



THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED: August 22, 2024 REPORT NO. PC-24-032

HEARING DATE: August 29, 2024

SUBJECT: AT&T MOBILITY PACIFIC TOWERS,
CONDITIONAL USE PERMIT
Process Four Decision

PROJECT NUMBER: PRJ-[1078043](#)

OWNER/APPLICANT: JACK WANG, MENAS HOMEOWNERS ASSOCIATION MANAGEMENT, Owner
and AT&T MOBILITY, Applicant

SUMMARY

Issue: Should the Planning Commission approve a Conditional Use Permit (CUP) to operate and maintain a Wireless Communication Facility (WCF) located at [4944 Cass Street](#) in the RM-1-1 Cass Street Commercial Planned District (CSPD-Cass-Street), and the Coastal Overlay Zone (Non-Appealable-2) within the [Pacific Beach Community Planning Area](#)?

Proposed Actions:

1. APPROVE CUP No. 3194152.

Fiscal Considerations: All costs associated with the processing of this project are paid by the applicant.

Code Enforcement Impact: None.

Housing Impact Statement: This project application is for a wireless communication facility and is not associated with residential development.

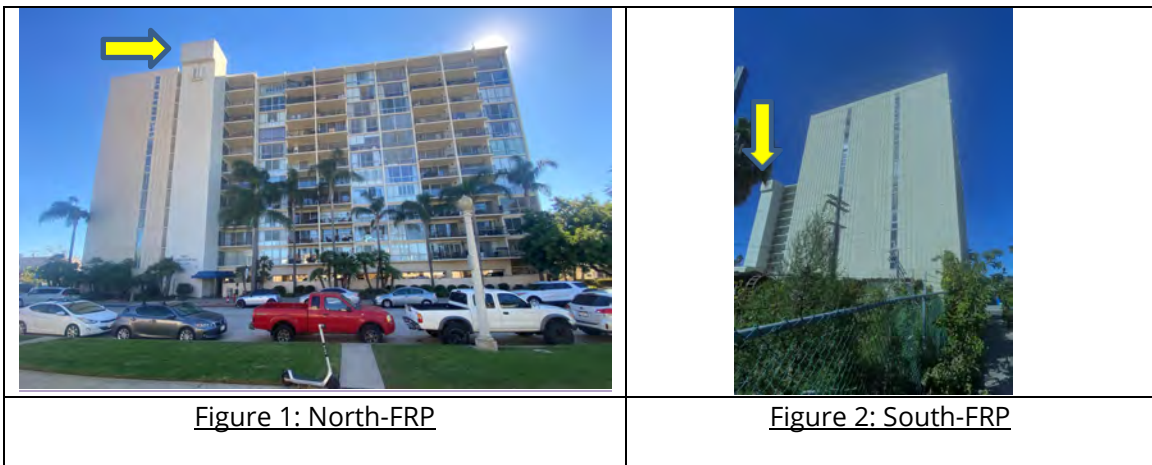
Community Planning Group Recommendation: On May 10, 2023, the Community Planning Group (CPG) voted 10-0-0 to recommend approval of the proposed project without conditions (Attachment 8).

Environmental Impact: The project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) under CEQA Guidelines Section 15302 (Replacement or Reconstruction). There was no appeal of the

Environmental Determination. The determination was made on May 1, 2024, and the opportunity to appeal that determination ended on May 15, 2024 (Attachment 6).

DISCUSSION

The proposed project is modifying an existing WCF and would replace old equipment with new updated equipment without expanding the use of the WCF. The project proposes to modify the existing WCF to remove three (3) panel antennas and install six (6) new antennas, for a total of 15 antennas and 15 existing Remote Radio Units (RRUs) concealed behind existing Fiberglass Reinforced Plastic (FRP) screen walls mounted on the outside of the 12-story condominium (Pacific Towers) building (Figure 1 and 2). The equipment associated with this project is located on the roof in an interior equipment area hidden from view. The project will be completely concealed and integrated behind FRP screens painted and textured to match the existing building materials. The site is designated for multiple family residential use in the Pacific Beach Community Plan (Attachments 1-3). The Project complies with the [Wireless Communication Facilities Design Guidelines](#) as a Façade Mounted WCF.



On November 18, 2010, Project No. 19837 was approved for a Conditional Use Permit No. 788592 and Site Development Permit (SDP) 788593 for AT&T's WCF on the site. The permits expired on November 28, 2020. This project does not require a SDP for a height deviation. The applicant acknowledged that the expired permit was due to their design schedule. Measures have been put in place to ensure permits will stay current on the site.

WCFs are permitted in all zones Citywide with the appropriate permit process. [Council Policy 600-43](#). assigns preference location levels for where WCFs are located within different land uses, with Preference 1 being the most preferred and Preference Location 4 the least preferred. Preference 1 locations generally include non-residential land uses and zones and are permitted ministerially. Preference 4 locations include residential land uses in residential zones and require a Process Four

Planning Commission approval. The project is located in the RM-1-1 Zone, a residential zone that contains residential development on the parcel and is considered a Preference 4 Location. The existing site provides coverage to the residential and commercial uses to the north and south, as shown on the aerial maps provided with the application (Attachment 12). The project extends coverage to uses to the north and south. It also enhances coverage in the surrounding residential areas to the east and west. This is a residential area, with nearby commercial uses. This high-rise building provides maximum coverage with minimal visual impact. Therefore, the modification of this facility is appropriate at the existing location. Pursuant to San Diego Municipal Code (SDMC) Section [SDMC 141.0420\(c\)\(2\)\(B\)](#) a CUP is required as the WCF is located on a residential use in a residential zone, see the below table.

The project complies with the development regulations of the RM-1-1 and CSPD-Cass-Street zone and no deviations are proposed or required. Further, the project complies with all applicable development regulations of the Land Development Code (LDC) and the City of San Diego Wireless Communication Facilities Regulations (Section 141.0420). WCF regulations require, among other things, WCFs to use all reasonable means to conceal or minimize the visual impacts of the wireless communication facilities through integration. Integration with the existing structures or among other existing uses shall be accomplished through the use of architecture, landscape and siting solutions. The project is appropriately concealed behind FRP screenings mounted on the outside of the building, 12 floors above ground level, and will be minimally visible. As reflected in the exhibits, the proposed AT&T Mobility modifications would result in no visual changes. The design conceals the antennas, meeting the intent of the WCF Guidelines, and it appears as a uniform structure when viewed from grade. Therefore, the proposed development has been designed to comply with the WCFs Regulations.

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." A Radio Frequency Safety Survey Report was prepared by EBI Consulting dated February 17, 2022, which concluded that the project is in compliance with FCC standards for RF emissions but recommended that necessary signage be installed and restricted access. Condition number 22 requires warning signage, regulated by the FCC, on the WCF.

Council Policy 600-43 assigns preference levels to WCFs proposed on different land uses, with Preference 1 being the highest and Preference 4 the lowest. The most preferred locations, Preference 1, generally non-residential uses/zones and are permitted ministerially. The least preferred locations, Preference 4, are residential uses in residential zones and require a CUP decided in accordance with Process Four. Various land uses and zones between those Preference levels dictate decision levels and required permits from a Neighborhood Use Permit, Process Two to a CUP, Process Four. This project is in a residential zone, and the land use is residential which under SDMC Section 141.0420(c)(2)(B) may be permitted as a Preference 4 (four) which requires a, CUP Process Four. The applicant is required to submit a site justification letter explaining why a Preference 4 level site was selected over any lower Preference Level sites. For this project, AT&T Mobility letter indicated that antennas concealed behind existing FRP screening features maintain a

consistent visual continuity on the building. Both the height and the design of the FRP screens provide the necessary features to maintain the coverage and performance while camouflaging the antennas from the public view. No other candidates were identified who could achieve the specified antenna height. All other locations with lower preferences were significantly lower in elevation. Instead of exploring these less favorable options with a taller WCF design, the applicant proposes to remain at the current location and install their facility on an existing structure. Staff can affirm that no other candidates were able to meet the required height, reinforcing the suitability of the current site choice.

Community Plan:

The site is currently designated for multiple family residential use in the Pacific Beach Community Plan. The Pacific Beach Community Plan does not address communication antennas as a specific land use. The project proposes to modify an already existing WCF. The antennas will remain concealed behind the existing FRPs screens mounted on the outside of a 12-story building's roof. The equipment associated with this project will continue to operate on the rooftop, not visible to the public. The General Plan, Section UD-A.15, states that WCFs should be concealed in existing structures when possible or otherwise use camouflage and screening techniques to hide or blend the facilities into the surrounding area. The design of facilities is to be aesthetically pleasing and respectful of the neighborhood context. The AT&T Mobility design is consistent with the General Plan's requirement since the WCF is appropriately concealed behind existing FRP screens mounted on a high rise, minimizing any visual impacts to and from the site. The design conceals the antennas, meeting the intent of the WCF Guidelines, and it appears as a uniform structure when viewed from further away. Therefore, the proposed WCF complies with the City of San Diego General Plan and will not adversely affect the applicable land use plan.

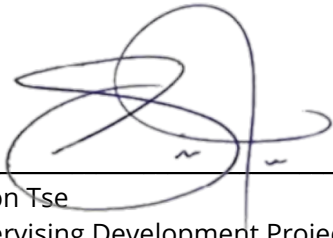
Conclusion:

The proposed design effectively integrates with the architecture of the existing condominium complex meeting the purpose and intent of the Wireless Communication Ordinance [SDMC 141.0420](#), the [Wireless Communication Facilities Design Guidelines](#) and [Council Policy 600-43](#). Staff has prepared draft findings in the affirmative to approve the project and recommends approval of Conditional Use Permit No. 3194152 (Attachments 4 and 5).

ALTERNATIVES

1. Approve Conditional Use Permit No. 3194152, with modifications.
2. Deny Conditional Use Permit No. 3194152, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



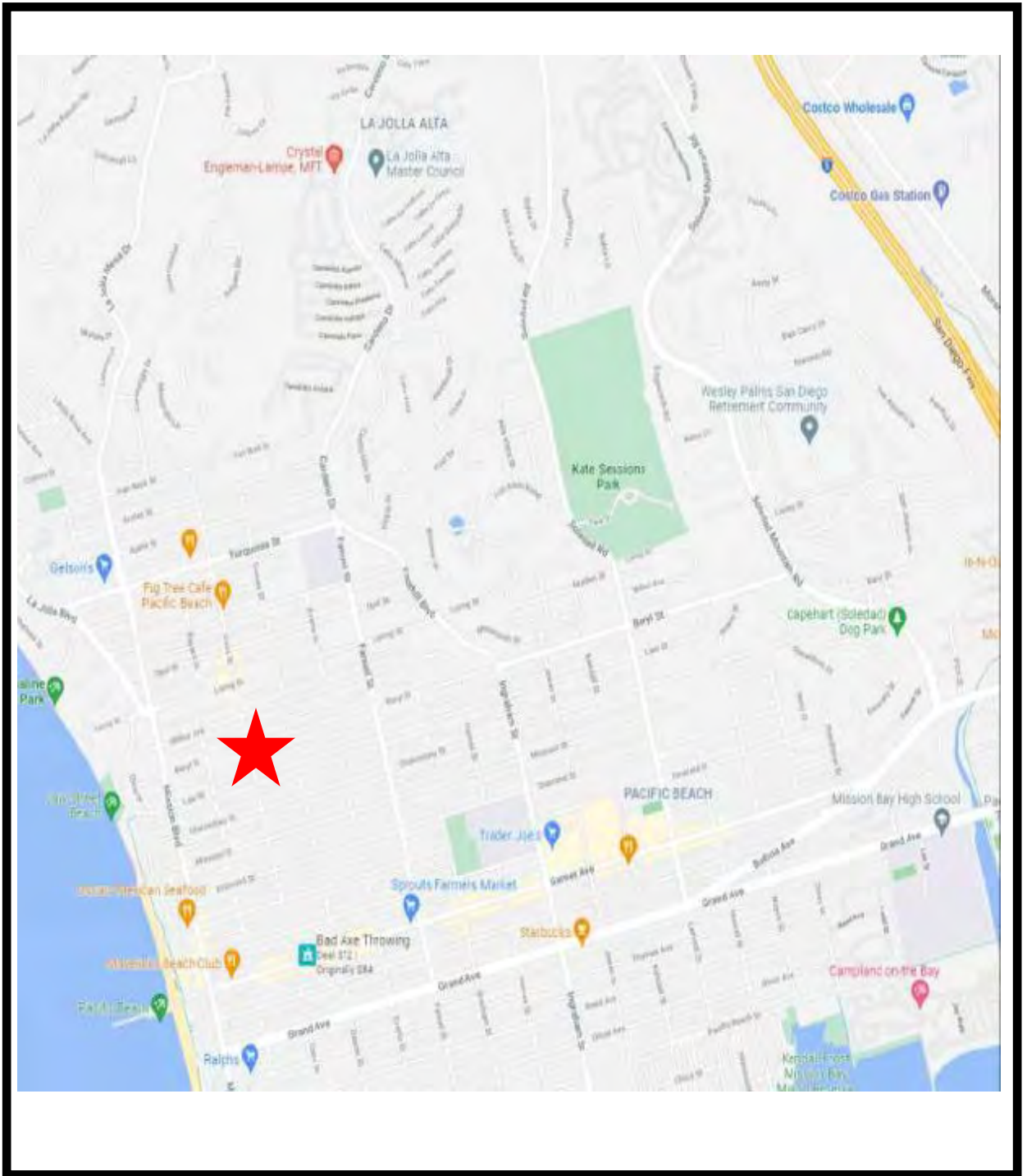
Simon Tse
Supervising Development Project Manager
Development Services Department



Karen Howard
Development Project Manager
Development Services Department

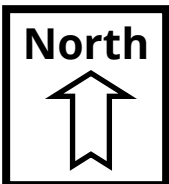
Attachments:

