



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: DECEMBER 11, 2024 REPORT NO. HO-24-060
HEARING DATE: DECEMBER 18, 2024
SUBJECT: AT&T 54TH STREET Process Three Decision
PROJECT NUMBER: [PRJ-1101712](#)
OWNER/APPLICANT: Calvary Lutheran Church, Owner and AT&T MOBILITY Permittee

SUMMARY

Issue(s): Should the Hearing Officer approve a Conditional Use Permit (CUP) for a Wireless Communication Facility located at [3060 54th Frontage Street](#) within the Eastern Area of the [Mid-City Communities Plan](#).

Proposed Actions:

1. APPROVE CUP No. PMT-3245235.

Fiscal Considerations: Project costs are covered by application fees.

Community Planning Group Recommendation: The Mid-City Eastern Area Community Planning Group voted 10-0-0 on January 9, 2024, to approve the project with no conditions.

Environmental Review: This project was determined to be categorically exempt from California Environmental Quality Act (CEQA) pursuant to Section 15301 (Existing Facilities). This project is not pending an appeal of the environmental determination. The environmental exemption was made on June 28, 2024, and the opportunity to appeal that determination ended July 15, 2024.

BACKGROUND: AT&T submitted a proposal to continue operation of a Wireless Communication Facility (WCF) at 3060 54th Frontage Street in the RS-1-7 zone within the Eastern Area of the Mid-City Communities Plan. The property is currently owned and operated by Calvary Lutheran Church. The church site contains a church steeple modified to allow a secondary use of a WCF. The WCF was originally approved in 2001 under Conditional Use Permit CUP 40-0232-35 for a total of four (4) panel antennas located with an existing church steeple. There have been several modifications to the steeple, including a Complete Concealment Facility (CCF) under CUP 1703994/PRJ 425462, which

was approved in 2016. A faux mono-broadleaf tree is located toward the interior of the property. It is not a part of this review. The site is surrounded by single-family residences (Figure 1).

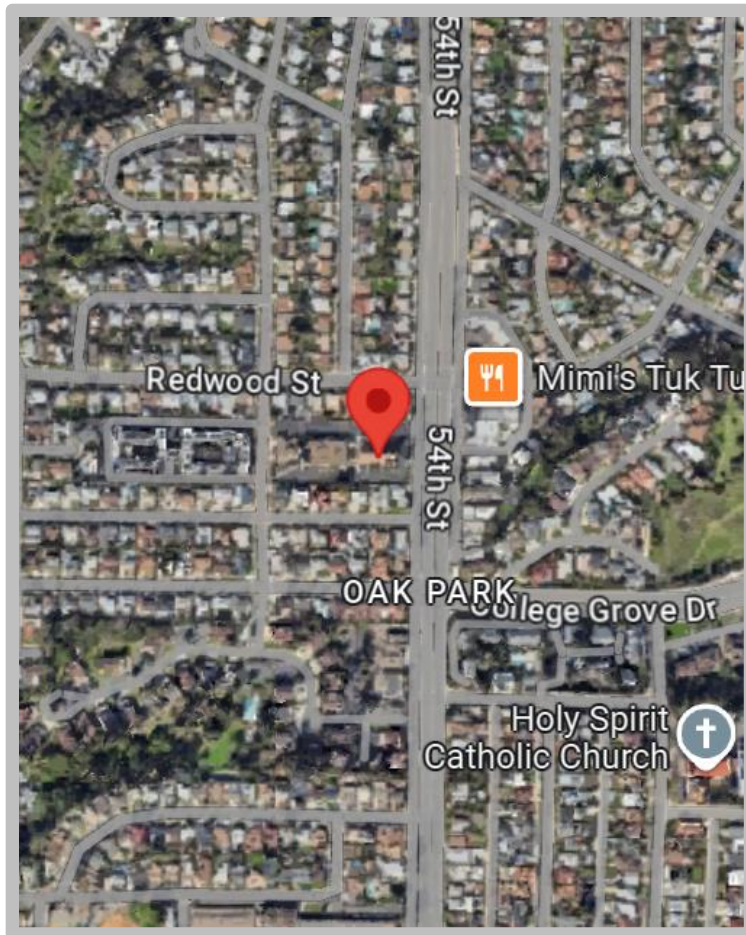


Figure 1: Project Location

DISCUSSION

Project Description:

The project proposes the continued operation of the WCF consisting of 12 existing panel antennas and ten (10) existing remote radio units (RRUs) completely concealed inside the 78-foot-tall steeple. The steeple is located near the front property line along 54th Frontage Street. The facility will operate mounted within the steeple, concealed behind existing fiberglass-reinforced plastic (FRP) panels and not visible to the public. The equipment is concealed within an enclosed rock-walled enclosure and the cables run underground, out of public view.

The free-standing steeple is a tall tower topped with a cross, with rock trim at the base. No changes are proposed to the existing design. The steeple is enclosed on all sides and designed to conceal the antennas behind the FRP. This WCF is respectful of the setting as depicted in Figure 2:



Figure 2 Steeple Conceals Antennas

WCF Design Guidelines

The existing facility conforms to the City of San Diego's Wireless Communication Facility (WCF) Design Guidelines. The design incorporates the following standard Architecturally Designed Stand-Alone Tower requirements to ensure visual integration and aesthetic consistency:

- a. Design towers to blend architecturally with the setting.** No changes are proposed to the design. The original architectural design balance of the site design will be maintained. The existing steeple meets this criterion and continues to function as a focal point for the church buildings. Therefore, the project is compliant with this design guideline.
- b. Towers should be of a quality design and have architectural variation, including varied planes, textures, colors, and treatments.** The free-standing steeple is a tall tower topped with a cross, with rock trim along the base. No changes are proposed to the existing design. The steeple is enclosed on all sides and designed to conceal the antennas within.
- c. Towers should be built at the lowest height possible.** The project is not proposing to increase the height of the steeple. The existing 78 ft. tall steeple is in scale with the buildings on the site. Further, the steeple is the tallest structure on the site, serving as a focal point as well as making the church easy to find.

To maintain visual consistency, the WCF's supporting equipment is housed within a rock-walled enclosure to match the steeple base and church buildings.



Figure 3 Equipment Enclosure

The footprint of the equipment enclosure is 120 sq. ft. minimized, featuring only one ground-mounted cabinet and a few wall-mounted boxes on the enclosure's interior (Figure 3). These components are screened by the enclosure, ensuring that they remain unobtrusive and out of public view.

WCFs are permitted across all zones within the City of San Diego, contingent upon adherence to the appropriate permit process. According to Council Policy 600-43, different land uses are categorized into preference locations, which dictate the suitability and approval process for WCF installations:

- Preference Location 1: Most preferred, typically including non-residential land uses and zones, and are permitted ministerially.
- Preference Location 2: Applicant must demonstrate that a Preference 1 location could not be used to meet the technical requirements for siting WCFs.
- Preference Location 3: Typically sensitive land uses and are less preferred for siting WCFs. A CUP-Process 3 is required and applicant must demonstrate that a Preference 1 and 2 locations were explored and found unacceptable.
- Preference Location 4: Least preferred, typically including residential land uses and zones, requiring Process Four Planning Commission approval.

This WCF is Preference 3 because it is in a residential zone on a premises that does not contain residential development. As part of the permit application process, the applicant is required to

justify why Preference 1 and/or Preference 2 locations were deemed unavailable or unsuitable for the proposed WCF. In their justification analysis, the applicant evaluated two potential alternative locations. Each alternative was accompanied by a detailed explanation as to why it was not pursued, was unavailable, or was unsuitable:

Alternative Site #1: Rooftop of the Jack in the Box at 1636 Euclid Avenue. While this would maintain some coverage along 54th Street it would neglect residential areas that were previously covered by the facility as well as College Grove Drive. It would also be much closer to neighboring facilities near Highway 94 which may interfere with its capability.

Alternative Site #2: Holy Spirit Catholic Church steeple at 2725 55th Street. This site would maintain coverage for College Grove Drive and 54th Street. However, this location would not maintain the height necessary for the facility to be most efficient.

Based on the justifications analysis (Attachment 11) provided by the applicant, the current application, design and location is appropriate. Alternative #1 would maintain some coverage along 54th Street, however it would also be closer to neighboring wireless facilities near Highway 94 which may interfere with its capability. Alternative #2, located in an existing church steeple, provides effective screening however it does not offer the height necessary for efficient coverage. The current facility provides even coverage of 54th Street as well as providing coverage to residences and College Grove Drive.

Land Development Code Section 141.0420

In accordance with San Diego Municipal Code (SDMC) Section 141.0420(c)(1)(A)(i), the proposed WCF project requires a Process Three CUP with a decision by the Hearing Officer. The project is in the Eastern Area of the Mid-City Communities Plan, a residentially zoned area where residential uses are situated within less than 100 feet from the nearest residential use to the antennas but there is no residential development on the premises.

WCFs are subject to specific regulations designed to mitigate potential impacts and enhance visual integration. These regulations aim to camouflage such facilities from public view to minimize their visual intrusion.

According to the City's Wireless Design Guidelines, Principle of Least Visibility (pages 10 and 11), "Concealment within a structure is preferred over visible mounting...." The antennas are concealed within the Architecturally Designed Stand-Alone Tower behind FRP, adhering to this principle.

Furthermore, the existing WCF upholds all required design elements highlighted within the City WCF Design Guidelines for an Architecturally-Designed Stand-Alone Tower (page 21). The existing steeple has been well-maintained and follows LDC Section 141.0420, meeting the regulatory intent to conceal the facility within a structure. The WCF is appropriately designed at the location and integrates with the church buildings. The free-standing steeple is a tall, tower topped with a cross and rock trim along the base. No changes are proposed to the existing design. The steeple is enclosed on all sides and designed to conceal the antennas within. Therefore preserving the existing design. To maintain visual consistency, the WCF's supporting equipment will be housed within a

rock-walled enclosure to match the steeple base and church buildings. This WCF is aesthetically pleasing and respectful of the setting.

Community Plan Analysis:

The Mid-City Community Plan Utilities section recommends considering impacts of energy and communication facilities on adjacent uses and utilizing all available means to conceal communication antennas from view (page 132). Additionally, the City of San Diego's General Plan Policy 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 plan also calls for these facilities to be designed to be aesthetically pleasing and respectful of the neighborhood context. Furthermore, the plan states that equipment associated with wireless facilities shall be concealed from view.

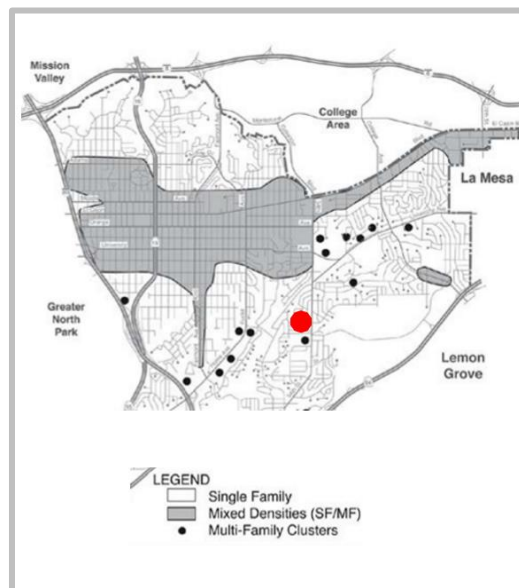


Figure 4 Land Use

The Mid-City Community Plan designates the project site as single-family residential land use. The site is developed for religious use (Calvary Lutheran Church) and is adjacent to single-family residences. The site does not have residential development. The existing steeple is located near the church building and street frontage and is properly integrated within the neighborhood context to minimize visual impacts. All components of the WCF are completely concealed within the existing church steeple and the associated equipment is located within an existing enclosure where the front wall (facing the street) contains the same rock design that is consistent with the base of the steeple and other features on the church buildings.

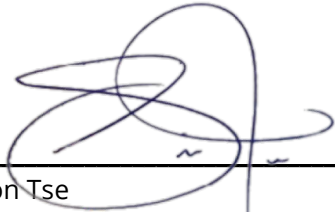
Conclusion:

The existing steeple design effectively integrates into the existing setting and with the architecture of the site, meeting the purpose and intent of the Wireless Communication Facilities Ordinance, the Wireless Design Guidelines, and Council Policy 600-43. City staff has prepared a draft permit with conditions of approval and draft findings in the affirmative to approve the Project and recommends approval of CUP No. PMT-3245235 (Attachments 4 and 5).

