1-7 zone of the Navajo community plan area;

WHEREAS, the project site is legally described as: Lot 719 of Lakeshore, Unit No. 8, according to Map thereof No. 5314, filed in the Office of the Recorder of San Diego County, December 20, 1964;

WHEREAS, on August 26, 2015, the Hearing Officer of the City of San Diego considered Conditional Use Permit No. 1531879 pursuant to the Land Development Code of the City of San Diego; NOW, THEREFORE,

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

That the Hearing Officer adopts the following written Findings, dated August 26, 2015.

FINDINGS:

Conditional Use Permit - Section 126.0305

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

While the Navajo Community Plan does not specifically address wireless facilities, the City of San Diego’s General Plan (UD-15) requires that the visual impact of wireless facilities be minimized by concealing wireless facilities in existing structures or using screening techniques to hide or blend them into the surrounding area. The plan also calls for these facilities to be designed to be aesthetically pleasing and respectful of the neighborhood context. Furthermore, the plan states that equipment associated with wireless facilities be concealed from view. This project locates three panel antennas on three separate parking lot light standards. The antennas are concealed behind radomes (antenna covers) which are painted to match the other light standard surfaces. Equipment associated with the antennas is located in an enclosure with a design that is architecturally compatible with the existing church building. Parking lot light standards are common vertical elements found in a parking lot. By locating the antennas on the light standards, behind screening that mimics the silhouette of the light standard, this wireless installation is able to effectively integrate with the neighborhood in compliance with the recommendations of the applicable land use plan.

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

The project consists of three (3) panel antennas mounted on three separate light standards in an existing church parking lot. Equipment associated with the antennas is located in an enclosure. The project is located at 6556 Park Ridge Boulevard, and is located in the Navajo community plan area.

A Negative Declaration (ND) was prepared and certified for the original project (project number 7925). This project was reviewed by the Environmental Analysis Section and it was initially determined, in accordance with the California Environmental Quality Act (CEQA) Guidelines Section 15162(a):

1. No substantial changes are proposed to the project which would require major revisions of the previous ND;
2. No substantial changes occur with respect to the circumstances under which the project is undertaken that would require any revisions to the previous ND; and
3. There is no new information of substantial importance that was not known and could not have been known at the time the previous ND was certified. Therefore, no subsequent ND or other environmental document is needed for this project, as all of the impacts were adequately addressed and disclosed in ND Project No. 7925.

The conditions of approval for the project will require compliance with several operational constraints and development controls intended to assure the continued public health, safety and welfare. All proposed improvement plans associated with the project will be reviewed prior to issuance of construction permits and inspected during construction to assure the project will meet or exceed all relevant and applicable building, electrical, mechanical, plumbing and fire codes.

Additionally, the Telecommunication Act of 1996 preempts local governments from regulating the "placement, construction and modification of wireless communication facilities on the basis of the environmental effects of Radio Frequency (RF) emission to the extent that such facilities comply with the Federal Communication Commission's (FCC) standards for such emissions." A Radio Frequency Electromagnetic Fields Exposure Report demonstrating that the proposed project would be consistent with the FCC's regulations for wireless facilities has been provided. Therefore, the project would not result in any significant health or safety risks to the surrounding area within matters of the City's jurisdiction.

In conclusion, the proposed project will not be detrimental to the public health, safety and welfare.

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

WCF are permitted in residential zones, with a non-residential use, when the antennas are located less than 100 feet from the property line of a residential use with a CUP, Process Three. In this case, one sector of antennas is located less than 100 feet from the property line of a residential use. This project consists of three (3) panel antennas mounted to three (3) existing light standards. Antennas are concealed behind radomes which are painted to match the light standard. Equipment is located in an existing enclosure. No changes are proposed with this project. The WCF

Regulations require that WCF be “minimally visible” through the use of architecture, landscape, and siting solutions. This project complies with those requirements. The antennas are in proportion to the light standards and mimic the light standard silhouettes. The equipment enclosure has been designed to integrate with existing on-site buildings. No deviations are proposed. The project complies with the LDC requirements. Based on these considerations, the project complies with the WCF Regulations (LDC section 141.0420) and no deviations are proposed.

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

Council Policy 600-43 and the WCF Regulations, LDC Section 141.0420, encourage WCF to locate in commercial and industrial zones, by providing a lower permit process level for WCF in those zones. WCF located in residential zones are permitted with a higher permit process level. Wireless carriers are required to provide coverage throughout their FCC license area, however, and WCF are permitted throughout the City. This WCF is proposed in a residential zone with a non-residential use, which is more preferable than a residential zone with a residential use, but less preferable than a commercial or industrial zone. This WCF is permitted with the processing of a CUP, Process Three. The WCF has been designed to be minimally visible and respectful of the neighborhood context, by concealing the antennas on three separate parking lot light standards in an existing church parking lot. Equipment associated with the WCF is located in an unobtrusive enclosure. Based on the permits required and the design of this WCF, the use is appropriate at this location.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer Conditional Use Permit No. 1531879 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. 1531879, a copy of which is attached hereto and made a part hereof.

Alex Hempton, AICP
Development Project Manager
Development Services

Adopted on: August 26, 2015

Internal Order No. 24005756

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

PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24005756

CONDITIONAL USE PERMIT NO. 1531879
CROWN ST. DUNSTAN'S – PROJECT NUMBER 418067
HEARING OFFICER

This CONDITIONAL USE PERMIT (CUP) NO. 1531879 is granted by the HEARING OFFICER of the City of San Diego to ST. DUNSTAN'S EPISCOPAL PARISH, a California Non-Profit Corporation, Owner, and CCTMO, LLC, Permittee, pursuant to San Diego Municipal Code [SDMC] sections 141.0420 and 126.0305. The site is located at 6556 Park Ridge Boulevard in the RS-1-7 zone of the Navajo community plan area. The project site is legally described as: Lot 719 of Lakeshore, Unit No. 8, according to Map thereof No. 5314, filed in the Office of the Recorder of San Diego County, December 20, 1964.

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 August 26, 2015, on file in the Development Services Department.

The project shall include:

- a. Three (3) panel antennas (56" tall antennas inside 20" diameter radomes [antenna screens]) mounted to three separate existing 30-foot tall parking lot light standards. Equipment associated with the antennas is located in a 185 square-foot enclosure;
- b. Locating the antennas on parking lot light standards within radomes that mimic the dimensions of the parking lot light standards, results in a stealth design, based on the dimensions of the antennas and radomes shown on Exhibit "A";
- c. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality

Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by **September 10, 2018**.
2. This Conditional Use Permit [CUP] and corresponding use of this site **shall expire on September 10, 2025**. Upon expiration of this Permit, the facilities and improvements described herein shall be removed from this site and the property shall be restored to its original condition preceding approval of this Permit.
3. No later than ninety (90) days prior to the expiration of this permit, the Owner/Permittee may submit a new application to the City Manager for consideration with review and a decision by the appropriate decision maker at that time. Failure to submit prior to the deadline will be cause for enforcement for noncompliance, which may include penalties and fines.
4. Under no circumstances, does approval of this permit authorize the Owner/Permittee to utilize this site for wireless communication purposes beyond the permit expiration date. Use of this permit beyond the expiration date of this permit is prohibited.
5. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
6. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
7. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.

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

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

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

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

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

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

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

settlement or other disposition of the matter. However, the Owner/Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Owner/Permittee.

LANDSCAPE REQUIREMENTS:

14. Any existing required landscape or hardscape indicated on the plans that is damaged or removed during demolition or construction shall be repaired or replaced in kind within 30 days, or prior to final inspection.

PLANNING/DESIGN REQUIREMENTS:

15. 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.

16. All facilities and related equipment shall be maintained in good working order; free from trash, debris, graffiti; and designed to discourage vandalism. Any damaged equipment shall be repaired or replaced within thirty (30) calendar days of notification by the City of San Diego.

17. It is the responsibility of the Owner/Permittee to notify the City within 30 days of the sale or transfer of this site to any other provider or if the site is no longer operational, which requires the removal and the restoration of this site to its original condition.

18. No overhead cabling is allowed for this project.

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

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

21. 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.

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

23. The light standards, including antenna radome, shall be maintained and painted on a regular basis.

INFORMATION ONLY:

- The issuance of this discretionary use permit alone does not allow the immediate commencement or continued operation of the proposed use on site. The operation allowed by this discretionary use permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.
- A “Telecom Planning Inspection” will be required prior to Final Clearance from the City's Building Inspector to ensure compliance with the approved plans, exhibits, and associated conditions. Prior to calling for your Final Inspection from your building inspection official, please contact the Project Manager listed below at ahempton@sandiego.gov to schedule an inspection of the completed WCF. Please request the telecom inspection at least five working days ahead of the requested Final inspection.
- 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 August 26, 2015 and HO-XXXX.

DRAFT

Permit Type/PTS Approval No.: CUP No. 1531879
Date of Approval: 8/26/2015

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES
DEPARTMENT

Alex Hempton, AICP
Development Project Manager

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

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

ST. DUNSTAN'S EPISCOPAL PARISH
Owner

By _____
NAME
TITLE

CCTMO, LLC
Permittee

By _____
JON DOHM
NETWORK MANAGER

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



THE CITY OF SAN DIEGO

DATE OF NOTICE: August 12, 2015

NOTICE OF PUBLIC HEARING

HEARING OFFICER

DEVELOPMENT SERVICES DEPARTMENT

DATE OF HEARING:	August 26, 2015
TIME OF HEARING:	8:30 A.M.
LOCATION OF HEARING:	Council Chambers, 12th Floor, City Administration Building, 202 C Street, San Diego, California 92101
PROJECT TYPE:	CONDITIONAL USE PERMIT, PROCESS THREE
PROJECT NO:	<u>418067</u>
PROJECT NAME:	<u>CROWN CASTLE – ST. DUNSTANS</u>
APPLICANT:	TIM HENION, DEPRATTI, INC., AGENTS REPRESENTING CROWN CASTLE
COMMUNITY PLAN AREA:	NAVAJO
COUNCIL DISTRICT:	7
CITY PROJECT MANAGER:	Alex Hempton, Development Project Manager
PHONE NUMBER/E-MAIL:	(619) 446-5349 / ahempton@sandiego.gov

As a property owner, tenant, or person who has requested notice, please be advised that the Hearing Officer will hold a public hearing to approve, conditionally approve, or deny an application for a Conditional Use Permit (CUP) for an existing Wireless Communication Facility (WCF) consisting of three (3) panel antennas mounted to three (3) parking lot light standards with equipment associated with the antennas located within an 185 square-foot equipment enclosure. The project is located at 6556 Park Ridge Boulevard.

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

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

A Negative Declaration (ND) was prepared and certified for the original project (PTS#7925). This project was reviewed by the Environmental Analysis Section and it was determined, in accordance with the California Environmental Quality Act (CEQA) Guidelines Section 15162(a): (1) no substantial changes are proposed to the project which would require major revisions of the previous ND; (2) no substantial changes occur with respect to the circumstances under which the project is undertaken that would require any revisions to the previous ND; and (3) there is no new information of substantial importance that was not known and could not have been known at the time the previous ND was certified. Therefore, no subsequent ND or other environmental document is needed for this project, as all of the impacts were adequately addressed and disclosed in ND Project No. 7925.