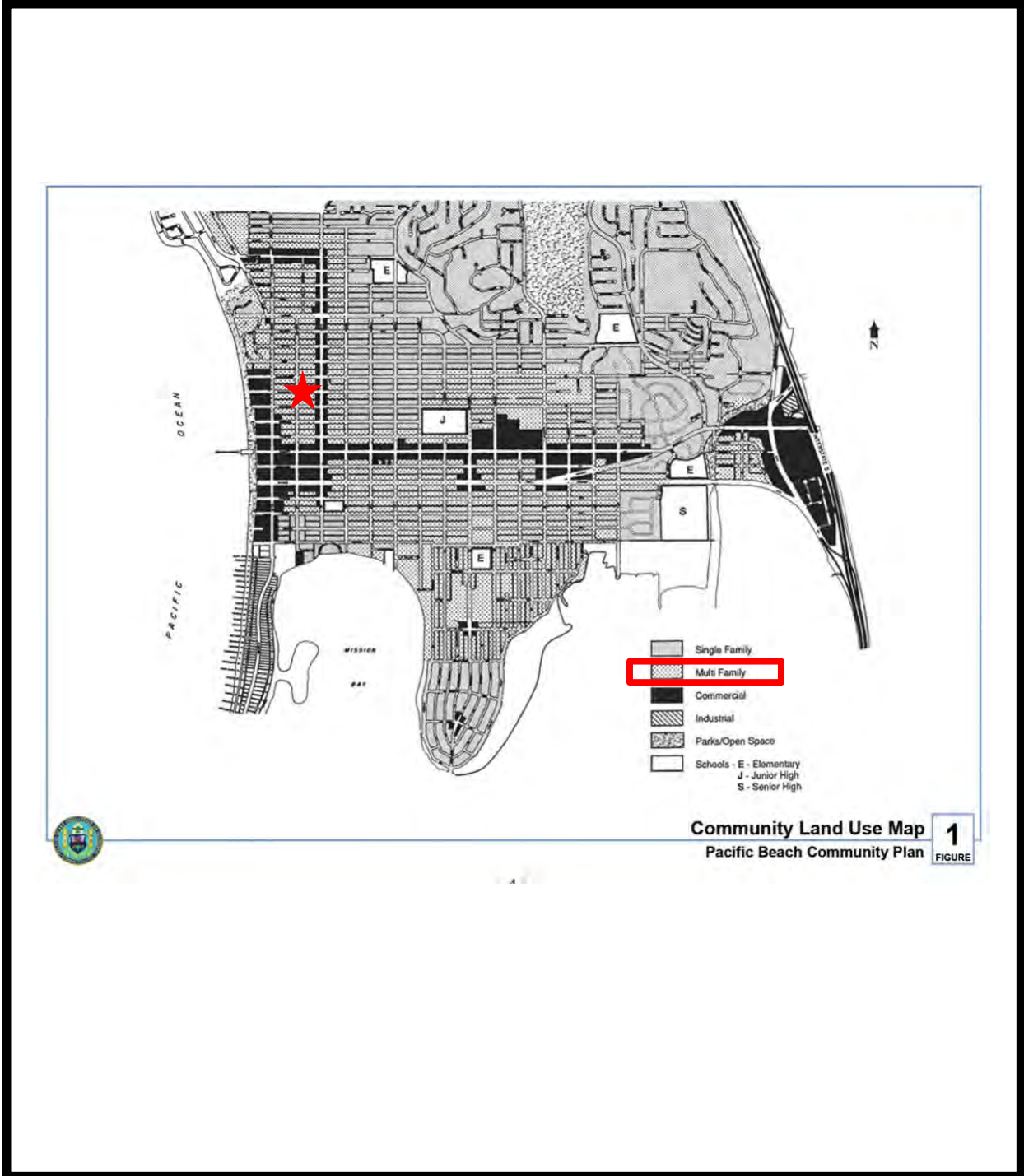
1. Location Map
2. Aerial Photographs
3. Community Plan Land Use Map
4. Draft Resolution with Findings
5. Draft Permit with Conditions
6. Environmental Exemption
7. Project Plans
8. Community Planning Group Recommendation
9. Ownership Disclosure Statement
10. Photo Simulations
11. Telecom Site Justification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



Project Location

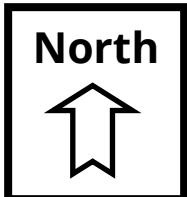
4944 Cass St. AT&T Pacific Towers
Project No. PRJ-1078043

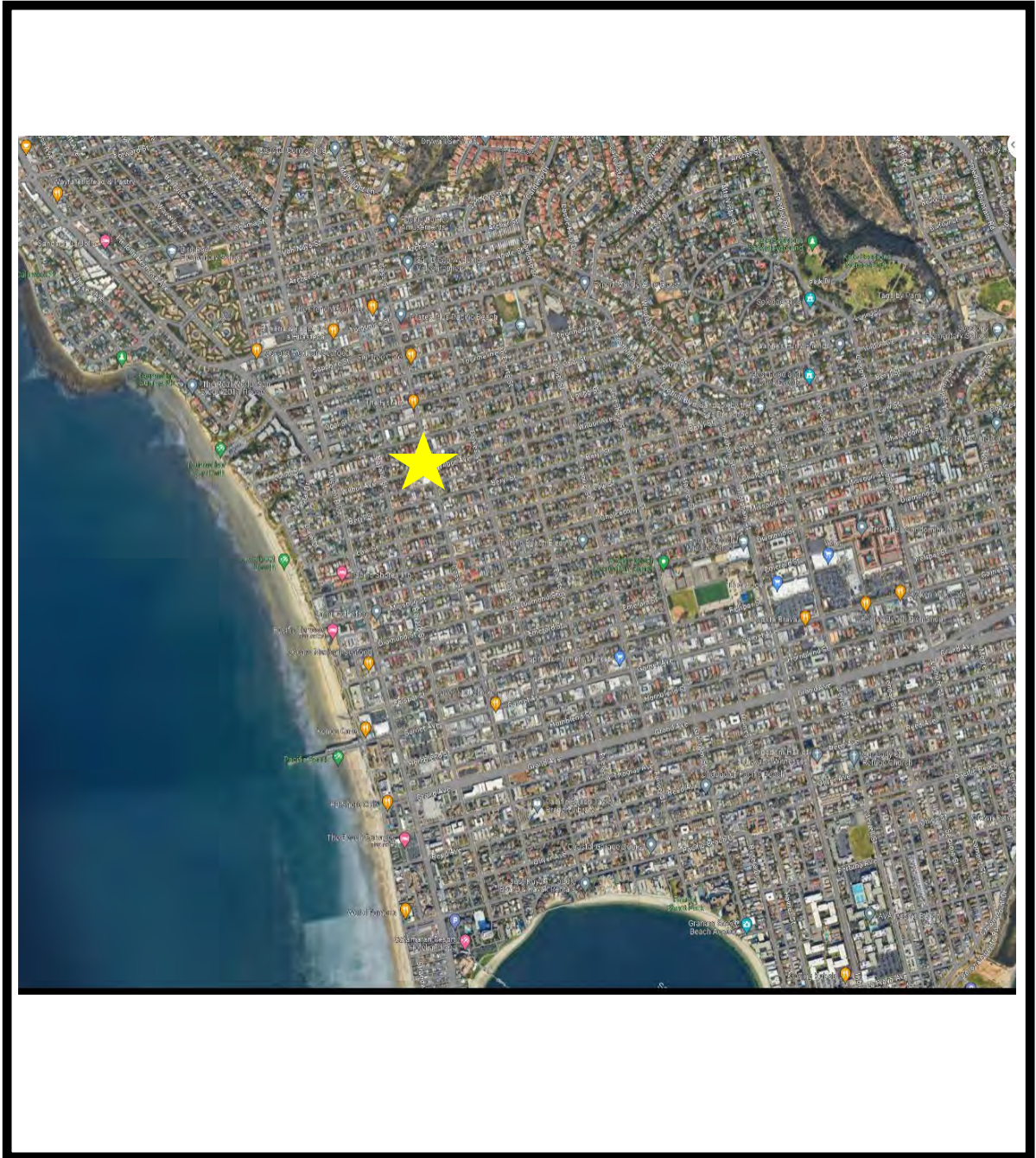




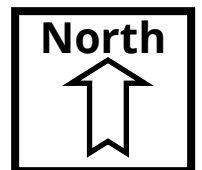
Land Use Plan

4944 Cass St. AT&T Pacific Towers
Project No. PRJ-1078043





4944 Cass St. AT&T Pacific Towers
Project No. PRJ-1078043



PLANNING COMMISSION
RESOLUTION NO.
CONDITIONAL USE PERMIT NO. 3194152

ATT MOBILITY PACIFIC TOWERS - PROJECT NO. 1078043

WHEREAS, Jack Wang, Menas Homeowners Association Management, Owner and AT&T Mobility Permittee, filed an application with the City of San Diego for a permit to modify 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. 3194152;

WHEREAS, the project site is located at 4944 Cass Street in the RM-1-1, Cass Street Commercial Planned District (CSPD-Cass-Street), and the Coastal Overlay Zone (Non-Appealable-2) of the Pacific Beach Community Plan;

WHEREAS, the project site is legally described as PARCEL 1: All that portion of Block 76 of PACIFIC BEACH, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 932, filed in the Office of the County Recorder of San Diego County November 7, 1904, shown and defined as Unit 24 on that certain Condominium Plan recorded September 26, 1972 as File No. 258057 of Official Records; A condominium comprised of: Parcel 1: All that portion of Block 76 of Pacific Beach, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 932, filed in the Office of the County Recorder of San Diego County, November 7, 1904, shown and defined as Unit L- 24 on that certain Condominium Plan recorded September 26, 1972 as File No. 258057, of Official Records of San Diego County. Parcel 2: An undivided 11118th interest in and to all that portion of Block 76 of said Pacific Beach, shown and defined as "Common Area" on said Condominium Plan. Excepting therefrom exclusive easements for automobile parking purposes, together with the right to grant same to others, over those portions thereof designated P-1 through P-118 on said Condominium Plan. Parcel 3: An exclusive easement for automobile parking

purposes over that portion of Block 76 of said Pacific Beach designated P-102 on said Condominium Plan; Assessor Parcel Numbers: 415-412-23-24.

WHEREAS, on May 1, 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 15302 (Replacement or Reconstruction) 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 August 29, 2024, the Planning Commission of the City of San Diego considered Conditional Use Permit No. 3194152 pursuant to the Land Development Code of the City of San Diego;

BE IT RESOLVED by the Planning Commission of the City of San Diego, that it adopts the following findings with respect to Conditional Use Permit No. 3194152:

A. CONDITIONAL USE PERMIT SDMC Section 123.0305

1. Findings for all Conditional Use Permits:

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

The project proposes to modify an existing WCF to remove three (3) panel antennas, install six (6) new antennas for a total of 15 antennas and a total of 15 existing remote radio units (RRUs) concealed behind existing Fiberglass Reinforced Plastic (FRPs) screen walls on the outside of an existing high-rise condominium (Pacific Towers) building. The equipment associated with this project is located on the roof in an interior equipment area hidden from view. The site is currently designated for multiple family residential use in the Pacific Beach Community Plan. The Pacific Beach Community Plan does not address communication antennas as a specific land use. The project proposes to modify an already existing WCF. The antennas will remain concealed behind the existing FRPs screens mounted on the outside of a 12-story building's roof. The equipment associated with this project will continue to operate on the rooftop, not visible to the public.

Pursuant to the Land Development Code (LDC), WCFs are permitted in all zones citywide with the appropriate permit process. WCFs are separately regulated uses, which have limitations or require compliance with conditions in order to minimize potential impacts. The intent of the regulations is, among other things, to

camouflage facilities from public view. Conditions of approval for the project will require the FRP to be painted and textured to match adjacent surfaces exactly.

Conditions of approval number 16 requires these surfaces shall be repainted or replaced to retain consistency and integrity of the FRP.

WCFs are permitted in all zones Citywide with the appropriate permit process. City of San Diego City Council Policy 600-43 (Council Policy 600-43) assigns preference location levels for where WCFs are located within different land uses, with Preference 1 being the most preferred and Preference Location 4 the least preferred. Preference 1 locations generally include non-residential land uses and zones and are permitted ministerially. Preference 4 locations include residential land uses in residential zones and require a Process Four Planning Commission approval. The Project is located in the RM-1-1 Zone, a residential zone that contains residential development on the parcel and is considered a Preference 4 Location. The existing site provides coverage to the residential and commercial uses to the north and south, as shown on the aerial maps provided with the application (Attachment 12). The project extends coverage to use in the north and south. It also enhances coverage in the surrounding residential areas to the east and west. This is a residential area, with nearby commercial uses. This high-rise building provides maximum coverage with minimal visual impact. Therefore, the modification of this facility is appropriate at the existing location. Pursuant to San Diego Municipal Code (SDMC) section 141.0420(c)(2)(B) a CUP is required as the WCF is located on a residential use in a residential zone.

In addition, the City of San Diego General Plan (General Plan) addresses WCFs in the Urban Design Element (UD-A.15), which requires that the visual impact of wireless facilities be minimized by concealing wireless facilities in existing structures or by using screening techniques to hide or blend them into the surrounding area. The plan also calls for these facilities to be designed to be aesthetically pleasing and respectful of the neighborhood context.

The AT&T Mobility design is consistent with the General Plan's requirement since the WCF is appropriately concealed behind existing FRP screening features painted to match the existing building surface, minimizing any visual impacts to and from the site. The Urban Design Policy of the General Plan states overhead utilities detract from the appearance of the community. Because the screen boxes will be located 12 floors above ground level, the FRPS will be unnoticeable at ground level and will integrate with the existing architecture of the building it is attached to. Therefore, the proposed WCF complies with the City of San Diego General Plan (which the Pacific Beach Community Plan is part of) and will not adversely affect the applicable land use plan.

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

The project was determined to be exempt from the California Environmental Quality Act (CEQA) Guidelines section 15302, Replacement and Reconstruction. CEQA Guidelines section 15302 allows for the replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site

and will have substantially the same purpose and capacity as the structure being replaced. The proposed project is modifying an existing WCF and would replace old equipment with new updated equipment without expanding the use of the WCF. The WCF will not have any emission of odor, dust, gas, noise, vibration, smoke, heat, or glare at a level exceeding ambient conditions, and ancillary equipment will be located in the existing equipment enclosure located on the high-rise building. The project does not include AC units or a generator, so there is no noise to mitigate, and the cabinets will have small vents to move hot air. No environmental impacts were identified for the proposed project.

The conditions of approval for the project will require compliance with several operational constraints and development controls intended to ensure the continued public health, safety and welfare. Conditions of approval 21, 22, 23 24 address safety requirements, including installation of warning signs. All proposed improvement plans associated with the project will be reviewed prior to issuance of construction permits and inspected during construction to ensure the project will meet or exceed all relevant and applicable building, electrical, mechanical, plumbing and fire codes.

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.” A Radio Frequency Safety Survey Report was prepared by EBI Consulting dated February 17, 2022, which concluded that the project is in compliance with FCC standards for RF emissions but recommended that necessary signage be installed and restricted access. Conditions of approval number 22 requires warning signage, regulated by the FCC, on the WCF. The project would not result in any significant health or safety risks to the surrounding area within matters under the City's jurisdiction. Therefore, the proposed project will not be detrimental to public health, safety, and welfare.

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

The project proposes to modify an existing WCF and would replace old equipment with new updated equipment without expanding the use of the WCF.

The project complies with all applicable development regulations of the LDC and the City of San Diego Wireless Communication Facilities Regulation (SDMC section 141.0420). The Wireless Communication Facilities Regulations require, among other things, WCFs to use all reasonable means to conceal or minimize the visual impacts of the wireless communication facilities through integration. Integration with the existing structures or among other existing uses shall be accomplished through the use of architecture, landscape, and siting solutions. The project is appropriately concealed behind FRP screenings on the outside of an existing high-rise condominium (Pacific Towers) building and will be minimally visible. As reflected in the exhibits, the proposed AT&T Mobility modifications would result in minimal visual impacts with the replacement and proposed antennas concealed behind the

FRP screens. The existing WCF provides critical voice and data service throughout the surrounding area. Continued operation of this site is necessary to maintain the existing levels of service to the area for AT&T Mobility. The site is an integral part of telecommunication networks, as the site's operation is closely coordinated with other sites in the area. Coverage maps demonstrate the existing coverage provided on the property and the predicted loss of coverage without the increased antenna size (Attachment 12). The project complies with the development regulations of the RM-1-1 and CSPD-Cass- Street zone and no deviations are proposed or required. Therefore, the proposed development has been designed to comply with the Wireless Communication Facilities Regulations as identified in the LDC.

