



THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED: September 12, 2024 REPORT NO. PC-24-040

HEARING DATE: September 19, 2024

SUBJECT: AT&T WIRELESS ALTADENA
CONDITIONAL USE PERMIT AND PLANNED DEVELOPMENT PERMIT
Process Four Decision

PROJECT NUMBER: [PRJ-1080359](#)

OWNER/APPLICANT: CHRIST CHURCH UNITY, Owner and AT&T WIRELESS, Applicant

SUMMARY

Issue: Should the Planning Commission approve a Conditional Use Permit (CUP) and Planned Development Permit (PDP) to install and operate a Wireless Communication Facility (WCF) located at [3770 Altadena Avenue](#) in the RM-1-3 zone within the Central Urbanized Planned District (CUPD) of the [Mid-City City Heights Communities Plan Area](#)?

Proposed Actions: _____

1. APPROVE CUP No. 3196432 and PDP No. 3304926.

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.

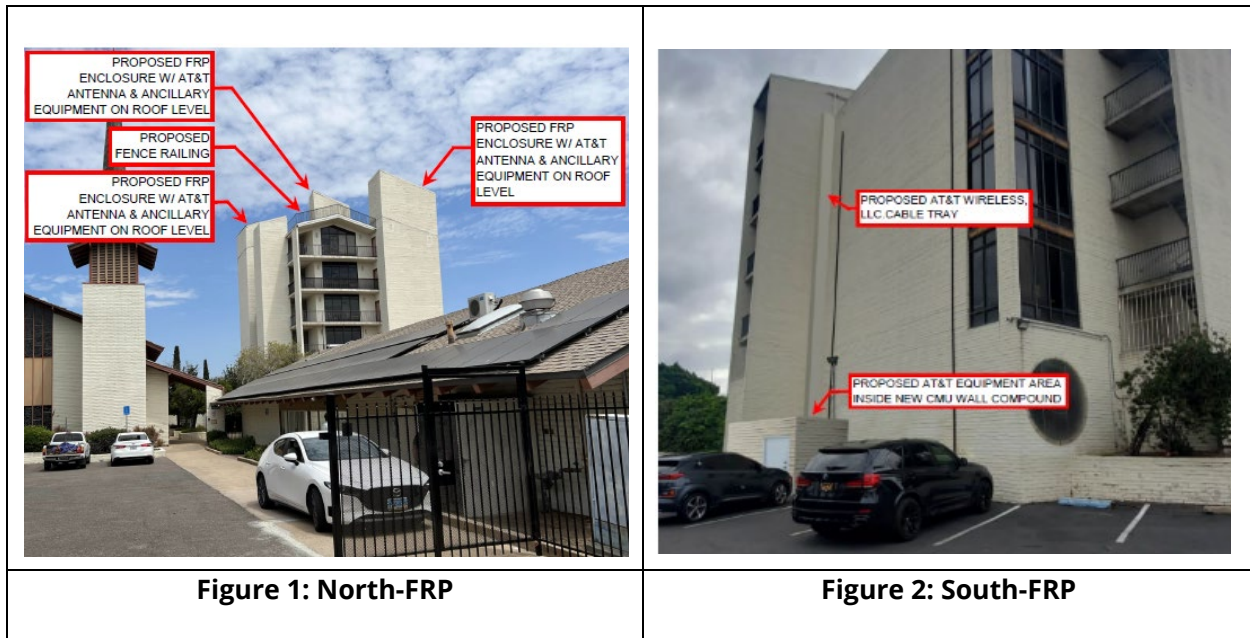
Community Planning Group Recommendation: On April 7, 2023, the Mid-City: City Heights Community Planning Group (CPG) voted 6-3-0 to recommend approval of the proposed project without conditions (Attachment 8).

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 15303 (New Construction). There was no appeal of the Environmental Determination. The determination was made on June 26, 2023, and the opportunity to appeal that

determination ended on July 11, 2023 (Attachment 6).

DISCUSSION

The project proposes a new WCF (AT&T) to install a total of 12 new antennas and nine (9) remote radio units, concealed behind three (3) new Fiberglass-Reinforced Plastic (FRP) enclosures, on the facade of a high-rise rooftop, painted and textured to match the existing building surface. The cable tray will be mounted on the backside of the building, and a 237-square-foot ground-level equipment area in the parking lot will be painted and textured to match the building surface to conceal the ancillary equipment and minimize visual impacts (Figures 1 and 2).



The site is designated for multiple family residential use (11-15 dwelling units/acre) in the [Mid-City City Heights Community Planning Area](#) (Attachments 1-3). The project complies with the [Wireless Design Guidelines](#) as a Façade Mounted WCF.

The 1.56-acre site is located in the RM-1-3 Zone, a residential zone that contains residential development on the parcel. The site will serve the neighboring residences, nearby stores, and nearby churches, as well as provide coverage for the existing gaps in the area (Attachment 11 and 12). This high-rise building provides maximum coverage with minimal visual impact. Therefore, 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. The building height limit is 30 feet in the RM-1-3 zone. Additionally, in accordance with [126.0602\(b\)\(1\)](#), deviations from applicable zoning regulations require a PDP. The existing residential building facade is 70.4 feet tall, and AT&T is proposing to increase this height to an overall height of 91 feet. The proposed height increase deviates from the RM-1-3 Zone height limit of 30 feet. Although the building exceeds 30 feet, the proposed height increase will establish a new overall height.

The WCF is inconspicuous from public view on the top of the high-rise building, six floors above ground level, and appropriately screened behind new FRPs painted and textured to match the surface (Figure 1). Further, the RRUs will be mounted on the roof of the six-story building out of public view. Both the height and the design of the sloped FRPs provide the necessary features to maintain coverage and performance while camouflaging the antennas from public view. As a result, and barring the height deviation, the project complies with [SDMC 141.0420](#), the [Wireless Design Guidelines](#), as well as the [City's General Plan](#) and the [Mid-City: City Heights Community Plan](#). Therefore, the proposed development will not adversely affect the applicable land use plan.

The WCF, as designed, will increase the facade to an overall height of 91 feet tall, which deviates from the RM-1-3 Zone height limit of 30 feet. The project height deviation can be supported since the design is appropriately concealed behind FRP screenings mounted on the roof of the building, 6 floors above ground level, and will be minimally visible. The design integrates with the existing roof slope and the character of the building by concealing the antennas inside the integrated slope facade. 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. 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 roof of the high-rise building, six floors above ground level, and will be minimally visible. As reflected in the exhibits, 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 December 20, 2022, which concluded that the project is in compliance with FCC standards for RF emissions but recommended that necessary signage and barriers be installed and restricted access. Condition No. 24 of the CUP (Attachment 5) requires warning signage and barriers, regulated by the FCC, on the WCF.

[Council Policy](#) 600-43 assigns preference levels to WCFs proposed for different land uses, with Preference 1 is the highest, and Preference 4 is the lowest. The most preferred locations, Preference 1 is generally non-residential uses/zones and is 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 require 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 which requires a CUP, Process Four which is a decision by the Planning Commission appealable to the City Council. The

applicant must 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 Wireless letter indicated that antennas concealed behind 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 provide coverage and performance while camouflaging the antennas from public view. Additionally, there are no other buildings or structures nearby in a lower preference level with the current existing structure height needed to meet the coverage objective.

Community Plan:

The [Mid-City: City Heights Community Plan Utilities section](#) recommends considering the impacts of energy and communication facilities on adjacent uses and utilizing all available means to conceal communication antennas from view. The antennas will be concealed behind the new FRP screens mounted on the high-rise building's roof. The cable tray will be mounted on the backside of the building and a 237-square-foot ground-level equipment area in the parking lot will be painted and textured to match the building surface to conceal the ancillary equipment. The [General Plan, Section UD-A.15](#), states that WCF 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 Wireless design is consistent with the General Plan's requirement since the WCF is appropriately concealed behind 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 residential high-rise building meeting the purpose and intent of the Wireless Communication Ordinance ([SDMC 141.0420](#)), the Wireless 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. 3196432 and Planned Development Permit No. 3304926 (Attachments 4 and 5).

ALTERNATIVES

1. Approve Conditional Use Permit No. 3196432 and Planned Development Permit No. 3304926, with modifications.
2. Deny Conditional Use Permit No. 3196432 and Planned Development Permit No. 3304926, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



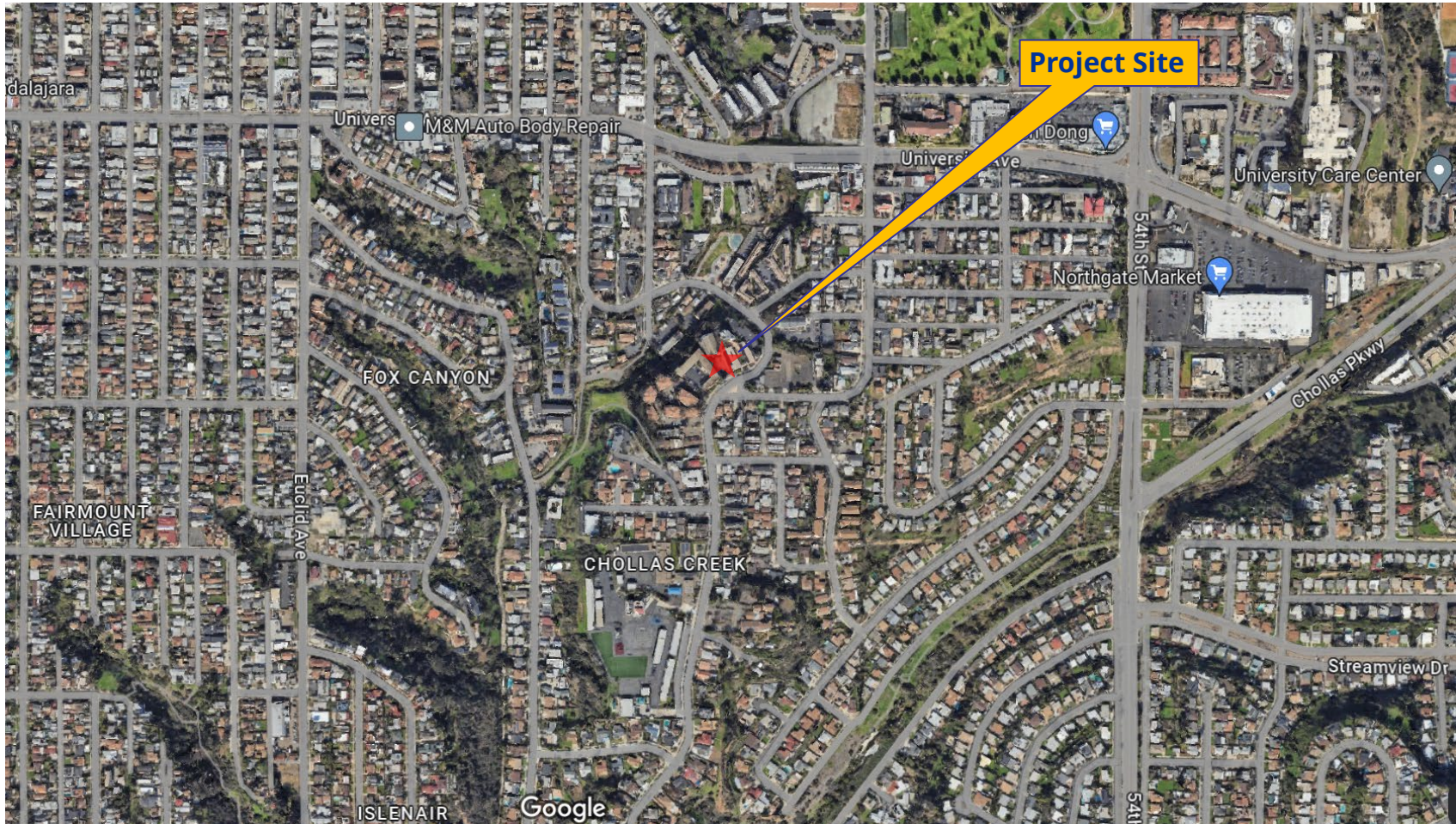
Simon Tse
Supervising Development Project Manager
Development Services Department



Karen Howard
Development Project Manager
Development Services Department

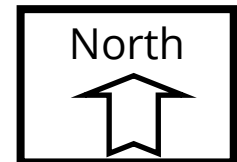
Attachments:

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

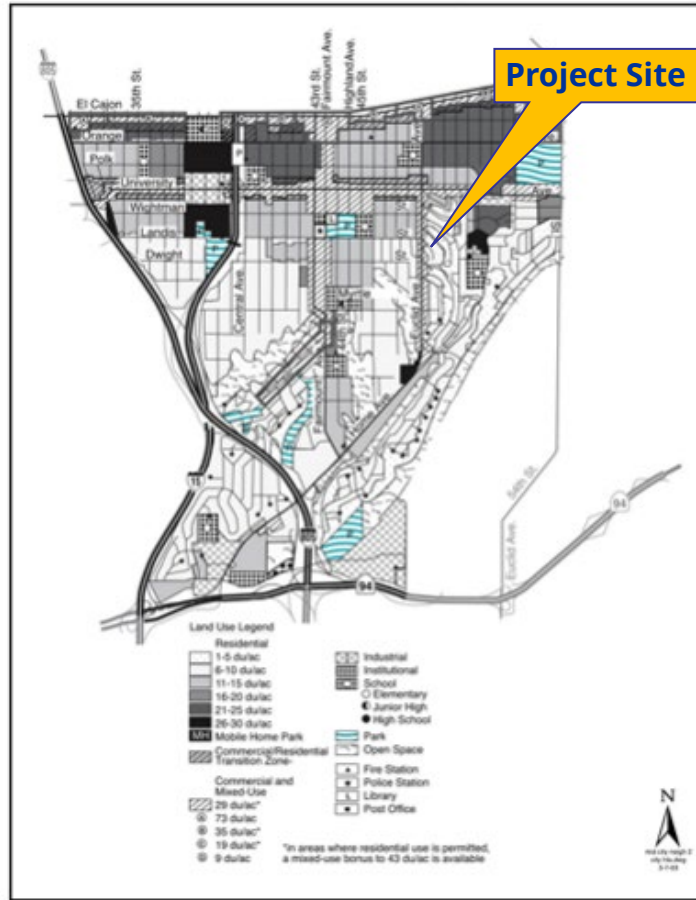


Aerial Photograph

AT&T WIRELESS ALTADENA Project No. PRJ-1080359
3770 Altadena Avenue



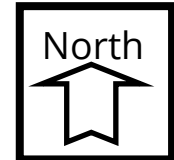
City Heights Community Plan Map

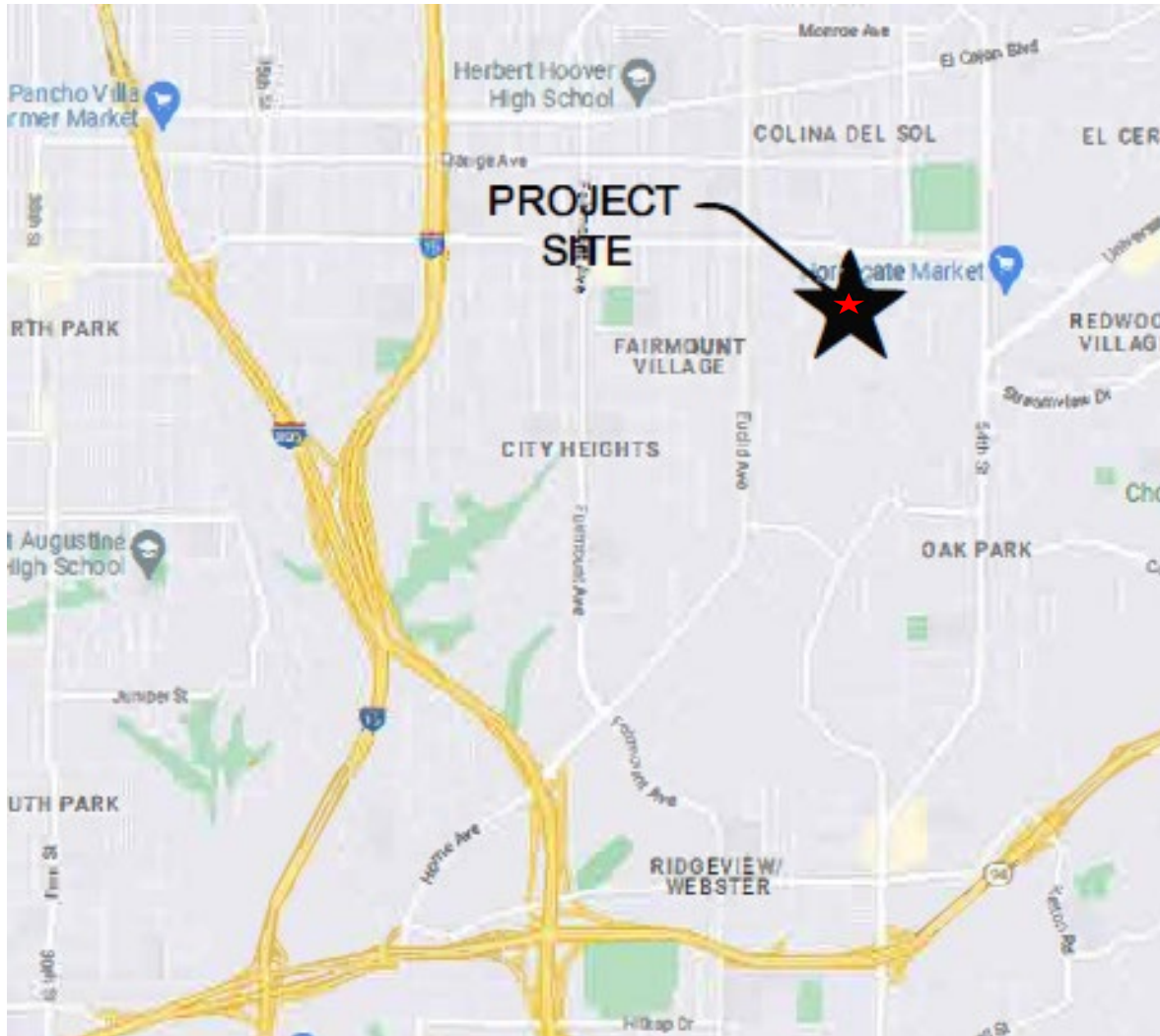


Mid-City: City Heights Land Use Plan

AT&T WIRELESS ALTADENA Project No. PRJ-1080359

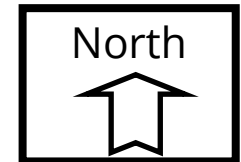
3770 Altadena Avenue





Project Location Map

AT&T WIRELESS ALTADENA Project No. PRJ-1080359
3770 Altadena Avenue



PLANNING COMMISSION
RESOLUTION NO. _____
CONDITIONAL USE PERMIT NO. 3196432
PLANNED DEVELOPMENT PERMIT NO. 3304926
AT&T WIRELESS ALTADENA AVENUE- PROJECT NO. PRJ-1080359

WHEREAS, CHRIST CHURCH UNITY, Owner and AT&T WIRELESS, Permittee filed an application with the City of San Diego for a permit for a new Wireless Communication Facility (WCF) as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Conditional Use Permit (CUP) No. 3196432 and Planned Development Permit No. 3304926 on portions of a 1.56-acre site;

WHEREAS, the project site is located at 3770 Altadena Avenue in the Residential-Multiple Unit, RM-1-3 Zone within the Central Urbanized Planned District (CUPD) of the Mid-City-City Heights Community Plan;

WHEREAS, the project site is legally described as: Lots 111 And 112, Oak Park Annex, in the City of San Diego, County of San Diego, State of California according to Map Thereof No. 1764, filed in the Office of the County Recorder of San Diego County on September 11, 1923. Excepting therefrom the northwesterly 50 feet measured along the northeasterly line, the southeasterly line of said northwesterly 50 feet being parallel with the northwesterly line. And being the same property conveyed to Christ Church Unity, a nonprofit corporation from Christ Church Christian by Quitclaim Deed dated January 25, 1989, and recorded January 26, 1989, in Instrument No. 89-044999;

WHEREAS, on June 26, 2023, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is Categorically exempt from CEQA pursuant to CEQA State Guidelines, Section 15303 (New Construction) under CEQA Guideline (Public Resources Code Section 21000 et seq.) 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 September 19, 2024, the Planning Commission of the City of San Diego considered CUP No. 3196432 and PDP No. 3304926 pursuant to the Land Development Code of the City of San Diego;

NOW, THEREFORE, BE IT RESOLVED by the PLANNING COMMISSION of the City of San Diego, that it adopts the following findings with respect to CUP No. 3196432 and PDP No. 3304926:

Conditional Use Permit (SDMC) Section 126.03051

1. Findings for all Conditional Use Permits:

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

The project proposes a new WCF by AT&T consisting of the installation of a total of 12 new antennas and of a total of nine (9) remote radio units concealed behind three (3) new Fiberglass-Reinforced Plastic (FRP) enclosures mounted on a high-rise residential rooftop, painted and textured to match the existing building surface. The existing 70.4 feet tall residential building shall increase to 91 feet tall with the additional height proposed as part of this WCF. The proposed height is necessary to conceal the antennas and associated mounting apparatus from view. The cable tray will be vertically mounted on the backside of the building and a 237-square-foot ground-level equipment area in the parking lot will be painted and textured to match the building surface to conceal the ancillary equipment and minimize visual impacts. The site is located at 3770 Altadena Avenue in the Residential-Multiple Unit, RM-1-3 Zone within the Central Urbanized Planned District (CUPD) of the Mid-City-City Heights Community Plan.

The Mid-City-City Heights Community Plan Utilities section recommends considering impacts of energy and communication facilities on adjacent uses and utilize all available means to conceal communication antennas from view. Additionally, the City of San Diego's General Plan (UD-15) requires that the visual impact of wireless facilities be minimized by concealing them inside existing structures or using screening techniques to hide or blend them into the surrounding area. The Mid-City-City Heights Community Plan (Community Plan) also calls for these facilities to be designed to be aesthetically pleasing and respectful of the neighborhood context. Furthermore, the Community Plan states that equipment associated with wireless facilities shall be concealed from view. Pursuant to the San Diego Land Development Code, communication antennas are permitted in all zones citywide with the

appropriate permit process. Wireless communication facilities are separately regulated uses, which have limitations or require compliance with conditions to minimize potential impacts. The regulations intend to camouflage facilities from public view. The less visible a facility is, the more integrated/concealed it is. In this case, the antennas and the RRUs will be completely concealed inside new FRPs mounted on the roof and will have minimal visual impacts on the surrounding area and comply with the City's General Plan requirements. The cable tray mounted on the backside of the building and the 237-square-foot ground-level concrete wall equipment area in the parking lot will be painted and textured to match the building surface to conceal the ancillary equipment and minimize visual impacts. The WCF is concealed from public view and appropriately screened behind new FRPs painted and textured to match the surface and concealed from public view. The top of the FRPs are designed to match the existing building's sloped roofline. As designed, the WCF complies with the WCF Land Development Code requirements by integrating the project with the existing building's roofline; and color and texture, thereby reducing visual impacts.

The WCF is in compliance with the WCF Design Guidelines and San Diego Municipal Code (SDMC) section 141.0420. FRP is a transparent material used to screen and integrate a WCF with an existing building. FRPs use paint and texture to blend them into an existing structure. FRPs make the antennas less visible and more integrated with the existing building. However, an FRP does not completely conceal. Sites that don't completely conceal any of the WCF will receive an expiration date of ten years. Condition No. 3 of the CUP set the expiration date to October 3, 2034. Therefore, the proposed development would not adversely affect the applicable land use plan.

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

The project proposes a new WCF by AT&T consisting of the installation of a total of 12 new antennas and of a total of nine (9) remote radio units concealed behind three (3) new Fiberglass-Reinforced Plastic (FRP) enclosures mounted on a high-rise residential rooftop, painted and textured to match the existing building surface. The existing 70.4 feet tall residential building shall increase to 91 feet tall with the additional height proposed as part of this WCF. The proposed height is necessary to conceal the antennas and associated mounting apparatus from view. The cable tray will be vertically mounted on the backside of the building and a 237-square-foot ground-level equipment area in the parking lot will be painted and textured to match the building surface to conceal the ancillary equipment and minimize visual impacts. The site is located at 3770 Altadena Avenue in the Residential-Multiple Unit, RM-1-3 Zone within the Central Urbanized Planned District (CUPD) of the Mid-City-City Heights Community Plan.

The project was determined to be exempt from CEQA pursuant to Section 15303 (New Construction). The conditions of approval for the project will require compliance with several operational constraints and development controls intended to assure the continued public safety. The WCF will not have any emission of odor,

dust, gas, noise, vibration, smoke, heat, or glare at a level exceeding ambient conditions. The project includes pre-manufactured equipment cabinet, A/C unit, and the generator behind an eight-foot-tall concrete wall enclosure.

The Noise Assessment prepared by Morrison Hershfield dated December 22, 2022, indicates the project meets the City of San Diego regulations related to Noise. The equipment's noise level is 32.69 dBA (decibel A) which is less than 45 dBAs which is considered normally acceptable for a residential setting. The combined anticipated level of the cabinet, A/C unit, and the generator both meet the city's standard even though only the A/C unit is expected to run at night. The combined anticipated level of the cabinet, AC unit and the generator is below the City's nighttime standard of 40 dBA. Further, the Noise Assessment concluded the combined equipment complies with requirements mandated by City of San Diego ordinance at all adjacent property lines. All proposed improvement plans associated with the project will be reviewed prior to issuance of construction permits and inspected during construction to assure the project will meet or exceed all relevant and applicable building, electrical, mechanical, plumbing and fire codes. 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 RF-EME Compliance Report (Report) dated December 20, 2022, from EBI Consulting was submitted to the City verifying that the proposed project meets or exceeds the requirements of the FCC for RF emissions, but recommended that access to the access to the rooftop or areas associated with the active antenna installation be restricted and secured where possible. The proposed equipment will be surrounded by an eight-foot-high concrete wall with locked steel gate accessible only to qualified personnel. 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 the 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 a new WCF by AT&T consisting of the installation of a total of 12 new antennas and of a total of nine (9) remote radio units concealed behind three (3) new Fiberglass-Reinforced Plastic (FRP) enclosures mounted on a high-rise residential rooftop, painted and textured to match the existing building surface. The existing 70.4 feet tall residential building shall increase to 91 feet tall with the additional height proposed as part of this WCF. The proposed height is necessary to conceal the antennas and associated mounting apparatus from view. The cable tray will be vertically mounted on the backside of the building and a 237-square-foot ground-level equipment area in the parking lot will be painted and textured to match the building surface to conceal the ancillary equipment and minimize visual impacts. The site is located at 3770 Altadena Avenue in the Residential-Multiple Unit, RM-1-3

Zone within the Central Urbanized Planned District (CUPD) of the Mid-City-City Heights Community Plan.

The WCF will be integrated with the property from all views due to the siting, paint, and location behind FRP enclosures which maintains a consistent visual continuity among the surroundings. The equipment necessary to operate the facility is located within a 237-square-foot equipment area in the ground-level parking lot. The project's specific location onsite renders it minimally visible from outside the site and unlikely to have a significant impact on adjacent properties. The WCF is 91-feet-tall, which deviates from the RM-1-3 Zone height limit of 30 feet. The height of this site at 91-feet is predicated on the pairing up the existing AT&T towers in the area to optimize their coverage objective to the Colina Del Sol area. The WCF is inconspicuous from public view on the top of the high-rise building, six floors above ground level, and appropriately screened behind new FRPs painted and textured to match the surface. The project complies with the development regulations of the RM-1-3 zone barring the height deviation. Therefore, the proposed development will comply with the regulations of the Land Development Code.