ALTERNATIVES

1. Approve CUP No. PMT-3245235, with modifications; or
2. Deny CUP No. PMT-3245235, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



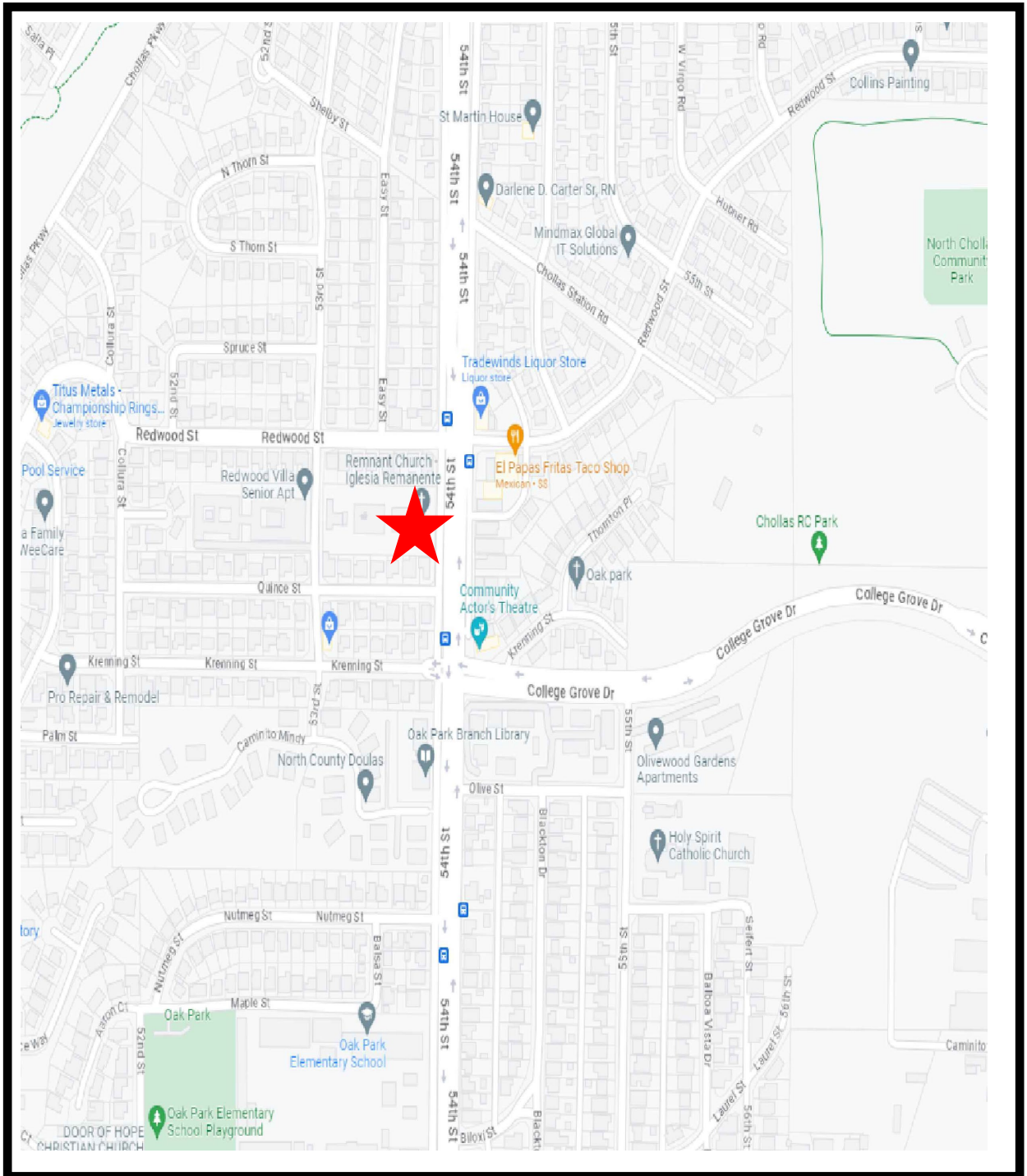
Simon Tse
Supervising Development Project Manager
Development Services Department



Karen Howard
Development Project Manager
Development Services Department

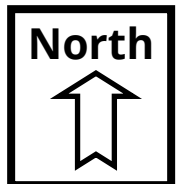
Attachments:

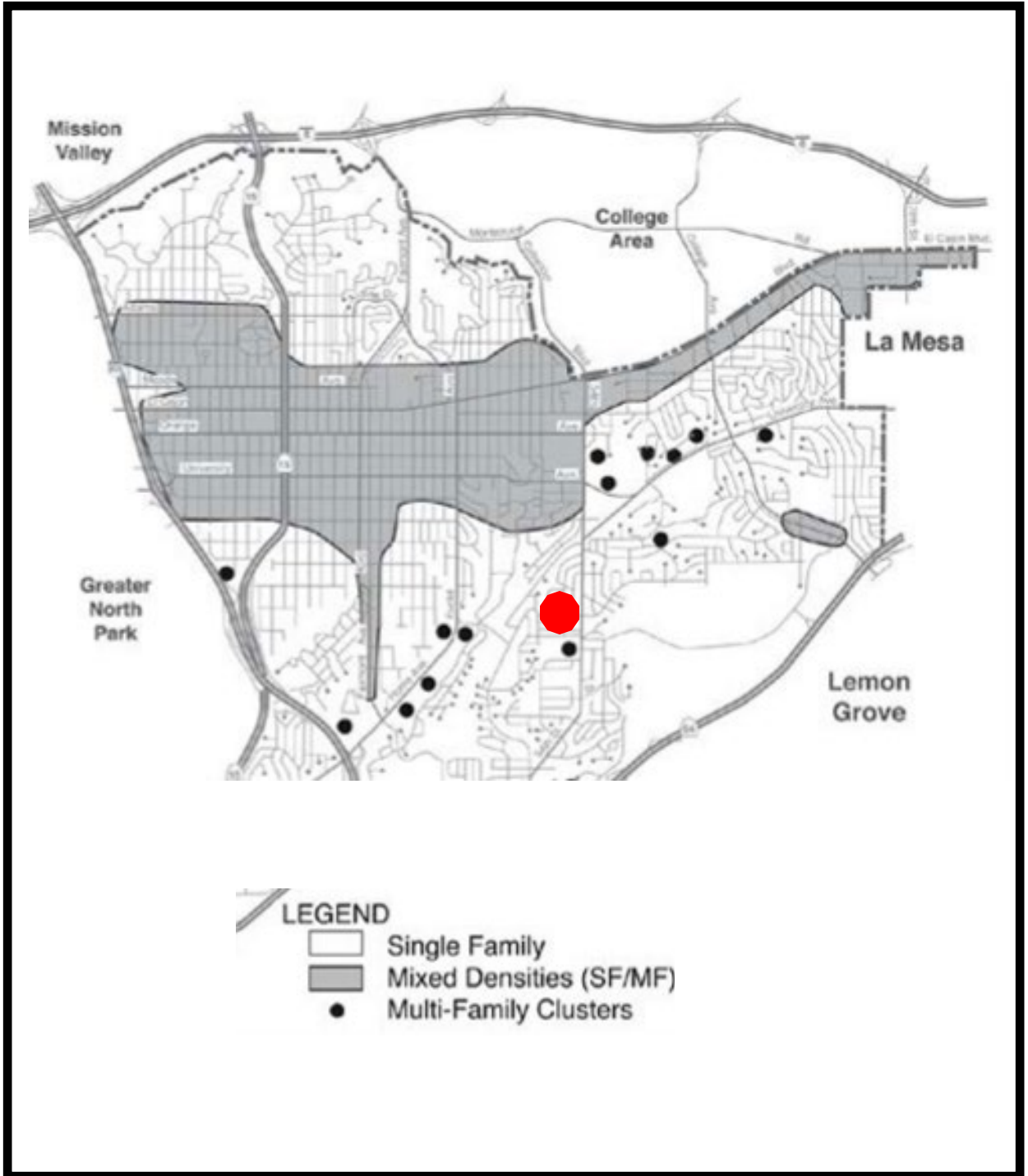
1. Location Map
2. Community Plan Land Use Map
3. Aerial
4. Draft Permit with Conditions
5. Draft Resolution with Findings
6. Environmental CEQA Exemption
7. Project Plans
8. Community Planning Group Recommendation
9. Ownership Disclosure Form
10. Coverage Maps
11. Site Justification
12. Photo Simulations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



Project Location

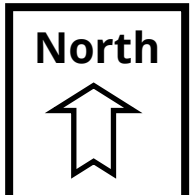
**3060 54TH STREET - AT&T 54TH ST WIRELESS
PROJECT NO. PRJ-1101712**

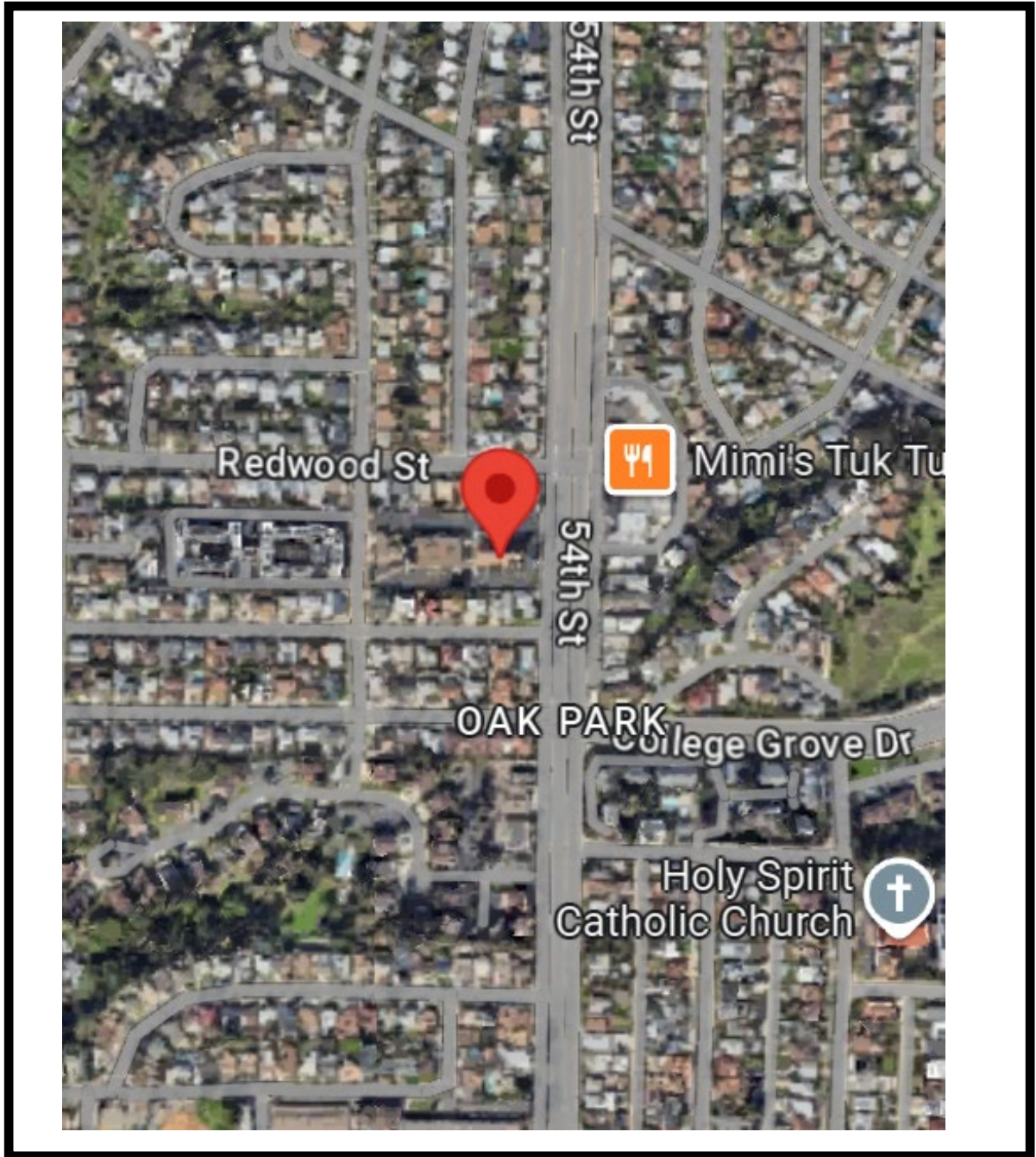




Land Use Plan

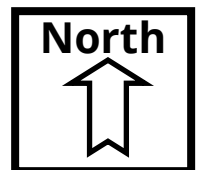
3060 54TH STREET - AT&T 54TH ST WIRELESS
PROJECT NO. PRJ-1101712





Aerial Photo

3060 54TH STREET - AT&T 54TH ST WIRELESS
PROJECT NO. PRJ-1101712



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: 11003769

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CONDITIONAL USE PERMIT NO. PMT-3245235
AT&T 54TH STREET - PROJECT NO. PRJ-1101712
HEARING OFFICER

This Conditional Use Permit No. PMT-3245235 is granted by the Hearing Officer of the City of San Diego to CALVARY EVANGELICAL LUTHERAN CHURCH, Owner, and AT&T MOBILITY, Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0303(b), 126.0305, 131.0403(b) and 141.0420. The site is located at 3060 54th Frontage Street in the RS-1-7 zone of the Eastern Area of the Mid-City Communities Plan. The project site is legally described as: that portion of the Southerly 200 feet of the Northwest Quarter of Section 34, Township 16 South, Range 2 West, San Bernardino Meridian, Rancho Mission of San Diego, said portion lying Westerly of 54th Street as established by Deed to the City of San Diego, recorded May 11, 1927 in Book 1309 Page 460 of Deeds and lying Easterly of the Southerly prolongation of the Westerly line of 53rd Street, Map of Furlow Heights Unit No. 1, according to the Map 2504, filed in the Office of the Recorder of San Diego County August 31, 1948, said Southerly 200 feet being measured normal to the Southerly line of said Northwest Quarter.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner and Permittee for a Wireless Communication Facility described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated December 18, 2024 on file in the Development Services Department.