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

The City of San Diego encourages wireless carriers to locate on non-residential properties. In this case, the applicant's search ring identifies non-residential properties. Due to the height of the existing building, AT&T Mobility was able to cover a larger objective area with the continuation of this WCF. Also, since this is an existing site, no additional exterior equipment space would be required. Finally, the existing FRPs were able to accommodate a stealth design, appropriately concealing the WCF behind existing FRP screens on the existing high-rise building.

Pursuant to Council Policy 600-43, the project is considered a Preference 4 Location. Council Policy 600-43 assigns preference levels to WCFs proposed on different land uses, with Preference 1 being the highest and Preference 4 the lowest. The most preferred locations, Preference 1, are generally non-residential uses/zones and are permitted ministerially. The least preferred locations, Preference 4, are residential uses in residential zones and require a CUP decided in accordance with Process Four. The aerial maps provided with the application indicate that the surrounding area contains residential and commercial uses, and the Preference 4 category remains the appropriate locational category.

This preference 4 location was pursued because it provided the opportunity to conceal the existing and proposed antennas behind existing FRPs with little to no impacts on the surrounding area while also maintaining AT&T's coverage requirements. The existing site provides coverage to the residential and commercial uses to the north and south, as shown on the aerial maps provided with the application (Attachment 12). The project extends coverage to use in the north and south. It also enhances coverage in the surrounding residential areas to the east and west. This is a residential area with nearby commercial uses. This high-rise building provides maximum coverage with minimal visual impact. Due to the topography, the surrounding land uses, and existing height requirements, no other lower preference level locations were viable.

Instead, AT&T Mobility opted to maintain the existing stealth appearance and focused on providing maximum coverage with minimal visual impacts. Therefore, the project complies with the development regulations of the RM-1-1 and CSPD-Cass-Street zone and Council Policy 600-43, and no deviations are proposed or required. Furthermore, the proposed modifications will comply with the regulations of the LDC including any allowable deviations pursuant to the LDC. Therefore the

proposed use is appropriate at the proposed location.

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 Planning Commission, Conditional Use Permit No. 3194152 is hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 3194152, a copy of which is attached hereto and made a part hereof.

Karen Howard
Development Project Manager
Development Services

Adopted on: August 29, 2024

IO#: 11004545

DRAFT

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: 11003679 SPACE ABOVE THIS LINE FOR RECORDER'S USE

CONDITIONAL USE PERMIT NO. 3194152
ATT MOBILITY PACIFIC TOWERS - PROJECT NO. 1078043
PLANNING COMMISSION

This Conditional Use Permit No. 3194152 is granted by the Planning Commission of the City of San Diego to JACK WANG, MENAS HOMEOWNERS ASSOCIATION MANAGEMENT, Owner and AT&T MOBILITY, Permittee pursuant to San Diego Municipal Code [SDMC] section 126.0305, 131.0406, and 141.0420(c)(2)(B). The .56-acre site is located at 4944 Cass Street in the Residential-Multiple Unit (RM-1-1) Zone, Cass Street Commercial Planned District (CSPD-Cass-Street), and the Coastal Overlay Zones (Non-Appealable-2) of the Pacific Beach Community Plan. The project site is legally described as: PARCEL 1: All that portion of Block 76 of PACIFIC BEACH, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 932, filed in the Office of the County Recorder of San Diego County November 7, 1904, shown and defined as Unit 24 on that certain Condominium Plan recorded September 26, 1972 as File No. 258057 of Official Records; A condominium comprised of: Parcel 1: All that portion of Block 76 of Pacific Beach, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 932, filed in the Office of the County Recorder of San Diego County, November 7, 1904, shown and defined as Unit L- 24 on that certain Condominium Plan recorded September 26, 1972 as File No. 258057, of Official Records of San Diego County. Parcel 2: An undivided 11118th interest in and to all that portion of Block 76 of said Pacific Beach, shown and defined as "Common Area" on said Condominium Plan. Excepting therefrom exclusive easements for automobile parking purposes, together with the right to grant same to others, over those portions thereof designated P-1 through P-118 on said Condominium Plan. Parcel 3: An exclusive easement for automobile parking purposes over that portion of Block 76 of said Pacific Beach designated P-102 on said Condominium Plan; Assessor Parcel Numbers: 415-412-23-24.

Subject to the terms and conditions set forth in this Permit, permission is granted to the Owner and Permittee for a Wireless Communication Facility (WCF) described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated August 29, 2024 on file in the Development Services Department.

The project shall include:

- a. Modification of an existing WCF to remove three (3) panel antennas, install six (6) new antennas for a total of 15 antennas and a total of 15 existing remote radio units (RRUs) concealed behind existing Fiberglass Reinforced Plastic (FRPs) screen walls on the outside of an existing high-rise condominium (Pacific Towers) building;
- b. Ancillary equipment will be located on the roof in an interior equipment area;
- c. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36-month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by **September 12, 2027**.
2. The above utilization date notwithstanding, the granting of this discretionary permit does not entitle the continued operation of the existing, expired facility. Within 60 days of permit approval, applications must be made for all required construction permits. Within 90 days of application, all required construction permits must be issued. Within 90 days of permit issuance, final inspection must be obtained.
3. This Conditional Use Permit [CUP] and corresponding use of this site shall expire on **August 29, 2034**. 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. Under no circumstances, does the approval of this permit authorize the Permittee or their tenants to utilize this site for wireless communication purposes beyond the permit expiration date. Implicit use of this permit beyond the effective date is prohibited.
5. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
6. While this Permit is in effect, the subject property shall be used only for the purposes and

under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.

7. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
8. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
9. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
10. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.
11. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.
12. All of the conditions contained in this Permit have been considered and were determined necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

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

13. The Owner/Permittee shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify Owner/Permittee of any claim, action, or proceeding and, if the City should fail to

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

TELECOM REQUIREMENTS:

14. 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. No overhead cabling is permitted.
15. 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 surface. All RF-transparent material shall be painted and textured to match the original and adjacent surfaces. The WCF shall conform to the approved construction plans.
16. Rooftop additions shall be concealed on all sides.
17. Ice bridges and dog-house cable covers do not comply with the Telecom Guidelines and are not allowed.
18. Remote Radio Units and associated mounting apparatus shall be set back from the edge of the building and shall not be visible from any ground public views.
19. Photo simulations shall be printed in color on the construction plans.
20. The City may require the Permittee to provide a topographical survey conforming to the provisions of the SDMC 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.
21. The Permittee shall install and maintain appropriate warning signage on the WCF as required by State and Federal regulations. The Permittee shall be responsible for complying with all State and Federal regulations.
22. The accuracy and validity of the Radio Frequency (RF) Compliance Report, submitted by the Permittee, shall be assured while the WCF is in operation. If requested by the City, Permittee shall provide an updated RF Compliance Report to address any issues associated with the emitting components of the WCF.

23. All equipment, including transformers, emergency generators and air conditioners belonging to the Permittee shall be designed and operated consistent with the City Noise Ordinance. Ventilation openings shall be baffled and directed away from residential areas. Vibration resonance of operating equipment in the equipment enclosures shall be eliminated.

24. 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.

25. 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, in which case, the removal and the restoration of this site to its original condition is required.

26. 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.

ENGINEERING:

27. 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 G of the City's Storm Water Standards.

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 Planning Commission of the City of San Diego on August 29, 2024, and [Approved Resolution Number].

ATTACHMENT 5

Conditional Use Permit No. 3194152

Date of Approval: August 29, 2024

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Karen Howard
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.

JACK WANG, MENAS HOMEOWNERS ASSOCIATION MANAGEMENT
Owner

By _____

AT&T MOBILITY
Permittee

By _____

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 Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

Project Title / Number: ATT Mobility Pacific Towers /1078043

State Clearinghouse No.: N/A

Project Location-Specific: 4944 Cass Street, San Diego, CA 92109

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

Description of nature and purpose of the Project A Conditional Use Permit (CUP) for an existing Wireless Communication Facility (WCF) to remove three (3) panel antennas, install six (6) new antennas for a total of 15 antennas and a total of 15 existing remote radio units (RRUs) concealed behind existing Fiberglass Reinforced Plastic (FRPs) screen walls on the roof and an interior equipment area located on the roof. The WCF would be located on a residential tower building on a previously developed site. The project site is at 4944 Cass Street in the RM-1-1, Cass Street Commercial Planned District (CSPD-Cass-Street), Coastal N-APP-2, CHLOZ zones of the Pacific Beach plan and Council District 2

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: MD7 LLC., - 10590 West Ocean, San Diego CA 92130 (858) 952-1936.

Exempt Status: (Check one)

- Ministerial (Sec. 21080(b)(1); 15268)
- Declared Emergency (Sec. 21080(b)(3); 15269(a))
- Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))
- Categorical Exemption: Section 15302 (Replacement or Reconstruction)

Reasons why project is exempt: The City of San Diego conducted an environmental review which determined that the proposed project is exempt from CEQA pursuant to CEQA Guidelines Section 15302. CEQA Section 15302 allows for the replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site and will have substantially the same purpose and capacity as the structure being replaced. The proposed project is modifying an existing WCF and would replace old equipment with new without expanding the use of the WCF. No environmental impacts were identified for the proposed project and none of the exceptions described in CEQA Guidelines Section 15300.2 apply.

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.

 _____ /Senior Planner
Signature/Title

_____ April 29, 2024
Date

Check One:

- Signed by Lead Agency
- Signed by Applicant

Date Received for Filing with County Clerk or OPR:



PACIFIC TOWERS SITE ID: SD0068

4944 CASS STREET
SAN DIEGO, CA 92109

FA: 10085075

5G NR 1SR CBAND

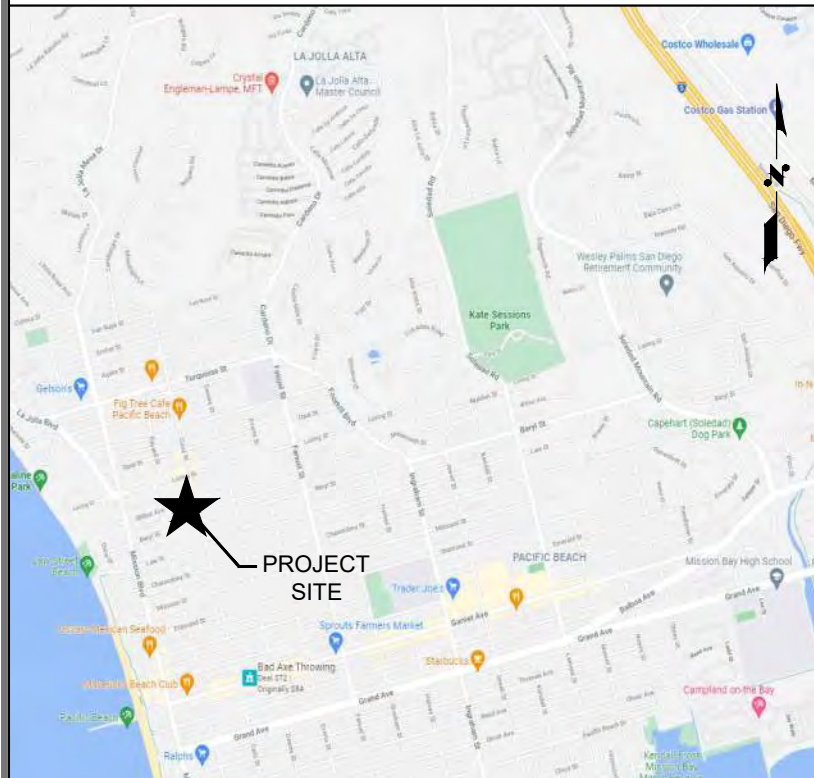
MRSDL037015



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DO NOT SCALE DRAWINGS. CONTRACTOR MUST VERIFY ALL DIMENSIONS AND ADVISE CONSULTANTS OF ANY ERRORS OR OMISSIONS. NO VARIATIONS OR MODIFICATIONS TO WORK SHOWN SHALL BE IMPLEMENTED WITHOUT PRIOR WRITTEN APPROVAL. ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED BY THE LATEST REVISION. ALL DRAWINGS AND SPECIFICATIONS REMAIN THE PROPERTY OF MORRISON HERSHFIELD CORPORATION. NEITHER MORRISON HERSHFIELD NOR THE ARCHITECT WILL BE PROVIDING CONSTRUCTION REVIEW OF THIS PROJECT.

VICINITY MAP



PROJECT SITE

SCOPE OF WORK

AT&T WIRELESS PROPOSES TO MODIFY AN EXISTING SITE. THE SCOPE WILL CONSIST OF THE FOLLOWING:

AT ROOF LEVEL:

- REMOVE (3) PANEL ANTENNAS
- REMOVE (3) TMAS
- INSTALL (3) AIR EXHAUST VENTS
- INSTALL (3) AIR INTAKE VENTS
- INSTALL (3) DC9
- INSTALL (3) AIR6449 ANTENNAS
- INSTALL (3) AIR6419 ANTENNAS
- INSTALL (3) FIBER CABLE TRUNKS
- INSTALL (1) 6-#6 AWG DC TRUNK FROM DC12 TO DC9 AT EACH SECTOR
- INSTALL (1) 2-#8 AWG DC CABLE FROM DC9 TO NEW AIR 6449 N77D & AIR 6419 N77G ANTENNAS.

