



THE CITY OF SAN DIEGO

## Report to the Planning Commission

DATE ISSUED: December 7, 2023 REPORT NO. PC-23-047

HEARING DATE: December 14, 2023

SUBJECT: AT&T Mobility MELBOURNE-CAL01761 – Process 4

PROJECT NUMBER: [PRJ-1077383](#)

OWNER/APPLICANT: Mark Mendoza, Council President Gethsemane Lutheran Church/AT&T Mobility

### SUMMARY

Issue: Should the Planning Commission approve a Planned Development Permit (PDP), Conditional Use Permit (CUP), and Neighborhood Development Permit (NDP) for the installation of a new Wireless Communication Facility (WCF) at 2696 Melbourne Drive in the RS-1-7 zone of the Serra Mesa Community Plan?

#### Staff Recommendation:

Approve PDP No. 3249455, CUP No. 3191448, and NDP No. 3198953.

Community Planning Group Recommendation: On May 26, 2023, the Serra Mesa Community Planning Council voted 5-2-1 to recommend approval of the proposed project with suggestions to address concerns associated with proximity of preschool and church to WCF (Attachment 7).

Environmental Review: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures). The environmental exemption determination for this project was made on September 7, 2023, and the opportunity to appeal that determination ended September 21, 2023. There is no pending appeal of the environmental determination (Attachment 6).

## **DISCUSSION**

The project proposes a new Wireless Communication Facility (WCF) by AT&T. The project consists of twelve (12) antennas, and nine (9) Remote Radio Units (RRUs) concealed on a new 42-foot (ft.)-tall faux mono-eucalyptus tree. The 42 ft tall faux mono-eucalyptus tree allows for a fuller structure and to replicate a live eucalyptus tree and allow two feet of branching at the top of the tree. The associated equipment will be concealed inside a 300-square-foot above ground equipment area near the faux mono-eucalyptus. The equipment will be surrounded by an 8-foot high faux rock wall with locked metal gate accessibility only to qualified personnel. The increase in wall height is necessary to secure the equipment and for the safety of persons on the property. A 105 ft. long underground conduit is located with the sideyard setback and connects the equipment to an existing utility pole. An underground conduit on private property is preferred for the safety of persons on the property. The WCF is located at 2696 Melbourne Drive in the RS-1-7 zone of the Serra Mesa Community Plan. The Serra Mesa Community Plan designates the site as institutional land use (Attachments 1-3).

## **Zoning**

Pursuant to [San Diego Municipal Code \(SDMC\) Section 141.0420\(c\)\(1\)\(A\)\(i\)](#), a CUP is required since the WCF is located in a residential zone less than 100 feet from the property line of school with children enrolled in any grades between kindergarten through Grade 8. Secondly, the equipment enclosure for this project exceeds the 250-square foot limit and the proposed 8 feet tall the walls also exceeds the 6 ft. allowable height. As a result, an NDP is required per [126.0402\(m\)](#), and [SDMC 142.0350](#) respectively. Lastly, a PDP is required for the proposed height deviation for the mono-eucalyptus tree that exceeds the RS-1-7 height limit of 30 feet. In addition, the PDP is required for the encroachment of the conduit in the sideyard setback. All permits are consolidated and processed according to the highest process of any required permit. For clarity, please refer to the chart below identifying the permit requirements, process, decision level, applicable code sections, and the interpretation:

Permit Required:	Process Decision Level	San Diego Municipal Code (SDMC)	Interpretation
Conditional Use Permit	3 Hearing Officer	<a href="#">141.0420(c)(1)(A)(i)</a>	WCF is located less than 100 feet from the property line of a school and in a residential zone
Neighborhood Development Permit	2 Staff	<a href="#">126.0402(m)</a> <a href="#">141.0420(e)(3)</a>	When an equipment enclosure associated with a WCF exceeds 250-square-feet

Permit Required:	Process Decision Level	San Diego Municipal Code (SDMC)	Interpretation
		<a href="#">SDMC 142.0350</a>	Required for walls that exceed the height permitted
Planned Development Permit	4 Planning Commission	<a href="#">Table 143-04A</a>	Required for structures that exceed the RS-1-7 zone height limit of 30-feet
			Required for structures that encroach in the RS-1-7 zone sideyard setback

**Community Plan**

The Serra Mesa Community Plan contains policies to specifically address WCFs. The land use designation is institutional land use. The Institutional land use goal recommends improving the use and development of communication equipment to assure that all facilities and services adequately respond to changing community characteristics (pg. 25 of the community plan). Further, on pg. 24, the utilities policy supports providing telephone service to all parts of the community. 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.

Pursuant to the San Diego Land Development Code, communication antennas are permitted in all zones citywide with the appropriate permit process. Wireless communication facilities are separately regulated uses, which have limitations or require compliance with conditions to minimize potential impacts. The intent of the regulations is, among other things, to camouflage facilities from public view. Faux landscaping may be used on a premise where natural vegetation similar in size and species exists. In this case, the mono-eucalyptus tree is located on a institutional parcel adjacent to other trees and tall shrubs with similar characteristics as the mono-eucalyptus (Figure D).

The mono-eucalyptus will employ City of San Diego Wireless faux tree design standards. This includes fully screening each antenna with antenna socks, requiring all branches to extend a minimum of 24-inches beyond the full length of each antenna, painting all antennas, supporting equipment and mounting apparatus green to replicate the foliage, requiring a minimum of 4-branches per foot for heavy density, employing cable management to minimize excessive expose

wiring, and ensuring all cabling from the equipment to be routed up and underneath the tree and into the caisson to avoid any doghouse. As designed, the project complies with the WCF regulations, by integrating the project with the other trees in the area, thereby reducing any potential visual impacts. The project includes an equipment enclosure measuring 300-square-feet. The project includes an 8-foot-tall faux rock wall to screen and secure the equipment. The 8-foot-tall faux rock wall matches the surrounding environment and conceals the equipment from public view.

[Council Policy 600-43](#) assigns preference levels to WCFs proposed on different land uses, with Preference 1 being the highest and Preference 4 the lowest. The most preferred locations, Preference 1, are generally non-residential uses/zones and are permitted ministerially. The least preferred locations, Preference 4, are residential uses in residential zones and require a CUP decided in accordance with Process Four. Various land uses and zones between those Preference levels dictate decision levels and required permits from a Neighborhood Use Permit, Process Two to a CUP, Process Four. This project is in a residential zone, and the land use is institutional which under SDMC Section [141.0420\(c\)\(1\)\(A\)\(i\)](#), may be permitted as a Preference 3 which requires a CUP Process Three. Section [143.0410](#) requires a Process Four, PDP when a project includes deviations from the applicable zoning regulations. The two deviations are 1) to exceed the 30 ft. height limit of the residential zone and 2) encroach in the sideyard setback.

The City of San Diego encourages wireless carriers to locate on non-residential properties. In this case, the height of the proposed mono-eucalyptus meets AT&T's coverage objective. A site justification analysis was prepared by AT&T and accepted by City staff demonstrating a need for this WCF. The applicant researched two other locations outside the proposed location at 2696 Melbourne Drive where landlords/owners were contacted for availability and interest for the proposed WCF. The first site located at 2691 Mission Village Drive is within a commercial zone which is a preferred zone. However, a ground mounted or roof mounted facility was found to have building constraints. The other site, at 2650 Melbourne Drive within a RS-1-7 zone, provide an opportunity for colocation. The owner was not interested in having a second facility on the site. Out of all researched locations, 2696 Melbourne Drive was the only location that met all the standards for selection. The justification for this site location is that the parcel is within the AT&T search ring, where all the other candidates within the search ring were unacceptable due to either not agreeing on the lease conditions, limited room, difficult terrain, or no landlord interest.

## LOOKING NORTH AT SITE



**Figure A- Existing**



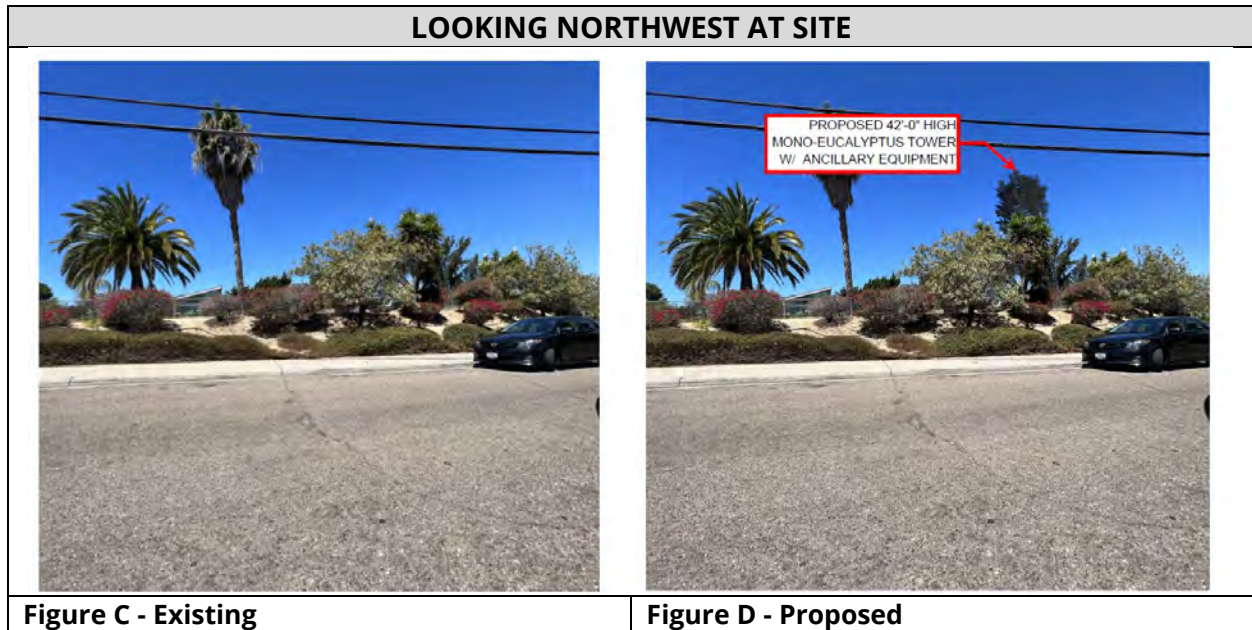
**Figure B- Proposed**

The City of San Diego's WCF regulations require that applicants use all reasonable means to conceal or minimize visual WCF impacts through integration among other existing uses including using architecture, landscape, and siting solutions. Staff has reviewed the proposed project and the form and tree type of the proposed mono-eucalyptus will integrate into the existing setting (Figure B). The faux tree panel antennas will be covered with antenna socks and all branches will extend a minimum of 24-inches beyond the full length of each antenna, replicating a live eucalyptus tree. Adjacent to the site is a mixture of similar trees and large shrubs.



**Figure C - Proposed Equipment Enclosure**

The proposed equipment enclosure will be concealed behind an 8-foot tall faux rock wall matching the surrounding environment (Figure B). The 8-foot-tall faux rock wall matches the surrounding environment and the increase in height is necessary for the safety of persons on the property. In addition, the wall conceals the equipment from public view. As a result, the project complies with the intent of SDMC Section 141.0420, Wireless Communication Facilities, the WCF Design Guidelines, as well as the City's General Plan. Permit conditions number 9 and 10 have been included to maintain conformity and concealment (Attachment 5).



The proposed WCF will be a mono-eucalyptus surrounded by similar trees which implement the intent of the WCF ordinance. This WCF ordinance purpose and intent is to integrate and camouflage WCFs within the existing environment (Figure D). The equipment necessary to operate the facility is located within a 300-square-foot equipment area in an above ground enclosure behind an 8-foot tall faux rock wall (Figure B). The project proposes a new WCF constructed as a 42-foot mono-eucalyptus. The project complies with the City of San Diego WCF Regulations (SDMC Section 141.0420) and applicable development regulations of the RS-1-7 Zone, except for the height exception and also requires a NDP due to the size of the equipment enclosure.

The City of San Diego encourages wireless carriers to locate on non-residential properties. This project is in a residential zone, and the land use is institutional A site justification analysis was prepared by AT&T and accepted by City staff demonstrating a need for this WCF. The justification for this site location is that the parcel is within the AT&T search ring, where all the other candidates within the search ring were unacceptable due to either not agreeing on the lease conditions, limited room, difficult terrain, or no landlord interest. According to the justification analysis, without the existing coverage footprint from the proposed WCF, the loss in existing and future coverage could result in significant impacts to the those living, working, and traveling through the surrounding area.

Additionally, a loss of service could possibly have a significant impact on customers and essential communications services. The WCF is appropriately designed at the location and integrates with the existing vegetation surrounding it. 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 (Attachment 5).

A Radio Frequency-Electromagnetic Energy RF-EME Compliance Report (Report) dated November 18, 2022, from EBI Consulting was submitted to the City verifying that the proposed project meets or exceeds the requirements of the FCC for RF emissions, but recommended that access to the mono-eucalyptus or areas associated with the active antenna installation be restricted and secured where possible. The proposed WCF will be surrounded by an 8-foot tall faux rock wall with locked metal gate accessibility only to qualified personnel. The project would not result in any significant health or safety risks to the surrounding area within matters under the City's jurisdiction. Therefore, the project would not result in any significant health or safety risks to the surrounding area within matters of the City's jurisdiction.