The project shall include:

- a. Wireless Communication Facility (WCF) consisting of a total of 12 existing panel antennas, ten (10) existing remote radio units (RRUs), concealed inside a 78-foot-tall steeple;
- b. Panel Antenna sizes 72.87" x 11.85" x 7.09";
- c. Ancillary equipment located in the existing 120-square-foot equipment enclosure, and;
- d. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by January 3, 2028.
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 December 18, 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:
 - 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." 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.

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.

14. 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.

PLANNING/DESIGN REQUIREMENTS:

15. 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.
16. No overhead cabling is permitted.
17. The WCF shall conform to the approved construction plans.
18. Photo simulations shall be printed in color on the construction plans.
19. 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 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.
20. The Owner/Permittee shall install and maintain appropriate warning signage on the WCF as required by State and Federal regulations. The Owner/Permittee shall be responsible for complying with all State and Federal regulations.
21. Antennas and associated components, such as, but not limited to, remote radio units (RRUs), surge suppressors, etc., shall not exceed the height of any existing or proposed screen walls.
22. Use of or replacement of any building façade or mechanical screen with RF-transparent material for purposes of concealing antennas shall not result in any noticeable lines or edges in the transition to the original building. All RF-transparent material shall be painted and textured to match the original building and adjacent building surfaces.
23. The accuracy and validity of the RF Compliance Report, submitted by the 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.
24. All equipment, including transformers, emergency generators and air conditioners belonging to the Owner/Permittee shall be designed and operated consistent with the City noise ordinance. Ventilation openings shall be baffled and directed away from residential areas. Vibration resonance of operating equipment in the equipment enclosures shall be eliminated.

25. 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.

26. 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.

27. FRP boxes concealing antennas shall be painted and textured to match the building to the satisfaction of the Development Services Department.

28. All conduits related to this project shall be concealed inside the proposed side and bottom skirts painted to match the surface to which they are attached to the satisfaction of the Development Services Department.

29. No exposed pipes or mounting apparatus absent antennas shall be present at any time. Mounting pipes shall not be longer than the antennas.

ENGINEERING REQUIREMENTS:

30. 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.

LANDSCAPE REQUIREMENTS

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.

32. 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.

INFORMATION ONLY:

- 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 development permit alone does not allow the immediate commencement or continued operation of the proposed use on site. The operation allowed by this discretionary permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Hearing Officer of the City of San Diego on December 18, 2024 and **Approved**
Resolution Number _____.

Conditional Use Permit No. PMT-3245235
Date of Approval: December 18, 2034

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.

Calvary Evangelical Lutheran Church
Owner

By _____
Richard Vevia, Jr.

AT&T Mobility
Permittee

By _____

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

HEARING OFFICER
RESOLUTION NO. _____
CONDITIONAL USE PERMIT NO. PMT-3245235
AT&T 54TH STREET - PROJECT NO. PRJ-1101712

Whereas, CALVARY LUTHERAN CHURCH, Owner, and AT&T MOBILITY, Permittee, filed an application with the City of San Diego for a permit to continue operation of a Wireless Communication Facility (WCF) consisting of a total of 12 existing panel antennas, and ten existing remote radio units (RRUs), concealed inside a 78-foot-tall steeple and a 120-square-foot ground level equipment area (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Conditional Use Permit (CUP) No. PMT-3245235, on portions of a 2.12-acre site;

WHEREAS, the project site is located at 3060 54th Frontage Street in the RS-1-7 zone of the Eastern Area of the Mid-City Communities Plan;

WHEREAS, the project site is legally described as: that portion of the Southerly 200 feet of the Northwest Quarter of Section 34, Township 16 south, Range 2 West, San Bernardino Meridian, Rancho Mission of San Diego, said portion lying Westerly of 54th Street as established by Deed to the City of San Diego, recorded May 11, 1927 in Book 309 Page 460 of Deeds and lying Easterly of the Southerly prolongation of the Westerly line of 53rd Street, Map of Furlow Heights Unit No. 1, according to the Map 2504, filed in the Office of the Recorder of San Diego County August 31, 1948, said Southerly 200 feet being measured normal to the Southerly line of said Northwest Quarter;

WHEREAS, on June 28, 2024, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) under CEQA Guideline Section 15301 (Existing Facilities); and there was no

appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

WHEREAS, on December 18, 2024, the Hearing Officer of the City of San Diego considered Conditional Use Permit No. PMT-3245235 pursuant to the Land Development Code of the City of San Diego;

NOW, THEREFORE, BE IT RESOLVED by the Hearing Officer of the City of San Diego, that it adopts the following findings with respect to Conditional Use Permit No. PMT-3245235:

A. Conditional Use Permit (SDMC) Section No.126.0305

1. Findings for all Conditional Use Permits:

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

The site is located at 3060 54th Frontage Street in the RS-1-7 zone of the Eastern Area of the Mid-City Communities Plan. The project is the continued operation of the WCF consisting of 12 existing panel antennas and ten existing remote radio units (RRUs), completely concealed inside a 78-foot-tall steeple and a 120-square-foot ground level equipment area.

The church site contains a steeple modified to allow a secondary use of a WCF. The WCF was originally approved in 2001 under Conditional Use Permit (CUP 40-0232-35) for a total of four (4) panel antennas located with an existing church steeple. A Complete Concealment Facility (CCF) under CUP No. 1703994/PTS No. 425462 was approved in 2016.

The steeple is located near the front property line along 54th Frontage Street. The facility will operate mounted within the steeple, concealed behind existing fiberglass-reinforced plastic panels not visible to the public. The equipment is concealed within an enclosed rock-walled enclosure; and the cables run underground, out of public view. The steeple is enclosed on all sides and completely conceals the antennas. The existing steeple is well maintained and meets all required design elements highlighted within the City WCF Design Guidelines for an Architecturally Designed Stand-Alone Tower which includes:

1. **Design towers to blend architecturally with the setting.** No changes are proposed to the design. The original architectural design balance of the site design will be maintained. The existing steeple meets this criterion and

continues to function as a focal point for the church buildings. Therefore the project is compliant with this design guideline.

2. **Towers should be of a quality design and have architectural variation, including varied planes, textures, colors, and treatments.** The free-standing steeple is a tall, tower topped with a cross and rock trim along the base. No changes are proposed to the existing design. The steeple is enclosed on all sides and designed to conceal the antennas within. Therefore preserving the existing design.
3. **Towers should be built at the lowest height possible.** The project is not proposing to increase the height of the steeple. The existing 78-foot-tall steeple is in scale with the buildings on the site. Further, the steeple is the tallest structure on the site, serving as a focal point as well as making the church easy to find.

The Mid-City 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 plan also calls for these facilities to be designed to be aesthetically pleasing and respectful of the neighborhood context. Furthermore, the plan states that equipment associated with wireless facilities shall be concealed from view.

Land Development Code Section (LDC) 141.0420 permits WCFs on sites zoned RS-1-7 with a Process 3 CUP when a residential use is not on the same site. The proposed WCF complies with the City's Land Development Code, Section 141.0420, Wireless Communication Facilities, and the requirements of the City's General Plan. Therefore, the proposed development does not adversely affect the applicable land use plan or the City's General 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) pursuant to Section 15301 (Existing Facilities). The conditions of approval for the project will require compliance with several operational constraints and development controls intended to assure the continued public health, safety and welfare. 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 Telecommunications Act of 1996 preempts local governments from regulating the "placement, construction and modification of wireless communication facilities on the basis of the environmental effects of Radio Frequency (RF) 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 July 9, 2020 which concluded that the project is in compliance with FCC standards for RF emissions, but recommended that caution signs be posted. 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 WCF Regulations, Land Development Code Section 141.0420, require that WCFs utilize the smallest, least visually intrusive antennas, components, and other necessary equipment. The applicant is required to use all reasonable means to conceal or minimize the visual impact of the WCF through integration utilizing architecture, landscape, and siting solutions. All components of the WCF are completely concealed within the existing church steeple and the associated equipment is located within an existing enclosure where the front wall (facing the street) contains the same rock design that is consistent with the base of the steeple and other features on the church. WCFs are permitted in residential zones where the use on the property is non-residential with a Conditional Use Permit (CUP), Process 3, Hearing Officer approval. No deviations are requested with this project. The WCF Design Requirements [LDC Section 141.0420(g)(2)] state that WCF "shall utilize all reasonable means to conceal or minimize the visual impacts of the WCF through integration. Integration with existing structures or with existing uses shall be accomplished through the use of architecture, landscape, and siting solutions." All antennas are concealed from view and the resulting project is an architecturally integrated design. 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 in order to minimize potential impacts. The intent of the regulations is to camouflage facilities from public view. The less visible a facility is, the more concealed it is. In this case, the antennas and the RRUs will be completely concealed behind FRPs mounted inside the steeple and will have minimal visual impacts to the surrounding area and comply with the City's General Plan requirements. The equipment associated with this project is located within a 120-square-foot equipment area attached to the building, and the cables run in a conduit hidden from view.

Therefore, the proposed development will comply with the regulations of the Land Development Code including any allowable deviations pursuant to the Land

Development Code. Based on this analysis and the project design, this project complies with the applicable regulations of the Land Development Code.

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

WCFs are permitted across all zones within the City of San Diego, contingent upon adherence to the appropriate permit process. According to Council Policy 600-43, different land uses are categorized into preference locations, which dictate the suitability and approval process for WCF installations:

- Preference Location 1: Most preferred, typically including non-residential land uses and zones, and are permitted ministerially.
- Preference Location 2: Applicant must demonstrate that a Preference 1 location could not be used to meet the technical requirements for siting WCFs.
- Preference Location 3: Typically sensitive land uses and are less preferred for siting WCFs. A CUP-Process 3 is required and applicant must demonstrate that a Preference 1 and 2 locations were explored and found unacceptable.
- Preference Location 4: Least preferred, typically including residential land uses and zones, requiring Process Four Planning Commission approval.

This WCF is located in a Preference 3 because it is in a residential zone on a premises that does not contain residential development. As part of the permit application process, the applicant is required to justify why Preference 1 and/or Preference 2 locations were deemed unavailable or unsuitable for the proposed WCF. In their justification analysis, the applicant evaluated two potential alternative locations. Each alternative was accompanied by a detailed explanation as to why it was not pursued, was unavailable, or was unsuitable:

Alternative Site #1: Rooftop of the Jack in the Box at 1636 Euclid Avenue. While this would maintain some coverage along 54th Street it would neglect residential areas that were previously covered by the facility as well as College Grove Drive. It would also be much closer to neighboring facilities near Highway 94 which may interfere with its capability.

Alternative Site #2: Holy Spirit Catholic Church steeple at 2725 55th Street. This site would maintain coverage for College Grove Drive and 54th Street. It could most likely use an FRP for concealment. Unfortunately, this location would not maintain the height necessary for the facility to be most efficient.

The current proposed project on the church site is in a residential zone without residential uses on the premises. It is classified as a Preference 3 Location and requires a Process Three Conditional Use Permit application.

Based on the justifications analysis provided by the applicant for both alternatives, the current application, design and location is appropriate. Alternative #1 would maintain some coverage along 54th Street, however it would also be closer to neighboring wireless facilities near Highway 94 which may interfere with its capability. Alternative #2 located in an existing church steeple provides effective screening however it does not offer the height necessary for efficient coverage. The current facility provides even coverage of 54th Street as well as providing coverage to residences and College Grove Drive.

City staff confirms that the design and use is still appropriate at this time. Staff analysis confirms that the existing design is consistent with the objectives and recommendations for WCFs .

The existing WCF employs all required design elements highlighted within the City WCF Design Guidelines for an Architecturally-Designed Stand-Alone Tower. The WCF is appropriately designed at the location and integrates with the church buildings.

The free-standing steeple is a tall, tower topped with a cross and rock trim along the base. No changes are proposed to the existing design. The steeple is enclosed on all sides and designed to conceal the antennas within thereby preserving the existing design. To maintain visual consistency, the WCF's supporting equipment will be housed within a rock-walled enclosure to match the steeple base and church buildings. This WCF is aesthetically pleasing and respectful of the setting.

The permit will condition the WCF to comply with several operational constraints and development controls intended to ensure continued public safety.

The design is consistent with the City's General Plan for wireless facilities. A 10-year term will be included as a condition of approval to ensure that the design and use is still appropriate at that time. As demonstrated by the justification analysis and the design, the existing WCF is appropriate at the existing location.

The trend to eliminate land line phones and the resulting demand for wireless coverage in residential areas was recognized in the development of the WCF regulations by encouraging use of non-residential properties for WCFs. This is an existing WCF on a non-residential use surrounded by residential uses. In this situation, maintaining the WCF site in the steeple is preferable to pursuing a new location in a residential backyard or the creation of several public right-of-way sites, which compared to this project, would create visual impacts in this residential area. There are no other non-residential or preferred locations within the neighborhood grid to allow the construction of another WCF as residential development surrounds the site. In accordance with the latest coverage maps, without the proposed modifications, there would be a significant gap in coverage since the AT&T sites are strategically placed and the network built around them.