AT GROUND LEVEL:

- DE-ENERGIZE (2) UMS CABINETS
- REMOVE (4) POWERSAFE 190AH BATTERIES
- INSTALL (4) EMERSON 2KW HE -48 RECTIFIERS
- INSTALL (12) GNB MARATHON M12V180FT BATTERIES
- INSTALL OR RE-USE (6) 50A DC BREAKERS FOR THE NEW 6449 & 6419 ANTENNAS

CONTACTS

APPLICANT:
AT&T WIRELESS
7337 TRADE STREET
SAN DIEGO, CA 92121

PROJECT MANAGER:
MD7
ROBERT POLITO
10590 W. OCEAN AIR DRIVE,
STE. 300, SAN DIEGO, CA 92130
858-291-1915
rpolito@md7.com

A&E CONTACT:
MORRISON HERSHFIELD CORP
JOSH REYNOLDS
1455 LINCOLN PKWY, SUITE 500
ATLANTA, GA 30346
770-379-8500
JReynolds@morrisonhershfield.com

ZONING / SITE ACQUISITION:
MD7
JUSTIN CAUSEY
10590 W OCEAN AIR DR 300
SAN DIEGO, CA 92130
858-291-1869
jcausey@md7.com

CONSTRUCTION:
AT&T WIRELESS
7337 TRADE STREET
SAN DIEGO, CA 92121

RF ENGINEER:
AT&T WIRELESS
JORGE MELCHOR
SAN DIEGO, CA 92121
858-762-2161
jm934p@att.com

INDEX OF DRAWINGS

SHT. NO.	DESCRIPTION	REV. NO.
TS01	TITLE SHEET	2
GN01	GENERAL NOTES	0
GN02	GENERAL NOTES	0
GN03	GENERAL NOTES	0
GN04	GENERAL NOTES	0
GN05	PHOTOSIMS	2
GN06	PHOTOSIMS	2
GN07	PHOTOSIMS	2
GN08	PHOTOSIMS	2
CO1.0	SITE PLAN	0
A01.0	ROOF PLAN	0
A02.0	EXISTING EQUIPMENT PLAN	1
A02.1	PROPOSED EQUIPMENT PLAN	1
A03.0	EXISTING ANTENNA PLANS	0
A03.1	PROPOSED ANTENNA PLANS	2
A03.2	ANTENNA SCHEDULES	0
A04.0	SOUTH ELEVATIONS	2
A04.1	NORTHEAST ELEVATIONS	2
A04.2	NORTH ELEVATIONS	2
A04.3	SOUTHWEST ELEVATIONS	2
A05.0	DETAILS	0
A05.1	DETAILS	0
E01.0	ELECTRICAL DC ONE-LINE DIAGRAM	0
E01.1	ELECTRICAL AC ONE-LINE DIAGRAM & PANEL SCHEDULE	0
E02.0	GROUNDING DETAILS	0
E03.0	ELECTRICAL NOTES	0
E04.0	ELECTRICAL NOTES	0

APPLICABLE CODES

- 2022 EDITION OF THE CALIFORNIA BUILDING CODE VOLUME 1
- 2022 EDITION OF THE CALIFORNIA BUILDING CODE VOLUME 2
- 2022 EDITION OF THE CALIFORNIA MECHANICAL CODE
- 2022 EDITION OF THE CALIFORNIA PLUMBING CODE
- 2022 EDITION OF THE CALIFORNIA ELECTRICAL CODE
- 2022 EDITION OF THE EXISTING BUILDING CODE
- 2022 EDITION OF THE CALIFORNIA FIRE CODE
- 2022 EDITION OF THE CALIFORNIA ENERGY CODE
- 2022 EDITION OF THE CALIFORNIA GREEN BUILDING STANDARDS CODE
- 2022 INTERNATIONAL PROPERTY MANAGEMENT CODE

EXISTING ANTENNA COUNT:	12
FINAL ANTENNA COUNT:	15
EXISTING RRU COUNT:	15
FINAL RRU COUNT:	15

PROPERTY SUMMARY

PROPERTY OWNER: PACIFIC TOWER COMMUNITY ASSOCIATION
4944 CASS STREET
SAN DIEGO, CA 92109

PARCEL #: 4154122324

LATITUDE: 32° 48' 16.0"

LONGITUDE: -117° 15' 16.0"

ZONING JURISDICTION: CITY OF SAN DIEGO

ZONING CLASSIFICATION: RM-1-1

COUNTY: SAN DIEGO COUNTY

GROUND ELEVATION: ±86.87' AMSL

ANTENNA TOP HEIGHT: ±125'-0" & ±114'-0" AGL

OCCUPANCY GROUP: R-2

CONSTRUCTION TYPE: I-A

POWER COMPANY: -

TELEPHONE COMPANY: -

DRIVING DIRECTIONS

FROM AT&T OFFICE (7337 TRADE STREET, SAN DIEGO, CA 92121):

HEAD WEST ON TRADE ST TOWARD CAMINO SANTA FE. TURN LEFT ONTO CAMINO SANTA FE. USE THE RIGHT 2 LANES TO TURN RIGHT ONTO MIRAMAR RD. USE THE LEFT 2 LANES TO TURN LEFT ONTO NOBEL DR. USE THE LEFT 2 LANES TO TURN LEFT TO MERGE ONTO I-805 S. MERGE WITH I-805 S. TAKE EXIT 23 FOR CA-52. KEEP RIGHT AT THE Y JUNCTION, FOLLOW SIGNS FOR STATE 52 W AND MERGE WITH CA-52 W. TAKE EXIT 1A TO MERGE WITH I-5 S. TAKE EXIT 23 TOWARD BALBOA AVE/GARNET AVE. TURN RIGHT ONTO BLUFFSIDE AVE. TURN LEFT ONTO PICO ST. TURN RIGHT ONTO FELSPAR ST. TURN RIGHT AT THE 1ST CROSS STREET ONTO SOLEDAD MOUNTAIN RD. TURN LEFT ONTO BERYL ST. TURN RIGHT ONTO FOOTHILL BLVD. TURN LEFT ONTO LORING ST. TURN LEFT ONTO CASS ST. TURN RIGHT. DESTINATION WILL BE ON THE RIGHT.

LEGAL DESCRIPTION

BLK 76*US24 DOC258057REC72&UND INT IN LOTS13-20\



Know what's below.
Call before you dig.

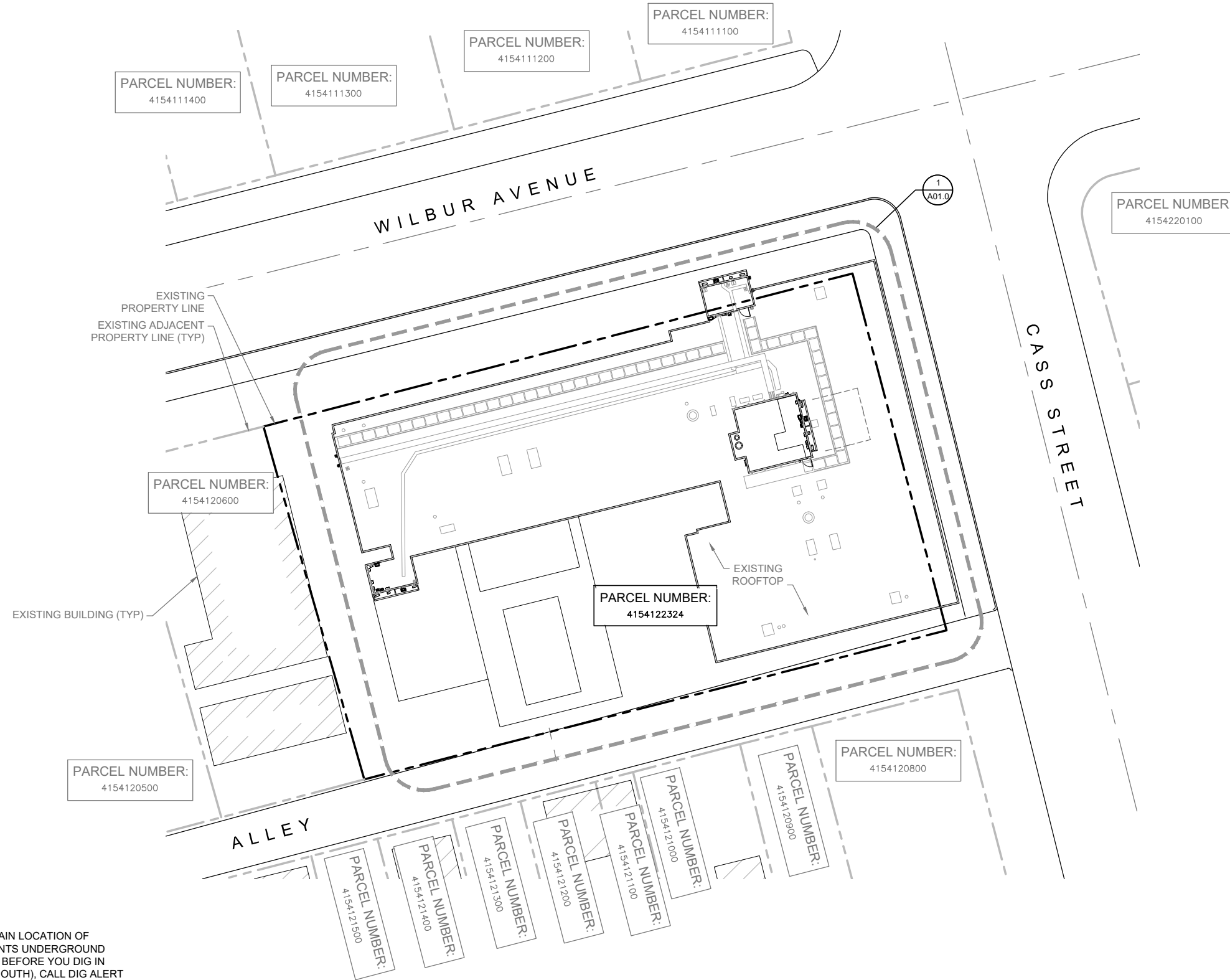
NOTE:
48 HOURS PRIOR TO DIGGING,
CONTRACTOR TO NOTIFY ALL UTILITY
COMPANIES TO LOCATE ALL
UNDERGROUND UTILITIES

APPROVALS

AT&T COMPLIANCE	_____
AT&T RF ENGINEER	_____
AT&T OPERATIONS	_____
AT&T PM	_____
CONSTRUCTION	_____
SITE ACQUISITION	_____

Project No.: 210339800	
Designer: SB	Date: 12/17/21
Drawn By: GD	Checked By: SS
PM Review: JR	Client Approval
Issue No.: 2	TS01

THIS IS NOT A SURVEY
 ALL INFORMATION AND TRUE NORTH
 HAVE BEEN OBTAINED FROM EXISTING
 DRAWINGS AND ARE APPROXIMATE.



09/13/2023 9:36:05 AM

DO NOT SCALE DRAWINGS. CONTRACTOR MUST VERIFY ALL DIMENSIONS AND ADVISE CONSULTANTS OF ANY ERRORS OR OMISSIONS. NO VARIATIONS OR MODIFICATIONS TO WORK SHOWN SHALL BE IMPLEMENTED WITHOUT PRIOR WRITTEN APPROVAL. ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED BY THE LATEST REVISION. ALL DRAWINGS AND SPECIFICATIONS REMAIN THE PROPERTY OF MORRISON HERSHFIELD CORPORATION. NEITHER MORRISON HERSHFIELD NOR THE ARCHITECT WILL BE PROVIDING CONSTRUCTION REVIEW OF THIS PROJECT.

No.	Date	Action
2	09/13/23	CLIENT COMMENTS
1	02/13/23	CLIENT COMMENTS
0	11/28/22	ISSUED FOR PERMIT
B	03/22/22	100% CD SUBMITTAL
A	12/17/21	90% CD SUBMITTAL

Plans Prepared For:
MD7
 10590 WEST OCEAN AIR DRIVE
 SUITE 300
 SAN DIEGO, CA 92130



Plans Prepared By:
MH
MORRISON HERSHFIELD
 5100 S MACADAM AVE. SUITE 500
 PORTLAND, OR 97239
 Tel: 503-595-9128 Fax: 503-595-9136
 www.morrisonhershfield.com

Project:
PACIFIC TOWERS
 SITE ID: SD0068
 4944 CASS STREET
 SAN DIEGO, CA 92109
 FA: 10085075

Drawing Title:
SITE PLAN

Project No.:
 210339800

Designer: SB	Date: 12/17/21
Drawn By: GD	Checked By: SS
PM Review: JR	Client Approval

Issue No.: 0	C01.0
-----------------	-------



Know what's below.
 Call before you dig.

TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN CALIFORNIA (SOUTH), CALL DIG ALERT TOLL FREE: 1-800-227-2600 OR WWW.DIGALERT.ORG CALIFORNIA STATUTE REQUIRES MIN OF 2 WORKING DAYS NOTICE BEFORE YOU EXCAVATE

SITE PLAN

SCALE: 1"=20'-0" (22x34)
 (OR) 1/2"=20'-0" (11x17)



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JURISDICTIONAL APPROVAL



09/13/2023 9:36:07 AM

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MORRISON HERSHFIELD
 5100 S MACADAM AVE. SUITE 500
 PORTLAND, OR 97239
 Tel: 503-595-9128 Fax: 503-595-9136
 www.morrisonhershfield.com

Project:
PACIFIC TOWERS
 SITE ID: SD0068
 4944 CASS STREET
 SAN DIEGO, CA 92109
 FA: 10085075

Drawing Title:
NORTHEAST ELEVATIONS

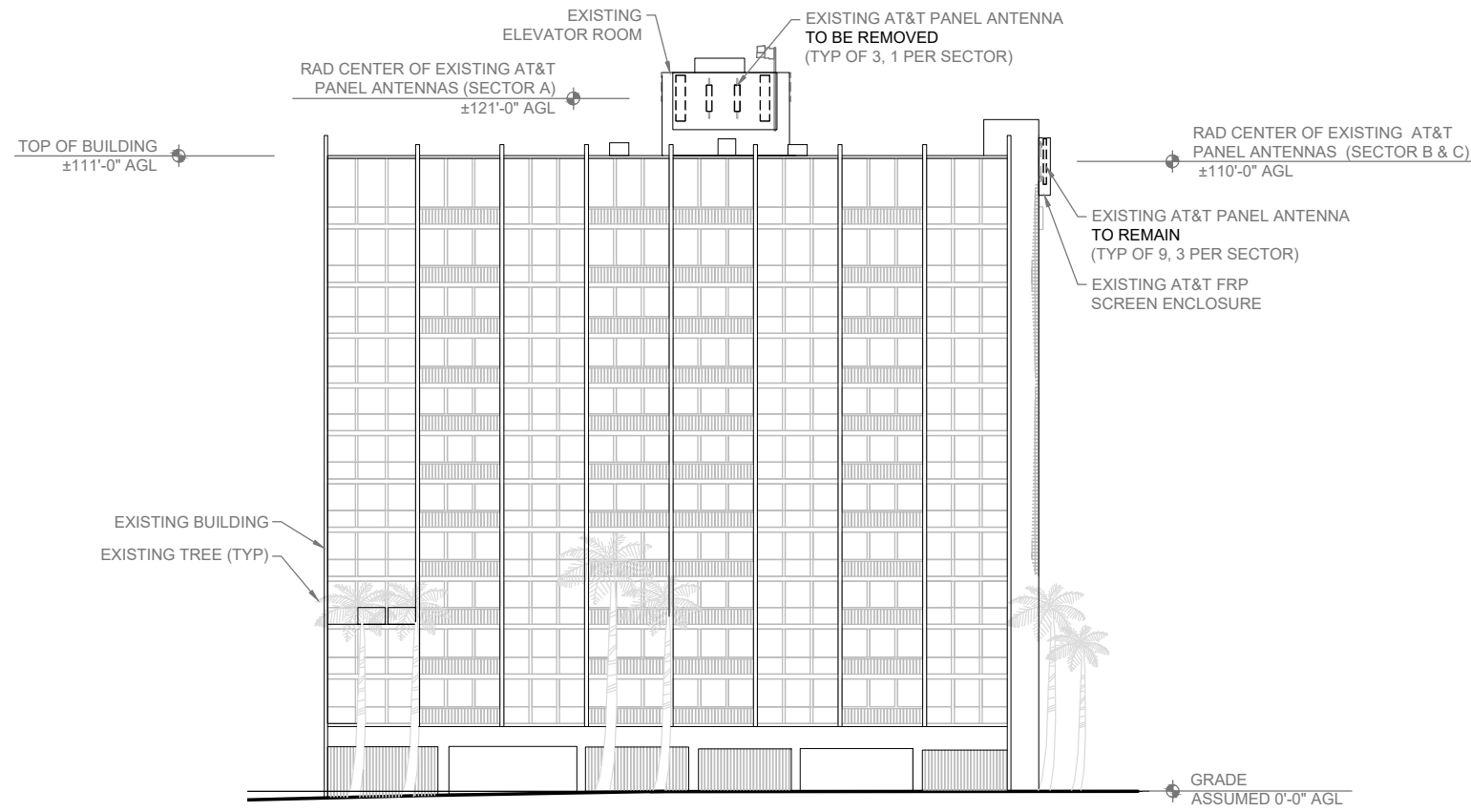
Project No.:
 210339800

Designer: SB	Date: 12/17/21
Drawn By: GD	Checked By: SS
PM Review: JR	Client Approval

