

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

The existing facility was originally permitted by approval number 400-232-06 which was issued July 13, 2000 and expired August 1, 2010. The current application is for a new permit to continue operation of the wireless facility with some changes to the antennas. This application is subject to the current regulations in effect, including applicable zoning regulations, the Wireless Communication Facility Regulations (LDC section 141.0420), and the City's General Plan.

WCF's are required to use the smallest, least visually intrusive antennas, components, and other necessary equipment. Applicants are required to use all reasonable means to conceal or minimize the visual impacts of WCF's through integration. Integration with existing structures or among existing uses shall be accomplished through the use of architecture, landscape, and siting solutions.

In this particular case, the antennas are located within an existing bell tower structure on the church, concealed behind radio-frequency transparent material. Equipment associated with the antennas is also located in the bell tower. (Attachments 10 and 11)

The City's General Plan addresses Wireless Facilities in Policy 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. This project complies with the General Plan recommendations by effectively integrating the antennas and equipment in an existing structure. The WCF is integrated with the property, and respectful of the neighborhood context.

Based on the proposed design, the project complies with the WCF Regulations of the Land Development Code (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. 1022830.

ALTERNATIVES

1. Approve Conditional Use Permit No. 1022830, with modifications.
2. Deny Conditional Use Permit No. 1022830, 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. Notice of Right to Appeal Environmental Exemption
8. Community Planning Group Recommendation
9. Ownership Disclosure Statement
10. Photo Simulation
11. Photo Survey
12. Site Justification
13. Coverage Maps
14. Hearing Officer Hearing Public Notice
15. Project Plans

Aerial Photo



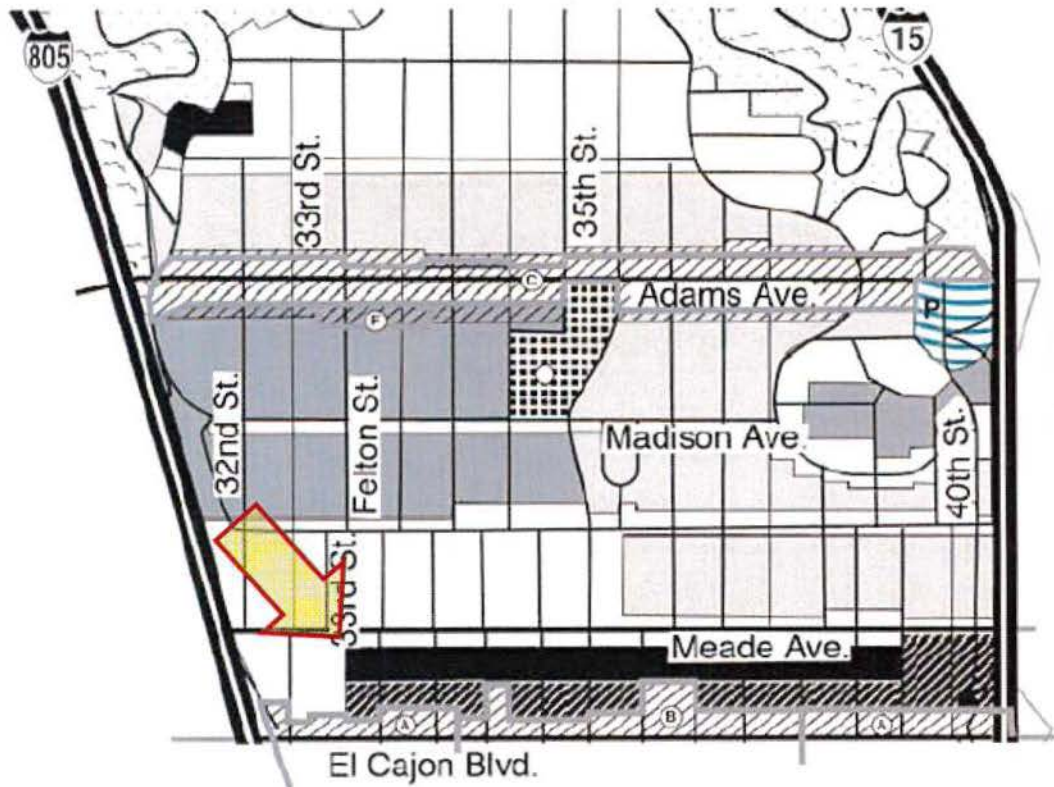
Page 1 of 1

T-Mobile – Normal Heights CUP, Project No. 291576
3295 Meade Avenue

ATTACHMENT 1

Community Plan Land Use Map

Page 1 of 1



Land Use Legend

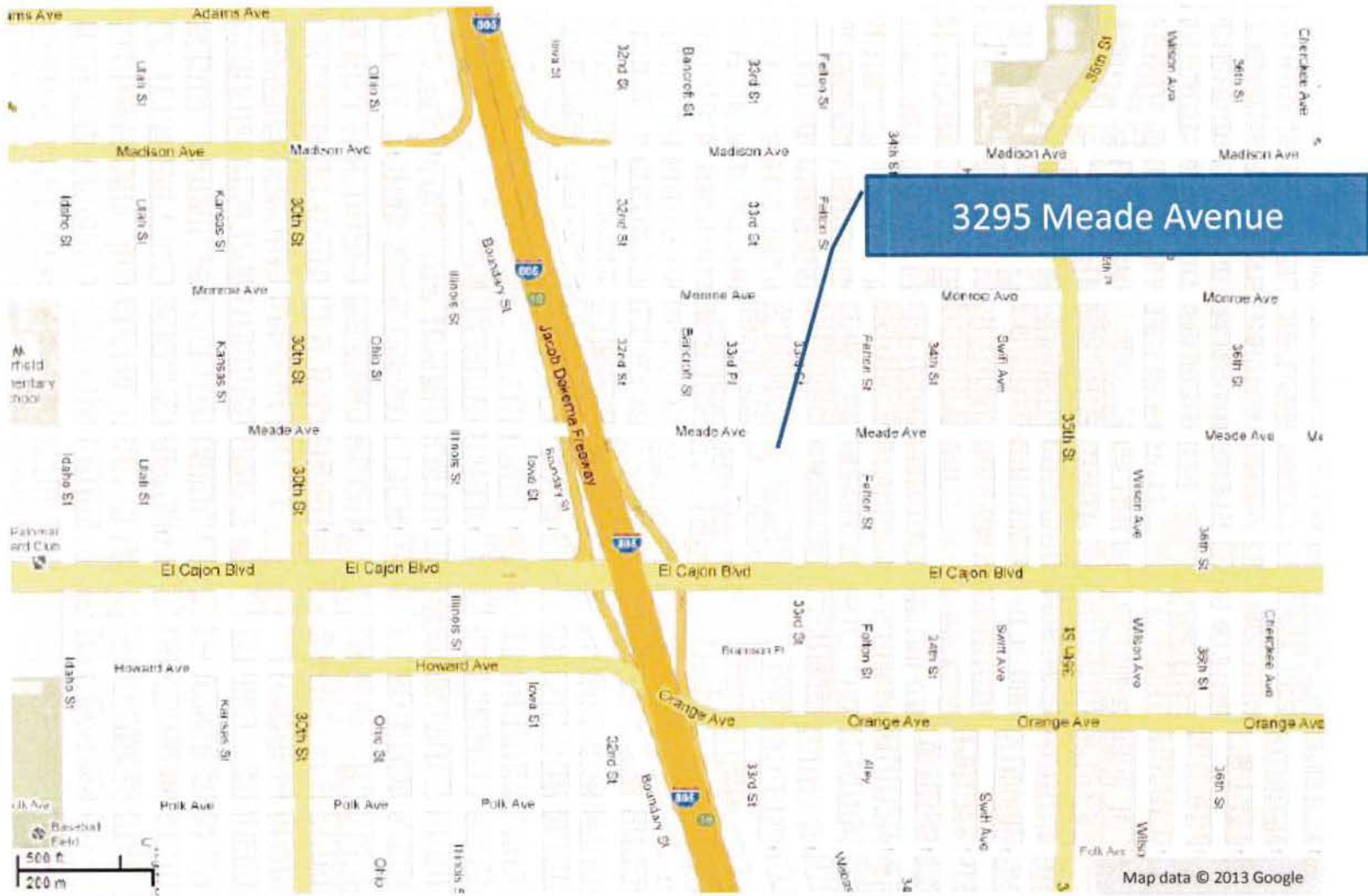
- | | | |
|--------------------------|---|---------------------------|
| Residential | | Industrial |
| [White Box] | 1-5 du/ac | [Cross-hatch Box] |
| [Light Gray Box] | 6-10 du/ac | [Grid Box] |
| [Medium Gray Box] | 11-15 du/ac | ○ Elementary |
| [Dark Gray Box] | 16-20 du/ac | ● Junior High |
| [Dark Gray Box] | 21-25 du/ac | ● High School |
| [Black Box] | 26-30 du/ac | [Blue Striped Box] |
| [Black Box with MH] | MH Mobile Home Park | [Green Striped Box] |
| [Diagonal Lines Box] | Commercial/Residential Transition Zone- | [White Box] |
| Commercial and Mixed-Use | | [White Box with Triangle] |
| [Diagonal Lines Box] | 29 du/ac* | ★ Police Station |
| Ⓐ | 73 du/ac | [White Box with L] |
| Ⓑ | 35 du/ac* | [White Box with Square] |
| Ⓒ | 19 du/ac* | |
| Ⓓ | 9 du/ac | |
- *in areas where residential use is permitted, a mixed-use bonus to 43 du/ac is available



