



THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED: February 20, 2025 REPORT NO. PC-25-005
HEARING DATE: February 27, 2025
SUBJECT: DISH SUNSET CLIFFS, Process Four
PROJECT NUMBER: Decision [PRJ-1058357](#)
OWNER/APPLICANT: ST. PETER'S BY THE SEA LUTHERAN CHURCH / DISH WIRELESS

SUMMARY

Issue(s): "Should the Planning Commission approve the construction of a new Wireless Communication Facility (WCF) located at [1371 Sunset Cliffs Boulevard](#) in the [Ocean Beach Community Plan](#)?"

Proposed Actions:

1. APPROVE Conditional Use Permit (CUP) No. 3327454; and
2. APPROVE Coastal Development Permit (CDP) No. 3296659; and
3. APPROVE Planned Development Permit (PDP) No. 3296660.

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

Code Enforcement Impact: None with this action.

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

Community Planning Group Recommendation: On September 6, 2023, the Ocean Beach Community Planning Board Voted 5-3-0 to deny the project. The group provided a condition/recommendation to switch the poles so the frequencies will not face the adjacent property should they have future plans to construct a second story (Attachment 9).

Environmental Impact: The project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA State Guidelines section 15303 (New Facilities). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on January 2, 2025, and the opportunity to appeal that

determination ended January 16, 2025 (Attachment 7).

BACKGROUND-

The Dish Sunset Cliffs WCF (Project) proposes the construction of a new WCF on the parking lot used by St. Peters By The Sea Church. There is an existing Verizon WCF on the parcel which has been onsite since 1999. The Verizon WCF has two light standards located on the rear of the site. The associated equipment enclosure is located behind the church. The project is located at 1371 Sunset Cliffs Blvd in the RM-1-1 and CC-4-2 zone, the Coastal Zone Coastal Appeal and Non Appealable 2, the Coastal Height Limitation Overlay Zone, the FAA Part 77 Noticing Area, the Ocean Beach Cottage Emerging Historical District within the Ocean Beach Community Plan.

Land uses surrounding the site consist of commercial and residential to the north and east, residential to the south, and commercial and the Pacific Ocean to the west (Attachment 1-3).

DISCUSSION

Project Description:

The Project proposes to construct two (2) 30'-0" tall light standards with 3 panel antennas inside Fiberglass Reinforced Panel (FRP) radomes to conceal the antennas. The radome and light standards are designed to integrate with the other light standards on sight. The six (6) Remote Radio Units (RRUs) will be contained in mesh enclosures behind a 3'-0" high concrete pony wall. This pony wall will replace the existing chain link and the design matches similar front walls in the community (Figure 1). Additionally, the project includes another ancillary equipment for support to the WCF and includes two (2) cabinets. The proposed 150-square-foot equipment enclosure will be in the back of the church, adjacent to the existing Verizon's equipment.

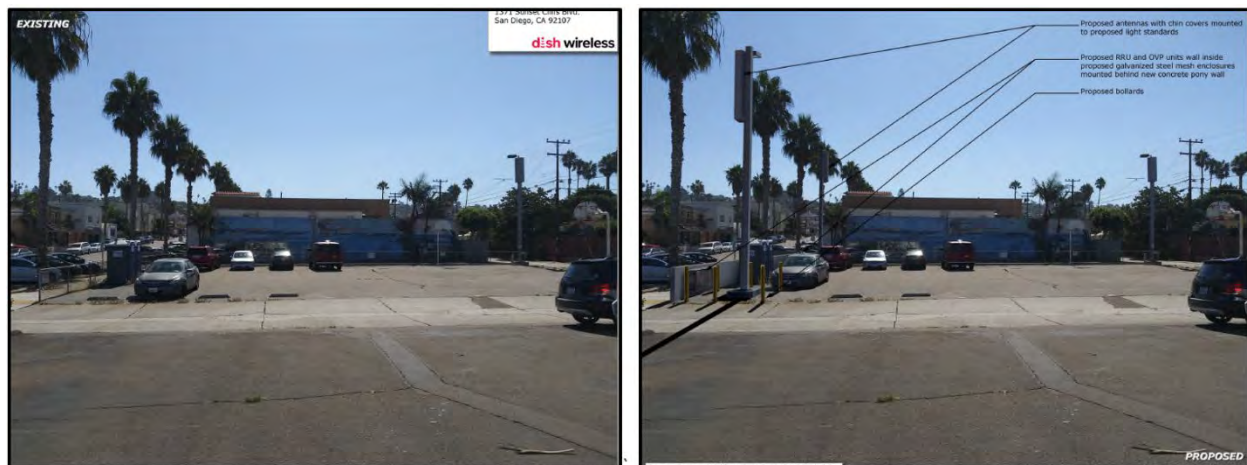


Figure 1: Existing and proposed photosims, looking east from the alley adjacent to the church.

The Project complies with the Wireless Communication Facility Guidelines concerning the use of

Parking Lot or Pedestrian Path Light Standards, as specified in the [Wireless Communication Facility Guidelines](#).

WCFs are permitted in all zones citywide through the appropriate permit process. [Council Policy 600-43](#) assigns preference levels to WCFs proposed on different land uses, with Preference 1 being the highest and Preference 4 being the lowest. The most preferred locations are those categorized as Preference 1, which are generally non-residential uses/zones and are permitted ministerially. The least preferred locations are residential uses in residential zones categorized as Preference 4, requiring a Process Four approval. This Project is situated in the RM-1-1 and CC-4-2 zones, which is a Preference 3.

The Project requires the following permits:

Required Permits	Basis
Conditional Use Permit	Parcel location in a residential zone on a premises that does not contain residential development where the facility with antennas is located less than 100 feet from the property line of a premises with a dwelling unit, child care center, or school with children enrolled in any grade kindergarten through grade 8.
Coastal Development Permit	Coastal Overlay Zone: Coastal Appeal and Non-Appealable.
Planned Development Permit	Deviation to the 10' CC-4-2 side setback for light standards & Deviation to side setback for RM-1-1 zone for equipment enclosure.

Pursuant to San Diego Municipal Code (SDMC) section [141.0420](#), the Project requires a CUP as the Parcel is located in a residential zone on a premises that does not contain residential development but where the facility with antennas is located less than 100 feet from the property line of a premises with a dwelling unit, child care center, or school with children enrolled in any grade kindergarten through grade 8. Pursuant to SDMC section [126.0702](#), the Project necessitates a CDP because the Project is located in the Coastal Overlay Zone, both in the Coastal Appeal and Non-Appealable areas. Pursuant to SDMC Section [126.0602](#), the Project requires a PDP for the need of a deviation from the maximum allowable setbacks. There are two deviations required; 1. For the side setbacks where the proposed light standards and pony wall are, and 2. For the encroachment of the equipment enclosure. Pursuant to SDMC [112.0103 \(a\)](#), when an applicant applies for more than one permit, map, or other approval for a single development, the applications shall be consolidated for processing and shall be reviewed by a single decision maker.

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 –

Electromagnetic Energy (RF-EME) Compliance Report dated July 15, 2022, from EBI Consulting was submitted to the City verifying that the proposed Project is in compliance with FCC regulations upon implementation of the proposed changes. The report will be stamped as Exhibit "A" and provided within the Project file.

Community Plan Analysis:

The Project was heard by the Ocean Beach Planning Board on September 11, 2023. The Board voted to recommend denial of the Project 5-3-0. Their comments and recommendation were to move the light standards to face away from the adjacent neighboring building, should they want to build a second level in the future. The applicant implemented these changes but expressed concerns regarding the availability of the next CPG hearing dates and, as a result, chose to proceed with the PC hearing in order to expedite the successful deployment of the site.

The Ocean Beach Community Plan addresses WCFs and requires an aesthetic that involves landscaping, screening, and other methods to minimize impacts and to address community character in conjunction with siting of wireless communications facilities. Also, the quality and compatibility of the design and screening; measures to minimize noise impacts, impacts on public views and the visual quality of the surrounding areas, and the availability of other facilities and buildings for collocation shall all be considered when the project is being reviewed. 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 General Plan also calls for these facilities to be designed to be aesthetically pleasing and respectful of the neighborhood context. Furthermore, the General Plan states that equipment associated with wireless facilities shall be concealed from view.

The General Plan, Section L. Information Infrastructure, Policy PF-L.5 indicates the City should work with private telecommunication service providers to develop and maintain an integrated information infrastructure system. Here the facility is proposed as two (2) additional light standards that mimic the existing light standards on the same parcel. To keep the visual impacts as minimal as possible, a 3'-0" concrete pony wall will replace the existing chain link fence. This wall will effectively screen auxiliary equipment that needs to be close to the antennas to operate as intended. The pony wall will integrate with the community character and the surrounding parcels that have similar walls along the property lines.

The proposed light standard's location are 10-feet away from the front-yard setback, so to maintain public views and to use the siting to minimize visual impacts. To reduce the facility's visual impact even more, the proposed equipment enclosure will be located at the rear of the church, adjacent to the existing WCF equipment enclosure. The enclosure will not contain any noise-producing equipment and will comply with the City of San Diego noise ordinance. The proposed project could not collocate on the existing light standards as there would be interference from the existing antennas. Also, there are no opportunities to extend the light standards higher in order to accommodate the collocation of the new facilities due to the Coastal Height Limit Overlay Zone which limits development to a maximum of 30-feet.

Project-Related Issues:

Deviation- An applicant may request deviations from the applicable development regulations with a PDP decided in accordance with Process Four, provided that the findings in [SDMC Section 126.0605](#) are made. The following Table 1 is a matrix of the proposed deviations, which is followed by the justifications for the deviations:

DEVIATIONS SUMMARY			
Table 1			
Deviation Description	Deviation from SDMC	Allowed/Required	Proposed
Side Setback – CC-4-2	Section 131.0531 Table 131-05E	10 feet	Encroaches 4 feet from the property line into the west setback and 2 feet into the east setback; pony wall encroaches entirely into setback on west and east side.
Side Setback – RM-1-1	Section 131.0431 Table 131-04G	8 feet	Encroaches 6'-1" from property line into the east setback.

Justification- There are two deviations required; 1. For the side setbacks where the proposed light standards are located– approximately 4 feet into the setback on the west and approximately 2 feet on the east, and the pony wall encroaches entirely into both side setbacks to the property line; and 2. For the encroachment of the equipment enclosure where 10 feet is required, and the enclosure is six feet from the property line.

The first deviation to the side setback on parcel zoned CC-4-2, the light standards are placed to provide symmetry to the entire lot. The location of the proposed light standards is similarly placed on the front half of the lot, to imitate the existing light standard’s location in the rear of the parcel. This will also increase lighting to the parking lot. To keep the proposed light standard’s slim design, the associated radios needed to be placed adjacent to the light standards. The pony wall helps to conceal the radio’s enclosure, while also imitating other front yard walls in the immediate community. This deviation makes the WCF more aesthetically pleasing as required by Wireless Communication Guidelines, the Community Plan, the General Plan.

The second deviation to the side setback on parcel zoned RM-1-1, the equipment enclosure is placed adjacent to the existing equipment enclosure, in the rear of the church, so not to alter ongoing business. The equipment enclosure encroaches into the setback by less than 2 feet, about 6 feet from the property line, where an 8-foot setback is established. The encroaching enclosure allows for the least interference with the property, also while reducing the visual impact of the equipment.

The proposed WCF will provide critical voice and data service throughout the surrounding area. Operation of this site is necessary to maintain the existing levels of service to the area for Dish. The site will be 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 juxtaposition against the no-coverage map (Attachment 6). A loss of the service could have a significant impact on customers and essential emergency communication services.

The above deviations have been analyzed by staff and determined to be consistent with the goals and recommendations of the City of San Diego's General Plan (UD-A.15), the Ocean Beach Community Plan and the purpose and intent of the Wireless Communications Ordinance. The Project has been designed to integrate into the surrounding community and would not adversely impact the public's health or safety.

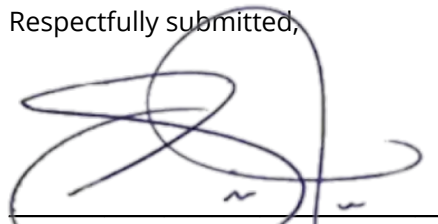
Conclusion:

The Project's design effectively integrates with the surrounding community, meeting the purpose and intent of the Wireless Communication Ordinance (SDMC 141.0420), the Wireless Communication Facility Guidelines and Council Policy 600-43. City staff has prepared draft findings in the affirmative to approve the Project and recommends approval of CUP No. 3327454, CDP No. 3296659, and PDP No. 3296660 (Attachments 4 and 5).

ALTERNATIVES

1. Approve CUP No. 3327454, CDP No. 3296659, and PDP No. 3296660, with modifications.
2. Deny CUP No. 3327454, CDP No. 3296659, and PDP No. 3296660, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



Simon Tse
Supervising Development Project Manager
Development Services Department

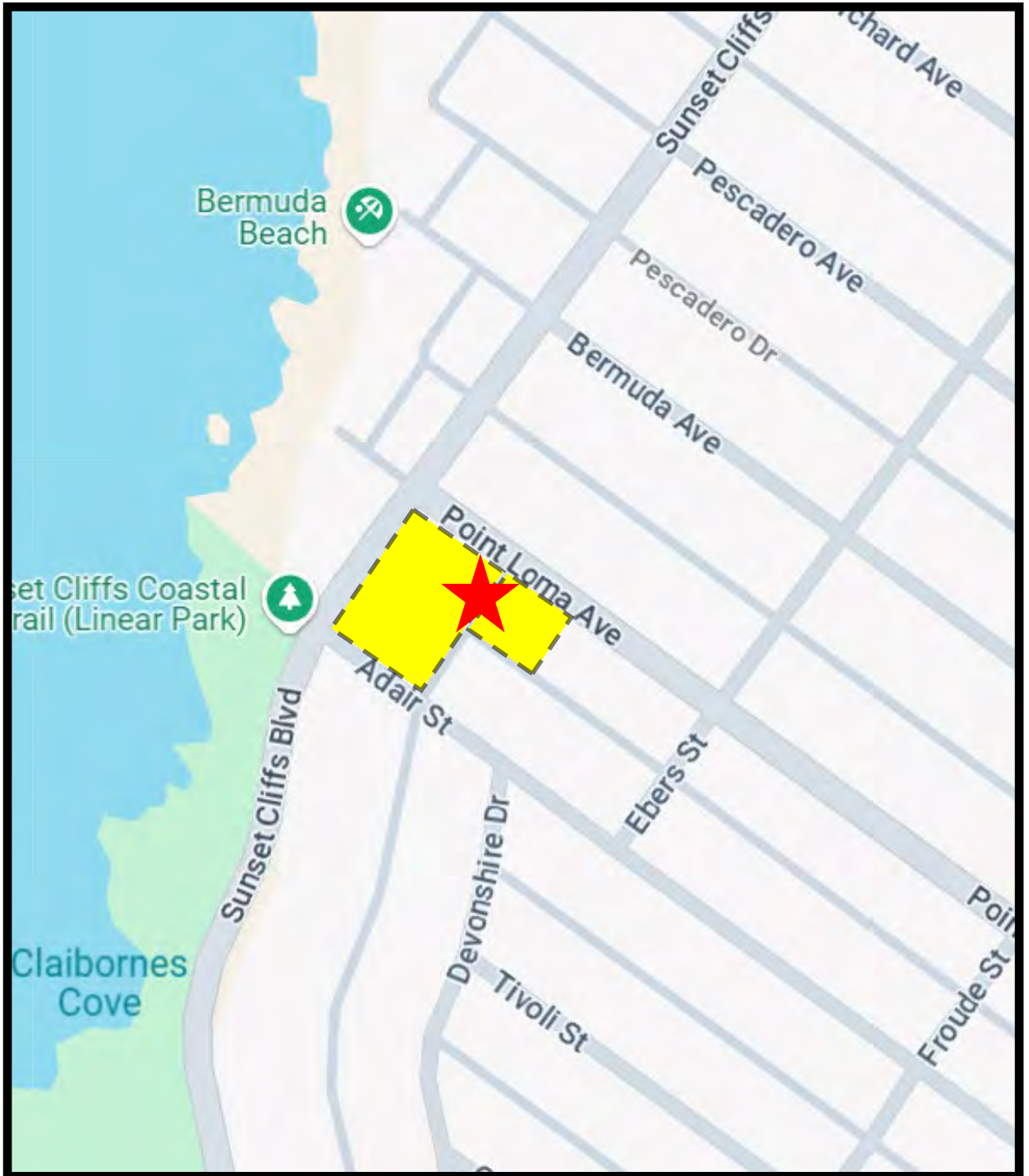


Ian Heacox
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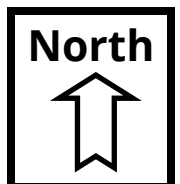
Attachments:

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

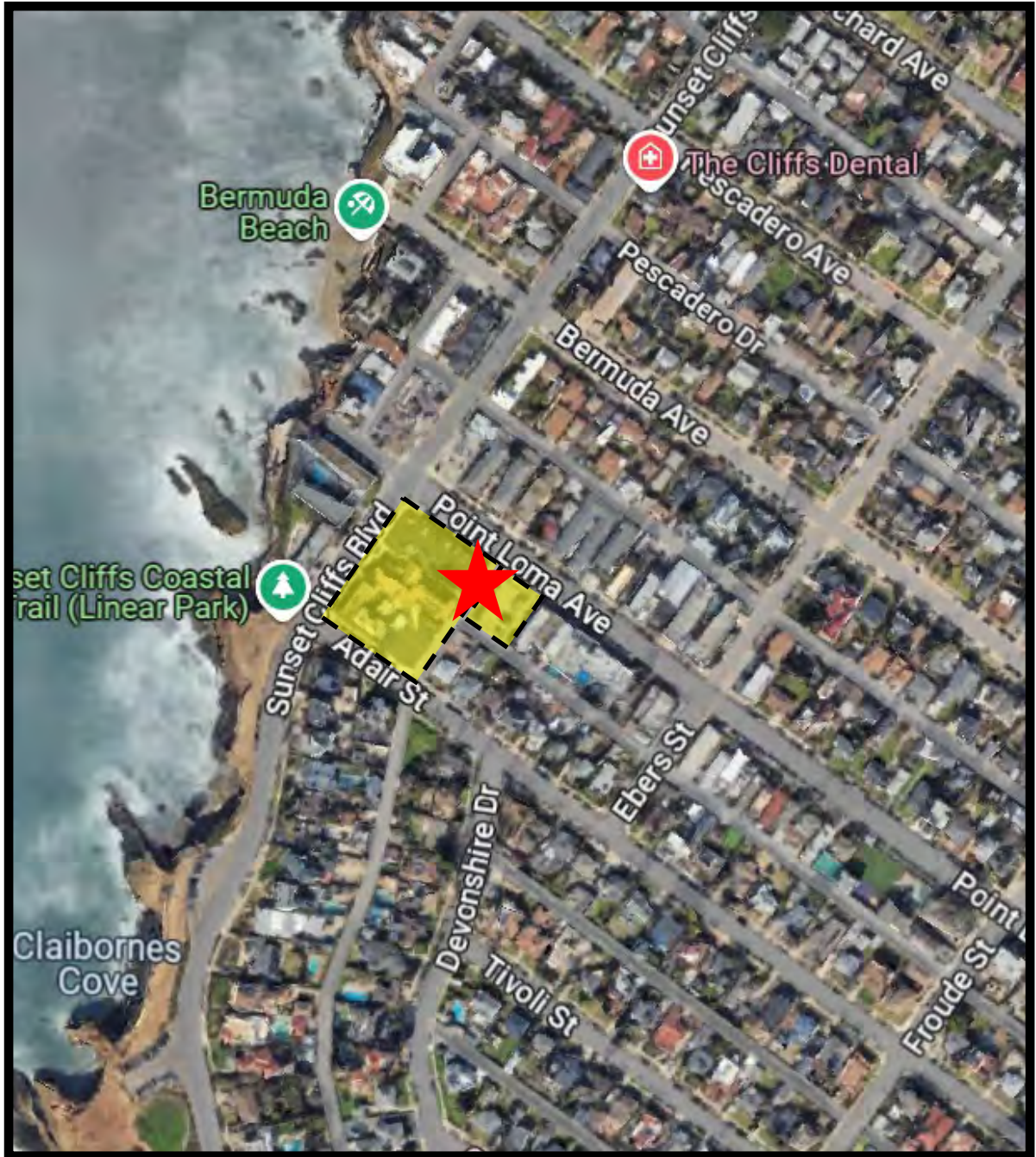


Project Location

1371 Sunset Cliffs Boulevard WCF
Project No. PRJ-1058357

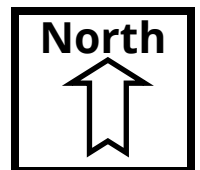






Aerial Photo

1371 Sunset Cliffs Boulevard WCF
Project No. PRJ-1058357



PLANNING COMMISSION RESOLUTION NO. _____

Conditional Use Permit PMT-3327454

Coastal Development Permit PMT-3296659

Planned Development Permit PMT-3296660

DISH SUNSET CLIFFS - PROJECT NO. 1058357

WHEREAS, ST. PETER'S BY THE SEA LUTHERAN CHURCH, Owner and Dish Wireless, Permittee, filed an application with the City of San Diego for a permit to construct a Wireless Communication Facility (WCF) (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit(s) No. 3296659, 3296660, 3327454), on portions of a 1.1-acre site;

