



THE CITY OF SAN DIEGO

December 11, 2009

Anne Wulftange
DePratti, Inc.
Agent for Sprint/Clearwire
10183 Avenida Magnifica
San Diego, CA 92131

VIA electronic mail: anne74@cox.net

Dear Anne:

Subject: Sprint/Clearwire – Grace Church, PTS No. 196501, Job Order No. 43-2882

The Development Services Department has completed the first review of the above referenced project. In order to expedite the return of comments to you, this brief cover letter is provided in lieu of a full project assessment letter.

Attached you will find a Cycle Issues Report (Enclosure 1) which contains review comments from staff representing various disciplines.

If any additional requirements should arise during the subsequent review of your project, we will identify the issue and the reason for the additional requirement. To resolve any outstanding issues, please provide the information that is requested in the Cycle Issues Report. If you choose not to provide the requested additional information or make the requested revisions, processing may continue. However, the project may be recommended for denial if the remaining issues cannot be satisfactorily resolved.

When you are ready to resubmit, please phone (619) 446-5300 and request an appointment for a "Submittal-Telecom Resubmittal." Resubmittals may also be done on a walk-in basis, however you may experience a longer than desirable wait time. In either case, please check in on the third floor of the Development Service Center (1222 First Avenue) to be placed on the list for the submittal counter. At your appointment, provide the required amount of plans, photo simulations, and cover letter indicating how you responded to each issue (attached to each set of plans). The plans should be folded to an approximate 8 ½ x 11 inch size.

For your information, please be advised of Section 126.0114 of the Land Development Code, which states: The *development permit* application shall be closed if the *applicant* fails to submit or resubmit the requested materials, information, fees, or deposits 90 calendar days from the date the application was deemed complete or the last written

Sprint/Clearwire – Grace Church
Anne Wulftange
December 11, 2009
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request by the City, whichever is later. Once closed, the application plans and other data submitted for review may be returned to the *applicant* or destroyed by the City Manager.

Our current accounting system does not provide for real-time information regarding account status; however, our records show a positive balance of approximately \$5300.00. This last review has not been posted to your account (Auditor's Office takes two-three weeks to post charges to your account). **Before resubmitting your project**, contact me to verify the additional amount of monies is required with the resubmittal.

Should you require clarification about specific comments from the staff reviewing team, please contact me.

For modifications to the project scope, submittal requirements, account status or questions regarding any of the above, please contact me prior to resubmittal. I may be reached by phone at (619) 446-5351 or via e-mail at klynchash@sanidiego.gov

Sincerely,

Karen Lynch-Ashcraft
Development Project Manager

Enclosures: 1. Cycle Issues Report
 2. Submittal Requirements

Distribution: 1. Project File
 2. Project Review Team
 3. Linda Geldner, Mira Mesa Planning Group
 4. Dan Monroe, CPCI



L64A-003A

Project Information

Project Nbr: 196501 **Title:** CLEARWIRE GRACE CHURCH
Project Mgr: Lynch-Ashcraft, Karen (619) 446-5351 klynchash@sandiego.gov



Review Information

Cycle Type: 2 Submitted (Multi-Discipline)	Submitted: 10/20/2009	Deemed Complete on 10/30/2009
Reviewing Discipline: LDR-Planning Review	Cycle Distributed: 10/30/2009	
Reviewer: Lynch-Ashcraft, Karen (619) 446-5351	Assigned: 10/30/2009	
Hours of Review: 1.00	Started: 12/05/2009	
Next Review Method: Submitted (Multi-Discipline)	Review Due: 12/02/2009	
	Completed: 12/05/2009	COMPLETED LATE
	Closed: 12/11/2009	

- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: First Review Issues.
- . We request a 2nd complete submittal for LDR-Planning Review on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 6 outstanding review issues with LDR-Planning Review (all of which are new).
- . The reviewer has not signed off 1 job.
- . Last month LDR-Planning Review performed 113 reviews, 65.5% were on-time, and 68.9% were on projects at less than < 3 complete submittals.

1st Review

Administrative

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	This project is located on an existing church in the AR-1-2 zone in the Mira Mesa Community Planning area. WCF are permitted in this zone with a CUP Process 3 unless it can be demonstrated that the antennas are more than 100' away from the nearest residential property line. (New Issue)
<input type="checkbox"/>	2	Although the setbacks are not labeled on the site plan, it appears that are in compliance. The maximum height in the AR-1-2 zone is 30'. It may be exceeded if the front and rear setbacks are increased by 10' for each portion of the structure over 10'. Provide setbacks on the site plan. (New Issue)

Design

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	3	The new cantilevered cupola appears off balance. Can it be moved back to be aligned with the plane of the front of the church? If the church is concerned about a covering above the doorway, can some other type of design element be used instead? (New Issue)
<input type="checkbox"/>	4	Various clean up items need attention: The new parapet should be trimmed similar to the existing parapets. The posts holding up the cupola (if they are to remain) must be painted a consistent color the entire length. (New Issue)
<input type="checkbox"/>	5	Relocate the equipment cabinet or demonstrate that the proposed location and the screening treatment will appear as a complete and integrated design element of the roof. (New Issue)