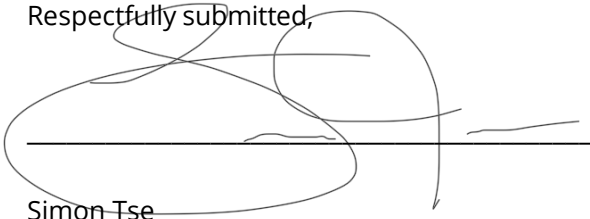
### CONCLUSION

As designed, the entirety of the WCF is consistent with Council Policy 600-43, the WCF Design Guidelines, and SDMC Section 141.0420 development regulations. Staff recommends the Planning Commission approve the development permits as proposed.

### ALTERNATIVES

1. Approve Planned Development Permit No. 3249455, Conditional Use Permit No. 3191448, and Neighborhood Development Permit No. 3198953 with modifications.
2. Deny Planned Development Permit No. 3249455, Conditional Use Permit No. 3191448, and Neighborhood Development Permit No. 3198953 if the Planning Commission makes written findings based on substantial evidence that the approval is not authorized by state or local zoning law.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Simon Tse', written over a horizontal line.

Simon Tse  
Supervising Development Project Manager

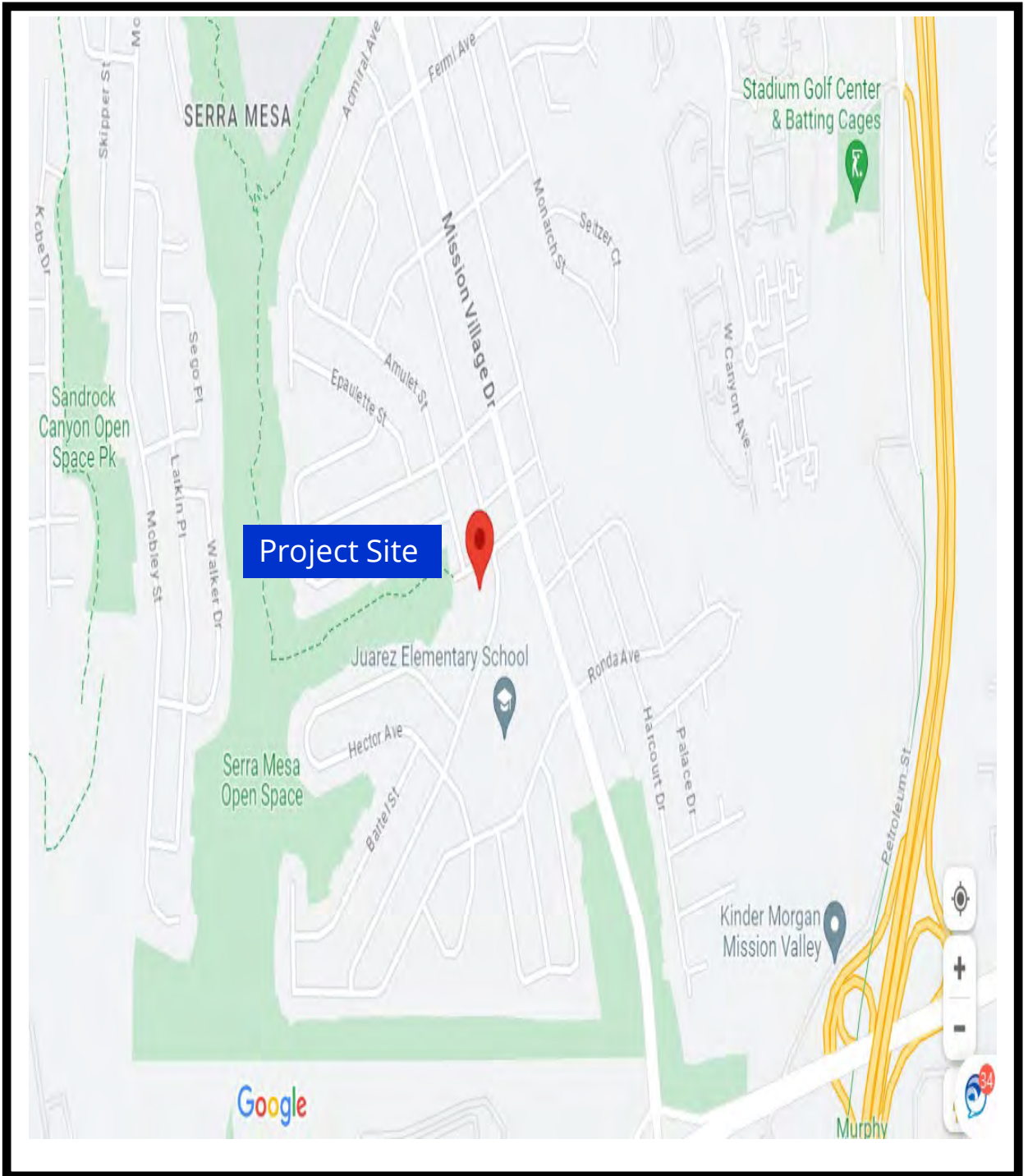
A handwritten signature in blue ink, appearing to read 'Karen Howard', written over a horizontal line.

Karen Howard  
Development Project Manager

Attachments:

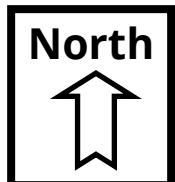
1. Location Map
2. Community Plan Land Use Map
3. Aerial Photograph
4. Draft Resolution with Findings
5. Draft Permit with Conditions
6. Environmental Exemption
7. Community Planning Group Recommendation
8. Ownership Disclosure Statement
9. Project Plans
10. Telecom Coverage Map
11. Telecom Site Justification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

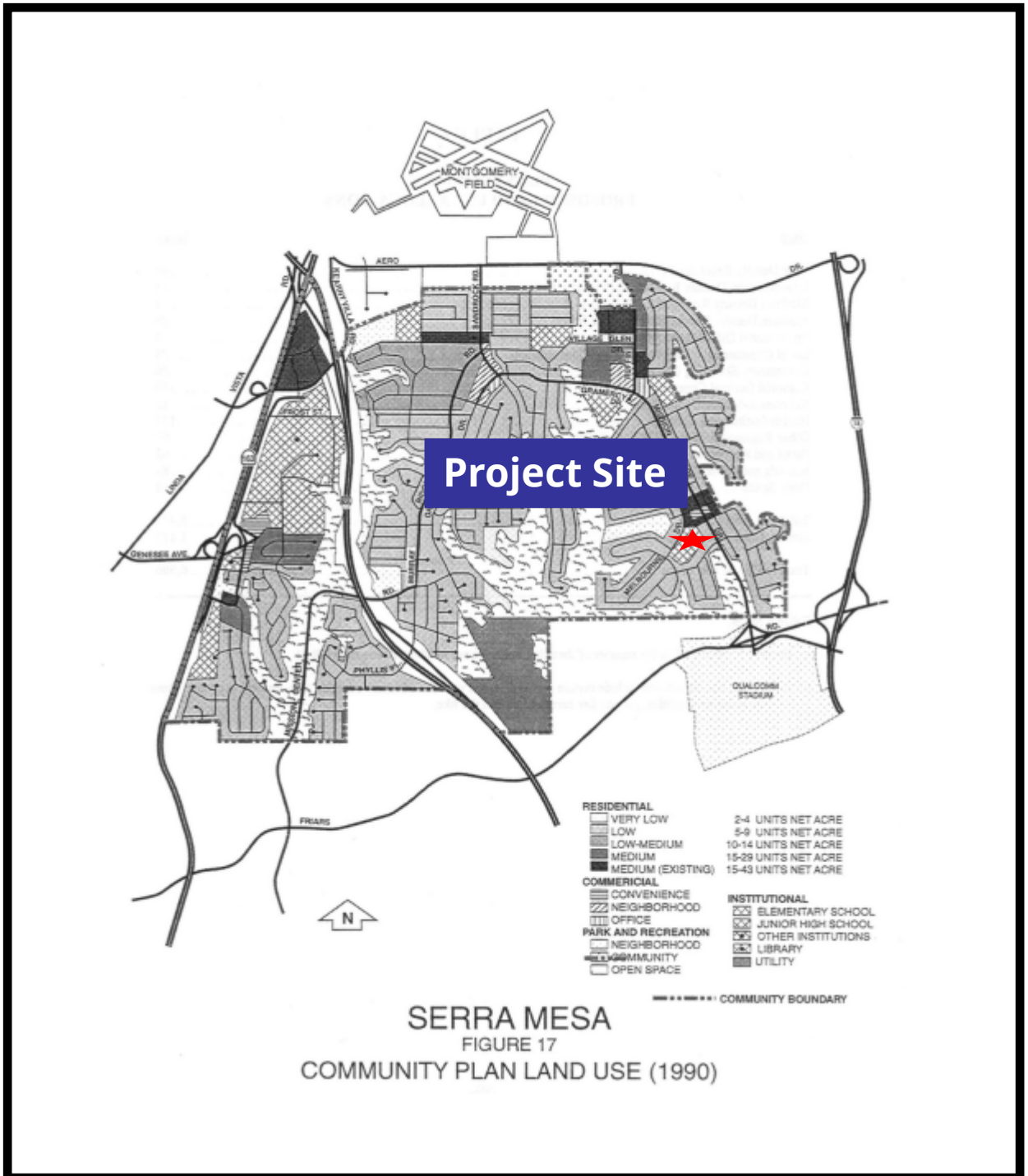




## Project Location

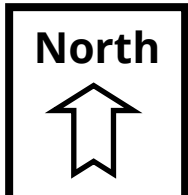
AT&T Melbourne, Project No. 1077383  
2696 Melbourne Drive





## Serra Mesa Land Use Map

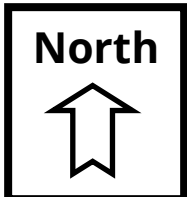
AT&T Melbourne, Project No. 1077383  
 2696 Melbourne Drive





**SERRA MESA - Aerial**

**AT&T Melbourne, Project No. 1077383  
2696 Melbourne Drive**



PLANNING COMMISSION  
RESOLUTION NO. \_\_\_\_\_  
PLANNED DEVELOPMENT PERMIT NO. 3249455  
CONDITIONAL USE PERMIT NO. 3191448  
NEIGHBORHOOD DEVELOPMENT PERMIT NO. 3198953  
**AT&T MELBOURNE-CAL01761**  
**PROJECT NO. 1077383**

WHEREAS, MARK MENDOZA, COUNCIL PRESIDENT GETHSEMANE LUTHERAN CHURCH, OWNER, AND AT&T MOBILITY, PERMITTEE, filed an application with the City of San Diego for a permit to install a Wireless Communications Facility that consists of 12 antennas and nine (9) remote radio units (RRUs) concealed on a 42-foot tall faux mono-eucalyptus tree and a 300-square-foot ground level equipment enclosure (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval) for the associated Planned Development Permit (PDP) No. 3249455, Conditional Use Permit (CUP) No. 3191448, and Neighborhood Development Permit (NDP) No. 3198953, on portions of a 2.52 acre site;

WHEREAS, the project site is located at 2696 Melbourne Drive in the RS-1-7 zone of the Serra Mesa Community Plan;

WHEREAS, the project site is legally described as: Lot 1015 of Mission Village Unit No. 11, according to the Map thereof No. 3977, filed in the office of the County Recorder of San Diego County October 1, 1958; excepting from the above described property all oil, gas, mineral and hydrocarbon rights and substances in and under the land, but beneath a plane 500 feet below the surface of the land, but without any right of surface entry.

WHEREAS, on September 7, 2023, 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 or Conversion of

Small Structures) 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 14, 2023, the Planning Commission of the City of San Diego considered PDP No. 3249455, CUP No. 3191448, and NDP No. 3198953 pursuant to the Land Development Code of the City of San Diego.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of San Diego, that it adopts the following findings with respect to PDP No. 3249455, CUP No. 3191448, and NDP No. 3198953:

**1. PLANNED DEVELOPMENT PERMIT [San Diego Municipal Code (SDMC) Section 126.0605]**

**Findings for all Planned Development Permits**

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

The project proposes a new Wireless Communication Facility (WCF) by AT&T. The project consists of 12 antennas, and nine (9) Remote Radio Heads (RRHs) concealed on a 42-foot-tall faux mono-eucalyptus tree. The associated equipment will be in a 300 square-foot above ground equipment area near the faux mono-eucalyptus. The equipment area will be large enough to allow future carriers to install additional equipment and antennas on the mono-eucalyptus. The WCF is located at 2696 Melbourne Drive in the RS-1-7 zone of the Serra Mesa Community Plan. The Serra Mesa Community Plan designates the site as institutional land use. The site contains a church and preschool.

The Serra Mesa Community Plan contains policies to specifically address WCFs. The land use designation is institutional land use. The Institutional land use goal recommends improving the use and development of communication equipment to assure that all facilities and services adequately respond to changing community characteristics (pg. 25 of the community plan). Further, on pg. 24, the utilities policy supports providing telephone service to all parts of the community. 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. Pursuant to the San Diego Land Development Code, communication antennas are permitted in all zones citywide with the appropriate permit process. Wireless communication facilities are separately regulated uses, which have limitations or require compliance with conditions to minimize potential impacts. The intent of the regulations is, among other things, to camouflage facilities from public view. Faux landscaping may be used on a premise where natural vegetation similar in

size and species exists. In this case, the project proposes to construct a mono-eucalyptus tree located on an institutional parcel adjacent to other trees and tall shrubs with similar characteristics as the mono-eucalyptus. The mono-eucalyptus panel antennas will be covered with antenna socks and all branches will extend a minimum of 24-inches beyond the full length of each antenna, replicating a live eucalyptus tree. As designed, the project complies with the WCF regulations, by integrating the project with the other trees in the area, thereby reducing any potential visual impacts.