WHEREAS, the project site is located at 1371 Sunset Cliffs Boulevard in the Residential – Multiple Unit (RM-1-1) and Commercial – Community (CC-4-2) zone(s), the Coastal Zone Coastal Appeal and Non Appealable 2, the Coastal Height Limitation Overlay Zone, the FAA Part 77 Noticing Area, the Ocean Beach Cottage Emerging Historical District of the Ocean Beach Community Plan;

WHEREAS, the project site is legally described as Lots 14, 15, 16, 17, 18, and 19 in Block 4, Sunset Cliffs, according to map thereof No. 1889 filed in the office of the County Recorder of San Diego County, March 1, 1926;

WHEREAS, on January 2, 2025, 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 15303 (New Construction); and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code (SDMC) section 112.0520;

WHEREAS, on February 27, 2025, the PLANNING COMMISSION of the City of San Diego considered Conditional Use Permit PMT-3327454, Coastal Development Permit PMT-3296659,

Planned Development Permit PMT-3296660 pursuant to the Land Development Code of the City of San Diego;

BE IT RESOLVED by the PLANNING COMMISSION of the City of San Diego, that it adopts the following findings with respect to Conditional Use Permit PMT-3327454, Coastal Development Permit PMT-3296659, Planned Development Permit PMT-3296660:

A. CONDITIONAL USE PERMIT (CUP) [SDMC Section 126.0305]

1. Findings for all CUP Permits:

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

The Dish Sunset Cliffs proposes the construction of a new Wireless Communication Facility (WCF) by Dish Communications. The WCF will consist of two (2) new 30-foot-tall light standard consisting of three (3) panel antennas, 6 Remote Radio Units (RRUs). Additionally, the project includes ancillary equipment for support to the WCF located behind the church including two (2) new cabinets in a 150-square-foot enclosure.

Pursuant to SDMC Section 141.0420, WCFs 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 Ocean Beach Community Plan address WCFs and requires an environmental aesthetic involving landscaping, screening, and other methods to minimize impacts and to address community character in conjunction with siting of wireless communications facilities. Also, the quality and compatibility of the design and screening; measures to minimize noise impacts, impacts on public views and the visual quality of the surrounding areas, and the availability of other facilities and buildings for collocation shall all be considered when the project is being reviewed. 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 General Plan also calls for these facilities to be designed to be aesthetically pleasing and respectful of the neighborhood context. Furthermore, the General Plan states that equipment associated with wireless facilities shall be concealed from view. The General Plan, Section L. Information Infrastructure, Policy PF-L.5 indicates the City should work with private telecommunication service providers to develop and maintain an integrated information infrastructure system. Here the facility is proposed as two (2) additional light standards that mimic the existing light standards on the same parcel. To keep the visual impacts as minimal as possible, a 3'-0" concrete pony wall will replace the existing chain link fence. This wall will effectively screen auxiliary equipment that needs to be close to the antennas to operate as

intended. The pony wall will integrate with the community character and the surrounding parcels that have similar walls along the property lines. The proposed light standards are pushed 10-feet away from the front-yard setback, so to maintain public views and to use the siting to minimize visual impacts. To reduce the facility's visual impact even more, the proposed equipment enclosure will be located at the rear of the church, adjacent to the existing WCF auxiliary equipment. The enclosure will not contain any noise-producing equipment and will comply with the City of San Diego noise ordinance. The proposed project could not collocate on the existing light standards as there would be interference from the antennas. Also, there are no opportunities to extend the existing light standards higher in order to accommodate the collocation of the new facilities due to the Coastal Height Limitation Overlay Zone imposing a height limitation of maximum of 30-feet.

The project complies with SDMC Section 141.0420, the WCF Design Guidelines, as well as the City's General Plan. The proposed development would not adversely affect the Ocean Beach Community Plan or the City of San Diego General Plan. Therefore, 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;

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 health, safety and welfare including but not limited to: concealment requirements and electromagnetic fields controls. 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 WCF will provide critical voice and data service throughout the surrounding area for Dish. New operation by Dish Communications will provide coverage at Sunset Cliffs, south of Ocean Beach and southwest Point Loma Heights communities. The site will be 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 juxtaposition against the no coverage map (Attachment 6). A degradation of the existing service could have a significant impact on customers and essential emergency communication services.

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 – Electromagnetic Energy (RF-EME) Compliance Report dated July 15, 2022, from EBI Consulting was submitted to the City verifying that the proposed project is in compliance with FCC regulations

upon implementation of the proposed changes. The Report will be stamped as Exhibit "A" and provided within the project file. Therefore, the proposed development 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 requires setback deviations from the zone regulations outlined in the Land Development Code and may be processed through a PDP in accordance with SDMC 126.0601. The purpose of the PDP is to establish a review process for the development that allows an applicant to request greater flexibility from the strict application of the regulations to allow for a more desirable project. 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 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.

There are two deviations required; 1. For the side setbacks where the proposed light standards are located- approximately 4 feet into the setback on the west and approximately 2 feet on the east, and the pony wall encroaches entirely into both side setbacks to the property line; and 2. For the encroachment of the equipment enclosure where 10 feet is required, and the enclosure is approximately six feet from the property line.

The first deviation to the side setback on parcel zoned CC-4-2, the light standards are placed to provide symmetry to the entire lot. The location of the proposed light standards is similarly placed on the front half of the lot, to imitate the existing light standard's location. This will allow the project to maintain coastal views and allows the light standards to cover more areas of the parking lot. To keep the proposed light standard's slim design, the associated radios needed to be placed adjacent to the light standards which results in the encroachment. The pony wall helps to conceal the radio's enclosure, while also imitating other front yard walls in the immediate community. This deviation makes the WCF more aesthetically pleasing as required by Wireless Communication Guidelines, the Community Plan, the General Plan.

The second deviation to the side setback on parcel zoned RM-1-1, the equipment enclosure is placed adjacent to the existing equipment enclosure, in the rear of the church, so not to bother ongoing business and is an unused area. The equipment enclosure encroaches into the setback by less than 2 feet, approximately 6 feet from the property line, where an 8-foot setback is established. The encroaching enclosure allows for the least interference with the property, also while reducing the visual impact of the equipment.

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. In this case, the antennas in all three sectors are screened and architecturally disguised to camouflage the wireless facility. As designed, the WCF will be integrated with the property from all views due to the siting and coloring, location among other urban development, and surrounding topography.

The WCF Design Requirements, LDC Section 141.0420(g)(9), permits antennas to be located on vertical elements, such as light standards or flag poles, as long as they replicate the design, diameter and proportion of the vertical element they are intending to imitate. In this case, the dimensions of the radome box that screens the antennas are of similar dimensions found on the parking lot light standard.

Based on these considerations, this project complies with the permit and design requirements for WCF's as identified in the SDMC. 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.

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

The Wireless Communications Ordinance encourages wireless carriers to locate on non-residential properties. WCFs are separately regulated uses outlined in the Land Development Code (SDMC Section 141.0420). Per this code section, WCFs may be permitted with a CUP, where the site is located in a residential zone on a premises without residential development and the antennas are located less than 100 feet from the property line of a premises with a dwelling unit, childcare center or school with children enrolled in kindergarten through grade 8. The project location has an established history of wireless use on site with an existing Verizon WCF with two (2) light standards in the rear half of the parking lot. The location of the WCF, with antennas located on a commercial property with a parking lot, is compatible with the existing development and surrounding community. Therefore, the proposed use is appropriate at the proposed location.

B. COASTAL DEVELOPMENT PERMIT (CDP) [SDMC Section 126.0708]

2. Findings for all CDP Permits:

- a. The proposed coastal development will not encroach upon any existing physical accessway that is legally used by the public or any proposed public accessway identified in a Local Coastal Program land use plan; and the proposed coastal development will enhance and protect public views to and along the ocean and other scenic coastal areas as specified in the Local Coastal Program land use plan;**

The project's proposed light standards, pony wall and equipment enclosure are located on private property. The associated conduits will be trenched underground and will pass under the alley that runs north from Adair Street to Point Loma Avenue. The project will not interfere with the public views to and along the ocean and other scenic coastal areas as specified in the Local Coastal Program land use plan.

b. The proposed coastal development will not adversely affect environmentally sensitive lands; and

The project's site is a developed site and does not have any environmentally sensitive lands.

c. The proposed coastal development is in conformity with the certified Local Coastal Program land use plan and complies with all regulations of the certified Implementation Program.

The Ocean Beach Community Plan and Local Coastal Program Land Use Plan requires WCFs to be reviewed for visual impact and ensure public review and comment where WCFs are proposed in residential/commercial areas. Additionally, the placement of the WCF shall adhere to the Wireless Communication Facility Guidelines. The required noticing was completed per SDMC Code Section [112.0301](#), Noticing section. As outlined in CUP Findings No. A.1.c. listed above and incorporated here by reference, the proposed WCF will comply with local, state, and Federal regulations including the Ocean Beach Community Plan and Local Coastal Program Land Use Plan.

d. For every Coastal Development Permit issued for any coastal development between the nearest public road and the sea or the shoreline of any body of water located within the Coastal Overlay Zone, the coastal development is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act.

The project is not located between the nearest public road and the sea or shoreline of any body of water within the Coastal Overlay Zone. This finding is inapplicable to this project.

C. PLANNED DEVELOPMENT PERMIT [SDMC Section 126.0601]

1. Findings for all PDP Permits:

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

As outlined in CUP Findings No. A.1.a. listed above and incorporated here 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; and

As outlined in CUP Findings No. A.1.b. listed above and incorporated here by reference, the proposed development 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 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.

As outlined in CUP Findings No. A.1.c. listed above and incorporated here by reference, the proposed development will comply with the regulations of the Land Development Code including any proposed deviations, 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, CUP No. 3327454, CDP No. 3296659, PDP No. 3296660 is hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 3327454, 3296659, 3296660, a copy of which is attached hereto and made a part hereof.



Ian Heacox
Development Project Manager
Development Services

Adopted on: February 27, 2025

IO#: 11003679

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

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

INTERNAL ORDER NUMBER: 11003679

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Conditional Use Permit PMT-3327454
Coastal Development Permit PMT-3296659
Planned Development Permit PMT-3296660
DISH SUNSET CLIFFS PROJECT NO. 1058357
PLANNING COMMISSION

This Conditional Use Permit PMT-3327454, Coastal Development Permit PMT-3296659, and Planned Development Permit PMT-3296660 is granted by the PLANNING COMMISSION of the City of San Diego to St. Peter's By The Sea Lutheran Church, Owner, and Dish Wireless, Permittee, pursuant to San Diego Municipal Code [SDMC] section [126.0305](#), [126.0602](#), [126.0702](#), and [141.0420](#). The 1.1-acre site is located at 1371 Sunset Cliffs Boulevard in the Residential - Multiple Unit (RM-1-1) and Commercial - Community (CC-4-2) zone(s), the Coastal Zone Coastal Appeal and Non Appealable 2, the Coastal Height Limitation Overlay Zone, the FAA Part 77 Noticing Area, the Ocean Beach Cottage Emerging Historical District of the Ocean Beach Community Plan. The project site is legally described as: Lots 14, 15, 16, 17, 18, and 19 in Block 4, Sunset Cliffs, according to map thereof No. 1889 filed in the office of the County Recorder of San Diego County, March 1, 1926.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner and Permittee to operate a new Wireless Communication Facility (WCF) described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated February 27, 2025, on file in the Development Services Department.

The project shall include:

- a. Two (2) new 30-foot tall light standard consisting of three (3) panel antennas, six (6) Remote Radio Units (RRUs)
- b. Two (2) cabinets in a 150-square-foot enclosure near the rear of the church.
- c. Two (2) deviations from side setbacks
- d. 3-foot pony concrete wall on the front yard property line.

- 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 March 13, 2028.
2. This Coastal Development Permit shall become effective on the eleventh working day following receipt by the California Coastal Commission of the Notice of Final Action, or following all appeals.
3. The associated permits and corresponding use of this site shall expire on **February 27, 2035**. Upon expiration of this Permit, the facilities and improvements described herein shall be removed from this site and the property shall be restored to its original condition preceding approval of this Permit.
4. Under no circumstances does approval of this permit authorize the Owner/Permittee to utilize this site for Wireless Communication purposes beyond the permit expiration date. Use of this permit beyond the expiration date of this permit is prohibited.
5. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
6. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
7. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
8. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.

ATTACHMENT 5

9. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).

10. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.

11. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.

12. All of the conditions contained in this Permit have been considered and were determined necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

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

13. The Owner/Permittee shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify Owner/Permittee of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the Owner/Permittee shall not thereafter be responsible to defend, indemnify, and hold harmless the City or its agents, officers, and employees. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, Owner/Permittee shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Owner/Permittee regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Owner/Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Owner/Permittee.

ENGINEERING REQUIREMENTS:

14. 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/DESIGN REQUIREMENTS:

15. A topographical survey conforming to the provisions of the SDMC may be required if it is determined, 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.

16. All facilities and related equipment shall be maintained in good working order, free from trash, debris, graffiti and designed to discourage vandalism. Any damaged equipment shall be repaired or replaced within thirty (30) calendar days of notification by the City of San Diego.

17. 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 requiring the removal and the restoration of this site to its original condition.

18. The photosimulation(s) for the proposed project shall be embedded onto the building plans. This is to ensure the construction team building the project is in compliance with the approved Exhibit "A".

19. No overhead cabling is allowed for this project.

20. The owner/Permittee shall not cause or allow the antennas located on the light standards to be different sizes (length, width, or height) prior to receiving final inspection approval.

21. The WCF shall conform to the Exhibit "A" prior to receiving final inspection approval.

22. All equipment, including transformers, emergency generator 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.

23. The Permittee shall place appropriate signage on the WCF as required by CAL-OSHA/FCC to the satisfaction of the Development Services Department.

24. Light standards shall replicate the design, diameter and proportion of the vertical element they are intending to imitate.

25. All cables and conduit to and from the light standard should be routed from the caisson through the pole to the antennas. "Doghouse" cable coverings are not permitted.

26. All antennas should be concealed inside an antenna shroud of a consistent width and proportion. They should be compatible with the diameter of the pole, or concealed within the pole.
27. No exposed cabling is permitted.
28. Ventilation openings should be on the top or bottom of screening elements only.
29. Light fixtures should be sized and balanced with the design and height of the overall light pole.
30. Antennas and related equipment should not encroach from private property into the public right-of way.
31. FRP should be textured and painted to match existing light standards at all times. Paint and texture should match completely to maintain a unified design.
32. There should be no noticeable transitions between FRP and adjacent surfaces at any time, be they paint, texture, or seam.
33. The pony wall and CMU wall shall have anti-graffiti measures to reduce vandalism.
34. Light standards shall be used to illuminate the immediate area for pedestrian safety and shall be maintained to be operational at all times.
35. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located and in accordance with the applicable regulations in the SDMC.

INFORMATION ONLY:

- The issuance of this discretionary permit alone does not allow the immediate commencement or continued operation of the proposed use on site. Any operation allowed by this discretionary permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.
- A "Telecom Final Inspection" will be required prior to Final Clearance from the Development Services Department to ensure compliance with the approved plans, exhibits, and associated conditions. Prior to call for Final Inspection from the building inspection official, please contact the Project Manager (5g_DSD@sandiego.gov) listed below to schedule an inspection of the completed WCF. Please request the telecom inspection at least five working days ahead of the requested 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

ATTACHMENT 5

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 February 27, 2025 and [Approved Resolution Number].

ATTACHMENT 5

CUP No. 3327454
CDP No. 3296659
PDP No. 3296660
February 27, 2025

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Ian Heacox
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.

St. PETERS BY THE SEA LUTHERAN CHURCH
Owner

By _____
NAME
TITLE

DISH WIRELESS
Owner/Permittee

By _____
NAME
TITLE

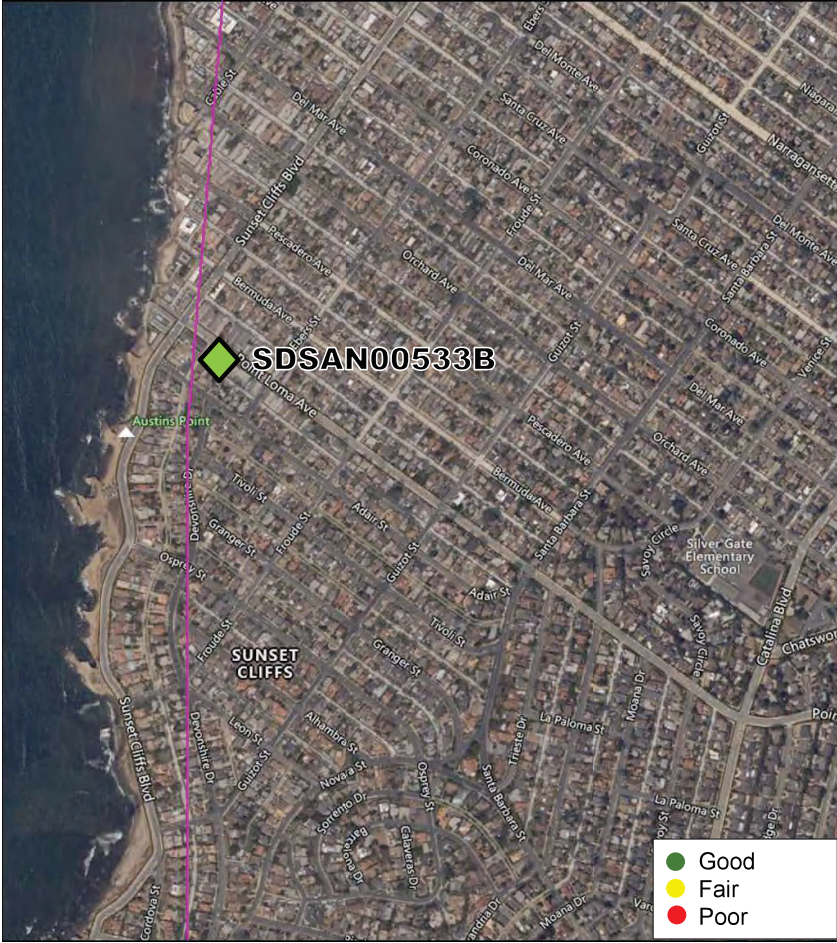
**NOTE: Notary acknowledgments
must be attached per Civil Code
section 1189 et seq.**




SDSAN00533B Coverage

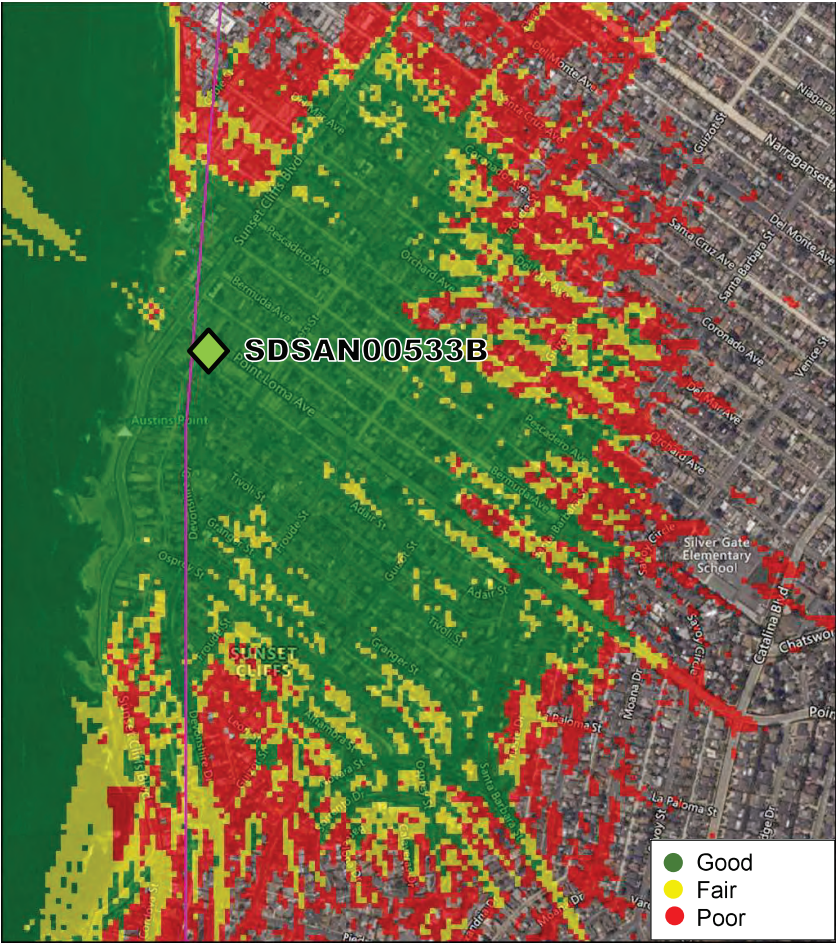
April 2022

SDSAN00533B No Current Coverage



 This information is subject to Dish policies regarding use and is the property of Dish and/or its relevant affiliates and may contain restricted, confidential or privileged materials intended for the sole use of the intended recipient. Any review, use, distribution or disclosure is prohibited without authorization.