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

The project proposes a new WCF by AT&T consisting of the installation of a total of 12 new antennas and of a total of nine (9) remote radio units concealed behind three (3) new Fiberglass-Reinforced Plastic (FRP) enclosures mounted on a high-rise residential rooftop, painted and textured to match the existing building surface. The existing 70.4 feet tall residential building shall increase to 91 feet tall with the additional height proposed as part of this WCF. The proposed height is necessary to conceal the antennas and associated mounting apparatus from view. The cable tray will be vertically mounted on the backside of the building and a 237-square-foot ground-level equipment area in the parking lot will be painted and textured to match the building surface to conceal the ancillary equipment and minimize visual impacts. The site is located at 3770 Altadena Avenue in the Residential-Multiple Unit, RM-1-3 Zone within the Central Urbanized Planned District (CUPD) of the Mid-City-City Heights Community Plan.

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. The site provides coverage to Colina Del Sol and surrounding areas as shown on the aerial maps provided with the application. As indicated in the PC Report, there are no other buildings or structures nearby in a lower preference level with the current existing structure height needed to meet the coverage objective.

The facility will be painted and screened to blend in seamlessly within the existing Building. The WCF will be integrated with the property from all views due to the siting, paint, and location behind FRP enclosures which maintains a consistent visual continuity among the surroundings. The equipment necessary to operate the facility is located within a 237-square-foot equipment area in the ground-level parking lot. The project's specific location onsite renders it minimally visible from outside the site and unlikely to have a significant impact on adjacent properties. Due to the topography and the surrounding land uses, no other lower preference level locations were considered viable. Instead, AT&T opted to conceal the antennas behind FRPs and focused on providing maximum coverage with minimal visual impacts. Therefore, the project complies with the development regulations of the RM-1-3 zone and Council Policy 600-43 and barring the height deviation. Furthermore, the proposed modifications will comply with the regulations of the Land Development Code, including any allowable deviations pursuant to the Land Development Code.

Planned Development Permit [SDMC Section 126.0605]

1. Findings for all Planned Development Permits:

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

As outlined in Conditional Use Permit Finding A.1.a herein incorporated by reference, the proposed development will not adversely affect the applicable land use plan.

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

As outlined in Conditional Use Permit Finding A.1.b herein incorporated by reference, the proposed development will not adversely affect the public health, safety, and welfare.

- e. The proposed development will comply with the regulations of the Land Development Code including any proposed deviations pursuant to Section 126.0602(b)(1) that are appropriate for this location and will result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone, and any allowable deviations that are otherwise authorized pursuant to the Land Development Code.**

The project proposes a new WCF by AT&T consisting of the installation of a total of 12 new antennas and of a total of nine (9) remote radio units concealed behind three (3) new Fiberglass-Reinforced Plastic (FRP) enclosures mounted on a high-rise residential rooftop, painted and textured to match the existing building surface. The existing 70.4 feet tall residential building shall increase to 91 feet tall with the additional height proposed as part of this WCF. The proposed height is necessary to conceal the antennas and associated mounting apparatus from view. The cable tray

will be vertically mounted on the backside of the building and a 237-square-foot ground-level equipment area in the parking lot will be painted and textured to match the building surface to conceal the ancillary equipment and minimize visual impacts. The site is located at 3770 Altadena Avenue in the Residential-Multiple Unit, RM-1-3 Zone within the Central Urbanized Planned District (CUPD) of the Mid-City-City Heights Community Plan

Deviations to the San Diego Municipal Code (SDMC) may be processed through a Planned Development Permit (PDP) in accordance with SDMC Sections 126.0604(b)(1). The purpose of the PDP is to establish a review process for development that allows an applicant to request greater flexibility from the strict application of the regulations than would be allowed through a deviation process. The intent is to encourage imaginative and innovative planning and to assure that the development achieves the purpose and intent of the applicable land use plan and that it would be preferable to what would be achieved by strict conformance with the regulations. Expiration dates are imposed on WCFs to review and modify these facilities to comply with current design standards. The WCF regulations require that visual impacts associated with WCFs be minimized or concealed through integration. Integration is to be accomplished with architecture, landscape and siting solutions.

The previously conforming 70.4-foot-tall residential building is within the RM-1-3 Zone with a height limit of 30 feet. The WCF is proposing to add an additional 21 feet approximately to the overall height to conceal the antennas and all associated mounting apparatus. To ensure balance and consistency, the architectural façade shall be increased on multiple sides of the residential structure. To maintain the character, the façade will preserve the existing angular design. The design is in scale with the rest of the building and provides a unique opportunity to conceal and integrate a WCF. The proposed height increase is in balance with the existing design and shall be able to provide the intended objective and can be supported by telecom staff. As shown in the coverage maps, the proposed facility will provide critical voice and data service throughout the surrounding area. Operating this site is necessary to improve loss service and ensure adequate future service.

The WCF Guidelines, adopted in 2019, include stringent requirements for FRPs to ensure they screen and integrate a WCF with an existing building. The project is appropriately concealed behind FRP screenings mounted on the roof of the building, 6 floors above ground level, and will be minimally visible. As reflected in the exhibits, the design conceals the antennas, meeting the intent of the WCF Guidelines, and it appears as a uniform structure when viewed from grade. AT&T is seeking improved coverage in the immediate area with a definite deficit in the carrier's coverage area between other existing AT&T sites nearby.

Although AT&T pursued other sites in their required search ring to avoid a height deviation, it was unsuccessful. The first site AT&T considered was 4728 Euclid Avenue. Although it is a Preference 4, the least preferred location, there was an opportunity for collocation. Collocation reduces the need for a new cell site and can

minimize visual impacts if it meets concealment guidelines. However, AT&T's proposal to collocate on the site was rejected. The property owner declined the proposal due to issues with the existing carrier at the Euclid site. Therefore, the applicant was unable to proceed with this site. The second site, AT&T pursued was 3663 Euclid Avenue. The site is located within the CUPD-CU-1-2 zone which is a Preference 1, most preferred location. There is no existing facility located on the site. However, an agreement could not be reached with the property owner.

The current location, 3770 Altadena Avenue was available, as the other sites were unacceptable in terms of leasing, limited room, difficult terrain or no landlord interest. The proposed WCF will provide a critical voice and data service throughout the surrounding area. The new operation of this site is necessary to maintain the existing levels of service to the area for AT&T. 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 proposed coverage provided on the property and the predicted loss of coverage without the proposed WCF, including the deviation.

The facility will be painted and screened to blend seamlessly within the existing building. The WCF will be integrated with the property from all views due to the siting, paint, and location behind FRP enclosures which implement the intent of the WCF Ordinance. This WCF Ordinance intends to integrate and camouflage WCFs within the existing location. Based on these considerations, this project complies with the permit and design requirements for WCFs as identified in the SDMC 141.0420. In addition to the processing of a PDP for a height deviation, the project requires a Conditional Use Permit (CUP) pursuant to SDMC Section 141.0420(c)(2)(B), when a WCF is located in a residential zone on a premises that contains residential development. Therefore, the proposed development will comply with the regulations of the Land Development Code, including any proposed deviations pursuant to SDMC Section 126.0602(b)(1) that are appropriate for this location and will result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone, and any allowable deviations that are otherwise authorized 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 Planning Commission of the City of San Diego considered Conditional Use Permit No. 3196432 and Planned Development Permit No. 3304926 is hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Conditional

Use Permit No. 3196432 and Planned Development Permit No. 3304926 a copy of which is attached hereto and made a part hereof.

Karen Howard
Development Project Manager
Development Services

Adopted on: September 19, 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: 11004545

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CONDITIONAL USE PERMIT NO. 3196432
PLANNED DEVELOPMENT PERMIT NO. 3304926
AT&T WIRELESS ALTADENA AVENUE - PROJECT NO. PRJ-1080359
PLANNING COMMISSION

This Conditional Use Permit (CUP) No. 3196432 and Planned Development Permit No. 3304926 is granted by the Planning Commission of the City of San Diego to Christ Church Unity, Owner and AT&T Wireless, Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0305, and 141.0420(c)(2)(B). The 1.56-acre site is located at 3770 Altadena Avenue in the Residential-Multiple Unit, RM-1-3 Zone, the Central Urbanized Planned District (CUPD) of the Mid-City-City Heights Community Plan. The project site is legally described as: Lots 111 And 112, Oak Park Annex, in the City of San Diego, County of San Diego, State of California according to Map Thereof No. 1764, filed in the Office of the County Recorder of San Diego County on September 11, 1923. Excepting therefrom the northwesterly 50 feet measured along the northeasterly line, the southeasterly line of said northwesterly 50 feet being parallel with the northwesterly line. And being the same property conveyed to Christ Church Unity, a nonprofit corporation from Christ Church Christian by Quitclaim Deed dated January 25, 1989, and recorded January 26, 1989, in Instrument No. 89-044999.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner /Permittee, for a wireless communication facility, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated September 19, 2024, on file in the Development Services Department.

The project shall include:

- a. A new Wireless Communication Facility (WCF) on the high-rise's rooftop consisting of the installation of a total of 12 new antennas and of a total of nine (9) remote radio units concealed behind three (3) new Fiberglass-Reinforced Plastic (FRP) enclosures painted and textured to match the existing building facade on an existing high-rise building; and
- b. A 237-square-foot (sq. ft.) equipment enclosure located on the ground in the parking lot concealed behind a concrete block wall; and

ATTACHMENT 5

- c. A cable tray connecting the antenna to the equipment area is attached to the exterior of the building, painted and textured to match the existing building surface; and
- d. A height deviation of 21 feet to an overall building height of 91 feet for the WCF, where 30 feet is required pursuant to the RM-3-1 zone; and
- e. 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 October 3, 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 permit and corresponding use of this site shall expire on October 3, 2034. Upon expiration of this approval, 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 unless the applicant of record files a new application for a facility which will be subject to compliance with all regulations in effect at the time.
4. No later than ninety (90) days prior to the expiration of this approval, the Owner/Permittee may submit a new application to the Development Services Department for consideration with review and a decision by the appropriate decision maker at that time. Failure to submit prior to the deadline will be cause for enforcement for noncompliance, which may include penalties and fines.
5. Under no circumstances, does approval of this permit authorize the Owner/Permittee to utilize this site for WCF purposes beyond the permit expiration date. Use of this permit approval beyond the expiration date of this permit is prohibited.
6. 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:

ATTACHMENT 5

- 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.
7. 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.
8. 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.
9. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
10. 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.)
11. 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.
12. Construction plans shall be in substantial conformity to Exhibit "A" dated September 19, 2024, on file in the Development Services Department. Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.
13. 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.
14. 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.

ATTACHMENT 5

15. 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 P 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 City shall not be required to pay or perform any settlement unless such settlement is approved by the City.

ENGINEERING

16. Prior to the issuance of any construction permit the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Part 2 Construction BMP Standards Chapter 4 of the City's Storm Water Standards.

PLANNING

17. 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.

18. No overhead cabling is permitted.

19. The use of or replacement of any building façade or mechanical screen with RF-transparent material to conceal antennas shall not result in 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.

20. Rooftop additions should be concealed on all sides.

21. 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.

22. Photo simulations shall be printed in color on the construction plans.

23. The City may require the Owner/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

ATTACHMENT 5

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.

24. The Owner/Permittee shall install barriers and 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.

25. The accuracy and validity of the Radio Frequency (RF) Compliance Report, submitted by the Owner/Permittee, 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.

26. 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.

27. 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.

28. The Owner/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.

29. Prior to the issuance of any construction permit, the Owner/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.

LANDSCAPING

30. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction documents is damaged or removed, the Owner/Permittee shall repair and/or replace in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage or Certificate of Occupancy.

31. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the right-of-way, unless long-term maintenance of said landscaping will be the responsibility of another entity approved by the Development Services Department. All required landscape shall be maintained consistent with the Landscape Standards in a disease, weed, and litter free condition at all times. Severe pruning or "topping" of trees is not permitted.

INFORMATION ONLY:

ATTACHMENT 5

- Please note that a Telecom Planning Inspection Issue will be placed on the project prior to Final Clearance from the City's Building Inspector to ensure compliance with the approved plans and associated conditions. Prior to calling for your Final Inspection from your building inspection official, please contact the Development Services Department Wireless Communication Facilities staff listed on City webpage, <https://www.sandiego.gov/development-services/codes-regulations/wireless-communication-facilities>, to schedule an inspection of the completed facility. Please schedule this administrative inspection at least five working days ahead of the requested Final Inspection date.
- 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 September 19, 2024, and Resolution No. CM-XXXX.

ATTACHMENT 5

Conditional Use Permit No. 3196432
Planned Development Permit No. 3304926
September 19, 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.

Christ Church Unity
Owner/Permittee

By _____
Karla Lightner

AT&T Wireless
Permittee

By _____
AT&T Wireless

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

NOTICE OF EXEMPTION

(Check one or both)

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 Name/Number: Altadena Avenue Wireless Communication Facility/1080359

SCH No.: Not Applicable

Project Location-Specific: 3770 Altadena Avenue, San Diego, CA 92105

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

Description of nature and purpose of the Project: Conditional Use Permit (CUP) to install (12) new AT&T antennas and (9) Remote Radio Units (RRU) as well as a construction of an approximately 13x16-foot wide concrete masonry unit (CMU) equipment enclosure located in the parking lot of an existing building. The project is located at 3770 Altadena Avenue in the RM-1-3 residential zone of the Mid City, City Heights Community Plan and Council District 9.