Issue No.:
 2

A04.1

NOTE: RRUS AND OTHER EQUIPMENT LOCATED BEHIND THE PARAPET WALL, NOT SHOWN FOR CLARITY. PLEASE REFER ANTENNA LAYOUT SHEET A03.0

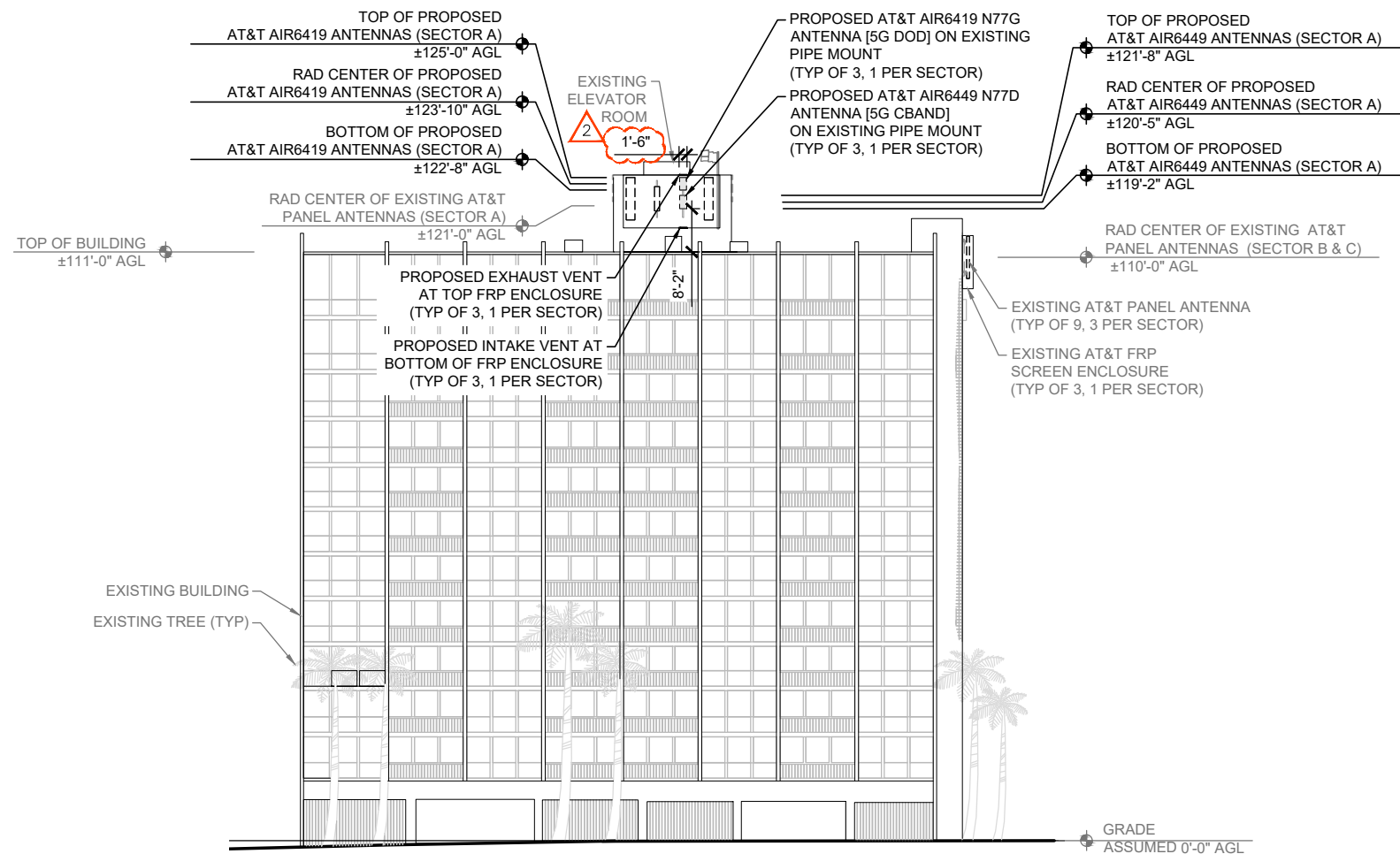


EXISTING NORTHEAST ELEVATION

0 4' 8' 16' SCALE: 1/16"=1'-0" (22x34)
 (OR) 1/32"=1'-0" (11x17)

NOTE: REFER TO STRUCTURAL ASSESSMENT LETTER PERFORMED BY MORRISON HERSHFIELD ON 02/01/2022.

NOTE: RRUS AND OTHER EQUIPMENT LOCATED BEHIND THE PARAPET WALL, NOT SHOWN FOR CLARITY. PLEASE REFER ANTENNA LAYOUT SHEET A03.1



PROPOSED NORTHEAST ELEVATION

0 4' 8' 16' SCALE: 1/16"=1'-0" (22x34)
 (OR) 1/32"=1'-0" (11x17)

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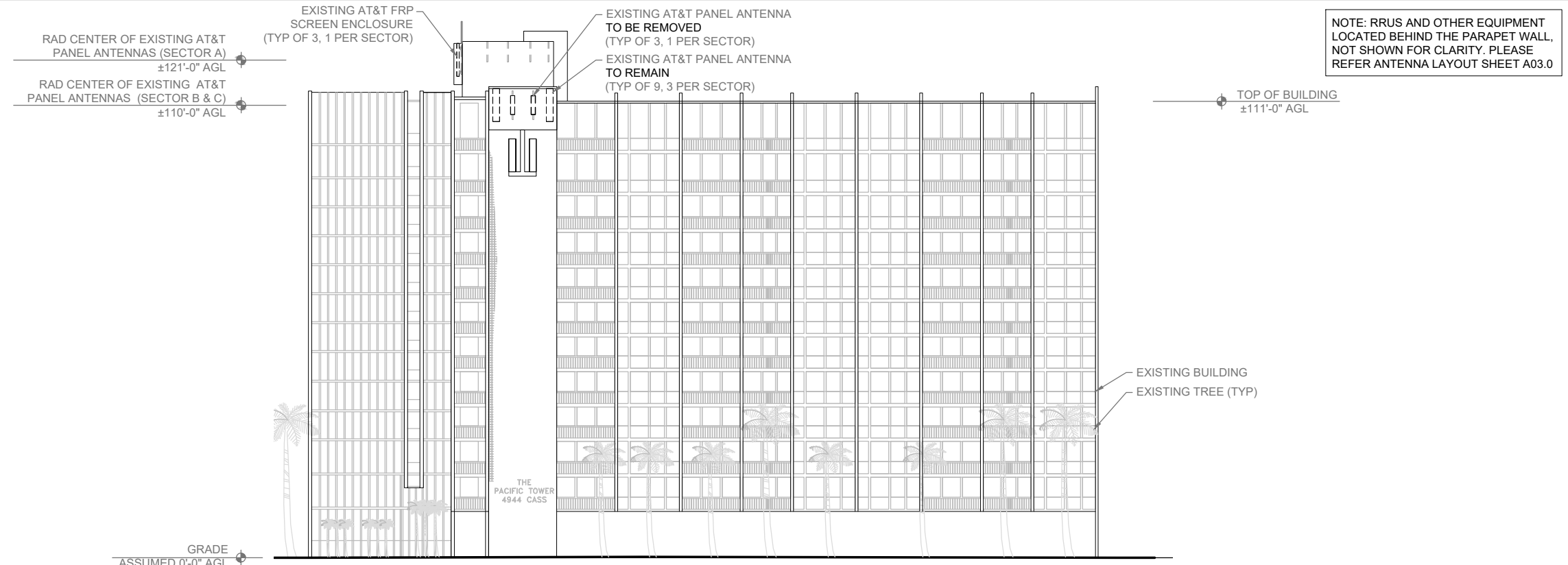
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3

4

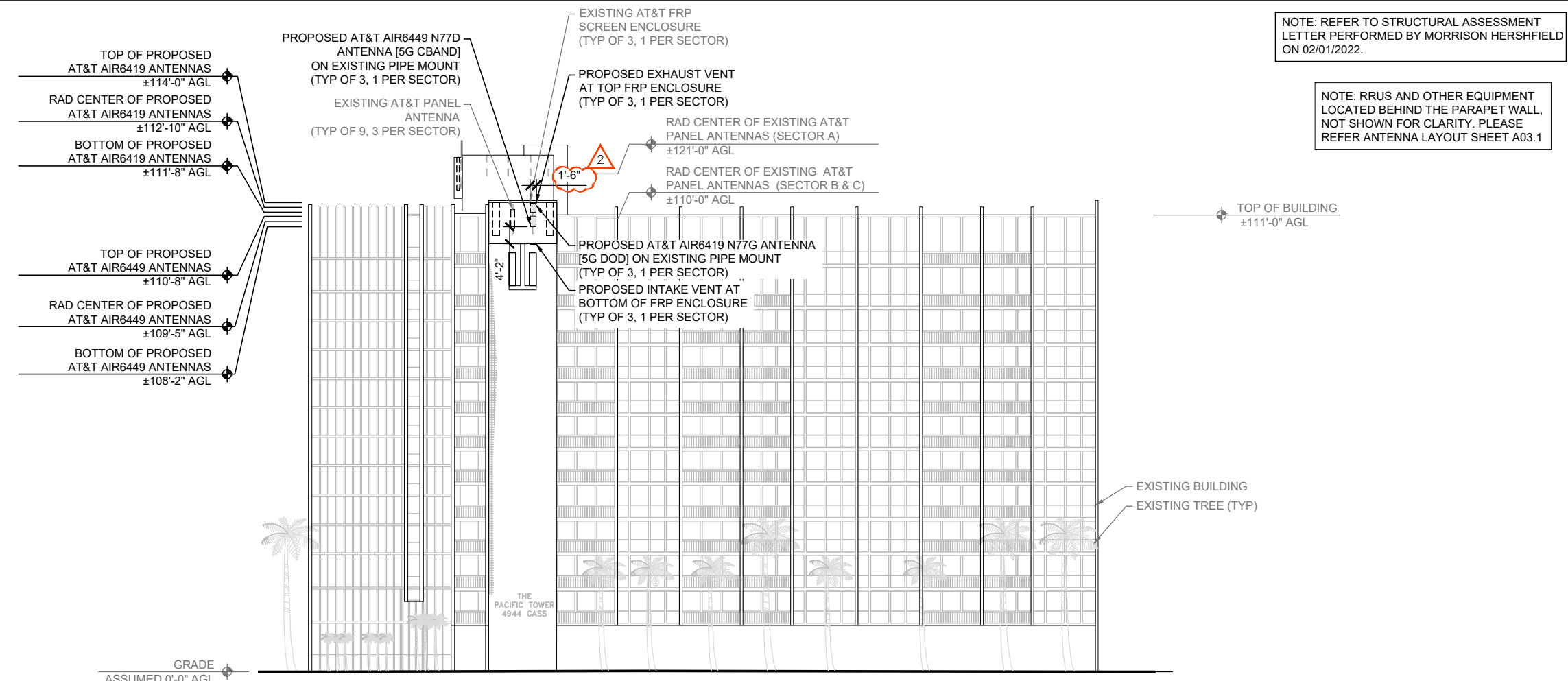
5

6



EXISTING NORTH ELEVATION

0' 4' 8' 16' SCALE: 1/16"=1'-0" (22x34) 1
(OR) 1/32"=1'-0" (11x17)



PROPOSED NORTH ELEVATION

0' 4' 8' 16' SCALE: 1/16"=1'-0" (22x34) 2
(OR) 1/32"=1'-0" (11x17)

JURISDICTIONAL APPROVAL

09/13/2023 9:36:08 AM

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0	11/28/22	ISSUED FOR PERMIT
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A	12/17/21	90% CD SUBMITTAL

No. Date Action

Plans Prepared For:

MD7
10590 WEST OCEAN AIR DRIVE
SUITE 300
SAN DIEGO, CA 92130

Applicant:

Plans Prepared By:

MORRISON HERSHFIELD
5100 S MACADAM AVE. SUITE 500
PORTLAND, OR 97239
Tel: 503-595-9128 Fax: 503-595-9136
www.morrisonhershfield.com

Project:

PACIFIC TOWERS
SITE ID: SD0068
4944 CASS STREET
SAN DIEGO, CA 92109
FA: 10085075

Drawing Title:

NORTH ELEVATIONS

Project No.: 210339800

Designer: SB	Date: 12/17/21
Drawn By: GD	Checked By: SS
PM Review: JR	Client Approval

Issue No.: 2

A04.2

SCALE IS BASE ON 22" X 34" D SIZE

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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>
	Project Name: PRJ-1078043	Project Number: 1078043
Community: Pacific Beach		
<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="radio"/> 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: May 10, 2023
# of Members Yes 10	# of Members No 0	# of Members Abstain 1
Conditions or Recommendations: N/A		
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)		
NAME: JOHN C TERELL		
TITLE: Chair, Development Subcommittee		DATE: May 17, 2023
<p align="center"><i>Attach additional pages if necessary (maximum 3 attachments).</i></p>		

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

	City of San Diego Development Services 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000	FORM DS-318 October 2017
-----------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------	---------------------------------------------------

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: Pacific Towers _____ **Project No. For City Use Only:** _____

Project Address: 4944 Cass Street
 San Diego, CA 92109

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: Menas HOA Management _____ Owner Tenant/Lessee Successor Agency
 Street Address: 7592 Metropolitan Drive Suite 401
 City: San Diego _____ State: CA _____ Zip: 92108
 Phone No.: (858) 602-3470 Ext. 360 and 315 _____ Fax No.: _____ Email: jwang@menas.com
 Signature: Jack Wang _____ Digitally signed by Jack Wang
Date: 2022.11.15 13:24:12 -08'00' Date: 11/15/2022
 Additional pages Attached: Yes No

Applicant

Name of Individual: Tara Carmichael, MD7 LLC, obo AT&T Wireless _____ Owner Tenant/Lessee Successor Agency
 Street Address: 10590 West Ocean Air Drive, Suite 300
 City: San Diego _____ State: CA _____ Zip: 92130
 Phone No.: 8589521936 _____ Fax No.: _____ Email: tcarmichael@md7.com
 Signature: Tara Carmichael _____ Digitally signed by Tara Carmichael
DN: cn=Tara Carmichael, o=MD7, ou=Land Use, email=tarmichael@md7.com, c=US
Date: 2021.12.29 09:57:08 -08'00' Date: 12/29/2021
 Additional pages Attached: Yes No