SDSAN00533B Coverage



This site covers north of Sunset Cliffs, south of Ocean Beach and southwest Point Loma Heights communities.



TM

DISH Wireless



This information is subject to Dish policies regarding use and is the property of Dish and/or its relevant affiliates and may contain restricted, confidential or privileged materials intended for the sole use of the intended recipient. Any review, use, distribution or disclosure is prohibited without authorization.

NOTICE OF EXEMPTION

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

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

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

Project Title / Number: Dish Sunset Cliffs /1058357

State Clearinghouse No.: Pending

Project Location-Specific: 1371 Sunset Cliffs Blvd., San Diego, CA 92107

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

Description of nature and purpose of the Project: Conditional Use Permit, Coastal Development Permit, and Planned Development Permit for the construction of a new Dish Wireless Communication Facility (WCF). The Project consists of two (2) light standards with three (3) panel antennas and six (6) Remote Radio Units (RRUs). The RRUs will be in a separate enclosure adjacent to the light standards, screened by a 3'-0" pony wall located on the property line. Additionally, the Project includes a 72-square-foot equipment enclosure located behind the existing church. The project is located at 1371 Sunset Cliffs Boulevard in the RM-1-1 and CC-4-2 zone, the Coastal Zone Coastal Appeal and Not Appealable 2, the Coastal Height Limitation Overlay Zone, the FAA Part 77 Noticing Area, the Ocean Beach Cottage Emerging Historical District within the Ocean Beach Community Plan.

Name of Public Agency Approving Project: City of San Diego, Planning Commission

Name of Person or Agency Carrying Out Project: Kerrigan Diehl – 302 State Place, Escondido, CA 92029, (760) 587-3003

Exempt Status: (Check one)

- Ministerial (Sec. 21080(b)(1); 15268)
- Declared Emergency (Sec. 21080(b)(3); 15269(a))
- Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))
- Categorical Exemption: Section 15303 (New Construction).

Reasons why project is exempt: The City of San Diego conducted an environmental review and determined that the project would qualify to be exempt from CEQA pursuant to CEQA Section 15303 (New Construction). Section 15303 applies to projects that consist of the construction of a limited number of new small facilities or structures. Since the project would construct one WCF, on a previously developed site it was determined that the CEQA exemption was appropriate and the

exceptions listed in CEQA Section 15300.2 would not apply. **The site is not included on any list compiled pursuant to Government Code Section 65962.5 for hazardous waste sites.**

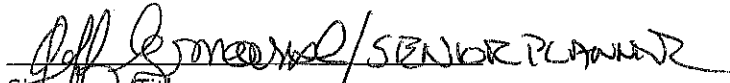
Lead Agency Contact Person: Jeffrey Szymanski

Telephone: 619 446-5324

If filed by applicant:

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

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


Signature/Title

1/27/2025
Date

Check One:

- Signed by Lead Agency
 Signed by Applicant

Date Received for Filing with County Clerk or OPR:

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

Approval Type: Check appropriate box for type of approval(s) requested: Neighborhood Use Permit Coastal Development Permit
 Neighborhood Development Permit Site Development Permit Planned Development Permit Conditional Use Permit Variance
 Tentative Map Vesting Tentative Map Map Waiver Land Use Plan Amendment • Other _____

Project Title: SDSAN00533: SUNSET CLIFFS-ST. PETER'S **Project No. For City Use Only:** _____

Project Address: 1371 SUNSET CLIFFS BLVD, SAN DIEGO, CA 92107

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: ST. PETER'S BY THE SEA LUTHERAN CHURCH - REBEKKAH LOHRMANN, PASTOR Owner Tenant/Lessee Successor Agency

Street Address: 1371 SUNSET CLIFFS BLVD.

City: SAN DIEGO State: CA Zip: 92107

Phone No.: 619-224-2894 Fax No.: _____ Email: _____

Signature: _____ Date: 04/15/2022

Additional pages Attached: Yes No

Applicant

Name of Individual: DISH WIRELESS Owner Tenant/Lessee Successor Agency

Street Address: 5701 SOUTH SANTA FE DRIVE

City: LITTLETON State: CO Zip: 80120

Phone No.: _____ Fax No.: _____ Email: DEREK.YACHANIN@DISH.COM

Signature:  Date: 04/18/2022

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

To: City of San Diego, Development Services Department

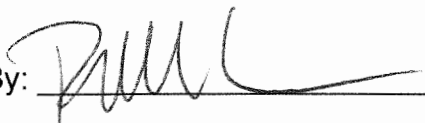
RE: Letter of Authorization to File a Land Use Permit Application

Dish Wireless Site ID: SDSAN00533B - Saint Peters by the Sea Church

Property Address: 1371 Sunset Cliffs Blvd, San Diego CA 92107

As the authorized representative of the owner of the property referenced above, I hereby authorize Dish Wireless and its planning consultant- PlanCom Inc. to file a land use permit application to install a wireless communication facility at the property. I understand that this application may be denied, modified, or approved with conditions and that such conditions or modifications must be complied with prior to issuance of a building permit.

By: _____



signature

Print Name: _____

Rebekkah Lohrmann

Title: _____

Pastor

Date: _____

4/15/22

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		Community Planning Committee Distribution Form
	Project Name: Dish Wireless		Project Number: PRJ-1058357
Community: Ocean Beach			
<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 type="checkbox"/> Vote to Approve <input type="checkbox"/> Vote to Approve with Conditions Listed Below <input type="checkbox"/> Vote to Approve with Non-Binding Recommendations Listed Below <input checked="" type="checkbox"/> Vote to Deny		Date of Vote: September 06,	
# of Members Yes 5	# of Members No 3	# of Members Abstain 0	
Conditions or Recommendations: Switch the poles so the radio emitting higher frequencies is faced away from the property next door. The purpose for this is so if the neighboring property decides to build up the radio waves are not going straight into a future second story.			
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)			
NAME: Andrea Schlageter			
TITLE: Chair, Ocean Beach Planning Board		DATE: September 11, 2023	
<i>Attach additional pages if necessary (maximum 3 attachments).</i>			

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

PHOTO STUDY & KEY MAP

PROPOSAL TO CONSTRUCT AND OPERATE A WIRELESS COMMUNICATIONS FACILITY

Dish Wireless
"SDSAN00533B St. Peters by the Sea"
1371 Sunset Cliffs Blvd.
San Diego, CA 92107

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

Prepared by:
PlanCom, Inc.
Contractor Representatives for
Dish Wireless

302 State Place
Escondido, CA 92029
Contact: Kerrigan Diehl
(760) 587-3003

April 19, 2022



North Elevation



South Elevation



East Elevation



West Elevation



View North



View South



View West



View East



Aerial View

Dish: SDSAN00533 – SUNSET CLIFFS (ST. PETER'S)
PHOTOGRAPHIC SURVEY KEY MAP
1371 SUNSET CLIFFS BLVD.

ATTACHMENT 11



EXISTING

SDSAN00533B
1371 Sunset Cliffs Blvd.
San Diego, CA 92107

dish wireless



Proposed antennas with chin covers mounted to proposed light standards



Proposed RRU and OVP units wall inside proposed galvanized steel mesh enclosures mounted behind new concrete pony wall

Proposed bollards

PROPOSED

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

4/24/2024

Photosimulation of proposed telecommunications site

EXISTING



Proposed antennas with chin covers mounted to proposed light standards

Proposed RRU and OVP units wall inside proposed galvanized steel mesh enclosures mounted behind new concrete pony wall

Proposed bollards

PROPOSED



DISH Wireless L.L.C. SITE ID:

SDSAN00533B

DISH Wireless L.L.C. SITE ADDRESS:

**1371B SUNSET CLIFFS BLVD
SAN DIEGO, CA 92107**

LEGAL DESCRIPTION:

THE FOLLOWING DESCRIBED PROPERTY IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA:
LOTS 14, 15, 16, 17, 18 AND 19 IN BLOCK 4, SUNSET CLIFFS, ACCORDING TO MAP THEREOF NO. 1889 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MARCH 1, 1926.

SCOPE OF WORK

CONTRACTOR SHALL UTILIZE SPECIFIED EQUIPMENT PART OR ENGINEER APPROVED EQUIVALENT. CONTRACTOR SHALL VERIFY ALL NEEDED EQUIPMENT TO PROVIDE A FUNCTIONAL SITE. THE PROJECT GENERALLY CONSISTS OF THE FOLLOWING:

- SECTOR SCOPE OF WORK:**
- INSTALL (3) PROPOSED PANEL ANTENNAS (1 PER SECTOR) WITH CHIN COVERS ON (2) NEW 30'-0" TALL LIGHT STANDARDS
 - INSTALL PROPOSED JUMPERS
 - INSTALL A NEW 3'-0" HIGH x 72'-8" LONG CMU PONY WALL TO REPLACE EXISTING CHAIN LINK FENCE
 - INSTALL (6) PROPOSED RRU's (2 PER SECTOR) ON NEW PONY WALL
 - INSTALL (2) PROPOSED OVER VOLTAGE PROTECTION DEVICE (OVP) (1 PER LIGHT STANDARD) ON NEW PONY WALL
 - INSTALL (2) PROPOSED HYBRID CABLES (1 PER LIGHT STANDARD) IN (2) NEW 4" PVC SCHEDULE 40 CONDUITS IN A NEW TRENCH
 - INSTALL (1) PROPOSED GPS UNIT

- GROUND SCOPE OF WORK:**
- INSTALL PROPOSED 8'-0" HIGH POUR-IN-PLACE CONCRETE ENCLOSURE WALL FOR NEW EQUIPMENT
 - INSTALL (1) PROPOSED EQUIPMENT CABINET
 - INSTALL (1) PROPOSED PPC CABINET
 - INSTALL (1) PROPOSED POWER CONDUIT
 - INSTALL (1) PROPOSED FIBER CONDUIT
 - INSTALL (1) PROPOSED NEMA 3 ALPHA BOX
 - INSTALL (1) PROPOSED NEMA 3 FIBER BOX
 - INATALL (1) PROPOSED 200 AMP METER PANEL
 - INSTALL (1) PROPOSED FIBER WEATHERHEAD
 - INSTALL (1) PROPOSED ELECTRICAL WEATHERHEAD
 - INSTALL (2) PROPOSED 48V, 400 Ah LITHIUM ION BATTERIES INSIDE NEW EQUIPMENT CABINET. NO EXISTING BATTERIES

SITE INFORMATION

PROPERTY OWNER: ST. PETERS BY THE SEA LUTHERAN CHURCH
ADDRESS: 1371 SUNSET CLIFFS BLVD. SAN DIEGO, CA 92107
CONTACT: BECKY LOHRMANN (619) 224-2894
COUNTY: COUNTY OF SAN DIEGO
LATITUDE (NAD 83) ALPHA: 32°44'08.57"N (32.735714 N)
LONGITUDE (NAD 83) ALPHA: 117°15'15.10"W (117.254194 W)
LATITUDE (NAD 83) BETA: 32°44'08.94"N (32.735817 N)
LONGITUDE (NAD 83) BETA: 117°15'15.66"W (117.254350 W)
LATITUDE (NAD 83) GAMMA: 32°44'08.57"N (32.735714 N)
LONGITUDE (NAD 83) GAMMA: 117°15'15.10"W (117.254194 W)
ZONING JURISDICTION: CITY OF SAN DIEGO
ZONING DISTRICT: RM-1-1 & CC-4-2
PARCEL NUMBER: 448-342-22-00
OCCUPANCY GROUP: U
CONSTRUCTION TYPE: V-B
POWER COMPANY: SAN DIEGO GAS & ELECTRIC
TELEPHONE COMPANY: AT&T

PROJECT DIRECTORY

APPLICANT: DISH Wireless L.L.C. 5701 SOUTH SANTA FE DRIVE LITTLETON, CO 80120
SITE DESIGNER: PLANCOM INC 16776 BERNARDO CENTER DR UNIT 203 SAN DIEGO, CA 92128 RANDY DICKAMORE (760) 690-6571
SITE ACQUISITION: GREG MOORAD (619) 200-2260 greg.moorad@plancominc.com
CONSTRUCTION MANAGER: ANTHONY WOODARD 858-243-0202 anthony.woodard@dish.com
RF ENGINEER: LALAIN BERBA (760) 250-0895 lalaine.berba@dish.com



5701 SOUTH SANTA FE DRIVE LITTLETON, CO 80120



TELECOMMUNICATIONS PROJECT MANAGEMENT
16776 BERNARDO CENTER DR, SAN DIEGO, CA 92128

CALIFORNIA CODE OF COMPLIANCE

ALL WORK SHALL BE PERFORMED AND MATERIALS INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES:

CODE TYPE	CODE
ENERGY	2022 CALIFORNIA ENERGY CODE
BUILDING	2022 CALIFORNIA BUILDING CODE
ELECTRICAL	2022 CALIFORNIA ELECTRICAL CODE
FIRE	2022 CALIFORNIA FIRE CODE
GREEN BUILDING	2022 CALIFORNIA GREEN BUILDING CODE
MECHANICAL	2022 CALIFORNIA MECHANICAL CODE
PLUMBING	2022 CALIFORNIA PLUMBING CODE

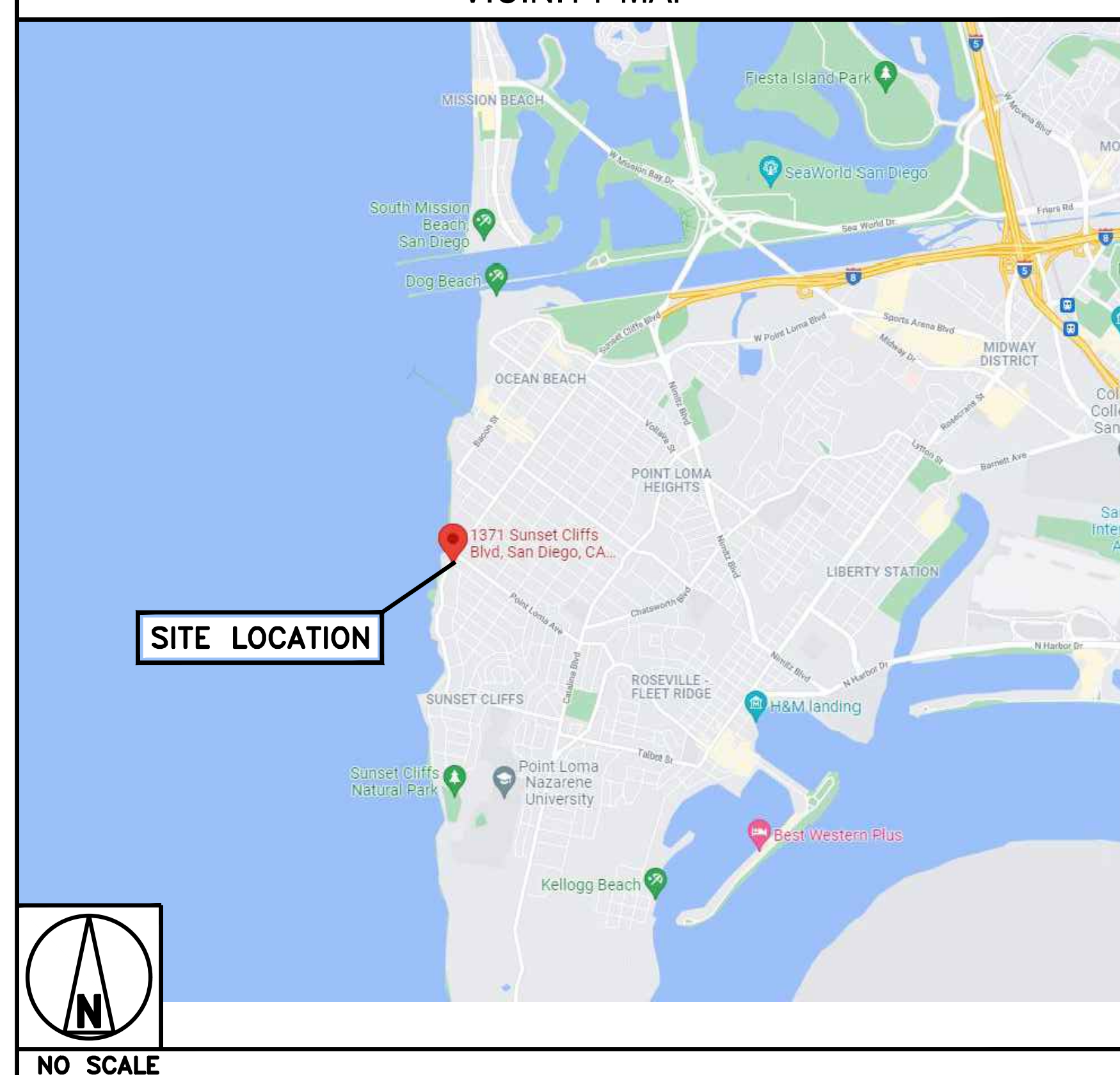
SITE PHOTO



DIRECTIONS

DIRECTIONS FROM SAN DIEGO INTERNATIONAL AIRPORT:
HEAD NORTHWEST ON AIRPORT TERMINAL RD. KEEP LEFT AT THE FORK. FOLLOW SIGNS FOR HARBOR IS/POINT LOMA. CONTINUE ONTO AIRPORT TERMINAL RD. TURN RIGHT ONTO N HARBOR DR. TURN LEFT ONTO ROSECRANS ST. TURN RIGHT ONTO CAÑON ST. TURN RIGHT ONTO POINT LOMA AVE. TURN LEFT ONTO SUNSET CLIFFS BLVD. DESTINATION WILL BE ON THE LEFT.

