



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: June 4, 2025 REPORT NO. HO-25-025

HEARING DATE: June 11, 2025

SUBJECT: AT&T NORTH TORREY PINES ROW, Process Three Decision

PROJECT NUMBER: PRJ-[1093444](#)

OWNER/APPLICANT: THE CITY OF SAN DIEGO/AT&T MOBILITY

SUMMARY

Issue: "SHOULD THE HEARING OFFICER APPROVE THE CONTINUATION OF AN EXISTING WIRELESS COMMUNICATION FACILITY (WCF) LOCATED AT THE [10010 BLOCK OF NORTH TORREY PINES ROAD](#) ON THE SOUTHWESTERLY PORTION WITHIN THE INTERSECTION CONTAINING TORREY PINES SCENIC DRIVE, WITHIN THE [UNIVERSITY COMMUNITY PLANNING AREA](#)?"

Proposed Actions:

1. **APPROVE** CONDITIONAL USE PERMIT (CUP) NO. 3232526.

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 10, 2024, the University Community Planning Group (UCPG) Voted 9-0-0 to recommend approval of the project, with no conditions (Attachment 9).

Environmental Impact: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Existing Facilities). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on March 19, 2025, and the opportunity to appeal that determination ended April 3, 2025.

BACKGROUND-

The AT&T North Torrey Pines Row (Project) proposes the continuation of the existing WCF on a traffic light standard. The WCF, CUP No. 949894 was first approved in 2012. The site is located at the 10010 block of North Torrey Pines Road on the southwesterly portion within the intersection containing Torrey Pines Scenic Drive, adjacent to the RS-1-14 zone of the University Community Planning area.

Land uses surrounding the site consist of scientific research to the north, west, and south, and UC San Diego to the east (Attachment 1-3).

DISCUSSION

Project Description:

The Project proposes to continue the use of an existing WCF on a 30-foot traffic light standard, with 2 panel antennas with antenna skirts to help conceal the antennas. The antennas are mounted so to reduce the amount of projection from the pole caisson. The associated equipment is adjacent to the traffic light standard and consists of three (3) above-ground mounted cabinets, telco boxes and various supporting triplexers, diplexers, and Remote Radio Units. These ancillary equipment cabinets are screened by existing large shrubs (Figure 1). The existing enclosure steel platform will be a maximum of 48 square feet. A disconnect switch will be added to the WCF and traffic light standard, which is consistent with the WCF guidelines, to ensure the city employees are safe at all times when the traffic light standard is being maintained.



Figure 1: Existing and proposed photosimulations, looking northwest along North Torrey Pines Road

The Project complies with the [WCF Guidelines](#) concerning the design type of Right-of-way installations (non-small cell).

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 Process Four approval. The Project is situated in public right-of-way with ground-mounted equipment with no residential dwelling units onsite, which is a Preference 3.

Required Permits	Basis
Conditional Use Permit	Public right-of-way installation.

Pursuant to [SDMC 141.0420\(c\)\(1\)\(B\)](#), the Project requires a CUP as the project is located in the public right-of-way with ground-mounted equipment exceeding three feet above finished grade. There are no deviations required for the Project.

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 emissions to the extent that such facilities comply with the Federal Communication Commission's (FCC) standards for such emissions." A Radio Frequency – Electromagnetic Energy Compliance Report revised January 26, 2016, from OSC Engineering, was submitted to the City verifying that the proposed Project is in compliance with FCC regulations upon implementation of the recommended signage measures. The report will be stamped as Exhibit "A" and provided within the Project file.

Community Plan Analysis:

The Project was heard by the UCPG on September 11, 2024 and voted to recommend approval of the Project by 9-0-0. The [University Community Plan and Local Coastal Plan](#) (UCPLCP) mentions that all utility and other equipment shall be screened consistent with the appearance of the building, its materials, color and surrounding landscape. Additionally, the City of San Diego's General Plan ([UD-A.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. The intent of these regulations is, among other things, to camouflage the facilities from public view.

The Project complies with both the UCPLCP and the UD-A.15. The aesthetics are integrated by deploying various screening techniques such as existing large landscaping and painting the equipment. The equipment shall be painted green to match the existing landscaping. The antennas on the traffic light standard are mounted as close to the pole to minimize the visual impact at the top of the standard. The antennas are painted to match the pole. Thus, the Project complies by screening the WCF and minimizing the visual impact in the community.

Conclusion:

This WCF has operated in compliance without community pushback since its installation. It provides necessary coverage to critical areas in the community. Any requirement to move the facility could jeopardize the coverage, concealment, and performance of the WCF. The Project's design effectively integrates with the surrounding community and successfully screens the WCF. This meets the purpose and intent of the SDMC 141.0420, the Wireless Communication Facility Guidelines, the UCPG, the UD-A.15, and Council Policy 600-43. City staff has prepared draft findings in the affirmative to approve the Project and recommends approval of CUP No. 3232526 (Attachments 4 and 5).

ALTERNATIVES

1. Approve CUP No. 3232526, with modifications.
2. Deny CUP No. 3232526, if the findings required to approve the project cannot be affirmed.

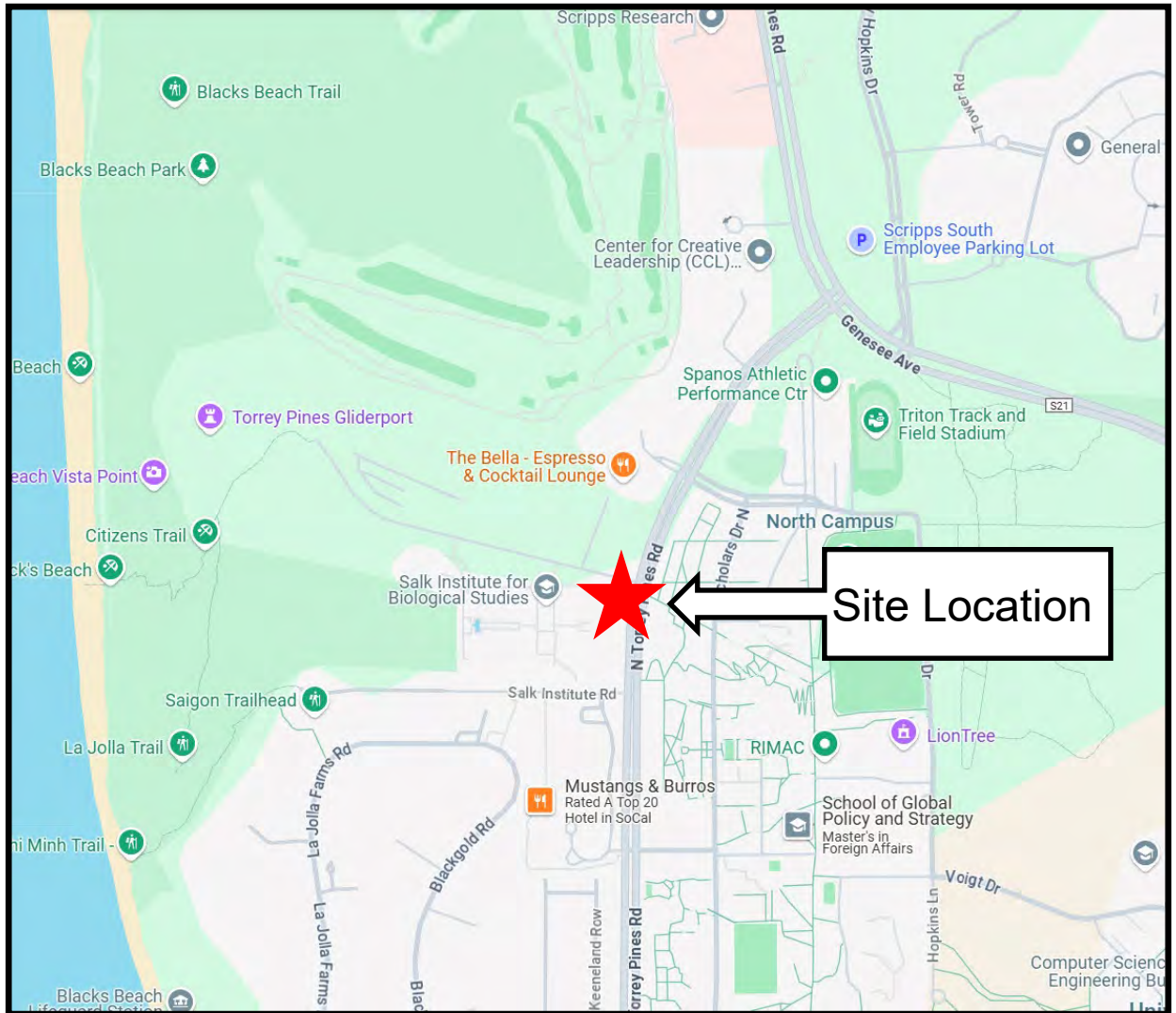
Respectfully submitted,



Ian Heacox
Development Project Manager
Development Services Department

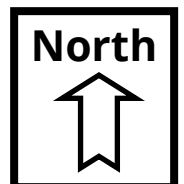
Attachments:

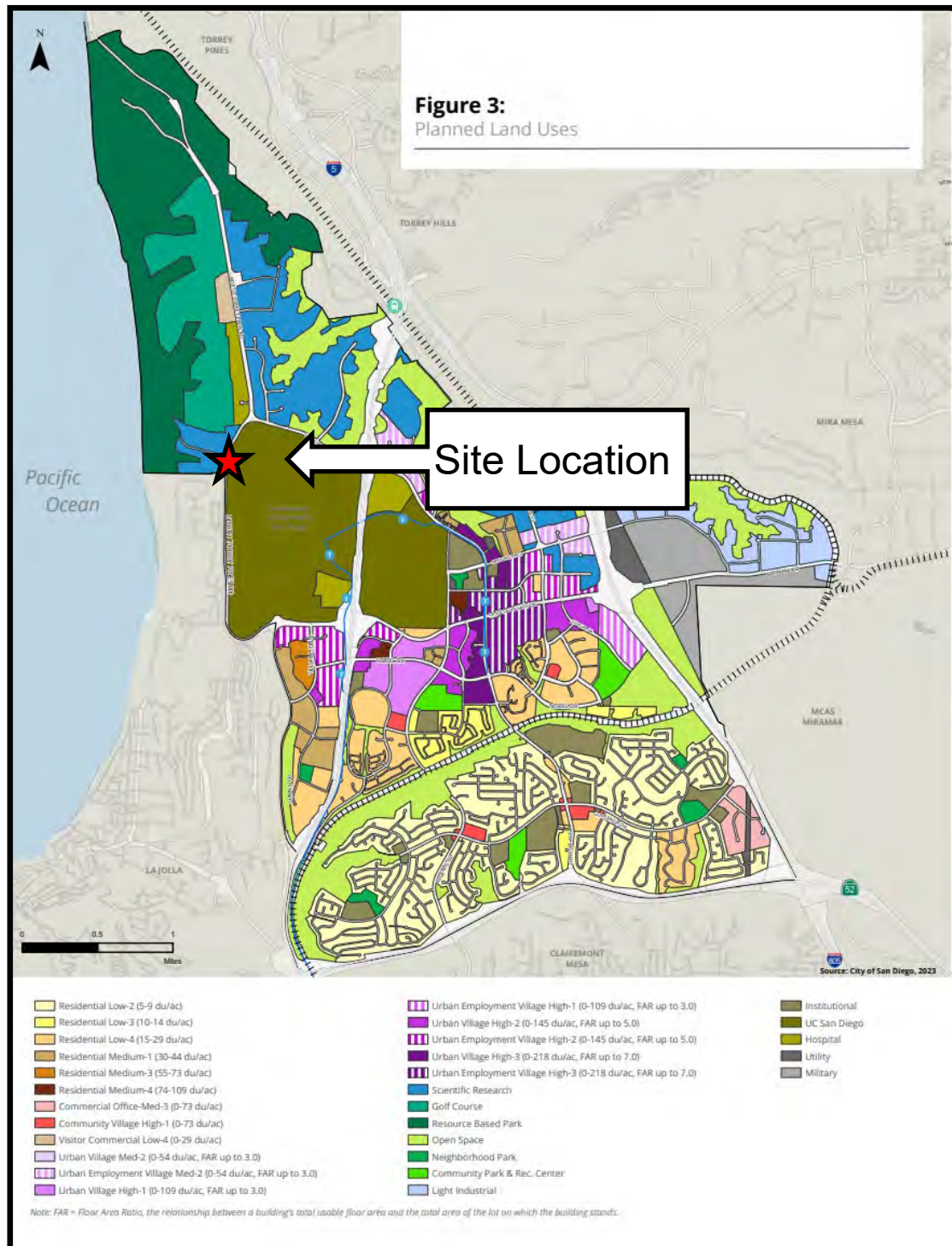
1. Aerial Photographs
2. Community Plan Land Use Map
3. Project Location Map
4. Permit Resolution with Findings
5. Permit with Conditions
6. Coverage Maps
7. Environmental Exemption
8. Ownership Disclosure Form
9. Community Planning Group Correspondence
10. Photo Survey
11. Photo Simulations
12. Project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



Project Location

AT&T North Torrey Pines ROW
10080 1/3 North Torrey Pines Road
Project No. PRJ-1093444

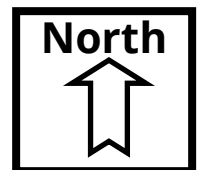






Aerial Photo

AT&T North Torrey Pines ROW
10080 1/3 North Torrey Pines Road
Project No. PRJ-1093444



HEARING OFFICER RESOLUTION NO. _____
CONDITIONAL USE PERMIT NO. 3232526
AT&T NORTH TORREY PINES ROW - PROJECT NO. 1093444

WHEREAS, AT&T MOBILITY, Permittee, filed an application with the City of San Diego for a permit to continue the use of the existing AT&T Wireless Communication Facility (WCF) on a traffic light standard in the public right-of-way (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 3232526);

WHEREAS, the project site is located at the 10010 block of North Torrey Pines Road on the southwesterly portion within the intersection containing Torrey Pines Scenic Drive, adjacent to the Residential – Single Unit (RS-1-14) zone of the University Community Planning area;

WHEREAS, on March 19, 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 15301 (Existing Facilities); and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

WHEREAS, on June 11, 2025, the Hearing Officer of the City of San Diego considered CONDITIONAL USE PERMIT (CUP) NO. 3232526 pursuant to the Land Development Code of the City of San Diego;

BE IT RESOLVED by the Hearing Officer of the City of San Diego, that it adopts the following findings with respect to CUP NO. 3232526:

A. CONDITIONAL USE PERMIT [SDMC Section 126.0305]

1. Findings for all CUPs:

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

The University Community Plan and Local Coastal Plan (UCPLCP) mentions that all utility and other equipment shall be screened consistent with the appearance of the building, its materials, color and surrounding landscape. Additionally, the City of San Diego's General Plan (UD-A.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. The intent of these regulations is, among other things, to camouflage the facilities from public view.