Other Financially Interested Persons

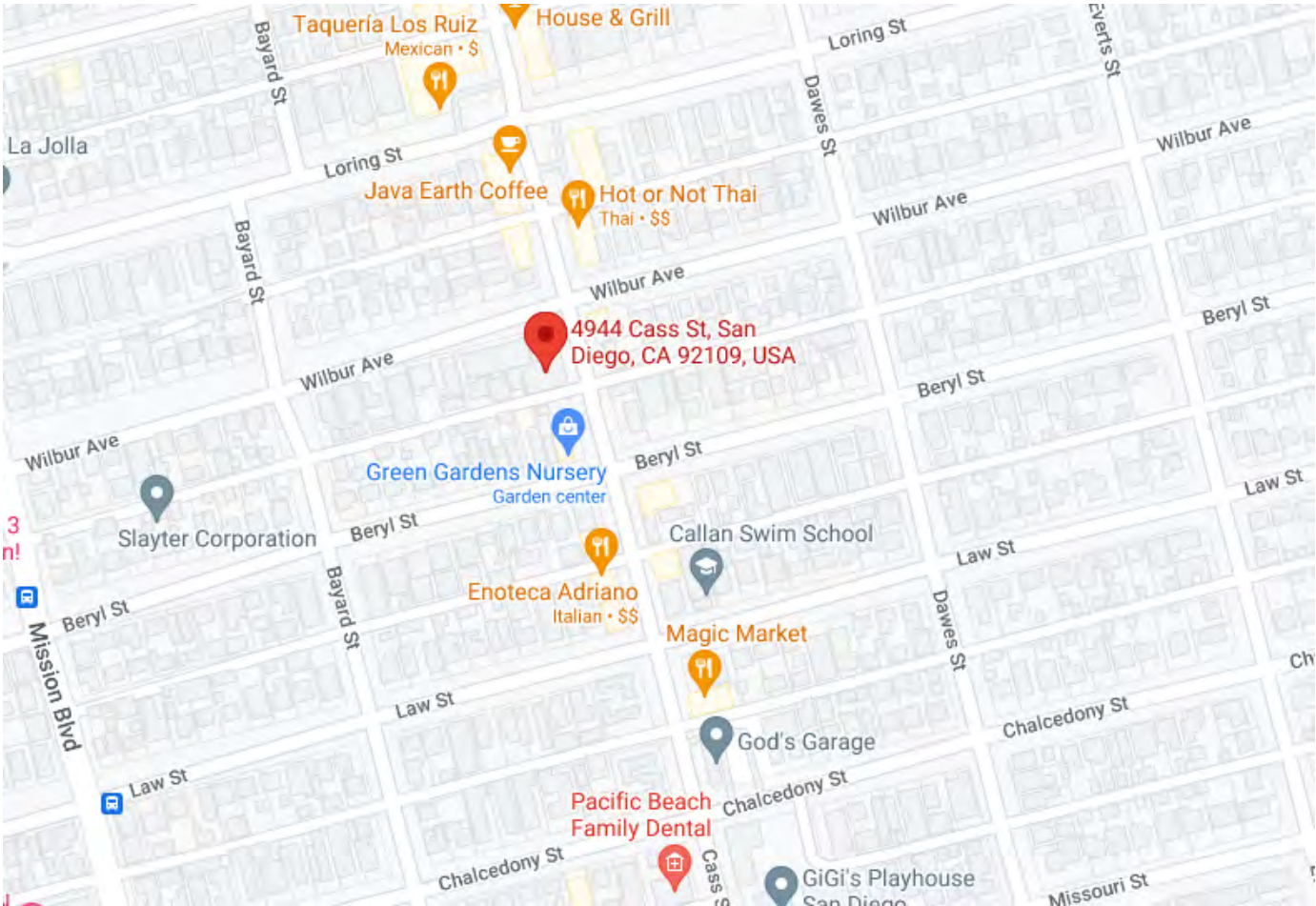
Name of Individual: _____ Owner Tenant/Lessee Successor Agency
 Street Address: _____
 City: _____ State: _____ Zip: _____
 Phone No.: _____ Fax No.: _____ Email: _____
 Signature: _____ Date: _____
 Additional pages Attached: Yes No



10085075 - Pacific Towers

4944 Cass St., San Diego, CA 92109

Map



LOCATION

©2018 Google Maps

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4944 Cass St., San Diego, CA 92109

VIEW 1



EXISTING



PROPOSED

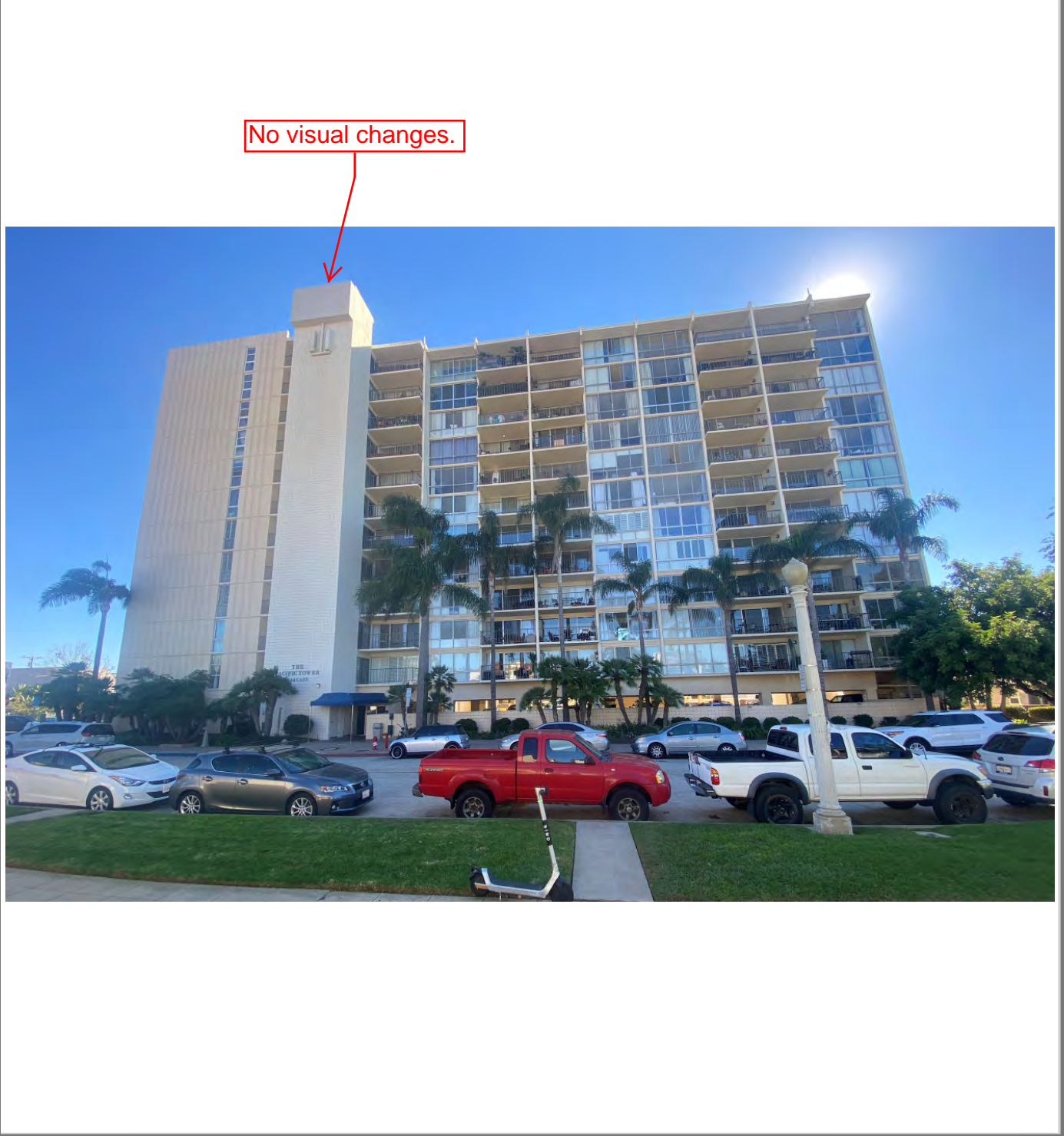
10085075 - Pacific Towers

4944 Cass St., San Diego, CA 92109

VIEW 2



EXISTING



PROPOSED

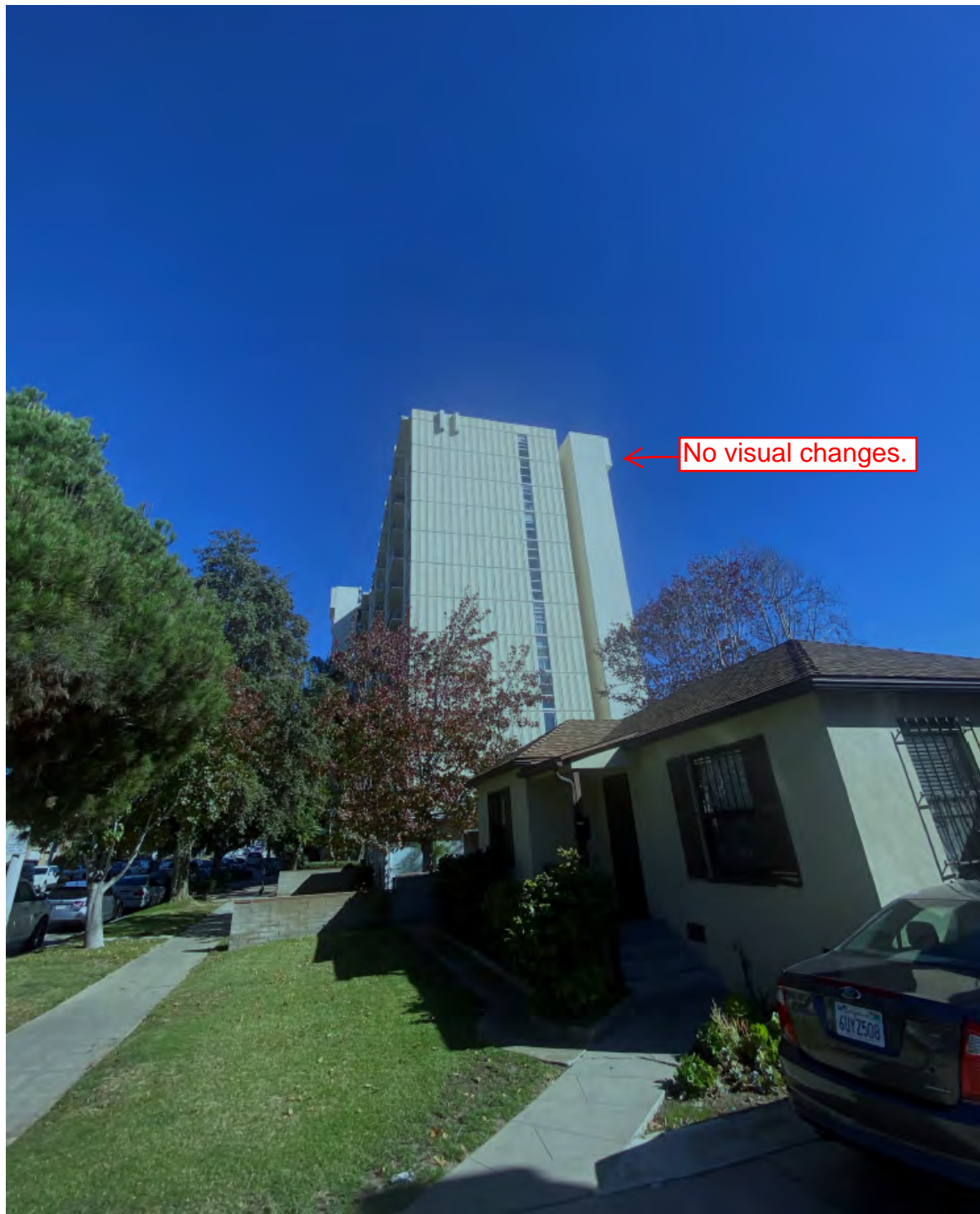
10085075 - Pacific Towers

4944 Cass St., San Diego, CA 92109

VIEW 3



EXISTING



PROPOSED



November 30, 2022

To:

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

From:

Nidhi Khasakia, MD7 LLC (for AT&T)
950 W Bethany Dr. Ste 700,
Allen, Texas 75234
(469)-242-6309
nkhasakia@md7.com

Site Justification Report

Development Approval for a Modification to an Existing AT&T Wireless
Telecommunication Facility

Project Description:

AT&T seeks Development approval to renew an existing CUP (No.788592) and allow a modification to an existing telecommunication facility located at 4944 Cass Street, San Diego, CA. This site is located within the RM-1-1 zone comprised of heavily based residential zone.

The purpose of the residential zone is to support range of housing styles in San Diego area and to promote the provision of housing for all the residents. Also, it is intended to promote future growth in already existing neighborhood by implementing desirable development patterns in existing areas as possible. It is designed to create development standards that optimize common development regulations, permit home design, and address site specific land-use concerns.

This AT&T unmanned wireless telecommunication facility is fully enclosed on the roof top of building. AT&T is proposing an upgrade to current equipment to maintain optimal service to public and residential corporation. The scope of work for this modification includes removal of 3 panel antennas, 3 TMAS, 4 batteries, and installation of 6 antennas, 12 batteries. The AT&T will be enclosed behind FRP (Fiberglass Reinforced Plastic) screen and minor height changes will result due to screen enclosure. Lastly, the modification of this site will take place as per the requirements of City of San Diego SDMC 141.0420.