Pursuant to SDMC Section 141.0420(c)(1)(A)(i) when the WCF is located less than 100 feet from the property line of a school and in a residential zone on a premises that does not contain residential development, a Conditional Use Permit (CUP) is required and pursuant to SDMC Sections 126.0402(m) and 141.0420(e)(3) when an equipment enclosure exceeds 250-square-feet, a Neighborhood Development Permit (NDP) is required. The NDP can be supported since all equipment is concealed within the proposed 300 square-foot above ground equipment area near the faux mono-eucalyptus tree. There is also existing mature landscaping that helps screen the WCF from all views. The project includes an 8-foot-tall faux rock wall that exceeds the 6 ft height limit. Pursuant to SDMC 142.0350 a Neighborhood Development Permit is required for walls that exceed the height by twenty percent or less. Additionally, in accordance with SDMC Section 143.0402, deviations from applicable zoning regulations require a Planned Development Permit (PDP). The WCF is 42-foot-tall, which deviates from the RS-1-7 Zone height limit of 30 feet. A 105 ft. long underground conduit is located with the sideyard setback and connects the equipment to an existing utility pole. An underground conduit on private property is preferred for the safety of persons on the property. As a result, and barring the tree and wall height deviation, exceeding equipment enclosure square footage and setback encroachment, the project complies with SDMC Section 141.0420, the WCF Design Guidelines, as well as the City's General Plan and the Serra Mesa Community 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 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. The WCF will not have any emission of odor, dust, gas, noise, vibration, smoke, heat, or glare at a level exceeding ambient conditions and every part of the ancillary equipment will be behind an 8-foot-tall faux rock wall. A 105 ft. long underground conduit is located with the sideyard setback and connects the equipment to an existing utility pole. An underground conduit on private property is preferred for the safety of persons on the property. Further it would not be visible or defeat concealment. The project includes a generator and air conditioning (AC) unit. The Noise Assessment prepared by Morrison Hershfield dated October 6, 2023, indicates the project meets the City of San Diego ordinance. The equipment's noise level is 38.6 dBA (decibel A), which is less than 45 dBAs required by the standard. The combined anticipated level of the cabinet, AC unit and the generator meet the city's daytime standard of 55 dBA. Further, the Noise Assessment

concluded the combined equipment complies with requirements mandated by City of San Diego ordinance at all adjacent property lines.

All proposed improvement plans associated with the project will be reviewed prior to issuance of construction permits and inspected during construction to assure the project will meet or exceed all relevant and applicable building, electrical, mechanical, plumbing and fire codes. The Telecommunication Act of 1996 preempts local governments from regulating the placement, construction and modification of wireless communication facilities on the basis of the environmental effects of Radio Frequency (RF) emissions to the extent that such facilities comply with the Federal Communication Commission's (FCC) standards for such emissions. A RF-EME Compliance Report (Report) dated November 18, 2022, from EBI Consulting was submitted to the City verifying that the proposed project meets or exceeds the requirements of the FCC for RF emissions, but recommended that access to the mono-eucalyptus or areas associated with the active antenna installation be restricted and secured where possible. The proposed WCF will be surrounded by an 8-foot high faux rock wall with locked metal gate accessibility only to qualified personnel. Further, the increase in wall height is necessary for the safety of persons on the property. 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.**

Deviations to the SDMC may be processed through a Planned Development Permit (PDP) in accordance with SDMC Sections 126.0601 and 143.0401. The purpose of the PDP is to establish a review process for development that allows an applicant to request greater flexibility from the strict application of the regulations than would be allowed through a deviation process. The intent is to encourage imaginative and innovative planning and to assure that the development achieves the purpose and intent of the applicable land use plan and that it would be preferable to what would be achieved by strict conformance with the regulations. Expiration dates are imposed on WCFs to review and modify these facilities to comply with current design standards.

The WCF regulations require that visual impacts associated with WCFs be minimized or concealed through integration. Integration is to be accomplished with architecture, landscape and siting solutions. The faux tree panel antennas will be covered with antenna socks and all branches will extend a minimum of 24-inches beyond the full length of each antenna, replicating a live eucalyptus tree. Adjacent to the site is a mixture of similar trees and large shrubs. The form and tree type of the proposed mono-eucalyptus will integrate into the existing setting. The proposed equipment enclosure will be concealed behind an 8-foot tall faux rock wall matching the surrounding environment. As a result, the project complies with the intent of SDMC Section 141.0420, Wireless Communication Facilities, the WCF Design Guidelines, as well as the City's General Plan.

A deviation to the building height is proposed for the WCF. The project proposes a 42-foot-tall faux mono-eucalyptus tree where 30 feet is permitted. Two design factors weigh into the rationale for the requested height deviation:

In order for AT&T to upgrade to 5G capacity and prevent coverage loss for the surrounding area, the antennas need to be at a height of 42 feet measured at the top of the antenna. AT&T Radio Frequency Engineers require their optimum coverage objective to fit this tower making the proposed 42 feet a requirement at this location. The WCF Guidelines, which were adopted in 2019, includes stringent requirements for faux trees to ensure that they provide sufficient branch screening of the antennas and a crown, in this case an additional ten feet is needed (42 feet maximum) so the faux tree more closely resembles a live tree. The antennas located on the mono-eucalyptus tree will be covered with "antenna socks" which enable additional leaves and coloring to be added to the face of the antennas to better integrate the antennas with the faux mono-eucalyptus tree.

AT&T is seeking improved coverage in the immediate area where there is a deficit in the carrier's coverage area between other existing AT&T sites. The site is an integral part of telecommunication networks, as the site's operation is closely coordinated with other sites in the area. Coverage maps demonstrate the existing coverage provided on the residential property and the predicted loss of coverage without the height and newly installed antennas. Although the underlying zone requires a 30-foot height limit, a height less than 42-foot for AT&T could result in significant impacts to those within the surrounding area. A continued degradation of the existing service could have a significant impact on customers and essential emergency communication services.

The City's WCF regulations, SDMC section 141.0420(C)(1)(A), allow these facilities in a residential zone as a Process Three, Conditional Use Permit when the antennas are in a residential zone less than 100-feet from a school and there is no residential development on the site. The proposed WCF will be a mono-eucalyptus surrounded by similar trees which implement the intent of the WCF ordinance. This WCF ordinance's purpose and intent is to integrate and camouflage WCFs within the existing environment. Based on these considerations, this Project complies with the permit and design requirements for WCF's as identified in the SDMC.

In addition to the processing of a PDP for deviations, the project requires a Neighborhood Development Permit (NDP) pursuant to San Diego Municipal Code (SDMC) Section 126.0402(m) and 141.0420(e)(3), when an equipment enclosure exceeds 250 square-feet and in accordance to SDMC section 142.0350 and; the wall surrounding the WCF is greater than six feet in height and a 105 ft. long conduit is located within the sideyard setback. The project proposes an equipment enclosure of 300-square-feet The 8-foot wall with metal gate will surround and secure the ancillary equipment supporting the WCF and future equipment supporting perspective WCFs.. Further, the increase in wall height is necessary for the safety of persons on the property. 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.

2. **CONDITIONAL USE PERMIT [SDMC Section 126.0305]**

**Findings for all Conditional Use Permits:**

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

As outlined in Planned Development Permit Finding 1.a. listed above and incorporated herein by reference, the proposed development will not adversely affect the applicable land use plan.

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

As outlined in Planned Development Permit Finding 1.b. listed above and incorporated herein 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 allowable deviations pursuant to the Land Development Code.**

As outlined in Planned Development Permit Finding 1.c. listed above and incorporated herein by reference, the proposed development will comply with the regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.

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

The project proposes a new WCF constructed as a 42-foot faux mono-eucalyptus tree. The project complies with the City of San Diego WCF Regulations (SDMC Section 141.0420) and applicable development regulations of the RS-1-7 Zone with the exception of the height and setback encroachment. The 8-foot wall surrounding the equipment with metal gate is necessary for security issues. Further, the increase in wall height is necessary for the safety of persons on the property. A 105 ft. long underground conduit is located with the sideyard setback and connects the equipment to an existing utility pole. An underground conduit on private property is preferred for the safety of persons on the property. Further it would not be visible or defeat concealment.

The height of the proposed mono-eucalyptus is necessary to meet AT&T's coverage objective. A site justification analysis was prepared by AT&T and accepted by City staff demonstrating a need for this WCF. The applicant researched two other locations outside the proposed location at 2696 Melbourne Drive where landlords/owners were contacted for availability and interest for the proposed WCF. The first site located at 2691 Mission Village Drive is within a commercial zone which is a preferred zone. However, a ground mounted or roof mounted facility was found to have building constraints. The other site, at 2650

Melbourne Drive within a RS-1-7 zone provide an opportunity for colocation. The owner was not interested in having a second facility on the site. Out of all researched locations, 2696 Melbourne Drive was the only location that met all the standards for selection. The justification for this site location is that the parcel is within the AT&T search ring, where all the other candidates within the search ring were unacceptable due to either not agreeing on the lease conditions, limited room, difficult terrain or no landlord interest.

According to the justification analysis, without the existing coverage footprint from the proposed WCF, the loss in existing and future coverage could result in significant impacts to those living, working, and traveling through the surrounding area. Additionally, a loss of service could possibly have a significant impact on customers and essential communications services.

The WCF is appropriately designed at the location and integrates with the existing vegetation surrounding it. 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.

**3. NEIGHBORHOOD DEVELOPMENT PERMIT [SDMC Section 126.0404]**

**Findings for all Neighborhood Development Permits:**

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

As outlined in PDP Finding No. 1. a. listed above and incorporated herein by reference, the proposed development will not adversely affect the applicable land use plan.

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

As outlined in PDP Finding No. 1.b. listed above and incorporated herein by reference, the proposed development will not be detrimental to the public health, safety, and welfare.

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

As outlined in PDP Finding No. 1.c. listed above and incorporated herein by reference, the proposed development will comply with the applicable regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.

## ATTACHMENT 4

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

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission of the City of San Diego considered Planned Development Permit No. 3249455, Conditional Use Permit No. 3191448, and Neighborhood Development Permit No. 3198953 is hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Planned Development Permit No. 3249455, Conditional Use Permit No. 3191448, and Neighborhood Development Permit No. 3198953, a copy of which is attached hereto and made a part hereof.

---

Karen Howard  
Development Project Manager  
Development Services

Adopted on: December 14, 2023

IO#: 11004545

fm 7-17-17

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

INTERNAL ORDER NUMBER: 11004545

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**PLANNED DEVELOPMENT PERMIT NO. 3249455**  
**CONDITIONAL USE PERMIT NO. 3191448**  
**NEIGHBORHOOD DEVELOPMENT PERMIT NO. 3198953**  
**AT&T MELBOURNE-CAL01761**  
**PROJECT NO. 1077383**  
**PLANNING COMMISSION**

This Planned Development Permit No. 3249455, Conditional Use Permit No. 3191448, and Neighborhood Development Permit No. 3198953 is granted by the Planning Commission of the City of San Diego to Mark Mendoza, Council President Gethsemane Lutheran Church, Owner, and AT&T Mobility, Permittee, pursuant to San Diego Municipal Code [SDMC] section 141.0420(c)(1)(A)(i), 143.0402, 126.0402(m), 141.0420(E)3), 142.0350, 143-04A and 131.0403. The 2.52 - acre site is located at 2696 Melbourne Drive, San Diego, CA 92123 in the RS-1-7 zone, the Serra Mesa Community Plan and City Council District 7. The project site is legally described as: Lot 1015 of Mission Village Unit No. 11, according to the Map thereof No. 3977, filed in the-office of the County Recorder of San Diego County October 1, 1958; excepting from the above described property all oil, gas, mineral and hydrocarbon rights and substances in and under the land, but beneath a plane 500 feet below the surface of the land, but without any right of surface entry.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to install a Wireless Communications Facility that consists of 12 antennas and nine (9) remote radio units (RRUs) concealed on a 42-foot tall faux mono-eucalyptus tree and a 300-square foot ground level equipment enclosure subject to the City's land use regulations described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated December 14, 2023, on file in the Development Services Department.

The project shall include:

- a. A new Wireless Communication Facility (WCF) consisting of the installation of 12 antennas and nine (9) remote radio units (RRUs) concealed on a 42-foot tall faux mono-eucalyptus tree and associated equipment within a 300-square foot ground level equipment enclosure and;
- b. 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 **December 29, 2026**.
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. 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.
4. This Planned Development Permit (PDP), Conditional Use Permit (CUP), and Neighborhood Development Permit (NDP) and corresponding use of this site shall expire on **December 14, 2033**. 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.
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 of **December 14, 2033**. Use of this permit approval beyond the expiration date of this permit is prohibited.

**TELECOM DESIGN REQUIREMENTS:**

Faux Trees

6. All proposed hand-holes shall be covered with bark material to match the mono-eucalyptus tree trunk to the satisfaction of the Development Services Department.
7. All mounting pipes supporting each antenna must not extend beyond the length of each antenna. No mounting pipes absent antennas/RRHs shall remain.