Maintaining the current location at the Church would not create any new or additional impacts since the facility is completely concealed behind FRPs within the

church steeple and the equipment is integrated into the architecture of the church building, therefore, this project is appropriate at this location.

The design is consistent with the City's General Plan for wireless facilities, the WCF Ordinance (SDMC Chapter 14, Article 20, Division 4) and the Wireless Communication Guidelines. The WCF is designed appropriately and integrates well into the clubhouse building and the context of the neighborhood. Therefore, the use is appropriate at this 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 these findings adopted by the Hearing Officer, Conditional Use Permit No. 3245235 is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 3245235 a copy of which is attached hereto and made a part hereof.

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

Karen Howard
Development Project Manager
Development Services

Adopted on: December 18, 2024

IO#: 1103679

fm 7-17-17

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 Name/Number: 54th Frontage Street West Wireless Communication Facility/1101712

SCH No.: Not Applicable

Project Location-Specific: 3060 54th Street West, San Diego, CA 92105

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

Description of nature and purpose of the Project:

Conditional Use Permit (CUP) for the continued operation of an existing wireless communication facility (WCF) including 12 antennas and 10 remote radio units located within a steeple of an existing church and an adjacent fenced equipment area containing an equipment cabinet and batter rack. No new work is proposed at this location. The property is located at 3060 54th Frontage Street West in the RS-1-7 Residential zone of the Mid City-Eastern Community Planning area, and Council District 4.

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Robert Polito, AT&T Wireless, 5855 Copley Drive, San Diego, CA 92111 (858) 291-1915

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 15301 (Existing Facilities)
- 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 15301 (Existing Facilities). Section 15301 Section allows for the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing facilities (public or private), involving negligible or no expansion of use beyond that existing at the time of the determination. Since the project would only allow continued operation of an existing WCF located within the steeple of an existing church, the exemption was deemed appropriate, and no environmental impacts would occur. None of the exceptions described in CEQA Guidelines Section 15300.2 apply.


Lead Agency Contact Person: Kelli Rasmus

Telephone: (619) 557-7990

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

 Senior Planner
Signature/Title

July 16, 2024
Date

Check One:

- Signed By Lead Agency
- Signed by Applicant

Date Received for Filing with County Clerk or OPR:



at&t

54TH ST & REDWOOD ST

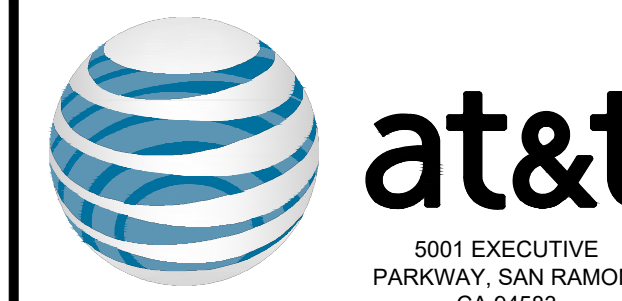
SD0534

ENTITLEMENT RENEWAL

FA: 10086308

3060 54TH STREET

SAN DIEGO, CA 92105



MD7

MD7, LLC
10590 West Ocean Air Dr. Suite 250
San Diego, CA 92130
858-964-7439

AHJ APPROVAL

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REVISIONS

REV.	DATE	DESCRIPTION	INITIALS
0	05/10/2023	100% ZDs	VB
1	11/10/2023	CITY COMMENTS	RA

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME AND UNDER MY DIRECT SUPERVISION AND THAT I AM DULY REGISTERED ENGINEER UNDER THE LAWS OF THE STATE OF CALIFORNIA

SITE INFORMATION

54TH ST & REDWOOD ST
SD0534
10086308
3060 54TH STREET
SAN DIEGO, CA 92105

SHEET TITLE

TITLE SHEET

SHEET NUMBER

T-1.0

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PROJECT TEAM

APPLICANT AGENT:
AT&T WIRELESS
5855 COPLEY DRIVE
SAN DIEGO, CA 92111
CONTACT: ROBERTO POLITO
PHONE: (858) 291-1915
EMAIL: rpolito@md7.com

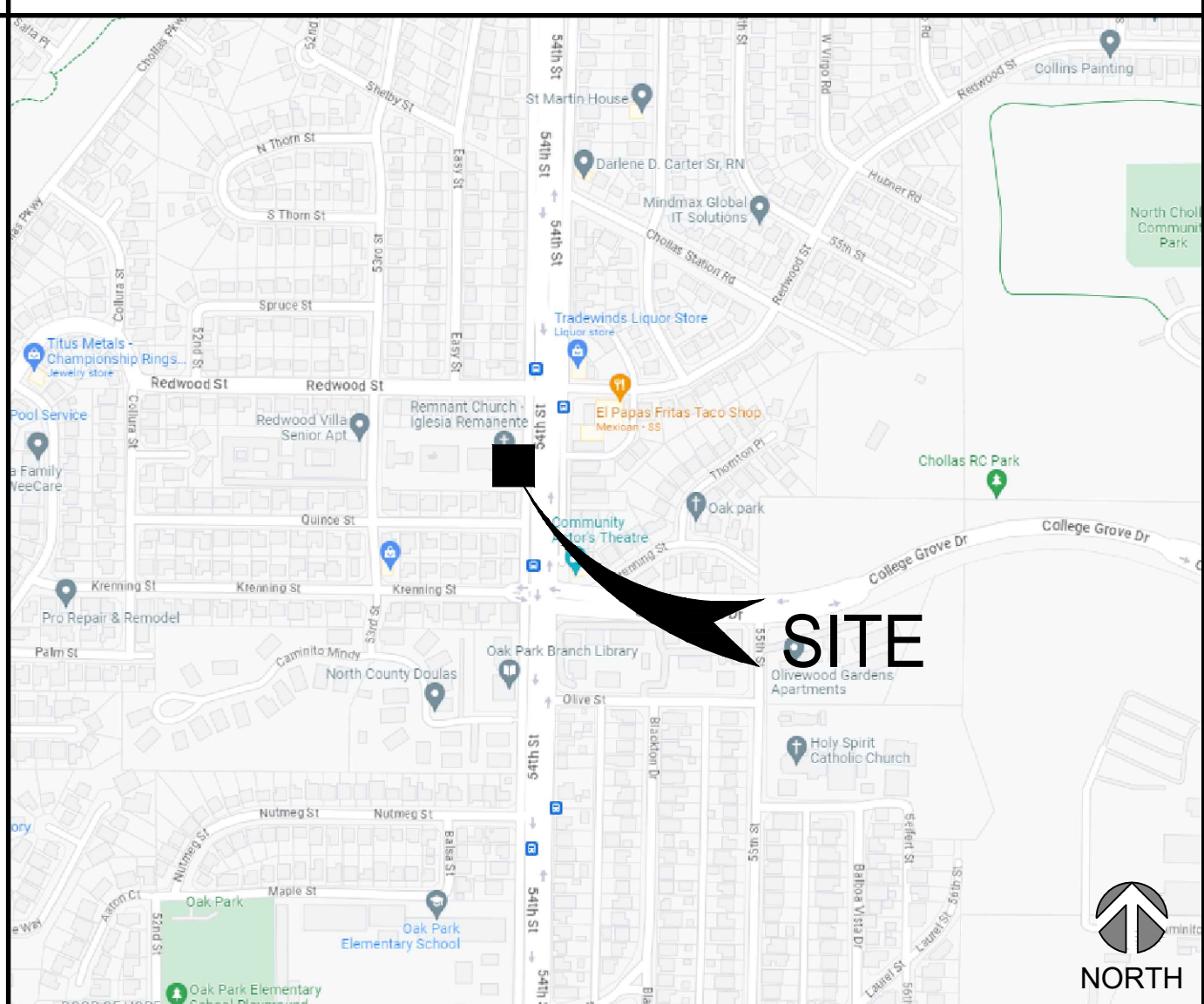
SITE ACQUISITION AGENT:
MD7, LLC.
10590 WEST OCEAN AIR DRIVE
SUITE 250
SAN DIEGO, CA 92130
CONTACT: ROBERTO POLITO
PHONE: (858) 291-1915
EMAIL: rpolito@md7.com

RF ENGINEER:
AT&T WIRELESS
5855 COPLEY DRIVE
SAN DIEGO, CA 92111
CONTACT: JORGE MELCHOR
EMAIL: jm934p@att.com

ARCHITECT:
MD7 ARCHITECTURE SERVICES, INC
10590 WEST OCEAN AIR DRIVE
SUITE 250
SAN DIEGO, CA 92130
CONTACT: JUSTIN CAUSEY
PHONE: (858) 291-1869
EMAIL: jcausey@md7.com

ZONING:
MD7, LLC.
10590 WEST OCEAN AIR DRIVE
SUITE 250
SAN DIEGO, CA 92130
CONTACT: ROBERTO POLITO
PHONE: (858) 291-1915
EMAIL: rpolito@md7.com

VICINITY MAP



PROJECT SUMMARY

NO PROPOSED WORK, ZONING DRAWINGS MEANT FOR OBTAINING ENTITLEMENTS

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

AT ANTENNA LEVEL:

- EXISTING (12) ANTENNAS
- EXISTING (13) RRUS
- EXISTING (1) DC9 SURGE PROTECTOR
- EXISTING (4) NEW ROOF CAPS
- EXISTING (4) EXHAUST FANS
- EXISTING (2) THERMOSTAT CONTROLLERS
- EXISTING (3) RF SIGNS

AT EQUIPMENT LEVEL:

- EXISTING (1) FULLY LOUVERED METAL DOOR
- EXISTING (8) BATTERIES
- EXISTING (1) MULTI-SPEED SWITCH CONTROLLER
- EXISTING (1) DC12 SURGE PROTECTOR
- EXISTING (1) ERICSSON BASEBAND 6630
- EXISTING (1) FIBER CABLE TRUNKS (24-PAIR)
- EXISTING (3) DC POWER CABLE TRUNK (MIN #6 AWG)
- EXISTING (1) VERTIV STD -48VDC NETSURE 721 POWER PLANT
- EXISTING (8) EMERSON 2KW HE -48 RECTIFIERS
- EXISTING (2) EMERSON C48/24-1500 CONVERTERS
- EXISTING (8) GNB M12V155FT BATTERIES
- EXISTING (1) EMERSON NETWORK POWER NETSURE -48VDC VRLA BATTERY STAND; 23-INCH
- EXISTING (1) MOUNTING KIT, ESURE POWER EXTEND CONVERTER, 26-POSITION PANEL, NETSURE™ 7100, NETSURE 710
- EXISTING (9) ESURE™ POWER EXTEND CONVERTER, -58VDC, 1000W
- EXISTING (2) POLE LUG ADAPTER
- EXISTING (1) INFO SIGN

FINAL ANTENNA COUNT: 12
FINAL RRU COUNT: 13

EXISTING EQUIPMENT SHELTER IS 10'-3" W x 12'-2" L x 10'-4" H
EXISTING EQUIPMENT SHELTER IS 125' SQ. FT.

DRAWING INDEX

T-1.0 TITLE SHEET
A-1.0 OVERALL SITE PLAN
A-1.1 ENLARGED SITE PLAN
A-2.0 EQUIPMENT & ANTENNA PLAN
A-3.0 NORTH & EAST ELEVATIONS
A-4.0 SOUTH & WEST ELEVATIONS
A-5.0 DETAILS

SITE INFORMATION

PROPERTY OWNER: CALVARY LUTHERAN CHURCH
3060 54TH STREET
SAN DIEGO, CA 91905

STRUCTURE HEIGHT: 61'-6"

PARCEL NUMBER: 477-313-09-00

LATITUDE (NAD 83): 32° 44' 13.20"

LONGITUDE (NAD 83): -117° 04' 47.70"

ZONING JURISDICTION: CITY OF SAN DIEGO

ZONING DISTRICT: A2

OTHER WIRELESS FACILITIES: NONE

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.

CODE COMPLIANCE

2022 CALIFORNIA BUILDING CODE
2022 CALIFORNIA RESIDENTIAL CODE
2022 CALIFORNIA TITLE 24
2022 CALIFORNIA FIRE CODE
2022 CALIFORNIA ENERGY CODE
2022 CALIFORNIA PLUMBING CODE

2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA ELECTRICAL CODE TIA-222 CODE

IN THE EVENT OF CONFLICT, THE MOST RESTRICTIVE CODE SHALL PREVAIL

DRAWING SYMBOLS

ELEVATION NUMBER SHEET NUMBER FOR ELEVATION

REVISION

DETAIL NUMBER SHEET NUMBER FOR DETAIL

REFER: ELECTRICAL FOR ADDITIONAL SYMBOLS

Know what's below. Call before you dig.

TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN NEVADA, CALL USA NORTH 811

TOLL FREE: 1-800-227-2600 OR www.usanorth811.org

NEVADA STATUTE REQUIRES MIN OF 2 WORKING DAYS NOTICE BEFORE YOU EXCAVATE

CONFIDENTIAL AND PROPRIETARY

NOT FOR DISCLOSURE OUTSIDE TELECOMMUNICATION CLIENT WITHOUT WRITTEN PERMISSION.