VICINITY MAP



IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

DRAWN BY:	CHECKED BY:	APPROVED BY:
RD	---	---
RFDS REV #:	---	

ZONING DOCUMENTS

SUBMITTALS		
REV	DATE	DESCRIPTION
A	12/08/2021	ISSUED FOR REVIEW
B	01/17/2022	FINAL ZD
C	08/10/2022	FZD - ADD METER & BOLLARDS
D	08/18/2023	FZD - PLAN CHECK COMMENTS
E	03/25/2024	FZD - CMU PONY WALL

DISH Wireless L.L.C. PROJECT INFORMATION
SDSAN00533B
1371B SUNSET CLIFFS BLVD
SAN DIEGO, CA 92107

SHEET TITLE
TITLE SHEET

SHEET NUMBER
T-1



UNDERGROUND SERVICE ALERT
UTILITY NOTIFICATION CENTER OF CALIFORNIA
(800) 422-4133
WWW.CALIFORNIA811.ORG
CALL 2-14 WORKING DAYS UTILITY NOTIFICATION PRIOR TO CONSTRUCTION



GENERAL NOTES

THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. A TECHNICIAN WILL VISIT THE SITE AS REQUIRED FOR ROUTINE MAINTENANCE. MACHINERY SPACES ARE EXEMPT FROM ACCESSIBILITY REQUIREMENTS PER THE CBC SECTION 11B-203.5.

11"x17" PLOT WILL BE HALF SCALE UNLESS OTHERWISE NOTED

DO NOT SCALE DRAWINGS. THE GENERAL CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS MATCH THE DRAWINGS AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES. PROCEEDING WITH CONSTRUCTION WITHOUT SUCH NOTIFICATION OF DISCREPANCIES INDICATES THE GENERAL CONTRACTOR ACCEPTS RESPONSIBILITY FOR THE EXISTING CONDITIONS AND HAS INCLUDED RESOLUTION OF THOSE DISCREPANCIES IN THE BID FOR CONSTRUCTION.

NOTES

1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.
2. CONTRACTOR SHALL MAINTAIN A 10'-0" MINIMUM SEPARATION BETWEEN THE PROPOSED GPS UNIT, TRANSMITTING ANTENNAS AND EXISTING GPS UNITS.



5701 SOUTH SANTA FE DRIVE
LITTLETON, CO 80120



TELECOMMUNICATIONS PROJECT MANAGEMENT
16776 BERNARDO CENTER DR,
SAN DIEGO, CA 92128

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DRAWN BY: CHECKED BY: APPROVED BY:

RD --- ---

RFDS REV #: ---

ZONING DOCUMENTS

SUBMITTALS		
REV	DATE	DESCRIPTION
A	12/08/2021	ISSUED FOR REVIEW
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E	03/25/2024	FZD - CMU PONY WALL

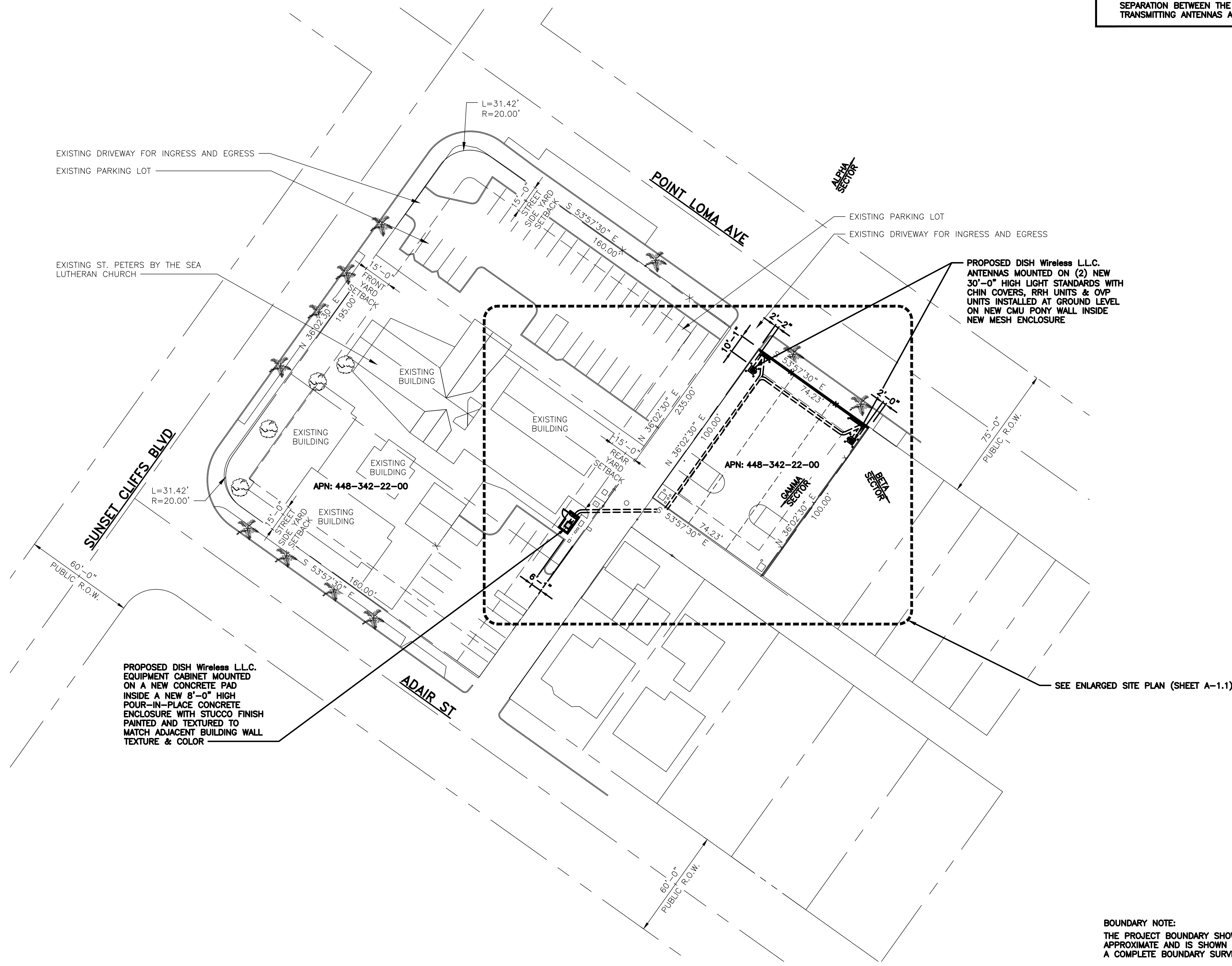
DISH Wireless L.L.C.
PROJECT INFORMATION

SDSAN00533B
1371B SUNSET CLIFFS BLVD
SAN DIEGO, CA 92107

SHEET TITLE
**OVERALL
SITE PLAN**

SHEET NUMBER

A-1



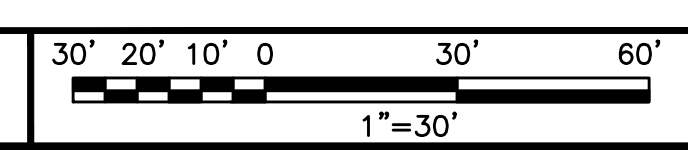
PROPOSED DISH Wireless L.L.C. EQUIPMENT CABINET MOUNTED ON A NEW CONCRETE PAD INSIDE A NEW 8'-0" HIGH POUR-IN-PLACE CONCRETE ENCLOSURE WITH STUCCO FINISH PAINTED AND TEXTURED TO MATCH ADJACENT BUILDING WALL TEXTURE & COLOR

PROPOSED DISH Wireless L.L.C. ANTENNAS MOUNTED ON (2) NEW 30'-0" HIGH LIGHT STANDARDS WITH CHIN COVERS, RRH UNITS & OVP UNITS INSTALLED AT GROUND LEVEL ON NEW CMU PONY WALL INSIDE NEW MESH ENCLOSURE

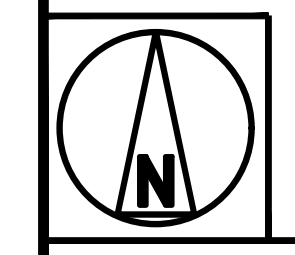
SEE ENLARGED SITE PLAN (SHEET A-1.1)

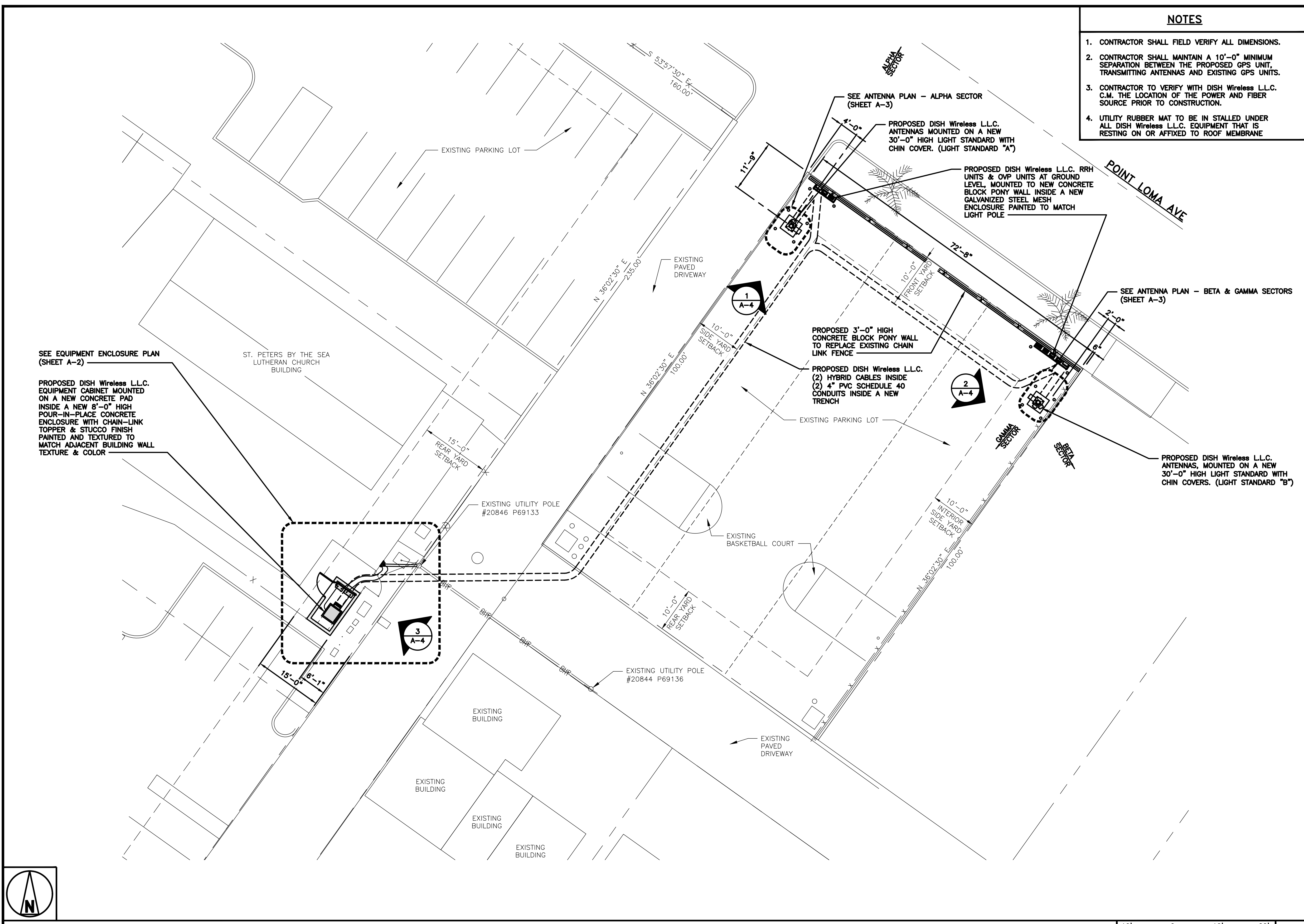
BOUNDARY NOTE:
THE PROJECT BOUNDARY SHOWN ON THIS DRAWING IS APPROXIMATE AND IS SHOWN FOR REFERENCE ONLY. A COMPLETE BOUNDARY SURVEY WAS NOT PERFORMED.

EASEMENTS:
EASEMENTS SHOWN REFLECT PRELIMINARY RECORDS RESEARCH OF RECORDED PARCEL MAPS. EASEMENTS ARE SUBJECT TO REVIEW OF FINAL TITLE REPORT



OVERALL SITE PLAN





- NOTES**
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 2. CONTRACTOR SHALL MAINTAIN A 10'-0" MINIMUM SEPARATION BETWEEN THE PROPOSED GPS UNIT, TRANSMITTING ANTENNAS AND EXISTING GPS UNITS.
 3. CONTRACTOR TO VERIFY WITH DISH Wireless L.L.C. C.M. THE LOCATION OF THE POWER AND FIBER SOURCE PRIOR TO CONSTRUCTION.
 4. UTILITY RUBBER MAT TO BE IN STALLED UNDER ALL DISH Wireless L.L.C. EQUIPMENT THAT IS RESTING ON OR AFFIXED TO ROOF MEMBRANE



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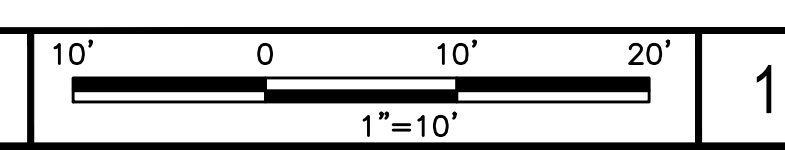
DISH Wireless L.L.C.
PROJECT INFORMATION

SDSAN00533B
1371B SUNSET CLIFFS BLVD
SAN DIEGO, CA 92107

SHEET TITLE
ROOF PLAN

SHEET NUMBER
A-1.1

ENLARGED SITE PLAN



NOTES

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DISH Wireless L.L.C.
PROJECT INFORMATION

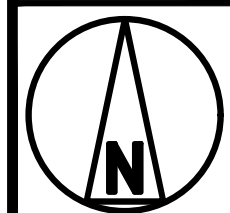
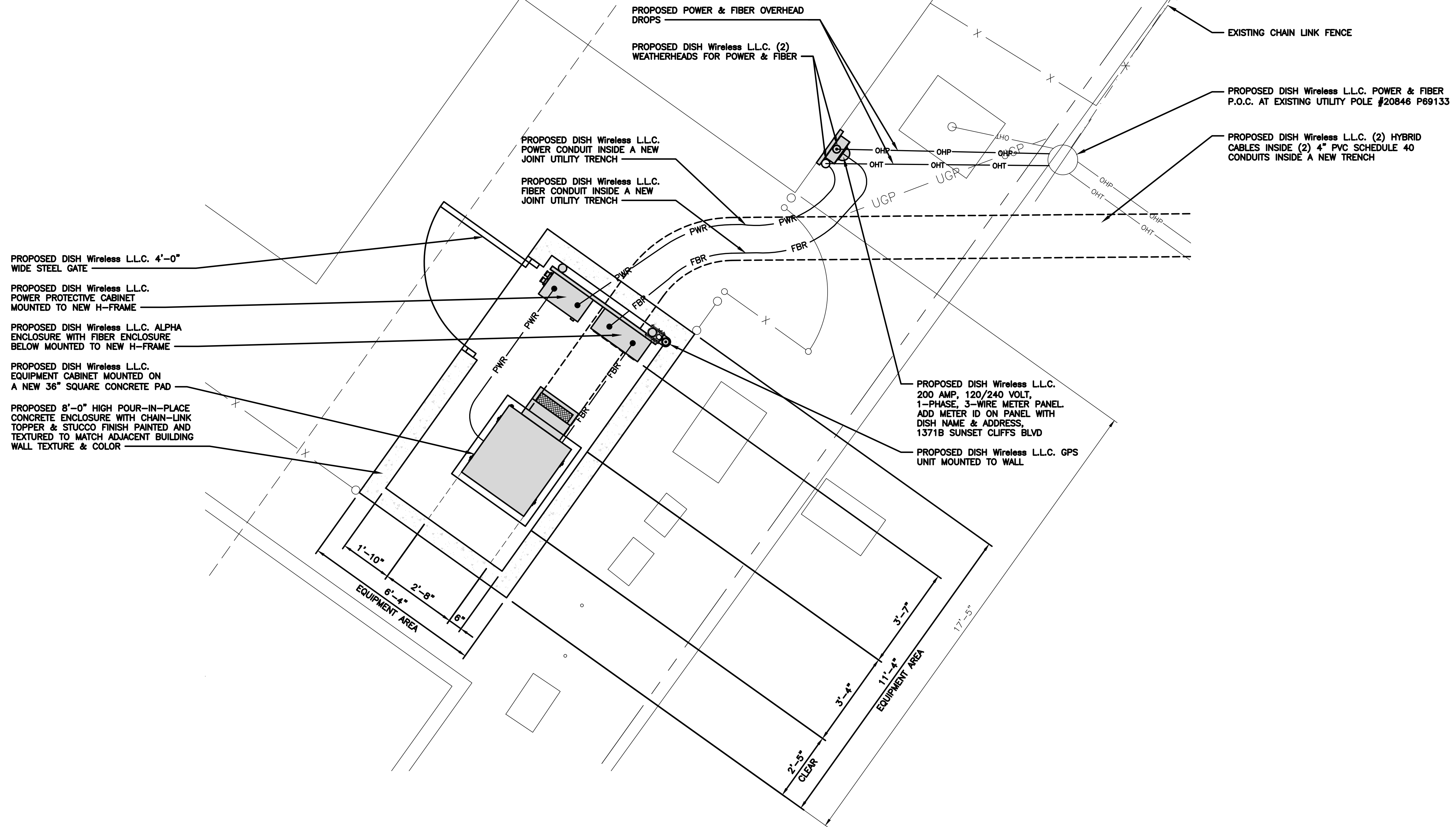
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SHEET TITLE
ENLARGED SITE PLAN &
EQUIPMENT PLATFORM PLAN