The Project complies with both the UCPLCP and the UD-A.15. The aesthetics are integrated by deploying various screening techniques such as existing large landscaping and painting the equipment. The equipment shall be painted green to match the existing landscaping. The antennas on the traffic light standard are mounted as close to the pole to minimize the visual impact at the top of the standard. The antennas are painted to match the pole. Thus, the Project complies by screening the WCF and by minimizing the visual impact in the community, this 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 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 emissions to the extent that such facilities comply with the Federal Communication Commission's (FCC) standards for such emissions." A Radio Frequency –Electromagnetic Energy Compliance Report revised January 26, 2016, from OSC Engineering, was submitted to the City verifying that the proposed Project is in compliance with FCC regulations upon implementation of the recommended signage measures. The report will be stamped as Exhibit "A" and provided within the Project file.

A disconnect switch will be added to the WCF and traffic light standard, which is consistent with the WCF guidelines, to ensure the city employees are safe at all times when the traffic light standard is being maintained. Therefore, the 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 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 are designed to be integrated into the traffic light standard to camouflage the WCF with landscape to screen the equipment enclosure.

Public right-of-way Installations, LDC Section 141.0420(f), permits antennas to be vertically mounted to poles in compliance with any applicable separation requirements. Antennas shall also match the color of the pole to which they are attached. There are no required deviations associated with this application.

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 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 the public right-of-way. The project location has been an existing WCF since 2012. The location of the WCF, with antennas located in the public right-of-way, is compatible with the existing development and surrounding community. Therefore, the proposed use is appropriate at the proposed location.

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

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, CUP NO. 3232526 is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 3232526, a copy of which is attached hereto and made a part hereof.

Ian Heacox
Development Project Manager
Development Services

Adopted on: June 11, 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 NO. 3232526
AT&T NORTH TORREY PINES ROW PROJECT NO. 1093444
HEARING OFFICER

This CONDITIONAL USE PERMIT (CUP) NO. 3232526 is granted by the HEARING OFFICER of the City of San Diego to the City of San Diego, Owner, and AT&T MOBILITY, Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0305 and 141.0420. The site is located at the 10010 block of North Torrey Pines Road on the southwesterly portion within the intersection containing Torrey Pines Scenic Drive, adjacent to the Residential – Single Unit (RS-1-14) zone of the University Community Planning area.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner and Permittee to continue use of a Wireless Communication Facility (WCF) designed as a traffic light standard consisting of two (2) panel antennas and associated above-ground equipment cabinets described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated June 11, 2025, on file in the Development Services Department.

The project shall include:

- a. Two (2) 54" by 11.8" by 6" panel antennas mounted to an existing City traffic light standard;
- b. Above-ground equipment cabinets mounted to a 6' by 8' support structure and remote radio units mounted to an existing H-frame support structure;
- c. Landscaping (planting, irrigation and landscape related improvements);
- d. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36-month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by **June 25, 2028**.
2. This Conditional Use Permit [CUP] and corresponding use of this site shall expire on **June 11, 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.
3. No later than ninety (90) day prior to the expiration of this permit, the Permittee may submit a new permit 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 compliance, which may include penalties and fines.
4. 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 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.
5. 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.
6. 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.
7. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
8. 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.).

9. The Permittee shall secure all necessary building permits. The 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.

10. 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.

11. 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 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 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.

12. The 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 Permittee of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the 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, 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 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 Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Owner/Permittee.

ENGINEERING REQUIREMENTS:

13. Prior to the issuance of any building permit, the Owner/Permittee shall obtain a Right-of-Way Agreement, from the City Engineer.

PLANNING/DESIGN REQUIREMENTS:

14. The Permittee shall install and maintain signage to notify anyone working on the traffic light standard that a hazard exists and the location of the hazard. The Permittee shall assess the level and location of the hazard and place the appropriate signs per CAL-OSHA and FCC 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 Permittee.
16. The Permittee is responsible for notifying the city prior to the sale or takeover of this site to any other provider.
17. This WCF shall be removed or replaced if it is determined that the facility or components of the facility are obsolete.
18. All cables shall be concealed within the traffic light standard. Connections from the antenna shall be covered. All antenna components, attachments, etc. shall be painted to match the traffic light standard.
19. Antenna skirts are required and shall be painted and textured to match pole.
20. Ground-mounted equipment cabinets shall be painted dark green paint to the satisfaction of the Development Services Department.
21. 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.
- 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.

ATTACHMENT 5

APPROVED by the Hearing Officer of the City of San Diego on June 11, 2025 and [Approved Resolution Number].

ATTACHMENT 5

Conditional Use Permit No. 3232526
Date of Approval: June 11, 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.

City of San Diego
Owner

By _____
NAME
TITLE

AT&T Mobility
Permittee

By _____
NAME
TITLE

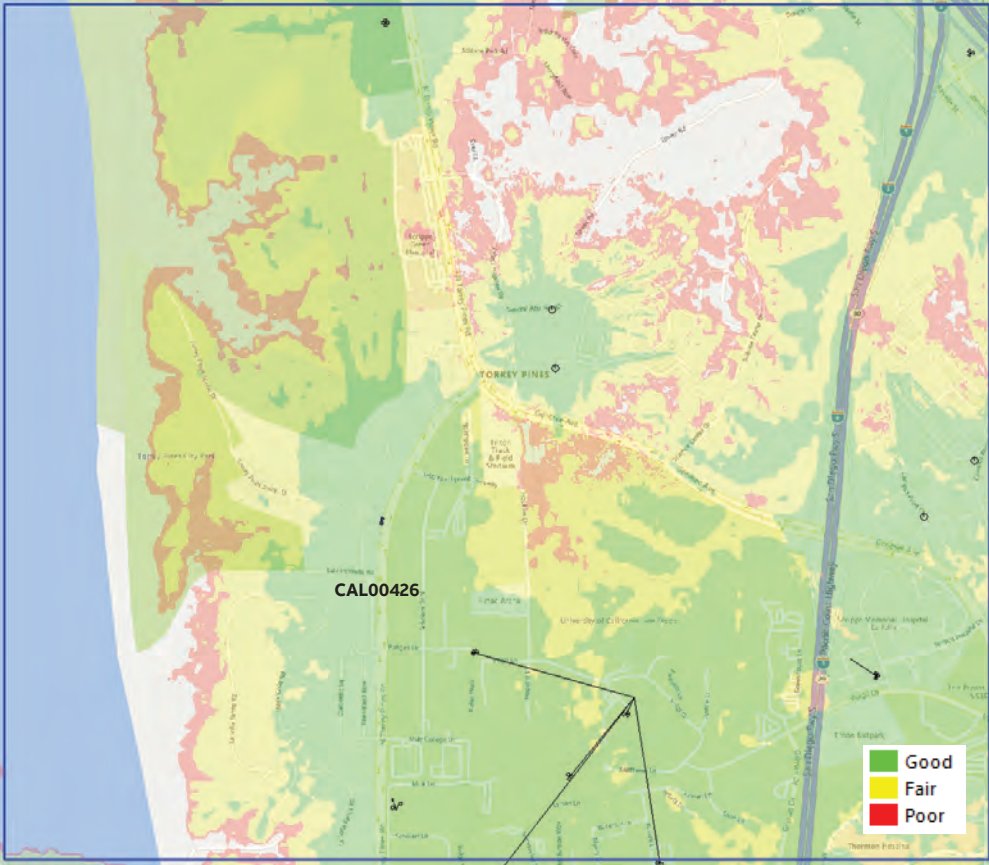
**NOTE: Notary acknowledgments
must be attached per Civil Code
section 1189 et seq.**