Miscellaneous

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	6	Show all T-Mobile antennas and equipment on site plan and elevations. (New Issue)





Cycle Issues

L64A-003A

1222 First Avenue, San Diego, CA 92101-4154

Review Information

Cycle Type: 2 Submitted (Multi-Discipline)	Submitted: 10/20/2009	Deemed Complete on 10/30/2009
Reviewing Discipline: LDR-Environmental	Cycle Distributed: 10/30/2009	
Reviewer: Blake, Martha (619) 446-5375	Assigned: 11/10/2009	
Hours of Review: 2.00	Started: 12/07/2009	
Next Review Method: Submitted (Multi-Discipline)	Review Due: 12/02/2009	
	Completed: 12/07/2009	COMPLETED LATE
	Closed: 12/11/2009	

- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: First Review Issues.
- . We request a 2nd complete submittal for LDR-Environmental on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 3 outstanding review issues with LDR-Environmental (all of which are new).
- . The reviewer has not signed off 1 job.
- . Last month LDR-Environmental performed 60 reviews, 50.0% were on-time, and 50.8% were on projects at less than < 3 complete submittals.

Environmental Determination

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	A contingent determination of Exemption has been made for the proposed project. The project appears to be exempt pursuant to CEQA Guidelines Section 15301 (Existing Facilities). This determination is contingent due to project revisions and additional information requested by other reviewers (such as Planning). (New Issue)
<input type="checkbox"/>	2	Once the other review discipline issues have been resolved, EAS can make a final determination. Please note that depending on how the project is revised, this contingent determination may be changed. (New Issue)
<input type="checkbox"/>	3	At the time a final environmental determination can be made, and if that is an exemption, EAS will prepare and post the Notice of Right to Appeal the Environmental Determination. (New Issue)





L64A-003A

Review Information

Cycle Type: 2 Submitted (Multi-Discipline)	Submitted: 10/20/2009	Deemed Complete on 10/30/2009
Reviewing Discipline: LDR-Landscaping	Cycle Distributed: 10/30/2009	
Reviewer: Hempton, Alexander (619) 446-5349	Assigned: 10/30/2009	
Hours of Review: 1.00	Started: 10/30/2009	
Next Review Method: Submitted (Multi-Discipline)	Review Due: 12/02/2009	
	Completed: 12/11/2009	COMPLETED LATE
	Closed: 12/11/2009	

- . We request a 2nd complete submittal for LDR-Landscaping on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Last month LDR-Landscaping performed 46 reviews, 84.8% were on-time, and 55.6% were on projects at less than < 3 complete submittals.

1st Review

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	1	Add additional street trees to improve views of the WCF. (New Issue) [Recommended]





L64A-003A

Review Information

Cycle Type: 2 Submitted (Multi-Discipline)	Submitted: 10/20/2009	Deemed Complete on 10/30/2009
Reviewing Discipline: LDR-Engineering Review	Cycle Distributed: 10/30/2009	
Reviewer: Canning, Jack (619) 446-5425	Assigned: 11/02/2009	
Hours of Review: 4.00	Started: 11/30/2009	
Next Review Method: Submitted (Multi-Discipline)	Review Due: 12/02/2009	
	Completed: 12/02/2009	COMPLETED ON TIME
	Closed: 12/11/2009	

- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: First Review Issues.
- . We request a 2nd complete submittal for LDR-Engineering Review on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 12 outstanding review issues with LDR-Engineering Review (all of which are new).
- . The reviewer has not signed off 1 job.
- . Last month LDR-Engineering Review performed 56 reviews, 92.9% were on-time, and 42.6% were on projects at less than < 3 complete submittals.