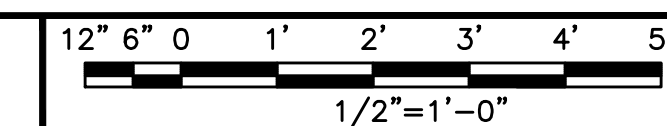
SHEET NUMBER

A-2

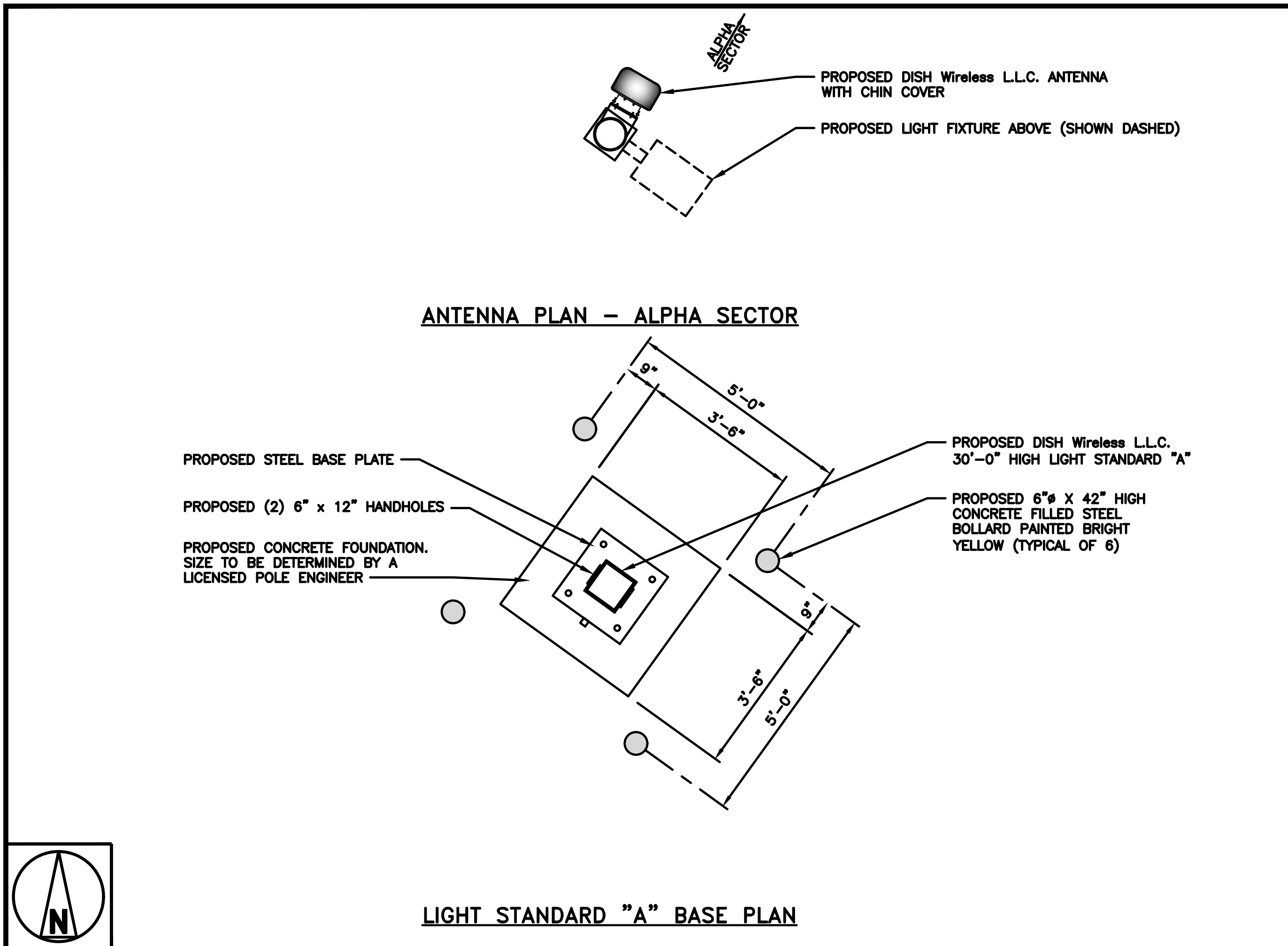
ST. PETERS BY THE SEA
LUTHERAN CHURCH
BUILDING



EQUIPMENT PLATFORM PLAN



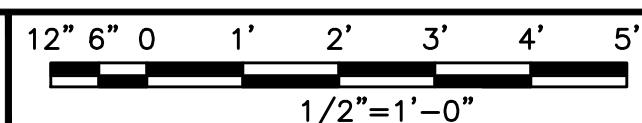
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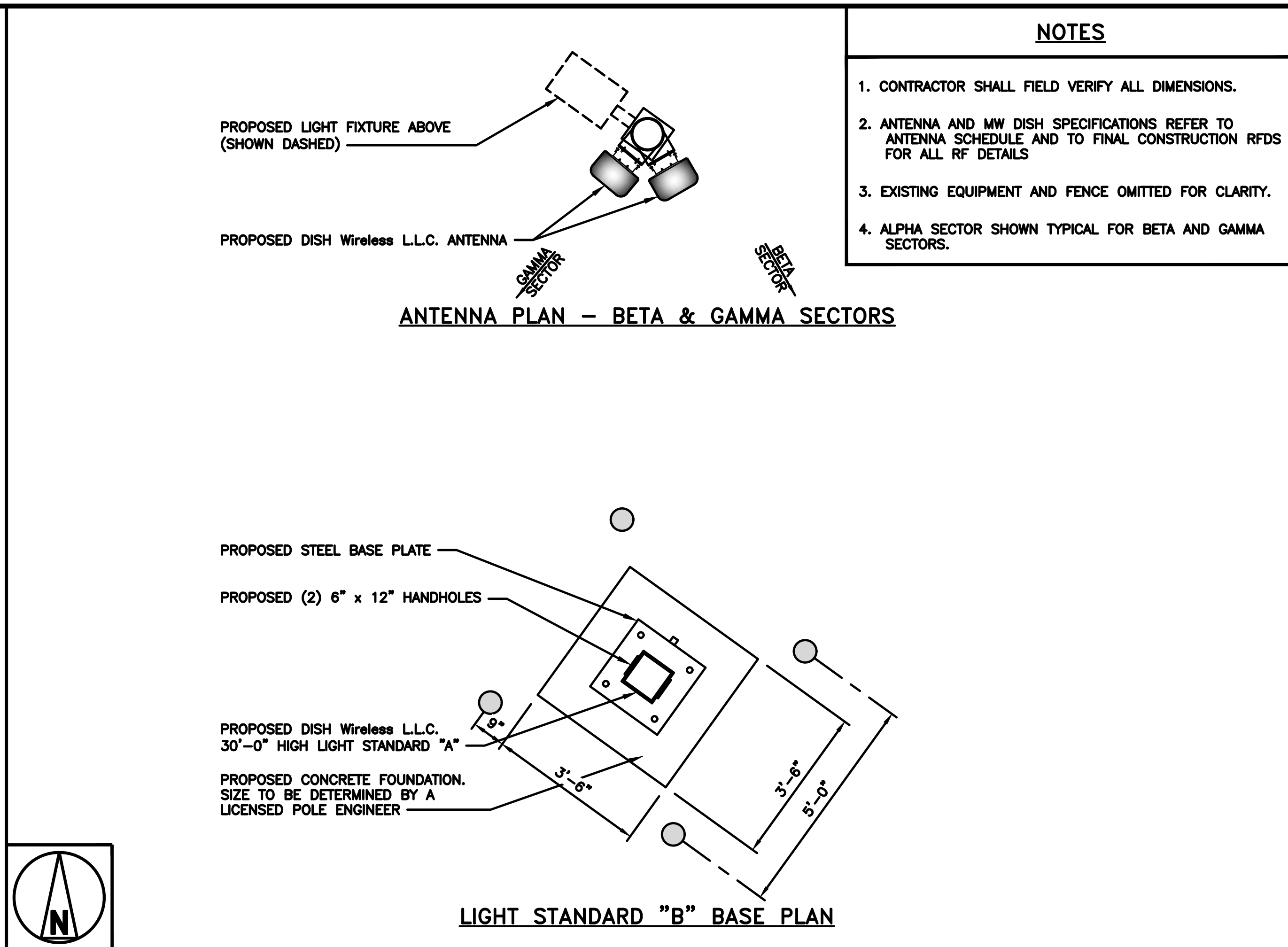
ANTENNA PLAN - ALPHA SECTOR

LIGHT STANDARD "A" BASE PLAN

ANTENNA PLAN - ALPHA SECTOR



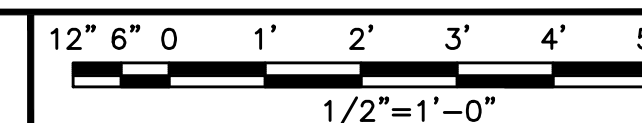
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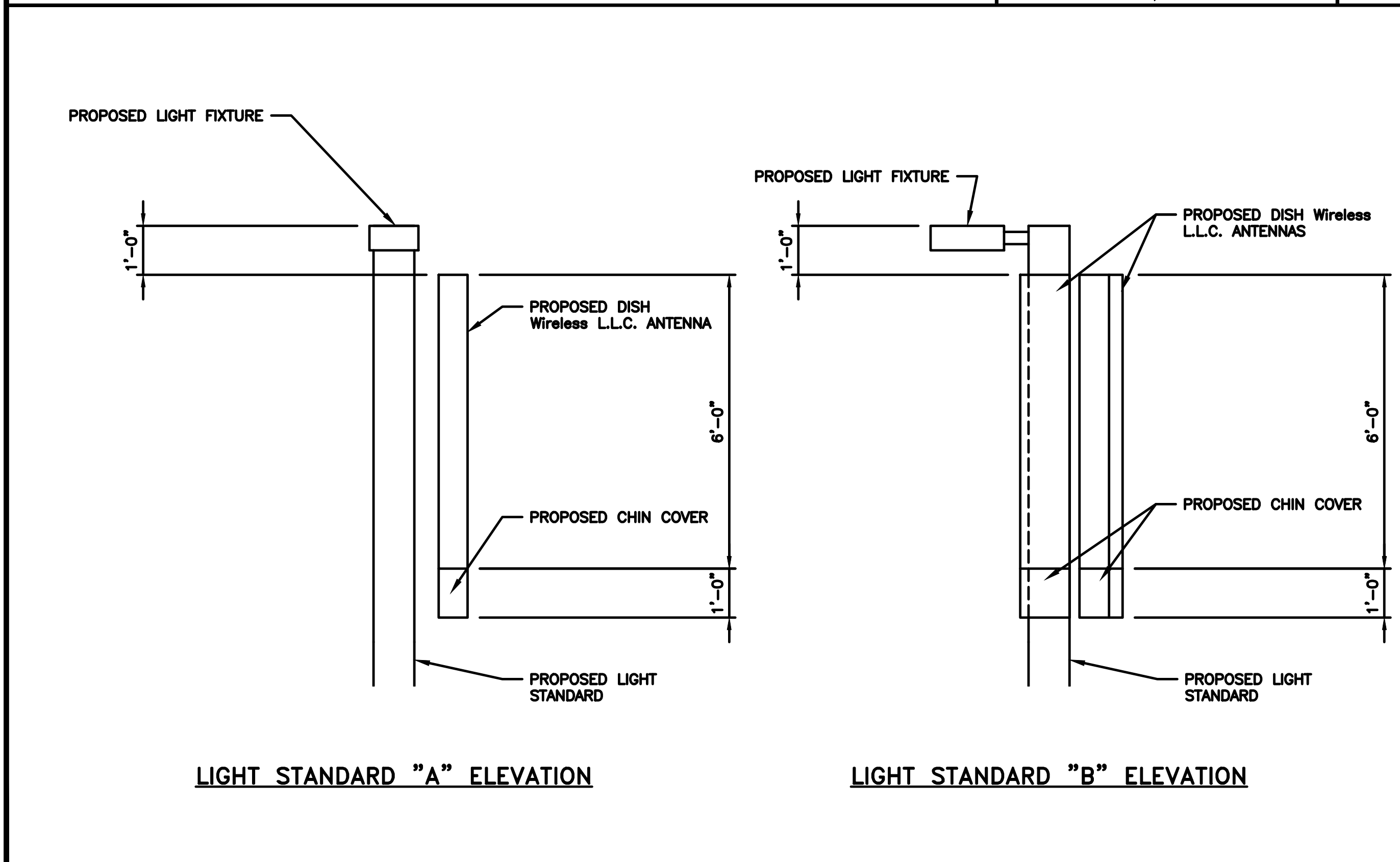
ANTENNA PLAN - BETA & GAMMA SECTORS

LIGHT STANDARD "B" BASE PLAN

ANTENNA PLAN - BETA & GAMMA SECTORS



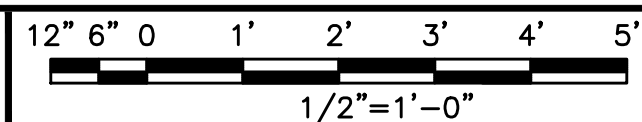
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LIGHT STANDARD "A" ELEVATION

LIGHT STANDARD "B" ELEVATION

LIGHT STANDARD ELEVATIONS



3

SECTOR	POSITION	ANTENNA						TRANSMISSION CABLE	
		EXISTING OR PROPOSED	MANUFACTURER - MODEL NUMBER	TECHNOLOGY	SIZE (HxW)	AZIMUTH	RAD CENTER	FEED LINE TYPE AND LENGTH	
ALPHA	A1	PROPOSED	COMMSCOPE - FVW-65B-R3	5G	71.9" x 11.8"	30°	26'-0"	ALPHA SECTOR 1 HYBRID CABLE-185FT	
BETA	B1	PROPOSED	COMMSCOPE - FVW-65B-R3	5G	71.9" x 11.8"	150°	26'-0"	BETA & GAMMA SECTOR 1 HYBRID CABLE-240FT	
GAMMA	G1	PROPOSED	COMMSCOPE - FVW-65B-R3	5G	71.9" x 11.8"	220°	26'-0"		

SECTOR	POSITION	RRH		NOTES
		MANUFACTURER - MODEL NUMBER	TECHNOLOGY	
ALPHA	A1	SAMSUNG - RF4450T-71A	5G	1. CONTRACTOR TO REFER TO FINAL CONSTRUCTION RFDS FOR ALL RF DETAILS. 2. ANTENNA AND RRH MODELS MAY CHANGE DUE TO EQUIPMENT AVAILABILITY. ALL EQUIPMENT CHANGES MUST BE APPROVED AND REMAIN IN COMPLIANCE WITH THE PROPOSED DESIGN AND STRUCTURAL ANALYSES.
	A1	SAMSUNG - RF4451D-70A	5G	
BETA	B1	SAMSUNG - RF4450T-71A	5G	
	B1	SAMSUNG - RF4451D-70A	5G	
GAMMA	G1	SAMSUNG - RF4450T-71A	5G	
	G1	SAMSUNG - RF4451D-70A	5G	

ANTENNA SCHEDULE

NO SCALE

4

NOTES

1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.
2. ANTENNA AND MW DISH SPECIFICATIONS REFER TO ANTENNA SCHEDULE AND TO FINAL CONSTRUCTION RFDS FOR ALL RF DETAILS
3. EXISTING EQUIPMENT AND FENCE OMITTED FOR CLARITY.
4. ALPHA SECTOR SHOWN TYPICAL FOR BETA AND GAMMA SECTORS.



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DISH Wireless L.L.C.
PROJECT INFORMATION
SDSAN00533B
1371B SUNSET CLIFFS BLVD
SAN DIEGO, CA 92107

SHEET TITLE
ANTENNA PLANS,
AND SCHEDULE

SHEET NUMBER

A-3

NOTES

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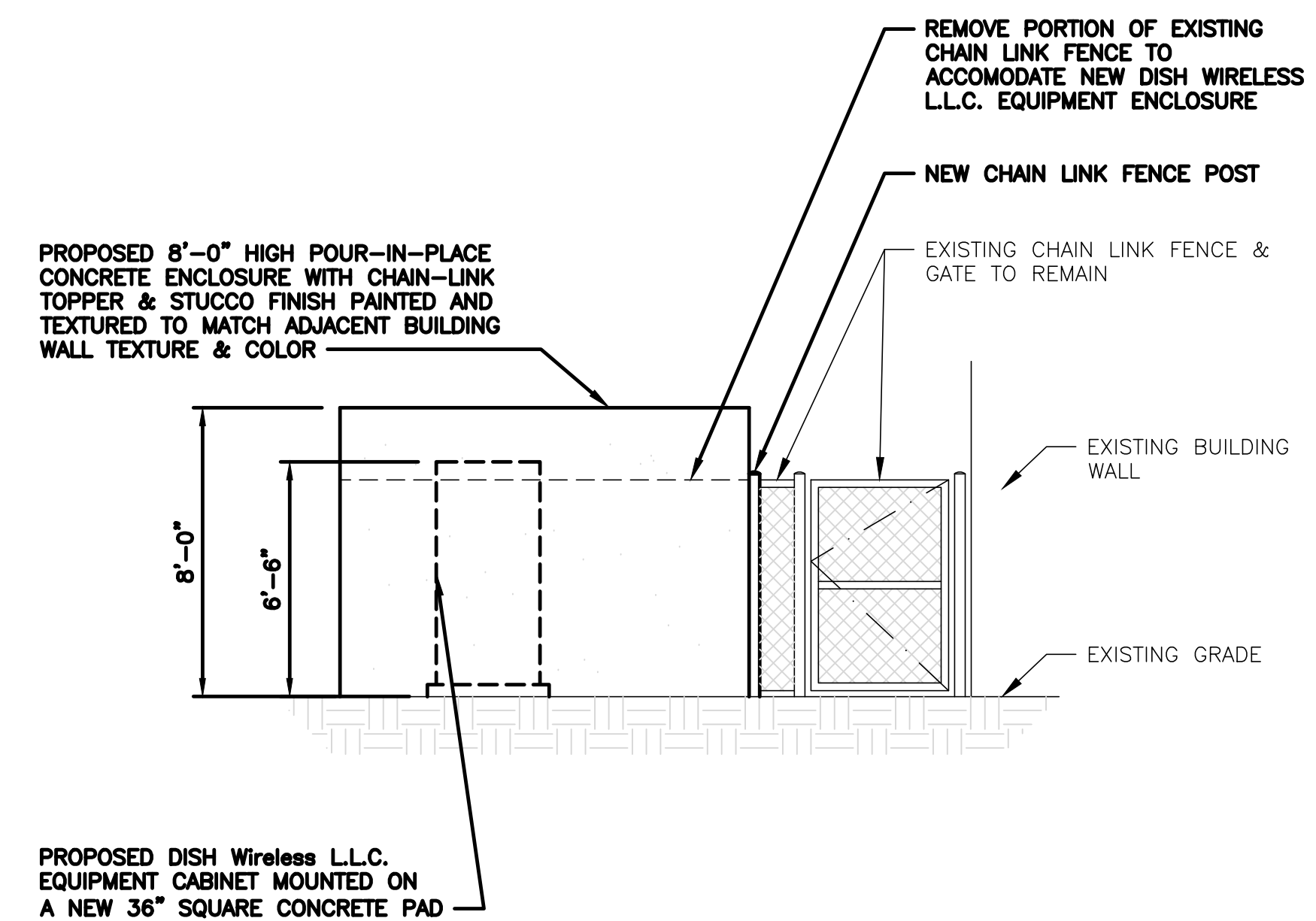
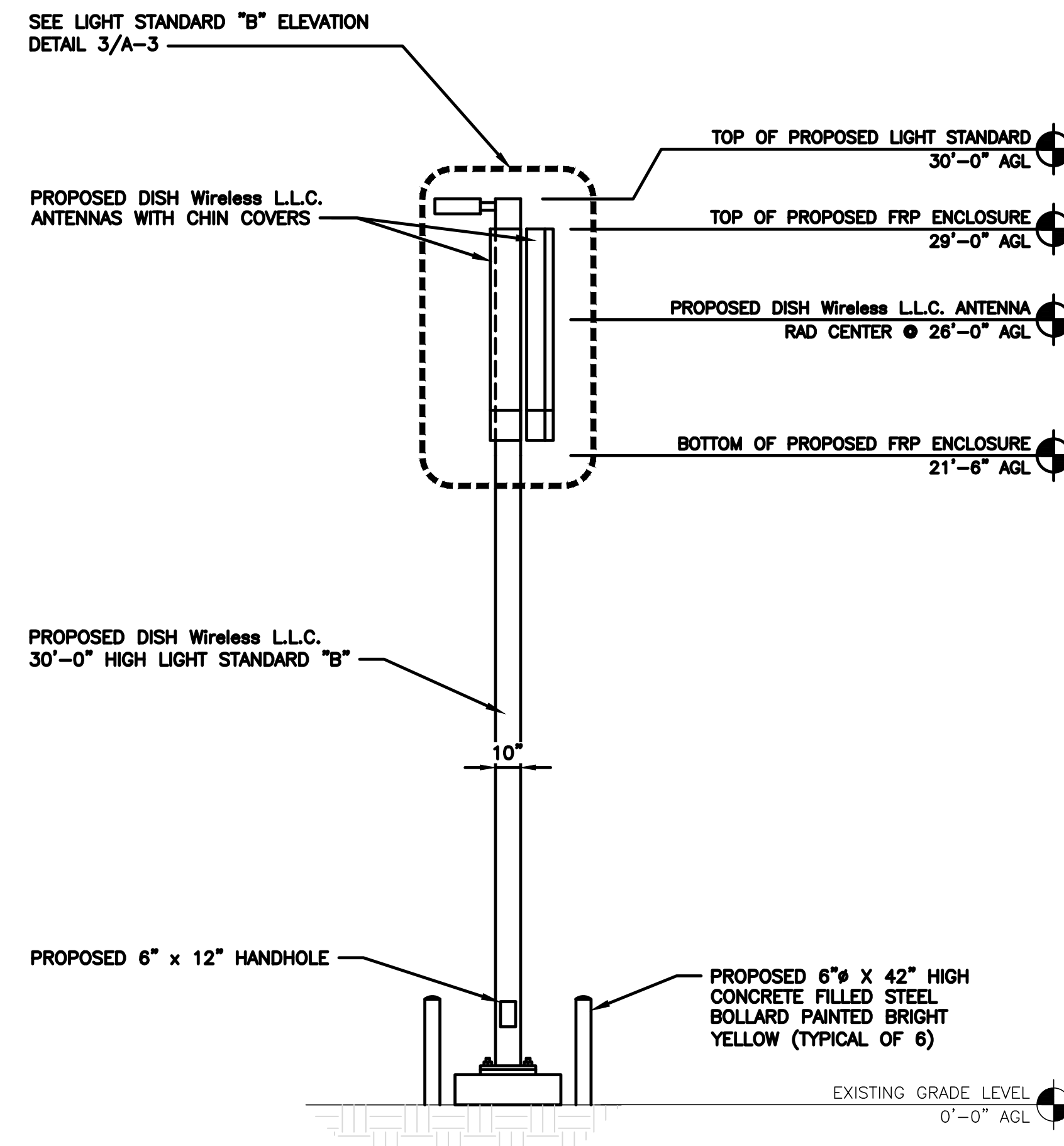
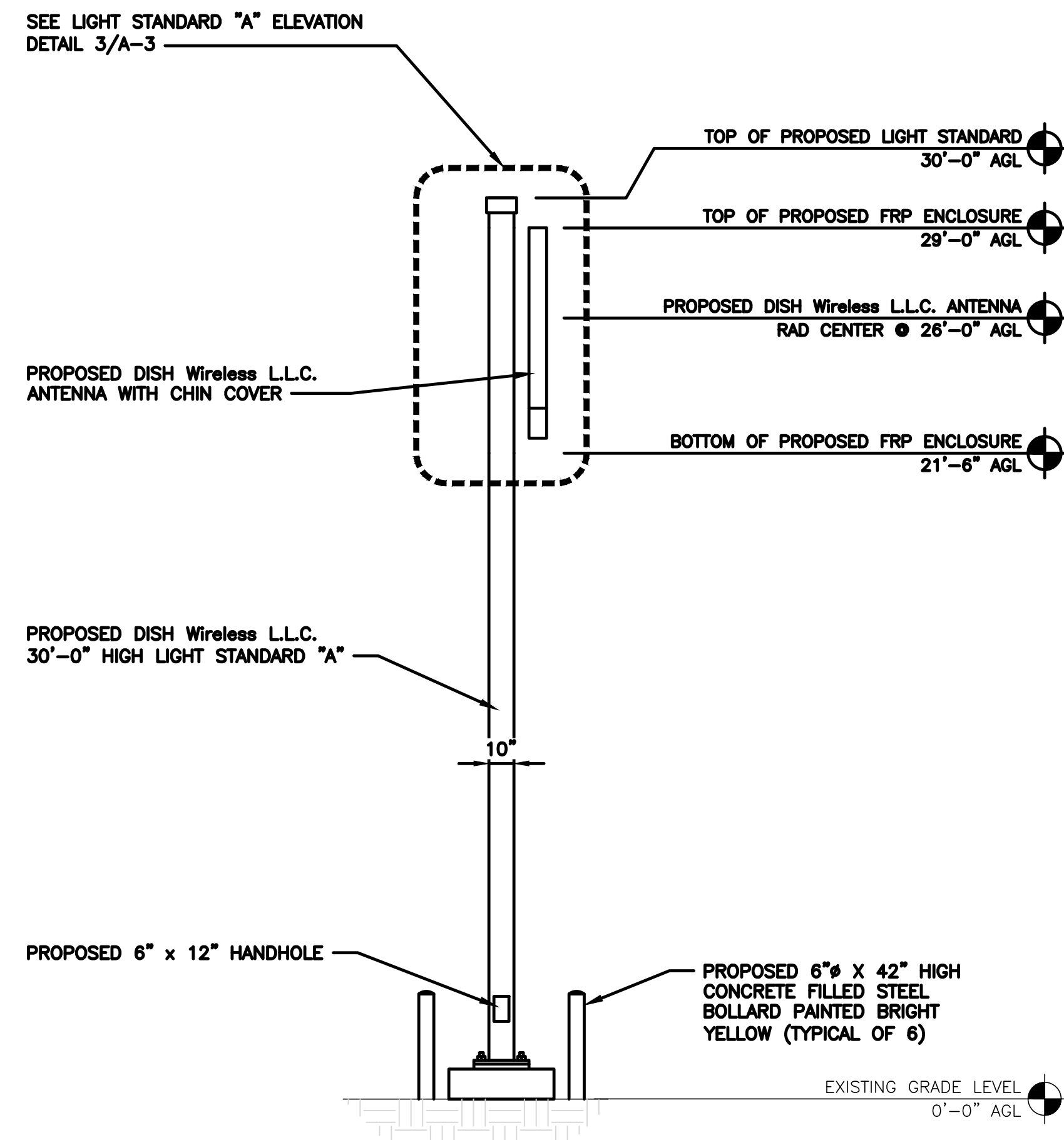
DISH Wireless L.L.C.
PROJECT INFORMATION