## ATTACHMENT 5

8. All coaxial conduits shall be routed up through the caisson and into the faux mono-eucalyptus tree to the satisfaction of the Development Services Department. "Doghouse" cable housings are not permitted.
9. All branches at the antenna level shall extend a minimum of 24-inches beyond the entire vertical face of the proposed antennas to the satisfaction of the Development Services Department.
10. Starting branch height shall be no higher than 12-feet, as illustrated on the stamped, approved Exhibit "A."
11. All exposed cables, brackets and supports shall be painted to match the faux mono-eucalyptus tree foliage to the satisfaction of the Development Services Department.
12. Radio Frequency antenna socks designed to match the faux mono-eucalyptus tree shall fully cover the front and back of the antennas (and any other components).
13. The mono-eucalyptus shall install a minimum of 4-branches per foot to employ a heavy density design. A 3-D Rendering shall be included and scanned onto the construction plans for review.
14. The applicant shall be required to update and/or replace the faux mono-eucalyptus tree foliage if there are any discoloration after final inspection. Such repairs shall be performed within 30 calendar days after an official email notice by the Development Services Department to the applicant/owner on record.
15. 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.
16. The City may require the Owner/Permittee to provide a topographical survey conforming to the provisions of the SDMC may be required 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.
17. 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.
18. 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.
19. 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.

20. 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.
21. 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.
22. The Permittees shall provide evidence demonstrating compliance with Federal standards for radio frequency radiation in accordance with the Telecommunication Act of 1996 and subsequent amendments and any other requirements imposed by state or federal regulatory agencies, which are regulated by the Federal Government.
23. Permittee/Owners will be required to clear up any graffiti within 30 calendar days of written notice; if graffiti occurs more than three times a year, faux landscaping shall be installed to deter future reoccurrence.
24. 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.
25. The WCF shall conform to the stamped approved plans and approved photosimulations prior to final Telecom Planning Inspection approval.
26. A recorded permit and approved simulations on the CDs are required during building permit review.
27. Generator maintenance may be conducted between the hours of 8am and 5pm week days only.

**ENGINEERING:**

28. Prior to the issuance of any construction permit, the Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the SDMC, into the construction plans or specifications.
29. Prior to the issuance of any construction permit the Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Appendix G of the City's Storm Water Standards.

**LANDSCAPING:**

30. 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 always. Severe pruning or “topping” of trees is not permitted.

31. 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 Development Services Department to ensure compliance with the approved plans and associated conditions. Email all photos of the completed work to [5g\\_dsd@sandiego.gov](mailto:5g_dsd@sandiego.gov). Failure to complete this requirement may result in delays to your future applications for modifications.
- 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 Planning Commission of the City of San Diego on December 14, 2023, and Approved Resolution Number XXXX-PC.

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

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Karen Howard  
Development Project Manager II



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

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**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.

Mark Mendoza  
Owner

By \_\_\_\_\_

Permittee

By \_\_\_\_\_

Name:

Title:

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

## NOTICE OF EXEMPTION

(Check one or both)

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

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

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

**Project Name/Number:** Melbourne Drive WCF/1077383

**SCH No.:** Not Applicable

**Project Location-Specific:** 2696 Melbourne Drive, San Diego, CA 920123

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

**Description of nature and purpose of the Project:** **Conditional Use Permit (CUP)** to construct a 40-foot-tall mono-eucalyptus tower including installation of (6) panel antennas, (6) air antennas, and (9) remote radio units (RRU). The project also includes the installation of a 300-square foot equipment enclosure unit beneath and adjacent to the mono-eucalyptus tower. The property is located 2696 Melbourne Drive in the RS-1-7 residential zone of the Serra Mesa Community Planning area, and Council District 7. The WCF is unmanned and is not for human habitation.

**Name of Public Agency Approving Project:** City of San Diego

**Name of Person or Agency Carrying Out Project:** PlanCom Incorporated 302 State Place Escondido, CA 92029 (619) 208-4685

**Exempt Status: (CHECK ONE)**

- Ministerial (Sec. 21080(b)(1); 15268)
- Declared Emergency (Sec. 21080(b)(3); 15269(a))
- Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))
- Categorical Exemption: Categorically exempt from CEQA pursuant to CEQA State Guidelines, Section 15303 (New Construction).
- Statutory Exemptions:
- Other:

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

**Lead Agency Contact Person:** Jeff Szymanski

**Telephone:** (619) 446-5234

**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.

Jeff Szymanski Senior Planner  
Signature/Title

October 13, 2023  
Date

**Check One:**

- Signed By Lead Agency  
 Signed by Applicant

Date Received for Filing with County Clerk or OPR:

# Serra Mesa Planning Group

A Recognized San Diego City Planning Group - Serving the Citizens of Serra Mesa

Post Office Box 23315 San Diego, CA 92193  
smpg@serramesa.org

May 26, 2023

Dear MD7, LLC,

The Serra Mesa Community Planning Group has voted to on the AT&T Wireless Communication Facility at 2696 Melbourne Dr, San Diego, 92123. The motion was passed as stated: **Approved as designed with potential mitigation efforts between AT&T, Gethsemane Lutheran Preschool and Church prior to construction to protect the children.** Vote was 5-2-1. The major concern was the tower being close to the Preschool and possible harmful effects on the children. Prudent mitigation efforts are suggested to stem the possible negative effects of the AT&T tower to children include but not limited to prudent avoidance, coding, shields, paint, foliage, curtains and other deemed material to protect growing and development of nearby children.

Thank you for taking the time to present to our planning group and the community of Serra Mesa.

Respectfully submitted,  
Serra Mesa Planning Group



**City of San Diego  
Development Services**  
1222 First Ave., MS 302  
San Diego, CA 92101  
(619) 446-5000

# Ownership Disclosure Statement

**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:** 2696 Melbourne Drive, CAL01761 **Project No. For City Use Only:** \_\_\_\_\_

**Project Address:** 2696 Melbourne Drive, San Diego, CA 92123

**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: Gethsemane Evangelical Lutheran, ATTN: Mark Mendoza  Owner  Tenant/Lessee  Successor Agency

Street Address: 2696 Melbourne Dr,

City: San Diego State: CA Zip: 92123

Phone No.: (858) 883-8038 Fax No.: \_\_\_\_\_ Email: \_\_\_\_\_

Signature: *Pastor Karla Seyb Stockton* Date: *22 October 2022*

Additional pages Attached:  Yes  No

**Applicant**

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

Street Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

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

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Additional pages Attached:  Yes  No

**Other Financially Interested Persons**

Name of Individual: \_\_\_\_\_  Owner  Tenant/Lessee  Successor Agency

Street Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone No.: \_\_\_\_\_ Fax No.: \_\_\_\_\_ Email: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Additional pages Attached:  Yes  No



September 12, 2022

**To:**  
MD7, LLC  
Tara Carmichael, Land Use II  
10590 W Ocean Air Drive, Suite 250  
San Diego, CA 92130  
(858) 952-1936  
[tcarmichael@md7.com](mailto:tcarmichael@md7.com)

**From:**  
Gethsemane Lutheran  
Church  
Attn: Mark Mendoza  
2696 Melbourne Dr  
San Diego, CA 92123

**Re:** Property Owner Letter of Authorization - Potential New Cell Site  
**Site ID:** 15863438\_A / CAL01761\_NSB  
**Site Address:** 2696 Melbourne Drive, San Diego, CA 92123  
**Parcel ID:** 429-270-05-00

Dear MD7:

This is to certify that I, Mark Mendoza, am the legal property owner of record, and hereby authorize 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 construct a new Wireless Communications Facility (WCF) located at 2696 Melbourne Drive, San Diego, CA 92123

By: Mark R. Mendoza  
Property Owner Signature

Mark Mendoza, Council Pres.  
Name and Title

9/26/2022  
Date

619 719-2506  
mmendoza12@san.rr.com  
Phone Number / Email Address



# CAL01761

## USID: 322484 FA# 15863438

### SITE ID: CAL01761

2696 "A" MELBOURNE DRIVE  
SAN DIEGO, CA 92123  
5G NR 1SR CBAND  
MRSDL042361

### PROJECT DESCRIPTION

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

#### AT ANTENNA LEVEL:

- INSTALL (1) 42'-0" HIGH MONO EUCALYPTUS TOWER
- INSTALL (1) SITE PRO VFA-12HD MOUNT
- INSTALL (1) SITE PRO MSFAA SECTOR FRAME MOUNT
- INSTALL (12) 2SCH40, 8'-0" LONG PIPE MOUNTS
- INSTALL (6) 2SCH40, 6'-0" LONG PIPE MOUNTS
- INSTALL (6) PANEL ANTENNAS
- INSTALL (3) AIR6419 B77D ANTENNAS
- INSTALL (3) AIR6449 B77G ANTENNAS
- INSTALL (3) DC9 SURGE SUPPRESSORS
- INSTALL (9) RRSUS
- INSTALL (3) FIBER CABLE TRUNKS
- INSTALL (9) DC CABLES

#### AT EQUIPMENT LEVEL:

- INSTALL (1) 8'-6" X 17'-6" CONCRETE PAD
- INSTALL (1) WUC #MODEL ESOF030-HCU01
- INSTALL (1) NEW GENERAC SDC020 2.2L 20KW GENERATOR DIESEL GENERATOR
- INSTALL (1) H-FRAME
- INSTALL (1) FAUX ROCK FENCING, (2) 8'-0" WIDE SWING ACCESS GATES
- INSTALL (1) CIENA BOX
- INSTALL (2) DC12 SURGE SUPPRESSORS
- INSTALL (1) TELCO BOX
- INSTALL (1) PTL C W/ CAM LOK
- INSTALL (1) GPS ANTENNA
- INSTALL (1) METER PEDESTAL
- INSTALL (1) DISCONNECT SWITCH
- INSTALL (1) FIRE EXTINGUISHER
- INSTALL (1) FIRE EXTINGUISHER CABINET
- INSTALL (1) EMERGENCY SHUTOFF SWITCH
- INSTALL (1) 12'-0" WIDE ACCESS EASEMENT
- INSTALL UG ELEC. CONDUIT/CONDUCTORS AND FIBER CONDUIT IN JOINT TRENCH - APPROX. 130'

### SITE INFORMATION

PROPERTY OWNER: GETHSEMANE EVANGELICAL LUTHERAN CHURCH OF SAN DIEGO  
 LATITUDE: 32° 47' 37.9"  
 LONGITUDE: -117° 07' 32.5"  
 GROUND ELEVATION: 349.58± AMSL  
 JURISDICTION: CITY OF SAN DIEGO  
 ZONING: RS-1-7  
 PARCEL #: 4292700500  
 COUNTY: SAN DIEGO COUNTY  
 OCCUPANCY GROUP: U - UNMANNED  
 CONSTRUCTION TYPE: II - B  
 POWER COMPANY: -  
 TELEPHONE COMPANY: -

### PROJECT TEAM

APPLICANT: AT&T WIRELESS  
 7337 TRADE STREET  
 SAN DIEGO, CA 92121  
 PROJECT MANAGER: CONTACT: ROBERT POLITO  
 PHONE: (858) 291-1915  
 EMAIL: rpolito@md7.com  
 A&E CONTACT: MORRISON HERSHFIELD CORP  
 JOSH REYNOLDS  
 1455 LINCOLN PKWY, SUITE 500  
 ATLANTA, GA 30346  
 770-379-8500  
 JReynolds@morrisonhershfield.com  
 ZONING / SITE ACQUISITION: MD7  
 10590 W OCEAN AIR DR.  
 STE: 250  
 SAN DIEGO, CA 92130  
 CONSTRUCTION: AT&T WIRELESS  
 7337 TRADE STREET  
 SAN DIEGO, CA 92121  
 RF ENGINEER: AT&T WIRELESS  
 CRISTIAN SOTO  
 CS450G@EXO.ATT.COM

### ENGINEERING

THE FOLLOWING CODES W/ CALIFORNIA STATE AMENDMENTS  
 1. 2019 INTERNATIONAL BUILDING CODE  
 2. 2019 NATIONAL ELECTRICAL CODE  
 3. TIA-222-H OR LATEST EDITION  
 4. 2019 INTERNATIONAL MECHANICAL CODE  
 5. 2019 INTERNATIONAL FIRE CODE

### 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.

### APPROVALS

AT&T RF ENGINEER: \_\_\_\_\_ DATE: \_\_\_\_\_  
 AT&T OPERATIONS: \_\_\_\_\_ DATE: \_\_\_\_\_  
 SITE ACQUISITION: \_\_\_\_\_ DATE: \_\_\_\_\_  
 CONSTRUCTION MANAGER: \_\_\_\_\_ DATE: \_\_\_\_\_  
 PROPERTY OWNER: \_\_\_\_\_ DATE: \_\_\_\_\_  
 ZONING: \_\_\_\_\_ DATE: \_\_\_\_\_  
 PROJECT MANAGER: \_\_\_\_\_ DATE: \_\_\_\_\_

### DRAWING INDEX

SHT NO.	DESCRIPTION
ATS01	AT&T TITLE SHEET
LS-1	TOPOGRAPHIC SURVEY
A01.0	SITE PLAN
A01.1	ENLARGED SITE PLAN
A02.0	EQUIPMENT PLAN
A03.0	ELEVATIONS
A03.1	ELEVATIONS
A04.0	ANTENNA PLAN & SCHEDULE
L1.0	EXISTING PLANTING PLAN
L1.1	ENLARGED PLANTING PLAN
L1.2	PLANTING DETAILS & SPECIFICATIONS
L2.0	IRRIGATION PLAN
L2.1	IRRIGATION DETAILS
L2.2	IRRIGATION SPECIFICATIONS

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

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

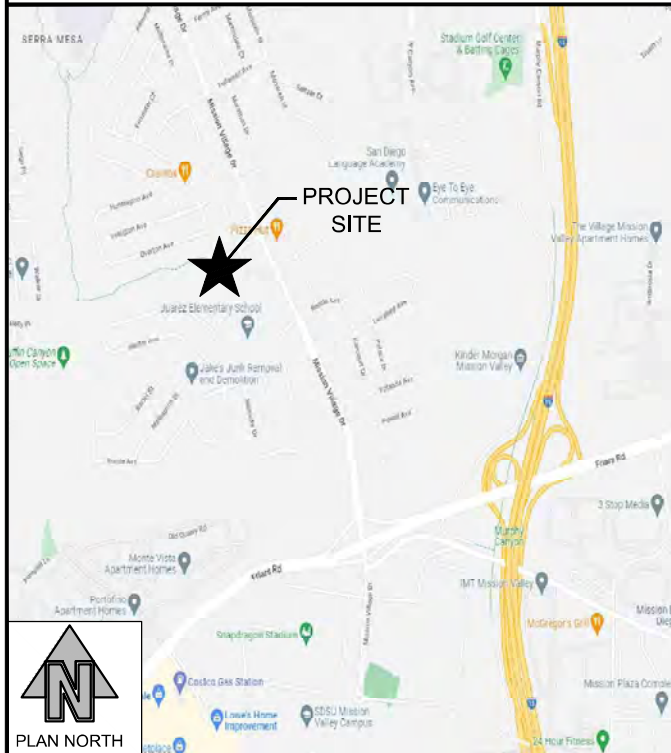


Know what's below.  
Call before you dig.