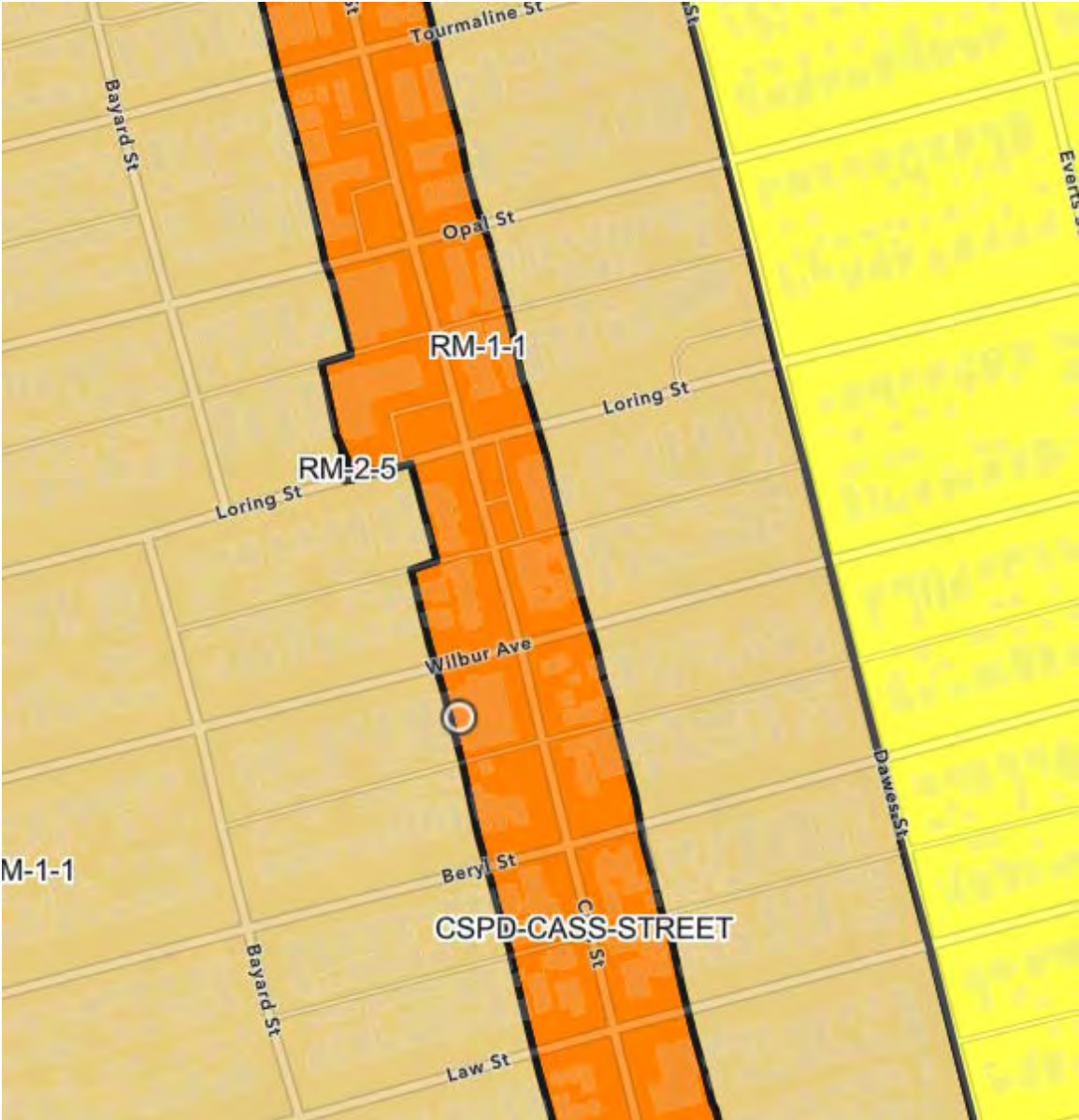
The current facility is not adequately addressing the coverage demands of the surrounding community. The requested modification will significantly increase the coverage capability of the surrounding areas and points of high public interest and traffic. The proposed modification seen on Page (4) shows the new coverage capability that will provide increased cellular services to highly concentrated residential



communities and subdivisions, along with public institutions and commercial facilities. If site were to go off air, it will decrease the coverage area of nearby communities as it's completely covered by current site.



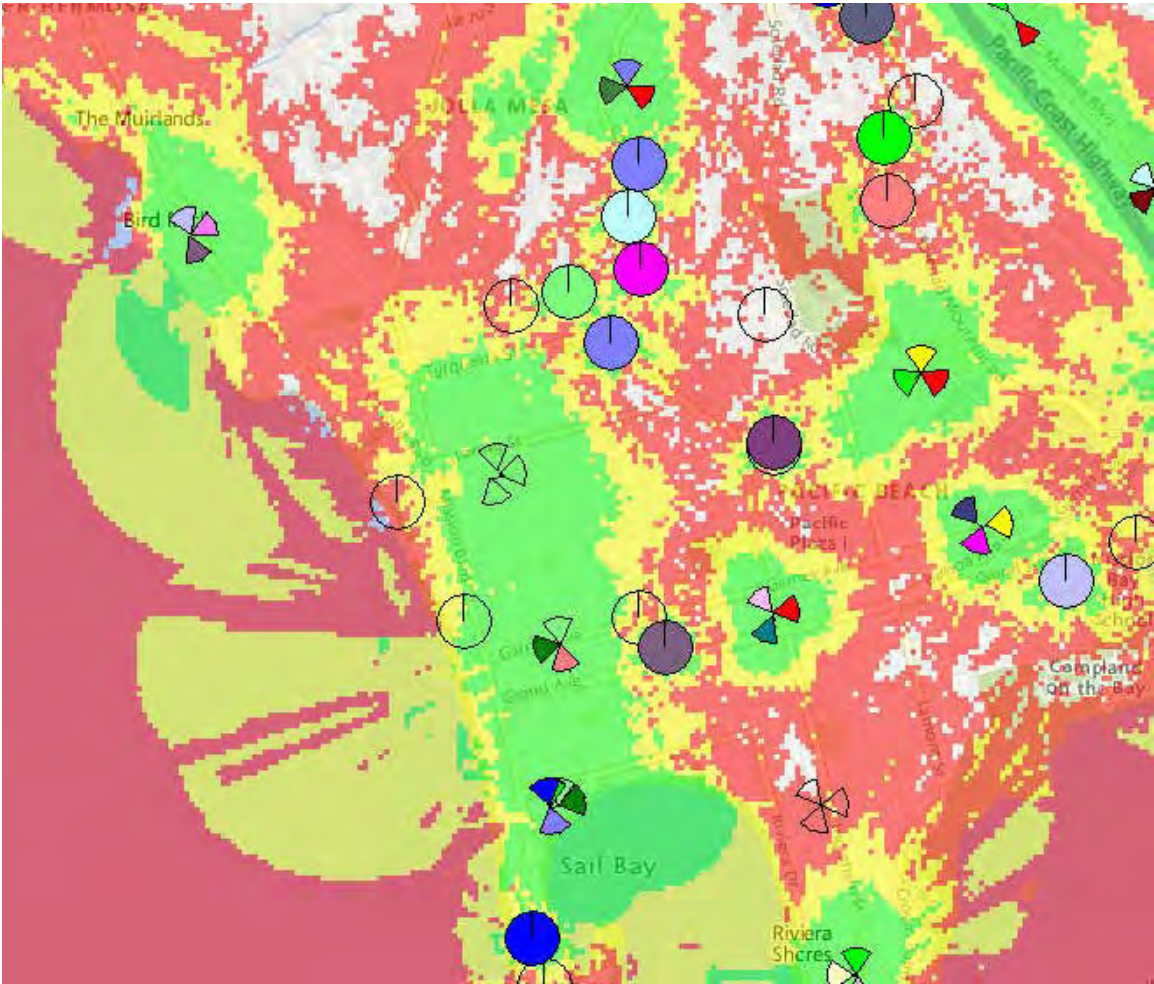
Zoning Map – CAL00068 – Pacific Towers





Coverage Plots – CAL00068 – Pacific Towers

Existing/Proposed Coverage with CAL00068

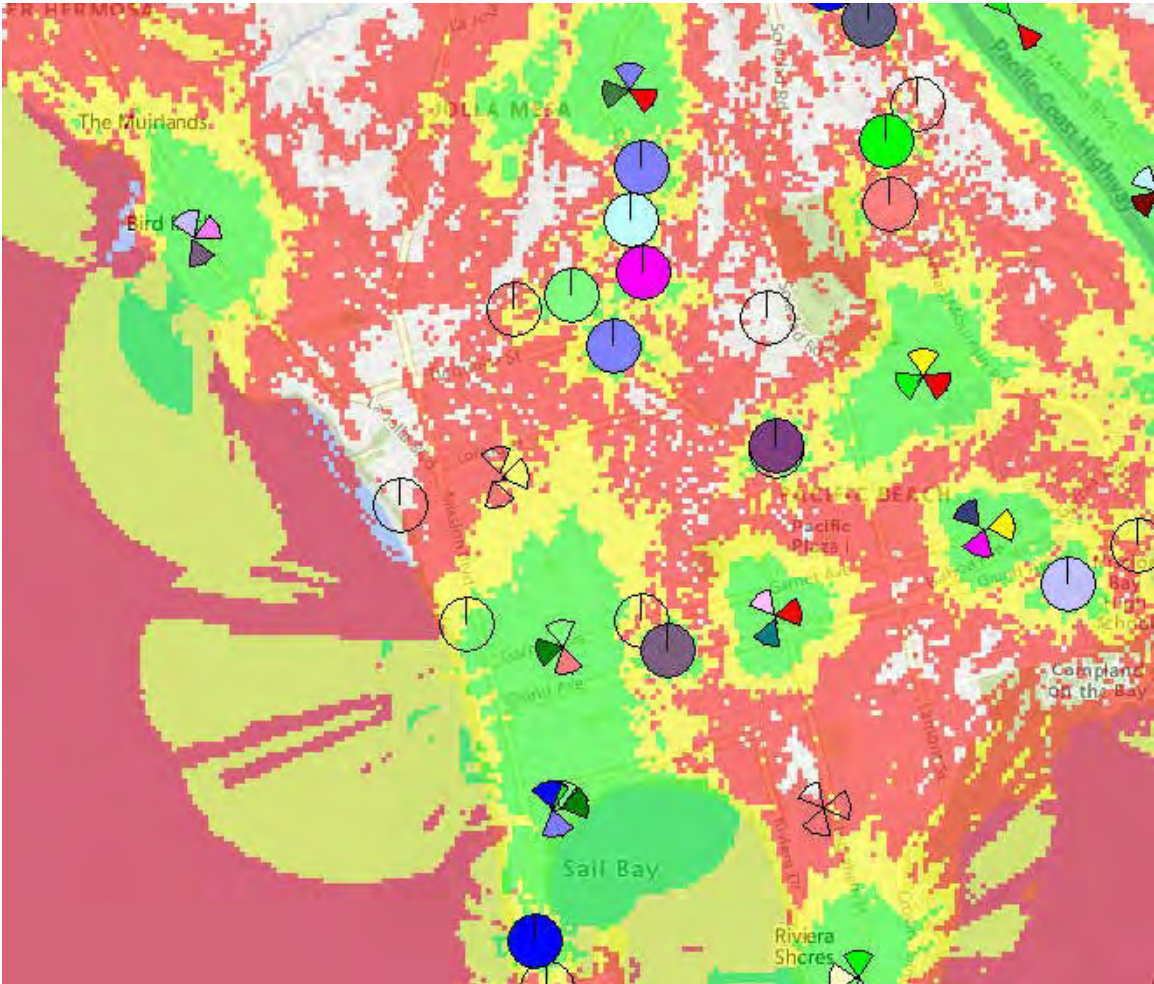


RSRP (dBm) - Indoor	
Green	Good
Yellow	Fair
Red	Poor



Coverage Plots – CAL00068 – Pacific Triangles

Coverage Without CAL00068



RSRP (dBm) - Indoor	
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Yellow	Fair
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November 30, 2022

To:

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From:

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950 W Bethany Dr. Ste 700,
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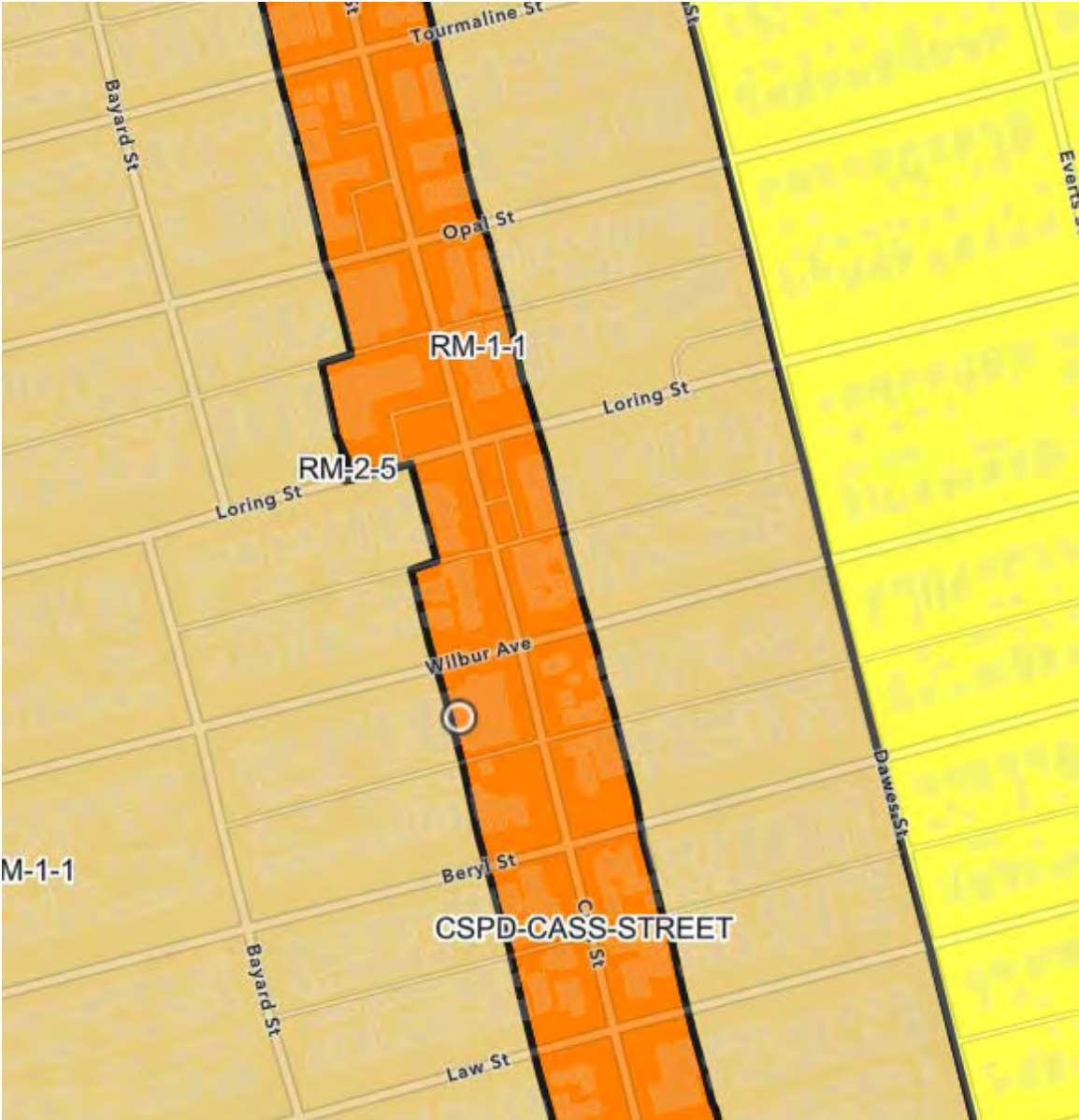
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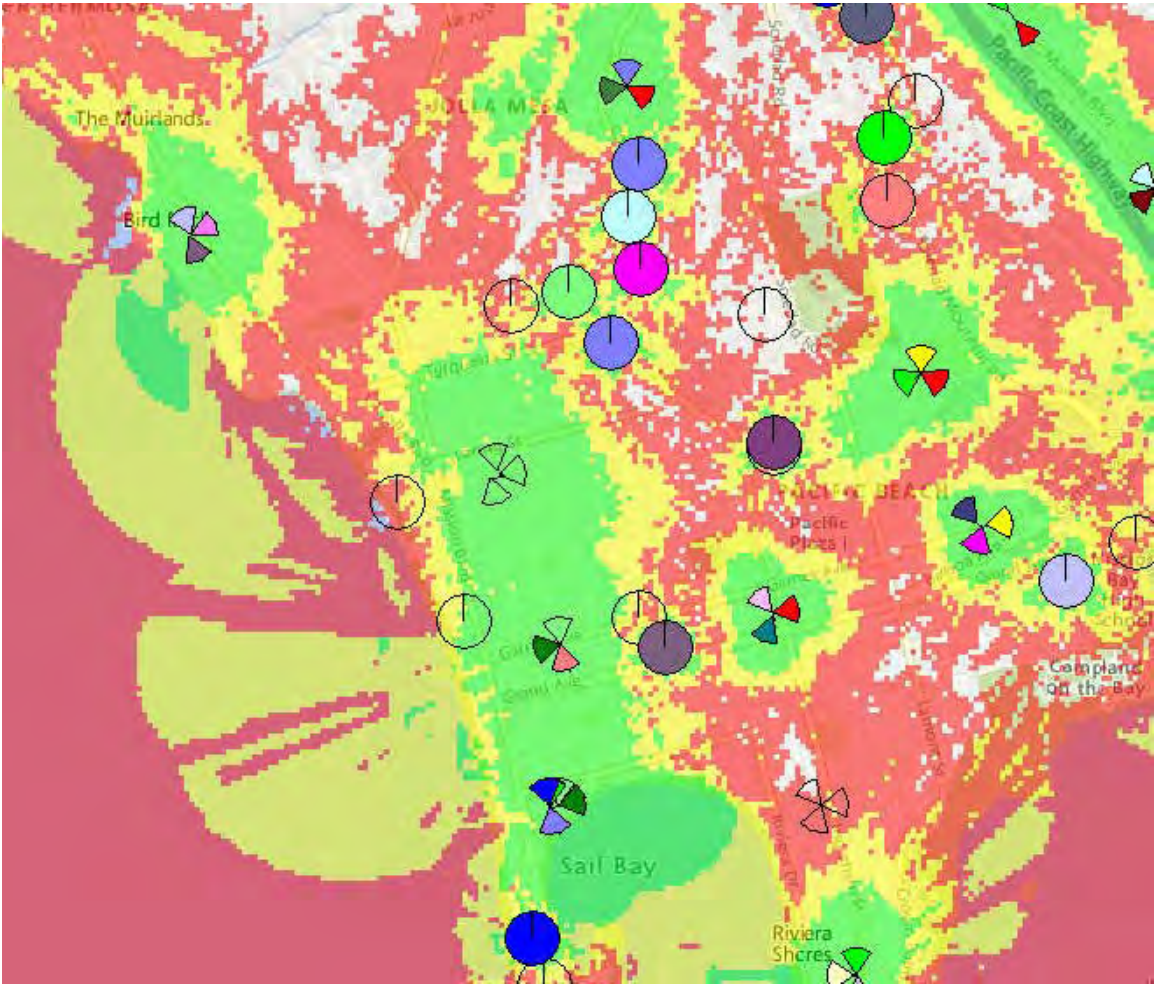
Zoning Map – CAL00068 – Pacific Towers