SDSAN00533B
1371B SUNSET CLIFFS BLVD
SAN DIEGO, CA 92107

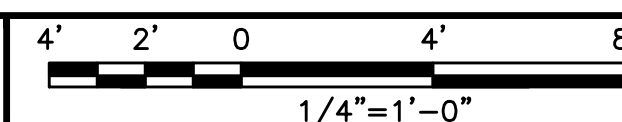
SHEET TITLE
SOUTH & WEST
ELEVATIONS

SHEET NUMBER

A-4

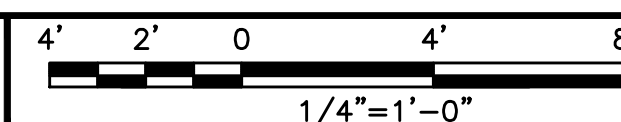


LIGHT STANDARD "A" ELEVATION



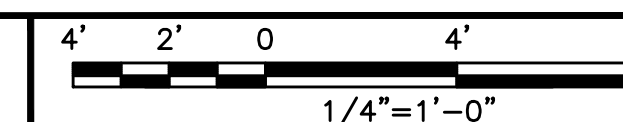
1

LIGHT STANDARD "B" ELEVATION



2

EQUIPMENT ENCLOSURE ELEVATION



3

NOTE



5701 SOUTH SANTA FE DRIVE
LITTLETON, CO 80120



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DISH Wireless L.L.C.
PROJECT INFORMATION

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1371B SUNSET CLIFFS BLVD
SAN DIEGO, CA 92107

SHEET TITLE
EQUIPMENT PLATFORM AND
H-FRAME DETAILS

SHEET NUMBER

A-5

NOT USED

NO SCALE

1

NOT USED

NO SCALE

2

NOT USED

NO SCALE

3

NOT USED

NO SCALE

4

PROPOSED DISH
Wireless L.L.C.
GPS UNIT

PROPOSED DISH
Wireless L.L.C.
GENERATOR PLUG

PROPOSED
DISH Wireless
L.L.C. CIENA
POWER
PROTECTIVE
CABINET

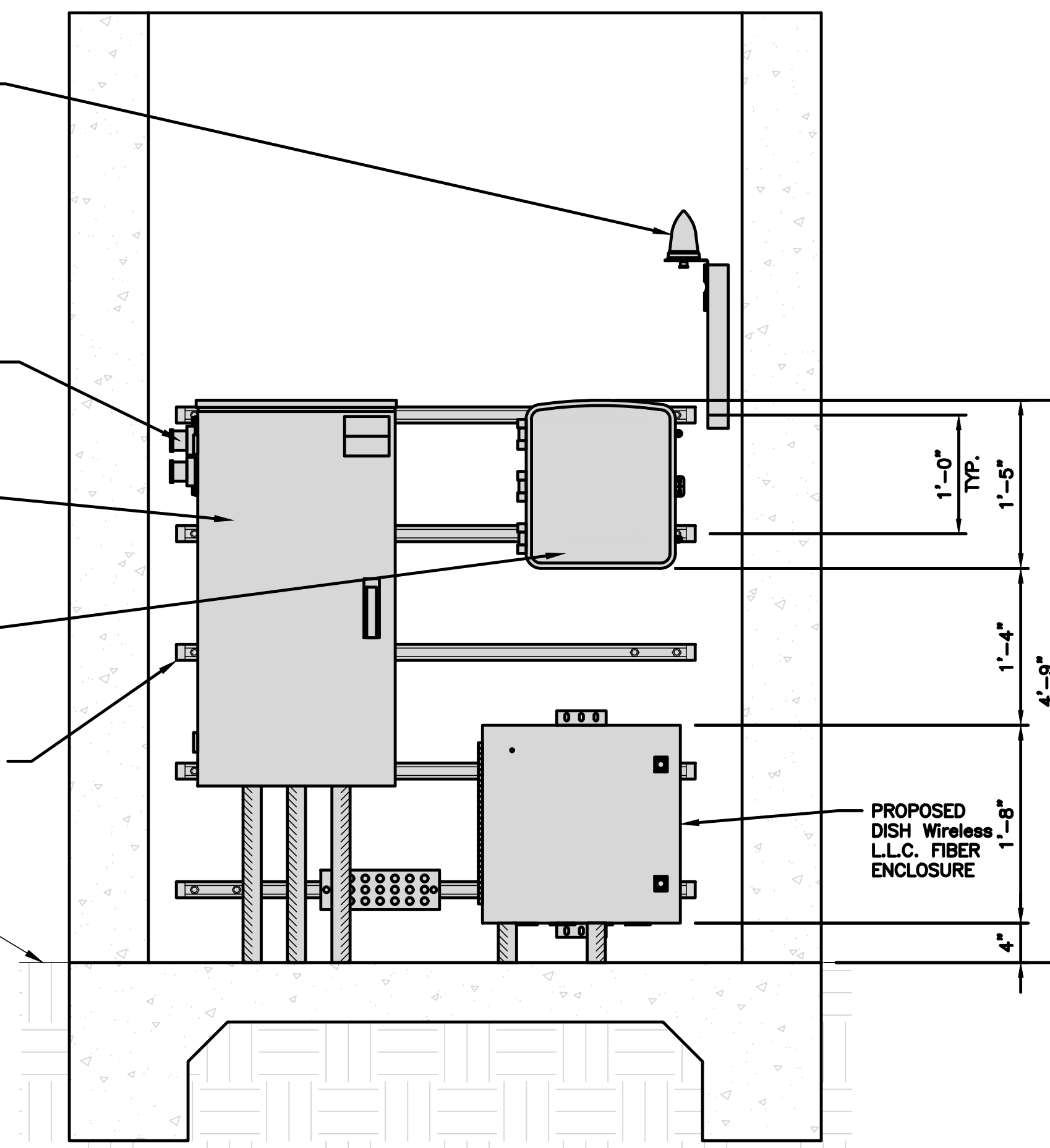
PROPOSED
DISH Wireless
L.L.C. CIENA
FIBER
ENCLOSURE

PROPOSED DISH
Wireless L.L.C.
UNISTRUT P1000
CHANNELS
MOUNTED TO WALL

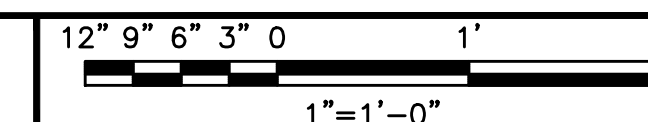
EXISTING
GRADE

PROPOSED
DISH Wireless
L.L.C. FIBER
ENCLOSURE

FRONT ELEVATION

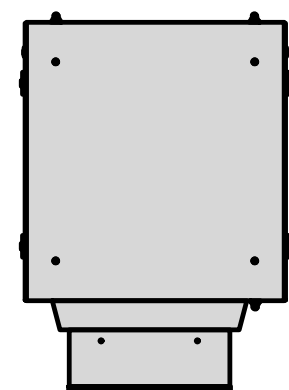


H-FRAME EQUIPMENT ELEVATION

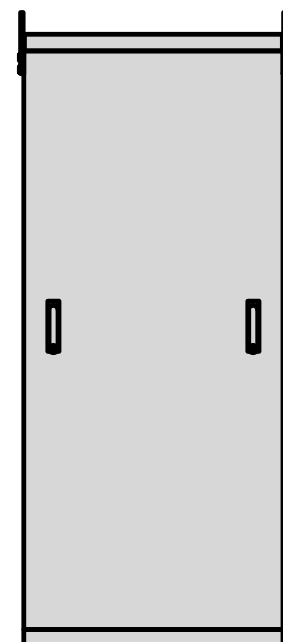


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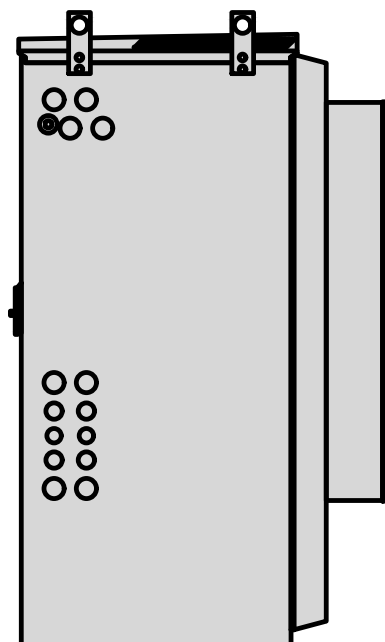
DELTA ELECTRONICS, INC. ESOA600-HCB04 (HEX)	
DIMENSIONS (HxWxD)	75"x32"x46"
HEX	T-SIPHON 220W/K
WEIGHT (FULL, MAXIMUM)	845 LBS



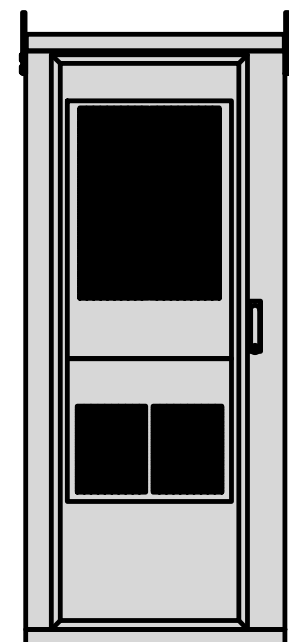
PLAN



BACK



SIDE



FRONT

CABINET DETAIL

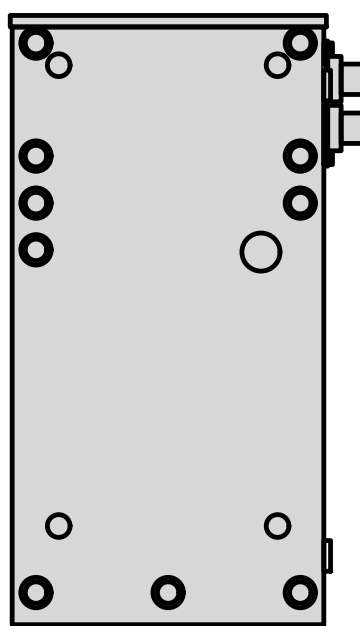
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1

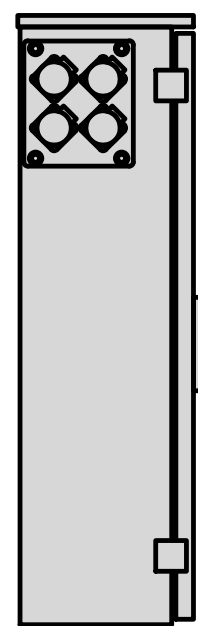
RAYCAP PPC RDIAC-2465-P-240-MTS	
ENCLOSURE DIMENSIONS (HxWxD)	39"x22.855"x12.593
WEIGHT	80 lbs
OPERATING AC VOLTAGE	240/120 1 PHASE 3W+G



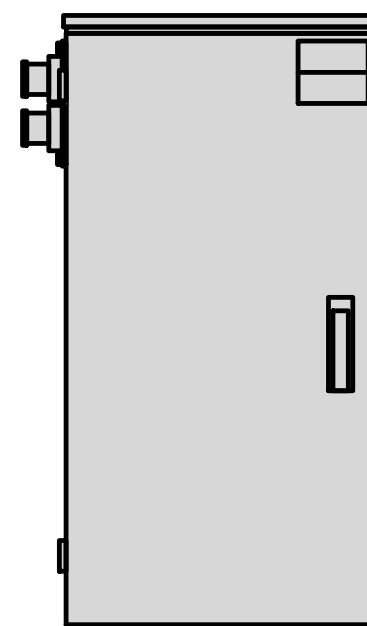
TOP



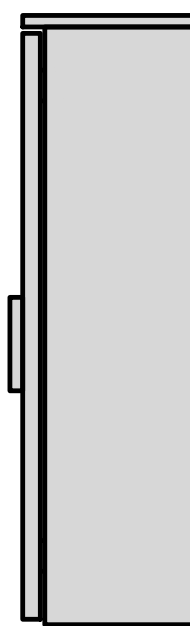
BACK



SIDE



FRONT



SIDE

POWER PROTECTION CABINET (PPC) DETAIL

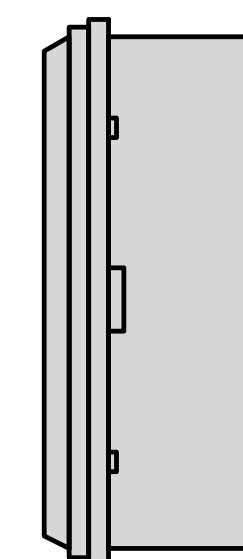
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2

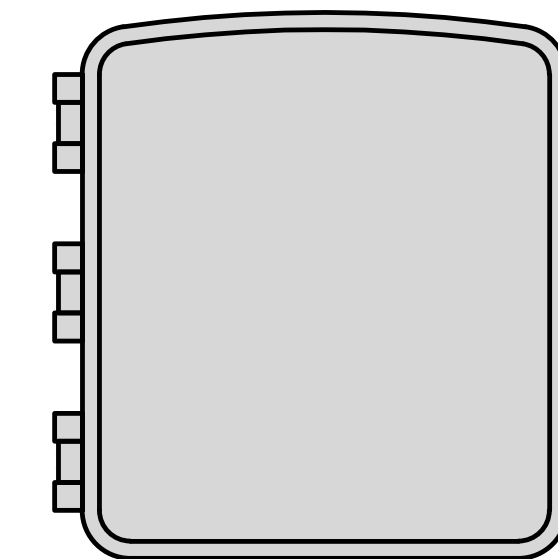
CIENA 3139 FIBER NID ENCLOSURE	
DIMENSIONS (HxWxD)	17"x16.8"x7"
WEIGHT	28.6 lbs