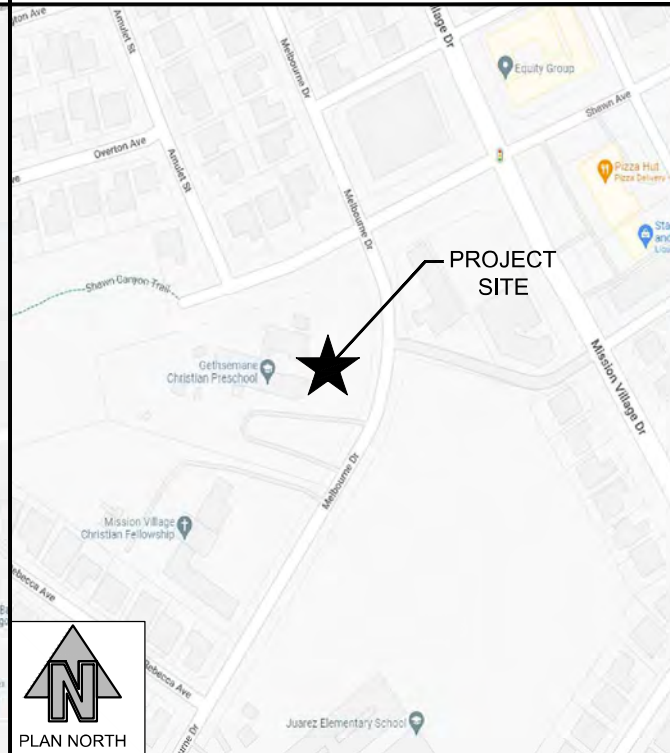
NOTE:  
48 HOURS PRIOR TO DIGGING,  
CONTRACTOR TO NOTIFY ALL UTILITY COMPANIES TO LOCATE ALL UNDERGROUND UTILITIES

### LOCATION MAPS

#### VICINITY MAP



#### AREA MAP



NO SCALE

### DRIVING DIRECTIONS

FROM SAN DIEGO INTERNATIONAL AIRPORT:  
 HEAD EAST ON N HARBOR DR TOWARD MCCAIN RD. USE THE LEFT 3 LANES TO TURN LEFT ONTO W GRAPE ST. USE THE RIGHT 2 LANES TO TAKE THE RAMP ONTO I-5 S. MERGE WITH I-5 S. USE THE RIGHT 2 LANES TO TAKE EXIT 15B FOR CA-94 E/M L KING JR FWY. CONTINUE ONTO CA-94 E. TAKE EXIT 3 TO MERGE WITH I-805 S. TAKE EXIT 7B FOR H ST W. MERGE WITH E H ST. USE THE LEFT 2 LANES TO TURN LEFT ONTO HILLTOP DR. TURN RIGHT. DESTINATION WILL BE ON THE RIGHT.

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No.	Date	Action
2	10/18/23	JX COMMENTS
1	03/20/23	JX COMMENTS
0	11/08/22	FINAL ZONING DRAWINGS
B	10/31/22	ZONING DRAWINGS
A	10/13/22	ZONING DRAWINGS

Plans Prepared For:



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

Applicant:



Plans Prepared By:



Project:

CAL01761  
 SITE ID: CAL01761  
 2696 "A" MELBOURNE DRIVE  
 SAN DIEGO, CA 92123  
 FA: 15863438

Drawing Title:

AT&T TITLE SHEET

Project No.:

220348700

Designer:

RB

Date:

10/11/22

Drawn By:

SJ

Checked By:

-

PM Review:

JR

Client Approval

Issue No.:

2

Drawing No.

ATS01

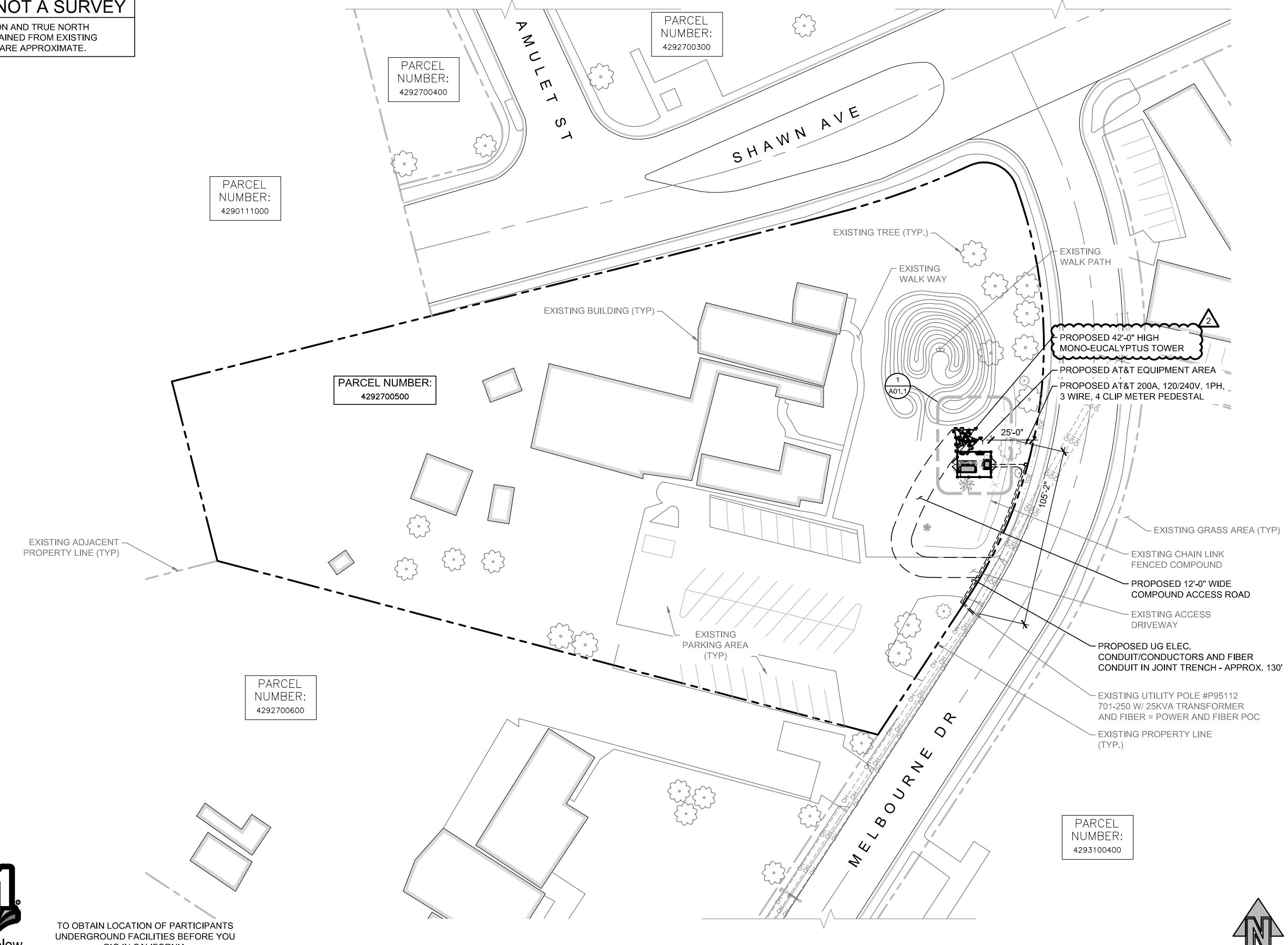
SCALE IS BASE ON 22" X 34" D" SIZE

**THIS IS NOT A SURVEY**

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

DO NOT SCALE DRAWINGS. CONTRACTOR MUST VERIFY ALL  
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PARCEL NUMBER:  
4290111000

PARCEL NUMBER:  
4292700400

PARCEL NUMBER:  
4292700300

PARCEL NUMBER:  
4292700500

PARCEL NUMBER:  
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PARCEL NUMBER:  
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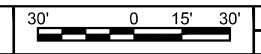


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UNDERGROUND FACILITIES BEFORE YOU  
DIG IN CALIFORNIA  
TOLL FREE: (800) 662-4111 OR  
CALL 3 WORKING DAYS BEFORE YOU DIG



**SITE PLAN**



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

1

No.	Date	Action
2	10/18/23	JX COMMENTS
1	03/20/23	JX COMMENTS
0	11/08/22	FINAL ZONING DRAWINGS
B	10/31/22	ZONING DRAWINGS
A	10/13/22	ZONING DRAWINGS

Plans Prepared For:

**MD7**

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

Applicant:

Your world. Delivered.

Plans Prepared By:

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

Project:

**CAL01761**  
**SITE ID: CAL01761**  
2696 "A" MELBOURNE DRIVE  
SAN DIEGO, CA 92123  
FA: 15863438

Drawing Title:

**SITE PLAN**

Project No.:  
220348700

Designer:  
RB Date:  
10/10/22

Drawn By:  
SJ Checked By:  
-

PM Review:  
JR Client Approval

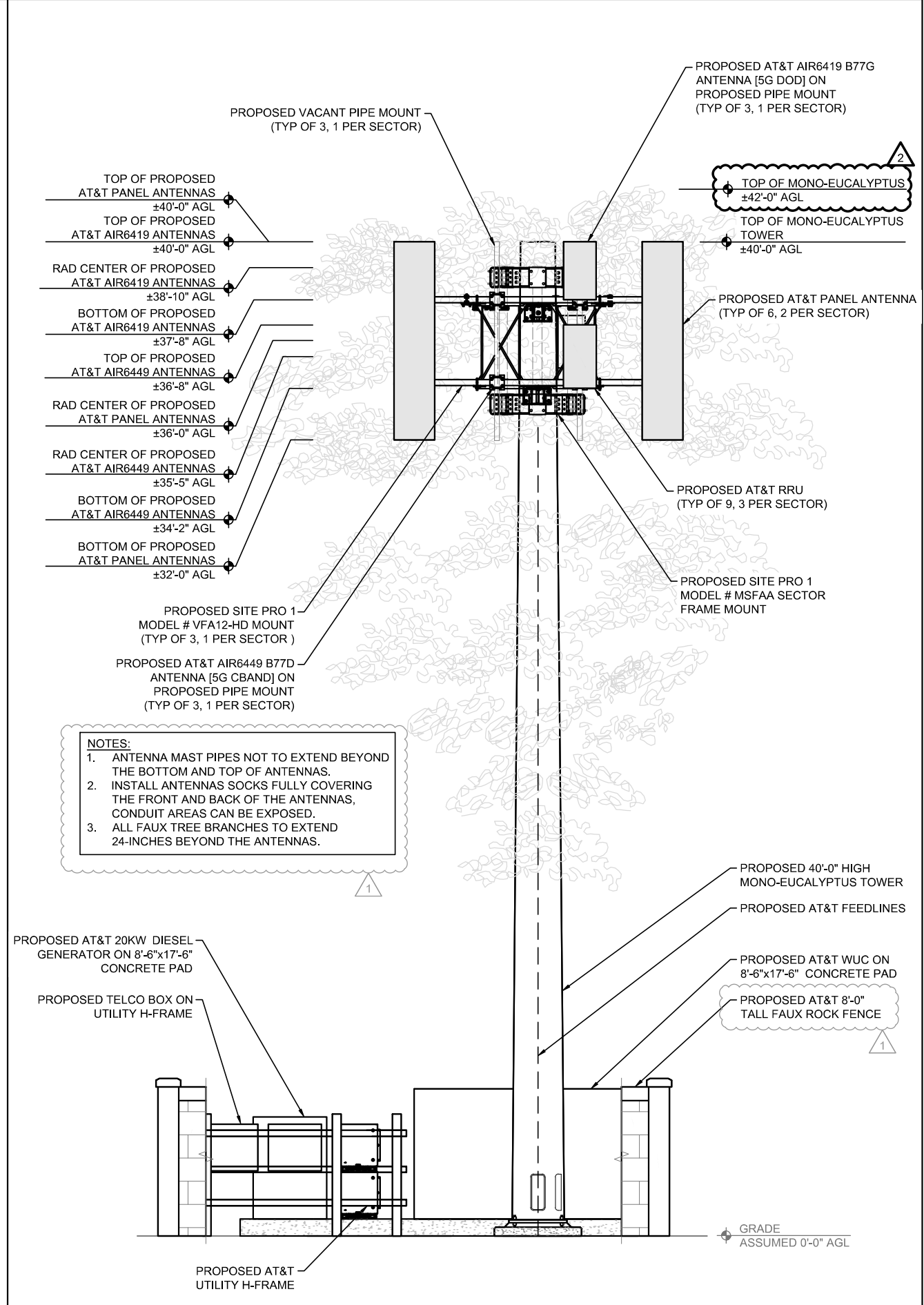
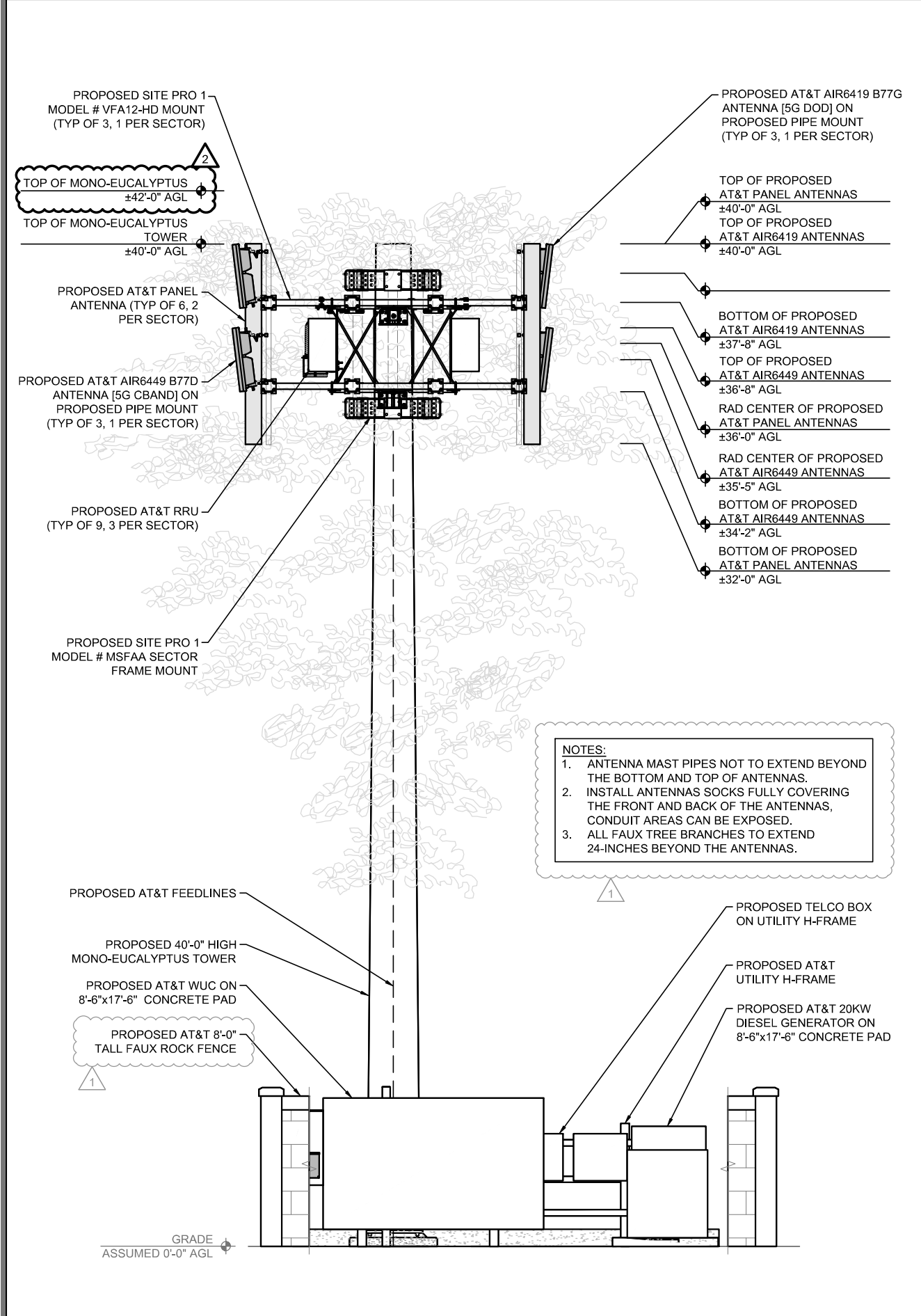
Issue No.:  
2 Drawing No.:

**A01.0**

SCALE IS BASE ON 22" X 34" D SIZE



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2	10/18/23	JX COMMENTS
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0	11/08/22	FINAL ZONING DRAWINGS
B	10/31/22	ZONING DRAWINGS
A	10/13/22	ZONING DRAWINGS
No.	Date	Action

Plans Prepared For:

**MD7**

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

Applicant:

**at&t**  
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Project:

**CAL01761**  
SITE ID: CAL01761  
2696 "A" MELBOURNE DRIVE  
SAN DIEGO, CA 92123  
FA: 15863438

Drawing Title:

**ELEVATIONS**

Project No.: 220348700	
Designer: RB	Date: 10/10/22
Drawn By: SJ	Checked By: -
PM Review: JR	Client Approval
Issue No.: 2	Drawing No. <b>A03.0</b>

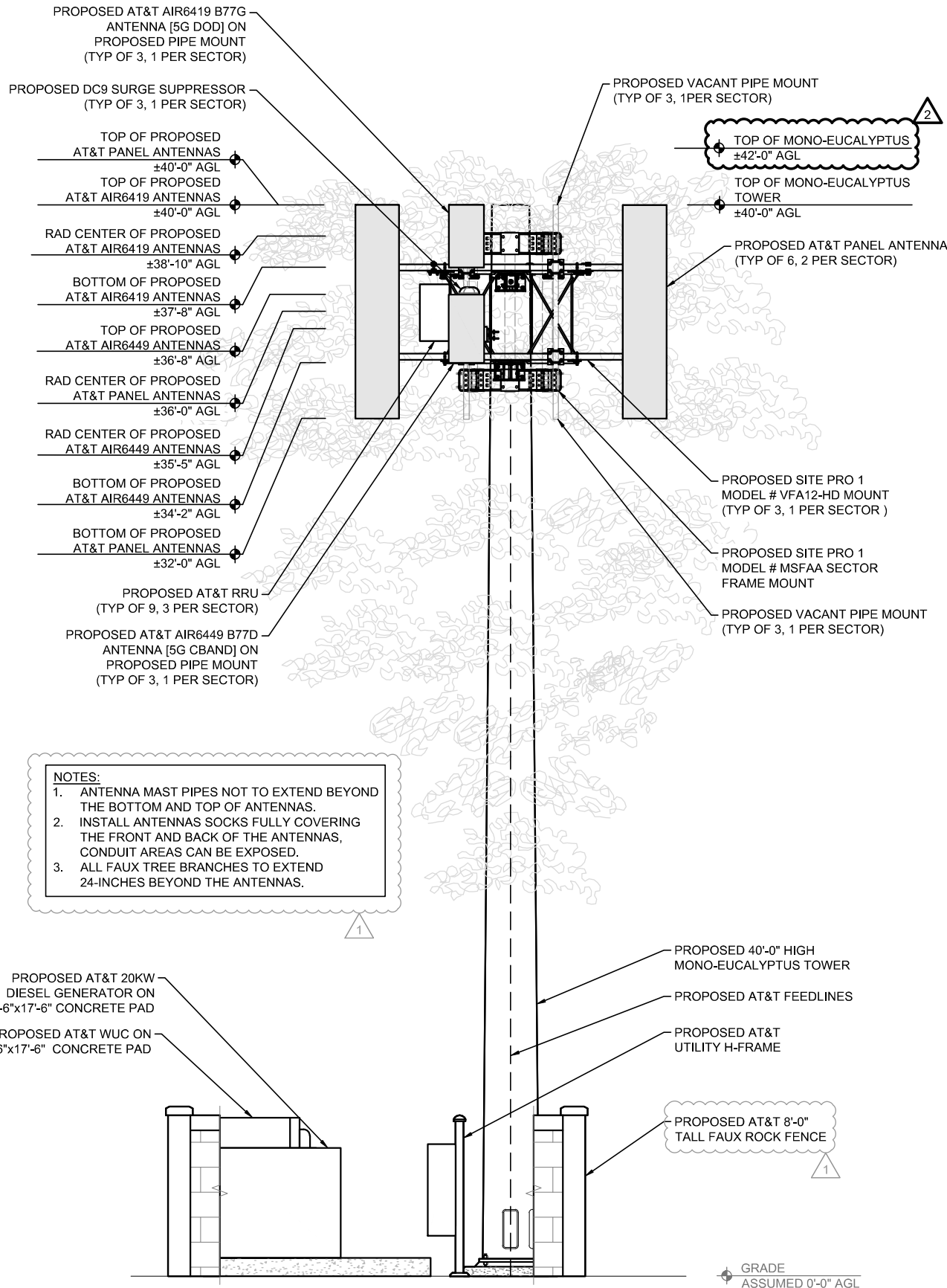
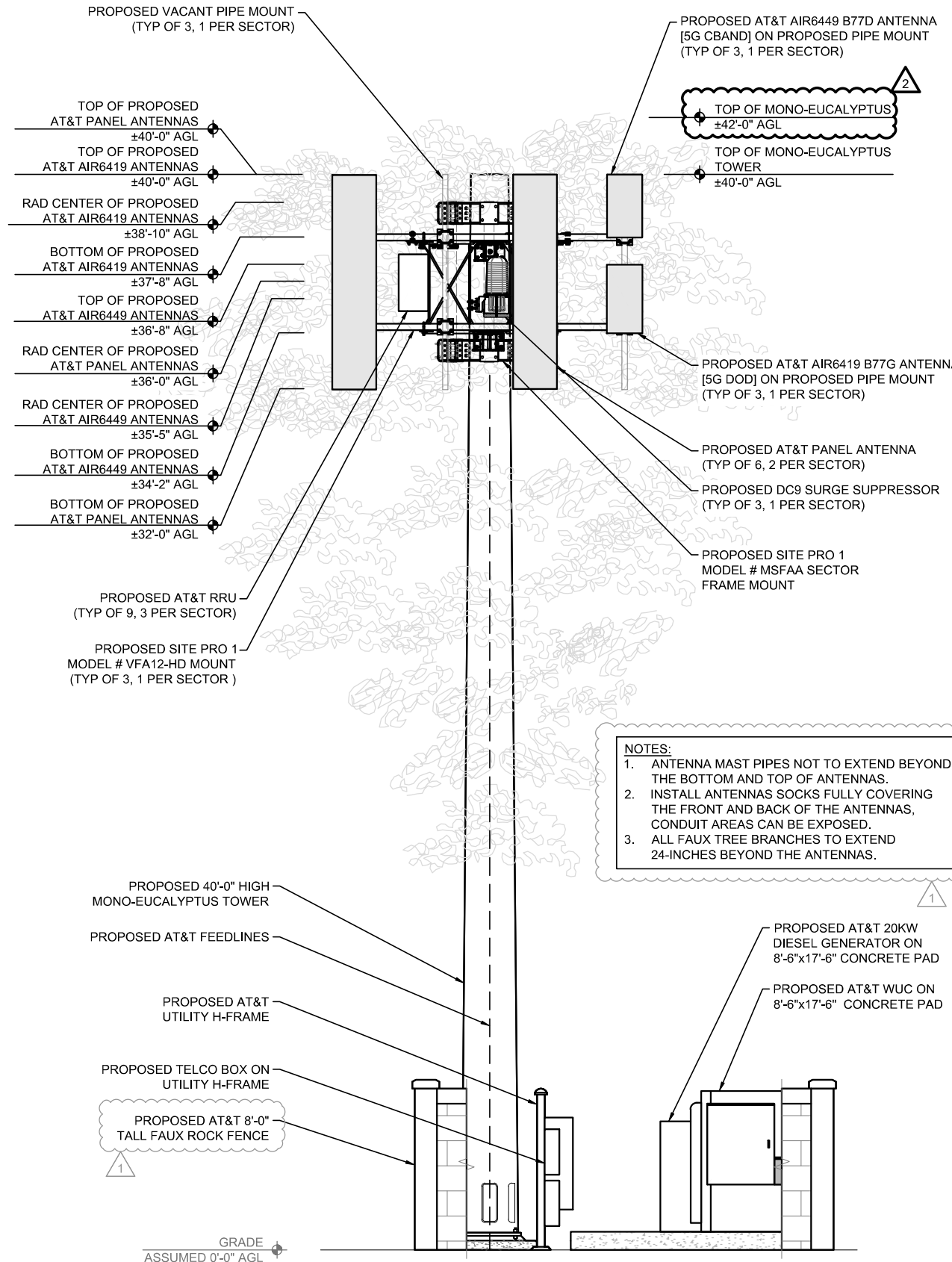
**PROPOSED SOUTH ELEVATION** SCALE: 3/8"=1'-0" (22x34) (OR) 3/16"=1'-0" (11x17)

**PROPOSED NORTH ELEVATION** SCALE: 3/8"=1'-0" (22x34) (OR) 3/16"=1'-0" (11x17)

SCALE IS BASE ON 22" X 34" D" SIZE

x:\proj\2022\220348700-MD7\_ScCal ATT New Site Build\11\_Sites\CAL01761 - 15863438-09\_CAD\Zoning\M07-724 - 15863438-CAL01761\_NSB\_FZD\_Rev\_2\_10.18.23.dwg 10/19/2023 11:35am RBrowning

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**NOTES:**  
 1. ANTENNA MAST PIPES NOT TO EXTEND BEYOND THE BOTTOM AND TOP OF ANTENNAS.  
 2. INSTALL ANTENNAS SOCKS FULLY COVERING THE FRONT AND BACK OF THE ANTENNAS, CONDUIT AREAS CAN BE EXPOSED.  
 3. ALL FAUX TREE BRANCHES TO EXTEND 24-INCHES BEYOND THE ANTENNAS.

