



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: January 8, 2025 REPORT NO. HO-25-002

HEARING DATE: January 15, 2025

SUBJECT: American Tower Verizon Bayview Heights, Process Three Decision

PROJECT NUMBER: [1100637](#)

OWNER/APPLICANT: Revival Pentecostal Tabernacle of San Diego, Owner & American Tower and Verizon, Permittees

SUMMARY

Issue: Should the Hearing officer approve the continued use of an existing Wireless Communication Facility (WCF) located at 1765 Pentecost Way within the Mid-City Eastern Area Community Plan?

Proposed Actions:

1. APPROVE Conditional Use Permit (CUP) No. 3247993; and
2. APPROVE Neighborhood Development Permit (NDP) No. 3247994

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

Code Enforcement Impact: None with this action.

Housing Impact Statement: None with this action.

Community Planning Group Recommendation: On September 10, 2024, the Mid-City Eastern Area Community Planning Group voted 10-0-0 to approve the project with no conditions. (Attachment 9)

BACKGROUND

The project is a request for the continued use of an existing (WCF) to include an existing 40-foot-tall faux mono-broadleaf tree that houses 12 antennas and 12 Remote Radio Units (RRUs); and a 548-square-foot equipment enclosure on the ground. The site is located at 1765 Pentecost Way in the RM-2-5 zone of the Mid-City Eastern Area Community. The 5.35-acre site is developed with several

buildings for the use of the Church. The project is located on the eastern edge of the site. The Planning Commission initially approved the project in March 2013, and the permit has expired. A ten-year expiration was added to the previous permit to allow City staff to review for upgrade in technology, design and any changes to development regulations. Verizon is requesting the new permit without any changes to the site. Pursuant to the current code, the approval of a Conditional Use Permit in this zone requires the approval of the Hearing Officer.



Figure 1- Existing (left) and proposed site (right) looking at the south elevation.

DISCUSSION

Project Description:

Verizon Wireless is requesting a new permit to continue the use of an existing facility. The project is located on the premises of the Community Church, which is a non-residential use in the residential zone. The uses to the south and west of the site are commercial, to the north is industrial and to the east is residential (Attachment 1-3). The continued use of the WCF will remain the same: 12 antennas and 12 RRUs concealed within the branches of the 40-foot-tall mono-broadleaf faux tree, along with the existing equipment enclosure with auxiliary equipment inside. The site is an established WCF that has served the community for over a decade.

WCFs are allowed in the residential zone, where antennas are located less than 100 feet from the property line of a premises with a dwelling unit, with approval of a CUP, pursuant to SDMC Section [141.0420 \(c\)\(1\)\(A\)\(i\)](#), which is a Process Three decision.

An NDP is required pursuant to SDMC Section [126.0402\(m\)](#) for WCF equipment that exceeds the 250 square feet allowed by the development regulations. The existing equipment enclosure for this site is 548 square feet. The processing of this NDP satisfies this requirement. A decision on this NDP requires a Process Two decision pursuant to SDMC section 126.0403.

Community Plan Analysis:

The Mid-City Community Plan defers all WCFs to the WCF Guidelines, City of San Diego regulations, and the City's General Plan. The City of San Diego General Plan requires all wireless facilities to minimize visual impacts under Urban Design Element ([UD-A.15.a](#)). It also includes the following provisions: A) Conceal wireless facilities in existing structures, when possible, otherwise use camouflage and screening techniques to hide or blend them into the surrounding area; B) Design facilities to be aesthetically pleasing and respectful of the neighborhood context; and C) Conceal mechanical equipment and devices associated with wireless facilities in underground vaults or unobtrusive structures.

The antennas of this WCF are concealed within the branches of the faux mono-broadleaf tree. The foliage of the faux tree provides a natural setting to screen the antennas and blend it with the background, making it visually appealing while concealing the antennas. The faux tree height and design integrate with other mature trees to the west, east, south, north. The equipment is located on the eastern edge of the lot inside an enclosure, screened inside a concrete building, and painted to match other buildings on the premises (Attachment 7). The approval of this facility will provide continued cellular service to the surrounding community and major Freeway-95 east of the site, as indicated in the Coverage Map. (Attachment 12).

The Mid-City Eastern Area Community Planning Group voted 4-0-0 on September 24, 2024, to approve the project with no conditions. (Attachment 9)

Council Policy [600-43](#) guidelines establish hierarchy from the most preferred location (Preference 1) to the least preferred location (Preference 4) for WCFs. The project is proposed within a Preference 3 location according to Council Policy. The applicant must submit a site justification explaining why a Preference 3 site was selected over any lower Preference level sites. The applicant has indicated that this is an established WCF site, previously approved by the Planning Commission over a decade ago, and the continued use of it will ensure continued service to the surrounding community.

Environmental Impact:

This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Existing Facilities). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on November 8, 2024, and the opportunity to appeal that determination ended November 25, 2024 (Attachment 6).

The Telecommunication Act of 1996 preempts local governments from regulating the "placement, construction and modification of wireless communication facilities on the basis of the environmental effects of Radio Frequency (RF) emissions to the extent that such facilities comply with the Federal Communication Commission's (FCC) standards for such emissions." The proposed project would be consistent with the FCC's regulations for wireless facilities. Verizon Wireless has submitted an RF Report, prepared by Tower Engineering Professionals LLC, dated February 19, 2023, demonstrating compliance with the required FCC regulations.

Conclusion:

Staff has determined that the project is consistent with the purpose and intent of the applicable development regulations of the San Diego Municipal Code Sections 126.0305, 126.0404, and 141.0420, the City of San Diego General Plan and the City Council Policy. Therefore, staff recommends that the Hearing Officer approve CUP No. 3247993 and NDP No. 3247994.

ALTERNATIVES

1. Approve CUP No. 3247993 and NDP No. 3247994.
2. Deny CUP No. 3247993 and NDP No. 3247994, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

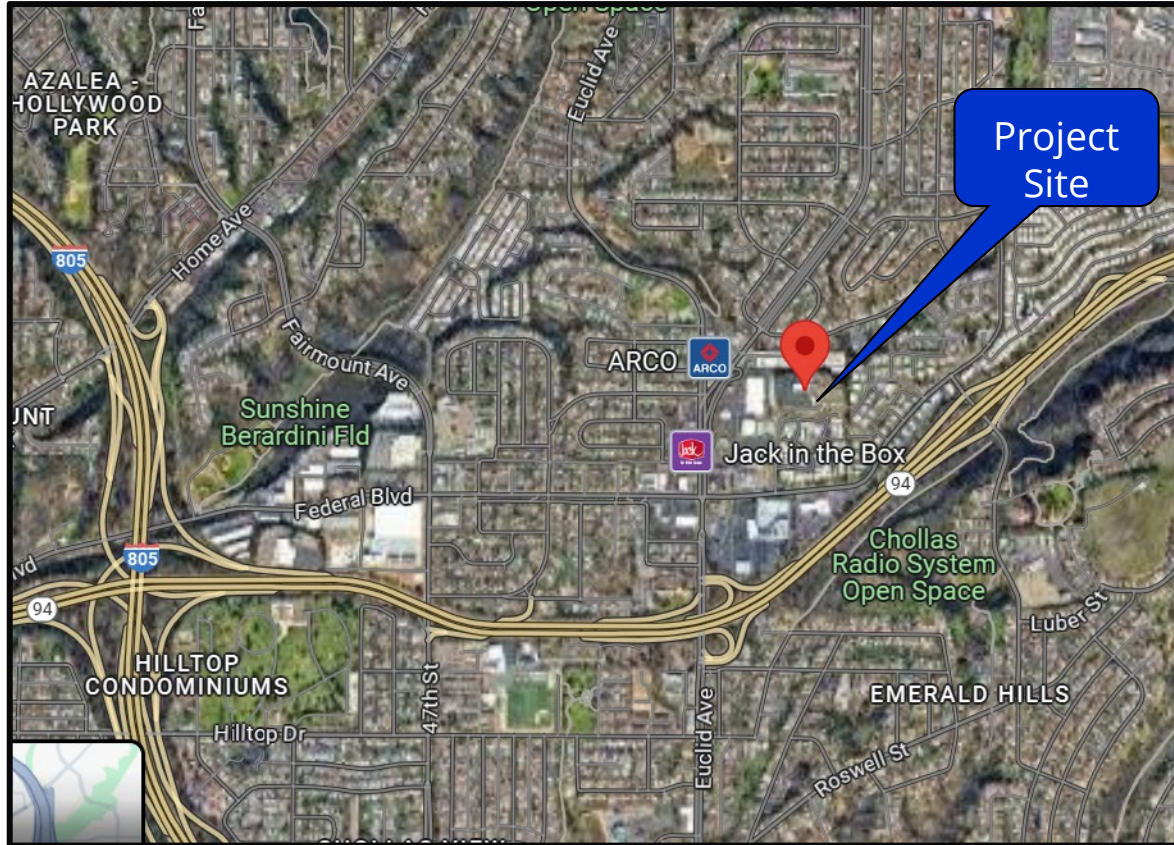


Nilia Safi
Development Project Manager
Development Services Department

Attachments:

1. Aerial Photographs
2. Community Plan Land Use Map
3. Project Location Map
4. Draft Permit Resolution with Findings
5. Draft Permit with Conditions
6. Environmental Exemption
7. Photo Simulations
8. Photo Survey
9. Community Plan Recommendation
10. Project Plans
11. Ownership Disclosure Form
12. Site Justification/Coverage