Identified as Residential

ATTACHMENT 2

T-Mobile – Normal Heights CUP, Project No. 291576
3295 Meade Avenue



Project Location Map

T-Mobile – Normal Heights CUP, Project Number 291576

PROJECT DATA SHEET																
PROJECT NAME:	T-Mobile – Normal Heights CUP															
PROJECT DESCRIPTION:	Conditional Use Permit (CUP), Process 3, for panel antennas and equipment mounted within a bell tower structure on an existing church building.															
COMMUNITY PLAN:	Mid-City: Normal Heights															
DISCRETIONARY ACTIONS:	Conditional Use Permit, Process 3															
COMMUNITY PLAN LAND USE DESIGNATION:	Residential															
<u>ZONING INFORMATION:</u>																
ZONE: RM-2-5 RS-1-7 HEIGHT LIMIT: 30' 30' FRONT SETBACK: 15'/20' 15' SIDE SETBACK: 5' .08 x lot width STREETSIDE SETBACK: 10' .10 x lot width REAR SETBACK: 15' 13'																
<u>ADJACENT PROPERTIES:</u>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 30%;"></th> <th style="width: 35%;">LAND USE DESIGNATION & ZONE</th> <th style="width: 35%;">EXISTING LAND USE</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">NORTH:</td> <td>Residential, RS-1-7</td> <td>Residential</td> </tr> <tr> <td style="text-align: center;">SOUTH:</td> <td>Residential, RM-2-5</td> <td>Residential</td> </tr> <tr> <td style="text-align: center;">EAST:</td> <td>Residential, RM-2-5</td> <td>Residential</td> </tr> <tr> <td style="text-align: center;">WEST:</td> <td>Residential, RS-1-7</td> <td>Residential</td> </tr> </tbody> </table>		LAND USE DESIGNATION & ZONE	EXISTING LAND USE	NORTH:	Residential, RS-1-7	Residential	SOUTH:	Residential, RM-2-5	Residential	EAST:	Residential, RM-2-5	Residential	WEST:	Residential, RS-1-7	Residential
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WEST:	Residential, RS-1-7	Residential														
DEVIATIONS OR VARIANCES REQUESTED:	None.															
COMMUNITY PLANNING GROUP RECOMMENDATION:	The Normal Heights community planning group voted to recommend approval of this project at their 12/4/12 meeting.															

**HEARING OFFICER RESOLUTION NO. HO-XXXX
CONDITIONAL USE PERMIT NO. 1022830
T-MOBILE – NORMAL HEIGHTS CHURCH CUP, PROJECT NO. 291576**

WHEREAS, CHRIST UNITED METHODIST CHURCH OF SAN DIEGO, Owner, and T-MOBILE WEST CORPORATION, Permittee, filed an application with the City of San Diego for a permit to construct, operate, and maintain a Wireless Communication Facility (WCF) (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 1022830);

WHEREAS, the project site is located at 3295 Meade Avenue in the RS-1-7 and RM-2-5 zones of the Mid-City: Normal Heights Community Plan area;

WHEREAS, the project site is legally described as a portion of Lots 9 and 10 in Block A of Teralta in the City of San Diego, State of California, according to Map Thereof No. 265, filed in the Office of the County Recorder of San Diego County, July 14, 1887;

WHEREAS, on March 20, 2013, the Hearing Officer of the City of San Diego considered CONDITIONAL USE PERMIT NO. 1022830, pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on January 7, 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 Guidelines Section 15301 (Existing Facilities) and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

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

That the Hearing Officer adopts the following written Findings, dated March 20, 2013:

FINDINGS:

Conditional Use Permit - Section 126.0305

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

While the Mid-City Community Plan does not specifically address WCF's, the City's General Plan, in Policy UD-A.15, states that the visual impact of wireless facilities should be minimized. This can be achieved by concealing wireless facilities in existing structures when possible, or by using camouflage and screening techniques to hide or blend them into the surrounding area. This project proposes to locate antennas inside an existing church bell tower behind radio-frequency transparent screens designed to match the existing church. The General Plan also calls for wireless facilities to be designed to be "aesthetically pleasing and respectful of the neighborhood context." The design of the antenna concealment, utilizing similar materials, colors, and textures as the rest of the church, results in a seamless appearance where the WCF is not noticed. The Plan recommends that equipment associated with the facility should be concealed or located in

unobtrusive structures. In this case, the equipment is also located in the church bell tower, concealed from view. Based on the proposed design of this project, the development will not adversely affect the applicable land use plan.

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

The Telecommunications 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.” The proposed project would be consistent with the FCC’s regulations for wireless facilities. To ensure that the FCC standards are being met, a condition has been added to the permit that requires that the applicant submit a cumulative RF study to demonstrate compliance with the applicable FCC regulations. Therefore, based on the above, the project would not result in any significant health or safety risks and will not be detrimental to the public health, safety, and welfare within matters of the City’s jurisdiction.

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 WCF Design Requirements state that the applicant shall use all reasonable means to conceal or minimize the visual impacts of the WCF through integration. Integration with existing structures or among existing uses shall be accomplished through the use of architecture, landscape, and siting solutions. In this case, the antennas are concealed within an existing church bell tower structure behind radio-frequency transparent screens. Equipment associated with the antennas is also located in the bell tower, concealed from view. WCF’s are required to utilize the smallest, least visually intrusive antennas and other equipment. The intent of the regulations is to minimize the visibility of these facilities so that they integrate well with the neighborhood and are aesthetically pleasing. Antennas located on this building are completely concealed and well integrated with the design of the building. In this case, the project complies with the regulations of the Land Development Code, based on the design of the WCF.

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

WCF are permitted in residential zones, with a non-residential use, where the antennas are located less than 100’ from the property line of a residential use, with a Process 3 Conditional Use Permit. Council Policy 600-43 and the WCF regulations, LDC 141.0420, allow WCF in commercial and industrial zones with a lower process level than a residential zone with a residential use. Locating a WCF in a commercial or industrial zone is more preferable than locating a WCF in a residential zone with a residential use. In this case, the WCF is proposed in a residential zone, with a non-residential use. If the antennas were located more than 100’ from the property line of a residential use, the WCF would be permitted with a Process 2 Neighborhood Use Permit. Since the antennas are located less than 100’ from the property line of a residential use, a Process 3 Conditional Use Permit is required. The antennas and equipment are concealed within an existing bell tower structure behind radio-frequency transparent material. The proposed use is appropriate at the proposed location based on the integrated design.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, CONDITIONAL USE PERMIT NO. 1022830 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. 1022830, a copy of which is attached hereto and made a part hereof.

Alex Hempton, AICP
Development Project Manager
Development Services

Adopted on: March 20, 2013

Internal Order No. 24003119

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

WHEN RECORDED MAIL TO
CITY CLERK

PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24003119

CONDITIONAL USE PERMIT NO. 1022830
T-MOBILE – NORMAL HEIGHTS CHURCH CUP, PROJECT NO. 291576
HEARING OFFICER

This CONDITIONAL USE PERMIT NO. 1022830 is granted by the HEARING OFFICER of the City of San Diego to CHRIST UNITED METHODIST CHURCH OF SAN DIEGO, Owner, and T-MOBILE WEST CORPORATION, Permittee, pursuant to San Diego Municipal Code [SDMC] sections 141.0420 and 126.0301. The site is located at 3295 Meade Avenue in the RS-1-7 and RM-2-5 zones of the Mid-City: Normal Heights Community Plan area. The project site is legally described as a portion of Lots 9 and 10 in Block A of Teralta in the City of San Diego, State of California, according to Map Thereof No. 265, filed in the Office of the County Recorder of San Diego County, July 14, 1887.

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

The project shall include:

- a. Six (6) panel antennas located in an existing church bell tower behind radio-frequency transparent material and equipment, also located within the bell tower;
- b. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This 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. The project complies with the Telecommunication Facility Guidelines as a Complete Concealment Facility and as a result, the permit will not contain an expiration date. It is the responsibility of the wireless carrier and owner(s) to maintain the appearance of the approved facility to condition set forth in this permit unless the site is removed and restored to its original condition. Code compliance shall be notified if the appearance or the scope of the project has changed without the approval of the City Manager.
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. 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.

9. 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.

10. 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.

11. 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 the Owner/Permittee of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the Owner/Permittee shall not thereafter be responsible to defend, indemnify, and hold harmless the City or its agents, officers, and employees. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, Owner/Permittee shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Owner/Permittee regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Owner/Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Owner/Permittee.