CAL00426

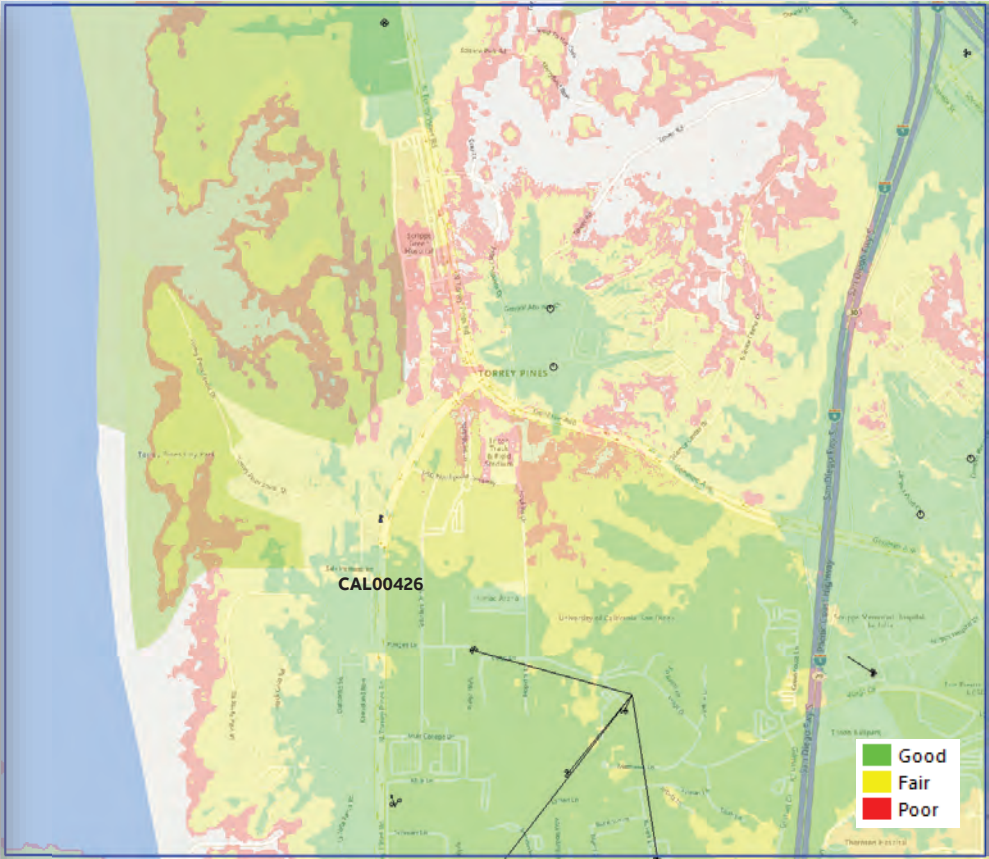
Coverage Plots

CAL00426

Existing Coverage

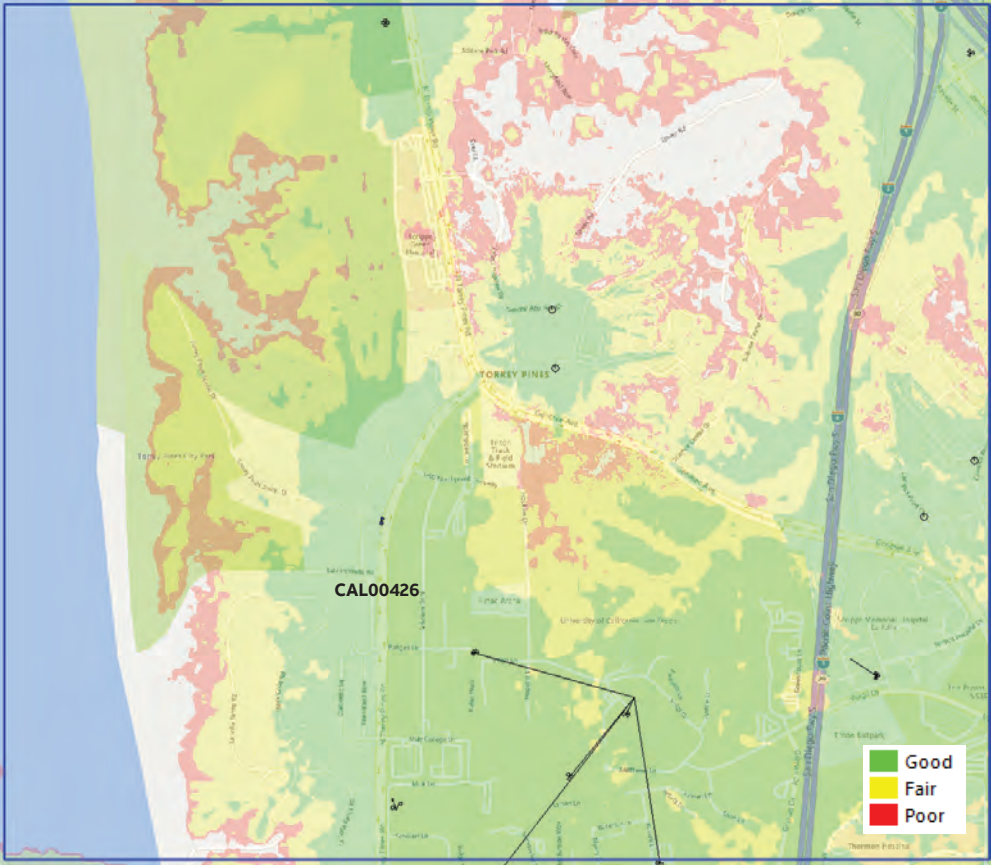


Coverage without the site

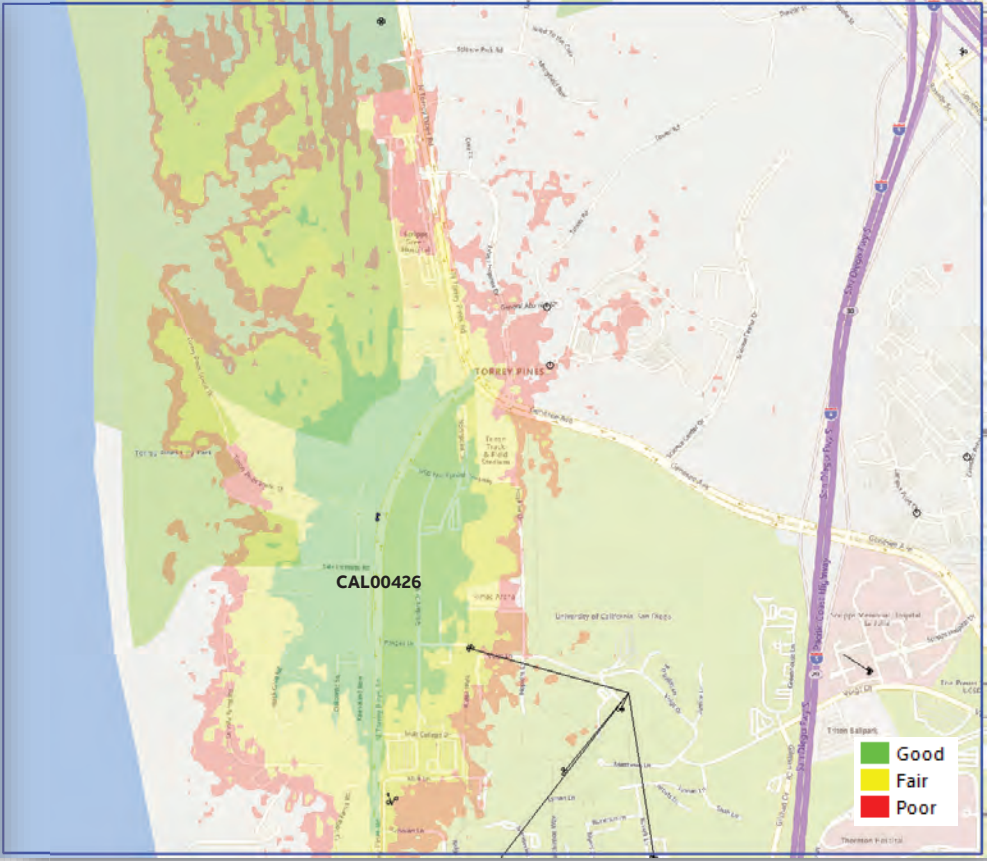


CAL00426

Existing Coverage



Site coverage only



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: 10090 North Torrey Pines Road WCF / PRJ-1093444

State Clearinghouse No: Not Applicable

Project Location-Specific: 10090 North Torrey Pines Road, San Diego, CA 92037

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

Description of nature and purpose of the Project: Conditional Use Permit (CUP) to continue operation of an existing wireless communication facility (WCF) within the public right-of-way (PROW) consisting of two façade mounted antennas attached to an existing signalized traffic pole with an ancillary equipment cabinet located adjacent to the pole. No new work is proposed. The project is located in the PROW at 10090 North Torrey Pines Road in the RS-1-7 residential zone, the Coastal Overlay Zone (appealable) and the Coastal Height Overlay Zone in the University Community Planning area, and Council District 1.

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Robert Polito, AT&T Wireless 5738 Pacific Central Boulevard San Diego, CA 92121 858) 291-1915

Exempt Status: (CHECK ONE)

- ☐ Ministerial (Sec. 21080(b)(1); 15268)
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a))
- ☐ Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))
- ☒ Categorical Exemption: Categorically exempt from CEQA pursuant to CEQA State Guidelines, Section 15301 (Existing Facilities)

Reasons why project is exempt: The City of San Diego conducted an environmental review and determined that the project would qualify to be categorically exempt from CEQA pursuant to Section 15301 (Existing Facilities). Section 15301 Section allows for the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing facilities (public or private), involving negligible or no expansion of use beyond that existing at the time of the determination. Since the project would only permit the continual operation of an existing WCF with no improvements the exemption was deemed appropriate. The project is located in the PROW and no environmental impacts would occur. None of the exceptions described in CEQA Guidelines Section 15300.2 apply. The site is not included on any list compiled pursuant to Government Code Section 65962.5 for hazardous waste sites.

Telephone: (619) 557-7990

1. Attach certified document of exemption finding.

2. Has a notice of exemption been filed by the public agency approving the project? ☐ Yes ☐ No

Conroy H. H. H. H. Senior Planner
Signature/Title

☒ Signed By Lead Agency
☐ Signed by Applicant

October 2024



REQUEST FOR PRELIMINARY REVIEW

for installation/modification of Wireless Communication Facility on City-owned property

12/20/2022

Date

The City of San Diego
Department of Real Estate and Airport Management
1200 Third Avenue, Suite 1700
San Diego, California 92101

RE: Site Name: North Torrey Pines Project # 10085067

Site Address: 11602 Torrey Pines Road, San Diego, CA 92037, San Diego (the "Property")

Agreement: Agreement dated 3/21/2018 (the "agreement") between The City of San Diego ("City") and New Cingular Wirelss, PCS, ("Lessee" or "Permittee" or "Licensee").

Nidhi Khasakia, MD7 obo ATT

is seeking Consent from the City to perform the following to the above referenced site:

- ☐ Decommissioning of Site - Restoration of property.
- ☐ Modify, upgrade or changes to existing equipment or Site as describe in the attached plans/photos.
- ☐ Installation of a New Wireless Communication Facility on City-owned property.
- ☒ Apply for New Permit/New Agreement on existing facility – **NO** modifications or changes to existing equipment or site.
- ☐ Apply for New Permit/New Agreement on existing facility – with modifications or changes to existing equipment or site.

Describe proposed project below:

To renew zoning permits previously approved by Jurisdiction. The scope of work does not include any new modifications.

Pursuant to Improvements and Alterations, section of the above referenced agreement, Lessee/ Permittee/Licensee shall not construct any improvements, structures or installations of the Premises or make any alterations to the Premises (with the exception of equipment replacement or repairs) without City's prior written approval.

In order to comply with such requirements, Nidhi Khasakia MD7 obo New Cingular Wirelss, PCS would like to request City's consent to submit to Development Services Department for review of the proposed items above.

Sincerely, Nidhi Khasakia, agent for MD7 obo New Cingular Wirelss, PCS

Applicant Signature: Nidhi Khasakia
Digitally signed by Nidhi Khasakia
DN: cn=Nidhi Khasakia, o=MD7, ou=Laser Line 1
email=nkhasakia@md7.com, c=US
Date: 2022.12.30 12:10:51 -0800

☐ **A one-time, non-refundable Processing Fee (\$5,000 for long term agreements - \$1050 for Short term or ROE Permits) payable to City Treasurer, MUST be paid at the time of request for applicable agreement. This fee applies even if the agreement is never executed.**

City Transportation Department has provided its consent and approval to allow applicant to submit application for Required Permits needed for the proposed items listed herein, **with the understanding that the Department will be allowed to review the improvement plans prior to any permits being issued** and that a pre-construction meeting will be conducted with staff before any work begins, if required.

2/22/23 10 day no response approval _____
Date Print Name & Title Signature

City of San Diego, acknowledgment and consent for 11602 Torrey Pines Road
Site Location

4/19/23 Matt Ostlund, Program Manager Matt B. Ostlund
Date Print Name & Title Signature

For DREAM ONLY

- ☐ Approved and Stamped plans received and attached
☐ Scan as Amendment to Agreement when executed
☐ Processing fee received



Department of Real Estate
and Airport Management

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: North Torrey Pines ATT WCF		Project Number: PRJ-1093444
Community: University			
<p>For project scope and contact information (project manager and applicant), log into OpenDSD at https://aca.accela.com/SANDIEGO.</p> <p>Select "Search for Project Status" and input the Project Number to access project information.</p>			
<input checked="" type="radio"/> Vote to Approve <input type="checkbox"/> Vote to Approve with Conditions Listed Below <input type="checkbox"/> Vote to Approve with Non-Binding Recommendations Listed Below <input type="checkbox"/> Vote to Deny			Date of Vote: September 10,
# of Members Yes 9	# of Members No 0	# of Members Abstain 0	
Conditions or Recommendations: None			
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)			
NAME: Chris Nielsen			
TITLE: Chair		DATE: September 11, 2024	

Visit our web site at www.sandiego.gov/development-services.

Upon request, this information is available in alternative formats for persons with disabilities.

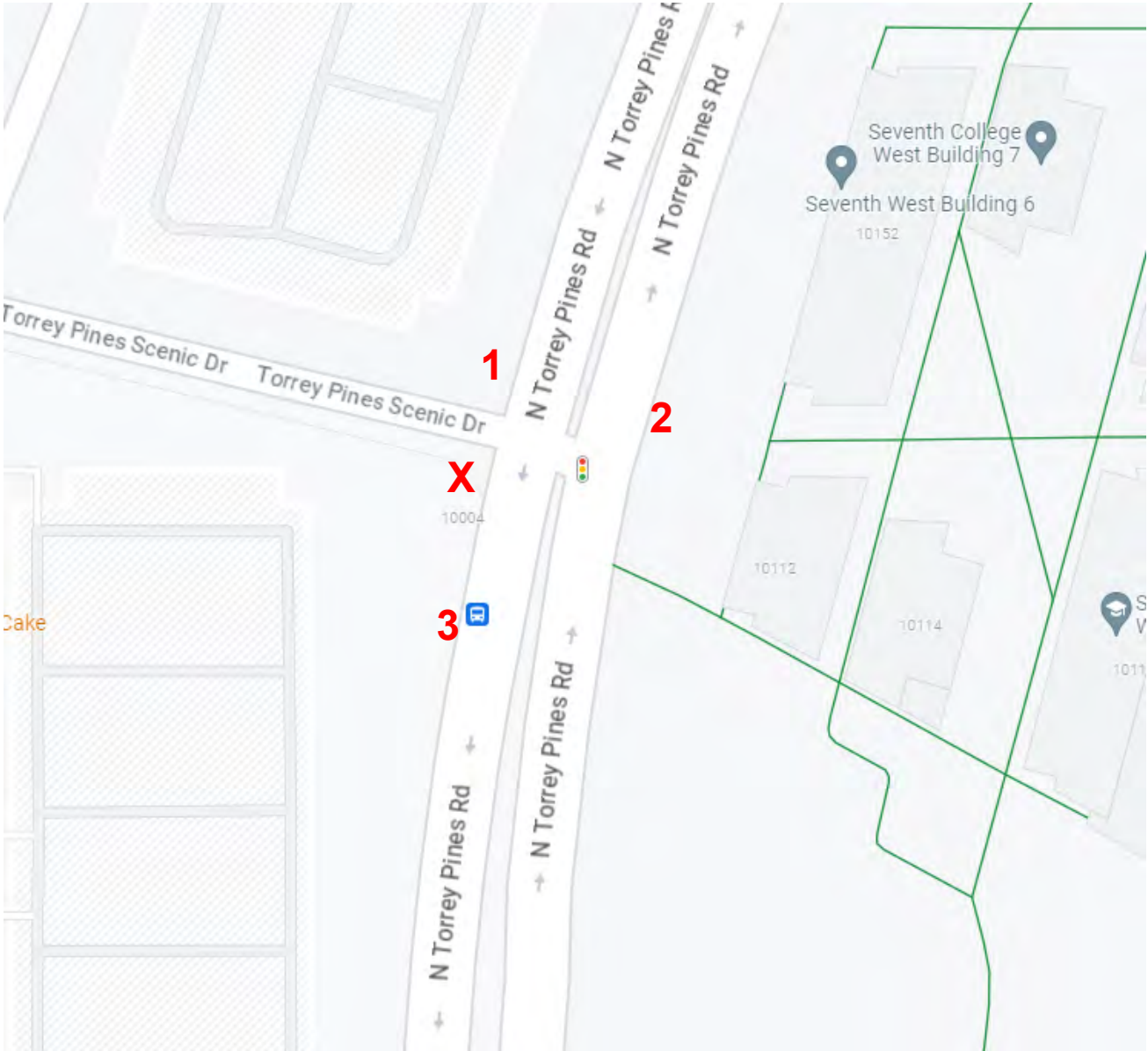
DS-5620 (08-18) ONLINE FORM

10085067 - Torrey Pines



11602 Torrey Pines Scenic Drive La Jolla, CA 92037

Map



LOCATION

©2018 Google Maps

10085067 - Torrey Pines



11602 Torrey Pines Scenic Drive La Jolla, CA 92037

View 1



View 1

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11602 Torrey Pines Scenic Drive La Jolla, CA 92037