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

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

Internal Order Number: 24005756

Revised 11-17-14 wjz

NAVAJO COMMUNITY PLANNERS, INC.

Allied Gardens-Del Cerro-Grantville-San Carlos

Meeting materials are available at navajoplanners.org

Wednesday, July 08, 2015

Tifereth Israel Synagogue

6660 Cowles Mountain Blvd.

San Diego- 92119

navajoplanners@cox.net

New Start Time

6:30 P.M.

Agenda

Call To Order: 6:30 P.M.

- Roll Call of Board Members

Matthew Adams (San Carlos)	March 2017x
Eric Aguilera (Grantville)	March 2016
Richard Burg (San Carlos)	March 2017x
Terry Cords (Allied Gardens)	March 2017x
Tim Flodin (San Carlos)	March 2016x
Steve Grimes (Del Cerro)	March 2017x
David Hardy (Allied Gardens)	March 2016x
John LaRaia (Grantville)	March 2017x
Douglas Livingston (Del Cerro)	March 2016x
Michael McSweeney (Del Cerro)	March 2016x 6:40
Lynn Murray (Allied Gardens)	March 2016x
Marilyn Reed (Allied Gardens)	March 2017x 6:45
Dan Smith (Grantville)	March 2016x
Daron Teemsma (Grantville)	March 2017x
Jay Wilson (Del Cerro)	March 2017x
Dan Northcutt (San Carlos)	March 2016x

- Modifications to Agenda (Informational items can be changed to action items by 2/3 vote before the agenda has been adopted): Info item- city of SD pipeline Dept. Public works sent email they will not be conducting update this evening. There is a change in project design and the City is moving all 5 laterals to other areas of city. J Wilson makes motion, S Grimes seconds. 13-0 in favor. (M. McSweeney and M. Reed not in attendance for this vote).

- Approval of the May 13, 2015, Meeting Minutes: J Wilson makes motion D Hardy seconds 13-0 in favor (M. McSweeney and M. Reed not in attendance for this vote).

Officers Reports:

- Chair's Report: Comic Con starts tomorrow.
- Vice Chair's Report: Several calls regarding marijuana dispensaries. Questions regarding properties along SD River. Dedicated parkland behind Armstrong Garden Center. CDFW owns land along SD River not considered a park. May be able to be grandfathered in.
- Treasurer's Report: \$30.00 verified by D. Northcutt

Elected Officials' Reports:

- Councilman Scott Sherman – (Liz Saidkhanian): Grantville plan amendment approved last month goes

into effect 07/23. No new projects brought forward as of yet. City website on Councilman's site can track projects at <http://www.sandiego.gov/development-services/opensd/>. Office working with 3 other Councilmembers to speed up permit process for park construction. Currently 24 steps. Neighborhood watch signs volunteer event 7/16 at AG Farmers Market. J. Wilson and M. Adams offers to assist. D. Smith asks to speed up development permit process also. M. Adams stuck in traffic on La Madra due to resurfacing is very happy. M. McSweeney asks about homeless issue at Chaparral Canyon. 7 arrests made recently and abated 9 camps. Councilman's office does not have access to NextDoor.com.

- Officer Adam McElroy (Community Relations Officer): Brought along Lt Mike Swanson – in charge of 320's (Navajo neighborhood). Crusaders soccer sign stolen along Waring and Navajo Rds. Proactive enforcement team moved from college area to deal with burglaries issues Navajo Terrace Apts. and other areas being hit hard. Closely related to transient issue in Canyon by Lake Murray. Works with Las Mesa and CHP to address situation. Looking pretty good. Violent crimes looking great, not huge problem in our area. Downward trend. Property crimes spiked in April. In May it dropped. June it dropped even further (3x less). **April-May-June Commercial Burglaries 4-2-2, Residential Burglaries 30-17-10, Shoplifting 6-5-5, thefts 27-29-10, Car Prowls 59-51-18.**
- Representative Susan Davis - (Daniel Hazzard): Passes out Davis Dispatch. Annual Appropriations bill moving through Congress. Education in workforce committee no child left behind bill being worked on. Affordability hang-up in House. Fed money follows students. Nation Defense Authorization Act being worked on also. Retirement workshop SSN and Medicare experts 8/05 and 8/11 there will be a federal grant workshop. T. Flodin asks about postal reform. Still moving forward but she is not on that committee. Trade authority bill outlines how trade bill need to be made public. Negotiations ongoing.
- Mayor Kevin Faulconer – (Anthony George): Not in attendance
- Assembly member Shirley Webber (Jannell Jackson): Not in attendance
- Senator Marty Block (Hilary Nemchik): Not in attendance
- Seth Litchney City of SD Planning Dept.: Not in attendance

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

John Pilch: Living Green Coop was on 6/25 Planning Commission but was withdrawn. San Carlos/Lake Murray Rec Council purchased double handicap access table for Lake Murray Park. Library construction completed but additional work started last week. Telecom site proposed for playing field at San Carlos Park. Proposed to have lights on pole to light field. Orchard Supply proposed for old Ralph's site.

Jay Wilson – Allied Garden Farmer Market still going 4-8. AG Farmers Market to run at least 6 more months at least.

Maggie Pound - Business to business networking. Wishes more coordination between NCPI and businesses. Meet 3rd Weds of month 7:30-9. Meggie will be group Rep.

T. Cords – Thanks local PD and others for assistance on stolen signs. Crusaders Soccer is a non-profit organization. AG Rec Council 1st Friday concerts in the park 2 more scheduled for summer. Parking lot at Rec Center closed starting 7/13 10/19 for refurbishing. Open 60 hrs. per week 97 days due to additional funding in City budget.

Informational Presentations:

City of San Diego Public Works Department

Navajo Pipeline Rehabilitation Update: Lisa Canning Project Engineer

Project Presentation regarding proposal for 26 Single family detached homes on property located at the North East corner of College Avenue and I-8: Tony Pauker, ColRich Communities:

Places poster boards showing proposed development in front of audience. SD based company for over 30 yrs. 5.6 acre parcel. Originally intended to be part of original development 1958-68. Zoned RS1-7 5,000 sq. ft. minimum lots for single family homes. Follow zoning and Navajo Community Plan. Average home in area 1650-2,000 sq. ft. majority single story. Mid-century modern style. Going to follow look of existing homes in area and same size. Access point 75' south of Chevron carwash. Private road off of College single road into development. Historically site was cleared in late 50's early 60's. soil on site is fill. Non-native grasses and ornamental plants primarily on property. Not is MSCP to mitigate will purchase mitigation credits for off-site mitigation.

Gentleman in hat- asks about construction timeframe and ditch on property (will it be filled) T. Pauker states construction would not start for at least 18 months. Grading to take approx. 4 months, houses to be built in 5 months. Removing soil in northern portion of site and fill in the southern portion. Storm drain in middle.

Lady in audience – Do you own property and easement from fence-line current owner lives in Toronto and is being worked with. T. Pauker states backyards of current homes would face backyard of new homes.

Another lad - Does not see how road would work due to current traffic conditions. T. Pauker states Traffic Engineer working on the issue and has met with City staff. Deceleration right turn lane into property.

Gentleman – Egress issue have to go 4 lanes over to make U-turn on college to go south. Block lanes trying to inch way to turn lane. Biggest concern. T. Pauker states enforcement issue and builders are being addressed with City. There is no u- turn allowed.

Gentleman – Asked if permits acquired. T. Pauker states the area is considered environmentally sensitive area. No permits yet in process of getting them. ESL (Environmentally Sensitive Lands) most of City designated need higher reviews from city and more rigorous level of review.

Young lady in front row – access issue dealing with U-turn. What is travel route from development to get to freeway? T. Pauker states he does not know, empirical question about trip generation 10 trips per home per day. Would not notice additional traffic due to current usage. Outline the process please: long range planning (NCPI) designated as single family home development site. Development services – Compliance with all zoning and codes geo, bio, hazardous, public meetings, environmental document will submit tentative map during this process and City staff to make recommendation. To take at least 9 months but most likely at least 1 yr.

Property owner on Marne Ave. for 30 yrs. States he has used the property for over 5 yrs. and looking to acquire a prescriptive easement.

Gentleman in front row – Will utilities be underground? T. Pauker states, yes they will be underground.

Back row gentleman – Asks about deceleration lane? Exiting right turn area may be reduced for new access. T. Pauker states it will be increased.

Gentleman in front row – Asks about utilities. Storm drain easement, sewer easement, water main easement, unused SDGE easement, and various other easements also.

Another gentleman in red in front row – Suggests a through site plan and pad elevations roof top elevations inform zoning for area when presenting before Del Cerro Action Council. Asks if any public funding? T. Pauker states zero public funding.

Lady in back (lives on Glenmont St.)- Asks about easement in vicinity. Caltrans property goes under College in

vicinity. T. Pauker states will not be touching Caltrans land.

Gentleman in middle. Asks for additional material including overlays. States most cars coming out of development will go south to I-8. Look at neighborhood not just traffic going north on College.

Lady standing in back – What will home prices be in development? T. Pauker states low \$600,000 to approach \$700,000 depending on options.

Lady in middle row -How many feet in back of house to back yard of current residences? T. Pauker states not certain yet will know more soon.

NCPI Board:

M. McSweeney – Mid-century question build home mimicking current homes in community. Tony states build home that take cues from the community.

D. Livingston – Thanks for preliminary discussion. Lives in area, traffic will be big concern and egress also. Enforcement issued correct. Beneficial to make sure traffic studies look at intersections north of project site (Rockhearst, Lambda, etc.).

M. Adams thanks for coming in early stages. When return to NCPI with more specific data. Will be at Del Cerro Action Council on 7/23. At least 2 months before returning to NCPI

Action Items:

Diego Hills Public Charter, Project #412339

CUP to convert existing 5,470 sq. ft. retail building to a Charter School for ages 14-19 located at 8776 Lake Murray Blvd

Currently operation at El Cajon/College serving High School drop outs or credit at risk and not going to graduate. Open 8-6 staggered arrival. Same requirements as SD Unified. Flexible schedule. Large group new site currently 5,000 sq. ft. (Hollywood Video) be a good community partner. Niche market. Traffic study needed according to Cycle Report. A recent National City study says traffic design significantly lower than traditional school. States not sure if traffic study needed and city currently reviewing. M. Adams asks if building being expanded. States no but will do significant interior remodeling and will do work outside if needed.

M. McSweeney makes motion motion to approve CUP as proposed. L. Murray seconds. T. Flodin asks if giving carter school is giving kids an out to not stay in traditional high school. One size fits all does not meet all kids states. J. Wilson asks 6/02 cycle letter states traffic study needed. Has that been changed? City states may not need traffic study. M Reed asks if additional handicap spaces needed. Higher percentage of kids with IEP at this school. D. Livingston at any one time how many students staff, security, admin staff on site. Similar school in Chula Vista 8 teachers, a few tutors, principal. 300 kids served say 25-30 at most at one time. Mondays/Fridays light. 9-10 busier than 8 am. T. Cords asks about public transportation in area. Bus stop right next to building. Asks about other businesses in center and how they feel. Does not allow students to loiter. Security guard goes up and around to make sure there are no problems.