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: AT&T Wireless 7337 Trade Street, San Diego, CA 92121 (858) 695-5716

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: Categorically exempt from CEQA pursuant to CEQA State Guidelines, Section 15303 (New Construction)
- Statutory Exemptions:
- Other:

Reasons why project is exempt: The City of San Diego conducted an environmental review and determined that the project would qualify to be categorically exempt from CEQA pursuant to Section 15303 (New Construction). Section 15303 allows for the installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. Since the project would only install small new equipment in small structures to provide a backup generator for an existing WCF the exemption was deemed appropriate. The project is located in the public right of way (PROW) and no environmental impacts would occur and none of the exceptions described in CEQA Guidelines Section 15300.2 apply.


Lead Agency Contact Person: Jeff Szymanski

Telephone: (619) 446-5324 Attachment 6

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 CEQA

 _____
Signature/Title Senior Planner

March 28, 2024 _____
Date

Check One:

- Signed By Lead Agency
 Signed by Applicant

Date Received for Filing with County Clerk or OPR:

PROJECT DESCRIPTION

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

- AT ANTENNA LEVEL:**
- REMOVE (1) ACCESS DOOR
 - REMOVE (1) FLAG POLE
 - INSTALL (3) FRP ENCLOSURES (OPEN TOP WITH SCREEN) (DESIGNED BY OTHERS)
 - INSTALL (1) ACCESS DOOR
 - INSTALL (3) ACCESS LADDERS
 - INSTALL 2'-0"x4'-0" RUBBER WALKING PADS
 - INSTALL (2) PROTECTION WINGS
 - INSTALL 42" HIGH METAL FENCE RAILING
 - INSTALL (3) 5'-0" WIDE UTILITY H-FRAMES
 - INSTALL (6) PANEL ANTENNAS
 - INSTALL (3) AIR6419 B77D ANTENNAS
 - INSTALL (3) AIR6449 B77G ANTENNAS
 - INSTALL (3) DC9 SURGE SUPPRESSORS
 - INSTALL (9) RRUS
 - INSTALL (12) 2SCH40, 8'-0" LONG PIPE MOUNTS
 - INSTALL (1) 1'-6" WIDE CABLE TRAY
 - INSTALL (2) CABLE TRAY STEP-OVERS
 - INSTALL (1) GPS ANTENNA
 - INSTALL (3) FIBER CABLE TRUNKS
 - INSTALL (9) DC CABLES

- AT EQUIPMENT LEVEL:**
- REMOVE PORTION OF CMU WALL
 - REMOVE LANDSCAPE (AS REQUIRED)
 - REMOVE (2) PARKING STALLS
 - INSTALL CMU WALL
 - INSTALL (1) VERTIV 512 DCPD CABINET
 - INSTALL (1) PURCELL FLX21 CABINET
 - INSTALL CONCRETE PAD
 - INSTALL (1) NEW GENERAC SDC020 2.2L 20KW GENERATOR DIESEL GENERATOR
 - INSTALL (4) UNITSTRUTS
 - INSTALL (1) 7'-0" WIDE UTILITY H-FRAME
 - INSTALL (1) CIENA BOX
 - INSTALL (2) DC12 SURGE SUPPRESSORS
 - INSTALL (1) TELCO BOX
 - INSTALL (1) 200AMP METER
 - INSTALL (1) DISCONNECT
 - INSTALL (1) PTLK W/ CAM LOK
 - INSTALL (1) EMERGENCY SHUTOFF SWITCH
 - INSTALL (1) FIRE EXTINGUISHER
 - INSTALL (1) FIRE EXTINGUISHER CABINET
 - INSTALL (6) 4'-0" WIDE STEEL ACCESS DOOR

SITE INFORMATION

PROPERTY OWNER: CHRIST CHURCH UNITY
3770 ALTADENA AVE
SAN DIEGO, CA 92105

PACE#: MRSDL042306

LATITUDE: 32° 44' 48.34"

LONGITUDE: -117° 05' 08.89"

GROUND ELEVATION: 317.1'± AMSL

JURISDICTION: CITY OF SAN DIEGO

ZONING: RM-1-3

PARCEL #: 4717121700

COUNTY: SAN DIEGO

OCCUPANCY GROUP: A-3

CONSTRUCTION TYPE: -

POWER COMPANY: SDG&E

TELEPHONE COMPANY: AT&T

PROJECT TEAM

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

PROJECT MANAGER: MD7, LLC
10590 WEST OCEAN AIR DRIVE
SUITE 250
SAN DIEGO, CA 92130
ROBERT POLITO
(858) 291-1915
rpolito@md7.com

ZONING / SITE ACQUISITION: MD7, LLC
10590 WEST OCEAN AIR DRIVE
SUITE 250
SAN DIEGO, CA 92130
ROBERT POLITO
(858) 291-1915
rpolito@md7.com

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

RF ENGINEER: AT&T WIRELESS
JOHN BADILLA
JZ2861@ATT.COM

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



CAL01938
USID: 322226 FA# 12908517
SITE ID: CAL01938
3770 A ALTADENA AVENUE
SAN DIEGO, CA 92105
5G NR 1SR CBAND

GENERAL NOTES

THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION.
A TECHNICIAN WILL VISIT THE SITE AS REQUIRED FOR ROUTINE MAINTENANCE. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT DISTURBANCE OR EFFECT ON DRAINAGE; NO SANITARY SEWER SERVICE, POTABLE WATER, OR TRASH DISPOSAL IS REQUIRED AND NO COMMERCIAL SIGNAGE IS PROPOSED.

ENGINEERING

1. 2022 EDITION OF THE CALIFORNIA BUILDING CODE VOLUME 1
2. 2022 EDITION OF THE CALIFORNIA BUILDING CODE VOLUME 2
3. 2022 EDITION OF THE CALIFORNIA MECHANICAL CODE
4. 2022 EDITION OF THE CALIFORNIA PLUMBING CODE
5. 2022 EDITION OF THE CALIFORNIA ELECTRICAL CODE
6. 2022 EDITION OF THE EXISTING BUILDING CODE
7. 2022 EDITION OF THE CALIFORNIA FIRE CODE
8. 2022 EDITION OF THE CALIFORNIA ENERGY CODE
9. 2022 EDITION OF THE CALIFORNIA GREEN BUILDING STANDARDS CODE
10. 2021 INTERNATIONAL PROPERTY MANAGEMENT CODE

APPROVALS

AT&T RF ENGINEER: _____ DATE: _____

AT&T OPERATIONS: _____ DATE: _____

SITE ACQUISITION: _____ DATE: _____

CONSTRUCTION MANAGER: _____ DATE: _____

PROPERTY OWNER: _____ DATE: _____

ZONING: _____ DATE: _____

PROJECT MANAGER: _____ DATE: _____

DRAWING INDEX

SHT NO.	DESCRIPTION
ATS01	AT&T TITLE SHEET
LS-1	TOPOGRAPHIC SURVEY
B01.0	BPM PLAN
B01.1	BPM DETAILS
B01.2	BPM DETAILS
A01.0	SITE PLAN
A01.1	EXISTING ROOF PLAN
A01.2	PROPOSED ROOF PLAN
A02.0	COMPOUND PLANS ⁵
A03.0	EQUIPMENT PLAN
A04.0	ELEVATIONS
A04.1	ELEVATION
A04.2	ELEVATION
A05.0	ANTENNA PLANS & SCHEDULE
EL1.0	EXISTING LANDSCAPE PLAN
L1.0	PLANTING PLANS
L2.0	IRRIGATION PLANS
L3.0	PLANTING DETAILS, NOTES AND SPEC'S
L4.0	IRRIGATION DETAILS, NOTES AND SPEC'S
L5.0	IRRIGATION NOTES AND SPEC'S

11"X17" PLOT WILL BE HALF SCALE UNLESS OTHERWISE NOTED

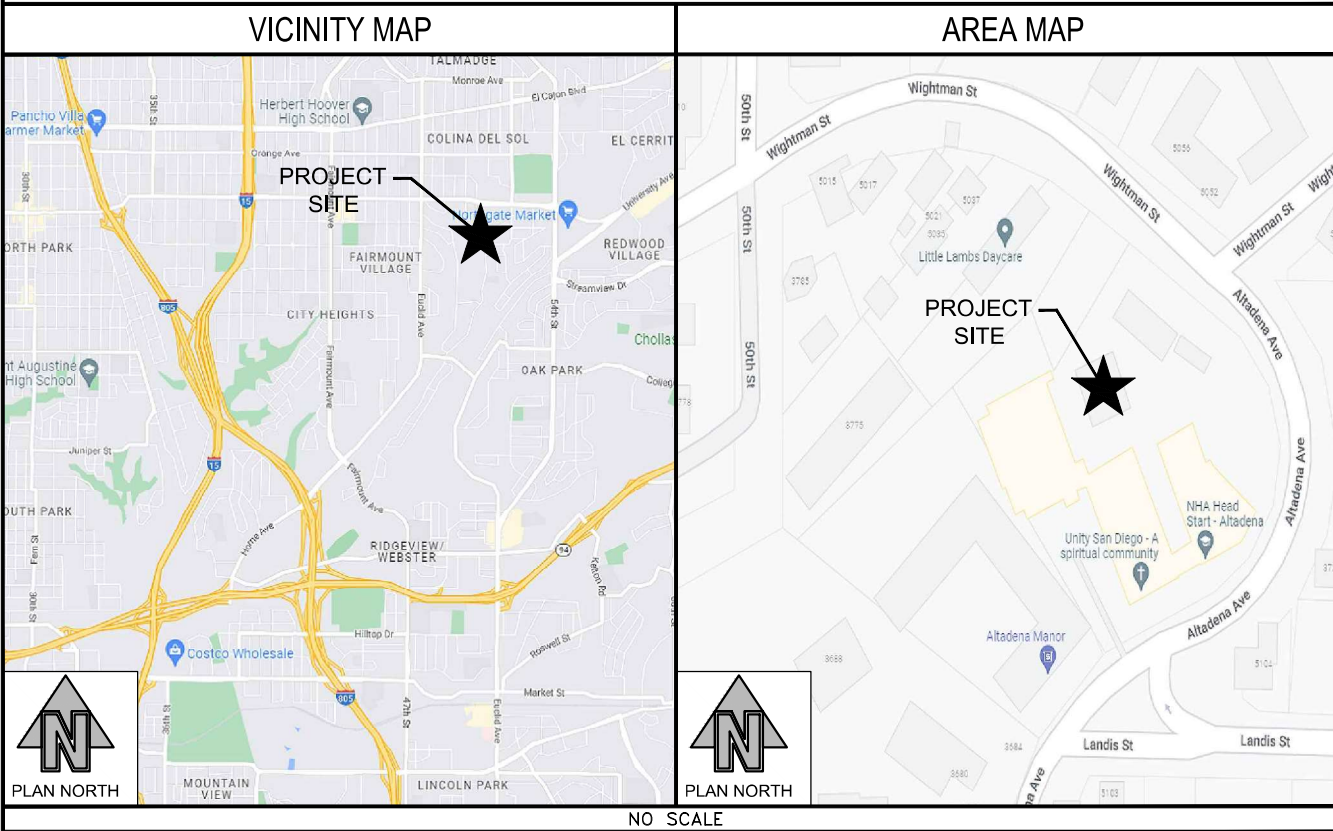
CONTRACTOR SHALL VERIFY ALL PLANS & EXISTING DIMENSIONS & CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME



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

LOCATION MAPS



DRIVING DIRECTIONS

FROM SAN DIEGO INTERNATIONAL AIRPORT:
HEAD EAST ON N HARBOR DR TOWARD MCCAIN RD. USE THE LEFT 3 LANES TO TURN LEFT ONTO W GRAPE ST. USE THE RIGHT 2 LANES TO TAKE THE RAMP ONTO I-5 S. USE THE RIGHT 2 LANES TO TAKE EXIT 15B FOR CA-94 E/3 L KING JR FWY. CONTINUE ONTO CA-94 E. TAKE EXIT 2B FOR HOME AVE. USE ANY LANE TO TURN LEFT ONTO HOME AVE. TURN RIGHT ONTO EUCLID AVE. TURN LEFT ONTO ALTADENA AVE. TURN LEFT.

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.