View 2



View 2

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View 3



View 3

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10085067 - TORREY PINES

10602 TORREY PINES SCENIC DRIVE, LA JOLLA, CA 92037

VIEW 1



LOCATION



EXISTING LOOKING NORTHWEST



PROPOSED LOOKING NORTHWEST



10085067 - TORREY PINES

10602 TORREY PINES SCENIC DRIVE, LA JOLLA, CA 92037

VIEW 2



LOCATION



EXISTING LOOKING SOUTHWEST



PROPOSED LOOKING SOUTHWEST



10085067 - TORREY PINES

10602 TORREY PINES SCENIC DRIVE, LA JOLLA, CA 92037

VIEW 3



LOCATION



EXISTING LOOKING SOUTH



PROPOSED LOOKING SOUTH

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at&t

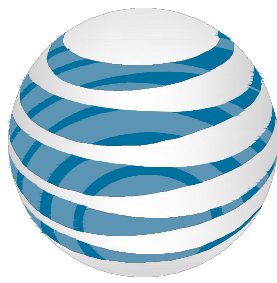
NORTH TORREY PINES

CAL00426

ENTITLEMENT RENEWAL

FA: 10085067

PUBLIC RIGHT AWAY 10010 BLOCK OF NORTH
TORREY PINES RD
SAN DIEGO, CA 92037



at&t

5001 EXECUTIVE
PARKWAY, SAN RAMON,
CA 94583

MD7

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

AHJ APPROVAL

REVISIONS			
REV	DATE	DESCRIPTION	INITIALS
0	12/28/2022	100% ZDs	JN
1	05/28/2024	REVISED 100% ZDs	RA

PROJECT TEAM

APPLICANT AGENT:
AT&T WIRELESS
5738 PACIFIC CENTER BLVD.
SAN DIEGO, CA 92121
CONTACT: ROBERT POLITO
PHONE: (858) 291-115
EMAIL: rpolito@md7.com

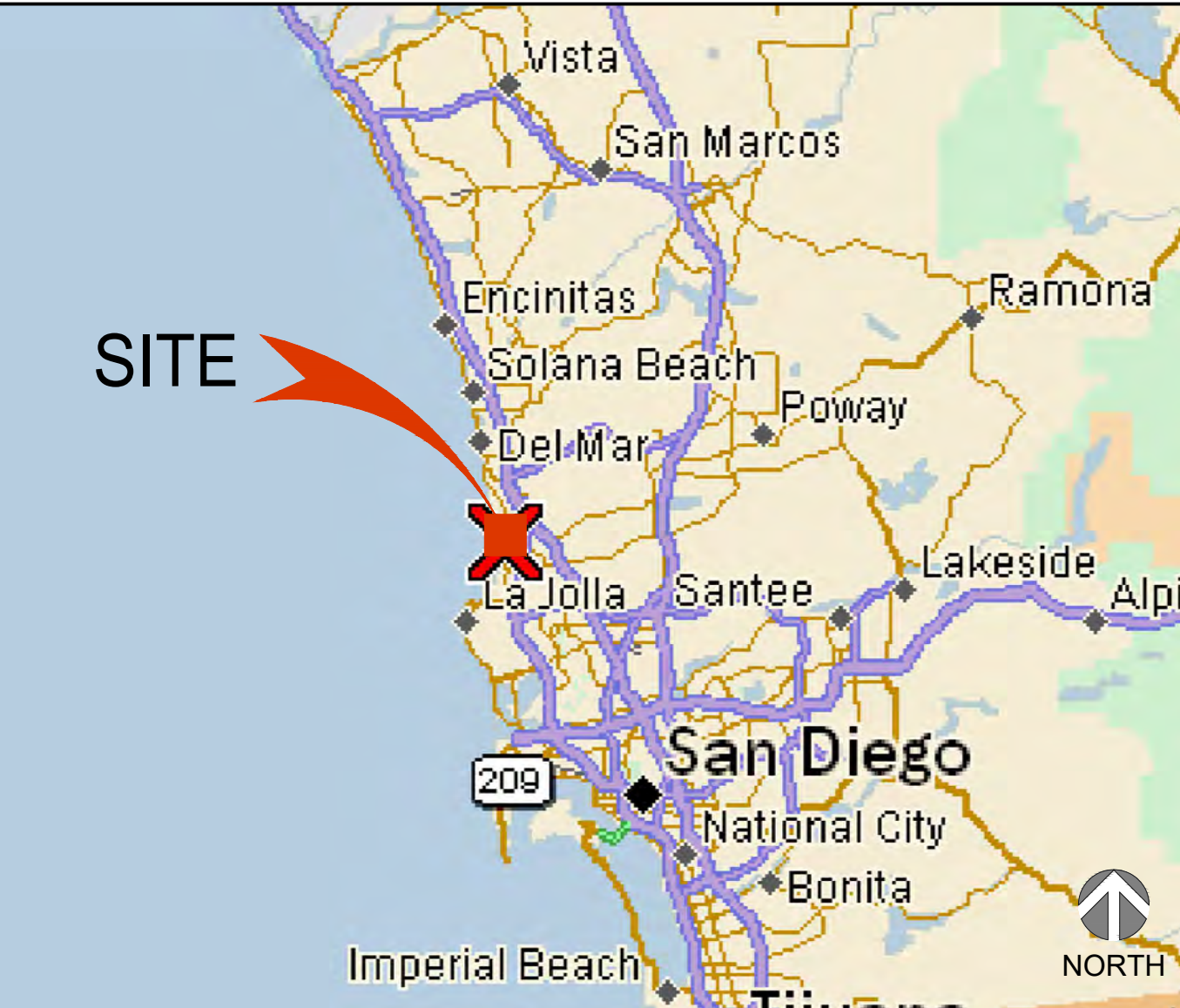
SITE ACQUISITION AGENT:
MD7, LLC.
10590 WEST OCEAN AIR DRIVE
SUITE 250
SAN DIEGO, CA 92130
CONTACT: ROBERTO POLITO
PHONE: (858) 291-1915
EMAIL: rpolito@md7.com

RF ENGINEER:
AT&T
5738 PACIFIC CENTER BLVD.
SAN DIEGO, CA 92121
CONTACT: RAVI JINDAL
EMAIL: rj096d@att.com

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

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

VICINITY MAP



PROJECT SUMMARY

NO PROPOSED WORK. ZONING DRAWINGS MEANT FOR OBTAINING ENTITLEMENTS

AN APPLICATION TO RETAIN AN EXISTING WCF THAT CONSISTS OF:

- (1) AT&T GPS ANTENNA
- (1) RRUS
- (1) ALPHA TE45V2 POWER CABINET
- (4) DIPLEXER
- (1) 3106 EQUIPMENT CABINET
- (1) PURCEL CABINET
- (2) PANEL ANTENNAS
- (1) PROPOSED DISCONNECT SWITCH

DRAWING INDEX

- T-1.0 TITLE SHEET
- LS-1 TOPOGRAPHIC SURVEY
- A-1.0 OVERALL SITE PLAN
- A-1.1 ENLARGED SITE PLAN
- A-2.0 EQUIPMENT & ANTENNA PLAN
- A-3.0 NORTH & SOUTH ELEVATIONS
- A-4.0 EAST & WEST ELEVATIONS

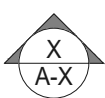
SITE INFORMATION

PROPERTY OWNER:	CITY OF SAN DIEGO 202 C STREET SAN DIEGO, CA 92101
STRUCTURE HEIGHT:	30'-4"
PARCEL NUMBER:	342-010-4200
LATITUDE (NAD 83):	32° 53' 15.561" N (32.887656°)
LONGITUDE (NAD 83):	-117° 14' 37.9104" W (-117.243864°)
ZONING JURISDICTION:	CITY OF SAN DIEGO
ZONING DISTRICT:	AR-1-1 (AGRICULTURAL-RESIDENTIAL)
OTHER WIRELESS FACILITIES:	NONE

GENERAL NOTES

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

DRAWING SYMBOLS



ELEVATION NUMBER
SHEET NUMBER FOR
ELEVATION



REVISION



DETAIL NUMBER
SHEET NUMBER FOR DETAIL

REFER: ELECTRICAL FOR
ADDITIONAL SYMBOLS

CODE COMPLIANCE

2019 CALIFORNIA BUILDING CODE
2019 CALIFORNIA RESIDENTIAL CODE
2019 CALIFORNIA TITLE 24
2019 CALIFORNIA FIRE CODE
2019 CALIFORNIA ENERGY CODE
2019 CALIFORNIA PLUMBING CODE

2019 CALIFORNIA MECHANICAL CODE
2019 CALIFORNIA ELECTRICAL CODE
TIA-222 CODE

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



Know what's below.
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UNDERGROUND FACILITIES BEFORE YOU DIG
IN NEVADA, CALL USA NORTH 811

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www.usanorth811.org

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

CONFIDENTIAL AND PROPRIETARY

NOT FOR DISCLOSURE OUTSIDE TELECOMMUNICATION CLIENT WITHOUT
WRITTEN PERMISSION.

SITE INFORMATION

NORTH TORREY PINES
CAL00426
10085067
PUBLIC RIGHT AWAY 10010
BLOCK OF NORTH TORREY
PINES RD
SAN DIEGO, CA 92037

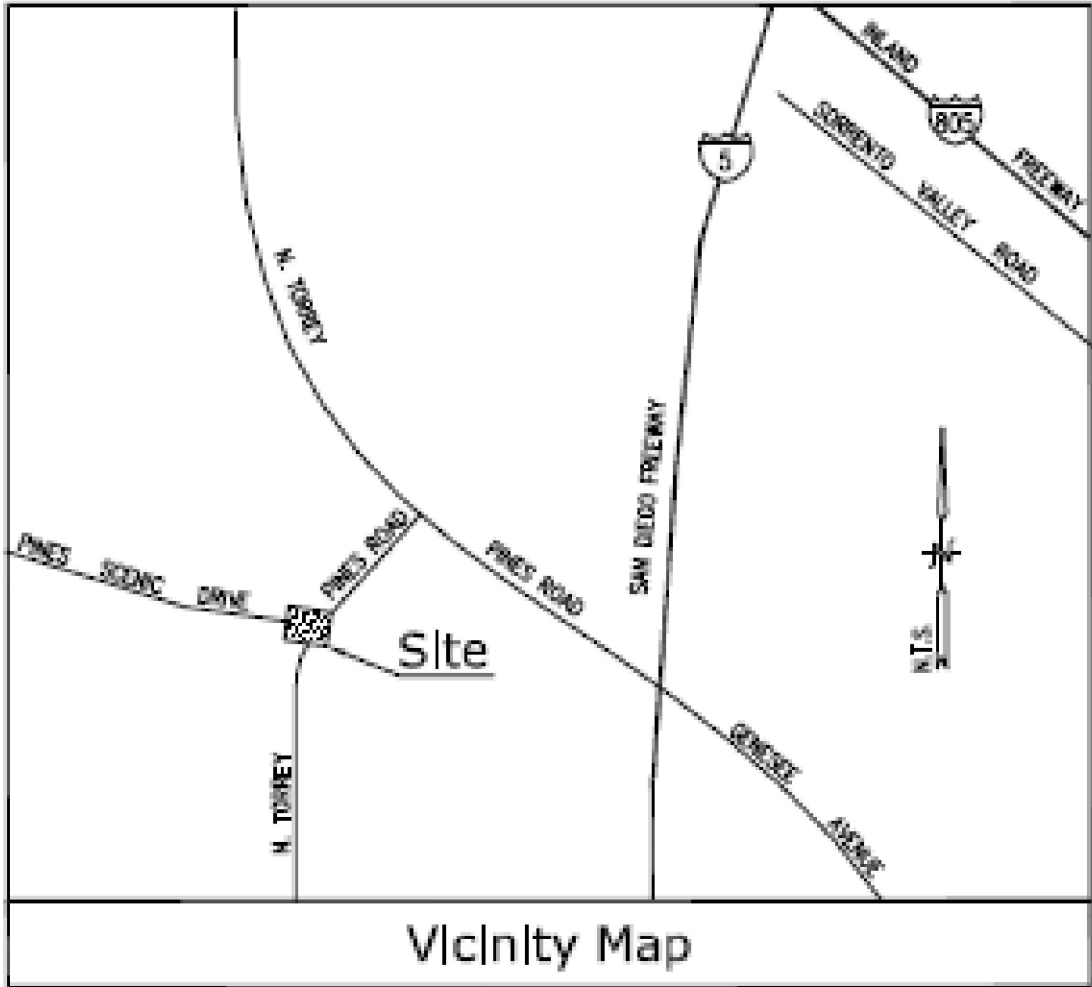
SHEET TITLE

TITLE SHEET

SHEET NUMBER

T-1.0

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Title Report

NOT APPLICABLE (RIGHT-OF-WAY SURVEY)

Legal Description

NOT APPLICABLE (RIGHT-OF-WAY SURVEY)

Assessor's Parcel No.