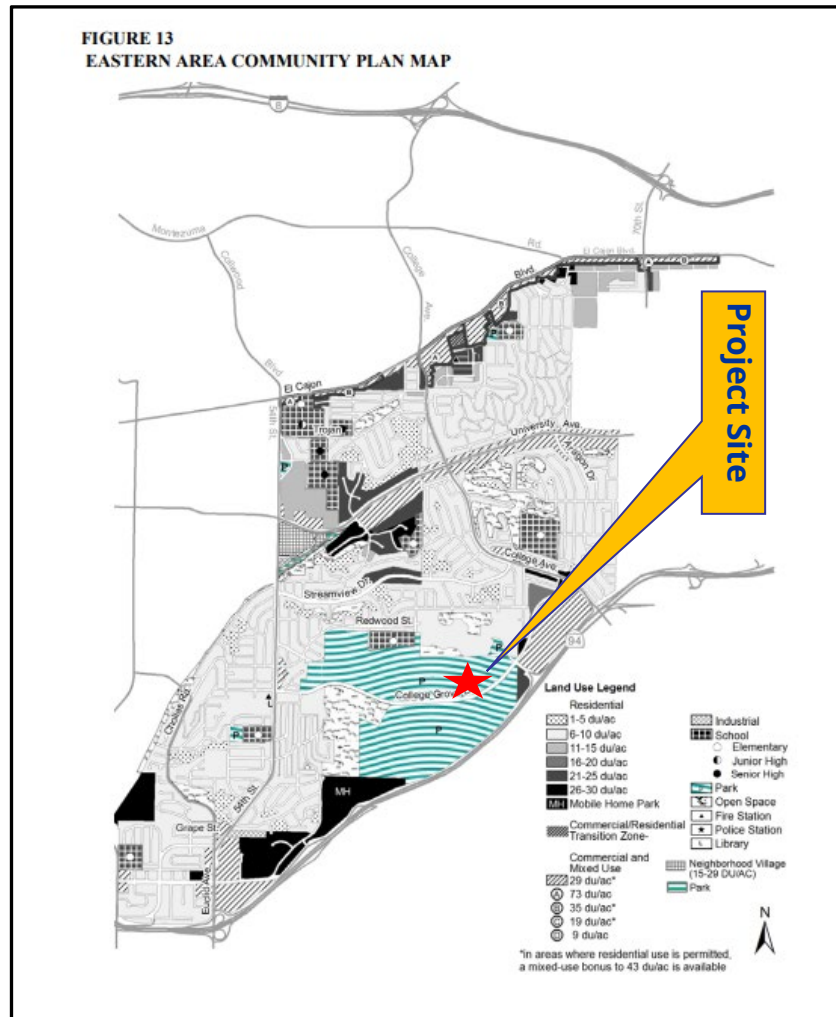
Aerial Photograph



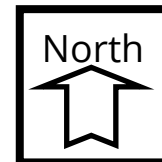
American Tower/Verizon Bayview Heights PRJ-1100637
1765 Pentecost Way



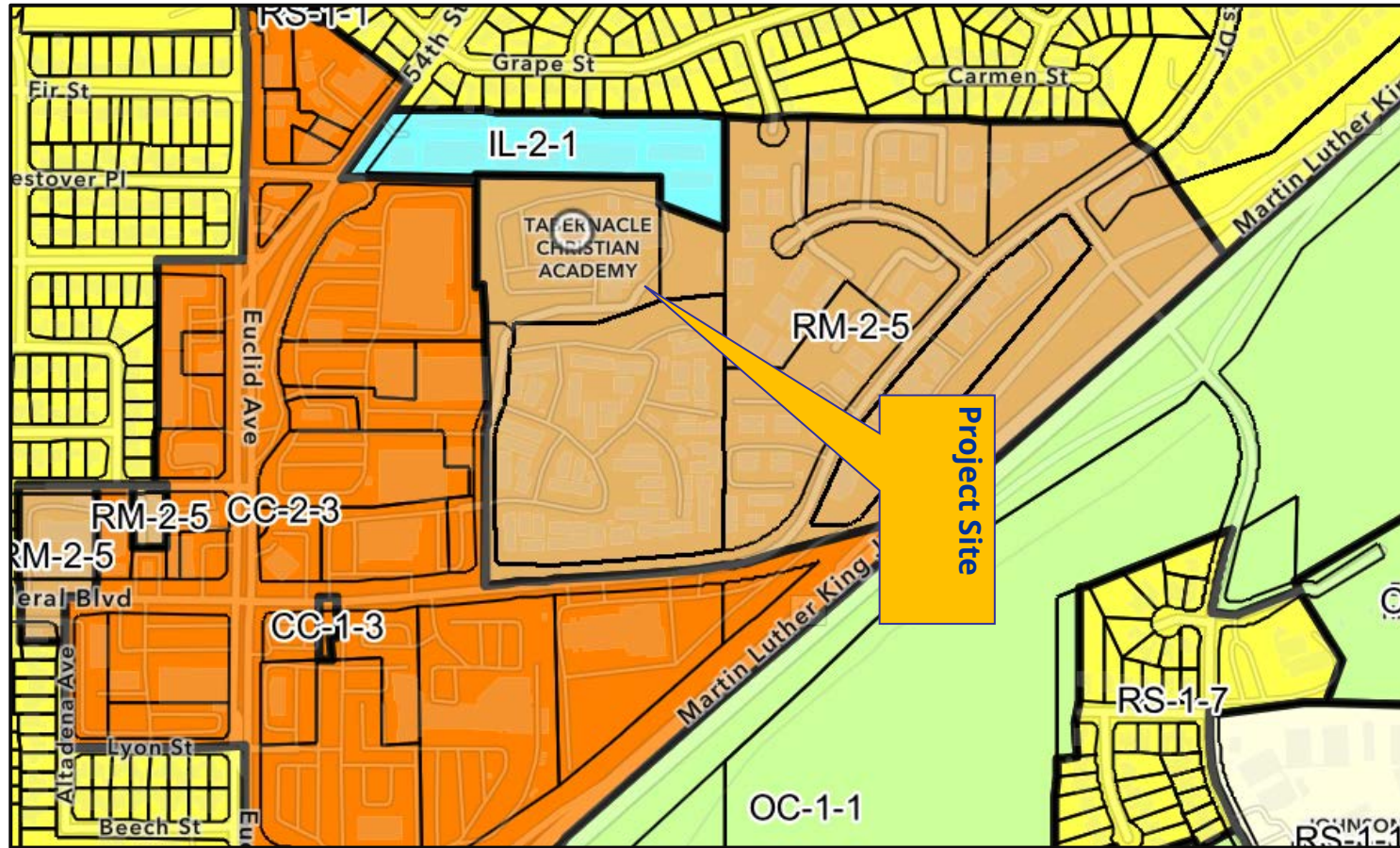
Mid- City Eastern Area Community Plan Map



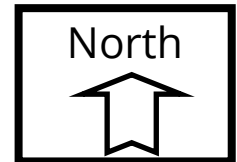
American Tower/Verizon Bayview Heights PRJ-1100637
1765 Pentecost Way



Project Location Map



American Tower/Verizon Bayview Heights PRJ-1100637
1765 Pentecost Way



HEARING OFFICER
RESOLUTION NO. cxxx
CONDITIONAL USE PERMIT (CUP) NO. 3247993
NEIGHBORHOOD DEVELOPMENT PERMIT (NDP) NO. 3247994
AMERICAN TOWER VERIZON BAYVIEW HEIGHTS - PROJECT NO. 1100637

WHEREAS, Revival Pentecostal Tabernacle of San Diego, Owner and AMERICAN TOWER and Verizon Wireless, Permittees, filed an application with the City of San Diego for a permit for a Wireless Communication Facility (WCF) (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated CUP No. 3247993 and NDP No. 3247994;

WHEREAS, the project site is located at 1765 Pentecost Way in the RM-2-5 zone of the Mid-City Eastern Area Community planning area;

WHEREAS, the project site is legally described as: All that certain real property situated in the County of San Diego, State of California, described as follows: Parcel A: Parcel 1 of Parcel Map No. 4120, in the City of San Diego, County of San Diego, State of California, recorded in the Office of the County Recorder of said County on September 30, 1975. Parcel B: That portion of Lot 17 of the Rancho Mission of San Diego, in the City of San Diego, County of San Diego, State of California, according to Partition Map thereof No. 5416, filed in the Office of the County Recorder of San Diego County; thence along the southerly line of said Pentecost Park North 89.

WHEREAS, on November 5, 2024, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) under CEQA Guideline Section 15301 and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

WHEREAS, on January 15, 2025, the Hearing Officer of the City of San Diego considered CUP No. 3247993 and NDP No. 3247994 pursuant to the Land Development Code of the City of San Diego;

BE IT RESOLVED by the Development Services of the City of San Diego, that it adopts the following findings with respect to CUP No. 3247993 and NDP No. 3247994:

A. Findings for all Conditional Use Permit SDMC Section 126.0205

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

The project is an existing 40-foot-tall mono-broadleaf tree that houses 12 antennas and 12 RRUs with a 548-square-foot equipment concrete enclosure on the ground. The site is located at 1765 Pentecost Way within the RM-2-5 zone of the Mid-City Eastern Area Community Plan.

The Mid-City Communities Community Plan does not address Wireless Communication Facilities (WCF); however, the City's General Plan (UD-15) requires that the visual impact of the wireless facilities be minimized by concealing such facilities in existing structures or using screening techniques to blend them into surrounding areas. The plan also calls for these facilities to be designed to be aesthetically pleasing and respectful of neighborhood character. Furthermore, the plans call for the associated equipment to be concealed from view. In this case, the Verizon Faux tree exists on the eastern edge of the church property, adjacent to another WCF (T-Mobile) that is located on a 40-foot faux tree, surrounded by other existing mature trees of similar height that camouflage and blend the site with the surroundings. The antennas are concealed by employing antenna socks and a maximum number of branches of the mono-broadleaf. Separately, the equipment is located within a fully concealed structure colored to match the existing buildings on site, with a design consistent with the existing church use. Therefore, the proposed 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; and

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." Verizon Wireless has submitted an RF study indicating the site is in compliance with FCC Regulations. In addition, the permit includes conditions to ensure the structures are in compliance with the building code and safety. Therefore, proposed development will not be detrimental to the public health, safety, and welfare.

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

The project is a continuation of the use of an existing WCF. The Planning Commission originally approved the original facility in March of 2013. Pursuant to the current code the continued use of this WCF requires approval of the Hearing Officer. The project is in compliance with the land development code regulations, including base zones and overlay zones. However, the equipment enclosure on the ground exceeds the maximum 250-square-foot allowed for the equipment. The project includes a 548-square-foot concrete enclosure that houses the equipment, including a generator and air conditioning. The enclosure is painted to match other buildings on site. In addition, the existing enclosure has a green trellis around which reduces the visual impact and blends the structure with the surrounding area. The WCF regulations require the processing of an NDP for a deviation for any enclosure over 250 square feet. The processing of the NDP satisfies this requirement. Therefore, the project will comply with the regulations of the Land Development Code, including any allowable deviations pursuant to the Land Development Code.

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

The project is a continuation of the use of an existing WCF. WCFs are allowed in residential zones on-premises with non-residential use within 100 feet of residential use with the processing of a Conditional Use Permit. This project is within a non-residential use, a church facility. In addition, Council Policy 600-43 encourages carriers to locate WCFs within non-residential areas. In this case, Verizon provides coverage in this area for existing services in the community, including business, individual, and emergency services. Other locations nearby were considered within the commercial industrial zones but did not meet the elevation requirements for coverage. According to the applicant's justification responses, the subject site is the best location to provide Verizon coverage in the areas adjacent to Highway 94 and the surrounding residential area. The site is adequately camouflaged by trees to provide natural screening for this WCF, and therefore, the proposed use is appropriate at this location.

B. Findings for all Neighborhood Development Permit SDMC Section 126.0404

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

As outlined in NDP Findings No. A.1.a. listed above , the proposed 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; and

As outlined in NDP Findings No. A.1.b. listed above , the proposed development 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.