MD7

MD7, LLC
10590 West Ocean Air Dr. Suite 250
San Diego, CA 92130
858-964-7439

AHJ APPROVAL

REVISIONS

REV.	DATE	DESCRIPTION	INITIALS
0	05/01/2023	100% ZDs	VB
1	10/18/2024	REVISED 100% ZDs	RA

"I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME AND UNDER MY DIRECT SUPERVISION AND THAT I AM DULY REGISTERED ENGINEER UNDER THE LAWS OF THE STATE OF CALIFORNIA"

SITE INFORMATION

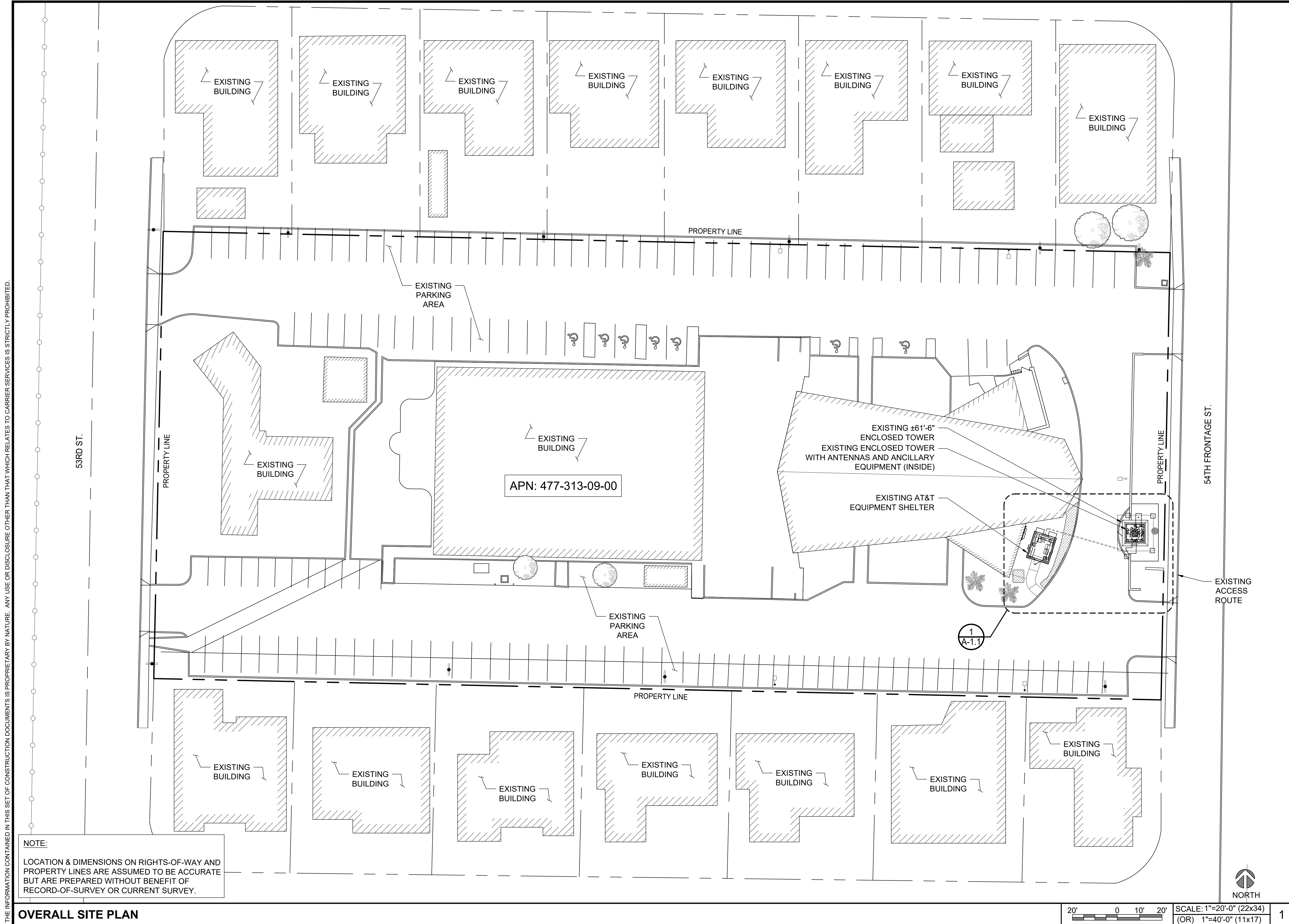
54TH ST & REDWOOD ST
SD0534
10086308
3060 54TH STREET
SAN DIEGO, CA 92105

SHEET TITLE

OVERALL SITE PLAN

SHEET NUMBER

A-1.0

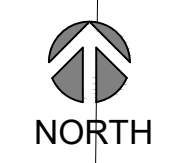


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NOTE:
LOCATION & DIMENSIONS ON RIGHTS-OF-WAY AND PROPERTY LINES ARE ASSUMED TO BE ACCURATE BUT ARE PREPARED WITHOUT BENEFIT OF RECORD-OF-SURVEY OR CURRENT SURVEY.

OVERALL SITE PLAN

SCALE: 1"=20'-0" (22x34)
(OR) 1"=40'-0" (11x17)



1



MD7, LLC
10590 West Ocean Air Dr. Suite 250
San Diego, CA 92130
858-964-7439

AHJ APPROVAL

REVISIONS			
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1	10/18/2024	REVISED 100% ZDs	RA

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SITE INFORMATION

54TH ST & REDWOOD ST
SD0534
10086308
3060 54TH STREET
SAN DIEGO, CA 92105

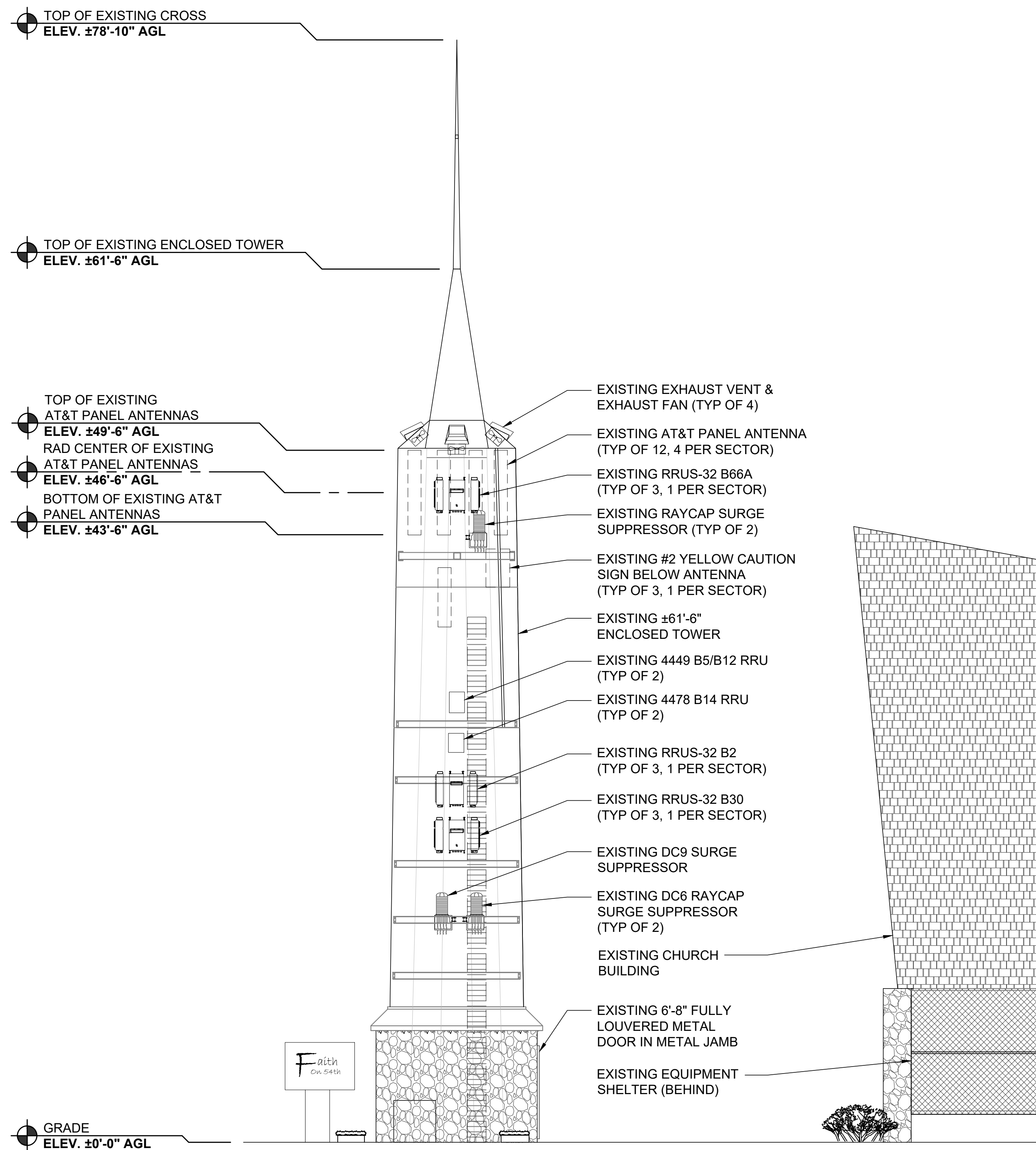
SHEET TITLE

NORTH & EAST ELEVATIONS

SHEET NUMBER

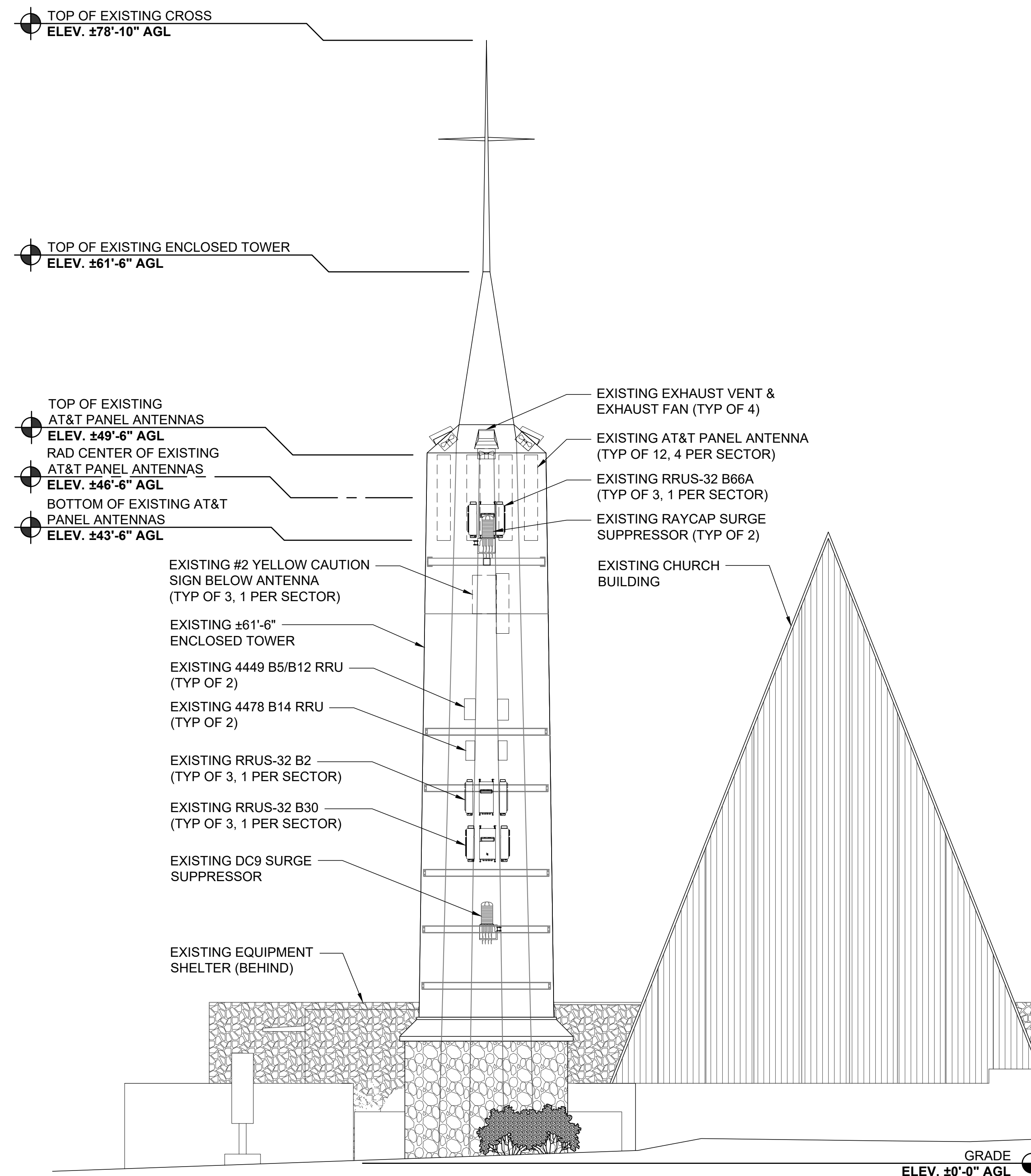
A-3.0

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NORTH ELEVATION

0 1.5' 3' 5' SCALE: 3/16"=1'-0" (22x34)
(OR) 3/32"=1'-0" (11x17) 2



EAST ELEVATION

0 1.5' 3' 5' SCALE: 3/16"=1'-0" (22x34)
(OR) 3/32"=1'-0" (11x17) 1

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 style="text-align: right;">Community Planning Committee Distribution Form</h1>	
Project Name: 3060 54th St.			Project Number: PRJ-1101712		
Community: Mid-City:Eastern Area					
For project scope and contact information (project manager and applicant), log into OpenDSD at https://aca.accela.com/SANDIEGO . Select "Search for Project Status" and input the Project Number to access project information.					
<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: January 09, 2024	
# of Members Yes 10		# of Members No 0		# of Members Abstain 0	
Conditions or Recommendations: None					
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.) No action required; approved unanimously					
NAME: Lynn Edwards					
TITLE: Chair				DATE: January 16, 2024	
<i>Attach additional pages if necessary (maximum 3 attachments).</i>					