NOT APPLICABLE (RIGHT-OF-WAY SURVEY)

Easements

NOT APPLICABLE (RIGHT-OF-WAY SURVEY)

Geographic Coordinates at Existing Light Pole

1983 DATUM: LATITUDE: 32° 53' 15.49" N LONGITUDE: 117° 14' 37.83" W
ELEVATION = 375.3 FEET ABOVE MEAN SEA LEVEL

CERTIFICATION:
THE LATITUDE AND LONGITUDE SHOWN ABOVE ARE ACCURATE TO WITHIN +/- 15 FEET HORIZONTALLY AND THAT THE ELEVATIONS SHOWN ABOVE ARE ACCURATE TO WITHIN +/- 3 FEET VERTICALLY. THE HORIZONTAL DATUM (GEOGRAPHIC COORDINATES) IS IN TERMS OF THE NORTH AMERICAN DATUM OF 1983 (NAD 83) AND IS EXPRESSED IN DEGREES (°), MINUTES (') AND SECONDS ("). TO THE NEAREST HUNDRETH OF A SECOND. THE VERTICAL DATUM (ELEVATIONS) IS IN TERMS OF THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) AND IS DETERMINED TO THE NEAREST TENTH OF A FOOT.

Basis of Bearings

THE STATE PLANE COORDINATE SYSTEM OF 1983 (NAD 83), CALIFORNIA ZONE 6.

Bench Mark

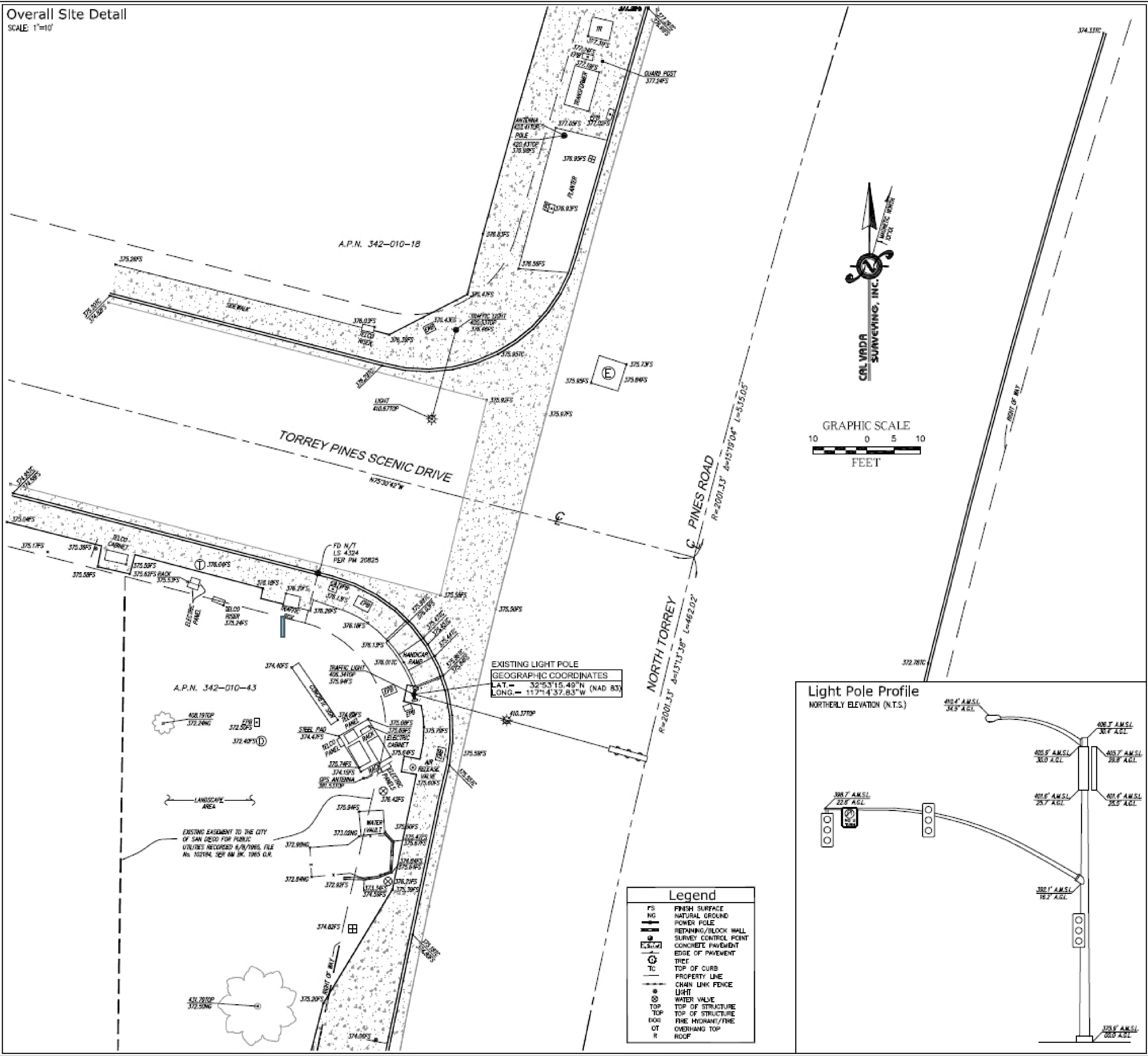
THE CALIFORNIA SPATIAL REFERENCE CENTER C.O.R.S. "5625", ELEVATION = 728.02 FEET (NAVD 88).

Date of Survey

JUNE 6, 2013

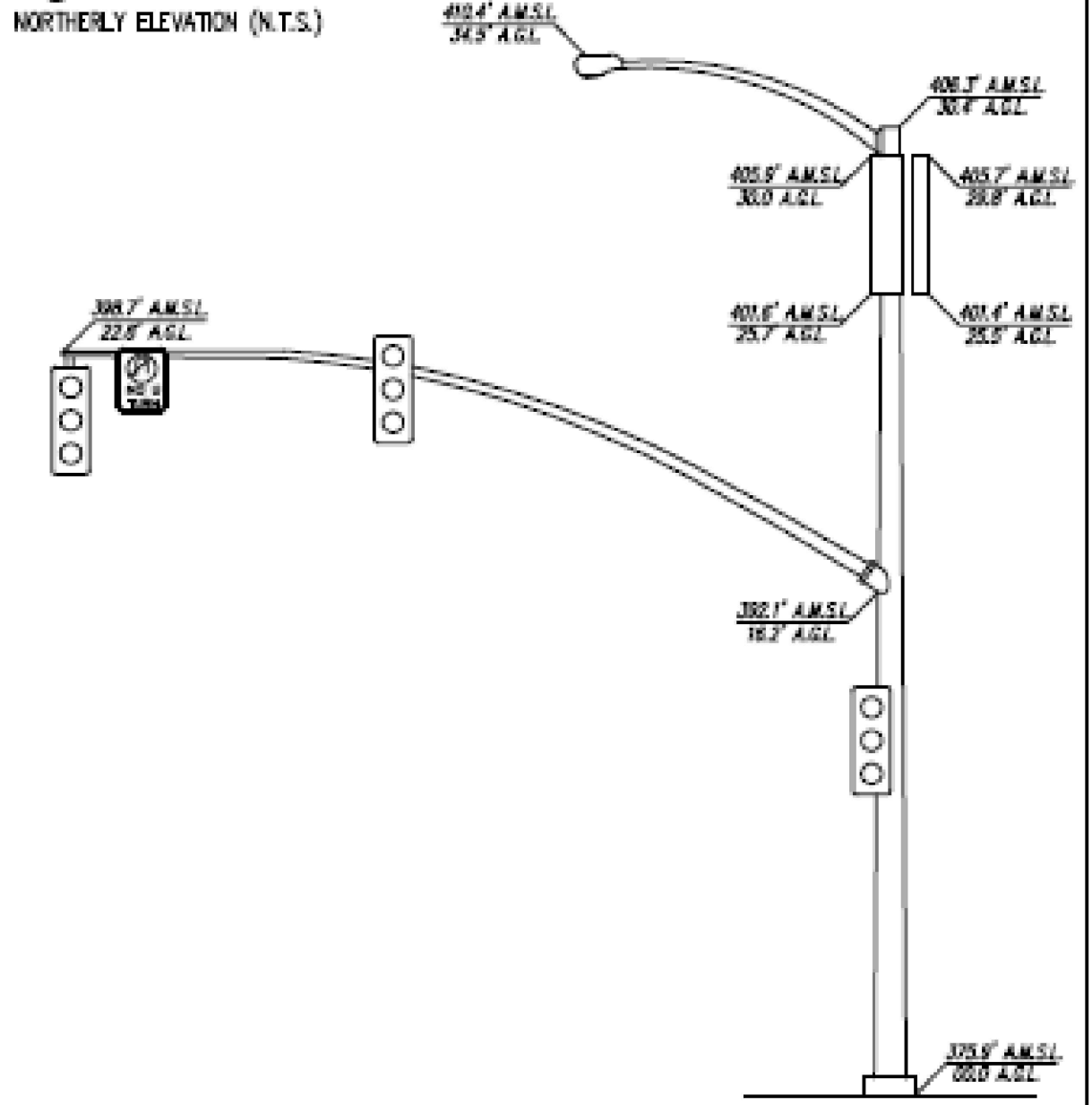
Overall Site Detail

SCALE 1"=10'



Light Pole Profile

NORTHERLY ELEVATION (N.T.S.)



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858-964-7439

AHJ APPROVAL

REVISIONS			
REV	DATE	DESCRIPTION	INITIALS
0	12/13/2022	100% ZDs	JN
1	05/28/2024	REVISED 100% ZDs	RA

SITE INFORMATION
NORTH TORREY PINES
CAL0042610085067
PUBLIC RIGHT AWAY 10010
BLOCK OF NORTH TORREY
PINES RD
SAN DIEGO, CA 92037

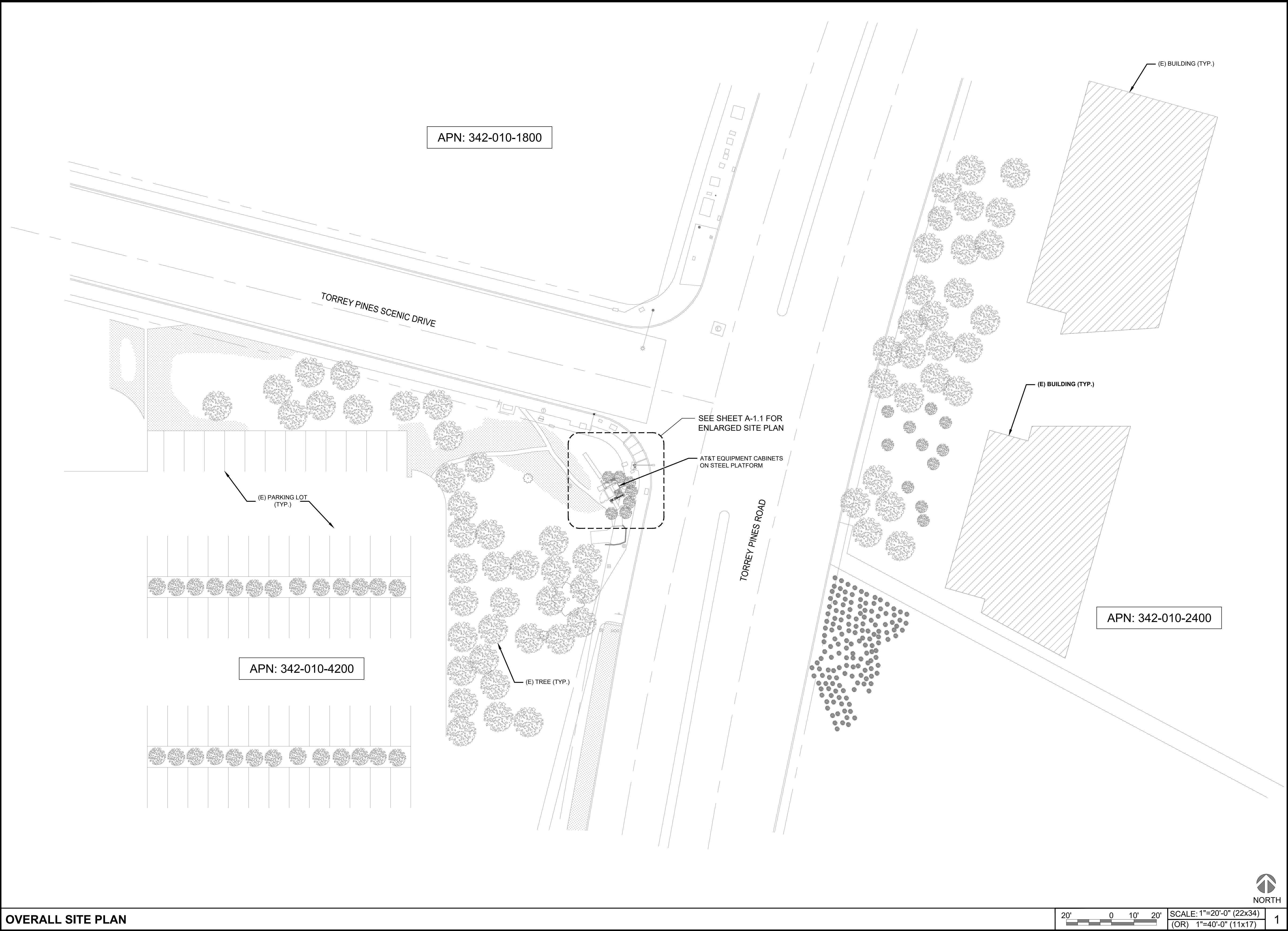
SHEET TITLE

TOPOGRAPHIC
SURVEY

SHEET NUMBER

LS-1

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OVERALL SITE PLAN

20'0"0"

0

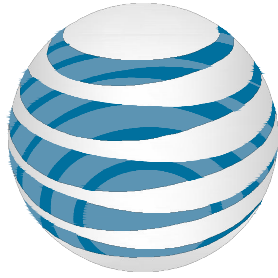
10'0"0"

20'0"0"