PLANNING/DESIGN REQUIREMENTS:

12. A topographical survey conforming to the provisions of the SDMC may be required if it is determined, during construction, that there may be a conflict between the building(s) under construction and a condition of this Permit or a regulation of the underlying zone. The cost of any such survey shall be borne by the Owner/Permittee.

13. 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.

14. 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.
15. The 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.
16. 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."
17. No overhead cabling is allowed for this project.
18. The final WCF shall conform to Exhibit "A," which includes plans and photo simulations, prior to final telecom planning inspection approval.
19. Prior to the issuance of a construction permit, the Owner/Permittee shall provide a certified cumulative radio frequency model study demonstrating compliance with the Federal Communications Commission's Radio Frequency Guidelines. All significant contributors to the ambient RF environment shall be considered in the radio frequency model study.
20. All equipment, including transformers, emergency generators and air conditioners belonging to the Owner/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. The Owner/Permittee shall place appropriate signage on the WCF as required by CAL-OSHA/FCC to the satisfaction of the Development Services Department.
22. No visible seam lines are permitted to be visible on church steeple between radio-frequency (RF) transparent and non-RF transparent building materials.
23. The approved antenna dimensions are 56.0" by 7.9" by 12.0" as illustrated on the Exhibit "A" dated March 20, 2013. The Owner/Permittee shall not cause or allow the antennas located on the WCF to be different sizes than as listed here and as shown on Exhibit "A." Replacement of the antennas may occur in the future, subject to the Owner/Permittee notifying the Development Services Department prior to the replacement of the antennas and subject to the provision of providing an updated Radio Frequency (RF) report demonstrating compliance with the Federal Communication Commission's regulations in accordance with SDMC Section 141.0420(b)(1)(A) to the satisfaction of the Development Services Department.

INFORMATION ONLY:

- The issuance of this discretionary use permit alone does not allow the immediate commencement or continued operation of the proposed use on site. The operation allowed

by this discretionary use permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.

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

APPROVED by the Hearing Officer of the City of San Diego on March 20, 2013 and HO-XXXX.

DRAFT

Permit Type/PTS Approval No.: CUP/1022830
Date of Approval: 3/20/2013

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.

**CHRIST UNITED METHODIST
CHURCH OF SAN DIEGO**
Owner

By _____
NAME
TITLE

T-MOBILE WEST CORPORATION
Permittee

By _____
KIRT BABCOCK
NETWORK MANAGER

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



THE CITY OF SAN DIEGO

Date of Notice: January 11, 2013

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

Internal Order No. 24003119

PROJECT NAME/NUMBER: T-Mobile Normal Heights Church CUP/291576

COMMUNITY PLAN AREA: Mid-City Communities – Normal Heights

COUNCIL DISTRICT: 3

LOCATION: 3295 Meade Avenuc, San Diego, CA 92116

PROJECT DESCRIPTION: The project is a Conditional Use Permit for a Wireless Communication Facility (WCF) consisting of the replacement of 3 antennas and the addition of 3 antennas to an existing bell tower on an existing church facility. No changes are proposed to the existing equipment cabinets.

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego Hearing Officer

ENVIRONMENTAL DETERMINATION: CEQA Exemption 15301 (Existing Facilities)

ENTITY MAKING ENVIRONMENTAL DETERMINATION: City of San Diego

STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION: The proposed project is exempt from CEQA pursuant to Section 15301 which allows for the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing facilities (public or private) involving negligible or no expansion of use beyond that existing at the time of the determination. The proposed project, the replacement of 3 antennas and the addition of 3 antennas to an existing bell tower on an existing church facility is a negligible expansion of use. Additionally, none of the exceptions described in CEQA Guidelines Section 15300.2 apply.

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

On January 7, 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 10 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.

Normal Heights Community Planning Group
DRAFT
MINUTES

December 4, 2012

6:00 PM

Normal Heights Community Center

Meeting called to order at 6:00 P.M.

Members present: Jim Baross, Joseph Fombon, Art Harrison, Nancy Lawler, Caroline McKeown, Mark Rowland, Dan Soderberg, Earlene Thom

Members absent: Judy Elliot (resigned from Board at this meeting), Ben Moore (resigned from Board at this meeting), Richard Rios

Community Members/Guests: Conni Musser, Bob Kelsner, Anne Schrader, Mark Lawler, Manny Jacobo, Michael McDaniel, Nichole Bowman, Elena Carver, Nancy Palmer, Vinnie Ames, Everett Hauser

Welcome and introductions

Non-agenda Public Comments

- An audience member made a request for a non-motorized connection from Normal Heights to Mission Valley. Mr. Jim Baross referred the speaker to the Ken-Tal Planning Group and the Friends of Normal Heights Canyons groups for further information.
- Mr. Vinnie Ames made a comment regarding the food trucks that have been congregating at Smitty's Garage on Tuesday nights.
- Mr. Dan Soderberg commented that KUSI/51 reported Dan Castellucci will feature the neon Normal Heights sign on his new show.
- An audience member prompted the Board and the audience to question whether Normal Heights wants to have a renaissance similar to those of North Park and South Park. This comment engendered a conversation on how to energize the planning group and how to incite additional community involvement from the neighborhood at large.

Modifications to Meeting Agenda

- No modifications in December 2012.

Approval of November 2012 Minutes

The minutes of the November 2012 meeting were approved on a 5-0-2 vote with Ms. Nancy Lawler and Mr. Dan Soderberg abstaining due to their absences at said meeting.

Government Representatives

- There were no government representatives present at the December 2012 meeting. The absence of any government representatives began a

discussion on how vital it is to keep visibility high with officials elected to represent Normal Heights by communicating with their offices.

Other Old and New Business and Informational Items:

- 1) Mr. Jim Baross reminded the Board that the Community Orientation Workshop ("COW") is available both online and at periodic in-person events and that all Board members must take the COW within one year of being seated on the Board.
- 2) The Acting President of the Adams Avenue Business Association commented on the feasibility of a live Christmas tree in the grassy area at the corner of Mansfield and Adams. There is a tree ring installed with electrical wiring laid in this area. However, no tree that has been planted in this location has survived.

Action Items:

- The next regularly-scheduled meeting of the Normal Heights Community Planning Group is January 1, 2013, a Federal holiday. A discussion was had whether to cancel the January 2013 meeting or reschedule the January 2013 meeting. Ultimately a motion was made by Mr. Dan Soderberg that was seconded by Ms. Caroline McKeown to cancel the January 2013 meeting and reconvene in February 2013. This motion did not receive a vote and died. An alternative motion was made by Mr. Art Harrison that was seconded by Mr. Dan Soderberg to reschedule the January 2013 meeting to January 8, 2013. **The alternative motion was passed with a unanimous vote.**
- Mr. Jim Baross informed the Planning Group that Judy Elliot retired from the Adams Avenue Business Association and thusly resigned from the Normal Heights Community Planning Group. A motion was made by Ms. Caroline McKeown that was seconded by Ms. Nancy Lawler to appoint Mr. S. Kessler to the seat once held by Ms. Elliot. **The motion to appoint Mr. Kessler to Ms. Elliot's vacant seat was unanimously passed.**
- Mr. Jim Baross informed the Planning Group that Mr. Ben Moore has resigned from the Normal Heights Community Planning Group as he is moving out of the neighborhood. No action on this vacancy was taken at this meeting.
- Mr. Jim Baross thanked the Planning Group for its participation in the CIP selection process at the last meeting.
- Mr. Jim Baross mentioned that there is a proposed update to the City's Land Development Code: to reduce the easement necessary for restaurants to operate with sidewalk seating from 8 feet to 6 feet. There is additional documentation on the update available online for review. No action on this item was taken at this meeting.
- A project review for a T-Mobile cellular repeater in the steeple of a building on Meade Ave. was brought to the Board. A motion was made by Mr. Mark Rowland that was seconded by Mr. Art Harrison to approve the

NHCPG Minutes
December 2012
3 of 3

project. **The motion was unanimously passed to approve the cellular repeater.**

Committee Reports:

- There were numerous historical reviews performed between this meeting and the last but they were not reviewed in detail at the meeting.

Next meeting: To be determined.

Meeting Adjourned at 7:15 P.M.