5	01/30/24	JDX COMMENTS
4	12/21/23	JDX COMMENTS
3	11/22/23	JDX COMMENTS
2	05/30/23	JDX COMMENTS
1	03/02/23	JDX COMMENTS
0	12/21/22	FINAL ZONING DRAWINGS

No.	Date	Action
-----	------	--------

Plans Prepared For:



10590 WEST OCEAN AIR DRIVE
SUITE 250
SAN DIEGO, CA 92130

Applicant:



Plans Prepared By:

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

Project:

CAL01938
SITE ID: CAL01938
3770 A ALTADENA AVENUE
SAN DIEGO, CA 92105
FA: 12908517

Drawing Title:

AT&T TITLE SHEET

Project No.: 220348700

Designer: RB Date: 10/03/22

Drawn By: RR Checked By: -

PM Review: JR Client Approval

Issue No.: 4

ATS01

X:\Proj\2022\220348700-MD7_SoCal_ATT_New_Site_Build\11_Sites\CAL01938_NSJ_FZD_REV_5_01_30_24.dwg 02/01/2024 8:21am RBrowning

THIS IS NOT A SURVEY

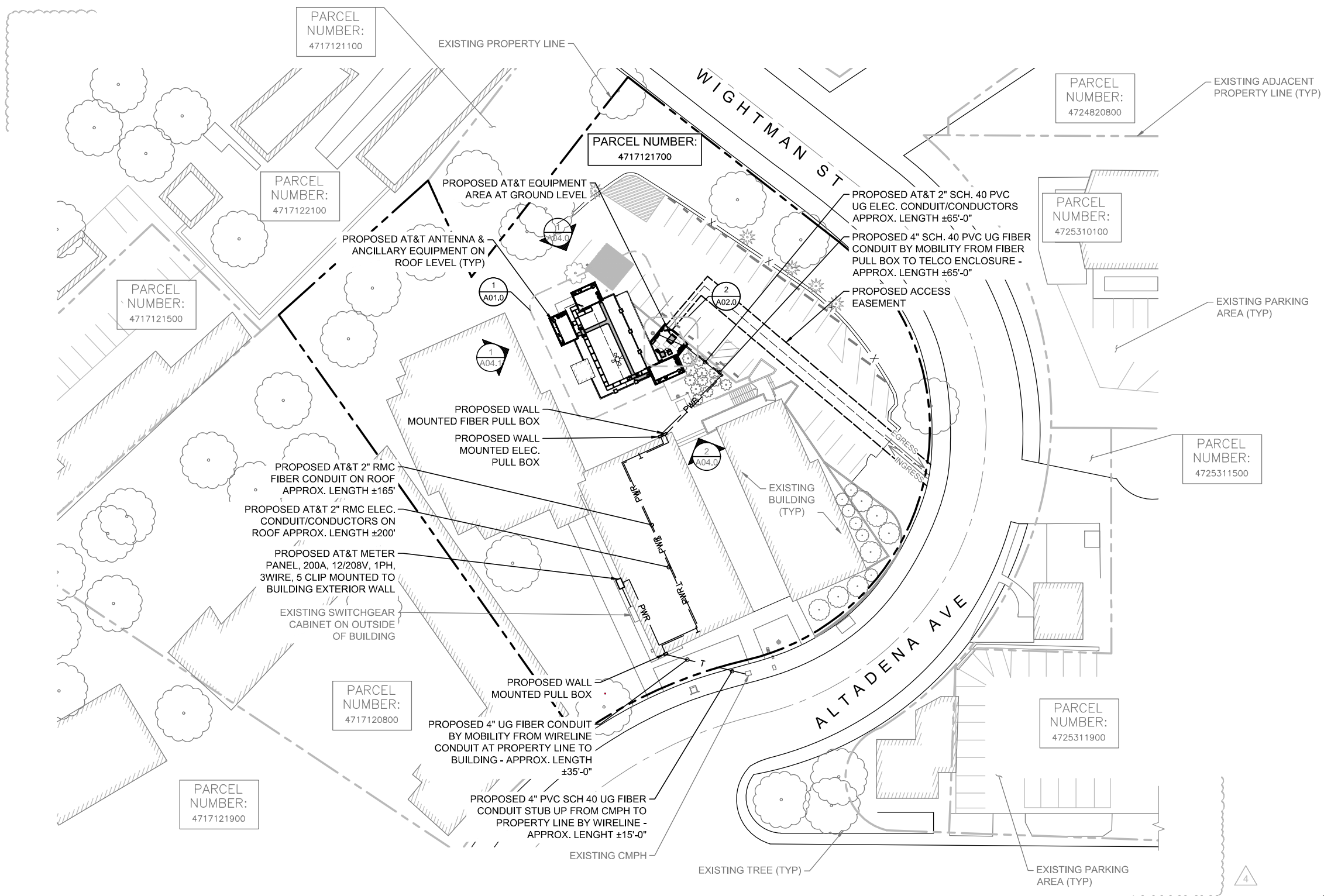
ALL INFORMATION AND TRUE NORTH HAVE BEEN OBTAINED FROM EXISTING DRAWINGS AND ARE APPROXIMATE.

LEGAL DESCRIPTION:

LOT 111 AND PORTION OF 112 OF OAK PARK ANNEX, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1764, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, SEPTEMBER 11, 1923

PARKING SPACE COUNT:

TOTAL WITHOUT PROJECT: 67 PARKING SPACES
TOATL WITH PROJECT: 67 PARKING SPACES



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
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4	12/21/23	JDX COMMENTS
3	11/22/23	JDX COMMENTS
2	05/30/23	JDX COMMENTS
1	03/02/23	JDX COMMENTS
0	12/21/22	FINAL ZONING DRAWINGS

Plans Prepared For:
MD7
10590 WEST OCEAN AIR DRIVE
SUITE 250
SAN DIEGO, CA 92130

Applicant:
at&t
Your world. Delivered.

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

Project:
CAL01938
SITE ID: CAL01938
3770 A ALTADENA AVENUE
SAN DIEGO, CA 92105
FA: 12908517

Drawing Title:
SITE PLAN

Project No.:
220348700

Designer: RB	Date: 10/03/22
Drawn By: RR	Checked By: -
PM Review: JR	Client Approval

Issue No.:
4
A01.0



Know what's below. Call before you dig.
TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN CA
TOLL FREE: (800) 662-4111 OR CALL 3 WORKING DAYS BEFORE YOU DIG

SITE PLAN

30' 0 15' 30' SCALE: 1"=30'-0" (22x34)
(OR) 1/2"=30'-0" (11x17)



x:\Proj\2022\220348700-MD7_SoCal ATT New Site Build\11_Sites\CAL01938 - 12908517-09_CAD\MD7-722-12908517-CAL01938_NSJ_REV_5_01_30_24.dwg 02/01/2024 8:21am RBrowning

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
5	01/30/24	JDX COMMENTS
4	12/21/23	JDX COMMENTS
3	11/22/23	JDX COMMENTS
2	05/30/23	JDX COMMENTS
1	03/02/23	JDX COMMENTS
0	12/21/22	FINAL ZONING DRAWINGS

Plans Prepared For:
MD7
 10590 WEST OCEAN AIR DRIVE
 SUITE 250
 SAN DIEGO, CA 92130

Applicant:

 Your world. Delivered.

Plans Prepared By:

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

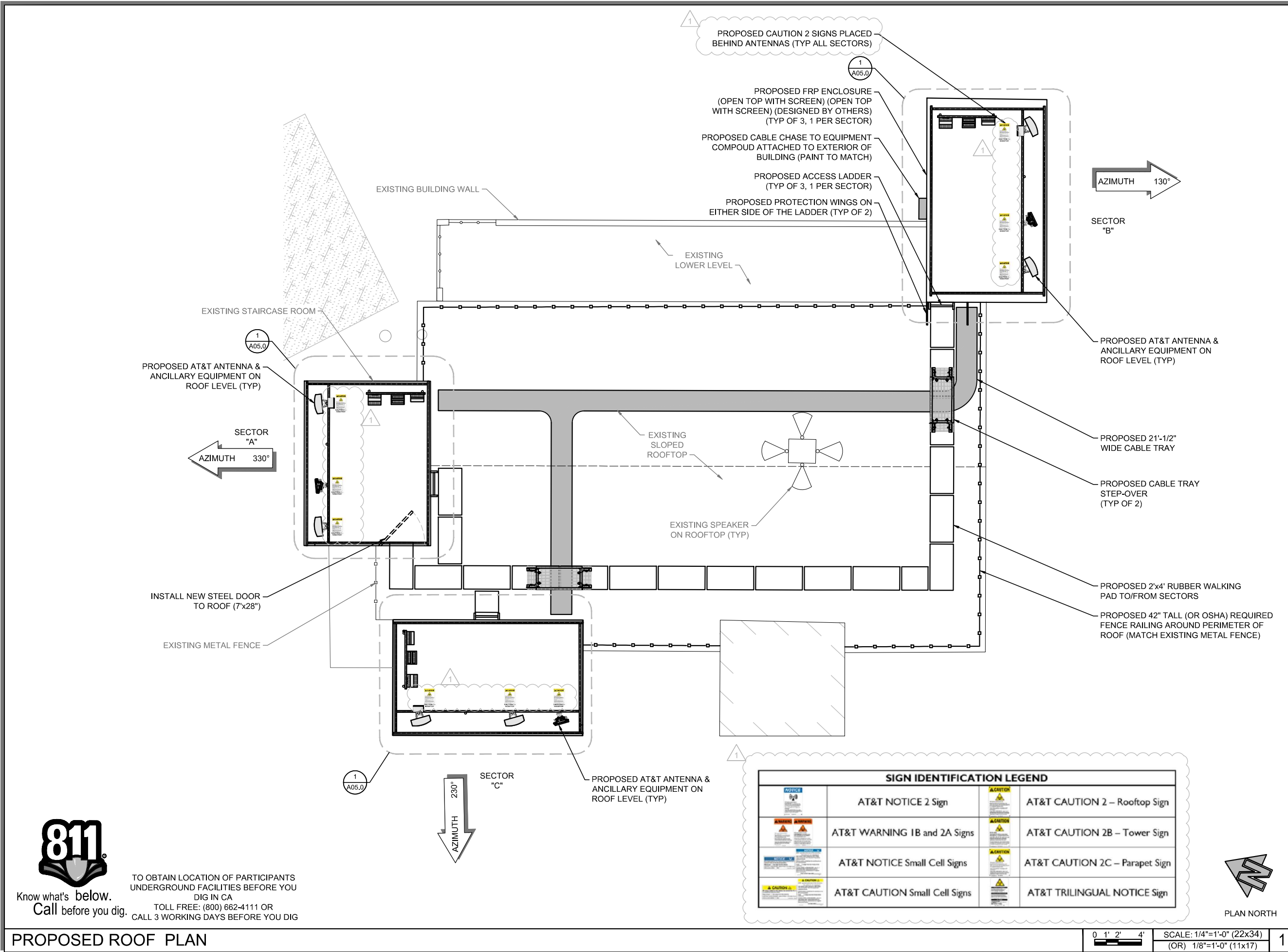
Project:
CAL01938
SITE ID: CAL01938
 3770 A ALTADENA AVENUE
 SAN DIEGO, CA 92105
FA: 12908517

Drawing Title:
PROPOSED ROOF PLAN

Project No.:
220348700

Designer: RB	Date: 10/03/22
Drawn By: RR	Checked By: -
PM Review: JR	Client Approval

Issue No.:	4
	A01.2



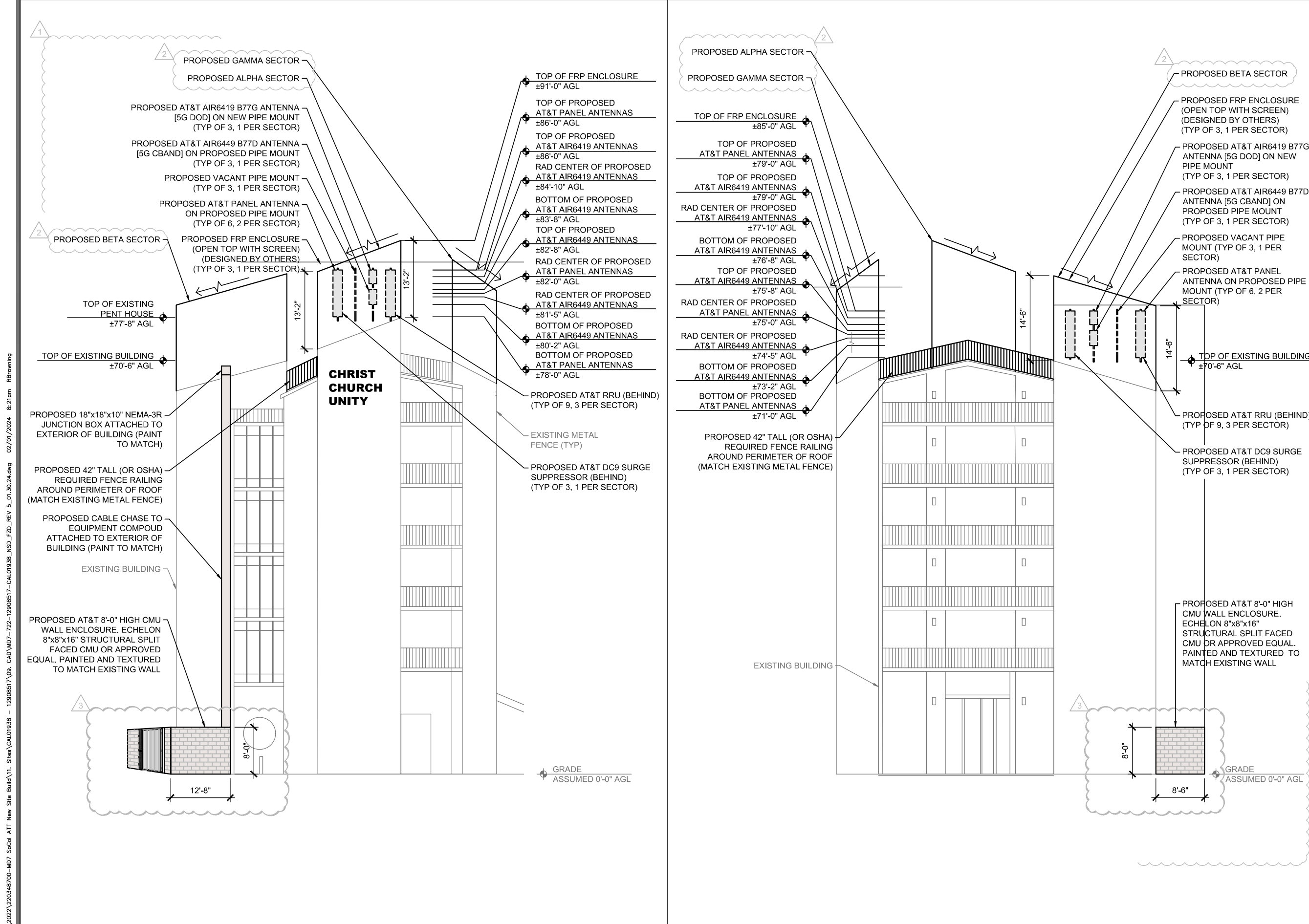
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Know what's below.
 Call before you dig.
 TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN CA
 TOLL FREE: (800) 662-4111 OR
 CALL 3 WORKING DAYS BEFORE YOU DIG

PROPOSED ROOF PLAN

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
5	01/30/24	JDX COMMENTS
4	12/21/23	JDX COMMENTS
3	11/22/23	JDX COMMENTS
2	05/30/23	JDX COMMENTS
1	03/02/23	JDX COMMENTS
0	12/21/22	FINAL ZONING DRAWINGS

Plans Prepared For:

MD7

10590 WEST OCEAN AIR DRIVE
SUITE 250
SAN DIEGO, CA 92130

Applicant:

Your world. Delivered.