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

1





at&t

5001 EXECUTIVE PARKWAY, SAN RAMON, CA 94583

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858 964 7439

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NORTH TORREY PINES
CAL0042610085067
PUBLIC RIGHT AWAY 10010
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PINES RD
SAN DIEGO, CA 92037

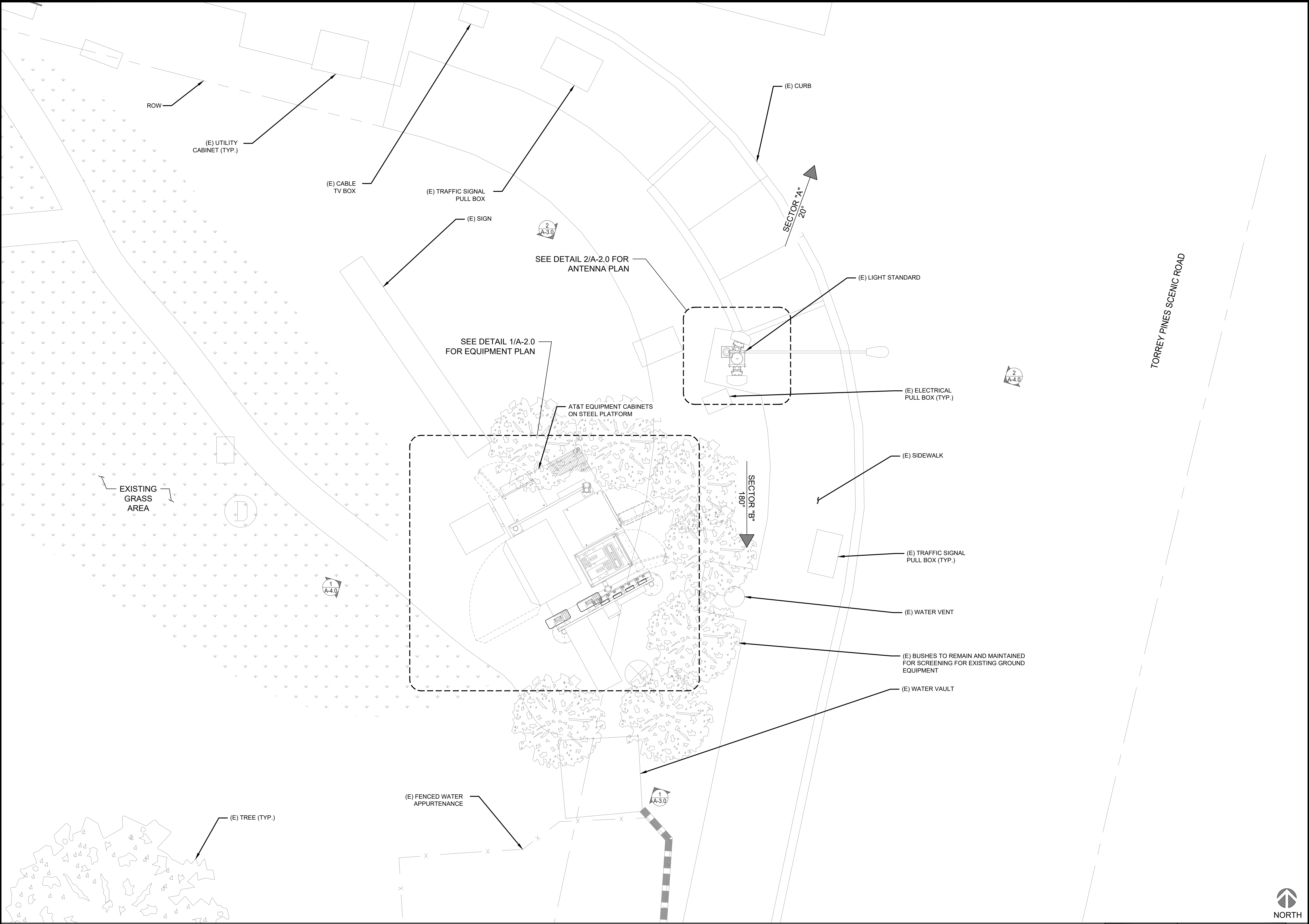
SHEET TITLE

OVERALL SITE PLAN

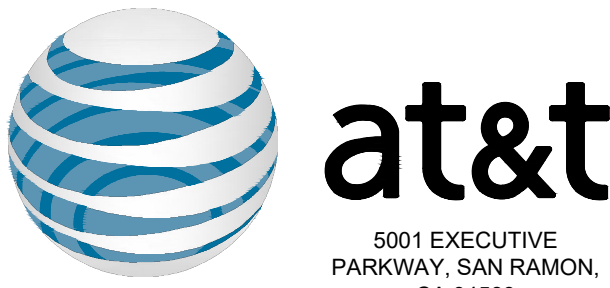
SHEET NUMBER

A-1.0

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ENLARGED SITE PLAN



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858-964-7439

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REVISIONS			
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SITE INFORMATION
NORTH TORREY PINES
CAL0042610085067
PUBLIC RIGHT AWAY 10010
BLOCK OF NORTH TORREY
PINES RD
SAN DIEGO, CA 92037

SHEET TITLE
ENLARGED SITE PLAN

SHEET NUMBER

A-1.1



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

1

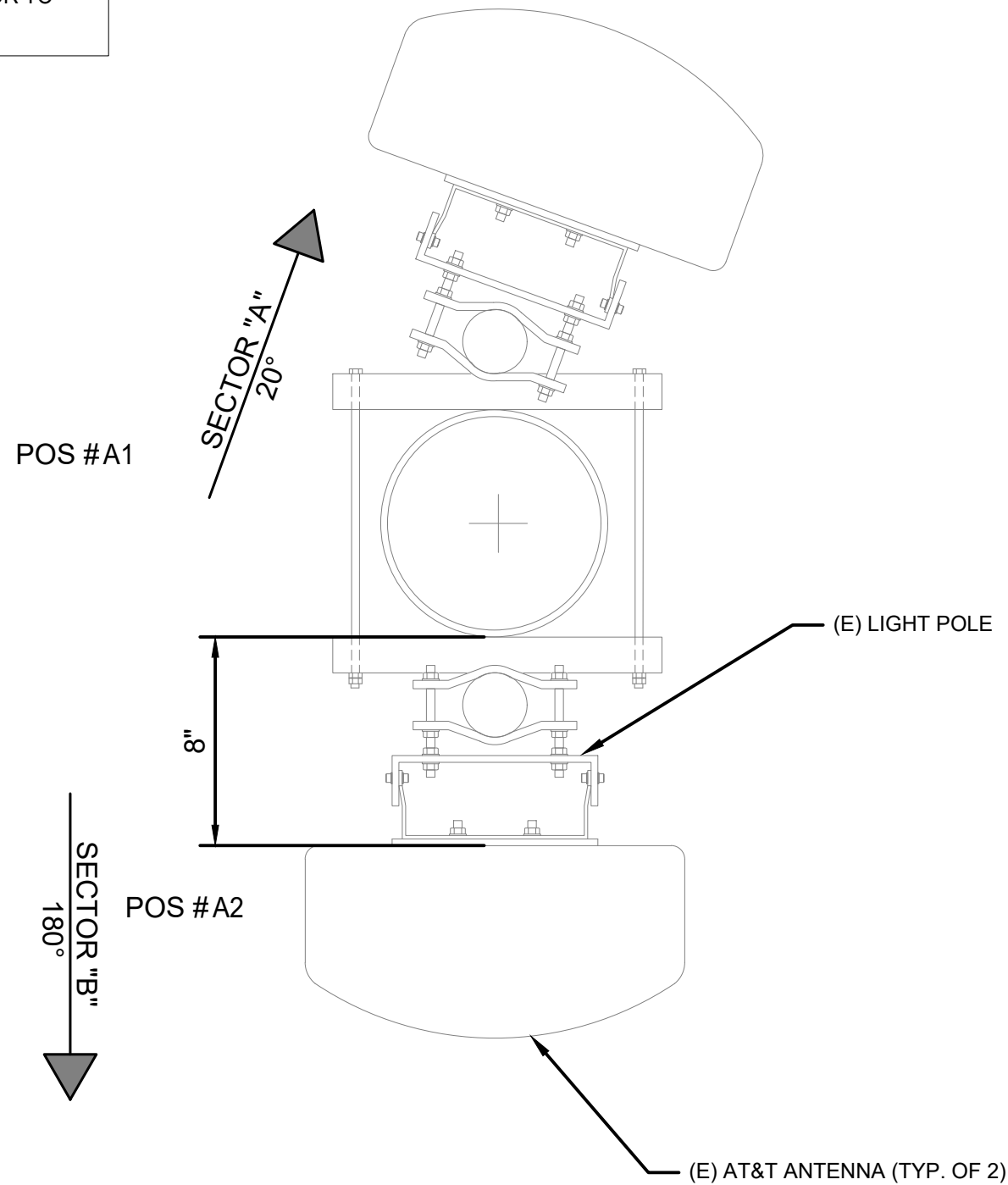
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FINAL ANTENNA SCHEDULE														
SECTOR	ANTENNA								DIPLEXER	SURGE SUPPRESSOR	RRU	TRANSMISSION LINE		
	POS.	TECH	STATUS	MODEL NO.	SIZE	AZIMUTH	RAD CENTER	TIP HEIGHT				FIBER & POWER	COAX	LENGTH (±)
A	1.	UNTS 850 LTC 1C (700) LTE 2C (1900) LTE 3C (AWS)	EXISTING	KATHREIN 800 10764 K	4'-7"	20°	27'-0"	30'-2"	(2) KAEIUS TBC0020F1V2-1* (2) DB0051F3V51-1*		(1) RRU-11* (1) RRU-12* (1) RRUS-11*	4	1/2"	50'-0"
A	1.	UNTS 850 LTC 1C (700) LTE 2C (1900) LTE 3C (AWS)	EXISTING	KATHREIN 800 10764 K	4'-7"	180°	27'-0"	30'-2"	(2) KAEIUS TBC0020F1V2-1* (2) DB0051F3V51-1*		(1) RRU-11* (1) RRU-12* (1) RRUS-11*			
TOTALS		2 ANTENNAS						8 DIPLEXERS		0 SURGE SUPPRESSORS	6 RRUS	8 COAX		

* EQUIPMENT LOCATED IN EQUIPMENT AREA

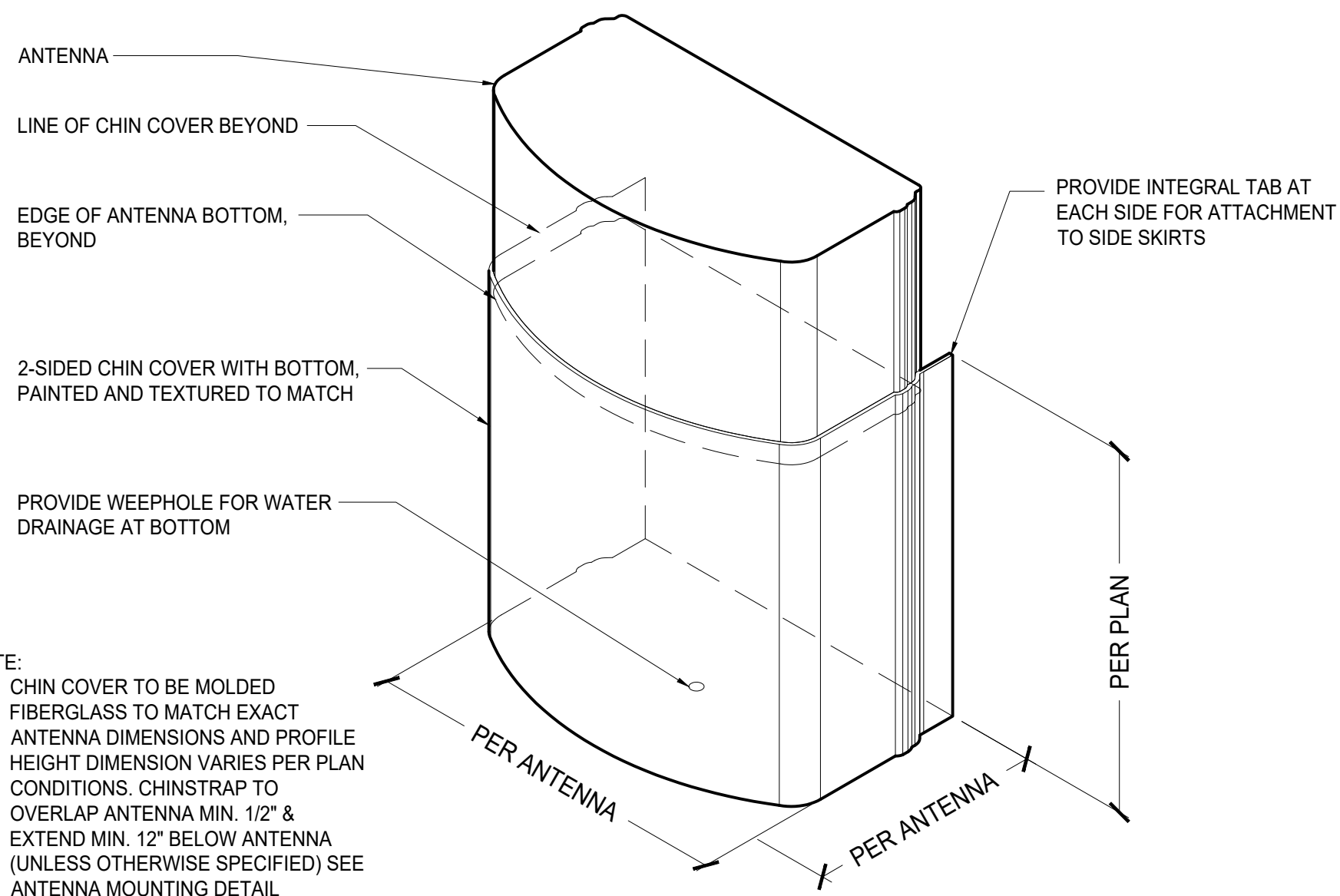
NOTE:

1. ANTENNAS AND SKIRT TO BE PAINTED TO MATCH POLE COLOR. PAINT COLOR TO BE APPROVED BY JURISDICTION PRIOR TO PAINTING.



ANTENNA PLAN

0 1.5" 3" 6"	SCALE: 2"=1'-0" (22x34) (OR) 1"=1'-0" (11x17)	1
--------------	--	---

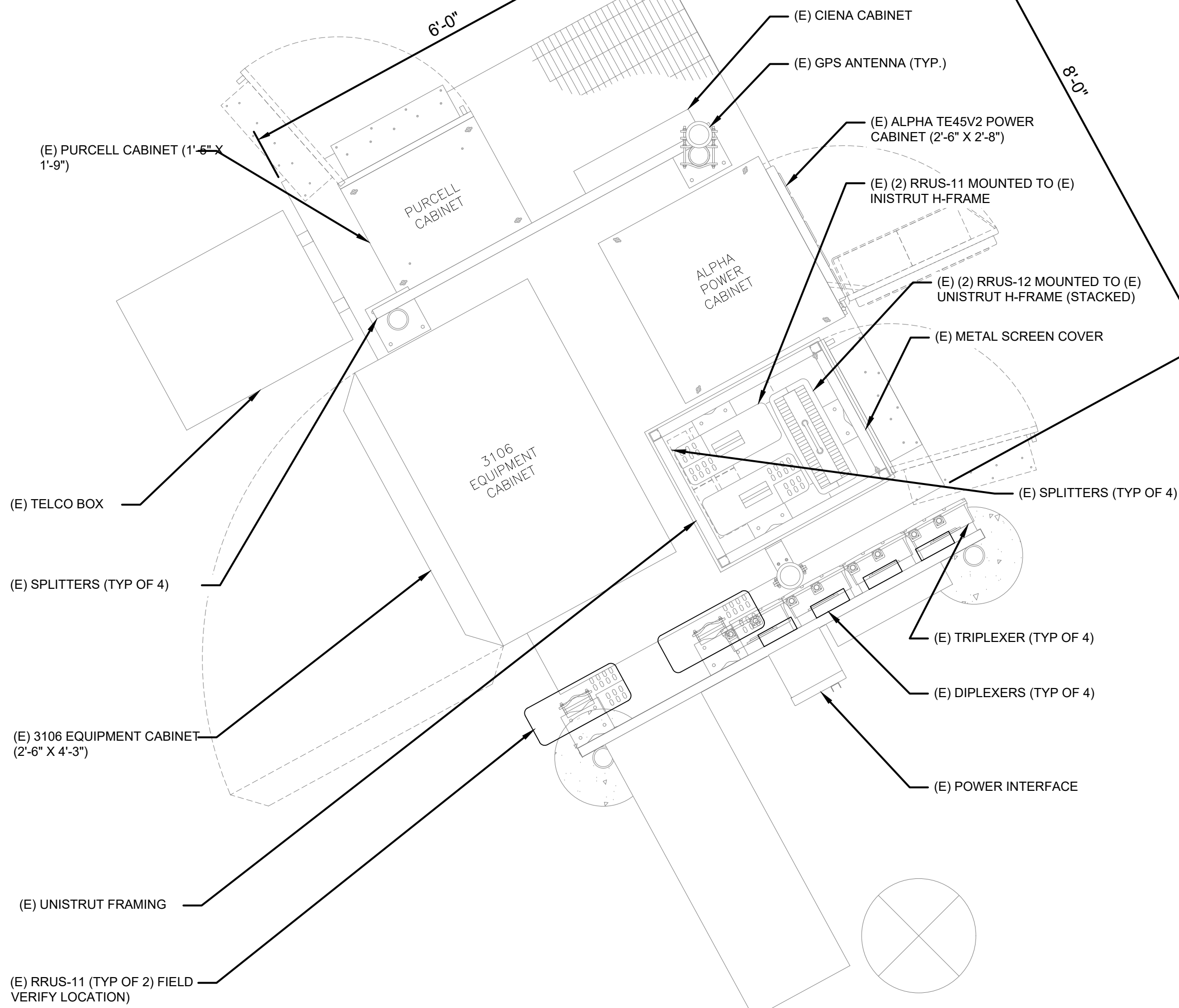


ANTENNA SKIRT/CHIN COVER

SCALE	3
N.T.S.	

NOTE:

1. ALL GROUND EQUIPMENT TO BE PAINTED TO MATCH EXISTING LANDSCAPING. PAINT COLOR TO BE APPROVED BY JURISDICTION PRIOR TO PAINTING.
2. EXISTING BUSHES TO REMAIN AND MAINTAINED FOR SCREENING OF GROUND EQUIPMENT.

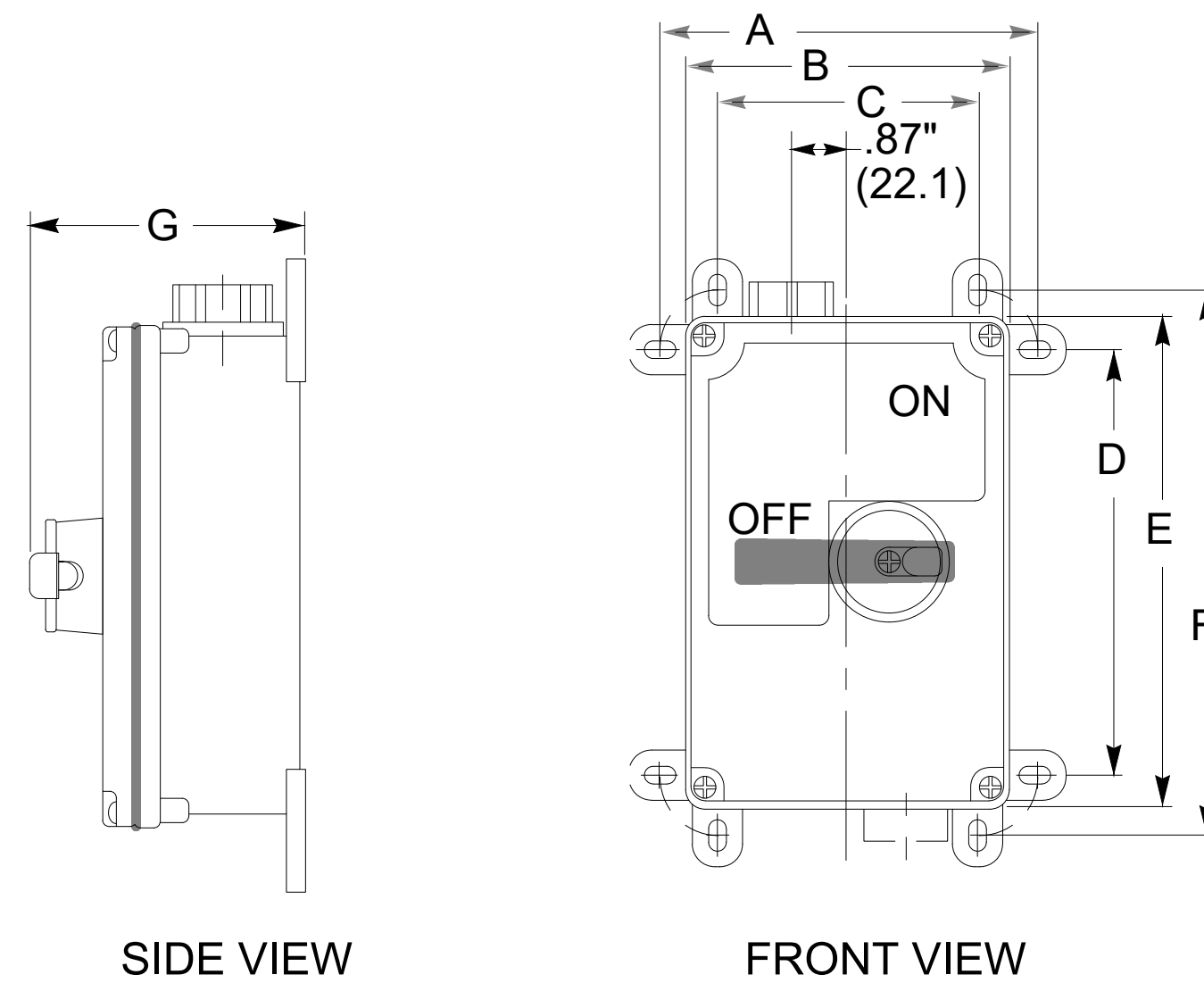


EQUIPMENT PLAN

0 3" 6" 1'	SCALE: 3/4"=1'-0" (22x34) (OR) 3/8"=1'-0" (11x17)	2
------------	--	---

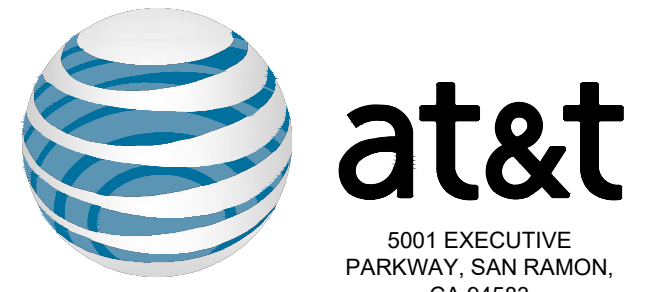
NOTE:

1. POWER DISCONNECT SWITCH PER CITY AND AT& T STANDARDS OR SIMILAR.



POWER DISCONNECT SWITCH

SCALE	4
N.T.S.	



MD7

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858 964 7439

AHJ APPROVAL

REVISIONS

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1	05/28/2024	REVISED 100% ZDs	RA

SITE INFORMATION
NORTH TORREY PINES
CAL00426
10085067
PUBLIC RIGHT AWAY 10010
BLOCK OF NORTH TORREY
PINES RD
SAN DIEGO, CA 92037

