

San Diego Planning Commission Meeting

PHONE-IN TESTIMONY PERIOD NOW OPEN FOR

Project No. 1094652 AT&T – THE TWIST



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Development Services Department

AT&T – THE TWIST
Project No. 1094652

Item # 1

Planning Commission

June 12, 2025

Project Scope

Location: 2905 Nile Street within the North Park Community Plan area
RS-1-1 and OP-1-1 Zones

Approvals: Process Level 4
Conditional Use Permit No. 3259705
Planned Development Permit No. 3269049
Neighborhood Development Permit No. 3269052
CEQA Determination (EXEMPT) – 15302 (Replacement or Reconstruction)

Project Scope

- **The AT&T The Twist(Project) proposes the modification of an existing Wireless Communication Facility (WCF).**
 - Fifteen (15) total panel antennas and twelve (12) total Remote Radio Heads (RRHs) on an existing 30' monopine tree.
 - A 461-square-foot equipment enclosure consisting of four (4) existing cabinets and two (2) new cabinets , which will not expand the square footage of the enclosure.

Aerial Photograph



Photo Simulation of the WCF



Community Planning Group

February 20, 2024

- The applicant presented their project to the North Park Planning Committee (NPPC).
- Approved: 10-0-0

Approvals

Conditional Use Permit

- OP-1-1

Planned Development Permit

- When the project requires a deviation due to the 10' RS-1-1 rear setback

Neighborhood Development Permit

- Equipment enclosure exceeds 250 square feet, existing 461 square feet.

Deviations

Deviation Description	Deviation from SDMC	Allowed/Required	Proposed
Rear Setback – RS-1-1	Section 131.0531 Table 131-05E	10 feet	The <u>monopine</u> encroaches 6'-11" from the property line. The equipment enclosure is entirely in the setback and is located on the property line.

Table 1

Staff Recommendation

Recommend Planning Commission to approve:

- **Conditional Use Permit No. 3259705**
- **Planned Development Permit No. 3269049**
- **Neighborhood Development Permit No. 3269052**

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