J. Pilch: States they came to SCAC on 5/5 and made the same presentation and it was well received. He suggests it be approved. Couple of issue regarding traffic impact study. City requiring 76 spaces and makes no sense if people coming in by public transportation. Security guard onsite and people occupying building may preclude people hanging out at site.

Jem Doonan: mentions El Cajon site and friend works there. Site looks very nice. Why not use SD Unified buildings. Have not tried using Prop 39 because not always seen as positive. Model dealing with kids not feeling comfortable with regular high school. A good way to get kids thru school.

MJ Wagner – One of most encouraging presentation on any topic and he hopes it succeeds.

Unanimous approval all in favor 15-0

Saint Dunston's Church, Project #418067

Crown St. Dustan's. CUP Process 4. Wireless Communication Facility: 3 panel antennas on 3 parking lot Stands with 185 sq. ft. equipment enclosure. 6556 Park Ridge Blvd.

Currently 3 30' tall light poles 12x30 foot equipment enclosure. No changes proposed to equipment. M

McSweeney makes motion to approve CUP as presented. J. Wilson Seconded. D. Northcutt – is there a change in frequency or voltage broadcasting. No changes proposed. Unanimous vote 15-0

J. Pilch –In favor of it.

Jem Doonan - Cell phone does not work in his house. How to get whole area covered. How to get total area coverage if no new towers? Covers up to Navajo.

Community Group Reports:

- Grantville Stakeholders Group - Matt Adams: Group dismissed.
- Allied Gardens Community Council - Marilyn Reed: 7/28 David Akin city of SD water Dept. town hall meeting 7 pm Ascension Lutheran Church on Zion.
- Del Cerro Action Council - Jay Wilson: David Akin presenting 7/23 7 pm Temple Emanu-El.
- San Carlos Area Council - John Pilch: 9/2 6 pm San Carlos branch library. Mayor Faulkner as speaker San Carlos Rec telecom proposal at San Carlos Rec Center.
- Mission Trails Regional Park Advisory Board: New Board members to be confirmed 7/30.

Future Agenda Items Old Business New Business Adjourn

Cortez Residence



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 Visting Tentative Map Map Waiver Land Use Plan Amendment Other _____

Project Title: St Dunstan Church Crown Castle BU # 827630 T Mobile SD06885
 Project No. For City Use Only: 418067

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

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

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

Additional pages attached Yes No

Name of Individual (type or print):
 St. Dunstan Church
 Owner Tenant/Lessee Redevelopment Agency
 Street Address:
 6556 Park Ridge Blvd.
 City/State/Zip:
 San Diego, CA 92120
 Phone No: (619) 460-6442 Fax No:
 Signature: *[Signature]* Date: August 2, 2015

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: _____

Printed on recycled paper. Visit our web site at www.sandiego.gov/development-services
 Upon request, this information is available in alternative formats for persons with disabilities.

DS-318 (5-05)

Project Title: <u>ST. DUNSTAN CHURCH CROWN CASTLE BV # 827630 TMOBILE</u>	Project No. (For City Use Only)
Part II - To be completed when property is held by a corporation or partnership <u>SD00685</u>	
Legal Status (please check): <input checked="" type="checkbox"/> Corporation <input type="checkbox"/> Limited Liability -or- <input type="checkbox"/> General) What State? <u>CA</u> Corporate Identification No. <u>95-1971150</u> <input type="checkbox"/> 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 <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Corporate/Partnership Name (type or print): <u>St. Dunstan's Episcopal Parish, a Cal. nonprofit corp.</u> <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee	Corporate/Partnership Name (type or print): <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee
Street Address: <u>6556 PRICK RIDGE BLVD.</u>	Street Address:
City/State/Zip: <u>SAN DIEGO, CA 92120</u>	City/State/Zip:
Phone No: <u>619-460-6442</u> Fax No:	Phone No: Fax No:
Name of Corporate Officer/Partner (type or print): <u>ROBERT G. EATON</u>	Name of Corporate Officer/Partner (type or print):
Title (type or print): <u>(619) 460-6442</u> <u>RECTOR</u>	Title (type or print):
Signature: <u>[Signature]</u> Date: <u>April 2, 2015</u>	Signature : Date:
Corporate/Partnership Name (type or print): <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee	Corporate/Partnership Name (type or print): <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee
Street Address:	Street Address:
City/State/Zip:	City/State/Zip:
Phone No: Fax No:	Phone No: Fax No:
Name of Corporate Officer/Partner (type or print):	Name of Corporate Officer/Partner (type or print):
Title (type or print):	Title (type or print):
Signature : Date:	Signature : Date:
Corporate/Partnership Name (type or print): <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee	Corporate/Partnership Name (type or print): <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee
Street Address:	Street Address:
City/State/Zip:	City/State/Zip:
Phone No: Fax No:	Phone No: Fax No:
Name of Corporate Officer/Partner (type or print):	Name of Corporate Officer/Partner (type or print):
Title (type or print):	Title (type or print):
Signature : Date:	Signature : Date:

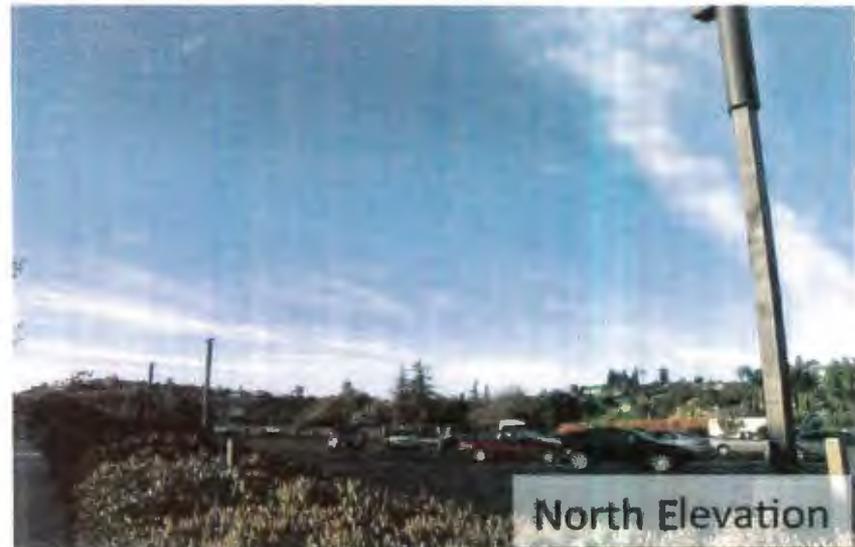
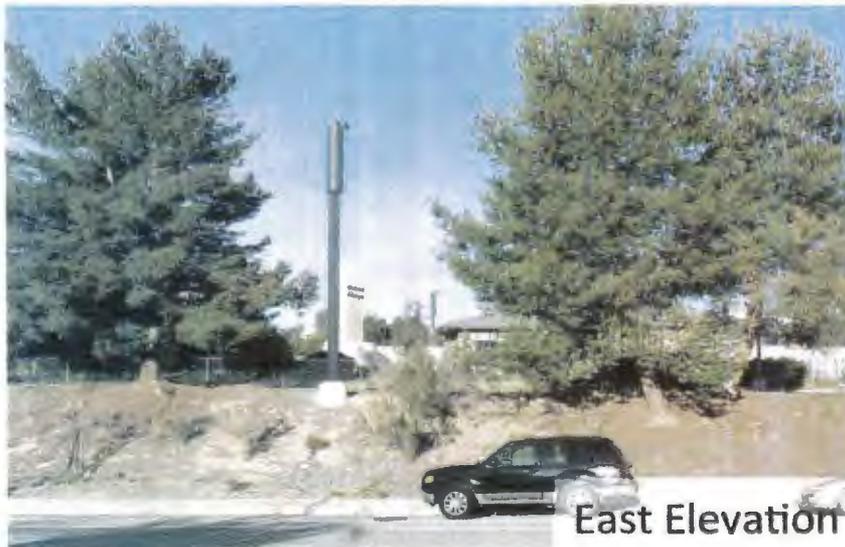
T-Mobile Executives

Management

John J. Legere, President and Chief Executive Officer
David R. Carey, Executive Vice President, Corporate Services
J. Braxton Carter, Executive Vice President, Chief Financial Officer
Peter A. Ewens, Executive Vice President, Corporate Strategy
Jon A. Freier, Executive Vice President, T-Mobile Retail and Direct Channels
Thomas C. Keys, President, T-Mobile Indirect Channels
Gary A. King, Executive Vice President and Chief Information Officer
David A. Miller, Executive Vice President, General Counsel and Secretary
Larry L. Myers, Executive Vice President, Human Resources
Neville R. Ray, Executive Vice President and Chief Technology Officer
J. Andrew Sherrard, Executive Vice President and Chief Marketing Officer
G. Michael Sievert, Executive Vice President and Chief Operating Officer

Board of Directors

Timotheus Höttges, Chairman of the Board
John J. Legere
W. Michael Barnes
Thomas Dannenfeldt
Srikant M. Datar
Lawrence H. Guffey
Bruno Jacobfeuerborn
Raphael Kübler
Thorsten Langheim
Teresa A. Taylor
Kelvin R. Westbrook



Crown Castle Saint Dunstan's Church Photo Survey





View of site from the west



View of site and tower from east

Crown St. Dunstons Church



View of south showing the light poles



View from church property looking north

Crowell St Dunstan's Church



View from church property looking south



View from church property looking east at east pole

Crown St Dunstan's Church



Looking north showing east pole



Equipment location inside CMU wall and slatted gates

Crown St Dunstan's Church

**Crown BU#827630 TMO SD06885 St Dunstain's Church
TELECOM SITE JUSTIFICATION LETTER & MAPPING**

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

CCTMO (Crown Castle/T Mobile) proposes to continue the operation of this existing communications facility at the St Dunstain's Church located at 6556 Park Ridge Blvd. The renewal consists of 6 panel antennas concealed inside (3) stand-alone flag pole concealed inside radomes. There are 2 antennas on 3 sectors, with all sectors concealed from view inside the structures. There are no proposed changes to the design since it currently meets code. The existing cabinets ground mounted within a CMU wall area. 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 T Mobile system is 1955-1960, 1960-1965, 2110-2120, 2140-2155 Megahertz.

COVERAGE AND CAPACITY

The objective of this existing site is to provide coverage and capacity within the residential area to the south, north and west, covering north to Navajo Drive, east to Jackson Dr, south to Lake Murray and west for surrounding residential connecting to surrounding sites shown on justification maps. Please refer to the existing coverage map that illustrates the existing coverage gap. The site will 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 existing site (see attached map).

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

Please see and refer to justification mapping and TMO coverage maps.

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

CCI TMO St Dunstons Church
Telecom Site Justification

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 gap. The site provides coverage in a current gap and provide current capacity, allowing users to use the system simultaneously and will provide "off-load" capacity for adjacent sites currently operating within a 1-mile radius from this existing site (see attached map).