As outlined in NDP Findings No. A.1.b. listed above, the proposed development will comply with the applicable regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code

The above findings are supported by the minutes, maps and exhibits, all of which are incorporated herein by this reference.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, CUP No. 3247993 and NDP No. 3247994 is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittees, in the form, exhibits, terms and conditions as set forth in CUP No. 3247993 and NDP No. 3247994, a copy of which is attached hereto and made a part hereof.

Nilia Safi
Development Project Manager
Development Services

Adopted on: January 15, 2025

IO#: 11003679

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

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

INTERNAL ORDER NUMBER: 11004545

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CONDITIONAL USE PERMIT NO. 3247993
NEIGHBORHOOD DEVELOPMENT PERMIT NO. 3247994
AMERICAN TOWER VERIZON BAYVIEW HEIGHTS PRJ-1100367
HEARING OFFICER

This CONDITIONAL USE PERMIT (CUP) NO. 3247993 AND NEIGHBORHOOD DEVELOPMENT PERMIT (NDP) NO. 3247994 is granted by the HEARING OFFICER of the City of San Diego to Revival Pentecostal Tabernacle of San Diego, Owner, and American Tower Corporation and Verizon Wireless, Permittees, pursuant to San Diego Municipal Code [SDMC] section [126.0305](#), [126.0404](#), and [141.0420](#). The site is located at 1765 Pentecost Way, on portions of a 5.35-acre property in the RM-2-5 zone of the Mid-City Eastern Area Community Plan.

The project site is legally described as: All that certain real property situated in the County of San Diego, State of California, described as follows: Parcel A: Parcel 1 of Parcel Map No. 4120, in the City of San Diego, County of San Diego, State of California, recorded in the Office of the County Recorder of said County on September 30, 1975. Parcel B: That portion of Lot 17 of the Rancho Mission of San Diego, in the City of San Diego, County of San Diego, State of California, according to Partition Map thereof No. 5416, filed in the Office of the County Recorder of San Diego County; thence along the southerly line of said Pentecost Park North 89.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner and/or Permittee for a Wireless Communication Facility (WCF) as described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated January 15, 2025, on file in the Development Services Department.

The project shall include:

- a. An existing 40-foot-tall faux mono-broadleaf tree with 12 antennas and 12 Remote Radio Units (RRUs) and a 548-square-foot equipment enclosure on the ground painted to match other buildings.
- 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 **January 29, 2028**.
2. 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/Permittees 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.
3. This Conditional Use Permit [CUP], Neighborhood Development Permit [NDP] and corresponding use of this site shall expire on **January 15, 2035**. 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.
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/Permittees 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/Permittees 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/Permittees shall secure all necessary building permits. The Owner/Permittees 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. Use of or replacement of any building façade or mechanical screen with RF-transparent material for purposes of concealing antennas shall not result in any noticeable lines or edges in the transition to the original building. All RF-transparent material shall be painted and textured to match the original building and adjacent building surfaces.

11. 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/Permittees 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/Permittees 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.

12. The Owner/Permittees 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/Permittees of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the Owner/Permittees 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/Permittees 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/Permittees 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/Permittees shall not be required to pay or perform any settlement unless such settlement is approved by Owner/Permittee.

PLANNING/DESIGN REQUIREMENTS:

13. Every aspect of this project is considered an element of concealment including but not limited to the dimensions, bulk and scale, color, materials and texture. Any future modifications to this permit must not defeat concealment.
14. The WCF shall conform to the approved construction plans.
15. Photo simulations shall be printed in color on the construction plans.
16. The City may require the Owner/Permittee to provide a topographical survey conforming to the provisions of the SDMC may be required if the City determines 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.
17. The Owner/Permittees shall install and maintain appropriate warning signage on the WCF as required by State and Federal regulations. The Owner/Permittee shall be responsible for complying with all State and Federal regulations.
18. The accuracy and validity of the RF Compliance Report, submitted by the Permittees, shall be assured while the WCF is in operation. If requested by the City, Owner/Permittee shall provide an updated RF Compliance Report to address any issues associated with the emitting components of the WCF.
19. 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.
20. All facilities and related equipment shall be maintained in good working order. Any damaged equipment shall be repaired or replaced within thirty (30) calendar days of notification by the City of San Diego.
21. The Owner/Permittees 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, in which case, the removal and the restoration of this site to its original condition is required.

Faux Trees

22. All proposed hand-holes shall be covered with bark material to match the mono-broadleaf trunk to the satisfaction of the Development Services Department.
23. New branches shall be premium branches with maximum number of tips.

24. All coaxial conduits shall be routed up through the caisson and into the tree to the satisfaction of the Development Services Department. "Doghouse" cable housings are not permitted.
25. All branches at the antenna level shall extend a minimum of 24-inches beyond the entire vertical face of the proposed antennas to the satisfaction of the Development Services Department.
26. Starting branch height shall be no lower than 10-feet, as illustrated on the stamped, approved Exhibit "A."
27. All exposed cables, brackets and supports shall be painted to match the faux tree foliage to the satisfaction of the Development Services Department.
28. RF socks fully covering all sides of the antennas (and any other components) shall be used.

INFORMATION ONLY:

- The issuance of this discretionary permit alone does not allow the immediate commencement or continued operation of the proposed use on site. Any operation allowed by this discretionary 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 January 15, 2025, and Approved Resolution Number xxxx.

[Type here]

[Type here]

Permit Type/PTS Approval No.: CUP/3247993

NDP/3247994

Date of Approval: January 15, 2025

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Nilia Safi
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.

[Revival Pentecostal Tabernacle of San Diego]
Owner

[American Tower]
Permittee

By _____
NAME
TITLE

By _____
NAME
TITLE

[Verizon Wireless]
Permittee

By _____
NAME
TITLE

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

NOTICE OF EXEMPTION

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

From: City of San Diego
 Development Services Department
 1222 First Avenue, MS 501
 San Diego, CA 92101

Office of Land Use and Climate Innovation
 1400 Tenth Street, Room 121
 Sacramento, CA 95814

Project Title / Number: Pentecost Way WCF / PRJ-1100637

State Clearinghouse No.: N/A

Project Location-Specific: 1765 Pentecost Way, San Diego, CA 92105

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

Description of nature and purpose of the Project: Conditional Use Permit and Neighborhood Development Permit to continue the operation of an existing monopine tree wireless communication facility (WCF) located within the landscaped area of Tabernacle Christian Academy at 1765 Pentecost Way. No changes are proposed to the existing facility. The project site is zoned Residential Multiple Unit (RM-2-5) and designated for Residential Use (26-30 du/ac) in the Mid-City: Eastern Area Community Plan. Council District 4.

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Shelly Kilbourn, PlanCom, Inc., 16776 Bernardo Center Drive, Suite #203, San Diego, CA 92128, (619) 208-4685.

Exempt Status: (Check one)

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

Reasons why project is exempt: The City of San Diego determined that the project would qualify to be categorically exempt from CEQA pursuant to Section 15301 (Existing Facilities). Section 15301 allows for the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. Since the project would allow for the continued operation of an existing WCF and does not include any alteration to the existing facility, the exemption was deemed appropriate. The exceptions listed in CEQA Section 15300.2 would not apply in that the project is not located in a particularly sensitive environment; no cumulative impacts were

identified; no significant effect on the environment was identified; the project is not adjacent to a scenic highway; the project would not cause substantial adverse change in the significance of a historical resource; and the site is not included on any list compiled pursuant to Government Code Section 65962.5 for hazardous waste sites.

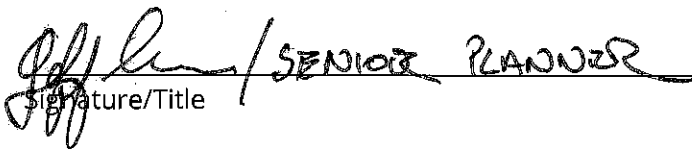
Lead Agency Contact Person: Jeffrey Szymanski

Telephone: (619) 446-5324

If filed by applicant:

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

It is hereby certified that the City of San Diego has determined the above activity to be exempt from the California Environmental Quality Act.


Signature/Title SENIOR PLANNER

11/26/24
Date

Check One:

- Signed by Lead Agency
 Signed by Applicant

Date Received for Filing with County Clerk or LCI:

420228 Bayview Heights CA
1765 Pentecost Way
San Diego, CA 92105



EXISTING



PROPOSED

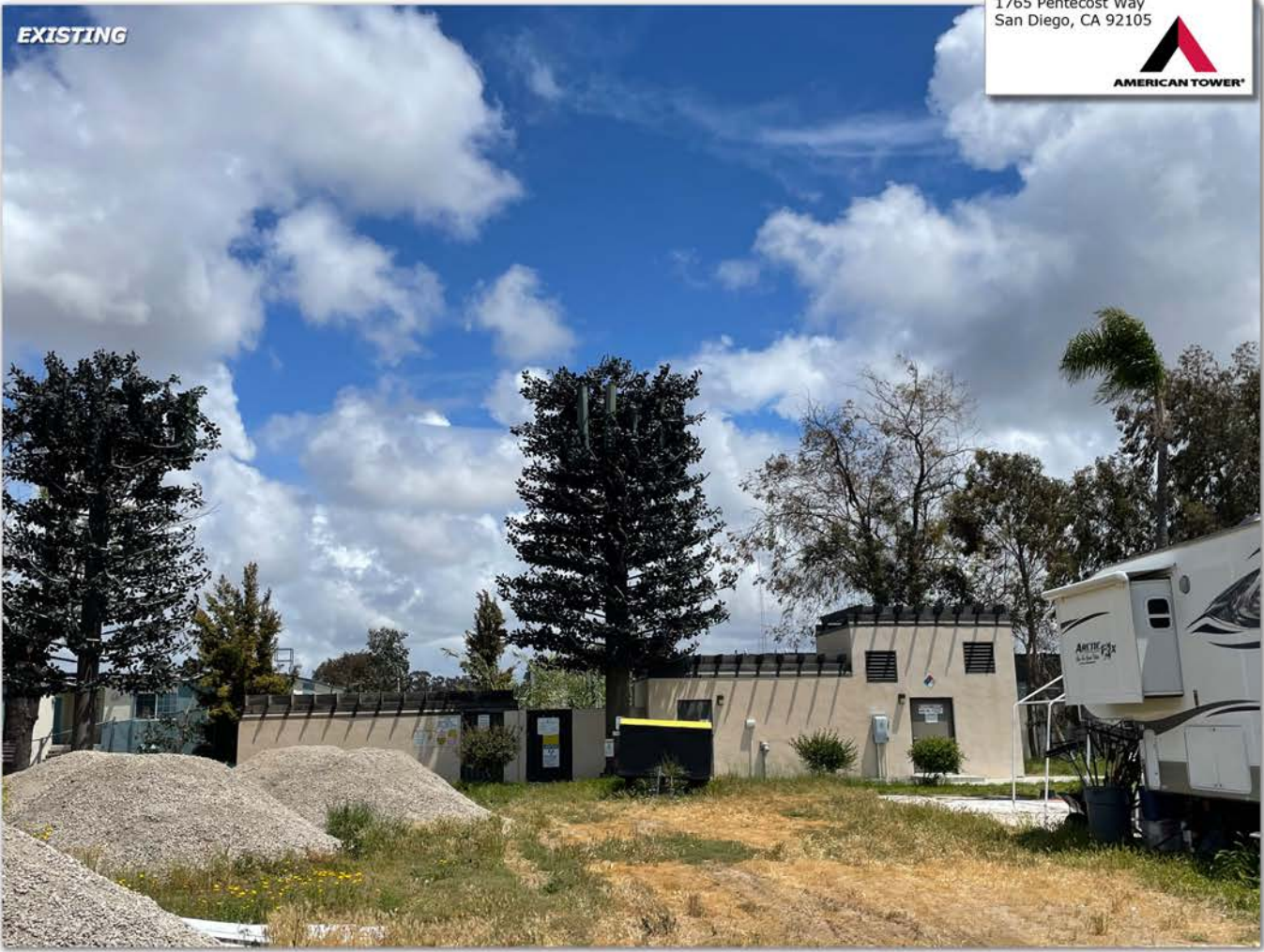
These simulations are intended for graphical purposes only and not intended to be part of or to replace the information provided on the construction drawings
6/15/2023