	City of San Diego Development Services 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000	<h1 style="margin: 0;">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: 10086308 **Project No. For City Use Only:** 1101712

Project Address: 3060 54th Street, 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: Richard Vevia Jr Owner Tenant/Lessee Successor Agency

Street Address: 3060 54th Street

City: San Diego State: CA Zip: 92105

Phone No.: (619) 318-2993 Fax No.: _____ Email: revdrvevia@gmail.com

Signature: PLEASE SEE ATTACHED LOA Date: Please see signed LOA

Additional pages Attached: Yes No

Applicant

Name of Individual: Christina Thomas, MD7 LLC, obo AT&T Wireless Owner Tenant/Lessee Successor Agency

Street Address: 10590 W Ocean Air Drive, Suite 250

City: San Diego State: CA Zip: 92130

Phone No.: 858-964-8015 Fax No.: _____ Email: cthomas@MD7.com

Signature:  Date: 10/18/2024

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



May 11, 2023


To:
MD7, LLC
Christine Strileckis, Land Use
10590 W Ocean Air Drive, Suite 250
San Diego, CA 92130
(858) 964-7403
cstrileckis@md7.com

From:
Reverend Richard Vevia Jr.
Revvev@cox.net
Cavalry Evangelical Lutheran Church
3060 54th Street
San Diego, CA 92105

Re: Property Owner Letter of Authorization
Site ID: 10086308
Site Address: 3060 54th Street San Diego, CA 92105

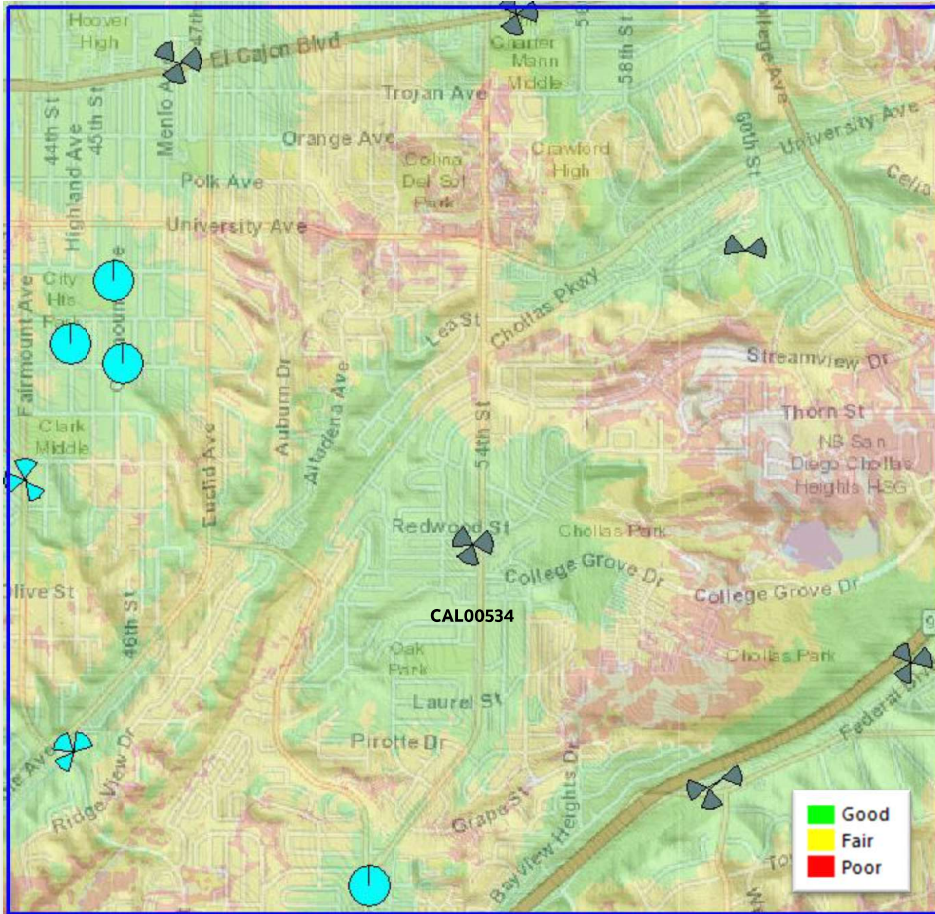
Dear Reverend Richard Vevia Jr.:

This is to certify that Cavalry Evangelical Lutheran Church is the legal property owner of record and hereby authorizes MD7, LLC, as agent for AT&T Mobility, to file for necessary jurisdiction permits and the FAA required EMI evaluation to obtain the permit approvals for AT&T Mobility to renew its existing cell site located at 3060 54th Street San Diego, CA 92105.

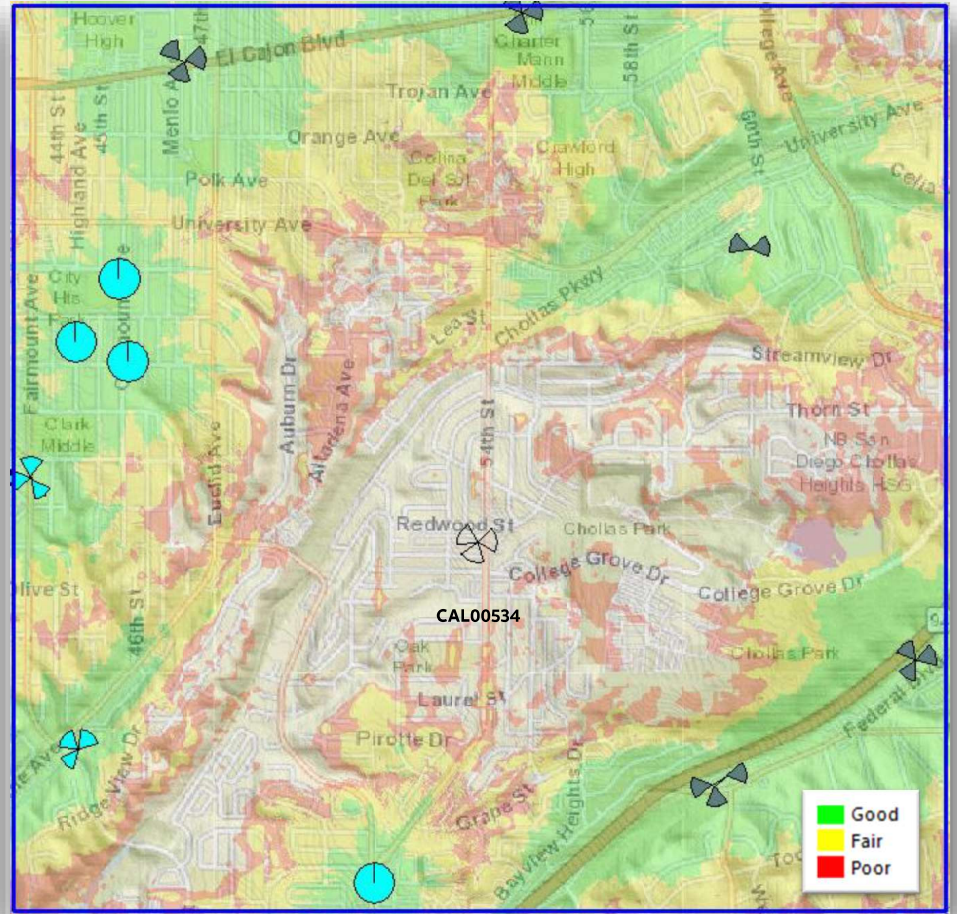
By: 
Property Owner Signature
Richard Vevia, Jr.
Name and Title
5/15/2023
Date
revvev@cox.net
Phone Number / Email Address

CAL00534

Existing Coverage

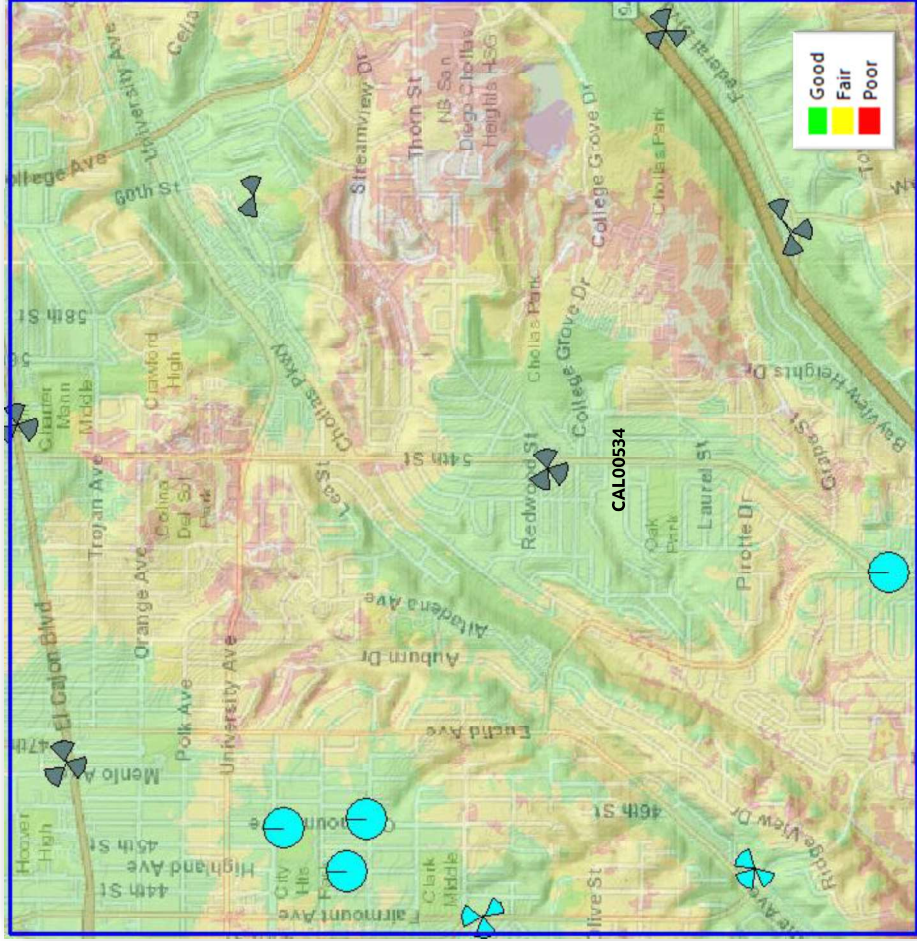


Coverage without site

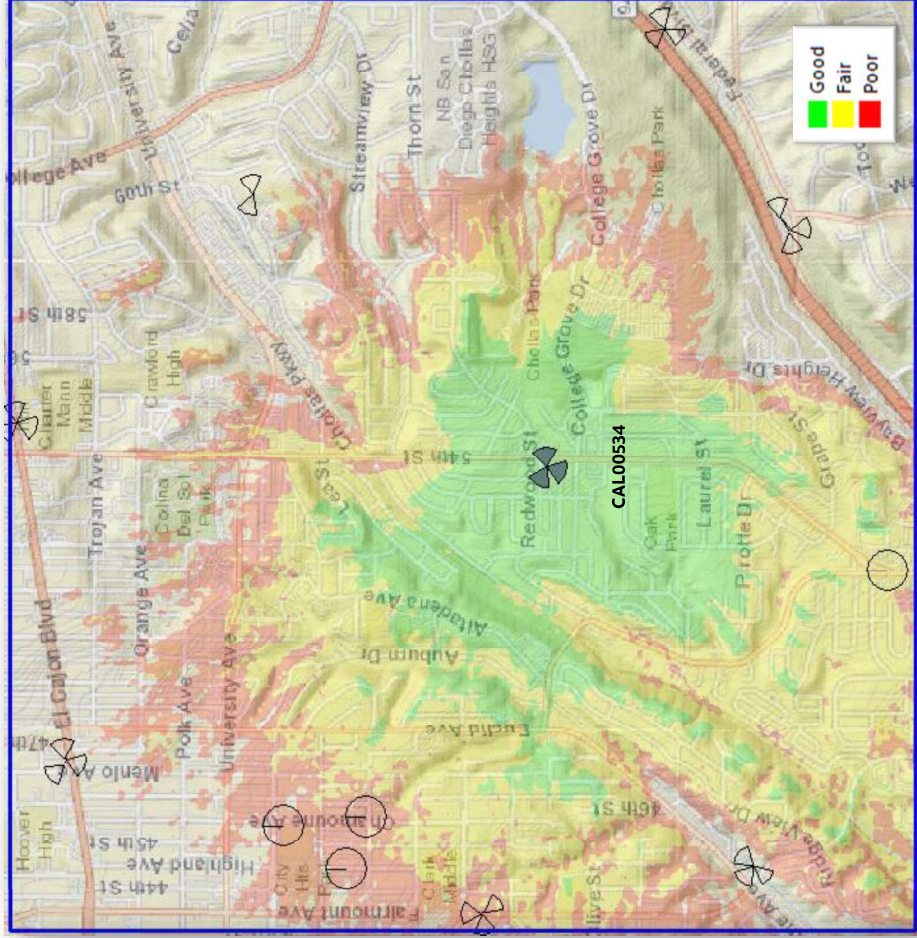


CAL00534

Existing Coverage



Single Site Coverage





July 25, 2023

To:
City of San Diego
Development Services Department
1222 First Ave
San Diego, CA 92101

From:
MD7, LLC
Christine Strileckis, Land Use
10590 W Ocean Air Drive, Suite 250
San Diego, CA 92130
858-964-7403
cstrileckis@md7.com

Re: Site Justification
Site ID: 10086308– 54th Street and Redwood Street
Site Address: 3060 54th Street San Diego, CA 92105

Site Justification

Background

AT&T is seeking approval of a new Conditional Use Permit for the continued operation of the existing wireless telecommunication facility at 3060 54th Street San Diego, CA 92105. Throughout the lifespan of this facility AT&T has maintained compliance with all conditions applied to the facility and aims to maintain compliance by reinstating this facility's entitlements. As part of The City of San Diego's requirements, AT&T has also looked for viable alternatives in both design and location to ensure the facility best supports the community.