DRAFT

SD 06104A



City of San Diego
Development Services
1225 First Ave., 11th Floor
San Diego, CA 92101
619-443-8100

Ownership Disclosure
Statement

Approval Type: Check appropriate box for use of address. Residential Use Permit Special Development Permit
 Neighborhood Development Permit Site Development Permit Planned Development Permit Conditional Use Permit
 Variance Tentative Map Existing Tentative Map Map Waiver Land Use Plan Amendment Other

Project Title: T-Mobile Normal Heights Church Project No: 291576
 Project Address: 3242 Mission Ave., San Diego, CA 92116

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

By signing this Ownership Disclosure Statement, the signer(s) acknowledge that an application for a permit, map or other matter, as applicable above, will be filed with the City of San Diego on the subject property, with the intent to secure an administrative agency's approval. Please list below the owners and tenants, if applicable, of the above referenced property. This 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). Signatures 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 Declaration 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

<p>Name of individual (type or print): <u>Christ United Methodist Church</u></p> <p><input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant/Leasee <input type="checkbox"/> Redevelopment Agency</p> <p>Street Address: _____</p> <p>City/State/Zip: _____</p> <p>Phone No: _____ Fax No: _____</p> <p>Signature: _____ Date: _____</p>	<p>Name of individual (type or print): _____</p> <p><input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Leasee <input type="checkbox"/> Redevelopment Agency</p> <p>Street Address: _____</p> <p>City/State/Zip: _____</p> <p>Phone No: _____ Fax No: _____</p> <p>Signature: _____ Date: _____</p>
<p>Name of individual (type or print): _____</p> <p><input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Leasee <input type="checkbox"/> Redevelopment Agency</p> <p>Street Address: _____</p> <p>City/State/Zip: _____</p> <p>Phone No: _____ Fax No: _____</p> <p>Signature: _____ Date: _____</p>	<p>Name of individual (type or print): _____</p> <p><input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Leasee <input type="checkbox"/> Redevelopment Agency</p> <p>Street Address: _____</p> <p>City/State/Zip: _____</p> <p>Phone No: _____ Fax No: _____</p> <p>Signature: _____ Date: _____</p>

Printed on recycled paper. Visit our web site at www.sandiego.gov/development/owdsr.asp
 Upon request, this information is available in alternative formats for persons with disabilities.
 06-019 8-08