**NOTES:**  
 1. ANTENNA MAST PIPES NOT TO EXTEND BEYOND THE BOTTOM AND TOP OF ANTENNAS.  
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 3. ALL FAUX TREE BRANCHES TO EXTEND 24-INCHES BEYOND THE ANTENNAS.

**EXISTING WEST ELEVATION** SCALE: 3/8"=1'-0" (22x34) (OR) 3/16"=1'-0" (11x17) 1

**PROPOSED EAST ELEVATION** SCALE: 3/8"=1'-0" (22x34) (OR) 3/16"=1'-0" (11x17) 2

No.	Date	Action
2	10/18/23	JX COMMENTS
1	03/20/23	JX COMMENTS
0	11/08/22	FINAL ZONING DRAWINGS
B	10/31/22	ZONING DRAWINGS
A	10/13/22	ZONING DRAWINGS

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

Applicant:  
  
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Plans Prepared By:  
  
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 PORTLAND, OR 97239  
 Tel: 503-595-9128 Fax: 503-595-9136  
 www.morrisonhershfield.com

Project:  
**CAL01761**  
**SITE ID: CAL01761**  
 2696 "A" MELBOURNE DRIVE  
 SAN DIEGO, CA 92123  
**FA: 15863438**

Drawing Title:  
**ELEVATIONS**

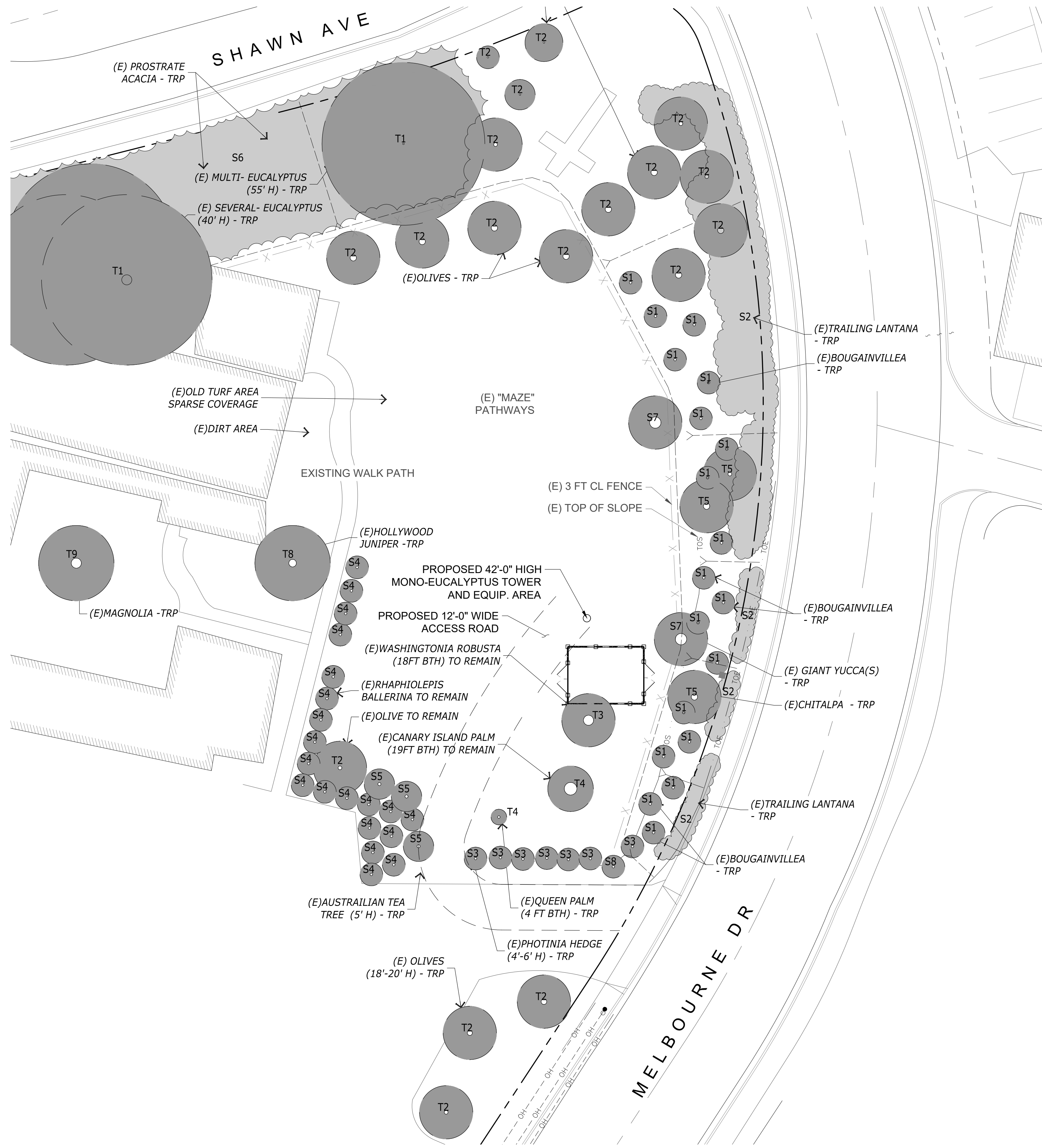
Project No.: 220348700	
Designer: RB	Date: 10/10/22
Drawn By: SJ	Checked By: -
PM Review: JR	Client Approval
Issue No.: 2	Drawing No. A03.1

SCALE IS BASE ON 22" X 34" D" SIZE

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EXISTING PLANTING

KEY	BOTANICAL/COMMON NAME	REMARKS	SIZE/ CALIPER	TRP/ TBR*
<b>TREES</b>				
T1	EUCALYPTUS VARIETY EUCALYPTUS	MULTIPLE TRUNKS AND SMALL TREES	40' H/ 6-20" CAL	TRP
T2	OLEA EUROPEA OLIVE	MULTIPLE MATURE AND SMALL NEWER TREES	18-20' H/ 6-12" CAL	TRP
T3	XCHITALPA TASHKENTENSIS CHITALPA		15' H/ 10-12" CAL	TRP
T4	PHOENIX DACTYLIFERA DATE PALM		9' BTH	TRP
T5	WASHINGTONIA FILIFERA CALIFORNIA FAN PALM		18' BTH	TRP
T6	SYAGRUS ROMANZOFFIANUM QUEEN PALM		4' BTH	TRP
T7	JUNIPERUS C. 'TORULOSA' HOLLYWOOD TWISTED JUNIPER	MATURE TREE-SIZE	15' H/ 12" CAL	TRP
T8	MAGNOLIA GRANDIFLORA SOUTHERN MAGNOLIA		20' H/ 12" CAL	TRP
<b>SHRUBS</b>				
S1	BOUGAINVILLEA 'SAN DIEGO RED' RED BOUGAINVILLEA	VARIED HxW, WAS OLD GROUND COVER, NOW SEPARATE SHRUBS	2'Hx6'W	TRP
S2	LANTANA MONTEVIDENSIS TRAILING LANTANA	MULTIPLE PLANT MASS	2'Hx6'+W	TRP
S3	PHOTINIA FRASERI FRASER'S PHOTINIA	LOOSE HEDGE	4-6'Hx30'W	TRP
S4	RHAPHIOLEPIS I. 'BALLERINA' BALLERINA INDIA HAWTHORN	MULTIPLE PLANT MASS	2'Hx30'W	TRP
S5	LEPTOSPERMUM SCOPARIUM MANUKA (AUS. TEA TREE)	2 WHITE, 1 PINK	5'Hx3-4'W	TRP
S6	ACACIA REDOLENS PROSTRATE ACACIA		2'Hx8'+W	TRP
S7	YUCCA GIGANTEA GIANT YUCCA		5'Hx3-4'W	TRP
S8	UNKNOWN SHRUB NO ID		5'Hx3'W	TRP



(E) EXISTING PLANTING PLAN

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

1	03/16/23	JX COMMENTS
0	11/08/22	FINAL ZONING DRAWINGS
B	10/31/22	ZONING DRAWINGS
A	10/13/22	ZONING DRAWINGS

No. Date Action

Plans Prepared For:

**MD7**

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

Applicant:

**at&t**  
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Plans Prepared By:

**MH**  
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www.morrisonhershfield.com

Project:

**CAL01761**  
**SITE ID: CAL01761**  
2696 "A" MELBOURNE DRIVE  
SAN DIEGO, CA 92123  
**FA: 15863438**

Drawing Title:

**(E) EXISTING PLANTING PLAN**

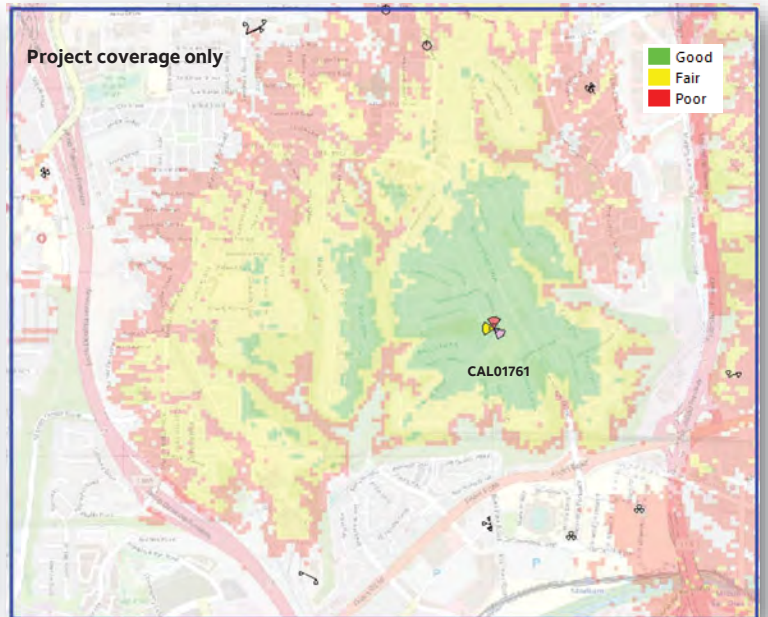
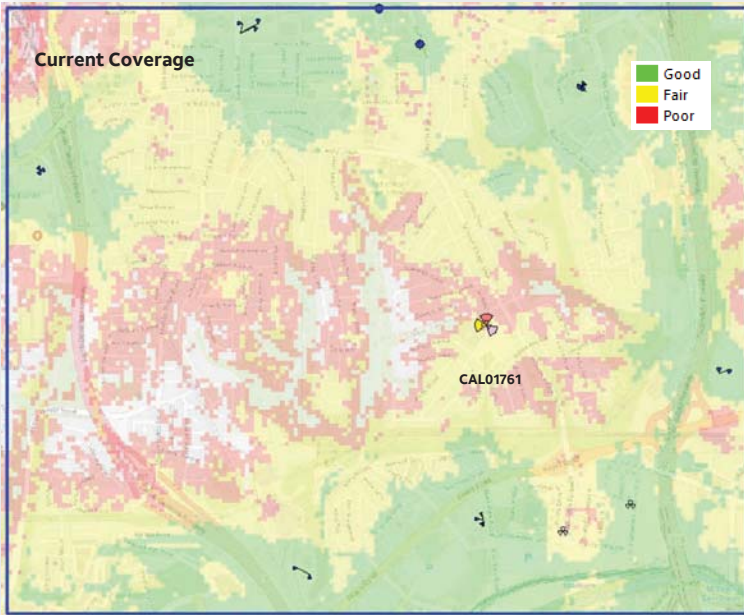
Project No.: 220348700	Date: 10/10/22
Designer: RB	Checked By: -
Drawn By: S.J.	Client Approval
PM Review: JR	Drawing No. 0 L1.0
Issue No.: 0	



**DMLA**  
Landscape Architecture  
34032 Alcazar Dr, Dana Point, Ca 92629  
david@dmlaonline.com (949) 388-3369

SCALE IS BASE ON 22" X 34" "D" SIZE

# CAL01761





**To:**  
 City of San Diego  
 Development Services Department  
 1222 1<sup>st</sup> Avenue.,  
 San Diego, CA 92101

**From:**  
 Tara Carmichael MD7 LLC  
 obo. AT&T Wireless  
 10590 W. Ocean Air Drive. Suite 250  
 San Diego, CA 92130  
 (858) 952-1936  
[tcarmichael@md7.com](mailto:tcarmichael@md7.com)

### **Site Justification Report**

#### Development Approval for a New Wireless Telecommunication Facility

#### **Project Description:**

AT&T is seeking Development Approval to allow for the construction of a new Wireless Telecommunications Facility to be located at 2696 Melbourne Drive., San Diego, CA 92123. The APN for the address is 429-270-05-00 and is located within a RS-1-7 zoning district. The proposed facility will be a stealth 42'-0" High Mono Eucalyptus Tower, that will blend into the surrounding natural environment. AT&T aims to establish compliance by instating entitlements for this facility following the guidelines outlined by the city. AT&T has also looked for viable alternatives in both design and location to ensure that the facility best supports the community. We will be installing the 42-foot-high mono eucalyptus tree. As well as the installation of: (1) Site pro VFA-12HD Mount, (1) Site Pro MSFAA Sector Frame Mount, (12) @SCH40, 8'-0" long pipe mounts, (6) 2SCH40, 6'-0" long pipe mounts, (6) panel antennas, (3) AIR6419 B77D Antennas, (3) AIR6449 B77G antennas, (3) DC9 Surge Suppressors, (9) RRUS, (3) Fiber Cable Trunks, and (9) DC Cables. At the Equipment level there will be the installation of: (1) 8'-6" x 17'-6" concrete pad, (1) WUC #model ESOFO30-HCU01, (1) New Generac SDC020 2.2L 20kW generator diesel generator, (1) H-Frame, (1) rock wall fence, (2) 8'-0" wide seeing access gates, (1) Ciena Boc, (2) DC12 Surge Suppressors, (1) Telco Box, (1) PTLC with Cam lok, (1) GPS antenna, (1) meter pedestal, (1) disconnect switch, (1) fire extinguisher, (1) fire extinguisher cabinet, (1) emergency shutoff switch, (1) 12'-0" wide access easement, and install a UG Electrical conduit/conductors and fiber conduit in joint trench – Approximately 130'.