This facility provides coverage to 54th Street and College Grove Drive. It also provides coverage to surrounding residences and the Oak Park library. The existing coverage has been outlined in Exhibit A below.

Alternative Site #1

The first alternative facility that was identified was the possibility of installing AT&T's equipment onto the rooftop of the Jack in the Box on Euclid Avenue. While this would maintain some coverage along 54th Street it would neglect residential areas that were previously covered by the facility as well as College Grove Drive. It would also be much closer to neighboring facilities near Highway 94 which may interfere with its capability. The current placement of the facility provides even coverage of 54th Street as well as providing coverage to residences and College Grove Drive.

Alternative Site #2

Another alternative considered is to relocate the facility to the tower of Holy Spirit Catholic Church. This would maintain coverage for College Grove Drive and 54th Street. It could most likely use an FRP for concealment. Unfortunately, this location would not maintain the height necessary for the facility to be most efficient. To ensure the best coverage is provided to the community, the best place for this facility is its current placement.

Conclusion

This facility has operated in compliance without community pushback since its installation. It provides necessary coverage to critical stretches of road and neighboring residences. Any requirement to move the facility could jeopardize the coverage, concealment, and performance. This project will remain fully concealed. AT&T has enjoyed a smooth partnership with The City of San Diego and looks to continue this partnership.

Sincerely,



Christine Strileckis,
Land Use I
MD7, LLC
(858) 964-7403
cstrileckis@md7.com

Exhibit A

Current Coverage Map

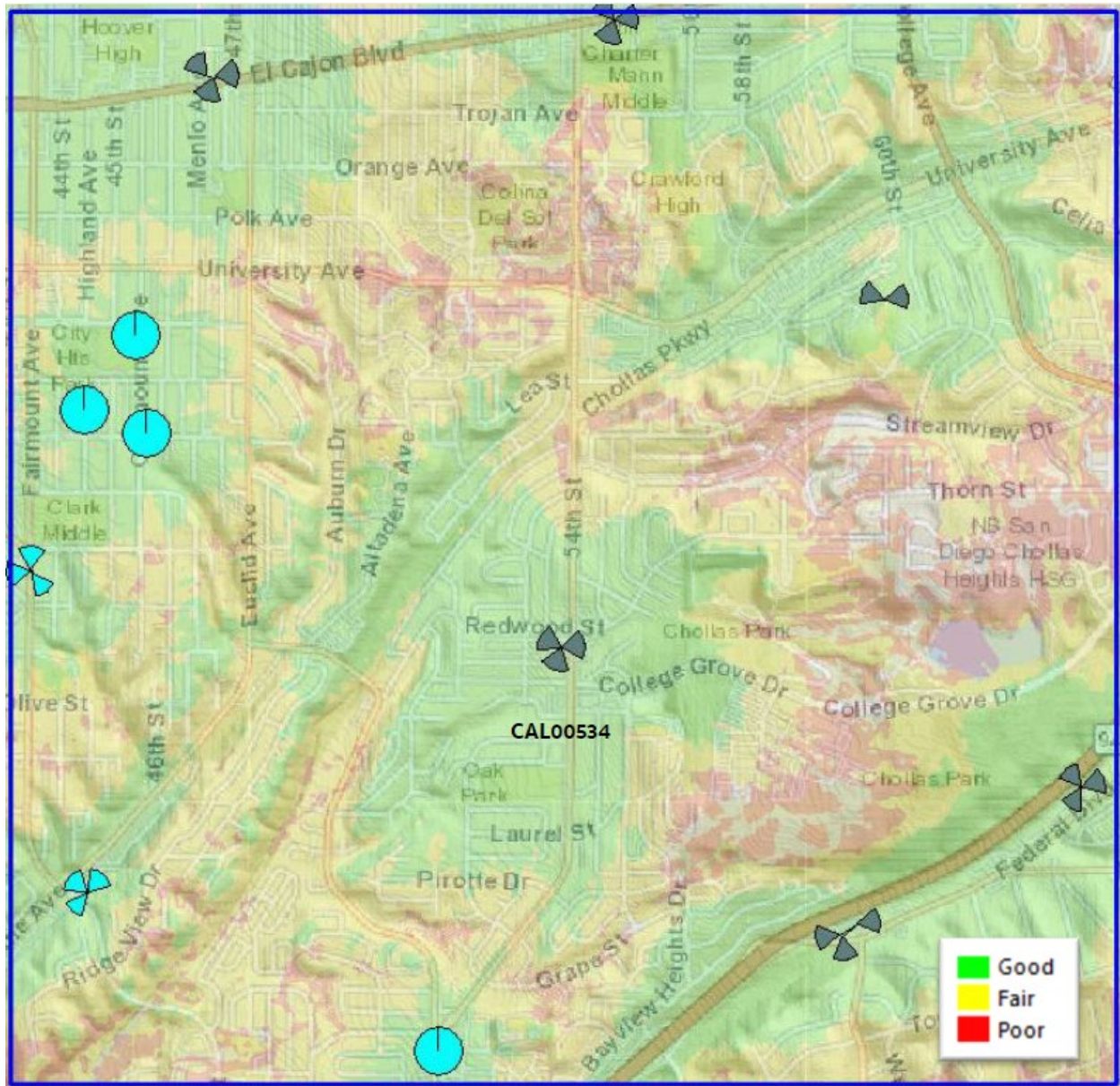
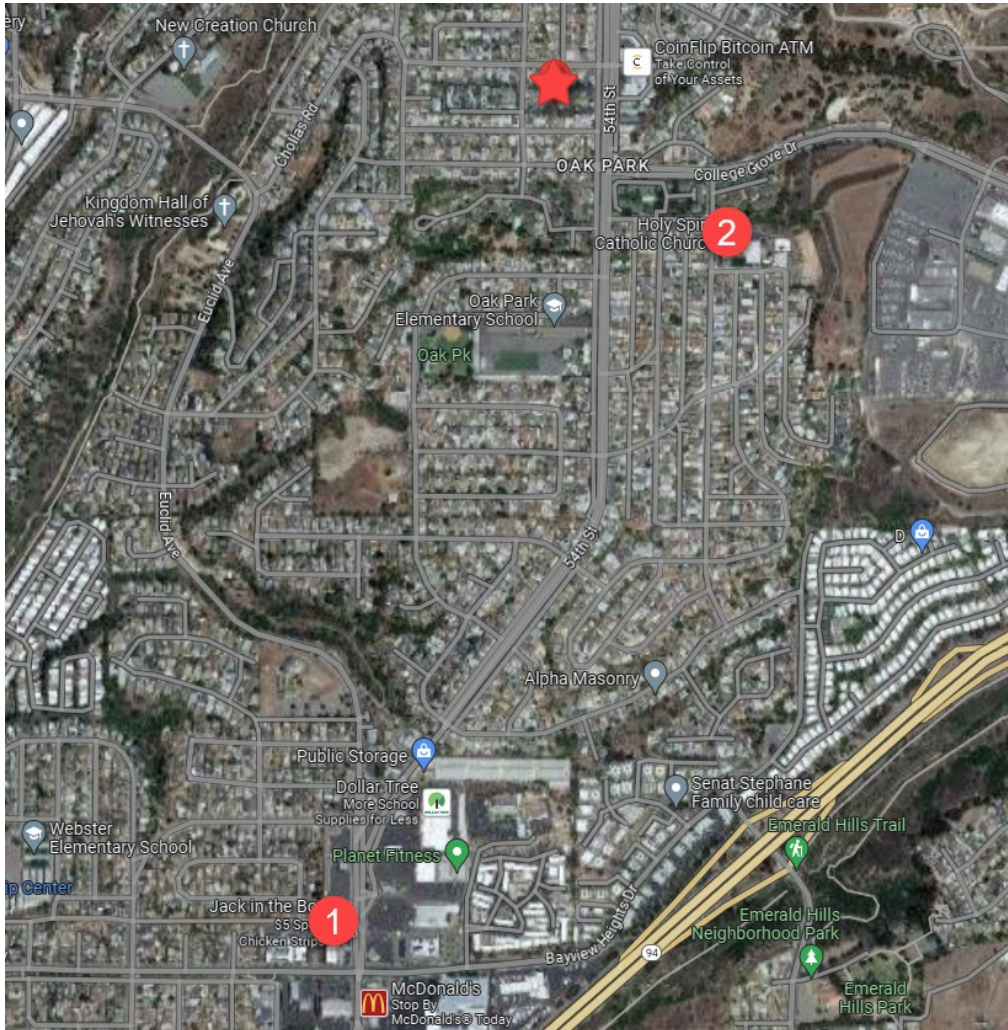


Exhibit B

Justification Map



Key



Wireless Site



Alternative Site 1



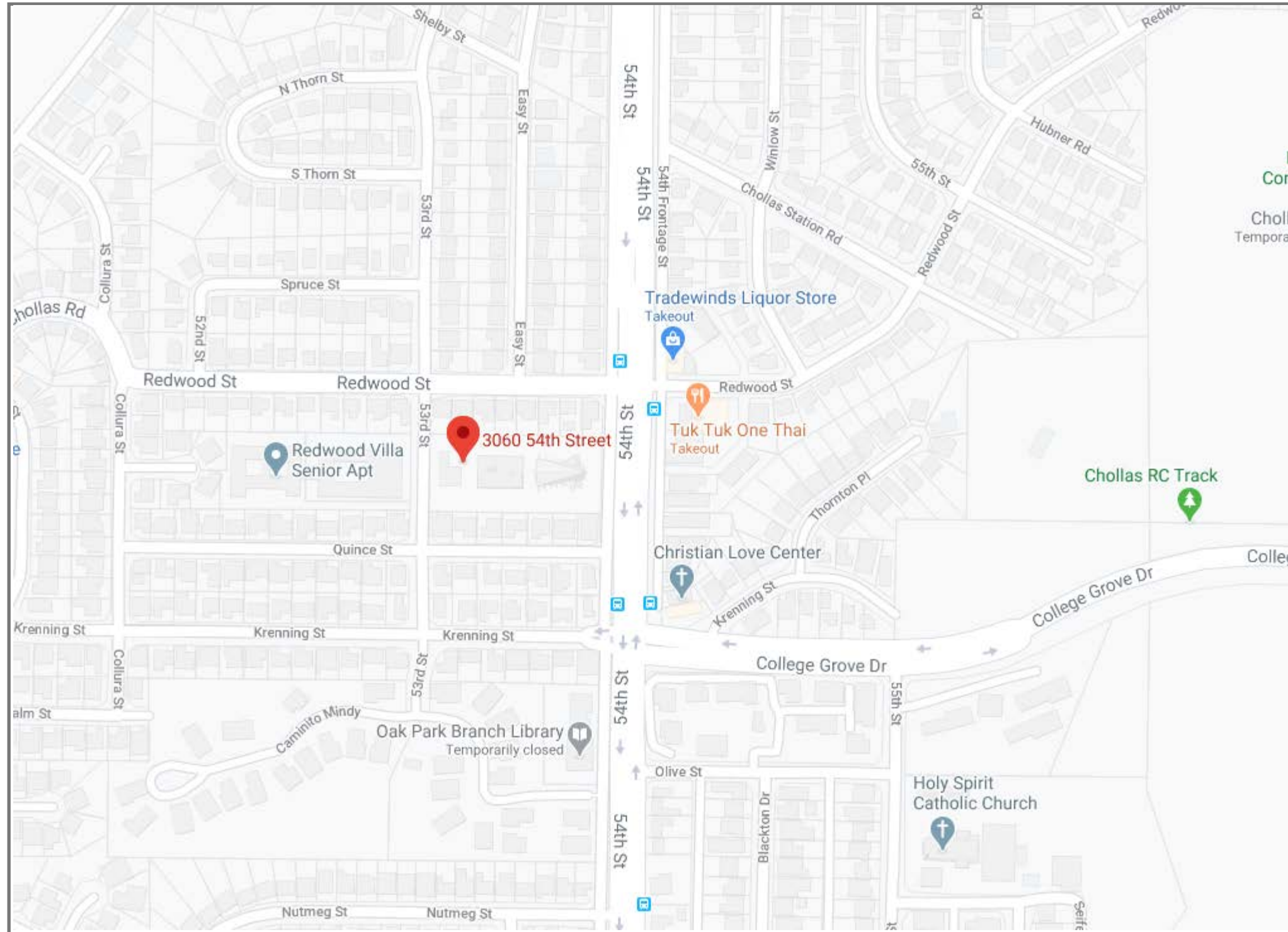
Alternative Site 2

54TH ST & REDWOOD ST | SD0534



3060 54th St, San Diego, CA 92105

Map



LOCATION

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3060 54th St, San Diego, CA 92105