T-Mobile Senior Leadership Team

John Legere
President and CEO

Jim Alling
Chief Operations Officer

Peter Ewens
Chief Strategy Officer

Dave Miller
Chief Legal Officer and General Counsel

Michael Morgan
Chief Financial Officer

Larry Myers
Chief People Officer

Neville Ray
Chief Technology Officer

Mike Sievert
Chief Marketing Officer

NORMAL HEIGHTS METHODIST

Site ID #SD06104A

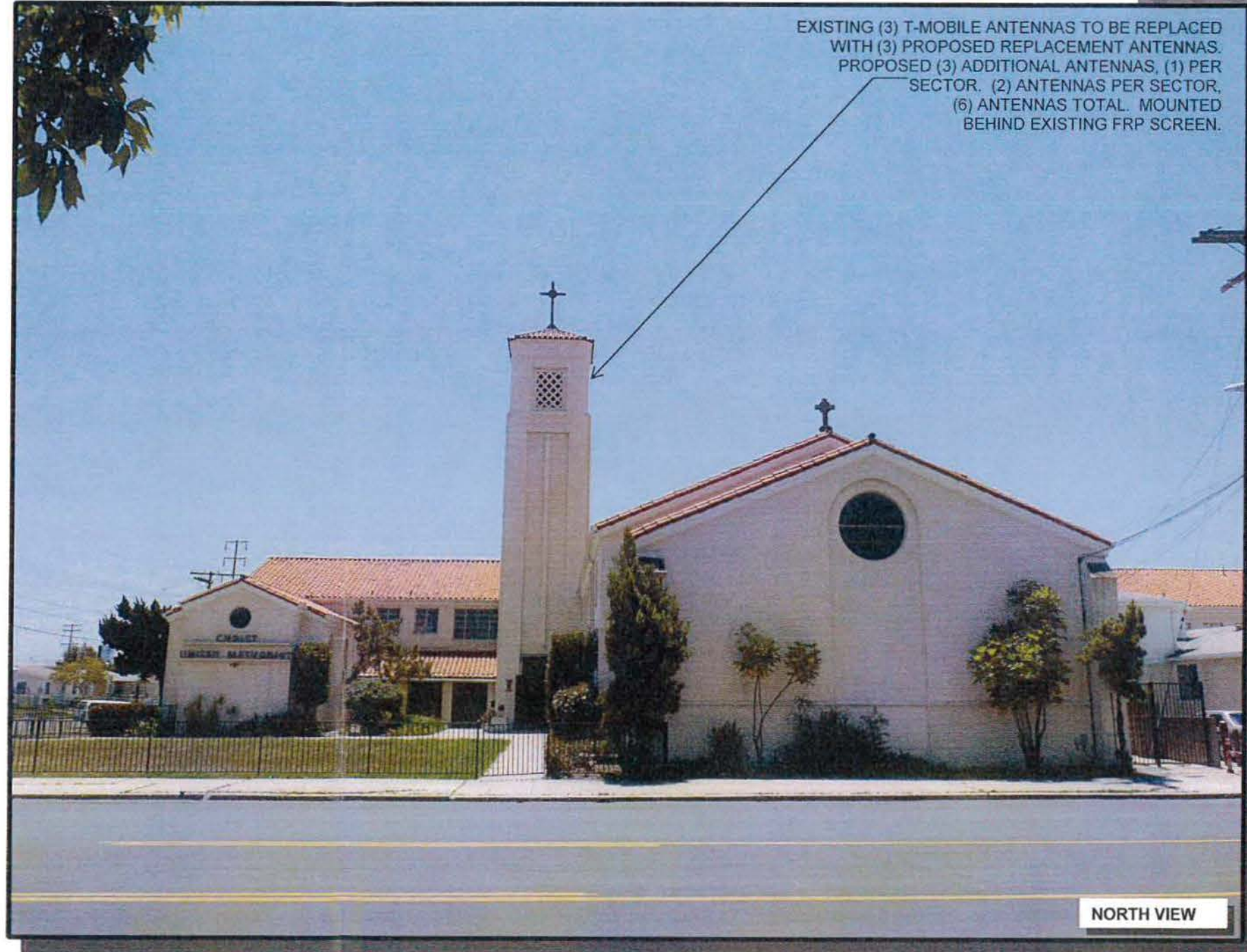


LOCATION

3295 MEADE AVENUE
SAN DIEGO, CA 92116



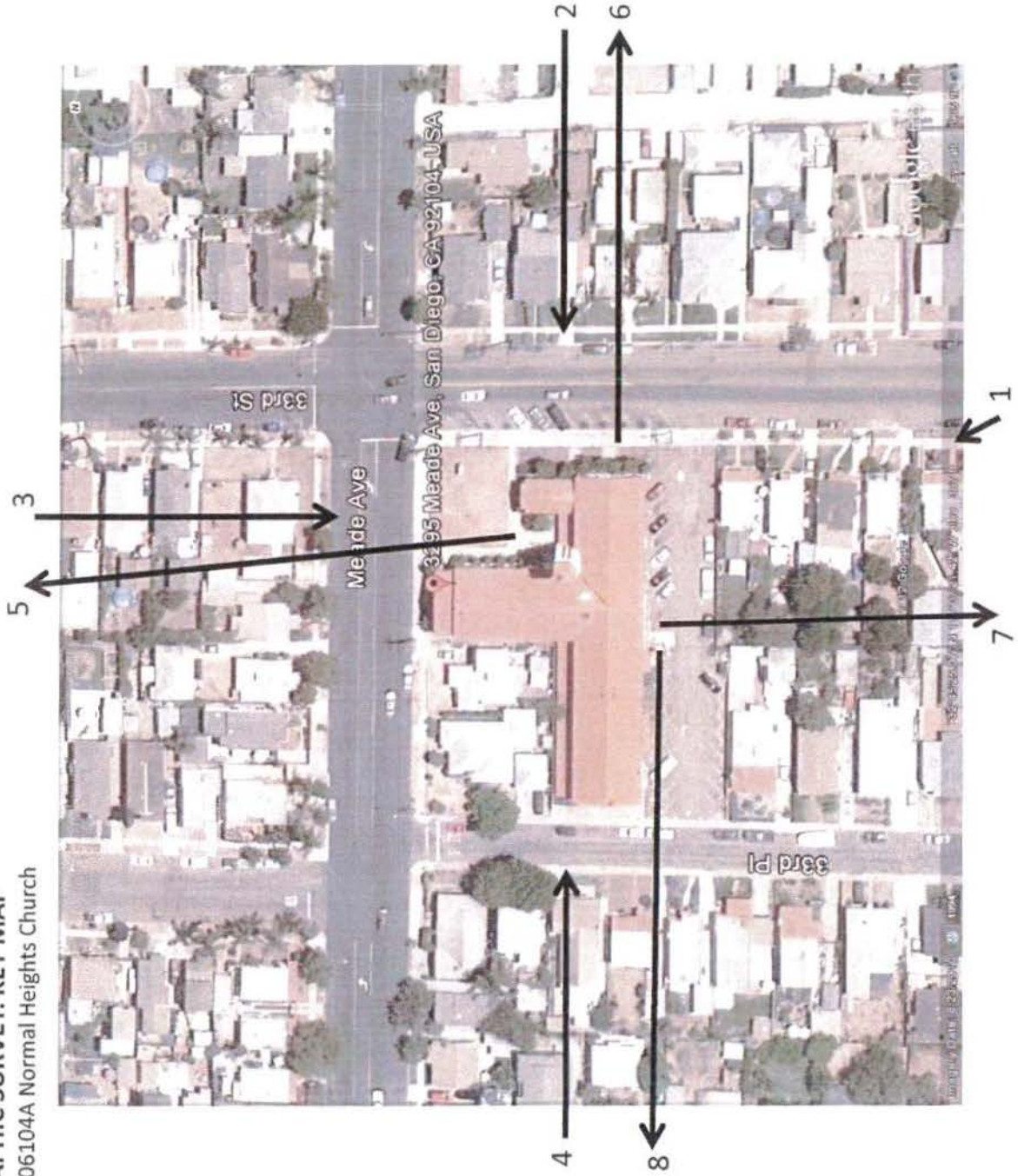
EXISTING



NORTH VIEW

PROPOSED

PHOTOGRAPHIC SURVEY: KEY MAP
T-Mobile SD06104A Normal Heights Church



PHOTOGRAPHIC SURVEY

T-Mobile SD06104A, Normal Heights Church

• **View of the Subject Property**



(1) View of the subject property looking north



(2) View of the subject property looking west



(3) View of the subject property looking south



(4) View of the subject property looking east

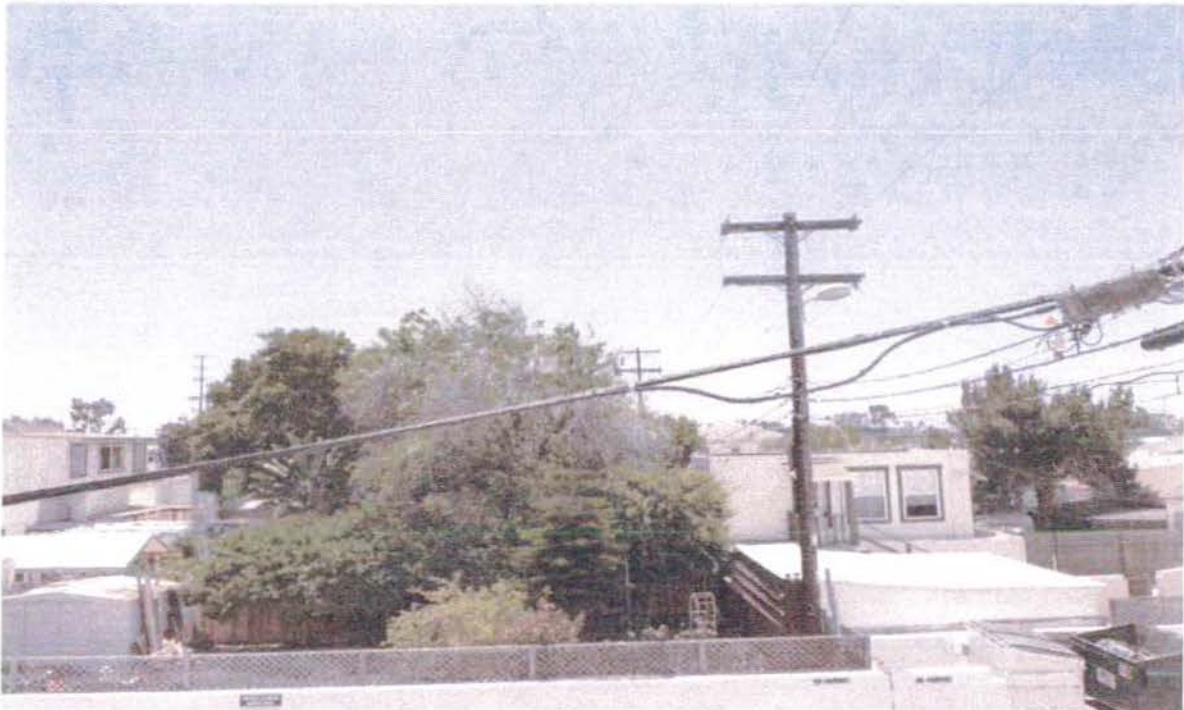
• View from the Subject Property



(5) View from the subject property looking north



(6) View from the subject property looking east



(7) View from subject property looking south



(8) View from subject property looking west



BOARD MEMBERS

July 6, 2012

Mitchell J
Compagna, Esq.
LEJ

Bradie C. Compagna
CFP

TO: City of San Diego
Development Services Department
1222 First Avenue, MS 301
San Diego, CA 92101-5154

FROM: Lynnea Barrett
Site Acquisition Specialist
Mitchell J Architecture
4883 Ronson Court, Suite N
San Diego, CA 92111

RE: **Site Justification Report**
T-Mobile Site SD06104A Normal Heights Church
APN: 447-553-34

The existing T-Mobile wireless communication facility located at 3295 Meade Ave., San Diego, CA 92116 (the "Subject Property") is needed for following reasons:

As depicted on the following coverage maps, the existing wireless communication facility located at the Subject Property provides essential communication and improved service to the surrounding area. The facility ensures uninterrupted wireless service in the area. Without the facility at the current location, there would be a significant gap in coverage that would negatively impact the surrounding community.

The visual impact to the surrounding community is minimized because all antennas are concealed within a decorative architectural feature on top of the church building and the equipment is located inside the church building on the second floor.

If you have any additional questions, I can be reached by phone at (858) 650-3130 or by e-mail at lynnea.barrett@mitchellj.com.

Sincerely,

Lynnea Barrett

Adjacent Land Use Map
Normal Heights church





SD06104 Coverage Map

**RF Team San Diego Market
June 22, 2012**

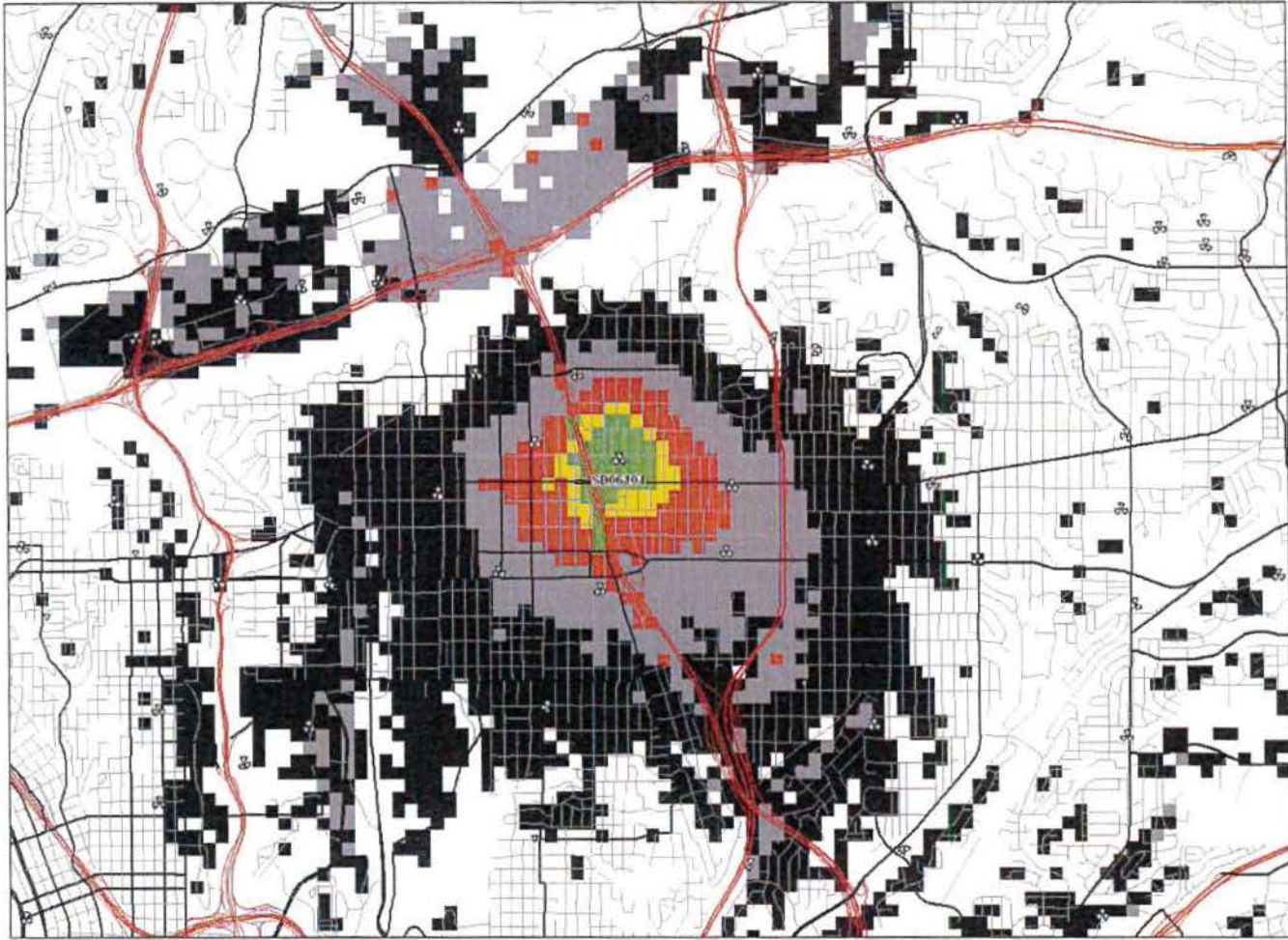


Contents:

Plots:

- SD06104 coverage
- SD06104 On-Air neighbor sites coverage
- SD06104 with On-Air neighbor sites coverage

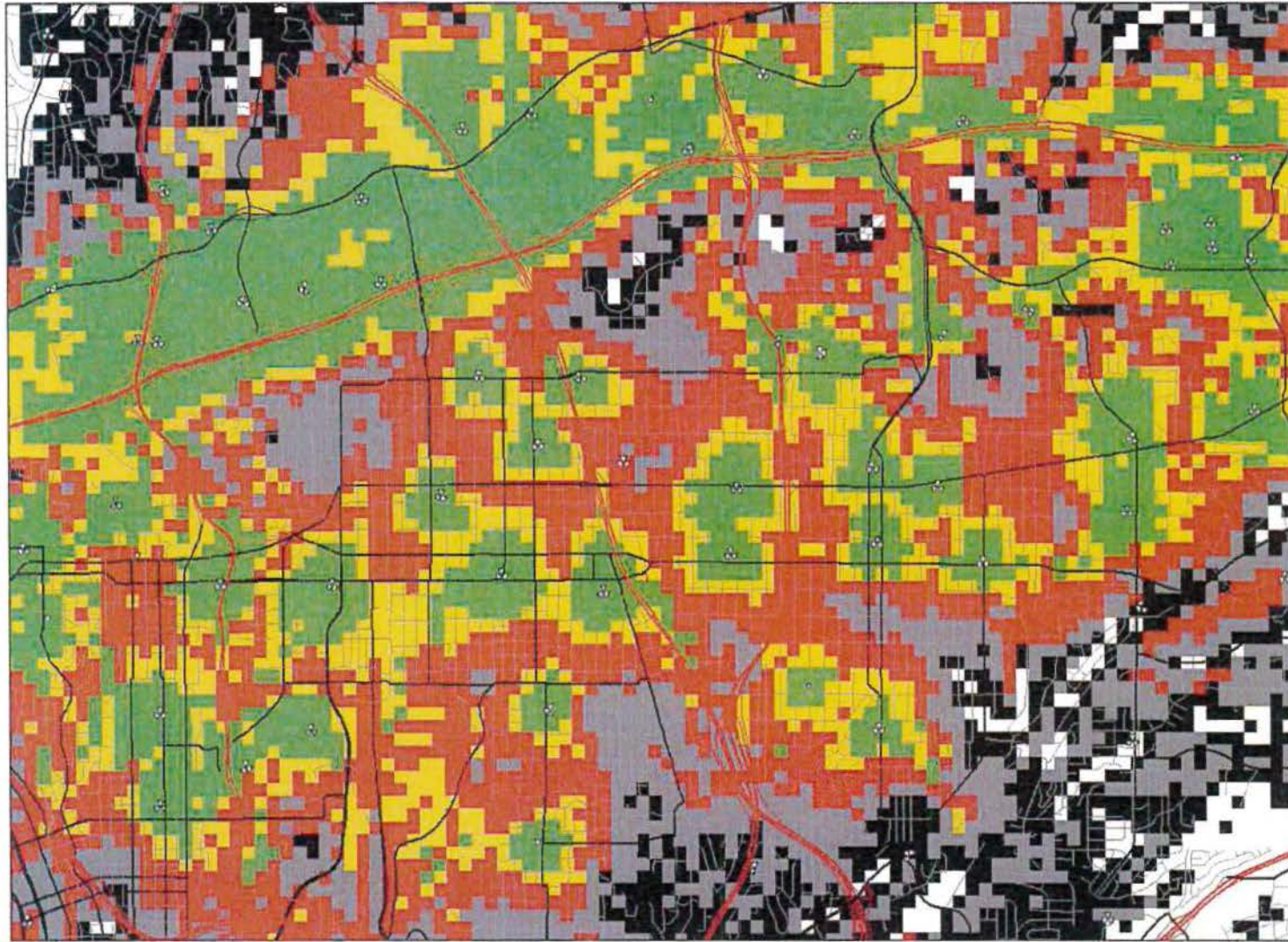




Legend: Coverage Level

In Building Commercial	In Car	Poor to No Signal
In Building Residential	Outdoor	No Coverage



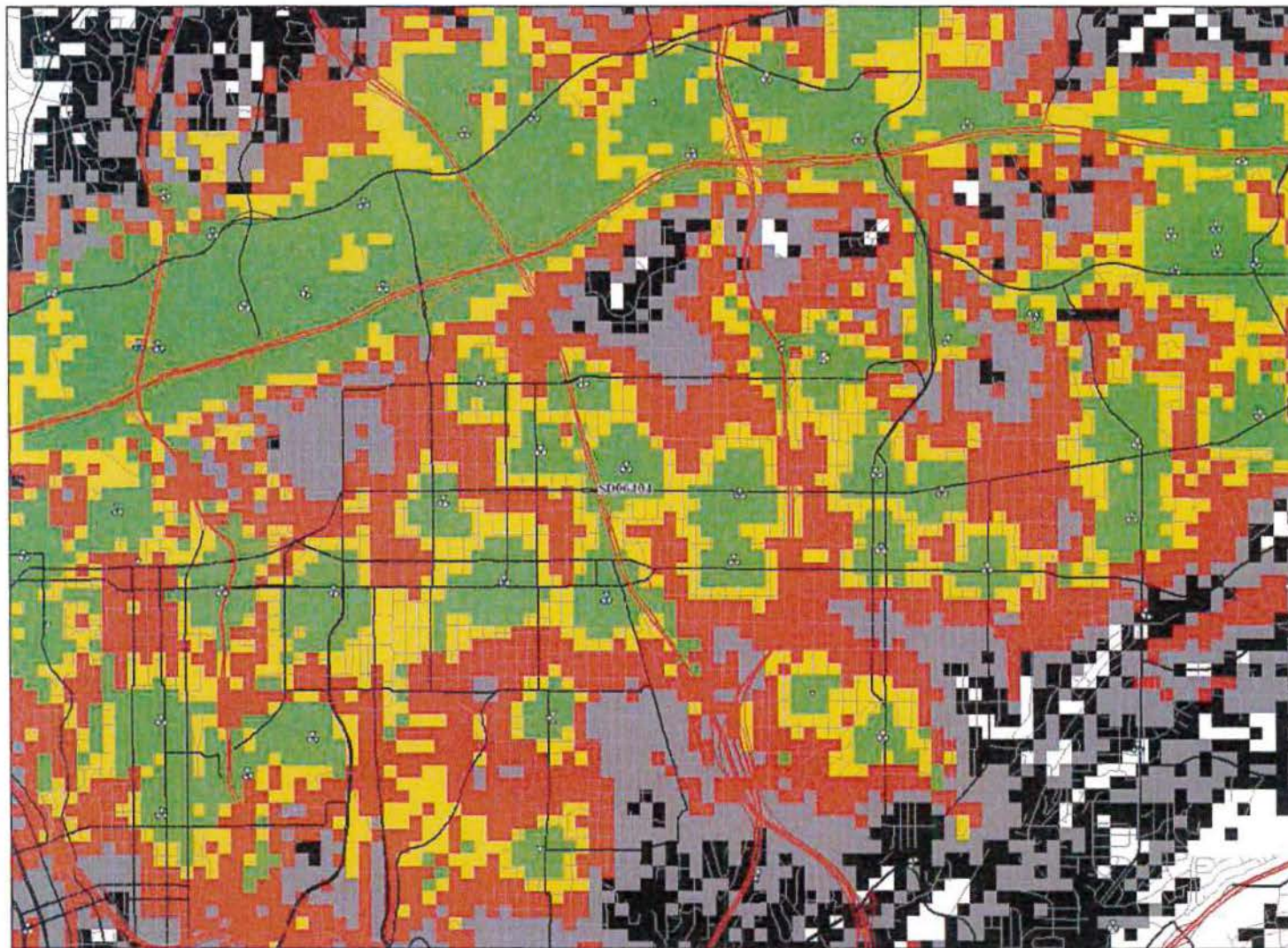


Page 4 of 5

Legend: Coverage Level

In Building Commercial	In Car	Poor to No Signal
In Building Residential	Outdoor	No Coverage





Legend: Coverage Level

- | | | |
|-------------------------|---------|-------------------|
| In Building Commercial | In Car | Poor to No Signal |
| In Building Residential | Outdoor | No Coverage |





THE CITY OF SAN DIEGO

DATE OF NOTICE: March 6, 2013

NOTICE OF PUBLIC HEARING

HEARING OFFICER

DEVELOPMENT SERVICES DEPARTMENT

DATE OF HEARING:	March 20, 2013
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 3
PROJECT NO:	<u>291576</u>
PROJECT NAME:	<u>T-MOBILE – NORMAL HEIGHTS CHURCH CUP</u>
APPLICANT:	LYNNEA BARRETT, MITCHELL J ARCHITECTURE, AGENTS REPRESENTING T-MOBILE WEST CORPORATION
COMMUNITY PLAN AREA:	MID-CITY: NORMAL HEIGHTS
COUNCIL DISTRICT:	District 3
CITY PROJECT MANAGER:	Alex Hempton, Development Project Manager
PHONE NUMBER/E-MAIL:	(619) 446-5349

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), Process 3, for a Wireless Communication Facility (WCF) consisting of four (4) panel antennas and equipment mounted within an existing church bell tower. The project is located at 3295 Meade Avenue.