Plans Prepared By:

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

Project:

CAL01938
SITE ID: CAL01938
3770 A ALTADENA AVENUE
SAN DIEGO, CA 92105
FA: 12908517

Drawing Title:

ELEVATIONS

Project No.: 220348700	
Designer: RB	Date: 10/03/22
Drawn By: RR	Checked By: -
PM Review: JR	Client Approval
Issue No.:	




4 A04.0

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PROPOSED NORTH ELEVATION SCALE: 1/8"=1'-0" (22x34) 1 **PROPOSED SOUTH ELEVATION** SCALE: 1/8"=1'-0" (22x34) 2

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.

1	03/02/23	JDX COMMENTS
0	12/21/22	FINAL ZONING DRAWINGS
B	11/04/22	CLIENT COMMENTS
A	10/03/22	PRELIMINARY ZONING DRAWINGS

No.	Date	Action
Plans Prepared For:		
 10590 WEST OCEAN AIR DRIVE SUITE 250 SAN DIEGO, CA 92130		
Applicant:		
 Your world. Delivered.		
Plans Prepared By:		
 MORRISON HERSHFIELD 5100 S MACADAM AVE., UNIT 500 PORTLAND, OR 97239 Tel: 503-595-9128 Fax: 503-595-9136 www.morrisonhershfield.com		
Project:		
CAL01938 SITE ID: CAL01938 3770 A ALTADENA AVENUE SAN DIEGO, CA 92105 FA: 12908517		
Drawing Title:		
<h2>PLANTING PLANS</h2>		
Project No.:		
220348700		
Designer:	Date:	A
RB	10/03/22	
Drawn By:	Checked By:	
SJ	—	
PM Review:	Client Approval	
JR		
Issue No.:		
1		L1.0

CONTRACTOR SHALL PROTECT ANY EXISTING LANDSCAPE AND HARDSCAPE FROM DAMAGE DURING CONSTRUCTION. ANY AREAS DAMAGED MUST BE RETURNED TO THEIR ORIGINAL CONDITION AFTER CONST. OPERATIONS.

CONTRACTOR SHALL PERFORM AN AGRONOMICAL SOILS TEST TO DETERMINE FERTILITY AND DRAINAGE CAPABILITY. FOLLOW THE LAB SPECIFICATIONS DURING PLANTING. GENERIC AMENDMENTS SHALL BE USED. LAB MUST BE INDEPENDENT FROM THE AMENDMENT SUPPLIER. PROOF OF AMENDMENTS USED SHALL BE PROVIDED TO THE CLIENT.

PRIOR TO PLANTING, 6 YARDS OF COMPOST PER 1000 SQ. FT. OF PLANTING AREA SHALL BE INCORPORATED. COMPACTED SOILS MUST BE TRANSFORMED INTO A FRIABLE CONDITION. SOIL SHALL BE AMENDED AND RIPPED TO A DEPTH OF 18"

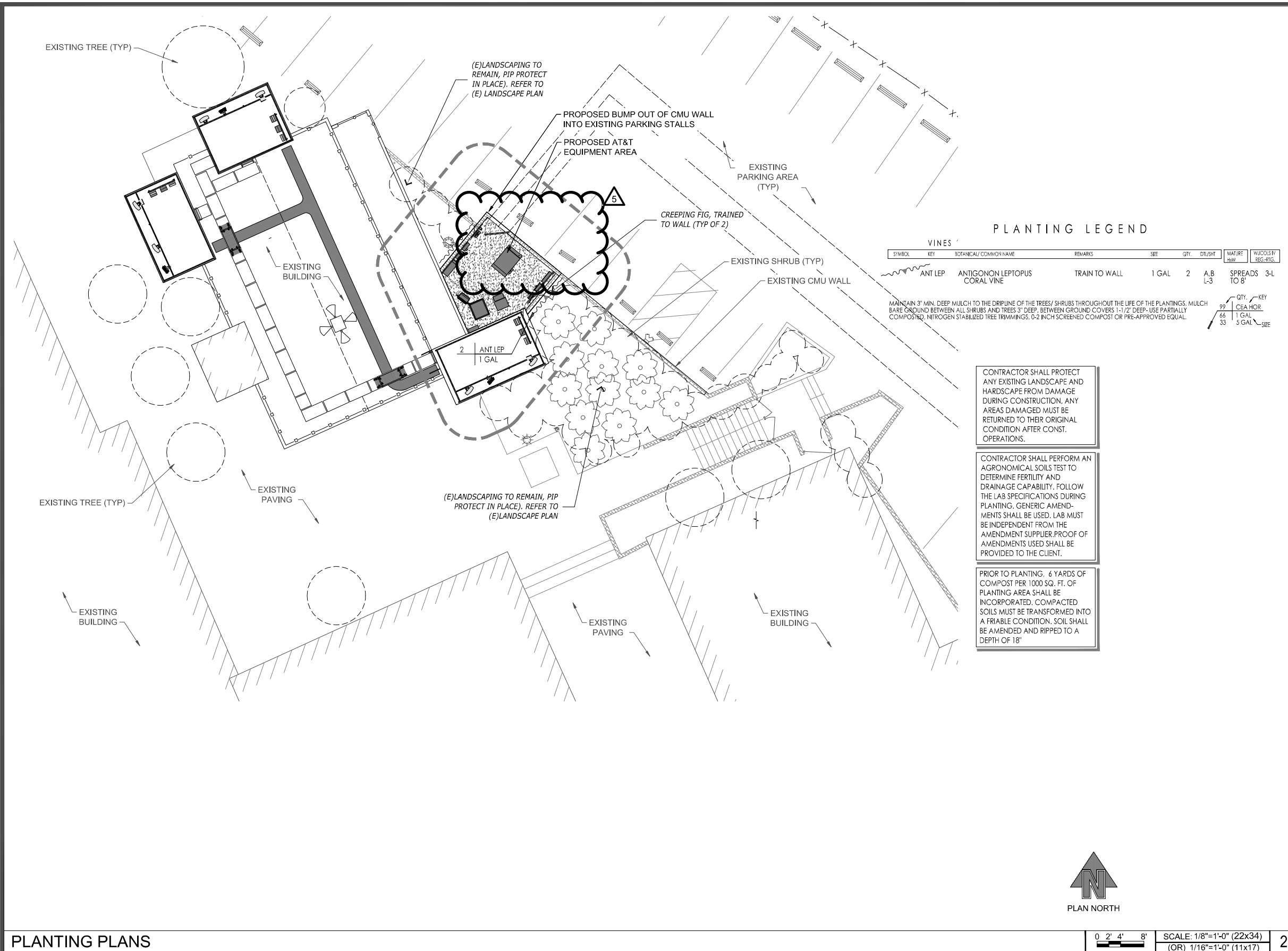
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SCALE IS BASE ON 22" x 34" 11" SIZE



PLANTING LEGEND

SYMBOL	KEY	BOTANICAL/COMMON NAME	REMARKS	SITE	QTY	DLT/SH	MATURE H/W	WUCOLS BY REG. REG.
	ANT LEP	ANTIGONON LEPTOPUS CORAL VINE	TRAIN TO WALL	1 GAL	2	A, B L-3	SPREADS TO 8'	3-L

QTY KEY
92 CEA MOR
66 1 GAL
33 5 GAL SITE

MAINTAIN 3" MIN. DEEP MULCH TO THE DRIPLENE OF THE TREES/ SHRUBS THROUGHOUT THE LIFE OF THE PLANTINGS. MULCH BARE GROUND BETWEEN ALL SHRUBS AND TREES 3" DEEP, BETWEEN GROUND COVERS 1-1/2" DEEP. USE PARTIALLY COMPOSTED, NITROGEN STABILIZED TREE TRIMMINGS, 0-2 INCH SCREENED COMPOST OR PRE-APPROVED EQUAL.

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PLANTING PLANS

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

2

1 2 3 4 5 6

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		<h2 style="text-align: center;">Community Planning Committee Distribution Form</h2>
Project Name: AT&T Telecommunications Facility		Project Number: PRJ-1080359	
Community: Mid-City:City Heights			
<p style="text-align: center;">For project scope and contact information (project manager and applicant), log into OpenDSD at https://aca.accela.com/SANDIEGO.</p> <p style="text-align: center;">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: April 03, 2023	
# of Members Yes 6	# of Members No 3	# of Members Abstain 0	
Conditions or Recommendations:			
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)			
NAME: Russ Connelly			
TITLE: Chair		DATE: April 07, 2023	
<p style="text-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	<h1>Ownership Disclosure Statement</h1>	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: 3770 Altadena Ave. **Project No. For City Use Only:** _____

Project Address: 3770 Altadena Ave., San Diego, CA 92105

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: Christ Church Unity: ATTN Karla Lightner Owner Tenant/Lessee Successor Agency

Street Address: 3770 Altadena Ave.

City: San Diego State: CA Zip: 92105

Phone No.: (619) 218-6135 Fax No.: _____ Email: revkarlalightner@gmail.com

Signature:  Date: 11/14/22

Additional pages Attached: Yes No

Applicant

Name of Individual: Tara Carmichael, MD7 LLC, obo AT&T Owner Tenant/Lessee Successor Agency

Street Address: _____

City: _____ State: _____ Zip: _____

Phone No.: 858-952-1936 Fax No.: _____ Email: tcarmichael@md7.com

Signature: Harold Thomas Jr Digitally signed by Harold Thomas Jr
DN: cn=Harold Thomas Jr, o=MD7, LLC, ca=
mailto:haroldthomas@md7.com, c=US
Date: 2022.12.22 11:29:49 -0800 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

CHRIST CHURCH UNITY OF SAN DIEGO BOARD OF DIRECTORS – 2022-2023

*Maria Garcia, President
2945 Harding Street #100
Carlsbad, CA 92008*

*Rev. Gretchen Pena, Vice President
1560 Corsica Street
San Diego, CA 92111*

*Carla Manson, Treasurer
7630 Eastridge Drive
La Mesa, Ca 91941*

*Eduardo Cervantes, Secretary
5020 Wightman Street #20
San Diego, CA 92105*

*Mathew Lightner, Director
3643 Nereis Drive
La Mesa, CA 91941*

*E'luna Padilla, Director
572 Roosevelt Street
Chula Vista, CA 91910*

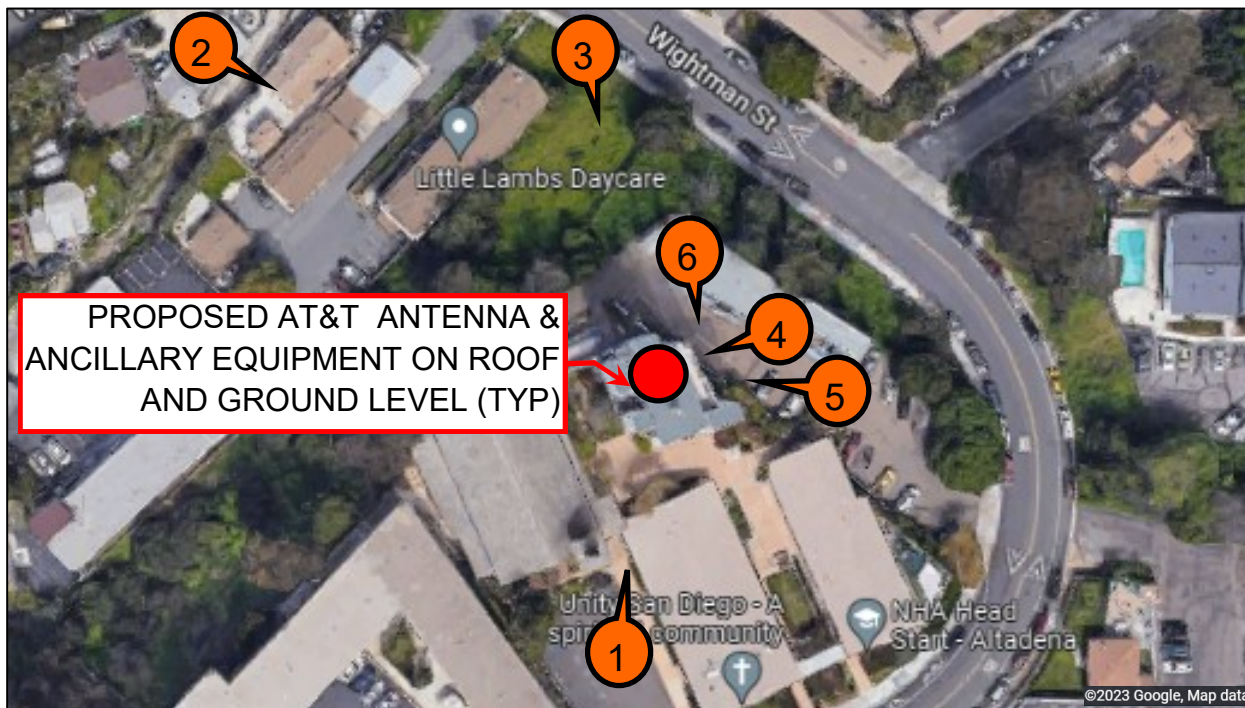
*Julie Linville, Alternate Director
9147 Single Oak Drive
Lakeside, CA 92040*