Photosimulation of proposed telecommunications site: North elevation

420228 Bayview Heights CA
1765 Pentecost Way
San Diego, CA 92105



EXISTING



Existing monotree



PROPOSED

These simulations are intended for graphical purposes only and not intended to be part of or to replace the information provided on the construction drawings
6/15/2023

Photosimulation of proposed telecommunications site: South elevation

PHOTO STUDY & KEY MAP

American Tower
“Bayview Heights Church - Verizon”
1765 Pentecost Way
San Diego, CA 92105

Prepared for:
City of San Diego
Development Services Department
1222 First Avenue
San Diego, CA 92101

Prepared by:

PlanCom, Inc.
Contractor Representatives for
American Tower

16776 Bernardo Center Drive
San Diego, CA 92128
Contact: Shelly Kilbourn
619-208-4685

June 25, 2021



West Elevation (Photo 1)



North Elevation (Photo 2)



South Elevation (Photo 3)



View to the East from the Site



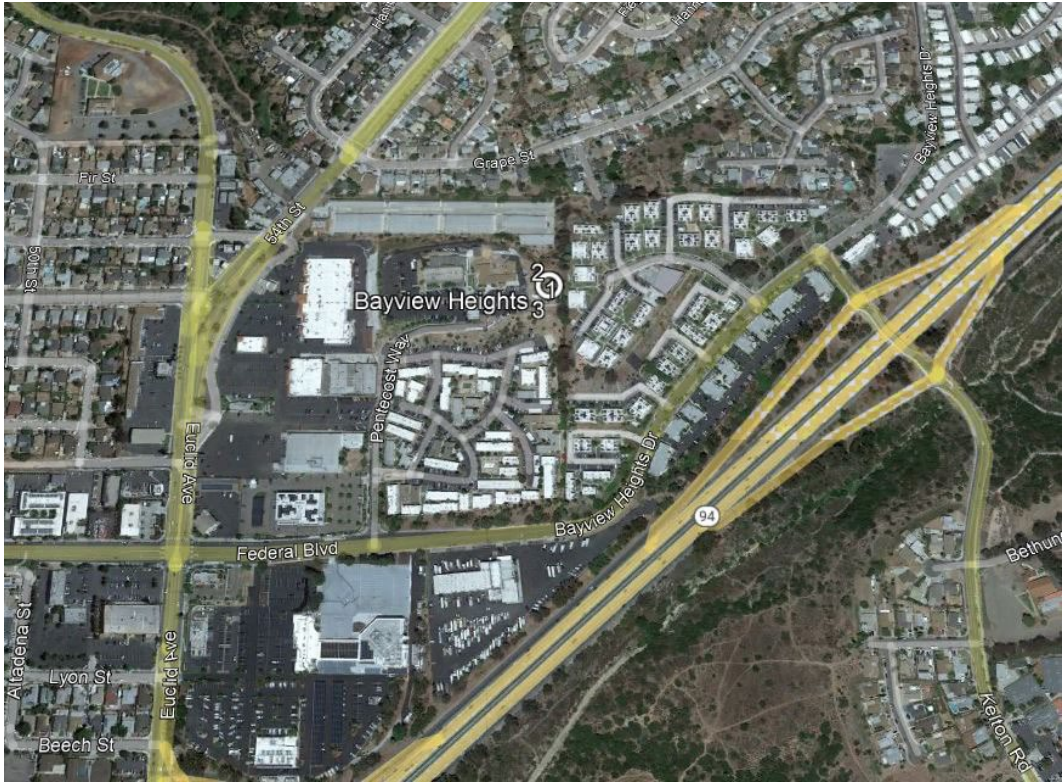
View to the North from the Site



View to the South from the Site



View to the West from the Site



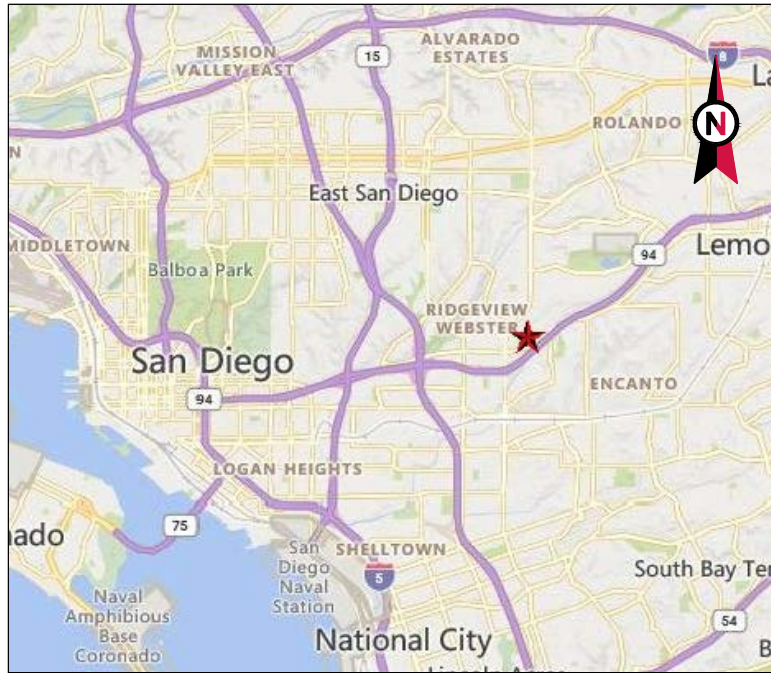
Aerial View

Page 3		City of San Diego · Information Bulletin 620		August 2018	
		City of San Diego Development Services 1222 First Ave., MS-302 San Diego, CA 92101		<h1>Community Planning Committee Distribution Form</h1>	
Community: Mid-City:Eastern Area					
<p>For project scope and contact information (project manager and applicant), log into OpenDSD at https://aca.accela.com/SANDIEGO.</p> <p>Select "Search for Project Status" and input the Project Number to access project information.</p>					
<input checked="" type="checkbox"/> Vote to Approve <input type="checkbox"/> Vote to Approve with Conditions Listed Below <input type="checkbox"/> Vote to Approve with Non-Binding Recommendations Listed Below <input type="checkbox"/> Vote to Deny				Date of Vote: September 10, 2024	
# of Members Yes 10		# of Members No 0		# of Members Abstain 0	
Conditions or Recommendations: None					
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)					
NAME: Lynn Edwards					
TITLE: Chair				DATE: September 11, 2024	

Visit our web site at www.sandiego.gov/development-services.

Upon request, this information is available in alternative formats for persons with disabilities.

DS-5620 (08-18) ONLINE FORM



VICINITY MAP



AMERICAN TOWER®

SITE NAME: BAYVIEW HTS CA
SITE NUMBER: 420228
SITE ADDRESS: 1765 PENTECOST WAY
SAN DIEGO, CA 92105



LOCATION MAP

AMERICAN TOWER®
A.T. ENGINEERING SERVICE, PLLC
3500 REGENCY PARKWAY
SUITE 100
CARY, NC 27518
PHONE: (919) 468-0112
COA: P-1177

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REV.	DESCRIPTION	BY	DATE
0	FOR CONSTRUCTION	EB	03/07/23
1	REV DETAILS & NOTES	EB	03/19/24
2	REMOVE CARRIER	EB	05/23/24
3	ADD BRANCH COUNT NOTE	EB	09/12/24