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 working 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.


This project was determined to be categorically exempt from the California Environmental Quality Act on 1/7/13 and the opportunity to appeal that determination ended 1/28/13.

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 working days prior to the meeting to insure availability. Assistive Listening Devices (ALD's) are also available for the meeting upon request.

Internal Order Number: 24003119

Revised 04/08/10 HRD



T-Mobile

SD06104A


NORMAL HEIGHTS METHODIST CHURCH

3295 MEADE AVENUE, SAN DIEGO, CA 92116

LEGAL DESCRIPTION:
A PORTION OF LOTS 4 AND 10 IN BLOCK A OF TERRAZA IN THE CITY OF SAN DIEGO COUNTY, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 245, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 14, 1992.

DIRECTIONS TO SITE
DISTANCE: 0.24 MILES / 0.37 KILOMETER
TIME: 10 MINS

1. FROM SAN DIEGO T-MOBILE OFFICE, 1000 VISTA BOULEVARD PKY, STE 204, SAN DIEGO, CA 92108-2112 HEAD TOWARD DIRECTIONS PL ON VISTA BOULEVARD PKY, 0.3 MILES N
2. TURN RIGHT ONTO MEADE BLVD, 0.1 MILES N
3. TAKE RIGHT ONTO INLAND PKY, JACOB DEKOSTER PKY (-063 5), 10.5 MILES W
4. TAKE RIGHT ONTO MEADE BLVD, 0.2 MILES W
5. TURN RIGHT ONTO EL CAJON BLVD, 245 FT/12 M
6. TURN RIGHT ONTO 104th ST, 0.1 MILES W
7. TURN RIGHT ONTO 3295 AVE, 0.2 MILES W
8. YOUR DESTINATION IS NUMBER 3295 ON THE RIGHT.



© 2010 InRoads (www.inroads.com) 1040 WEST AMERICA

RF INITIALS: _____ DATE _____

ARCHITECT INITIALS: _____ DATE _____

SITE ACQUISITION INITIALS: _____ DATE _____

ZONING/PLANNING INITIALS: _____ DATE _____

CONSTRUCTION INITIALS: _____ DATE _____

LANDLORD INITIALS: _____ DATE _____

ACCESSIBILITY DISCLAIMER
THIS PROJECT IS AN UNOCCUPIED WIRELESS TELECOMMUNICATIONS FACILITY AND, ACCORDING TO HURD'S INTERPRETATION FROM THE CALIFORNIA DEPARTMENT OF THE STATE ARCHITECT, IS EXEMPT FROM DISABLED ACCESS REQUIREMENTS.

PROJECT STATEMENT
I HEREBY CERTIFY THAT THIS PROJECT COMPLIES WITH TITLE 24, PART 2 OF THE CALIFORNIA STATE LODS.

DESIGNED ARCHITECT
No. 020330
STATE OF CALIFORNIA

SIGNED _____

LEGAL DESCRIPTION

DIRECTIONS TO SITE

VICINITY MAP

CLIENT APPROVALS

TITLE 24 COMPLIANCE

APPLICABLE CODES
ALL WORK SHALL COMPLY WITH ALL APPLICABLE CODES INCLUDING BUT NOT LIMITED TO:

1. 2010 CALIFORNIA BUILDING CODE (CBC) / 2009 INTERNATIONAL BUILDING CODE (IBC)
2. 2010 CALIFORNIA RESIDENTIAL CODE (CRC) / 2009 INTERNATIONAL RESIDENTIAL CODE (IRC)
3. 2010 CALIFORNIA ELECTRICAL CODE (CEC) / 2008 NATIONAL ELECTRICAL CODE (NEC)
4. 2010 CALIFORNIA MECHANICAL CODE (CMC) / 2009 UNIFORM MECHANICAL CODE (UMC)
5. 2010 CALIFORNIA PLUMBING CODE (CPC) / 2009 UNIFORM PLUMBING CODE (UPC)
6. 2010 CALIFORNIA FIRE CODE (CFC) / 2009 IFCC
7. 2010 CALIFORNIA GREEN BUILDING STANDARDS CODE
8. 2008 BUILDING ENERGY EFFICIENCY STANDARDS

SITE NAME: NORMAL HEIGHTS METHODIST CHURCH
STREET ADDRESS: 3295 MEADE AVENUE, SAN DIEGO, CA 92116

APPLICANT: T-MOBILE
1000 VISTA BOULEVARD PARKWAY SUITE 204 SAN DIEGO, CA 92108

OWNER: CHURCH UNITED METHODIST CHURCH OF SAN DIEGO 3295 MEADE AVENUE SAN DIEGO, CA 92116

ASSESSOR'S PARCEL NUMBER: 447-593-34

CURRENT ZONING: RH-2-O, PB-1-7

(E) TYPE OF CONSTRUCTION: (E) OCCUPANCY: 1 - 1st, SPRINKLERED A-3, B

PROJECT DESCRIPTION:
T-MOBILE WIRELESS PROPOSES TO CONTINUE OPERATIONS AND MAINTAIN AN UNMANNED DIGITAL MOBILE RADIO COMMUNICATIONS FACILITY AT THIS SITE.

- EXISTING ENTITLEMENTS (E) CANNOTS (A) ANTENNAS
- EXISTING T-MOBILE EQUIPMENT CABINETS (TOTAL 3) MOUNTED ON 2ND FLOOR OF EXISTING BELL TOWER. NO PROPOSED CHANGES TO EXISTING EQUIPMENT.
- EXISTING T-MOBILE ANTENNAS TO BE REPLACED WITH PROPOSED REPLACEMENT ANTENNAS (1) PER SECTOR, (6) ANTENNAS TOTAL.
- PROPOSED ADDITIONAL ANTENNAS (1) PER SECTOR, (3) ANTENNAS TOTAL.
- (6) TOTAL ANTENNAS MOUNTED BEHIND EXISTING CONCEALMENT SCREEN.

OPERATING FREQUENCIES:
TX (50W) - 1920 TO 1980 MHz
RX (25W) - 1870 TO 1945 MHz
TX (MCDMA) - 2500 TO 2690 MHz
RX (MCDMA) - 1990 TO 2180 MHz

TELECOMMUNICATION CARRIERS:
NO OTHER CARRIERS ARE LOCATED ON SUBJECT PROPERTY.

ARCHITECTS & ENGINEERS:
MITCHELL J. ARCHITECTURE
4015 RIMMON COURT, SUITE N
SAN DIEGO, CA 92121
TEL: (619) 450-9100
FAX: (619) 450-9100

CONTACT: ART BROWN (PROJECT MANAGER)

APPLICANT REPRESENTATIVE:
MITCHELL J. ARCHITECTURE
4015 RIMMON COURT, SUITE N
SAN DIEGO, CA 92121
TEL: (619) 450-9100
FAX: (619) 450-9100

CONTACT: LYNDIA BARRETT (SITE ACQUISITION SPECIALIST)

APPLICANT CONTACT:
T-MOBILE WIRELESS CORP.
1000 VISTA BOULEVARD PARKWAY STE 204
SAN DIEGO, CA 92108
TEL: (619) 294-4100

Sheet Number	Sheet Title
G-001	TITLE SHEET - PROJECT INFORMATION & VICINITY MAP
A-101	SITE PLAN & NOTES
A-201	EXTERIOR ELEVATIONS
A-301	EQUIPMENT & ANTENNA LAYOUT PLAN
D-501	ANTENNA DETAILS