*Rev. Karla Lightner, Senior Minister/CEO
3643 Nereis Drive
La Mesa, CA 91941*



INSTALLATION OF NEW FRP ENCLOSURES

3770 A ALTADENA AVENUE, SAN DIEGO, CA 92105
CAL01938

32.746761, -117.085803



LEGEND

-  SITE LOCATION
-  VIEW DIRECTION



INSTALLATION OF NEW FRP ENCLOSURES

3770 A ALTADENA AVENUE, SAN DIEGO, CA 92105
CAL01938

32.746761, -117.085803

VIEW 1



VIEW: BEFORE



VIEW: AFTER

INSTALLATION OF NEW FRP ENCLOSURES

VIEW 2

3770 A ALTADENA AVENUE, SAN DIEGO, CA 92105
CAL01938

32.746761, -117.085803



VIEW: BEFORE



VIEW: AFTER

INSTALLATION OF NEW FRP ENCLOSURES

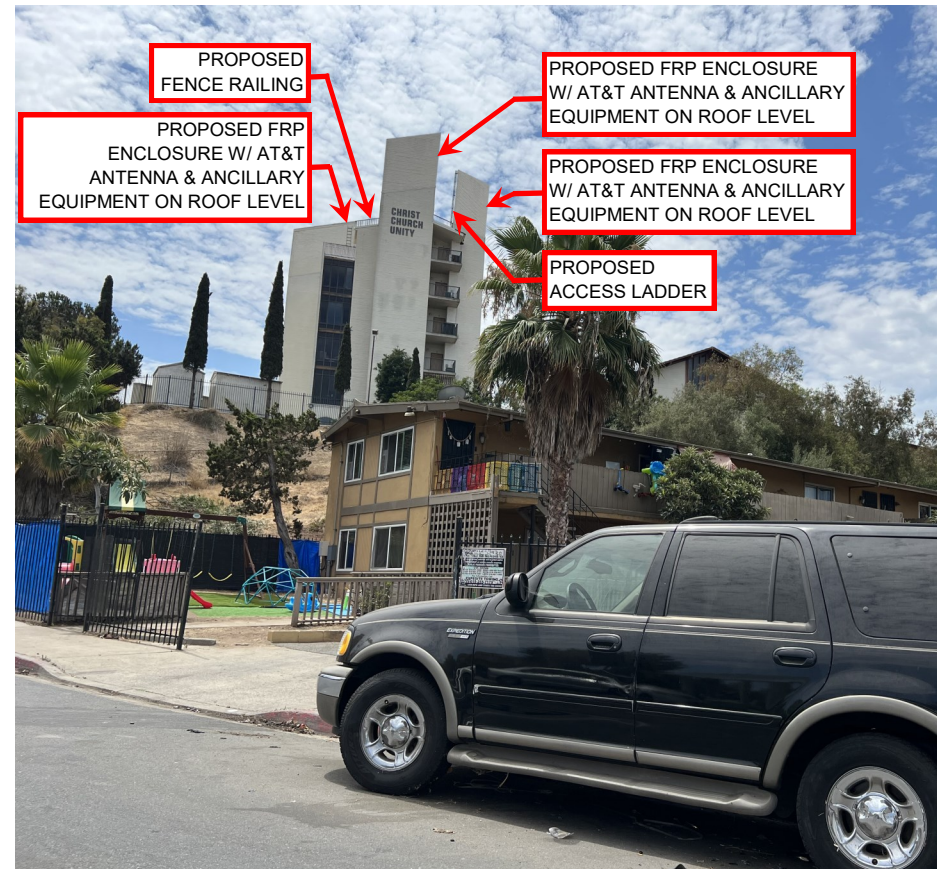
3770 A ALTADENA AVENUE, SAN DIEGO, CA 92105
CAL01938

32.746761, -117.085803

VIEW 3



VIEW: BEFORE



VIEW: AFTER

INSTALLATION OF NEW FRP ENCLOSURES

3770 A ALTADENA AVENUE, SAN DIEGO, CA 92105
CAL01938

VIEW 4

32.746761, -117.085803



VIEW: BEFORE



VIEW: AFTER

INSTALLATION OF NEW FRP ENCLOSURES

3770 A ALTADENA AVENUE, SAN DIEGO, CA 92105
CAL01938

32.746761, -117.085803

VIEW 5



VIEW: BEFORE



PROPOSED AT&T EQUIPMENT AREA
INSIDE NEW CMU WALL COMPOUND

VIEW: AFTER

INSTALLATION OF NEW FRP ENCLOSURES

3770 A ALTADENA AVENUE, SAN DIEGO, CA 92105
CAL01938

32.746761, -117.085803

VIEW 6



VIEW: BEFORE



VIEW: AFTER



To:
City of San Diego
Development Services Department
1222 1st Avenue.,
San Diego, CA 92101

From:
Harold Thomas Jr MD7 LLC
obo. AT&T Wireless
10590 W. Ocean Air Drive. Suite 250
San Diego, CA 92130
(858) 750-1798
hthomasjr@md7.com

Site Justification Report

Developmental Approval for a New Wireless Telecommunication Facility

Project Description:

AT&T is seeking Development Approval to allow for the construction of a new Wireless Telecommunication Facility to be located at 3770 Altadena Avenue., San Diego, CA 92105. The APN for the address is 471-712-17-00 and is located within a RM-1-3 zoning district. AT&T aims to establish compliance by instating entitlements for this facility following the guidelines outlined by the city. AT&T has also looked for viable alternatives in both design and location to ensure that the facility best supports the community. At the antenna level we will be installing: (3) FRP Enclosures, (6) Panel Antennas, (3) AIR6419 B77D Antennas, (3) AIR6449 B77G Antennas, (3) DC9 Surge Suppressors, (9) RRUs, (12) 2SCH40, 8'-0" Long pipe mounts, (3) Fiber Cable Trunks, (9) DC Cables. At the equipment level: Remove portion of CMU wall, remove landscape (as required), Installation of: a new CMU wall, (1) VERTIV 512 DCPD Cabinet, (1) Purcell FLX21 Cabinet, (1) Concrete PAD, (1) Generac SDC020 2.2L 20kW Generator Diesel Generator, (1) Ciena Box, (2) DC12 Surge Suppressors, (1) Telco Box, (1) 200AMP Meter, (1) Disconnect, (1) PTLC w/ CAM LOK, (1) Emergency Shutoff Switch, (1) Fire extinguisher, (1) Fire extinguisher cabinet.

Although the proposed site will be located within a least preferred zone, the site is necessary in the health and wellbeing of the community. AT&T prides itself of on providing coverage that is safe first and foremost, as well as dependable. To achieve safety, the facility has been equipped with equipment that is well within FCC guidelines. A radio frequency report detailing the specific calculations and numbers detailing this compliance will be found within the submission file. The facility has also been equipped with FirstNet response, which will provide a clear line of communication for first responders in cases of emergency. The facility will implement a stealth design to avoid impairing and becoming a disruption to the overall community. The facility will be painted and screened to blend in seamlessly within the existing landscape. AT&T understands the concerns and stigma of locating a cell site within a residential zone. AT&T sought actively for locations where a cell site would be permissible to abide by the concerns of the City of San Diego as well as the community. The facility will be engineered and constructed in accordance the standards in effect at the time of building permit application, including current building, fire, energy, mechanical and structural codes. The city will have the opportunity to review plans and verify the correct standards are applied. As previously stated, the emissions from the facility will be well within the FCC limits, as shown in the EME report included with this application. Below you will find sites that had been considered but were unsuccessful.



Alternate Site #1

The first site that AT&T considered was located at 4728 Euclid Avenue. What had made this candidate ideal was because, although it was located within a Residential Zone, there was an opportunity for colocation. Which would in turn reduce the need for a new cell site and minimize any visual impairment. As a result, AT&T approached the property owner with the proposal to build the site at the location. However, despite our best negotiations the opportunity to collocate on the site was ultimately rejected. The property owner had expressed that they were uninterested in allowing another carrier on the property due to present issues with the existing carrier. As a result, we were unable to proceed with this site.

Alternate Site #2

The next site that AT&T had considered was located at 3663 Euclid Avenue. What had made this candidate ideal was because the site was located within a central urbanized planned district (CUPD-CU-1-2). Although there was no existing facility located on the parcel, AT&T was willing to design a facility that As a result, AT&T approached the property owner with the proposal to build a new site at the location. Amidst our discussions however, an agreement could not be reached. As they expressed that they were uninterested in having a site located on their property.

Conclusion

The reason as to why we chose our site was that it proved to be the best option to serve the community. Although the site would have been located within a least preferred zone. It would have been able to provide much needed coverage to the existing gaps in the area. Before we decided to move forward with this candidate, we contacted Church Christ Unity and presented our proposal. As we presented our proposal, and expressed how it would be beneficial to the community at large, it not only gained their interest but also their approval. The National Institute of Health's Wireless Substitution Report for the second half of 2020 estimates that 65.3% of adults and 75.5% of children live in wireless-only homes (<https://www.cdc.gov/nchs/data/nhis/earlyrelease/wireless202108-508.pdf>), and it is estimated that in many areas of the US, 80% or more of 911 calls are made from a wireless device (<https://www.nena.org/page/911Statistics>). Enhanced wireless also allows businesses to flourish, from being able to have a media presence to person-to-person sales and banking apps that are common on smartphones. Our site will be able to best serve the neighboring residences, nearby stores, and other nearby churches. Our site allows people to work remotely from home through the enhancement of connectivity through phone hotspots. This can lead to less time on the road, greater flexibility, and a consistent connective source. When we created our coverage map, our priority was to ensure that the height and location we chose, will be following the existing standards governing health safety, and welfare. The facility will be engineered and constructed in accordance the standards in effect at the time of building permit application, including current building, fire, energy, mechanical and structural codes. The city will have the opportunity to review plans and verify the correct standards are applied.

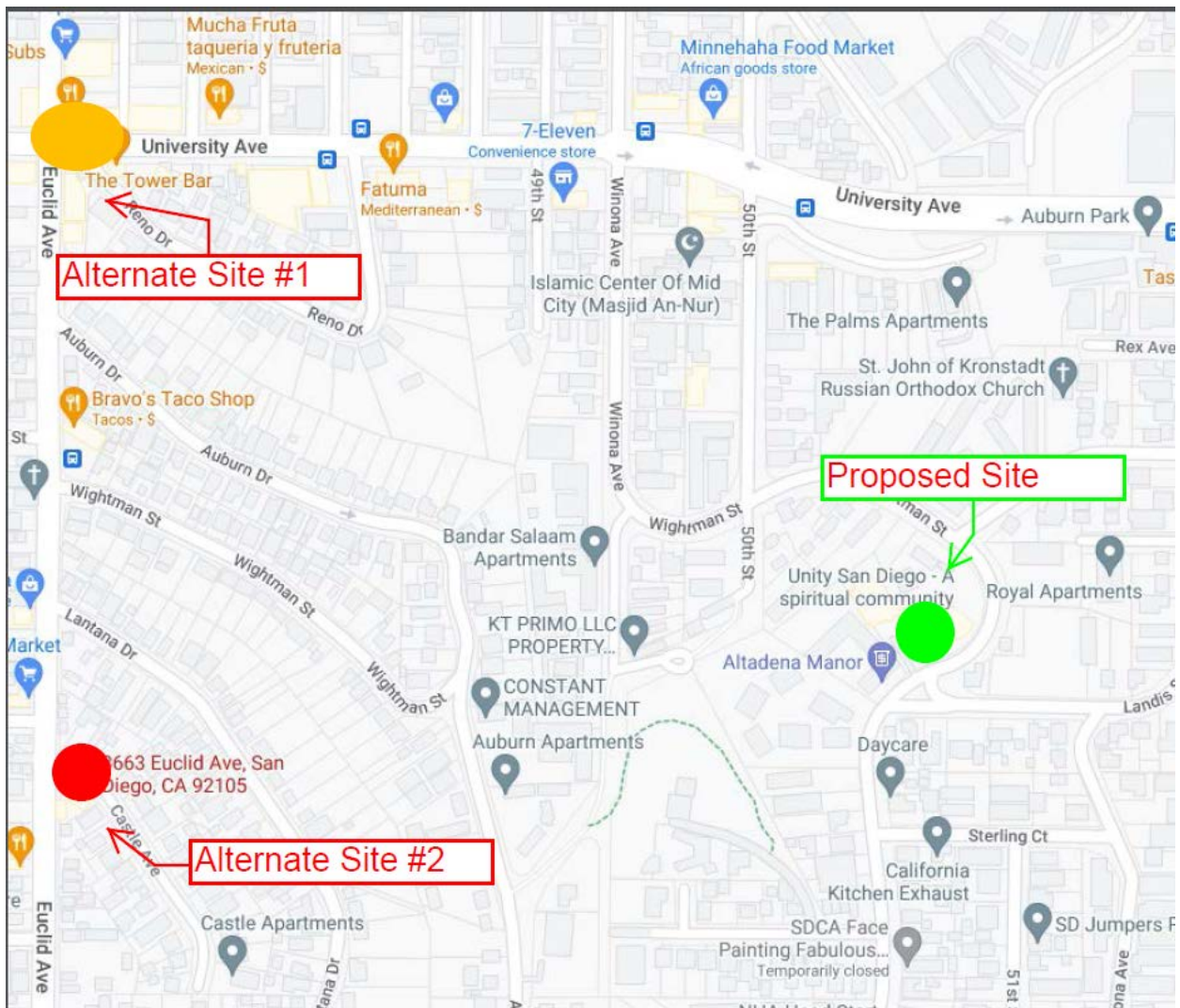


Please let me know if you have any questions or concerns.