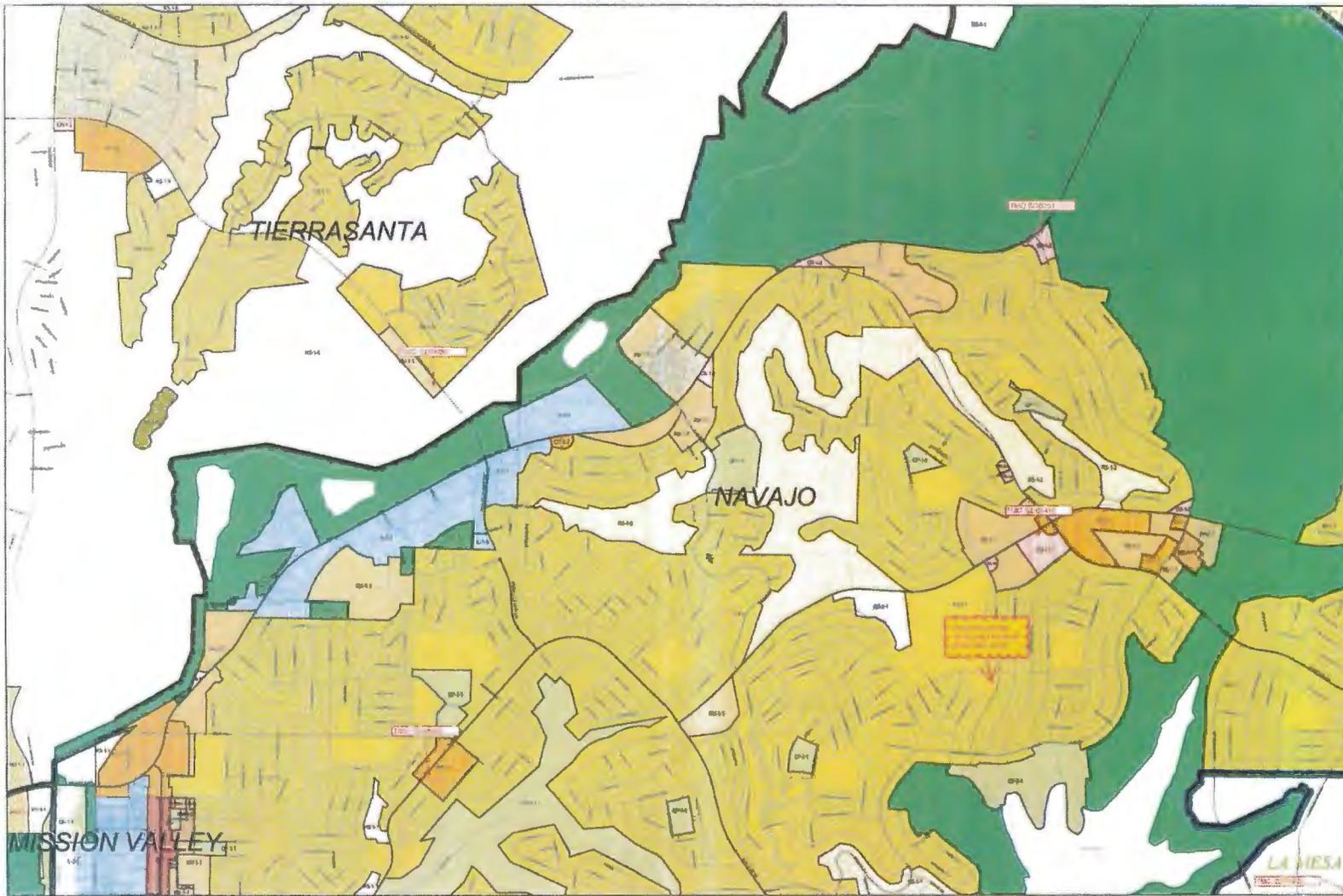
4. If the proposal does not include co-location, written documentation of all efforts made to co-locate at another site, and a justification for the decision not to co-locate.

Sprint is also located on this property with equipment and 3 sided stealth tower located to the SE of The Crown facility

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

As the justification zoning map shows 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



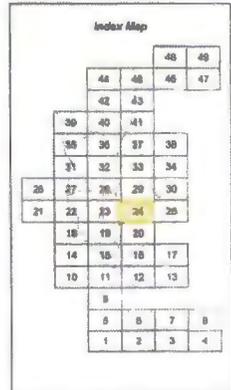
Legend

City of San Diego Boundary
Community Plan Areas
Parcels

Zoning

ZONE_NAME

- AR-1-1
- AR-1-2
- CC-1-3
- CC-4-2
- CN-1-2
- CO-1-2
- L-2-1
- L-3-1
- OP-1-1
- OP-2-1
- RM-1-1
- RM-2-5
- RM-3-7
- RM-3-9
- RM-4-10
- RM-5-12
- RS-1-1
- RS-1-14
- RS-1-2
- RS-1-4
- RS-1-7
- RS-1-8