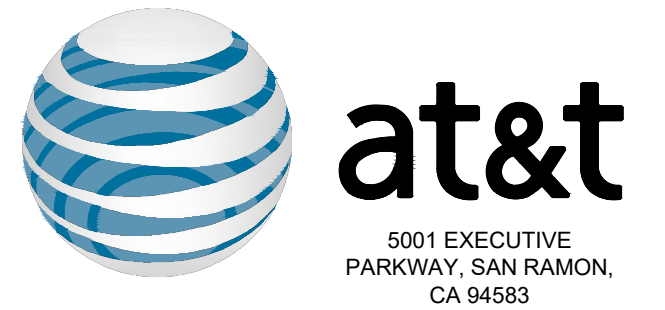
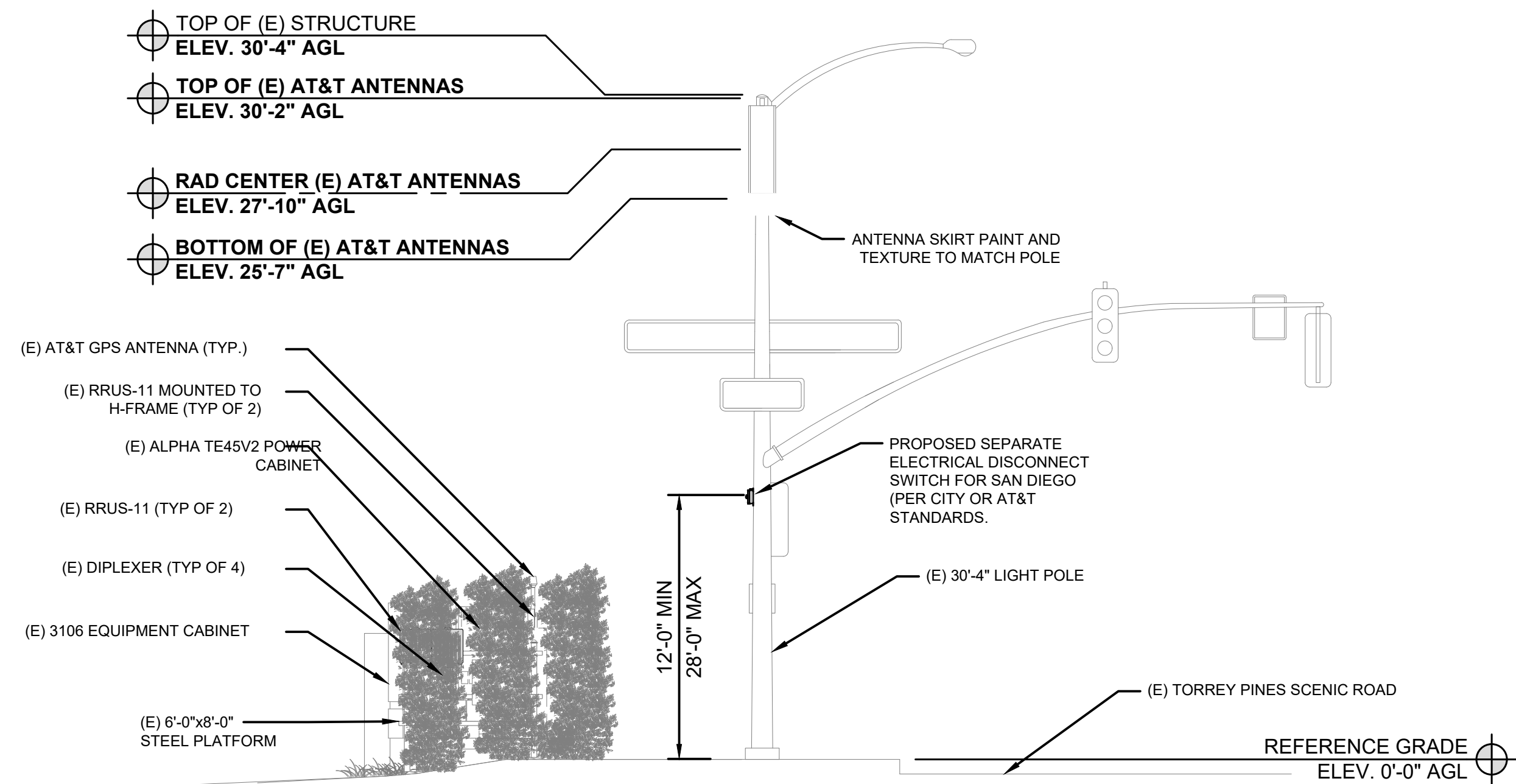
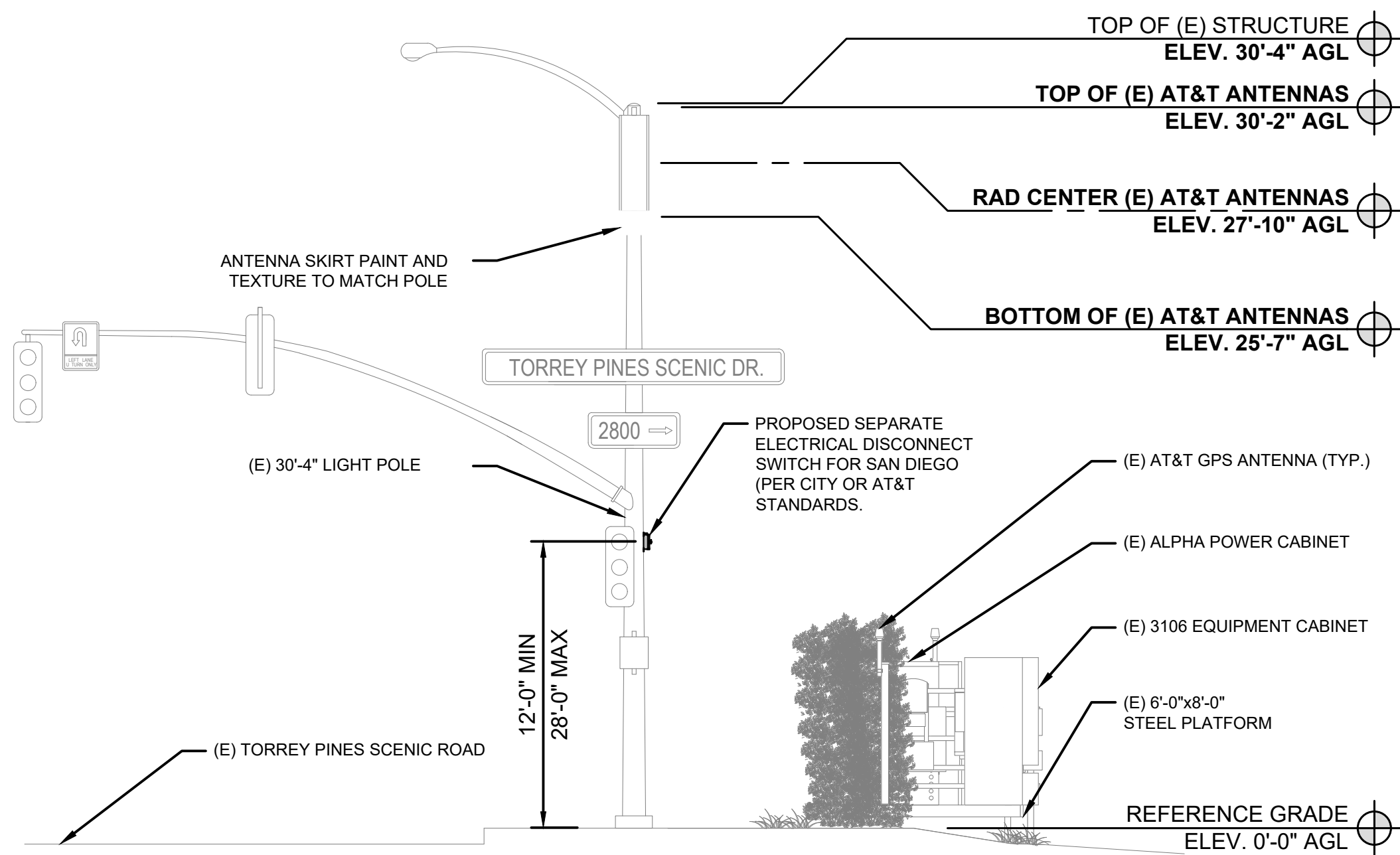
SHEET TITLE

EQUIPMENT &
ANTENNA PLAN

SHEET NUMBER

A-2.0

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SITE INFORMATION
NORTH TORREY PINES
CAL0042610085067
PUBLIC RIGHT AWAY 10010
BLOCK OF NORTH TORREY
PINES RD
SAN DIEGO, CA 92037

SHEET TITLE

NORTH & SOUTH
ELEVATIONS

SHEET NUMBER

A-3.0

NORTH ELEVATION

0 1.5' 3' 5'

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

2

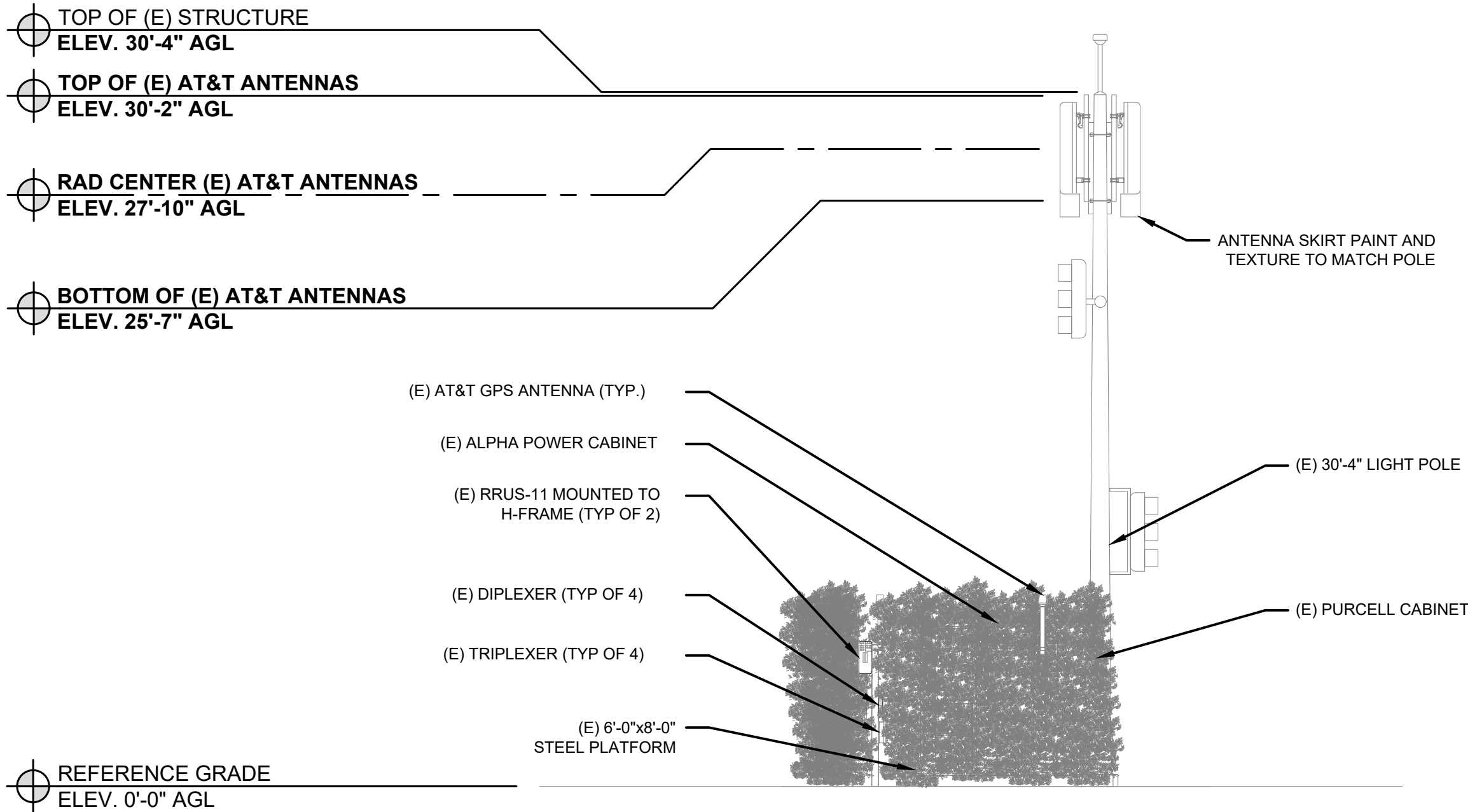
SOUTH ELEVATION

0 1.5' 3' 5'

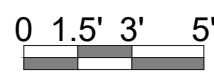
SCALE: 3/16"=1'-0" (22x34)
(OR) 3/32"=1'-0" (11x17)

1

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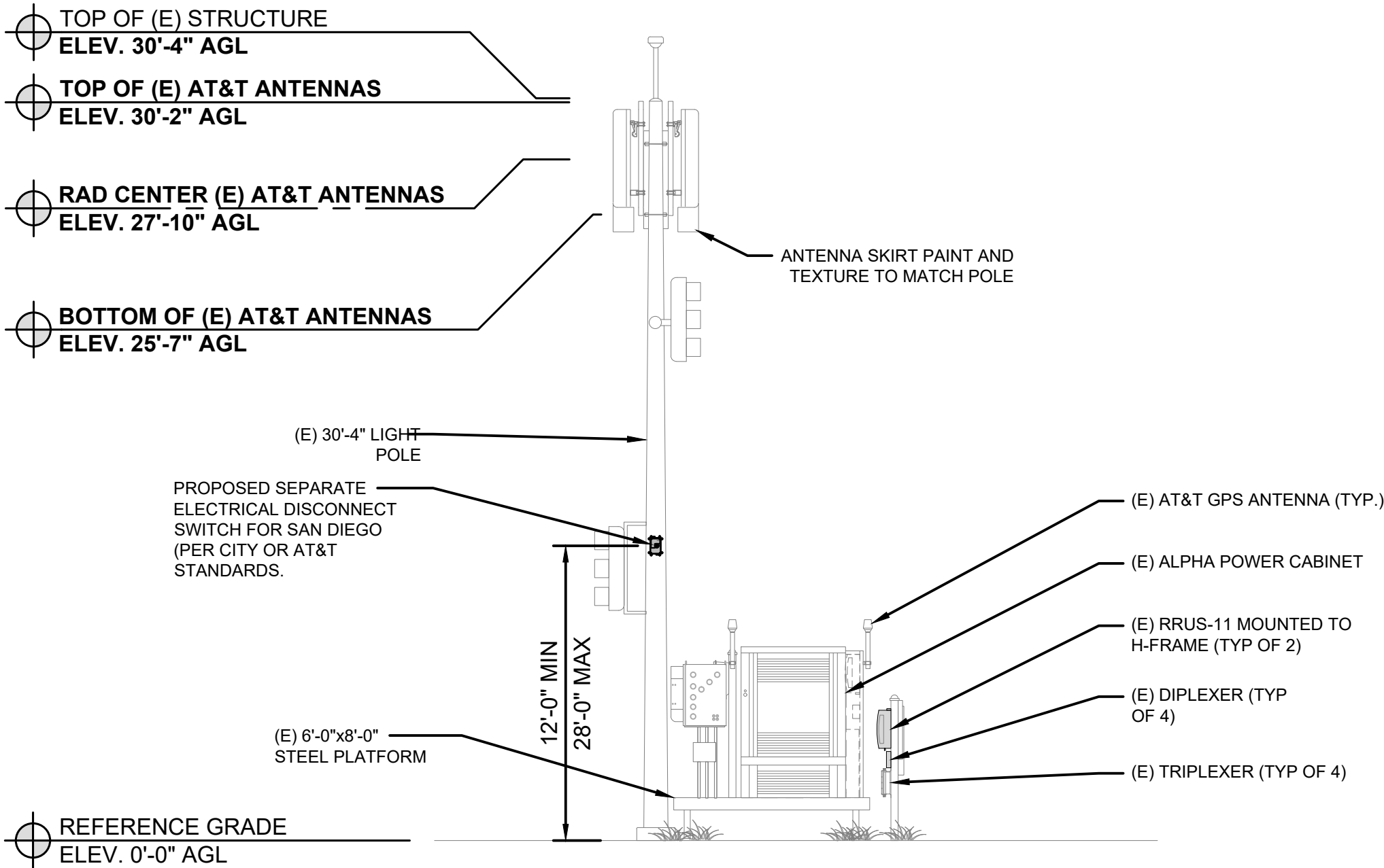


EAST ELEVATION

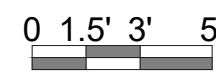


SCALE: 3/16"=1'-0" (22x34)
(OR) 3/32"=1'-0" (11x17)

2



WEST ELEVATION



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

1



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PINES RD
SAN DIEGO, CA 92037

SHEET TITLE

EAST & WEST
ELEVATIONS

SHEET NUMBER

A-4.0