TOP



SIDE



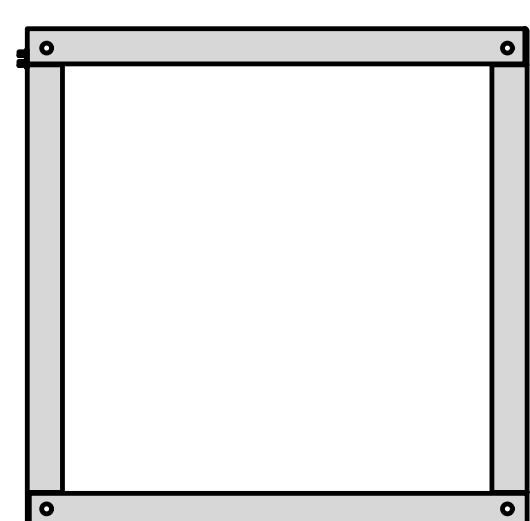
FRONT

FIBER NID ENCLOSURE DETAIL

NO SCALE

3

GREAT LAKES PLINTH DC#12804-IT3	
DIMENSIONS (HxWxD)	6"x32"x32"
WEIGHT	TBD



PLAN



SIDE



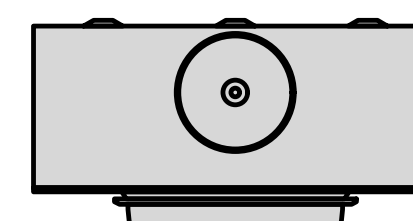
FRONT

PLINTH DETAIL

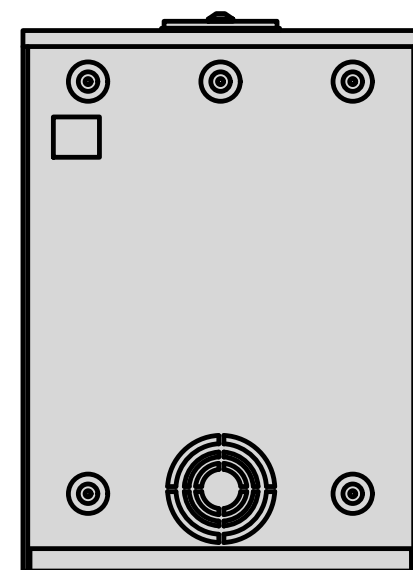
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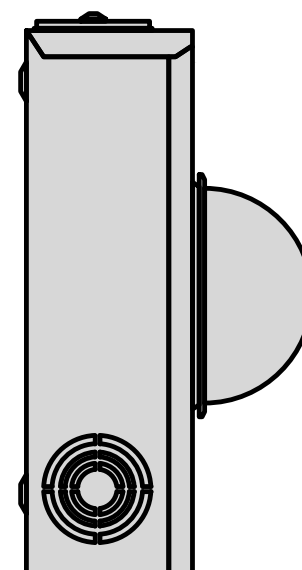
EATON METER SOCKET UNRRS213BEUSE	
DIMENSIONS (HxWxD)	16"x12"x6"
TYPE	RING
AMPERAGE RATING	200 CONT. AMP
WEIGHT	18 lbs



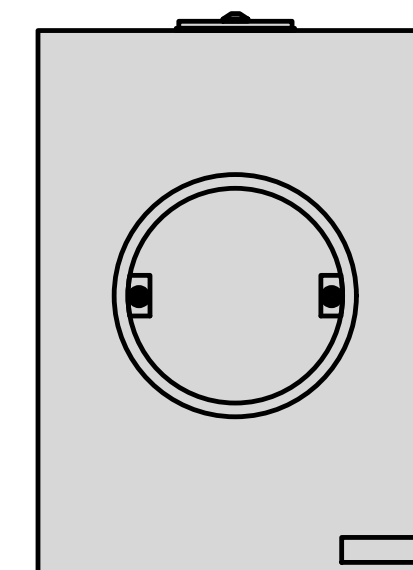
TOP



BACK



SIDE



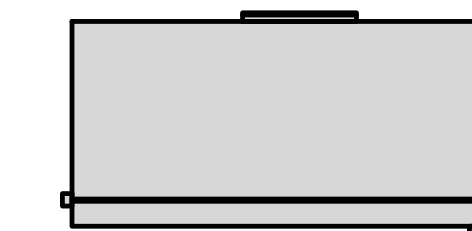
FRONT

METER BANK DETAIL

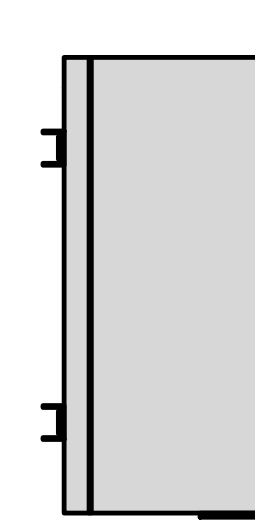
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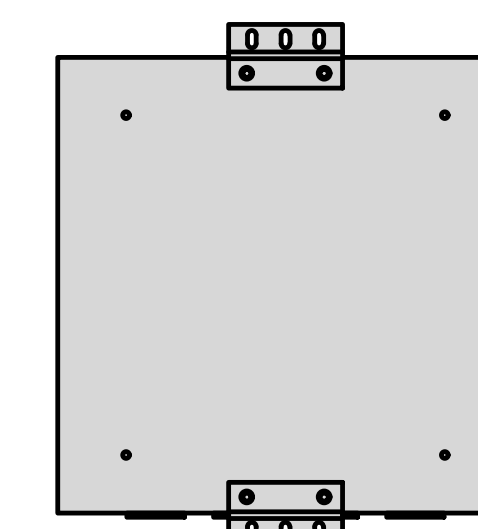
CHARLES CFIT-PF2020DSH1 FIBER TELCO ENCLOSURE	
ENCLOSURE DIMS (HxWxD)	20"x20"x9"
ENCLOSURE WEIGHT	20 lbs
MOUNTING	WALL
COMPLIANCE	TYPE 4



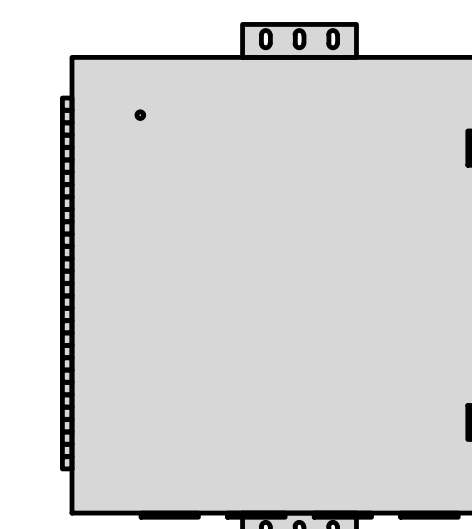
FRONT



SIDE



BACK



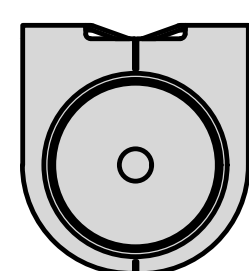
FRONT

FIBER TELCO ENCLOSURE DETAIL

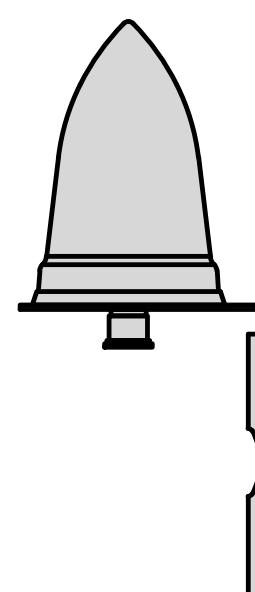
NO SCALE

6

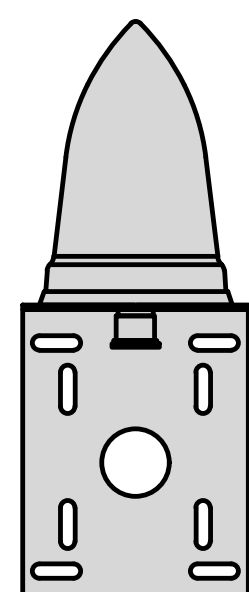
PCTEL GPSGL-TMG-SPI-40NCB	
DIMENSIONS (DIAxH) MM/INCH	81x184mm 3.2"x7.25"
WEIGHT W/ACCESSORIES	075 lbs
CONNECTOR	N-FEMALE
FREQUENCY RANGE	1590 ± 30MHz



TOP



BACK

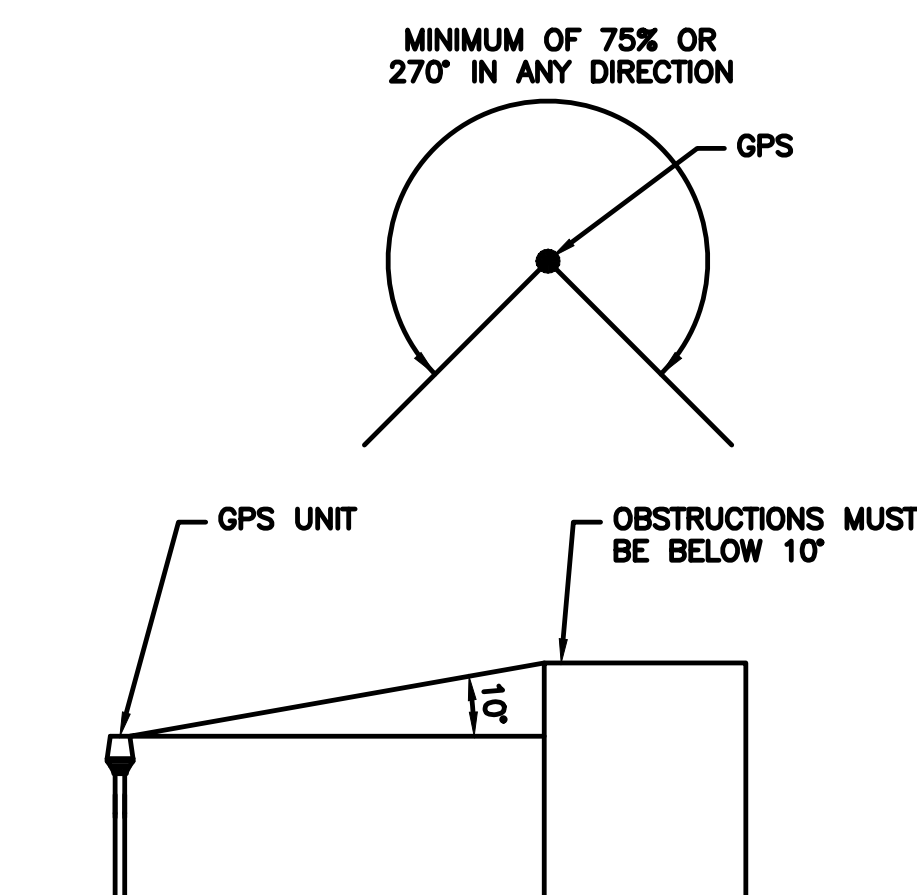


SIDE

GPS DETAIL

NO SCALE

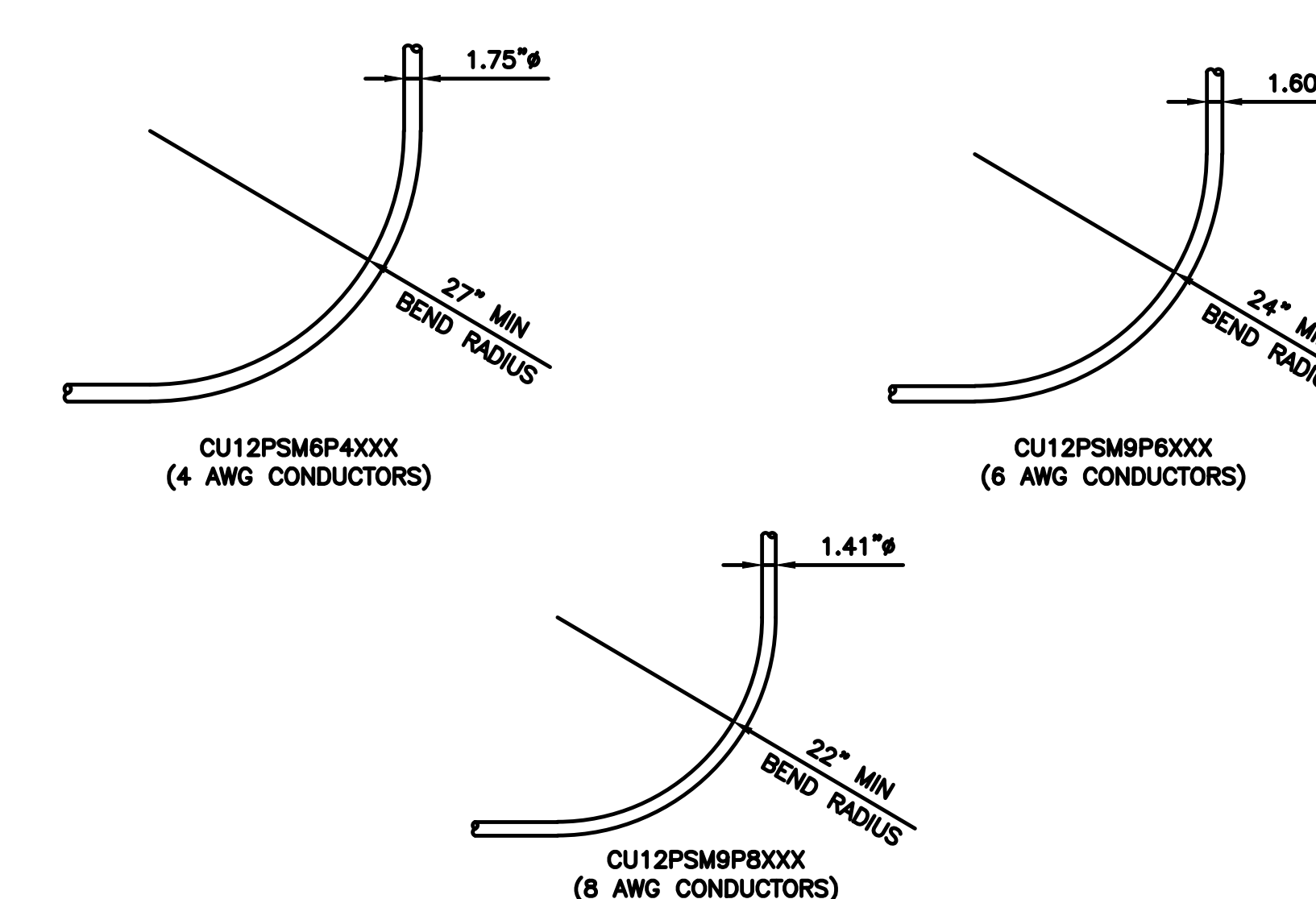
7



GPS MINIMUM SKY VIEW REQUIREMENTS

NO SCALE

8



CABLES UNLIMITED HYBRID CABLE
MINIMUM BEND RADIUSSES

NO SCALE

9



5701 SOUTH SANTA FE DRIVE
LITTLETON, CO 80120



TELECOMMUNICATIONS PROJECT MANAGEMENT
16776 BERNARDO CENTER DR,
SAN DIEGO, CA 92128

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TO ALTER THIS DOCUMENT.

DRAWN BY: CHECKED BY: APPROVED BY:

RD --- ---

RFDS REV #: ---

ZONING
DOCUMENTS

SUBMITTALS		
REV	DATE	DESCRIPTION
A	12/06/2021	ISSUED FOR REVIEW
B	01/17/2022	FINAL ZD
C	06/10/2022	FZD - ADD METER & BOLLARDS
D	06/18/2023	FZD - PLAN CHECK COMMENTS
E	03/25/2024	FZD - CMU PONY WALL

DISH Wireless L.L.C.
PROJECT INFORMATION

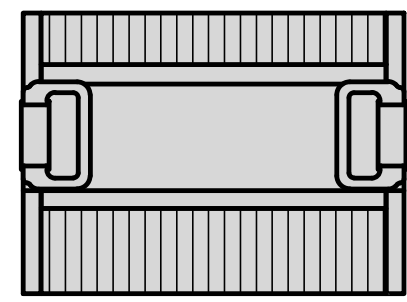
SDSAN00533B
1371B SUNSET CLIFFS BLVD
SAN DIEGO, CA 92107

SHEET TITLE
EQUIPMENT DETAILS

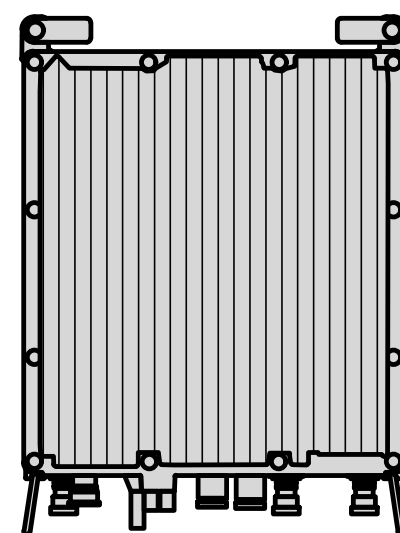
SHEET NUMBER

A-6

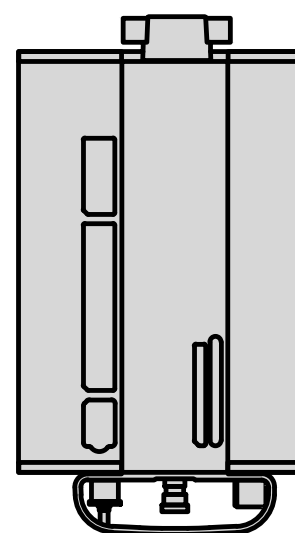
SAMSUNG – LOW BAND RF4450T-71A	
DIMENSIONS (HxWxD)	15"x16.5"x11"
WEIGHT	94.6 lbs
CONNECTOR TYPE	4.3-10 RF CONNECTOR -48VDC
INPUT VOLTAGE	(-36 to 58 VDC)



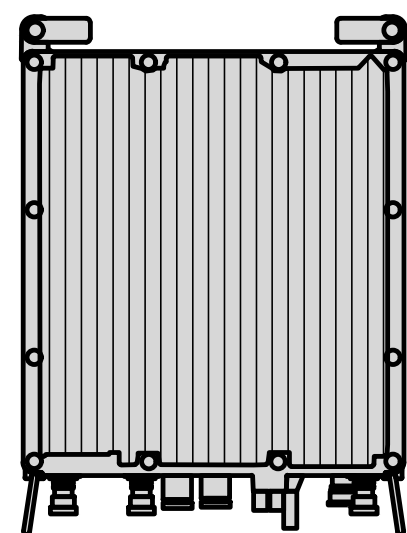
PLAN



BACK



SIDE



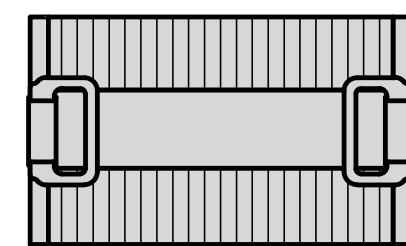
FRONT

RRH DETAIL

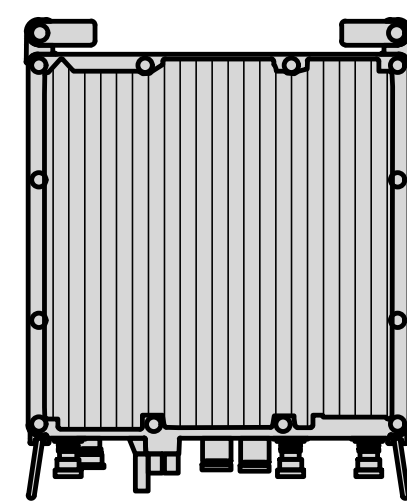
NO SCALE

1

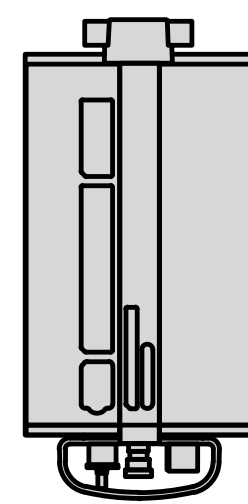
SAMSUNG – MID BAND RF4451D-70A	
DIMENSIONS (HxWxD)	15"x15"x8.9"
WEIGHT	61.3 lbs
CONNECTOR TYPE	4.3-10 RF CONNECTOR -48VDC
INPUT VOLTAGE	(-36 to 58 VDC)