Best,

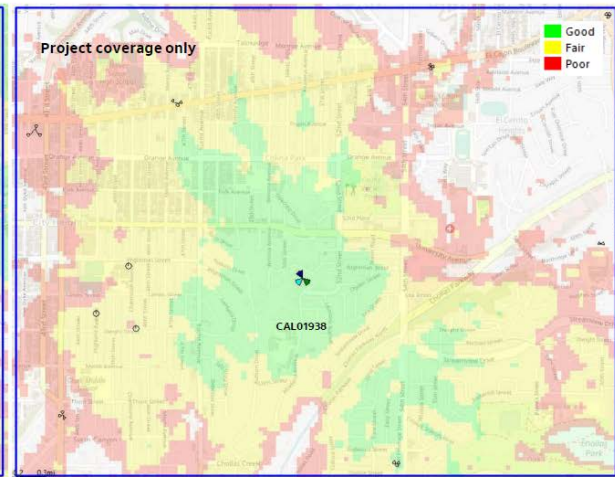
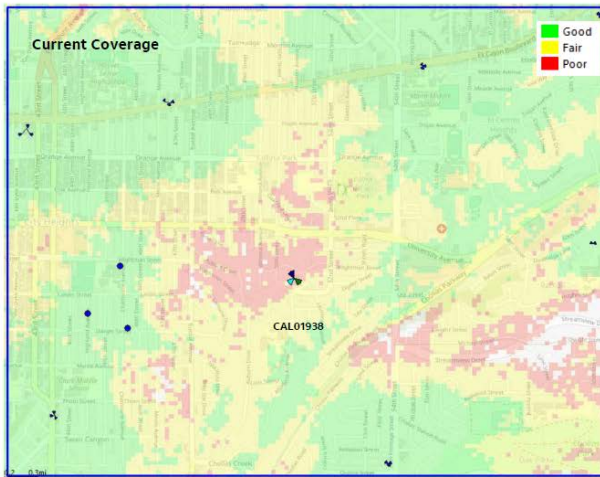
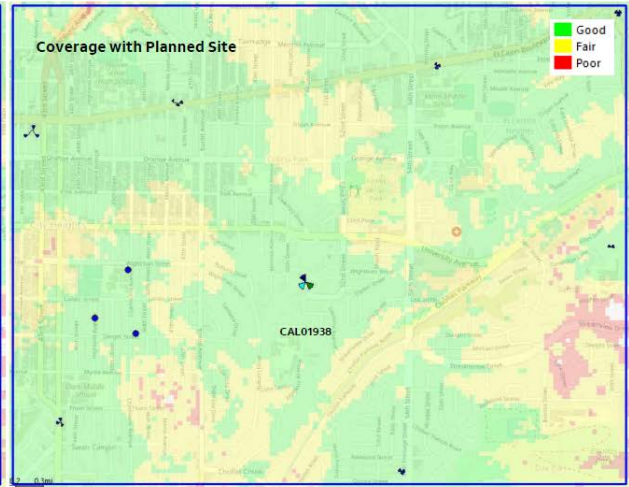
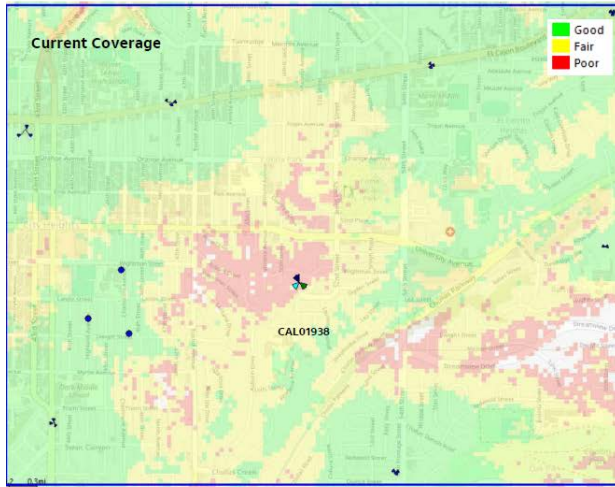
Harold Thomas Jr
Land Use I
MD7 LLC
hthomasjr@md7.com
(858) 750-1798

Alternate Site Map

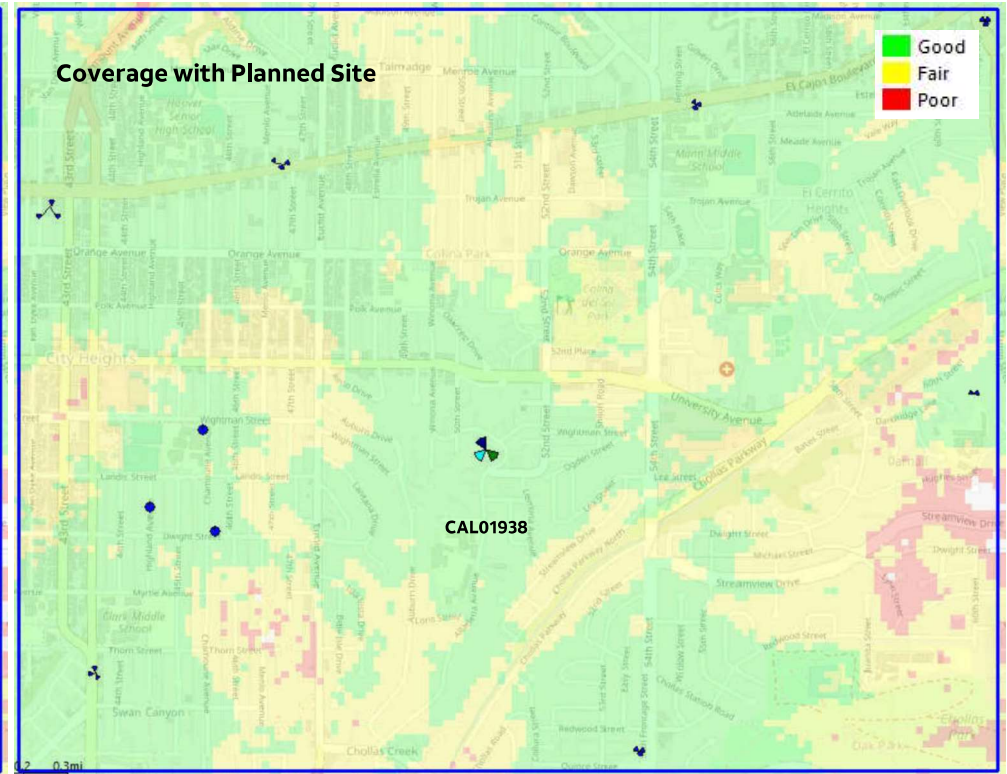
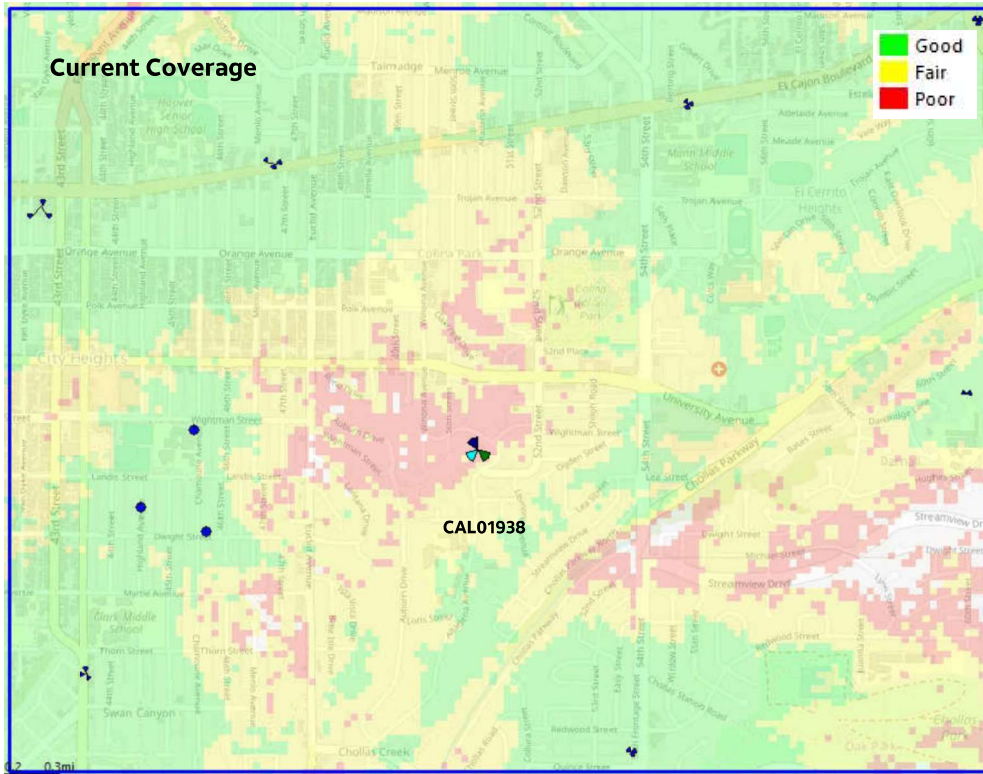




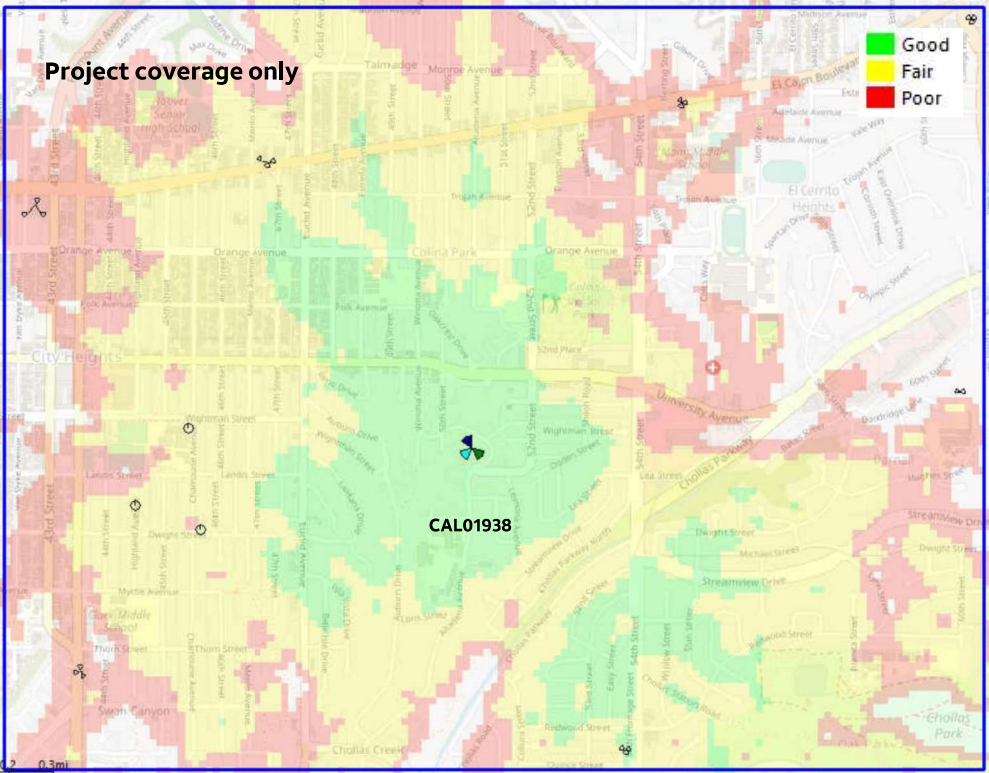
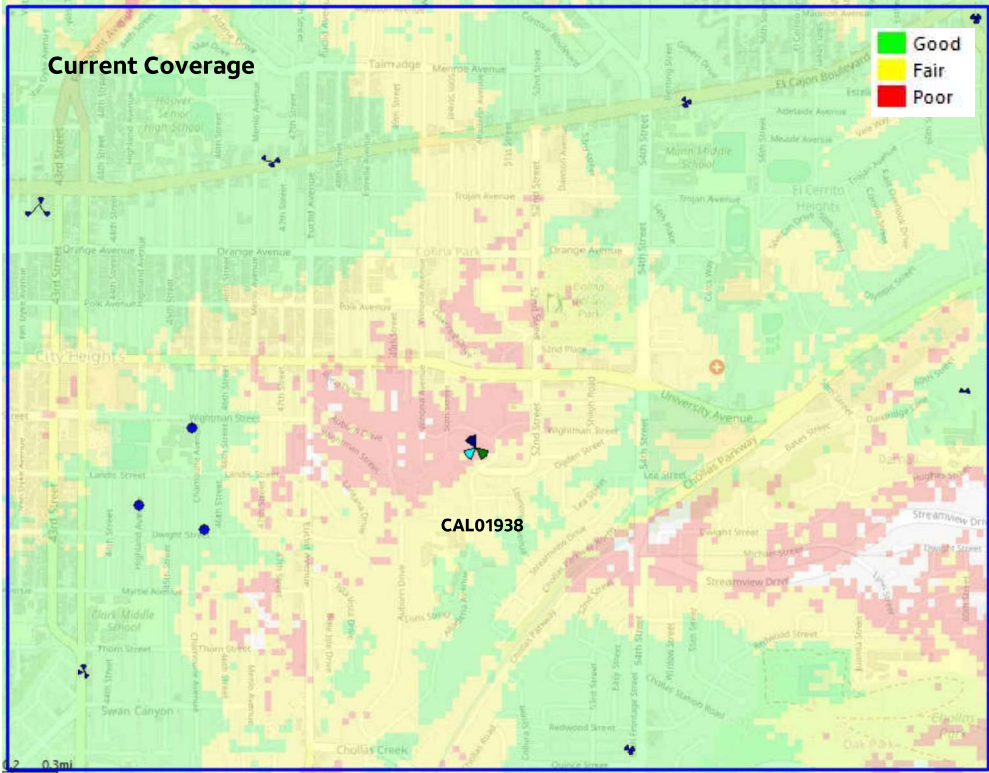
Coverage Maps



CAL01938



CAL01938



CAL01938 / Christ Church Unity

Address

Map



View 1

CAL01938 / Christ Church Unity



Address

Map



View 2

CAL01938 / Christ Church Unity



Address

Map



View 3