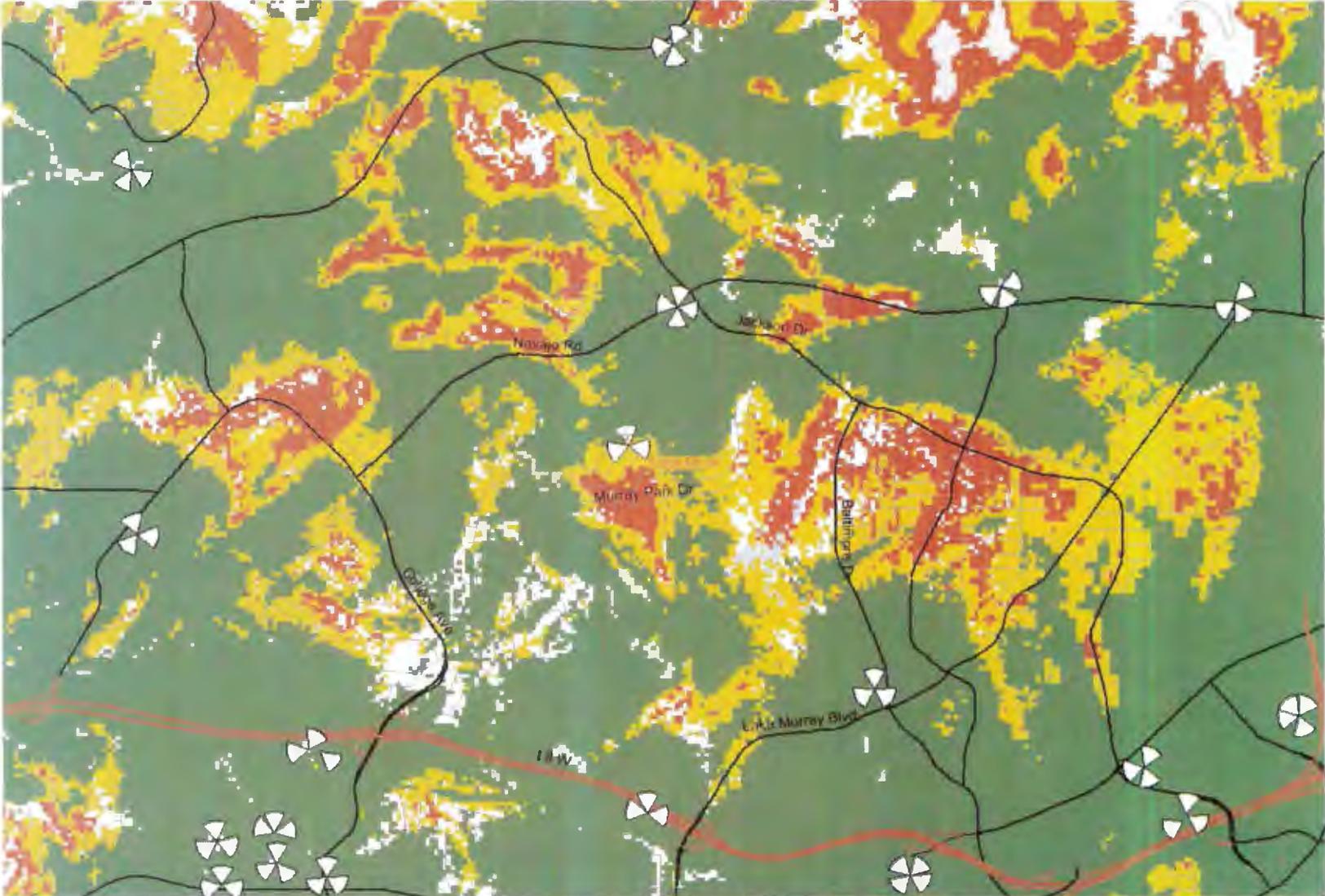


City of San Diego
Development Services Department

GRID TILE: 24
GRID SCALE: 800
DATE: 3/23/2010 10:59:33 AM



Existing On-Air sites coverage without SD06885A

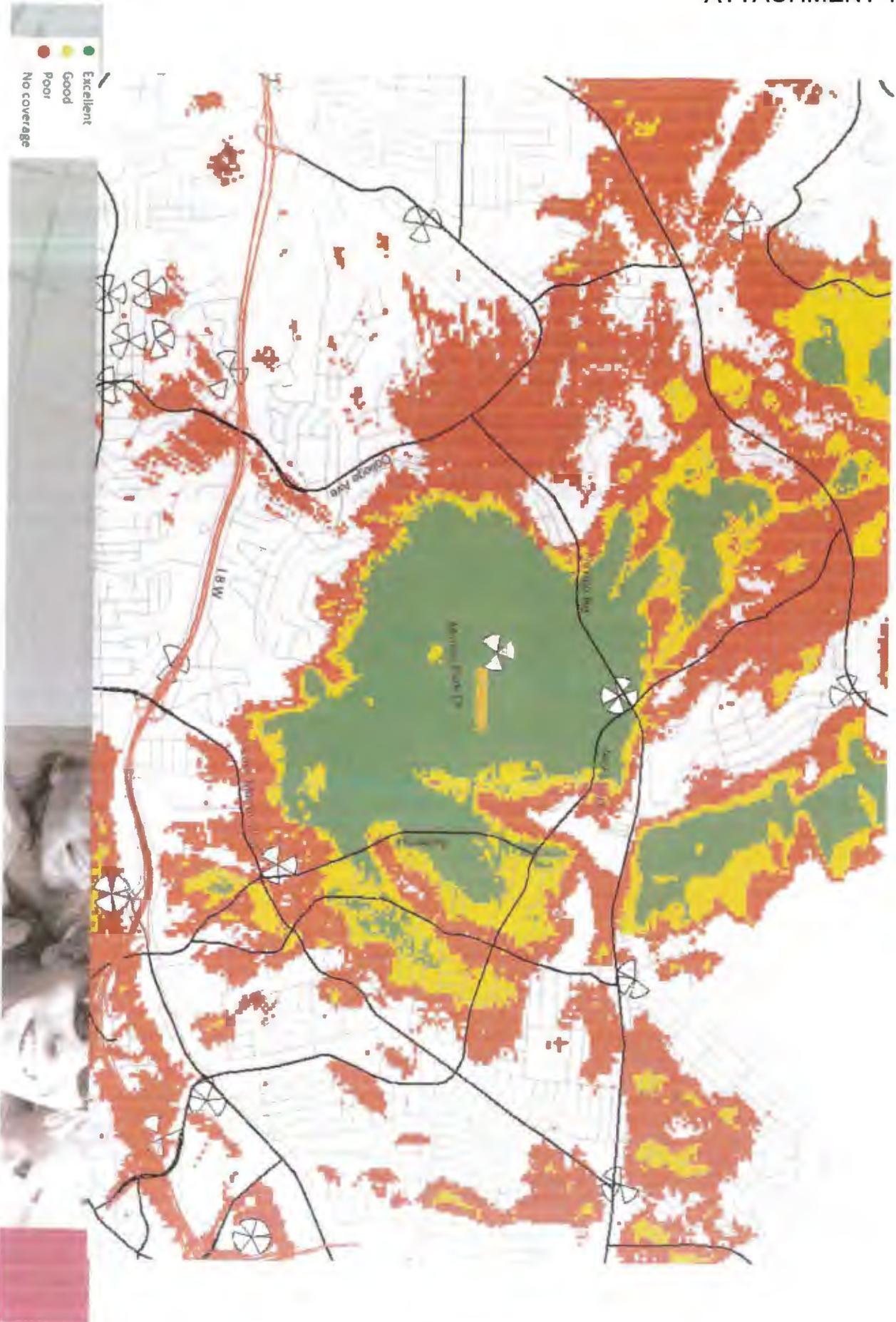


- Excellent
- Good
- Poor
- No coverage



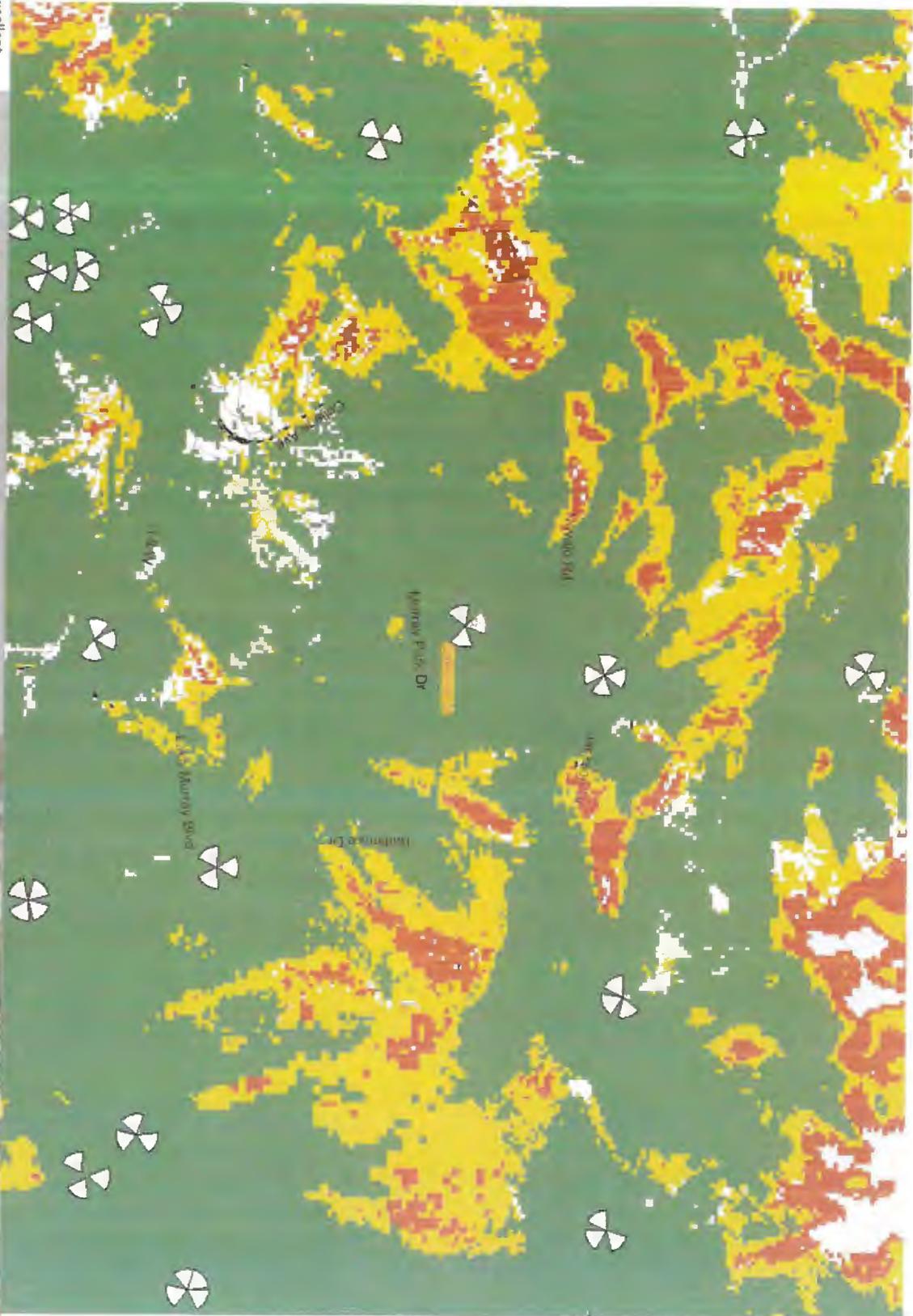
T-Mobile

SD06885A Coverage





Existing On-Air sites coverage with SD06885A



- Excellent
- Good
- Poor
- No coverage



DEVELOPMENT SUMMARY

PROJECT DESCRIPTION:

ZONING RENEWAL FOR AN EXISTING T-MOBILE UNMANNED TELECOMMUNICATION FACILITY:

T-MOBILE ENTITLEMENT:

- (1) ANTENNA PER SECTOR, (3) TOTAL, MOUNTED ON (3) RF LIGHT POLES
- (2) GPS ANTENNAS
- (4) EQUIPMENT CABINETS LOCATED AT GROUND LEVEL INSIDE CMU WALL ENCLOSURE

EXISTING INSTALLATION:

- (1) ANTENNA PER SECTOR, (3) TOTAL, MOUNTED ON (3) RF LIGHT POLES
- (2) GPS ANTENNAS
- (4) EQUIPMENT CABINETS LOCATED AT GROUND LEVEL INSIDE CMU WALL ENCLOSURE

PROPERTY INFORMATION:

LEGAL DESCRIPTION:

LOT 719 OF LAKE SHORE UNIT NO. 8, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 9874, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JANUARY 8, 1968

ASSESSOR PARCEL NUMBER: 873-270-22-00
LEASE AREA: EXISTING (±185.00 SQ. FT.)

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

TO BE FILLED OUT BY ZONER/APPLICANT:

EXISTING WCFs ON SAME PROPERTY:

- 1. 'SPRINT'

UTILITY SURVEYORS:

POWER: TEL: .
COMPANY: . FAX: .
CONTACT: . E-MAIL: .
TELCO: TEL: .
COMPANY: . FAX: .
CONTACT: . E-MAIL: .

APPLICANT:

CCTMO LLC (CROWN CASTLE)
222 EAST CARRILLO STREET, SUITE 107
SANTA BARBARA, CA 93101

CONTACT: JON DOHM, AICP
ZONING MANAGER, WEST AREA
PHONE: (805) 560-7844 / (805) 729-1715
EMAIL: JON.DOHM@CROWNCastle.COM

PROPERTY OWNER:

OWNER: ST DUNSTAN'S EPISCOPAL PARISH

ADDRESS: 6556 PARK RIDGE
SAN DIEGO, CA 92121
CONTACT: JUDY KLAERIG
PHONE: (619) 480-6442

APPLICANT'S AGENT:

DEPRATTI INC.
13948 CALLE BUENO GANAR
JAMUL, CA 91935

SAC: TIM HENION PHONE: (503) 519-8591
LUP: TIM HENION PHONE: (503) 519-8591

ARCHITECT:

DCI PACIFIC
32 EXECUTIVE PARK, SUITE 110
IRVINE, CA 92614

CONTACT: D.K. DO E-MAIL: DK@DCIPACIFIC.COM
PHONE: (949) 475-1000 FAX: (949) 475-1001

BUILDING CODE INFORMATION:

EXISTING BUILDING/STRUCTURE:

OCCUPANCY: S2 (TELECOMMUNICATION)
CONSTRUCTION TYPE: V-B
SPRINKLER SYSTEM: N/A

ZONING INFORMATION:

JURISDICTION: CITY OF SAN DIEGO
ZONING DESIGNATION: RS-1-7
LATITUDE: 32° 47' 43.28" N
LONGITUDE: 117° 03' 00.05" W

APPROVALS:

R.F. ENGINEER: _____
ZONING: _____
CONSTRUCTION: _____
SITE ACQUISITION: _____
OWNER / LANDLORD: _____
SIGNATURE DATE

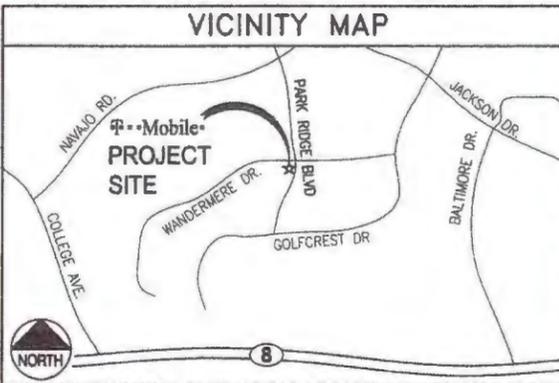
ABBREVIATIONS

A.B.	ANCHOR BOLT	GRND.	GROUND	DWG.	DIAGONAL	REINF.	REINFORCEMENT(ING)
ADVL.	ADDITIONAL	HDR.	HEADER	DWG.	DIMENSION	REQ'D.	REQUIRED
A.F.F.	ABOVE FINISHED FLOOR	HT.	HEIGHT	DWL.	DRAWING(S)	RGS.	RIGID GALVANIZED STEEL
A.F.G.	ABOVE FINISHED GRADE	ICGB.	ISOLATED COPPER GROUND BUS	EA.	EACH	SCH.	SCHEDULE
ALUM.	ALUMINUM	IN.(")	INCH(ES)	EL.	ELEVATION	SHT.	SHEET
ALT.	ALTERNATE	INT.	INTERIOR	ELEC.	ELECTRICAL	SIM.	SIMILAR
ANT.	ANTENNA	LB.(#)	LAG BOLTS	ELEV.	ELEVATOR	SPCC.	SPECIFICATION(S)
APPRX.	APPROXIMATE(LY)	L.B.	LINEAR FEET (FOOT)	EMT.	ELECTRICAL METALLIC TUBING	SQ.	SQUARE
ARCH.	ARCHITECT(URAL)	L.F.	LONG(TUDINAL)	E.N.	EDGE NAIL	STD.	STANDARD
AWG.	AMERICAN WIRE GAUGE	L.	LAG BOLT	ENR.	ENGINEER	STRUC.	STRUCTURAL
BLDG.	BUILDING	MAS.	MASONRY	EQ.	EQUAL	TEMP.	TEMPORARY
BLK.	BLOCK	MAX.	MAXIMUM	EXP.	EXPANSION	THK.	THICK(NESS)
BLKG.	BLOCKING	M.B.	MACHINE BOLT	EXST.(E)	EXISTING	T.N.	TIE NAIL
BM.	BEAM	MCH.	MECHANICAL	EXT.	EXTERIOR	T.O.A.	TOP OF ANTENNA
B.N.	BOUNDARY NAILING	MFR.	MANUFACTURER	FAB.	FABRICATION(OR)	T.O.C.	TOP OF CURB
BTWC.	BARE TINNED COPPER WIRE	MIN.	MINIMUM	F.F.	FINISH FLOOR	T.O.F.	TOP OF FOUNDATION
B.O.F.	BOTTOM OF FOOTING	MISC.	MISCELLANEOUS	F.G.	FINISH GRADE	T.O.P.	TOP OF PLATE (PARAPET)
B.U.	BACK-UP CABINET	MTL.	METAL	FIN.	FINISH(ED)	T.O.S.	TOP OF STEEL
CAB.	CABINET	NEW	NEW	FLR.	FLOOR	T.O.W.	TOP OF WALL
CANT.	CANTILEVER(ED)	NO.(#)	NUMBER	FDN.	FOUNDATION	TYP.	TYPICAL
C.I.P.	CAST IN PLACE	N.T.S.	NOT TO SCALE	F.O.C.	FACE OF CONCRETE	U.G.	UNDER GROUND
C.L.	CEILING	O.C.	ON CENTER	F.O.M.	FACE OF MASONRY	U.L.	UNDERWRITERS LABORATORY
C.L.R.	CLEAR	OPNG.	OPENING	F.O.S.	FACE OF STUD	U.N.L.O.	UNLESS NOTED OTHERWISE
COL.	COLUMN	P/C	PRECAST CONCRETE	F.O.W.	FACE OF WALL	V.J.F.	VERIFY IN FIELD
CONC.	CONCRETE	PLY.	PLYWOOD	F.S.	FINISH SURFACE	W.	WITH
CONN.	CONNECTION(OR)	PBW	PADIC BELL WIRELESS	FT.(')	FOOT(FEET)	W/	WITH
CONST.	CONSTRUCTION	P.S.F.	POUNDS PER SQUARE FOOT	FTG.	FOOTING	W.P.	WEATHERPROOF
CONT.	CONTINUOUS	P.S.L.	POUNDS PER SQUARE INCH	G.	GROWTH (CABINET)	WT.	WEIGHT
d	DOUBLE (NAILS)	P.T.	PRESSURE TREATED	GA.	GAUGE	W/	WITH
DEL.	DEPARTMENT	PWR.	POWER (CABINET)	GL.	GALVANIZE(D)	WT.	WEIGHT
DEPT.	DEPARTMENT	QTY.	QUANTITY	GLB.(GLU-LAM)	GLUE LAMINATED BEAM	WT.	WEIGHT
D.F.	DOUGLAS FIR	RAD.(R)	RADIUS			WT.	WEIGHT
DA.	DIAMETER	REF.	REFERENCE			WT.	WEIGHT



CROWN BU# 827630
SD06885 - ST. DUNSTAN'S CHURCH
6556 "B" PARK RIDGE BLVD.
SAN DIEGO, CA 92120

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ACCESSIBILITY NOTE
THIS PROJECT IS AN UNMANNED WIRELESS PCS TELECOMMUNICATIONS FACILITY AND, ACCORDING TO WRITTEN INTERPRETATION FROM THE CALIFORNIA DEPARTMENT OF THE STATE ARCHITECT, IS EXEMPT FROM DISABLED ACCESS REQUIREMENTS.
ADA COMPLIANCE:
N/A (UNMANNED COMMUNICATIONS FACILITY)

SHEET INDEX

SHEET	DESCRIPTION
T1	TITLE SHEET
A1	SITE PLAN
A2	EQUIPMENT AND ANTENNA LAYOUT PLANS
A3	ELEVATIONS
A4	ELEVATIONS

APPLICABLE CODES
ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE LOCAL CODES.
1. 2013 CALIFORNIA ADMINISTRATIVE CODE (CAC)
2. 2013 CALIFORNIA BUILDING CODE (CBC), VOLUMES 1, AND 2 (2012 EDITION INTERNATIONAL BUILDING CODE WITH 2013 CALIFORNIA AMENDMENTS)
3. 2013 CALIFORNIA ELECTRICAL CODE (2011 EDITION NATIONAL ELECTRICAL CODE WITH 2013 CALIFORNIA AMENDMENTS)
4. 2013 CALIFORNIA MECHANICAL CODE (CMC) (2012 EDITION IPMDO UNIFORM MECHANICAL CODE WITH 2013 CALIFORNIA AMENDMENTS)
5. 2013 CALIFORNIA ENERGY CODE (2008 EDITION CALIFORNIA ENERGY COMMISSION BUILDING ENERGY EFFICIENCY STANDARDS)
6. 2013 CALIFORNIA FIRE CODE (CFC) (2012 EDITION OF INTERNATIONAL FIRE CODE WITH 2010 CALIFORNIA AMENDMENTS)
7. 2013 CALIFORNIA GREEN CODE
8. 2013 CALIFORNIA REFERENCES STANDARDS CODE
9. APPLICABLE LOCAL CODES

SYMBOLS

[Symbol]	NEW ANTENNA	[Symbol]	SECTION REFERENCE
[Symbol]	EXISTING ANTENNA	[Symbol]	CENTERLINE
[Symbol]	GROUND ROD	[Symbol]	PROPERTY/LEASE LINE
[Symbol]	GROUND BUS BAR	[Symbol]	MATCH LINE
[Symbol]	MECHANICAL GRND. CONN.	[Symbol]	WORK POINT
[Symbol]	CADWELD	[Symbol]	GROUND CONDUCTOR
[Symbol]	GROUND ACCESS WELL	[Symbol]	TELEPHONE CONDUIT
[Symbol]	ELECTRIC BOX	[Symbol]	ELECTRICAL CONDUIT
[Symbol]	TELEPHONE BOX	[Symbol]	COAXIAL CABLE
[Symbol]	SPOT ELEVATION	[Symbol]	ELEC. & TEL CONDUITS
[Symbol]	REVISION	[Symbol]	CHAIN LINK FENCING
[Symbol]	GRID REFERENCE	[Symbol]	OVERHEAD SERVICE CONDUCTORS
[Symbol]	DETAIL REFERENCE	[Symbol]	KEYNOTE
[Symbol]	ELEVATION REFERENCE		

5 SHEETS TOTAL
ISSUED FOR:
ZONING RENEWAL
NOTE:
SCALES SHOWN ON SET OF DRAWINGS ARE REPRESENTATIVE OF FULL SIZE 24"x36" DRAWINGS. IF THIS SET OF DRAWINGS IS LESS THAN 24"x36", IT IS A REDUCED SET.

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

DATE: 05/13/15

ARCHITECT: DKD

DRAWN BY: HH

CHECKED BY: BOK

ISSUE STATUS:

Δ	DATE:	DESCRIPTION:	BY:
-	03/08/15	BOK ZONING RENEWAL	HH
-	03/22/15	100% ZONING RENEWAL	HH
-	05/13/15	CYCLE ISSUES REPORT	HH



APPLICANT

DePratti Inc.

PLANS PREPARED BY:
DCI PACIFIC
A|E|C WORKS
ARCHITECTURE | ENGINEERING | CONSULTING
32 EXECUTIVE PARK | SUITE 110
IRVINE | CA 92614

LICENSE:

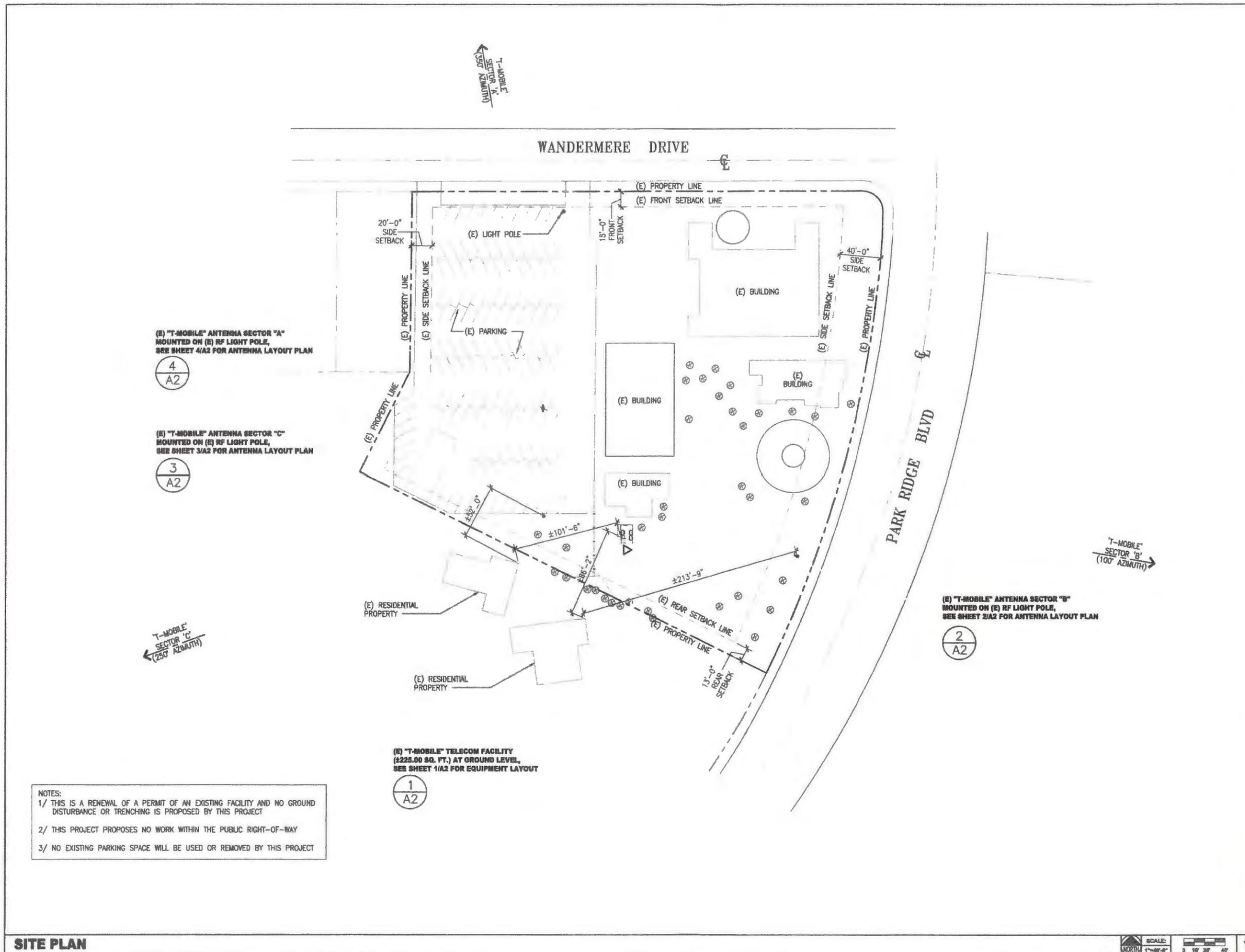
PROJECT NAME:
ST. DUNSTAN'S CHURCH

PROJECT NUMBER:
CROWN BU# 827630
SD06885

PROJECT ADDRESS:
6556 "B" PARK RIDGE BLVD.
SAN DIEGO, CA 92120

SHEET TITLE:
TITLE SHEET

SHEET NUMBER:
T1



(E) "T-MOBILE" ANTENNA SECTOR "A"
MOUNTED ON (E) RF LIGHT POLE,
SEE SHEET 4/A2 FOR ANTENNA LAYOUT PLAN

4
A2

(E) "T-MOBILE" ANTENNA SECTOR "C"
MOUNTED ON (E) RF LIGHT POLE,
SEE SHEET 3/A2 FOR ANTENNA LAYOUT PLAN

3
A2

T-MOBILE
SECTOR "C"
(250° AZIMUTH)