Engineering 1st Review

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	The Engineering Review Section has reviewed the subject development and have the following comments that need to be addressed prior to a public hearing. Upon resubmittal, we will complete our review of the Conditional Use Permit Plans. (New Issue)
<input type="checkbox"/>	2	Revise the Site Plan Sheet A-101. Add a note that states: THIS PROJECT PROPOSES NO DEVELOPMENT IMPROVEMENTS OUTSIDE THE EXISTING BUILDING FOOTPRINT FOR THIS DISCRETIONARY REVIEW AND THEREFORE DOES NOT REQUIRE ANY PERMANENT STORM WATER BEST MANAGEMENT PRACTICES. (New Issue)
<input type="checkbox"/>	3	Revise the Site Plan Sheet A-101. Add a note that states: NO EXISTING PARKING SPACE WILL BE USED OR REMOVED BY THIS PROJECT. (New Issue)
<input type="checkbox"/>	4	Revise the Site Plan Sheet A-101. Add a note that states: THIS IS A ROOF TOP INSTALLATION ON AN EXISTING FACILITY AND NO GROUND DISTURBANCE OR TRENCHING IS PROPOSED BY THIS PROJECT. (New Issue)
<input type="checkbox"/>	5	Revise Survey Sheet C-1. Add a Bench Mark per the City of San Diego Vertical Control Book. Using a USGS bench mark and NAV88 Datum and noting an equation to obtain the required MSL Datum is not acceptable. (New Issue)
<input type="checkbox"/>	6	The City of San Diego requires all developments comply with the Storm Water Pollution Prevention Requirements in Chapter 14, Article 2, Division 2 (Storm Water Runoff Control and Drainage Regulations) of the Land Development Code. The applicant must complete and submit the attached Storm Water Requirements Applicability Checklist in order to determine the project's storm water Best Management Practices (BMPs) requirements during construction and post-construction. (New Issue)
<input type="checkbox"/>	7	Revise the Site Plan Sheet A-101. The Lessee needs to sign the "Lessee's Certificate Standard Wireless Facility Project for Post Construction BMPs" on the Site Plan. (New Issue)
<input type="checkbox"/>	8	Revise the Site Plan Sheet A-101. Add a note that states: Prior to the issuance of any construction permit, the Permittee shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance, satisfactory to the City Engineer. (New Issue)
<input type="checkbox"/>	9	Revise the Site Plan Sheet A-101. Add a note that states: Prior to the issuance of any construction permit, the Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the San Diego Municipal Code, into the construction plans or specifications. (New Issue)

For questions regarding the 'LDR-Engineering Review' review, please call Jack Canning at (619) 446-5425. Project Nbr: 196501 / Cycle: 2





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<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	10	Revise the Site Plan Sheet A-101. Add a note that states: Prior to the issuance of any construction permit the Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Appendix E of the City's Storm Water Standards. (New Issue)
<input type="checkbox"/>	11	Development Permit Conditions will be determined on the next submittal when all requested information is provided. (New Issue)
<input type="checkbox"/>	12	Additional comments may be recommended pending further review or any redesign of this project. These comments are not exclusive. Should you have any questions or comments, please call Jack Canning at 619 446-5425. (New Issue)





L64A-003A

Review Information

Cycle Type: 2 Submitted (Multi-Discipline)	Submitted: 10/20/2009	Deemed Complete on 10/30/2009
Reviewing Discipline: Community Planning Group	Cycle Distributed: 10/30/2009	
Reviewer: Lynch-Ashcraft, Karen (619) 446-5351	Assigned: 10/30/2009	
Hours of Review: 0.15	Started: 12/05/2009	
Next Review Method: Submitted (Multi-Discipline)	Review Due: 12/02/2009	
	Completed: 12/05/2009	COMPLETED LATE
	Closed: 12/11/2009	

- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: First Review Issues.
- . We request a 2nd complete submittal for Community Planning Group on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 1 outstanding review issues with Community Planning Group (all of which are new).
- . Last month Community Planning Group performed 55 reviews, 56.4% were on-time, and 49.1% were on projects at less than < 3 complete submittals.

1st Review

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	Please contact Linda Geldner, Chair of the Mira Mesa Community Planning Group, at (858) 578-1076 to schedule your project for the next available agenda. Provide documentation that the planning group has made a recommendation on the project. (New Issue)





L64A-003A

Review Information

Cycle Type: 2 Submitted (Multi-Discipline)	Submitted: 10/20/2009	Deemed Complete on 10/30/2009
Reviewing Discipline: ITC-Communications	Cycle Distributed: 10/30/2009	
Reviewer: Lynch-Ashcraft, Karen (619) 446-5351	Assigned: 10/30/2009	
Hours of Review: 0.15	Started: 12/05/2009	
Next Review Method: Submitted (Multi-Discipline)	Review Due: 12/02/2009	
	Completed: 12/05/2009	COMPLETED LATE
	Closed: 12/11/2009	

- . We request a 2nd complete submittal for ITC-Communications on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Last month ITC-Communications performed 54 reviews, 87.0% were on-time, and 92.6% were on projects at less than < 3 complete submittals.

1st Review

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	1	This project is not likely to cause harmful interference or degradation of radio service on existing public safety or other city operated communication systems. (New Issue)



Submittal Requirements



THE CITY OF SAN DIEGO
Development Services
1222 First Avenue, San Diego, CA 92101-4154

12/11/09 2:31 pm

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Project Information

Project Nbr: 196501 **Title:** CLEARWIRE GRACE CHURCH
Project Mgr: Lynch-Ashcraft, Karen (619)446-5351 klynchash@sandiego.gov



Review Cycle Information

Review Cycle: 6 Submitted (Multi-Discipline)

Opened: 12/11/2009 1:55 pm

Submitted:

Due:

Closed:

Required Documents:

<u>Package Type</u>	<u>Pkg Qty</u>	<u>Document Type</u>	<u>Qty Needed</u>
Photo Simulations	1	Photo Simulations	1
Storm Water	1	Storm Water Req. Applicability Checklist (DS-560)	1
Development Plans	4	Site Development Plans	4
Applicant Correspondence	1	Applicant Correspondence	1