Although the proposed site will be located within a least preferred zone, the site is necessary in the health and wellbeing of the community. AT&T prides itself of on providing coverage that is safe first and foremost, as well as dependable. To achieve safety, the facility has been equipped with equipment that is well within FCC guidelines. A radio frequency report detailing the specific calculations and numbers detailing this compliance will be found within the submission file. The facility has also been equipped with FirstNet response, which will provide a clear line of communication for first responders in cases of emergency. The facility will implement a stealth design to avoid impairing and becoming a disruption to the overall community. The facility will be painted and screened to blend in seamlessly within the existing landscape. AT&T understands the concerns and stigma of locating a cell site within a residential zone. AT&T sought actively for locations where a cell site would be permissible to abide by the concerns of the City of San Diego as well as the community. The facility will be engineered and constructed in accordance the standards in effect at the time of building permit application, including



current building, fire, energy, mechanical and structural codes. The city will have the opportunity to review plans and verify the correct standards are applied. As previously stated, the emissions from the facility will be well within the FCC limits, as shown in the EME report included with this application. Below you will find sites that had been considered but were unsuccessful.

### **Alternate Site #1**

The first site that AT&T considered was located at 2691 Mission Village Dr. What made this candidate ideal was because it was located within a commercial zoning district (CC-1-3). With the location be within a commercial zoning district, it would allow AT&T to be within one of the cities outlined preferred zones. As a result, AT&T approached the property owner with the proposal to build the site at the location. Unfortunately, upon walking the site, a ground mounted facility would not have been feasible due to the minimal space. However, AT&T then proposed a rooftop mounted facility as a potential substitute. However, upon negotiations and agreement was not reached as the property owner expressed that he no longer desired a facility to be located on his property. As a result, we were unable to progress forward with the site.

### **Alternate #2**

The next site that AT&T had considered was located at, 2650 Melbourne Drive within a RS-1-7 zoning district. Although the site was located within a residential zoning district, what was appealing about this site was due to an existing cellular site being located at the property. This would then provide the opportunity for colocation at the site. For that reason, AT&T approached the property owner and church council with the proposal. Amidst our discussion however, the council ultimately declined the offer. As they expressed that they were uninterested in having a second site located on the property. When we shared that the site would be collocated to avoid any additional new physical site being built, the proposal was ultimately rejected.

### **Conclusion**

The reason as to why we chose our site was that it provided the best option to serve the community. Before we decided to move forward with this candidate, we contacted Gethsemane Lutheran Church and presented our proposal. As we presented our proposal, and how it would be beneficial to the community at large, it not only gained their interest but also their approval. The National Institute of Health's Wireless Substitution Report for the second half of 2020 estimates that 65.3% of adults and 75.5% of children live in wireless-only homes (<https://www.cdc.gov/nchs/data/nhis/earlyrelease/wireless202108-508.pdf>), and it is estimated that in many areas of the US, 80% or more of 911 calls are made from a wireless device (<https://www.nena.org/page/911Statistics>). Enhanced wireless also allows businesses to flourish, from being able to have a media presence to person-to-person sales and banking apps that are common on smartphones. Our site will be able to best serve the neighboring residences,



Gethsemane Church, local businesses, and residences. Our site allows people to work remotely from home through the enhancement of connectivity through phone hotspots. This can lead to less time on the road, greater flexibility, and a consistent connective source. When we created our coverage map, our priority was to ensure that the height and location we chose, will be following the existing standards governing health safety, and welfare. The facility will be engineered and constructed in accordance the standards in effect at the time of building permit application, including current building, fire, energy, mechanical and structural codes. The city will have the opportunity to review plans and verify the correct standards are applied.

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

Best,  
Tara Carmichael  
Land-Use II  
MD7 LLC  
[tcarmichael@md7.com](mailto:tcarmichael@md7.com)  
(858) 952-1936

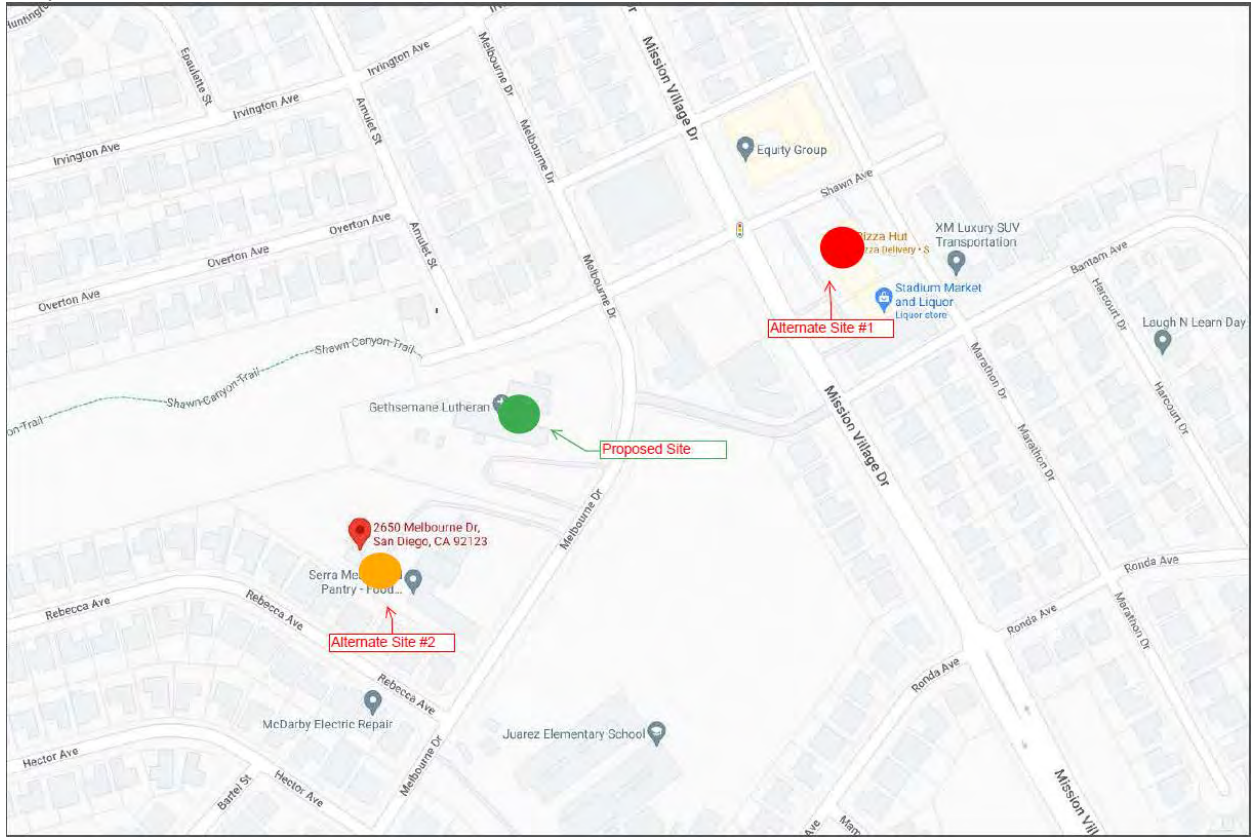


Site Placement Map:

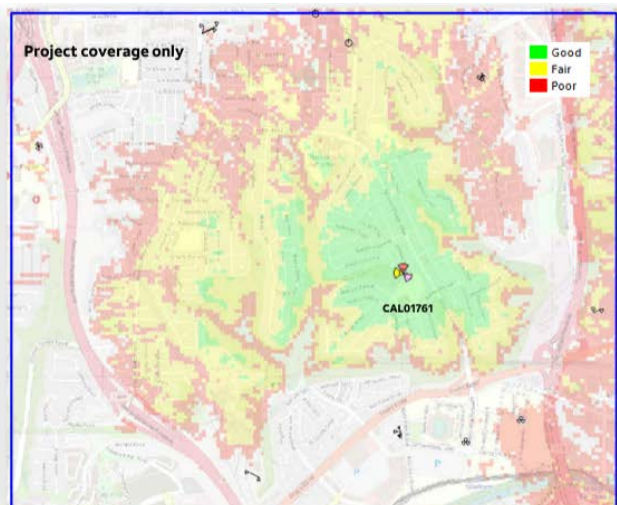
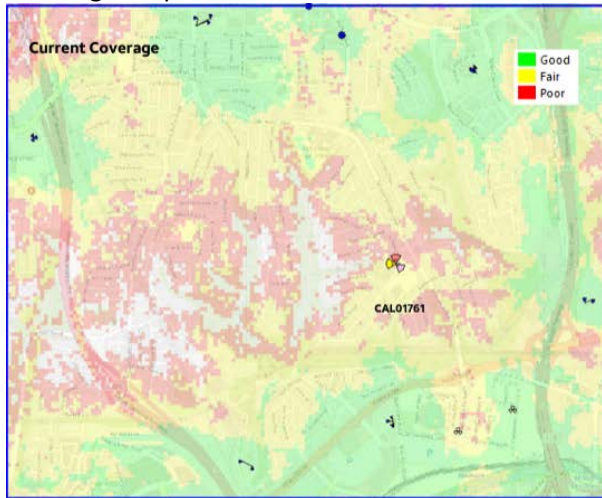
Alternate Site #1 : Red

Alternate Site #2 : Orange

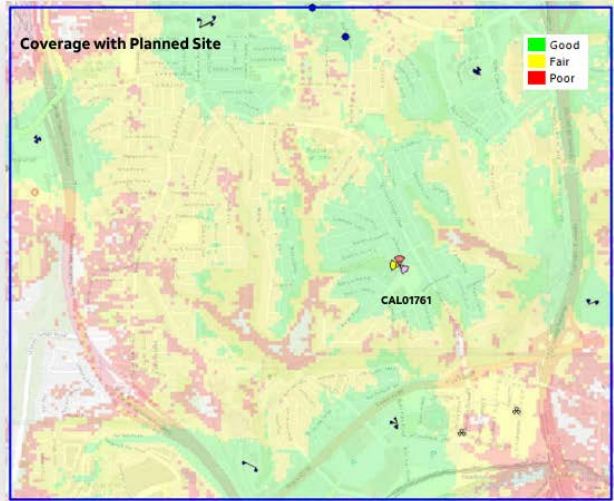
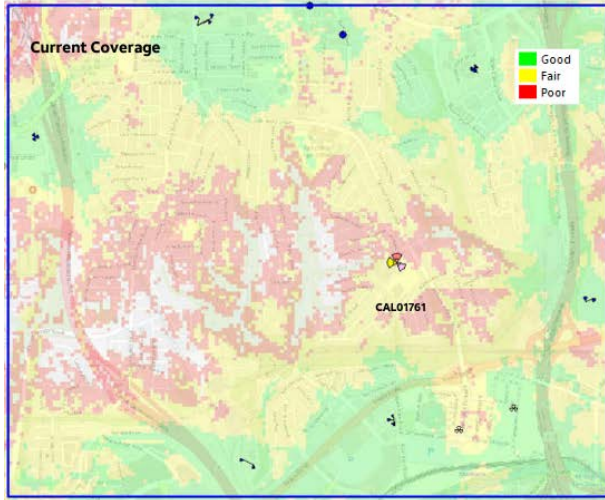
Proposed Site : Green



Coverage Maps









# NEW SITE BUILD

2696 "A" MELBOURNE DRIVE, SAN DIEGO, CA 92123  
CAL01761

32.793861, -117.125694



## LEGEND

-  SITE LOCATION
-  VIEW DIRECTION



# NEW SITE BUILD

VIEW 1

2696 "A" MELBOURNE DRIVE, SAN DIEGO, CA 92123  
CAL01761

32.793861, -117.125694



VIEW: BEFORE



VIEW: AFTER

**NEW SITE BUILD**

VIEW 2

**2696 "A" MELBOURNE DRIVE, SAN DIEGO, CA 92123  
CAL01761**

**32.793861, -117.125694**



VIEW: BEFORE



VIEW: AFTER

# NEW SITE BUILD

VIEW 3

2696 "A" MELBOURNE DRIVE, SAN DIEGO, CA 92123  
CAL01761

32.793861, -117.125694



VIEW: BEFORE



VIEW: AFTER

# CAL01761 | Melbourne Drive



2696 Melbourne Drive San Diego, CA 92123

Map



ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.

# CAL01761 | Melbourne Drive

MD7

2696 Melbourne Drive San Diego, CA 92123

Map



View 1

Looking Northwest

ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.

# CAL01761 | Melbourne Drive

2696 Melbourne Drive San Diego, CA 92123

MD7

Map



View 4

Looking Southeast

ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.



# CAL01761 | Melbourne Drive

2696 Melbourne Drive San Diego, CA 92123

MD7

Map



View 7

On property looking North at proposed site

ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.

# CAL01761 | Melbourne Drive

2696 Melbourne Drive San Diego, CA 92123

MD7

Map



View 8

Looking North

ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.