T-MOBILE
SECTOR "B"
(100° AZIMUTH)

(E) "T-MOBILE" ANTENNA SECTOR "B"
MOUNTED ON (E) RF LIGHT POLE,
SEE SHEET 2/A2 FOR ANTENNA LAYOUT PLAN

2
A2

(E) "T-MOBILE" TELECOM FACILITY
(225.00 SQ. FT.) AT GROUND LEVEL,
SEE SHEET 1/A2 FOR EQUIPMENT LAYOUT

1
A2

NOTES:
1/ THIS IS A RENEWAL OF A PERMIT OF AN EXISTING FACILITY AND NO GROUND DISTURBANCE OR TRENCHING IS PROPOSED BY THIS PROJECT
2/ THIS PROJECT PROPOSES NO WORK WITHIN THE PUBLIC RIGHT-OF-WAY
3/ NO EXISTING PARKING SPACE WILL BE USED OR REMOVED BY THIS PROJECT

PROPRIETARY INFORMATION
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DATE: 05/13/15
ARCHITECT: DKD
DRAWN BY: HH
CHECKED BY: BOK

ISSUE STATUS:

Δ	DATE:	DESCRIPTION:	BY:
-	03/06/15	BOX ZONING REMOVAL	HH
-	03/25/15	100% ZONING REMOVAL	HH
-	05/13/15	CYCLE ISSUES REPORT	HH



PLANS PREPARED BY:

DCI PACIFIC
A/E/C WORKS

ARCHITECTURE | ENGINEERING | CONSULTING
82 EXECUTIVE PARK | SUITE 110
IRVINE | CA 92614

LICENSURE:

PROJECT NAME:

ST. DUNSTAN'S CHURCH

PROJECT NUMBER:

CROWN BU# 827630
SD06885

PROJECT ADDRESS:

8556 "B" PARK RIDGE BLVD.
SAN DIEGO, CA 92120

SHEET TITLE:

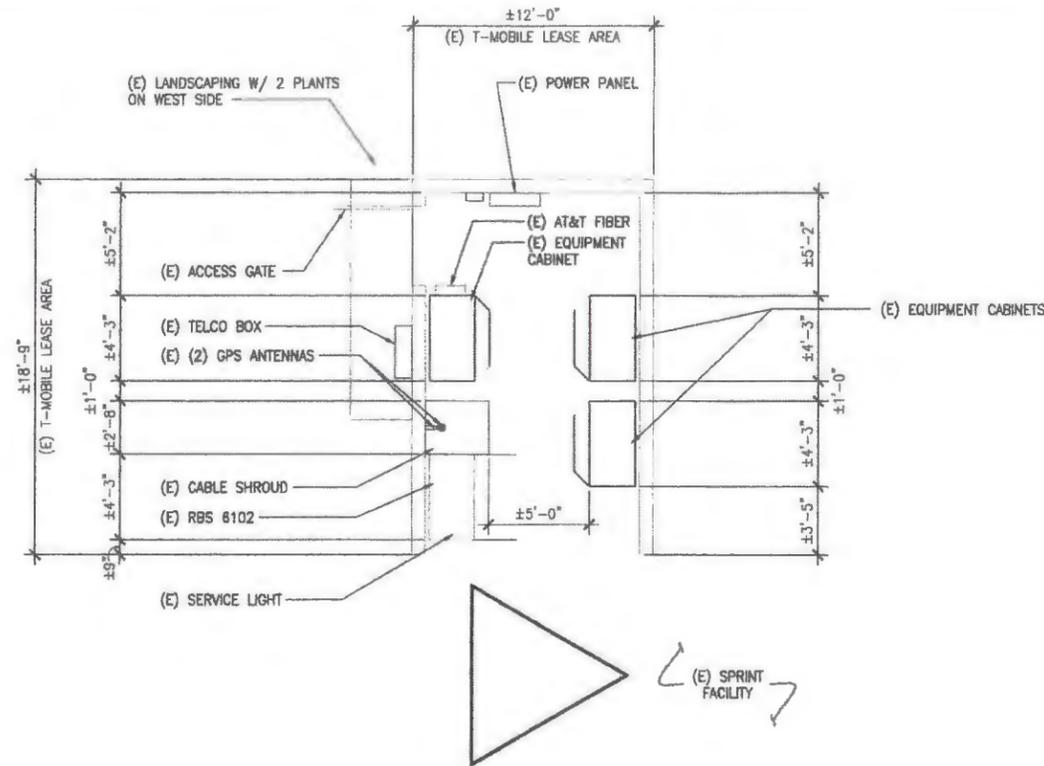
SITE PLAN

SHEET NUMBER:

A1

SITE PLAN

SCALE: 1"=80'-0"
0 10' 20' 40'

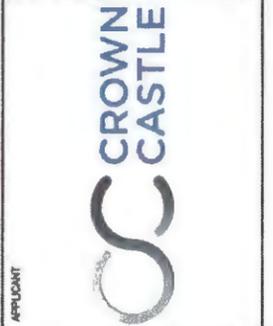


PROPRIETARY INFORMATION
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DATE: 05/13/15
 ARCHITECT: DKD
 DRAWN BY: HH
 CHECKED BY: BOK

ISSUE STATUS:

Δ	DATE:	DESCRIPTION:	BY:
-	03/06/15	BOX ZONING REVENAL	HH
-	03/25/15	100% ZONING REVENAL	HH
-	05/13/15	CYCLE ISSUES REPORT	HH



EQUIPMENT LAYOUT PLAN

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

PLANS PREPARED BY:
DCI PACIFIC
 A|E|C WORKS
 ARCHITECTURE | ENGINEERING | CONSULTING
 52 EXECUTIVE PARK | SUITE 110
 IRVINE | CA 92614

LICENSURE:

PROJECT NAME:
ST. DUNSTAN'S CHURCH

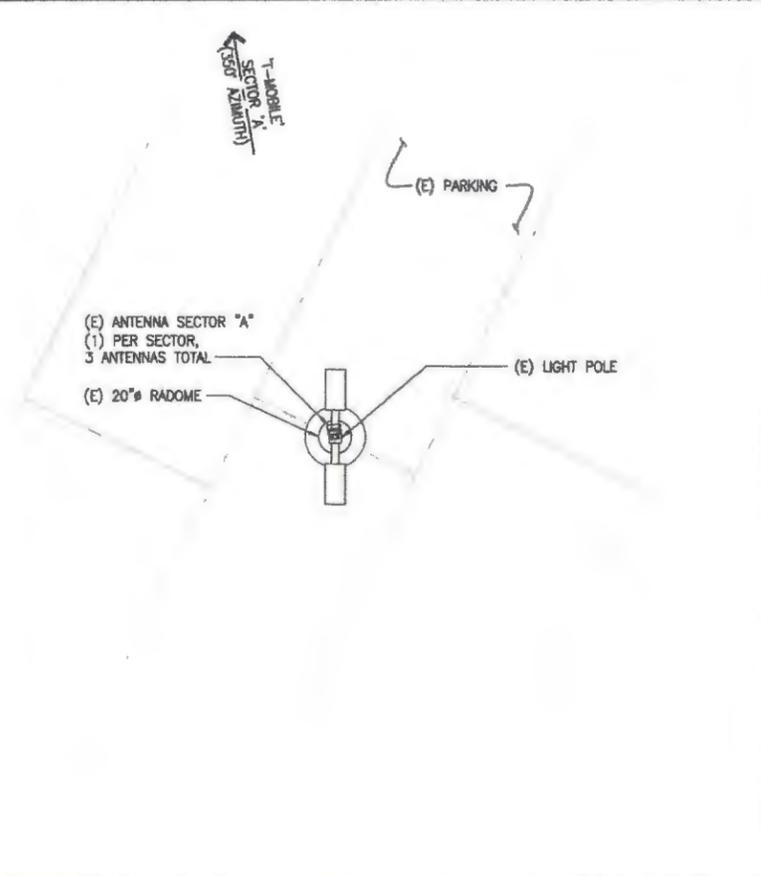
PROJECT NUMBER:
**CROWN BU# 827630
 SD06885**

PROJECT ADDRESS:
 8556 "B" PARK RIDGE BLVD.
 SAN DIEGO, CA 92120

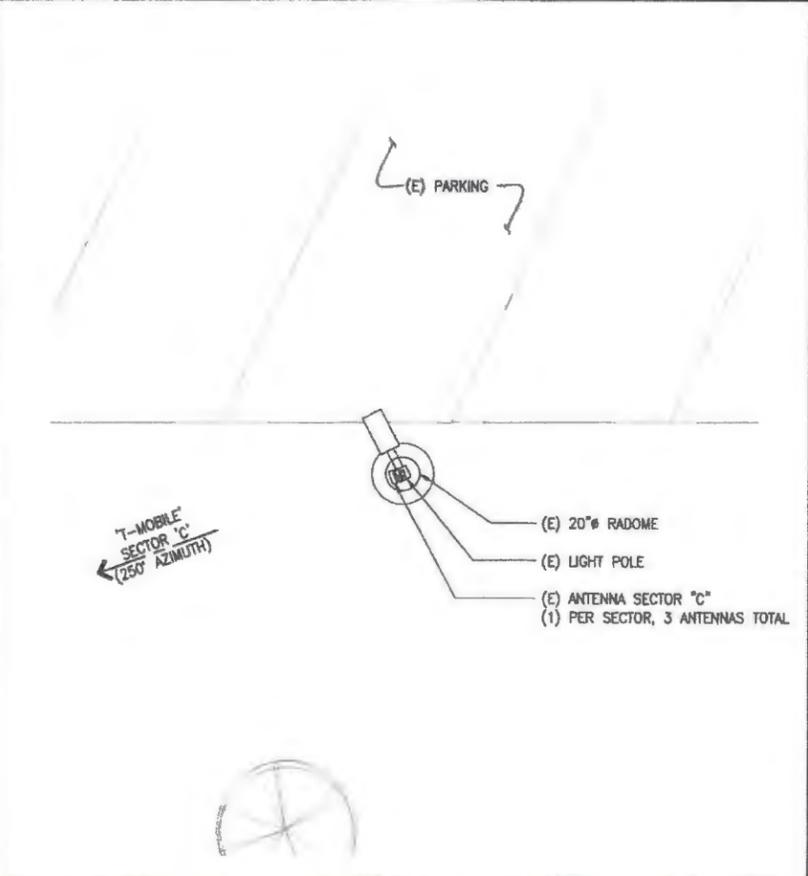
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EQUIPMENT AND ANTENNA LAYOUT PLANS