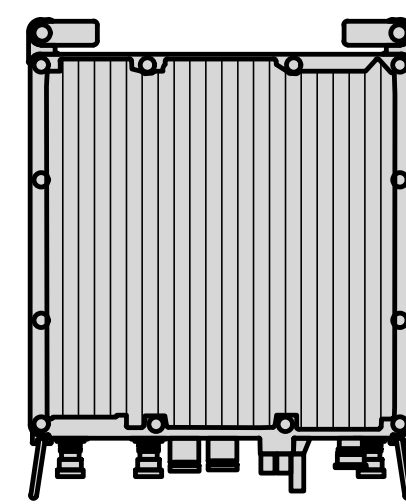
PLAN



BACK



SIDE



FRONT

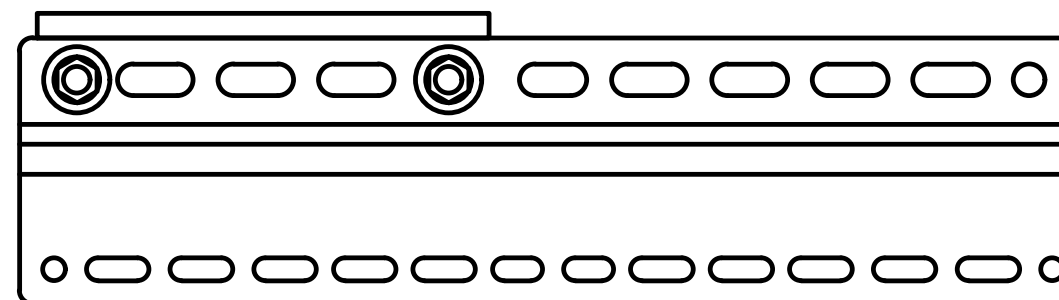
RRH DETAIL

NO SCALE

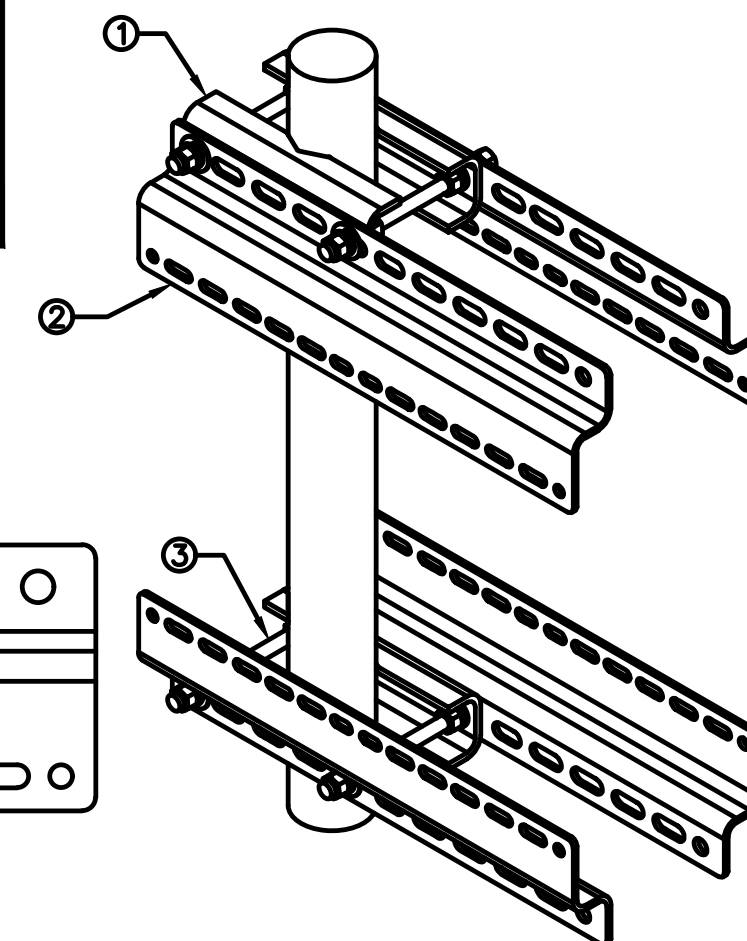
2

SABRE DOUBLE Z-BRACKET C10123155	
DIMENSIONS (HxWxD) (1 BRACKET)	5"x20"x1-13/16"
WEIGHT (FULL ASSEMBLY)	35.79 lbs
PACKAGE QUANTITY	4

#	DESCRIPTION
1	PLATE, CHANNEL BRACKET
2	RRH Z BRACKET, 3/16"
3	THREADED ROD ASSEMBLY 1/2"x12"



NOTE:
OR DISH Wireless L.L.C.
APPROVED EQUIVALENT

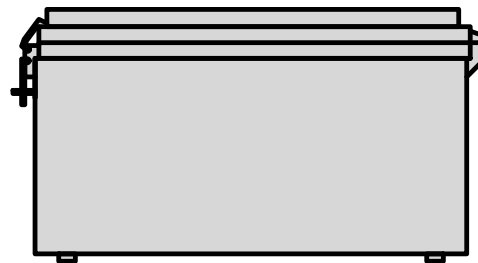


RRH MOUNT DETAIL

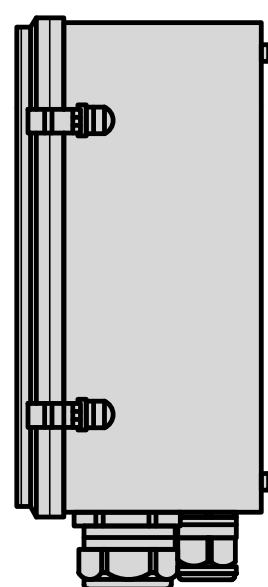
NO SCALE

3

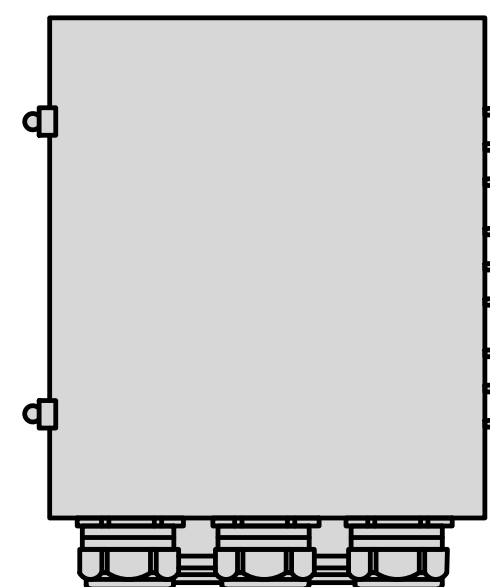
RAYCAP RDIDC-9181-PF-48 DC SURGE PROTECTION	
DIMENSIONS (HxWxD)	18.98"x14.39"x8.15"
WEIGHT	21.82 LBS



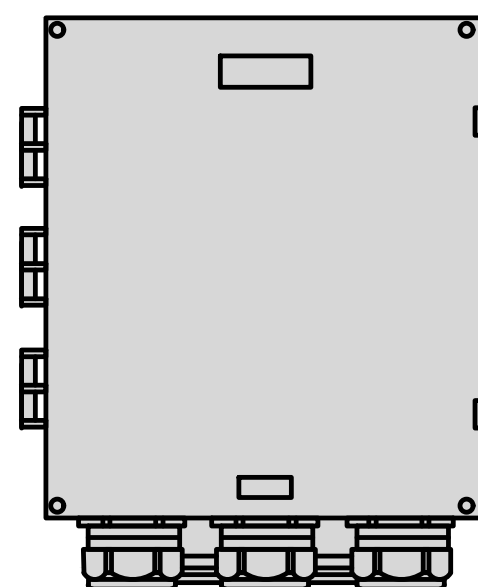
PLAN



SIDE



BACK



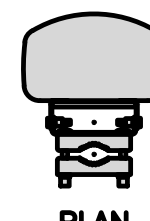
FRONT

SURGE SUPPRESSION DETAIL

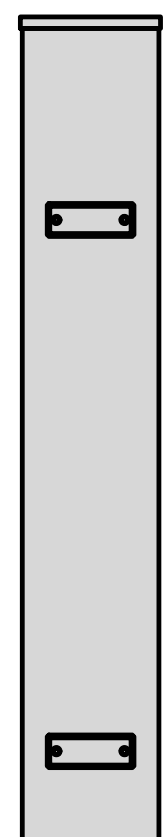
NO SCALE

4

COMMSCOPE FVV-65B-R3	
DIMENSIONS (HxWxD)(MM/IN)	1828x300x181 71.9"x11.8"x7.1"
RF CONNECTOR INTERFACE	4.3-10 FEMALE
WEIGHT	43.8 lbs
WEIGHT WITH BRACKETS	70.9 lbs



PLAN



BACK



SIDE



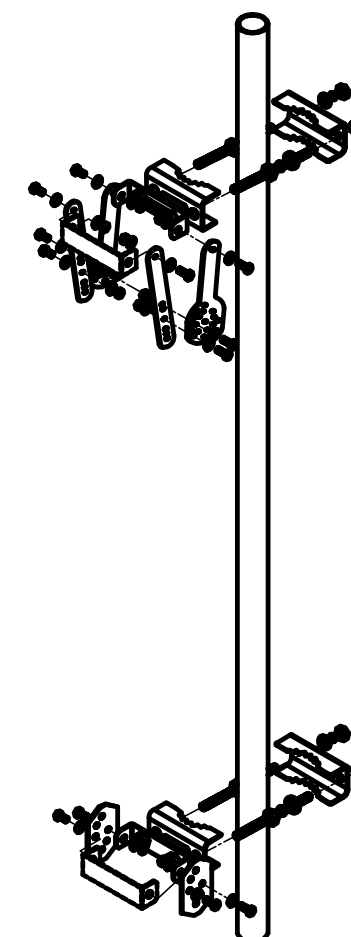
FRONT

ANTENNA DETAIL

NO SCALE

5

UNIVERSAL ANTENNA MOUNT BRACKET	
TOTAL WEIGHT (WITH BRACKETS)	-
POLE DIAMETER RANGE	2.5" TO 4.5"

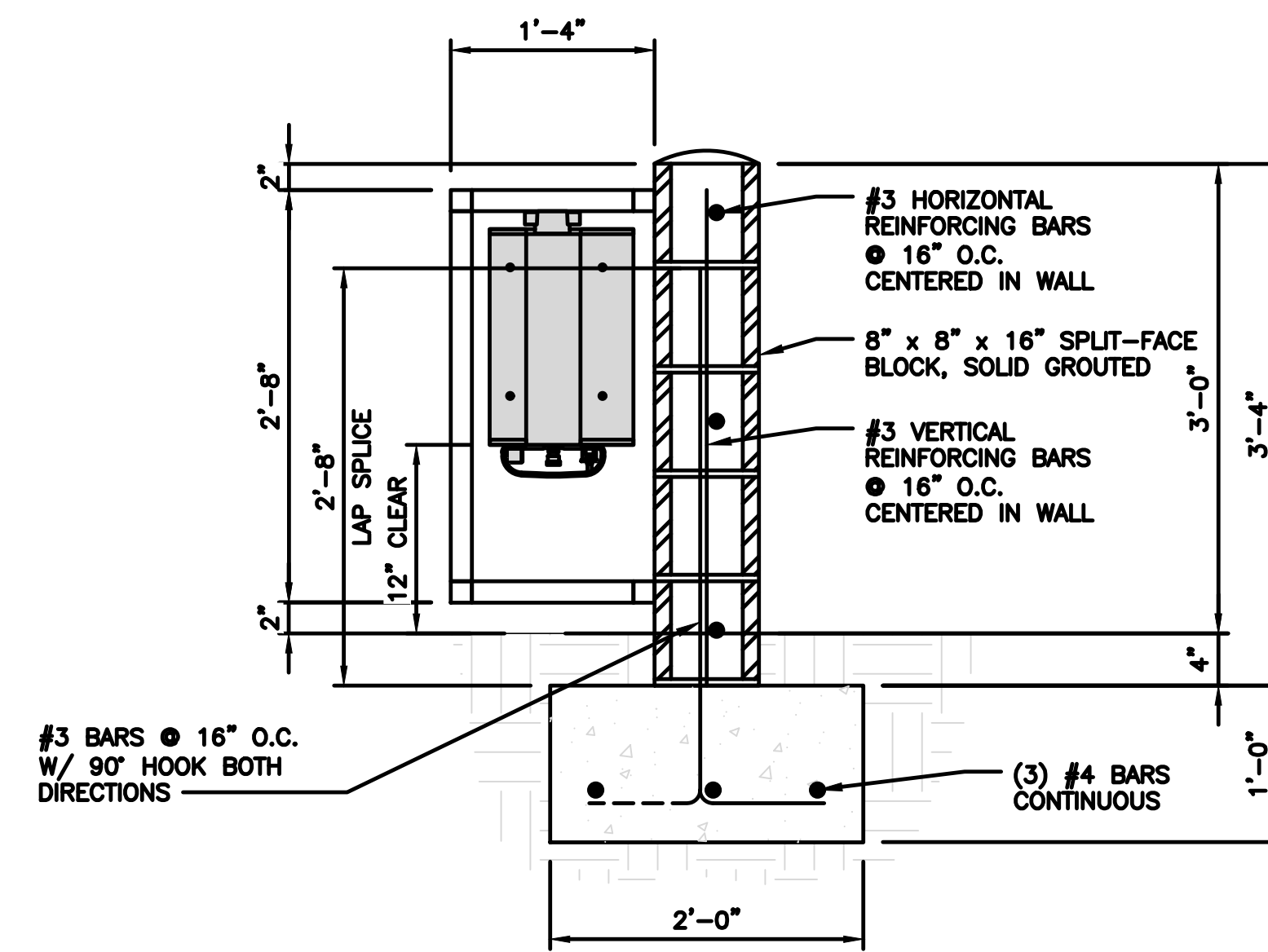


NOTE:
OR DISH Wireless L.L.C.
APPROVED EQUIVALENT

ANTENNA BRACKET DETAIL

NO SCALE

6



RRH/OVP MOUNTED TO NEW CMU PONY WALL

NO SCALE

9

NO SCALE

7

NO SCALE

8



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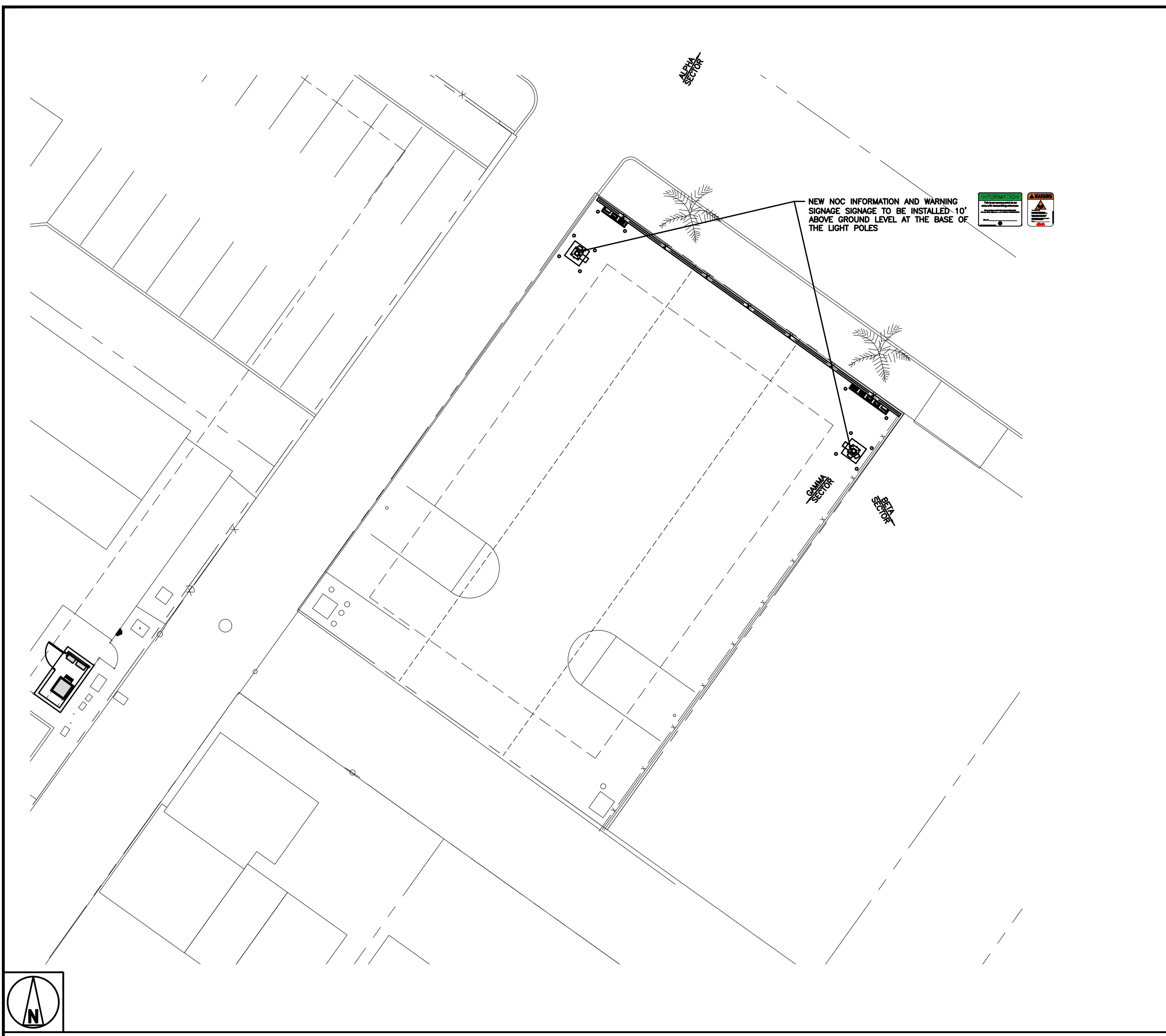
DISH Wireless L.L.C.
PROJECT INFORMATION

SDSAN00533B
1371B SUNSET CLIFFS BLVD
SAN DIEGO, CA 92107

SHEET TITLE
EQUIPMENT DETAILS

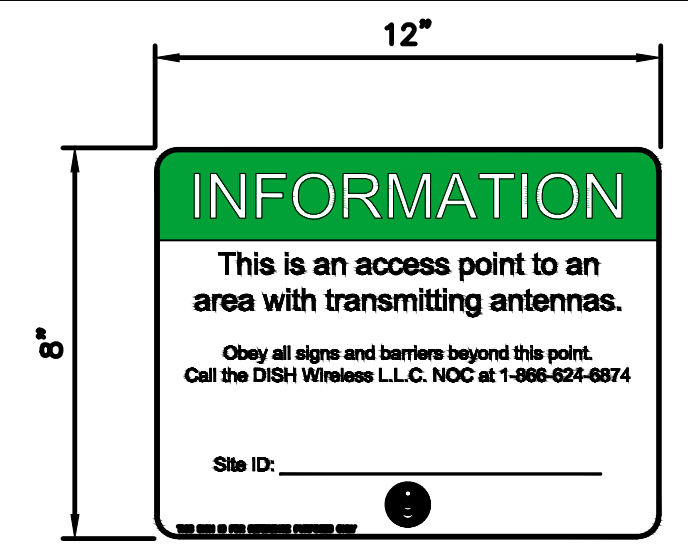
SHEET NUMBER

A-7



NOTES

1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.
2. CONTRACTOR SHALL MAINTAIN A 10'-0" MINIMUM SEPARATION BETWEEN THE PROPOSED GPS UNIT, TRANSMITTING ANTENNAS AND EXISTING GPS UNITS.
3. CONTRACTOR TO VERIFY WITH DISH Wireless L.L.C. C.M. THE LOCATION OF THE POWER AND FIBER SOURCE PRIOR TO CONSTRUCTION.
4. UTILITY RUBBER MAT TO BE INSTALLED UNDER ALL DISH Wireless L.L.C. EQUIPMENT THAT IS RESTING ON OR AFFIXED TO ROOF MEMBRANE



NEW SIGNAGE TO BE INSTALLED 10' ABOVE GROUND LEVEL AT THE BASE OF THE LIGHT POLES

NOC INFORMATION SIGN



NEW SIGNAGE TO BE INSTALLED 10' ABOVE GROUND LEVEL AT THE BASE OF THE LIGHT POLES

NOTICE SIGN



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LITTLETON, CO 80120



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DISH Wireless L.L.C.
PROJECT INFORMATION

SDSAN00533B
1371B SUNSET CLIFFS BLVD
SAN DIEGO, CA 92107

SHEET TITLE
EME SIGNAGE PLAN

SHEET NUMBER
A-8

EME SIGNAGE PLAN