VIEW 1



EXISTING



PROPOSED

54TH ST & REDWOOD ST | SD0534

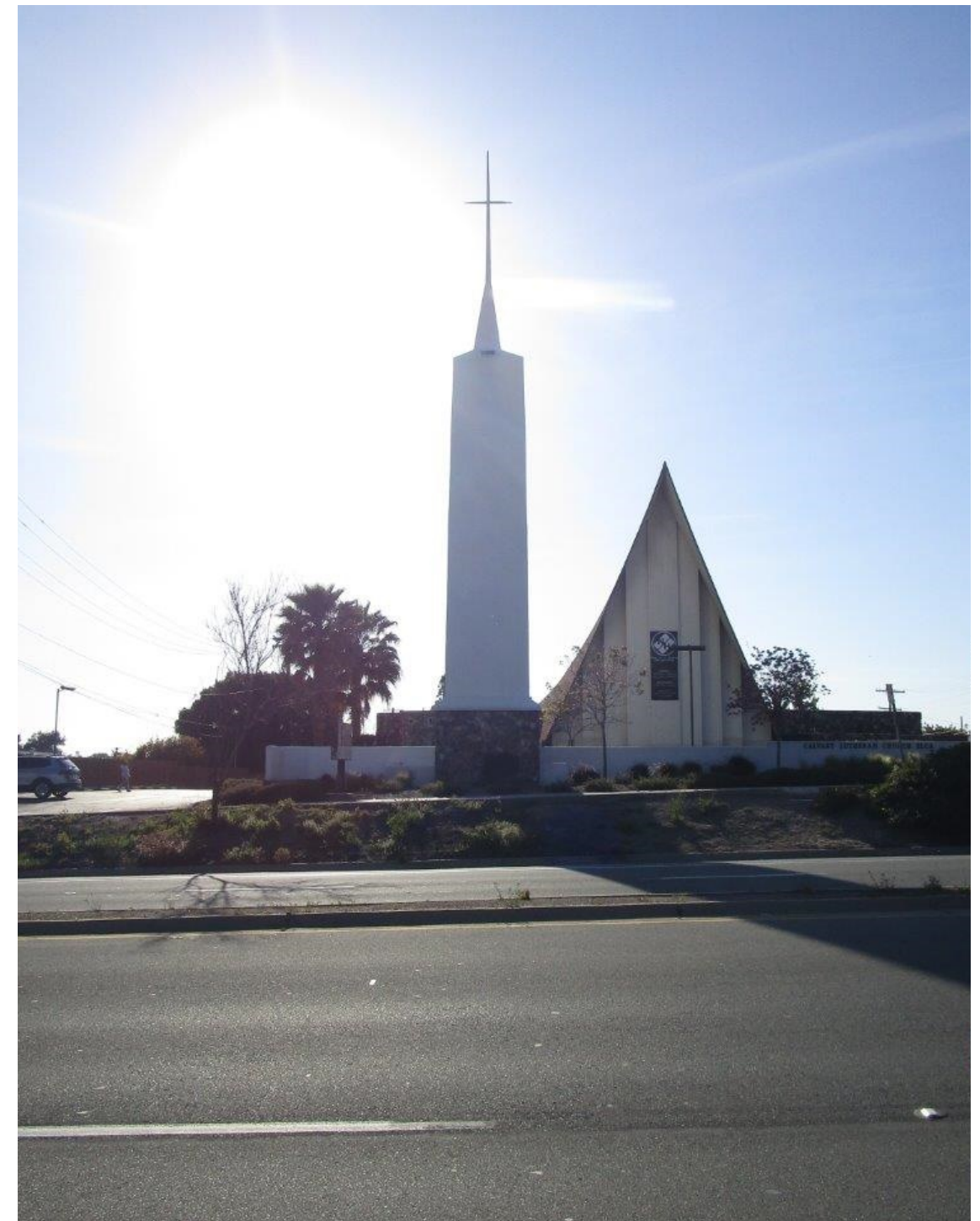


3060 54th St, San Diego, CA 92105

VIEW 4



EXISTING



PROPOSED

54TH ST & REDWOOD ST | SD0534



3060 54th St, San Diego, CA 92105

VIEW 1



EXISTING



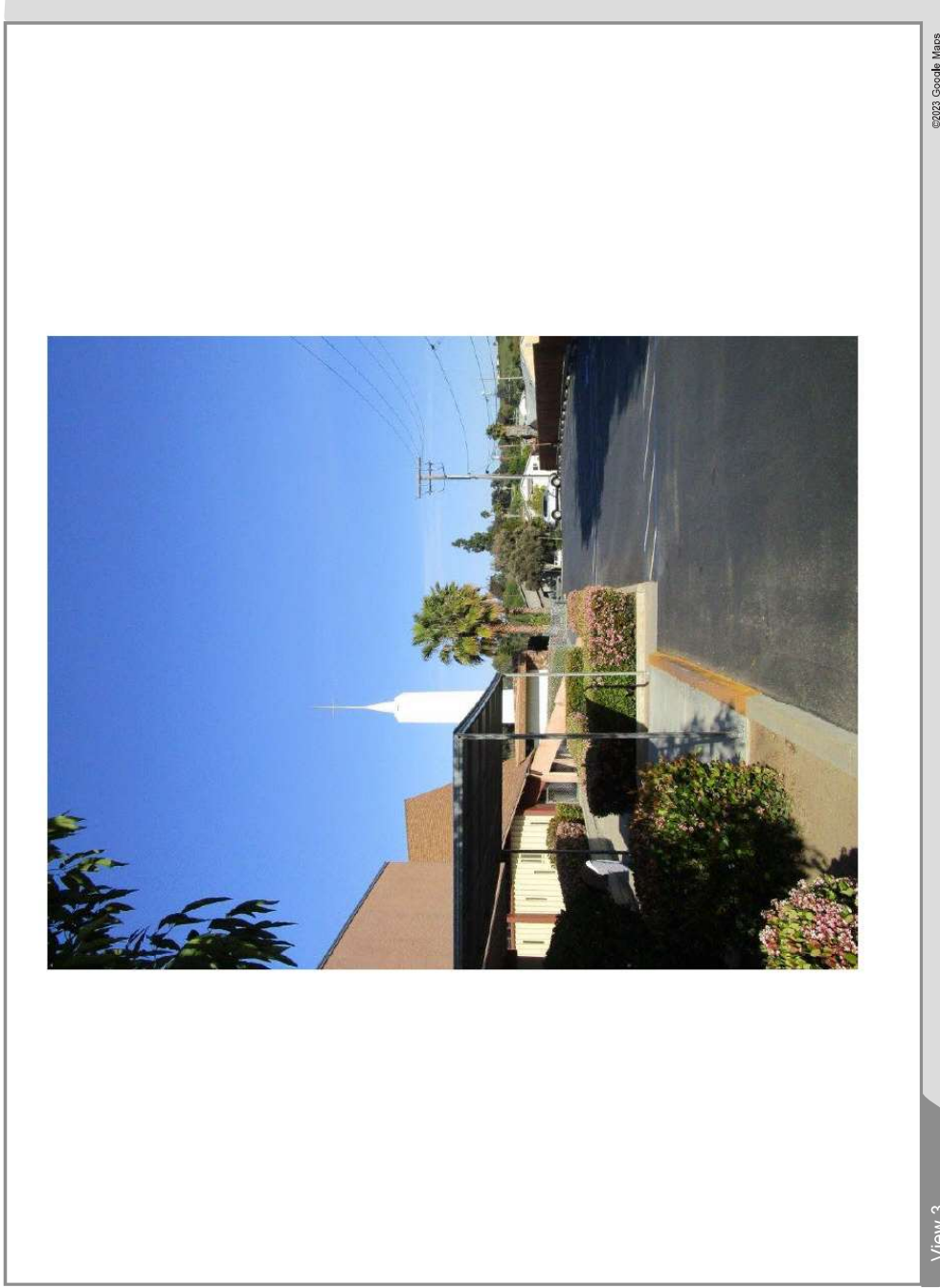
PROPOSED

54TH ST & REDWOOD ST | SD0534



3060 54th St, San Diego, CA 92105

VIEW 3



View 3

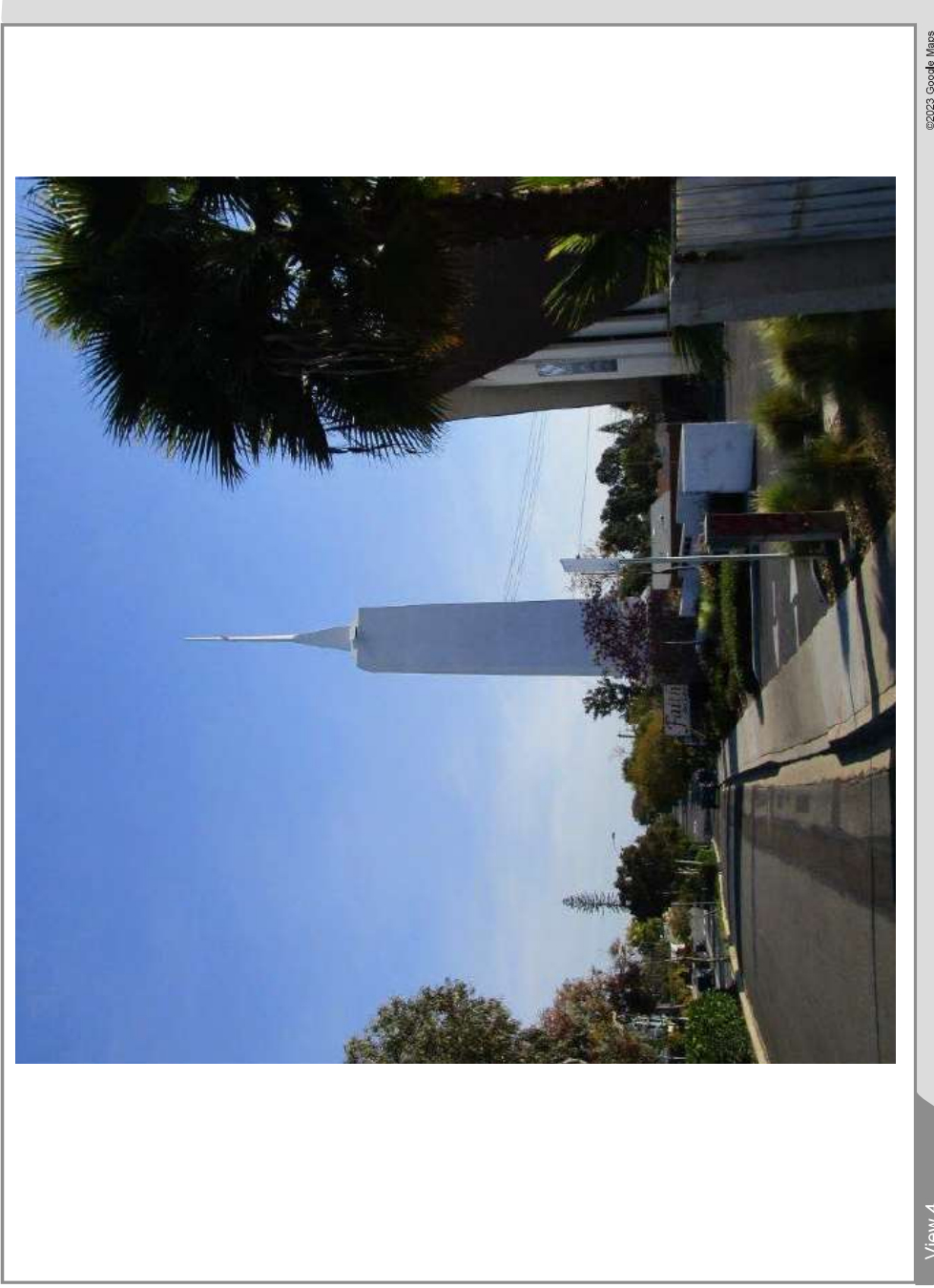
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3060 54th St, San Diego, CA 92105

VIEW 4



Oct 17, 2024 at 10:24:36 AM
3004 54th St
San Diego CA 92105
United States