SHEET NUMBER:

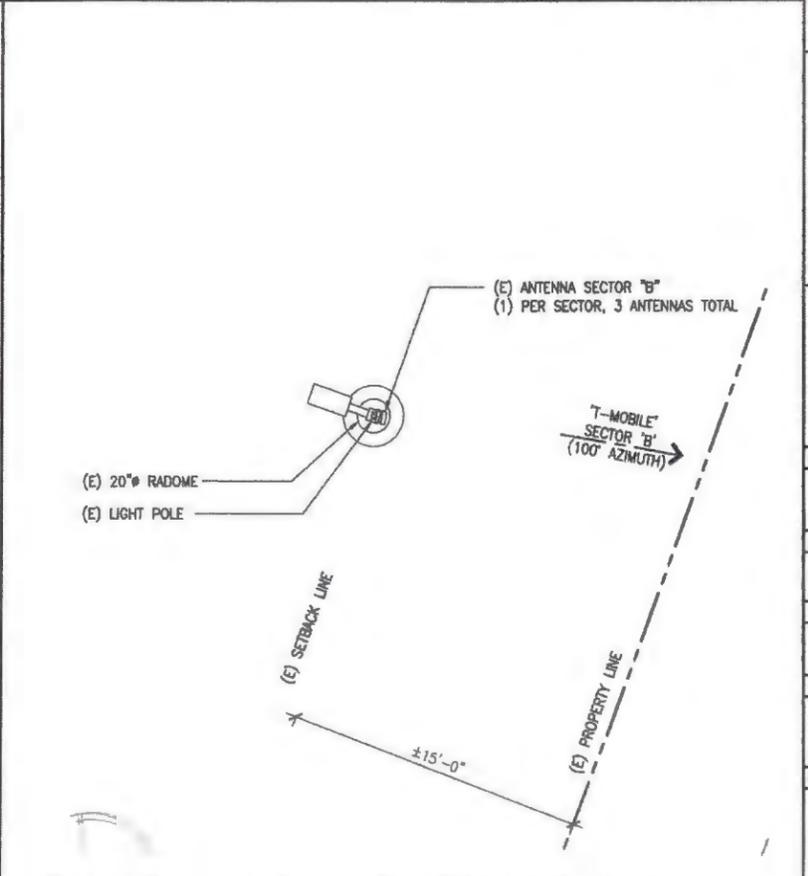
A2



ANTENNA SECTOR "A" PLAN



ANTENNA SECTOR "C" PLAN



ANTENNA SECTOR "B" PLAN

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DATE: 05/13/15

ARCHITECT: DKD

DRAWN BY: HH

CHECKED BY: BOK

ISSUE STATUS:

Δ	DATE:	DESCRIPTION:	BY:
-	03/08/15	90% ZONING REVISION	HH
-	03/25/15	100% ZONING REVISION	HH
-	05/13/15	CYCLE ISSUES REPORT	HH

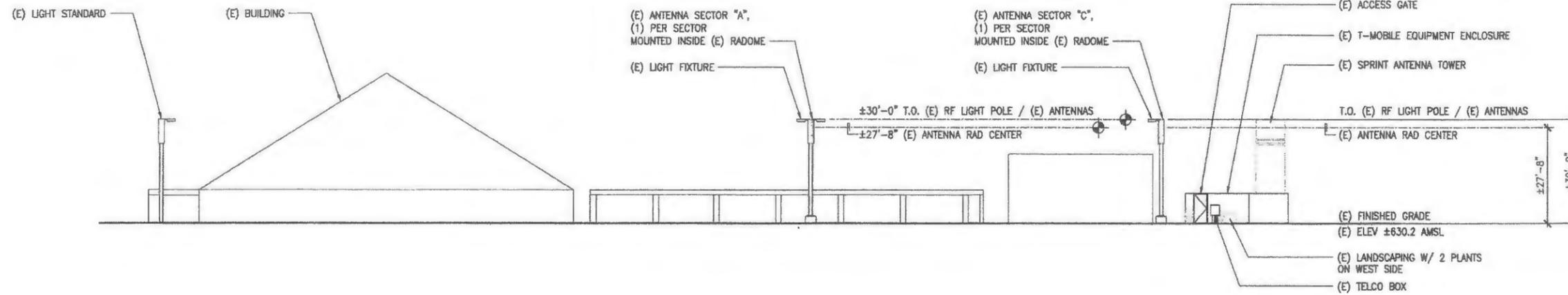


PLANS PREPARED BY:
DCI PACIFIC
 A|E|C WORKS
 ARCHITECTURE | ENGINEERING | CONSULTING
 82 EXECUTIVE PARK | SUITE 110
 IRVINE | CA 92614

LICENSURE:
 PROJECT NAME:
ST. DUNSTAN'S CHURCH
 PROJECT NUMBER:
CROWN BU# 827630
SD06885
 PROJECT ADDRESS:
 6558 "B" PARK RIDGE BLVD.
 SAN DIEGO, CA 92120

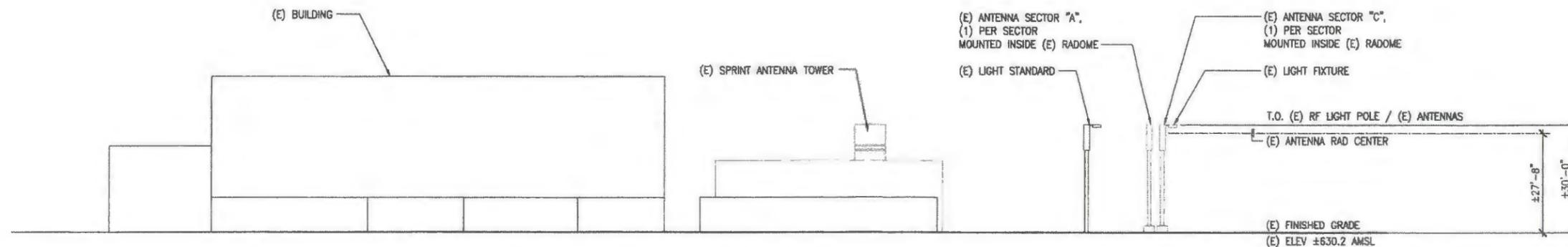
SHEET TITLE:
ELEVATIONS
 SHEET NUMBER:

A3



WEST ELEVATION

SCALE: 1/16"=1'-0" 0' 4' 8' 16' 1



NORTH ELEVATION

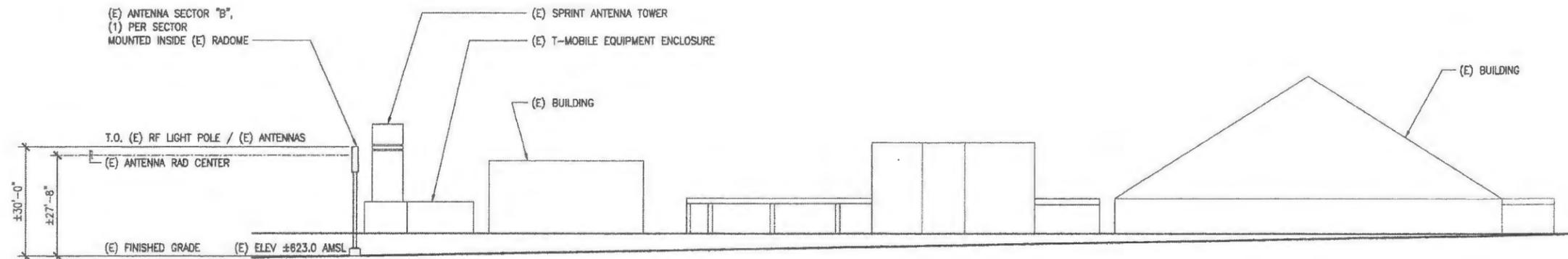
SCALE: 1/16"=1'-0" 0' 4' 8' 16' 2

PROPRIETARY INFORMATION
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DATE: 05/13/15
 ARCHITECT: DKD
 DRAWN BY: HH
 CHECKED BY: BOK

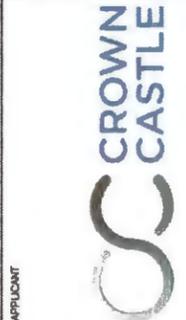
ISSUE STATUS:

Δ	DATE:	DESCRIPTION:	BY:
-	03/06/15	90% ZONING REVISION	HH
-	03/25/15	100% ZONING REVISION	HH
-	05/13/15	CYCLE ISSUES REPORT	HH



EAST ELEVATION

SCALE: 1/16"=1'-0" 0 4 8 16' 1



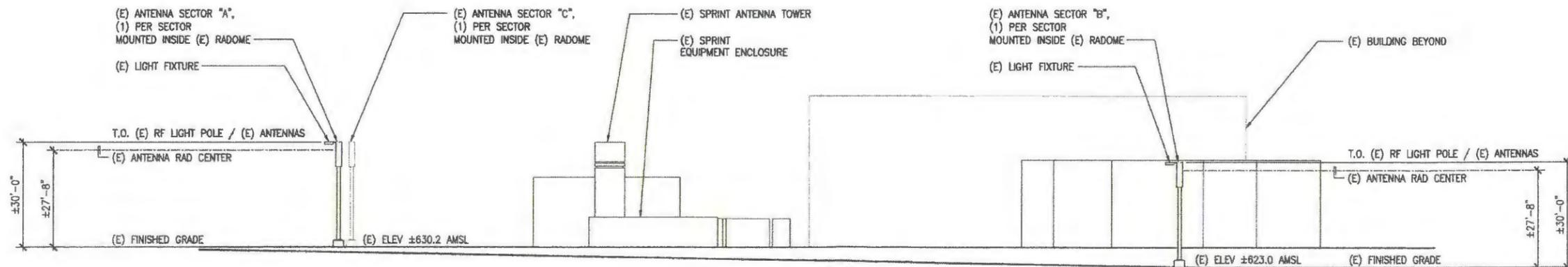
PLANS PREPARED BY:
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 ARCHITECTURE | ENGINEERING | CONSULTING
 32 IDECUTIVE PARK | SUITE 110
 BAYVIEW | CA 92014

LICENSURE:

PROJECT NAME:
ST. DUNSTAN'S CHURCH
 PROJECT NUMBER:
CROWN BU# 827630 SD06885
 PROJECT ADDRESS:
 6556 "B" PARK RIDGE BLVD.
 SAN DIEGO, CA 92120

SHEET TITLE:
ELEVATIONS

SHEET NUMBER:
A4



SOUTH ELEVATION

SCALE: 1/16"=1'-0" 0 4 8 16' 2