APPLICABLE CODES

PROJECT SUMMARY

CONSULTANT TEAM

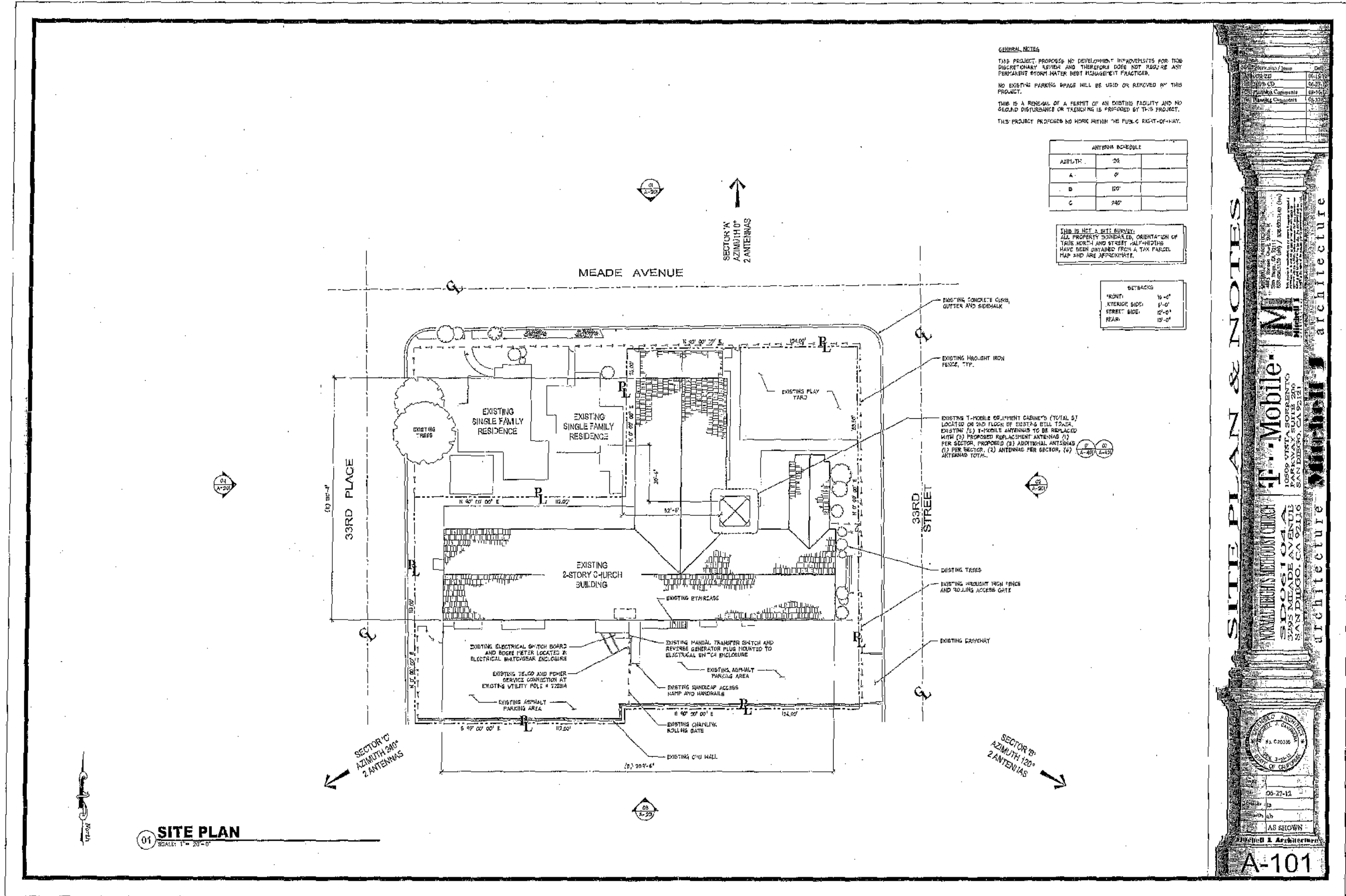
SHEET INDEX

G-001

NO SCALE

16-27-12

MITCHELL J. ARCHITECTURE



GENERAL NOTES
 THIS PROJECT PROPOSES NO DEVELOPMENT IMPROVEMENTS FOR THIS DISCRETIONARY REVIEW AND THEREFORE DOES NOT REQUIRE ANY PERMANENT STORM WATER BEST MANAGEMENT PRACTICES.
 NO EXISTING PARKING SPACES WILL BE USED OR REMOVED BY THIS PROJECT.
 THIS IS A RENEWAL OF A PERMIT OF AN EXISTING FACILITY AND NO GRADE DISTURBANCE OR TREEMING IS PROPOSED BY THIS PROJECT.
 THIS PROJECT PROPOSES NO WORK WITHIN THE PUBLIC RIGHT-OF-WAY.

ANTENNA SCHEDULE	
AZIMUTH	285
A	0'
B	100'
C	240'

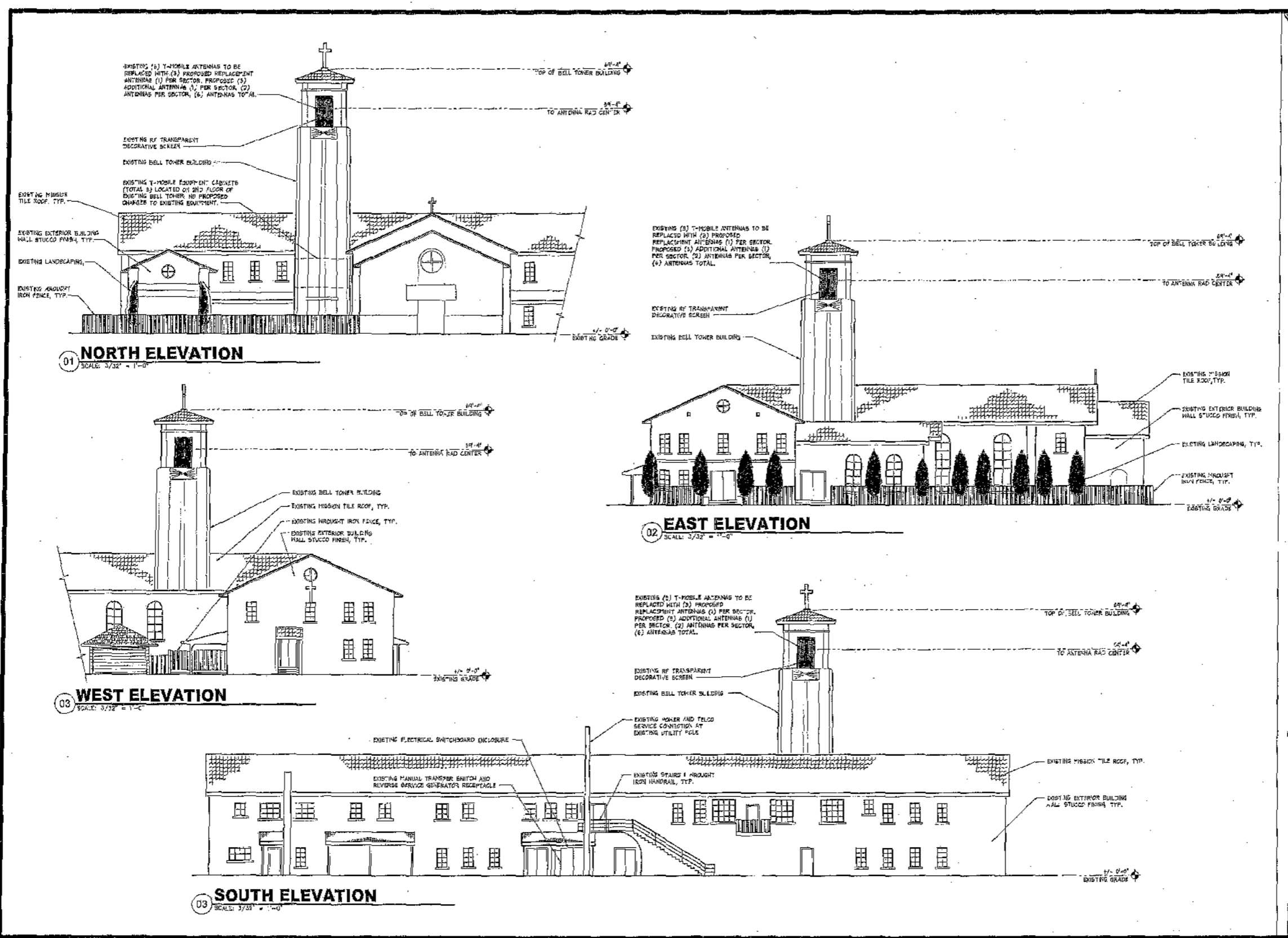
THIS IS NOT A SURVEY.
 ALL PROPERTY BOUNDARIES, ORIENTATION OF THIS WORK AND STREET ALIGNMENTS HAVE BEEN OBTAINED FROM A TAX PARCEL MAP AND ARE APPROXIMATE.

SETBACKS	
FRONT	15'-0"
KYRIE SIDE	5'-0"
STREET SIDE	12'-0"
REAR	15'-0"

01 SITE PLAN
 SCALE: 1" = 20'-0"

SITE PLAN & NOTES
 T-Mobile
 10500 VINT ROAD SUITE 200
 SAN DIEGO, CA 92121
 ARCHITECTURE
 ARCHITECTURE

05-27-11
 AS SHOWN
A-101



EXTERIOR ELEVATIONS

T-Mobile

NORCAL REGIONS METHODIST CHURCH

3206 S. 04th AVE
3295 MEADE AVENUE
SAN DIEGO, CA 92116

Mitchell J. Architecture

Revision / Date	By
01	06-27-12
02	06-27-12
03	06-27-12
04	06-27-12
05	06-27-12
06	06-27-12

PROJECT NO. 12-001

DATE: 06-27-12

AS SHOWN

Mitchell J. Architecture

A-201