CONDITIONAL USE PERMIT RENEWAL

ATC SITE NUMBER:
420228
 ATC SITE NAME:
BAYVIEW HTS CA
 SITE ADDRESS:
 1765 PENTECOST WAY
 SAN DIEGO, CA 92105



DATE DRAWN: 03/07/23
 ATC JOB NO: 14412501_E1

TITLE SHEET

SHEET NUMBER: **G-001** REVISION: **3**

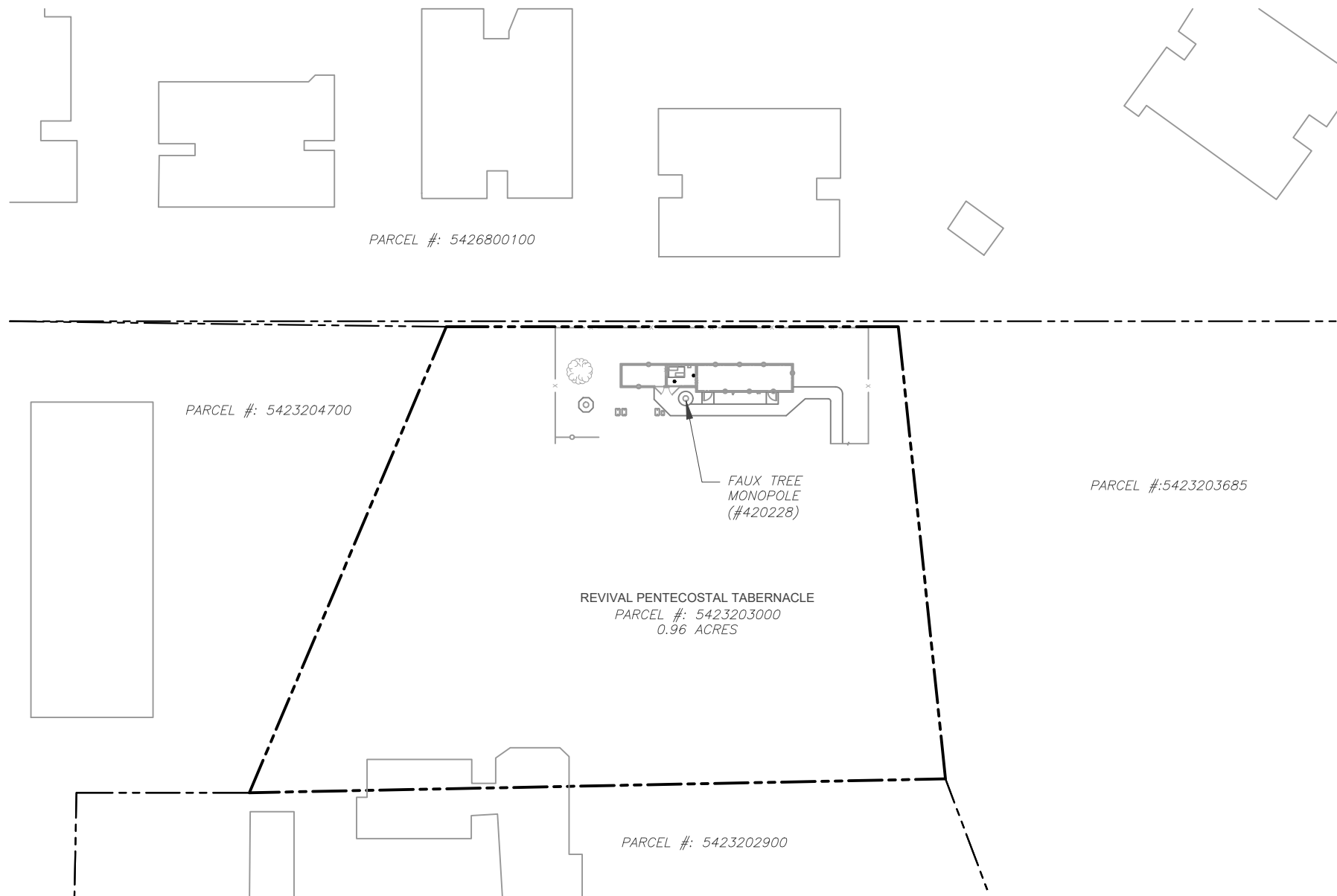
COMPLIANCE CODE	PROJECT SUMMARY	PROJECT DESCRIPTION	SHEET INDEX				
ALL WORK SHALL BE PERFORMED AND MATERIALS INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNMENT AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES. 1. 2022 CALIFORNIA ADMINISTRATIVE CODE 2. 2022 CALIFORNIA BUILDING CODE 3. 2022 CALIFORNIA RESIDENTIAL CODE 4. 2022 CALIFORNIA ELECTRICAL CODE 5. 2022 CALIFORNIA PLUMBING CODE 6. 2022 CALIFORNIA ENERGY CODE 7. 2022 CALIFORNIA FIRE CODE 8. 2022 CALIFORNIA EXISTING BUILDING CODE 9. 2021 INTERNATIONAL BUILDING CODE (IBC) 10. LOCAL BUILDING CODE 11. CITY/COUNTY ORDINANCES	<u>SITE ADDRESS:</u> 1765 PENTECOST WAY SAN DIEGO, CA 92105 COUNTY: SAN DIEGO <u>GEOGRAPHIC COORDINATES:</u> LATITUDE: 32.724114 LONGITUDE: -117.080386 GROUND ELEVATION: 303' AMSL <u>ZONING INFORMATION:</u> JURISDICTION: SAN DIEGO COUNTY PARCEL NUMBER: 5423203000 ZONING: IL-2-1, RM-2-5	THE PROJECT PROPOSES A CONDITIONAL USE/NEIGHBORHOOD DEVELOPMENT PERMIT TO CONTINUE OPERATION OF AN EXISTING WCF ON A 40-FOOT FAUX TREE. THE EXISTING VERIZON FACILITY CONSISTS OF A 12 ANTENNAS, 12 RRUS, AND A 548 SQUARE FOOT EQUIPMENT ENCLOSURE. NO CHANGES ARE PROPOSED TO THE EXISTING WCF. PROJECT NOTES 1. THE FACILITY IS UNMANNED. 2. A TECHNICIAN WILL VISIT THE SITE APPROXIMATELY ONCE A MONTH FOR ROUTINE INSPECTION AND MAINTENANCE. 3. EXISTING FACILITY MEETS OR EXCEEDS ALL FAA AND FCC REGULATORY REQUIREMENTS. 4. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT LAND DISTURBANCE OR EFFECT OF STORM WATER DRAINAGE. 5. NO SANITARY SEWER, POTABLE WATER OR TRASH DISPOSAL IS REQUIRED. 6. HANDICAP ACCESS IS NOT REQUIRED.	SHEET NO:	DESCRIPTION:	REV:	DATE:	BY:
	PROJECT TEAM <u>TOWER OWNER:</u> AMERICAN TOWER COOPERATION 10 PRESIDENTIAL WAY WOBURN, MA 01801 <u>PROPERTY OWNER:</u> REVIVAL PENTECOSTAL TABERNACLE 1765 PENTECOST WAY SAN DIEGO, CA 92105 <u>ENGINEER:</u> ATC TOWER SERVICES 3500 REGENCY PARKWAY SUITE 100 CARY, NC 27518 <u>AGENT:</u> BONNIE BELAIR ATTORNEY, AMERICAN TOWER 10 PRESIDENTIAL WAY WOBURN, MA 01801	PROJECT LOCATION DIRECTIONS 805 SOUTH TO HWY 94 EAST EXIT EUCLID AVE NORTH RIGHT ON FEDERAL BLVD LEFT ON PENTECOST WAY GO TO THE END OF THE STREET AND MAKE YOUR WAY UP TO THE CHURCH TURN LEFT INTO THE PARKING LOT AND MAKE YOUR WAY AROUND THE CHURCH ON THE OUTER PERIMETER. SITE IS ON THE EAST SIDE OF THE CHURCH LOOK FOR MONO-TREE	G-001	TITLE SHEET	3	09/12/24	EB
	UTILITY COMPANIES POWER COMPANY: SDG&E PHONE: (800) 411-7343 TELEPHONE COMPANY: UNKNOWN PHONE: N/A			C-101	OVERALL SITE PLAN	2	05/23/24
			C-102	DETAILED SITE PLAN	2	05/23/24	EB
			C-201	TOWER ELEVATION	3	09/12/24	EB
			C-202	TOWER ELEVATION	3	09/12/24	EB
			C-401	ANTENNA LAYOUT & SCHEDULE	2	05/23/24	EB
			C-501	SIGNAGE	0	03/07/23	EB



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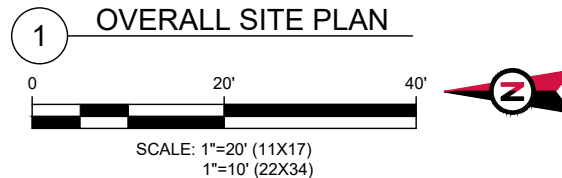
NOTES:

1. THIS SET OF DRAWINGS IS INTENDED TO DEPICT EXISTING SITE CONDITIONS ONLY. THE PROJECT WILL NOT RESULT IN ANY PROPOSED WORK.
2. FIELD SURVEY DATE: 09/02/2015
3. BOUNDARY INFORMATION OBTAINED FROM: GIS



SURVEY LEGEND

- EXISTING PROPERTY
- EXISTING ADJ. PROPERTY
- EXISTING EASEMENT
- EXISTING CONTOUR (MAJOR)
- EXISTING CONTOUR (MINOR)
- EXISTING TREELINE
- EXISTING CHAINLINK FENCE
- EXISTING BUILDING
- EXISTING STORM DRAIN
- EXISTING ROAD (DIRT)
- EXISTING ROAD (STONE)
- EXISTING ROAD (PAVED)
- EXISTING CONCRETE
- EXISTING LEASE AREA



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REV.	DESCRIPTION	BY	DATE
0	FOR CONSTRUCTION	EB	03/07/23
2	REMOVE CARRIER	EB	05/23/24

ATC SITE NUMBER:
420228

ATC SITE NAME:
BAYVIEW HTS CA

SITE ADDRESS:
 1765 PENTECOST WAY
 SAN DIEGO, CA 92105

SEAL:

Digitally Signed: 2024-09-13

DATE DRAWN:	03/07/23
ATC JOB NO:	14412501_E1

OVERALL SITE PLAN

SHEET NUMBER:	REVISION:
C-101	2

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NOTES:

1. THIS SET OF DRAWINGS IS INTENDED TO DEPICT EXISTING SITE CONDITIONS ONLY. THE PROJECT WILL NOT RESULT IN ANY PROPOSED WORK.
2. THIS IS A CONTINUATION OF A PERMIT OF AN EXISTING FACILITY AND NO GROUND DISTURBANCE OR TRENCHING IS PROPOSED BY THIS PROJECT.
3. THIS PROJECT PROPOSES NO WORK WITHIN THE PUBLIC RIGHT-OF-WAY.



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420228

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BAYVIEW HTS CA

SITE ADDRESS:

1765 PENTECOST WAY
 SAN DIEGO, CA 92105

SEAL:



Digitally Signed: 2024-09-13

DATE DRAWN: 03/07/23

ATC JOB NO: 14412501_E1

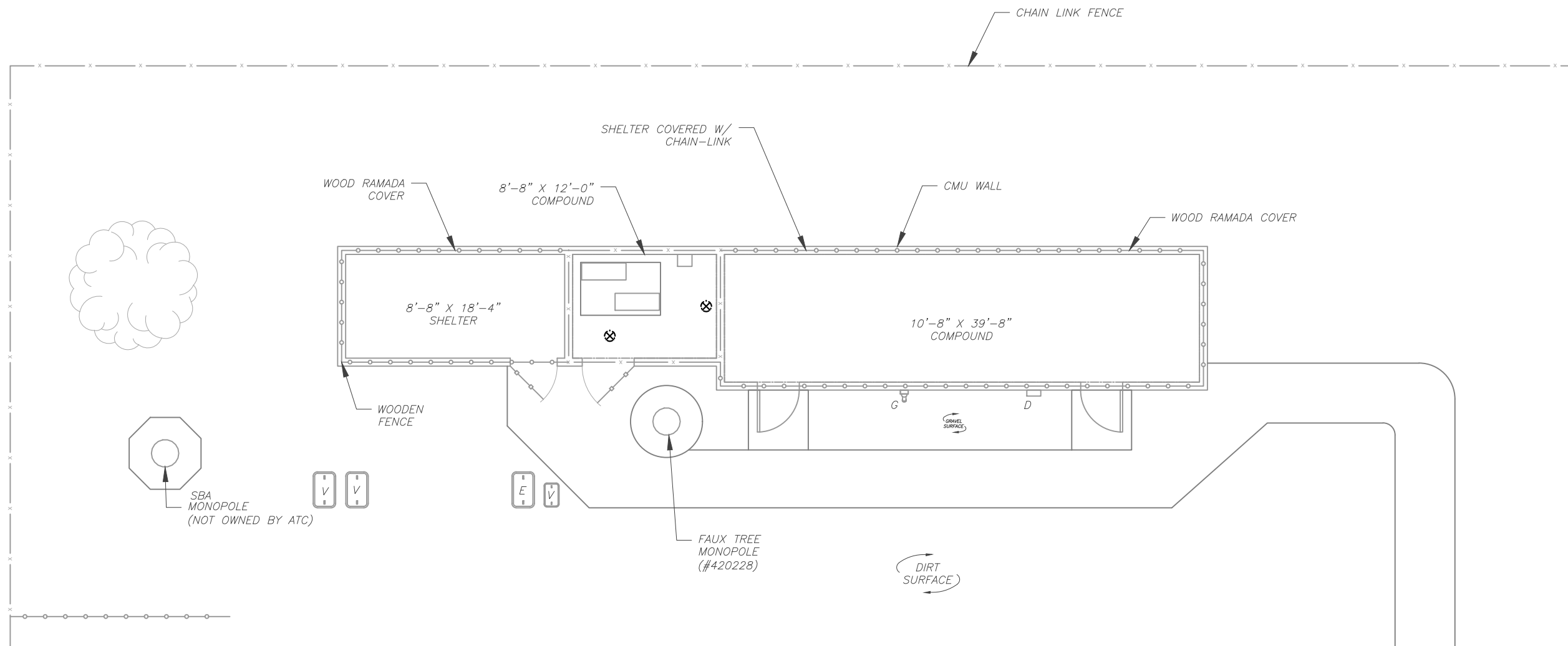
DETAILED SITE PLAN

SHEET NUMBER:

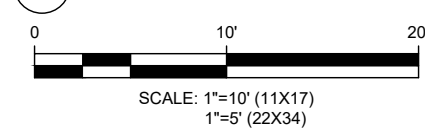
C-102

REVISION:

2



1 DETAILED SITE PLAN



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NOTES:

- REBRANCH AS NECESSARY TO ENSURE FAUX BRANCHES EXTEND 24" BEYOND ANTENNA FACES.
- FAUX BRANCH COUNT IS EQUIVALENT TO OR SURPASSES THE CITY REQUIREMENT OF 4.0 BRANCHES PER LINER FOOT OF TOWER. BOTTOM OF BRANCHING STARTS AT 10' ABOVE GRADE. APPROXIMATE COUNT IS ~120 BRANCHES, INCLUDING THE FAUX TREE TOP BRANCHES.



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 SAN DIEGO, CA 92105

SEAL:



Digitally Signed: 2024-09-13

DATE DRAWN: 03/07/23

ATC JOB NO: 14412501_E1

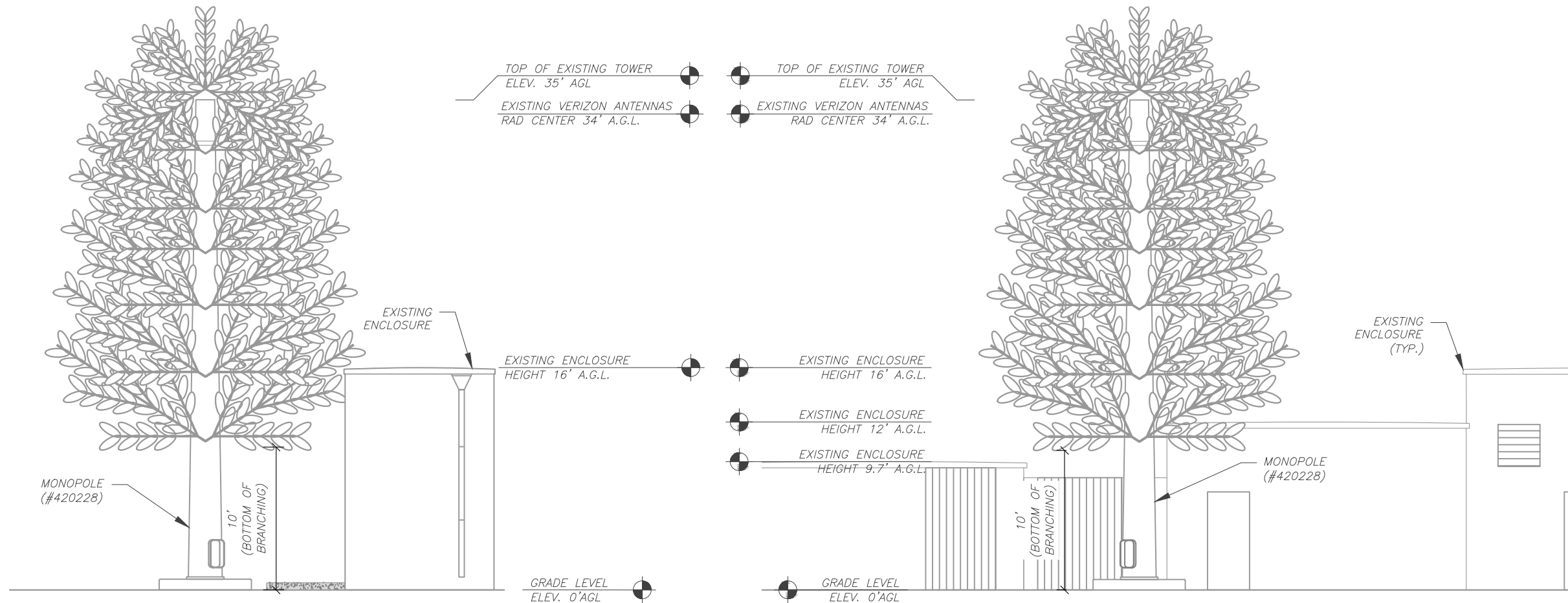
TOWER ELEVATION

SHEET NUMBER:

C-201

REVISION:

3



1 TOWER ELEVATION (LOOKING NORTH)
 SCALE: NOT TO SCALE

2 TOWER ELEVATION (LOOKING EAST)
 SCALE: NOT TO SCALE

NOTES:

- REBRANCH AS NECESSARY TO ENSURE FAUX BRANCHES EXTEND 24" BEYOND ANTENNA FACES.
- FAUX BRANCH COUNT IS EQUIVALENT TO OR SURPASSES THE CITY REQUIREMENT OF 4.0 BRANCHES PER LINER FOOT OF TOWER. BOTTOM OF BRANCHING STARTS AT 10' ABOVE GRADE. APPROXIMATE COUNT IS ~120 BRANCHES, INCLUDING THE FAUX TREE TOP BRANCHES.



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 SAN DIEGO, CA 92105

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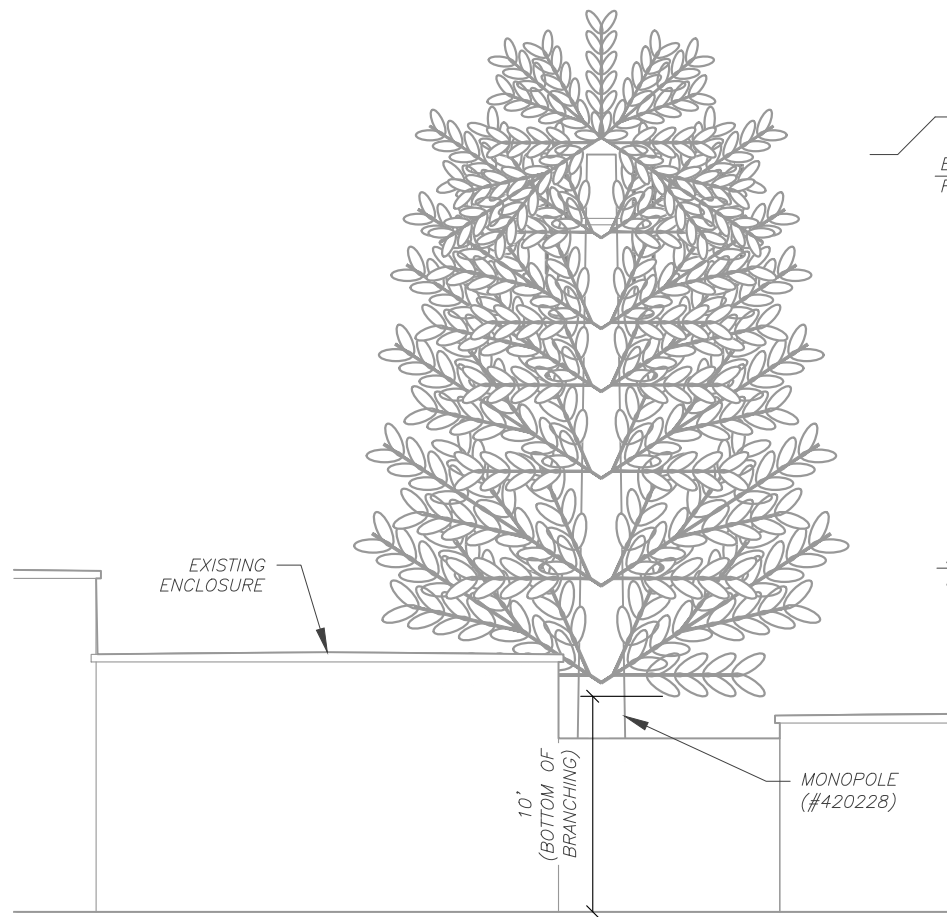
TOWER ELEVATION

SHEET NUMBER:

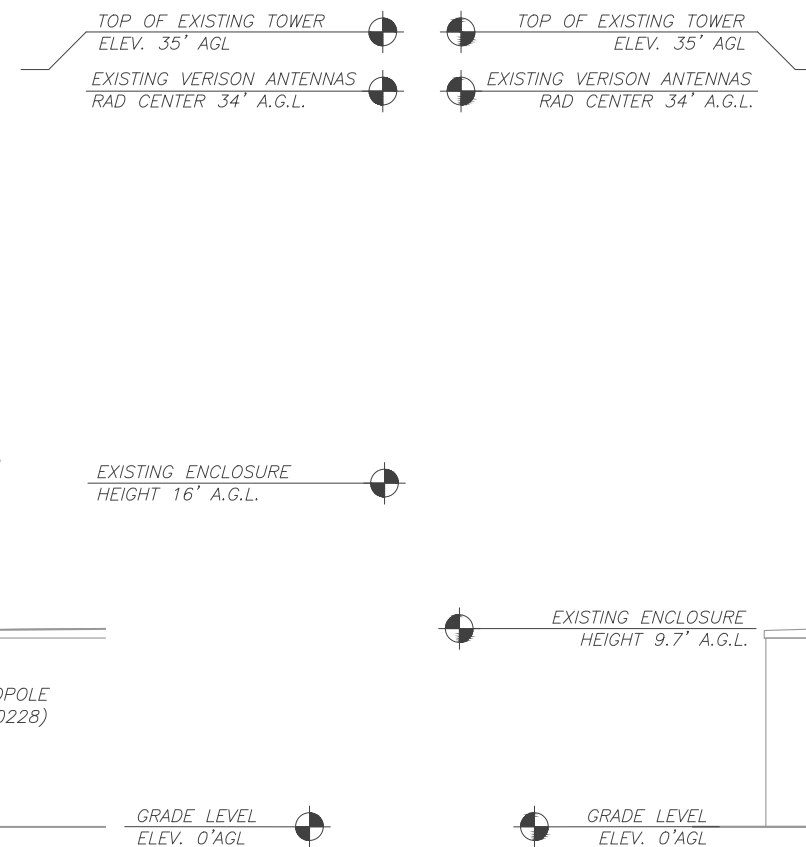
C-202

REVISION:

3



1 TOWER ELEVATION (LOOKING WEST)
 SCALE: NOT TO SCALE



2 TOWER ELEVATION (LOOKING SOUTH)
 SCALE: NOT TO SCALE



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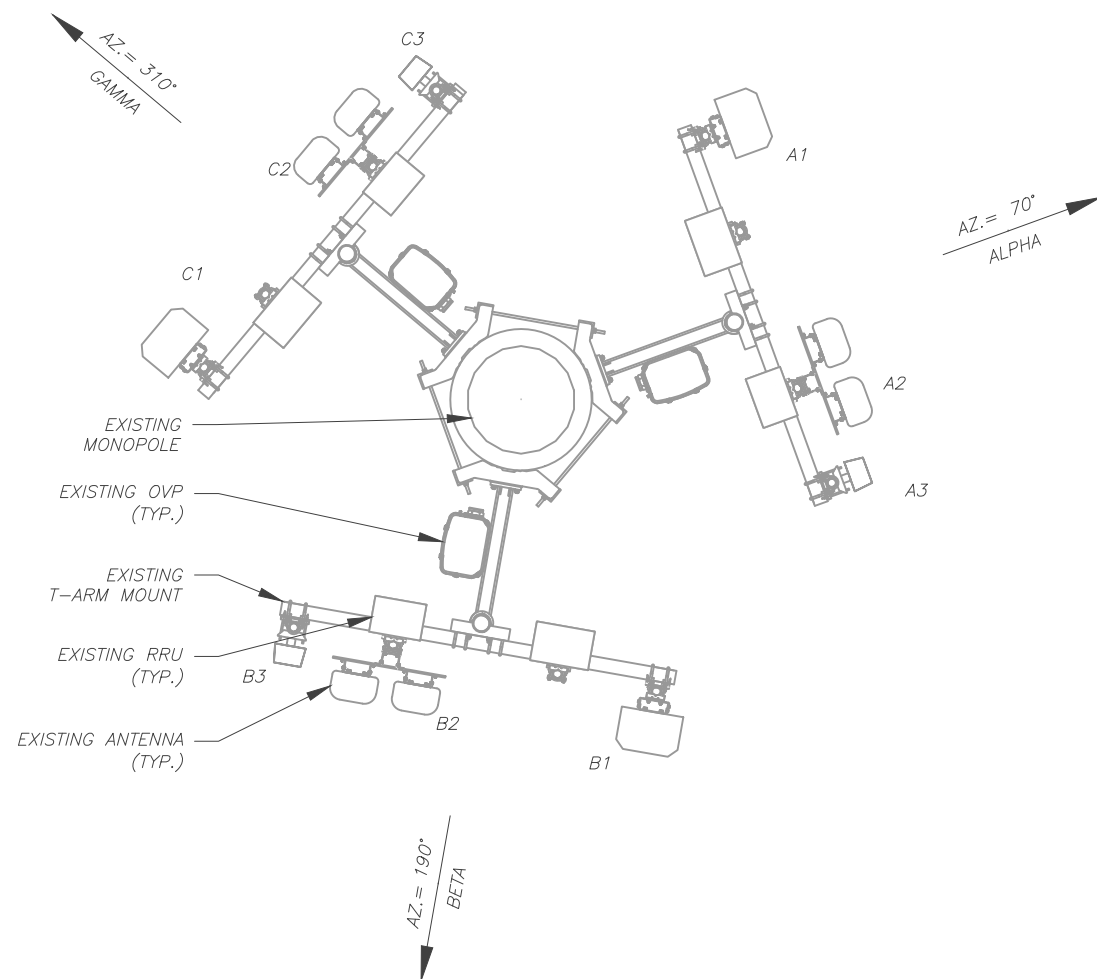
ANTENNA LAYOUT & SCHEDULE

SHEET NUMBER:

C-401

REVISION:

2



EXISTING ANTENNA SCHEDULE							
LOCATION			ANTENNA SUMMARY			NON ANTENNA SUMMARY	
SECTOR	RAD	AZ	POS	ANTENNA	DIMENSIONS	ADDITIONAL TOWER MOUNTED EQUIPMENT	DIMENSIONS
ALPHA	34'	70°	A1	AIR6449	95.9"X24"X8.5"	(1) OVP	-
			A2	(2) NHH-65B-R2B	71.9"X11.9"7.1"	(1) 4449 (1) 8843	17"X13"X9.4" 14.9"X13.2"X10.9"
			A3	KRE105 281/ 1	7.9"X7.9"X1"	(1) 4408	7"X7"X4"
BETA	34'	190°	B1	AIR6449	95.9"X24"X8.5"	(1) OVP	-
			B2	(2) NHH-65B-R2B	71.9"X11.9"7.1"	(1) 4449 (1) 8843	17"X13"X9.4" 14.9"X13.2"X10.9"
			B3	KRE105 281/ 1	7.9"X7.9"X1"	(1) 4408	7"X7"X4"
GAMMA	34'	310°	C1	AIR6449	95.9"X24"X8.5"	(1) OVP	-
			C2	(2) NHH-65B-R2B	71.9"X11.9"7.1"	(1) 4449 (1) 8843	17"X13"X9.4" 14.9"X13.2"X10.9"
			C3	KRE105 281/ 1	7.9"X7.9"X1"	(1) 4408	7"X7"X4"

1 VERIZON WIRELESS ANTENNA LAYOUT & SCHEDULE
 SCALE: NOT TO SCALE

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**Beyond this point:
Radio frequency fields at this site
may exceed FCC rules for human
exposure.**

**For your safety, obey all posted signs
and site guidelines for working in radio
frequency environments.**

In accordance with Federal Communications
Commission rules on radio frequency emissions 47 CFR 1.1307(b)

NO TRESPASSING

ATC CAUTION AND NO TRESPASSING SIGN



**Beyond this point:
Radio frequency fields at this site
may exceed FCC rules for human
exposure.**

**For your safety, obey all posted signs
and site guidelines for working in radio
frequency environments.**

In accordance with Federal Communications
Commission rules on radio frequency emissions 47 CFR 1.1307(b)

ATC RF WARNING AND FCC NUMBER SIGN

FCC TOWER REGISTRATION #

NOT AVAILABLE

Posting of sign required by law

ATC STAND-ALONE FCC TOWER
REGISTRATION SIGN



EXISTING SIGNAGE PHOTO

NOTICE

**GUIDELINES FOR WORKING IN
RADIOFREQUENCY ENVIRONMENTS**

- All personnel should have electromagnetic energy (EME) awareness training.
- All personnel entering this site must be authorized.
- Obey all posted signs.
- Assume all antennas are active.
- Before working on antennas, notify owners and disable appropriate transmitters.
- Maintain minimum 3 feet clearance from all antennas.
- Do not stop in front of antennas.
- Use personal RF monitors while working near antennas.
- Never operate transmitters without shields during normal operation.
- Do not operate base station antennas in equipment room.

ATC RF PROGRAM NOTICE SIGN



SITE NAME : BAYVIEW HTS. CA
SITE NUMBER : CA-420228
FCC REGISTRATION # : NOT AVAILABLE

FOR LEASING INFORMATION: 877-282-7483
877-ATC-SITE

FOR EMERGENCIES CALL: 877-518-6937
877-51-TOWER

NO TRESPASSING

www.americantower.com

POSTING OF THIS SIGNAGE REQUIRED BY LAW

ATC SITE SIGN

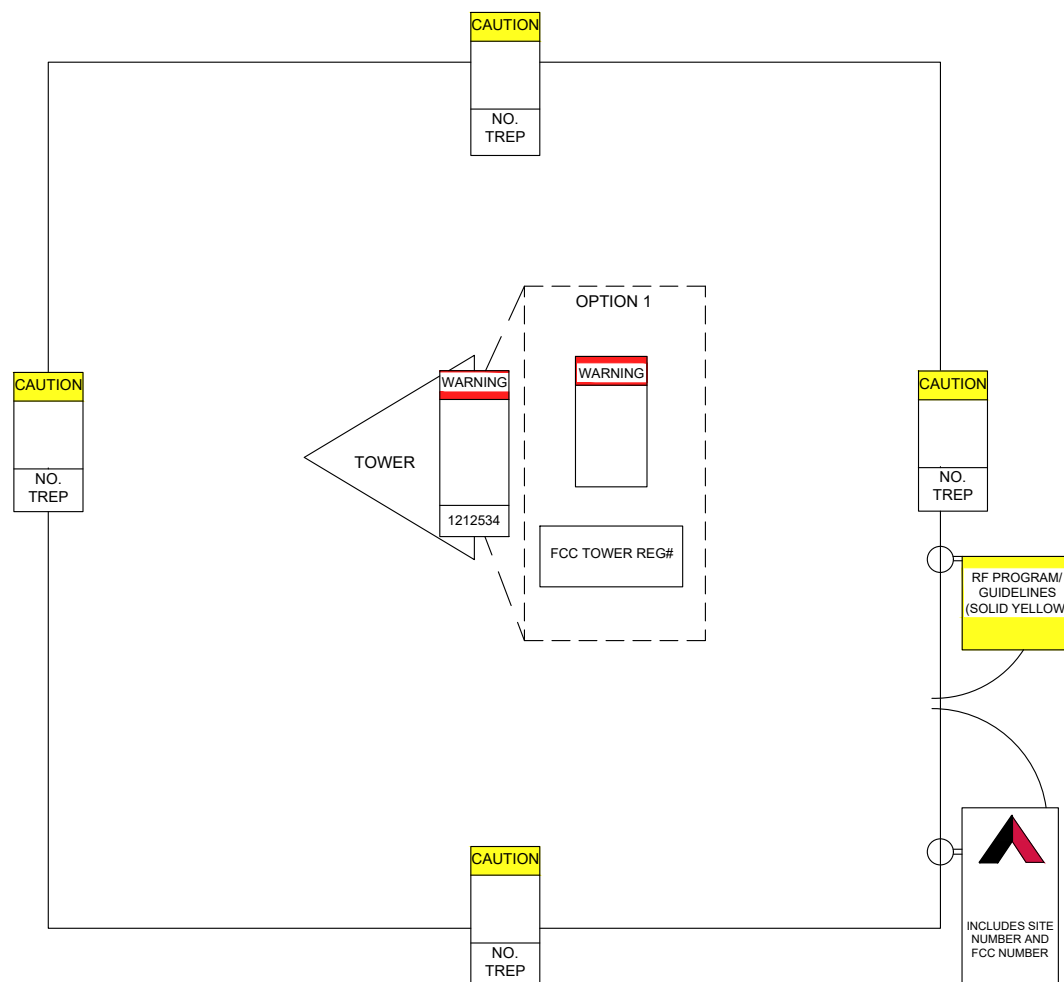
REPLACEMENT OF SIGNAGE:

AS SIGNAGE BECOMES STOLEN, DAMAGED, BRITTLE OR FADED, IT SHOULD BE REPLACED WITH SIGNAGE PER THIS SPECIFICATION. ANY ACQUIRED SITE SHOULD HAVE NEW SIGNS POSTED WITHIN 60 DAYS UNLESS OTHERWISE SPECIFIED. ANY SITE SOLD SHOULD HAVE THE ATC SIGNS REMOVED WITHIN 30 DAYS UNLESS OTHERWISE SPECIFIED. ALL FCC OR REGULATORY SIGNAGE MUST BE INSTALLED OR REPLACED AS REQUIRED TO MEET OUR STANDARD. SIGNS SHOULD BE REPLACED ON NORMAL, QUARTERLY MAINTENANCE VISITS BY CONTRACTORS OR SITE MANAGERS, UNLESS OTHERWISE REQUIRED ON A CASE-BY-CASE BASIS.

NOTE:

EXTERIOR SIGNS ARE NOT PROPOSED EXCEPT AS REQUIRED BY THE FCC. ALL EXISTING SIGNAGE AND ANY FUTURE SIGNAGE WILL BE COMPLIANT WITH STATUTE 164-43.4 NO HIGH-VOLTAGE SIGNAGE IS NECESSARY. NO HIGH-VOLTAGE EQUIPMENT PRESENT.

A "NO TRESPASSING" SIGN MUST BE POSTED A MINIMUM OF EVERY 50'.



THERE MUST BE AN ATC SIGN WITH SITE INFORMATION AND FCC REGISTRATION NUMBER AT BOTH THE ACCESS ROAD GATE (GATE OFF OF MAIN ROAD, IF APPLICABLE) AND COMPOUND FENCE (IF NO COMPOUND FENCE, THEN IN A CONSPICUOUS PLACE UPON DRIVE UP). IN ADDITION, PLEASE LOOK AT DIAGRAM FOR ALL ADDITIONAL SIGNS REQUIRED.

OPTION 1 MAY BE USED TO POST TOWER REGISTRATION NUMBERS AT THE BASE OF THE TOWER IF A WARNING SIGN DOES NOT HAVE SPACE FOR THE TOWER REGISTRATION NUMBER.

IMPORTANT: FOR ANY ATC SIGN THAT DOES NOT MEET THE ATC SPECIFICATION FOR SIGNAGE (I.E., SHARPIE/PAINT PEN, WORN LABELS, ETC.), BRING IT INTO COMPLIANCE (RE-WRITE IF WORN) AND FLAG FOR REPLACEMENT ASAP WITH THE APPROPRIATE PERMANENT SIGN (YOU CAN ORDER THESE THROUGH THE WAREHOUSE).

ONLY LABELS PRINTED BY A ZEBRA LABEL PRINTER WILL BE ACCEPTED.



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A.T. ENGINEERING SERVICE, PLLC
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COA: P-1177

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REV.	DESCRIPTION	BY	DATE
0	FOR CONSTRUCTION	EB	03/07/23

ATC SITE NUMBER:
420228

ATC SITE NAME:
BAYVIEW HTS CA

SITE ADDRESS:
1765 PENTECOST WAY
SAN DIEGO, CA 92105

SEAL:

Digitally Signed: 2024-09-13

DATE DRAWN:	03/07/23
ATC JOB NO:	14412501_E1

SIGNAGE

SHEET NUMBER: **C-501** REVISION: **0**

	City of San Diego Development Services 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000	<h1>Ownership Disclosure Statement</h1>	FORM DS-318 October 2017
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Approval Type: Check appropriate box for type of approval(s) requested: Neighborhood Use Permit Coastal Development Permit
 Neighborhood Development Permit Site Development Permit Planned Development Permit Conditional Use Permit Variance
 Tentative Map Vesting Tentative Map Map Waiver Land Use Plan Amendment • Other _____

Project Title: Bayview Heights Anchor Church - Verizon **Project No. For City Use Only:** _____

Project Address: 1765 Pentecost Way

Specify Form of Ownership/Legal Status (please check):

Corporation Limited Liability -or- General - What State? _____ Corporate Identification No. _____
 Partnership Individual

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter 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), applicant(s), and other financially interested persons of the above referenced property. A financially interested party includes any individual, firm, co-partnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver or syndicate with a financial interest in the application. If the applicant includes a corporation or partnership, include the names, titles, addresses of all individuals owning more than 10% of the shares. If a publicly-owned corporation, include the names, titles, and addresses of the corporate officers. (A separate page may be attached if necessary.) If any person is a nonprofit organization or a trust, list the names and addresses of **ANY** person serving as an officer or director of the nonprofit organization or as trustee or beneficiary of the nonprofit organization. A signature is required of at least one of the property owners. 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.

Property Owner

Name of Individual: Revival Pentecostal Tabernacle of San Diego Owner Tenant/Lessee Successor Agency

Street Address: 1765 Pentecost Way

City: San Diego State: CA Zip: 92105

Phone No.: _____ Fax No.: _____ Email: _____

Signature: James N Larson Date: May 26, 2023

Additional pages Attached: Yes No

Applicant

Name of Individual: American Tower Margaret Robinson VP UST Owner Tenant/Lessee Successor Agency

Street Address: 10 Presidential Way

City: Woburn State: MA Zip: 01801

Phone No.: _____ Fax No.: _____ Email: _____

Signature: [Signature] Date: _____

Additional pages Attached: Yes No

Other Financially Interested Persons

Name of Individual: _____ Owner Tenant/Lessee Successor Agency

Street Address: _____

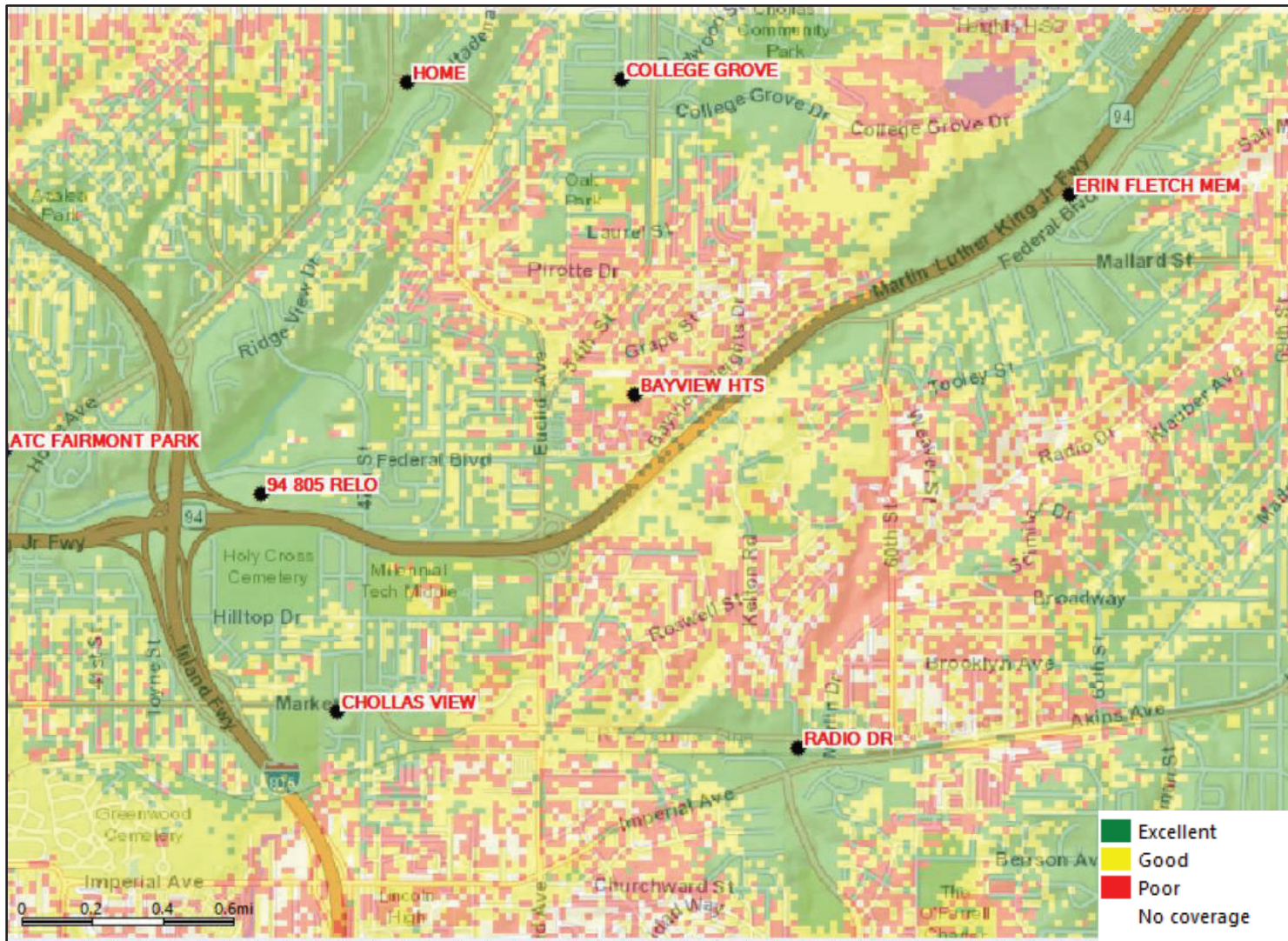
City: _____ State: _____ Zip: _____

Phone No.: _____ Fax No.: _____ Email: _____

Signature: _____ Date: _____

Additional pages Attached: Yes No

700Mhz Coverage without Bayview Hts



700Mhz Coverage with Bayview Hts