Coverage Plots – CAL00068 – Pacific Towers

Existing/Proposed Coverage with CAL00068

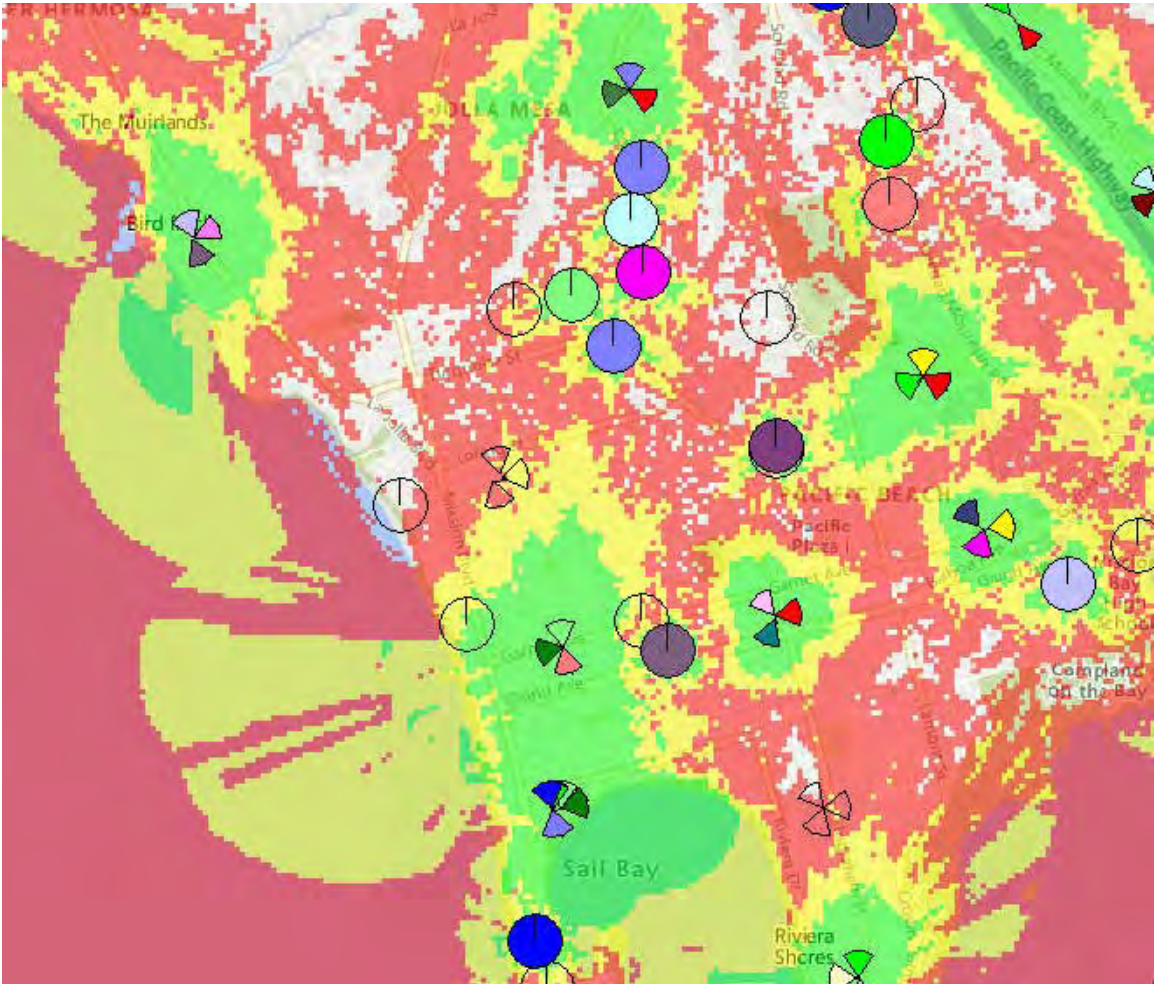


RSRP (dBm) - Indoor	
Green	Good
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Coverage Plots – CAL00068 – Pacific Triangles

Coverage Without CAL00068



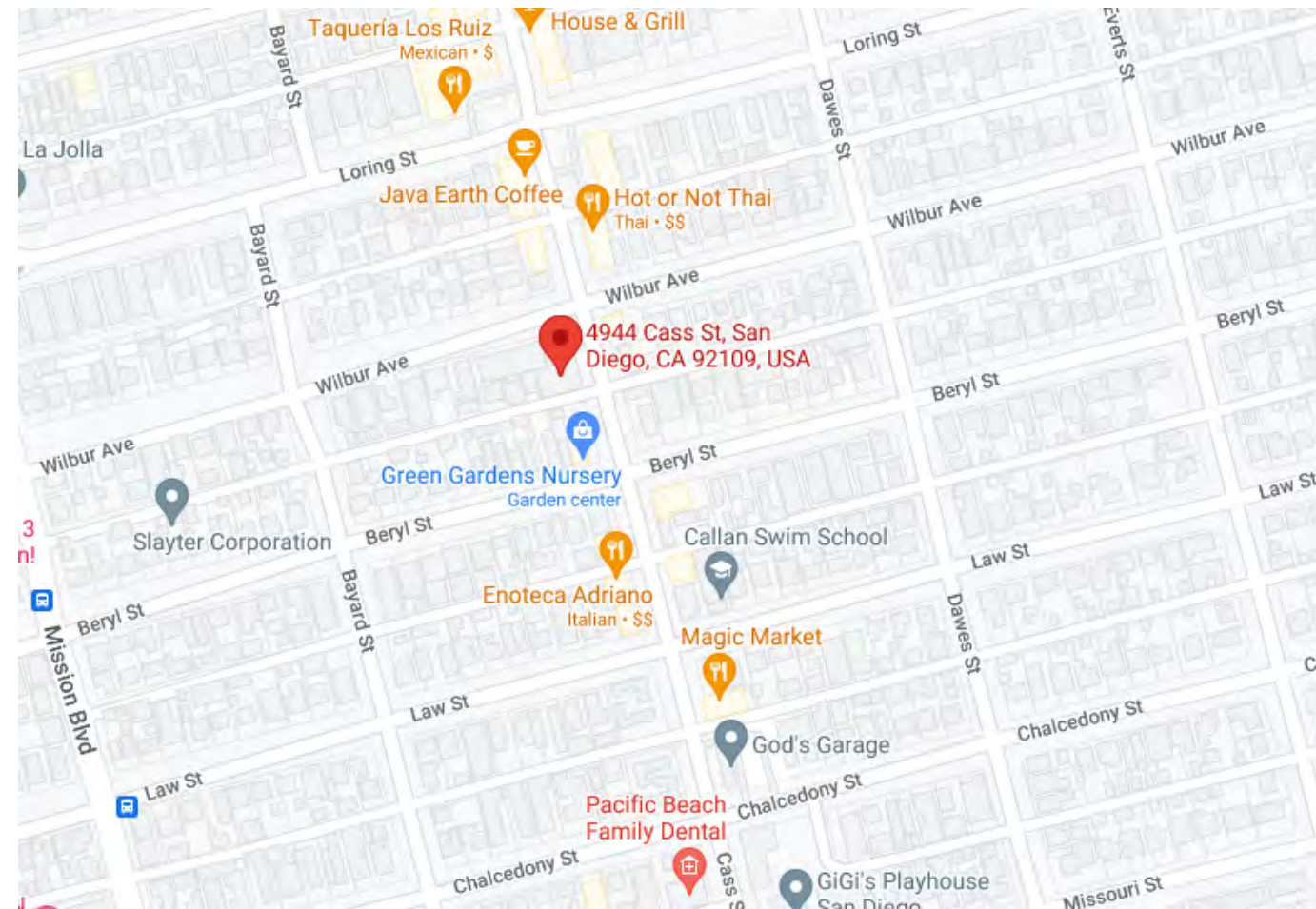
RSRP (dBm) - Indoor	
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10085075 - Pacific Towers



4944 Cass St., San Diego, CA 92109

Map



LOCATION

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4944 Cass St., San Diego, CA 92109

VIEW 1

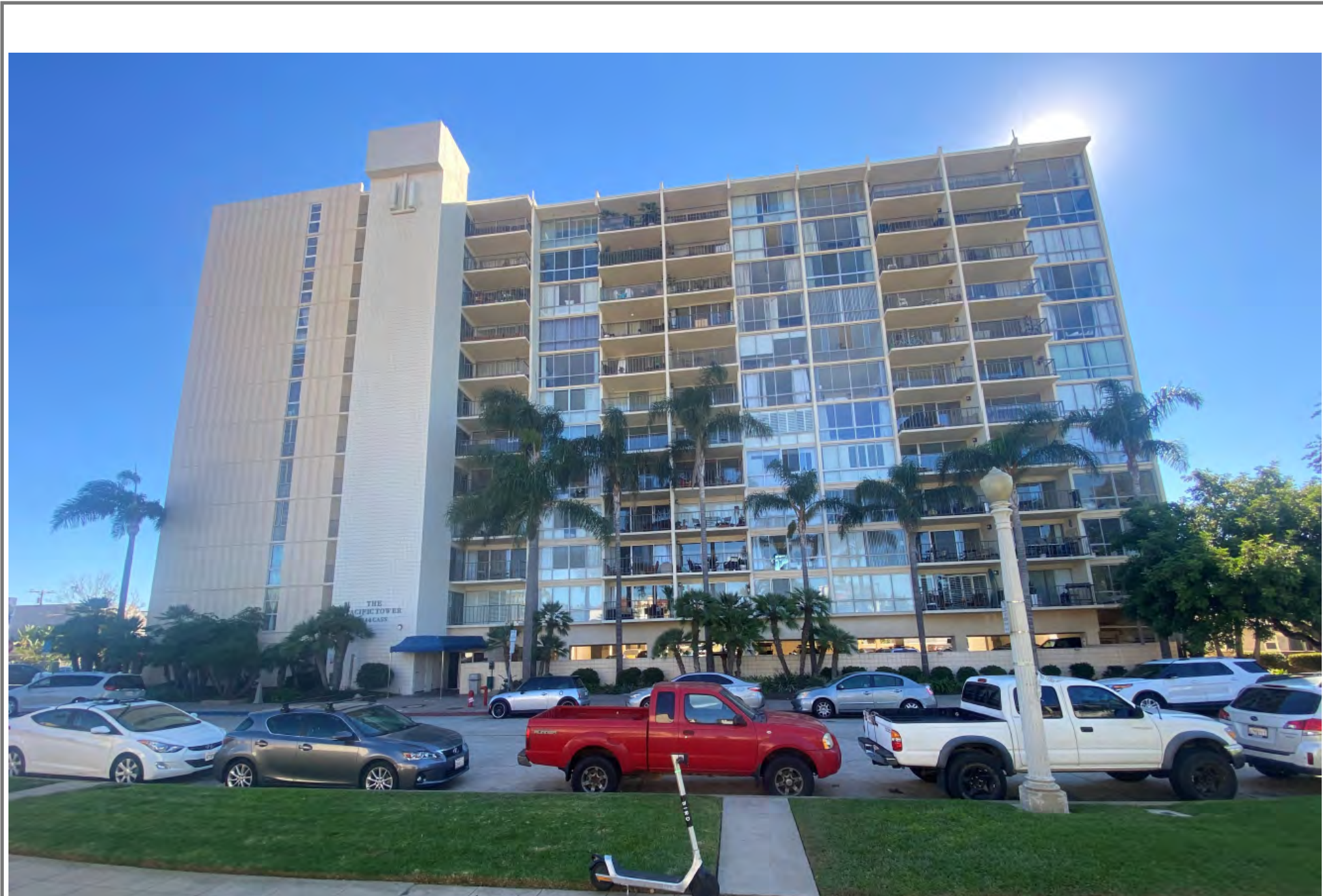


SOUTH VIEW

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4944 Cass St., San Diego, CA 92109

VIEW 2



NORTH VIEW

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4944 Cass St., San Diego, CA 92109

VIEW 3



WEST VIEW