



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: August 13, 2025 REPORT NO. HO-25-030

HEARING DATE: August 20, 2025

SUBJECT: T-MOBILE CHATSWORTH, Process Three Decision

PROJECT NUMBER: [PRJ-1115214](#)

OWNER/APPLICANT: PACIFIC BELL TELEPHONE COMPANY / T-MOBILE WEST, LLC

SUMMARY

Issue: SHOULD THE HEARING OFFICER APPROVE AN EXISTING WIRELESS COMMUNICATION FACILITY (WCF) LOCATED AT [3704 TENNYSON STREET](#) WITHIN THE [PENINSULA COMMUNITY PLAN AREA?](#)"

Proposed Actions:

1. APPROVE CONDITIONAL USE PERMIT NO. 3287936.

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 October 17, 2024, the Peninsula Community Planning Group voted 13-0-0 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 5, 2025, and the opportunity to appeal that determination ended March 19, 2025.

BACKGROUND-

The T-Mobile Chatsworth (Project) proposes the continuation of an existing WCF. This WCF has been onsite since 1995 and was designed as a façade-mounted facility. In 2013, the WCF was modified to place the antennas behind Fiberglass Reinforced Panel (FRP) boxes to increase the concealment of façade-mounted antennas. The Project is located at 3704 Tennyson Street in the RM-3-7 (Residential – Multiple Unit) zone, Coastal Height Limit Overlay Zone, FAA Part 77 Noticing Area for the San Diego International Airport and North Island Naval Air Station of the Peninsula Community Plan area.

Land uses surrounding the site consist of a religious facility, library and commercial uses to the north, multiple dwelling uses to the east, a religious facility, single and multiple dwelling uses to the south, and single and multiple dwelling uses to the west. The Project site contains a commercial use.

DISCUSSION

Project Description:

The Project contains seven (7) panel antennas and six (6) Radio Remote Units mounted on the façade of the building behind three (3) Fiberglass Reinforced Plastic (FRP) boxes. The associated equipment is located on the roof of the structure in an existing 200-square-foot enclosure with three (3) cabinets. The Project's scope is existing and there are no modifications for this application.



Figure 1: View of Existing WCF, looking west towards Chatsworth Boulevard.

The Project complies with the [WCF Guidelines](#) concerning the design type of Façade-Mounted Antennas.

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 located in a residential zone without residential uses onsite, which is a Preference 3, if the WCF has antennas located less than 100 feet from the property line of a premises with a dwelling unit, child care center, or school with children enrolled in any grade kindergarten through grade 8 (Attachment 12). The existing location is necessary to continue to provide the required existing coverage in the area. Collocation with other sites would not provide adequate coverage or are not available for collocation. Most of the targeted area covers the immediate area around the Project site and stretches south to include single and multiple dwelling units along Chatsworth Boulevard. Other site location options were not explored because A) the WCF is located on an existing commercial site surrounded by sensitive uses such as residential dwellings and childcare centers and B) any relocation would negatively impact the existing coverage objective goals that T-Mobile already has in place (Attachment 6). Any move to a more sensitive use would increase the process level and would not comply with City Council Policy 600-43. This site is a preferred WCF for T-Mobile located in a highly residential zoned area. As a result, after careful consideration of these factors, the existing location will provide the best option to provide much needed service to the community while minimizing the overall visual impact.

Required Permits	Basis
Conditional Use Permit	Located in a residential zone (RM-3-7) without residential uses where the closest sensitive use's property line is less than 100' from the antennas.

Pursuant to SDMC Section [141.0420\(c\)\(1\)\(A\)\(i\)](#), the Project requires a CUP as the Project is located in a residential zone without residential development, where the antennas are located less than 100 feet from the property line of a premises with a dwelling unit, childcare center, or school with children enrolled in any grade from kindergarten through grade 8. The Project is located in the Coastal Height Limit Overlay zone, which has a maximum allowed height limit of 30 feet. The existing FRP covers portions of the existing structure's second story, but does not exceed 30 feet. The project does not require any deviations as part of this application.

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 dated March 23, 2022, from MobileComm Professionals,

Inc, was submitted to the City verifying that the proposed Project is in compliance with FCC rules and regulations upon completion of the recommended sign and/or barrier mitigations. The report will be stamped as Exhibit "A" and provided within the Project file.

Community Plan Analysis:

The Project was heard by the Peninsula Community Planning Group on October 17, 2024, and voted 13-0-0 to recommend approval of the project, with no conditions (Attachment 9). The Peninsula Community Plan and Local Coastal Program Land Use Plan (PCP) does not mention WCFs, however the City of San Diego's General Plan (UD-A.15) requires that the visual impact of wireless facilities to 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 the UD-A.15 by deploying various screening techniques such as mounting the antennas into FRP boxes that are painted and textured to match the existing structure to reduce visual impact. The FRP boxes have been placed to increase coverage in the area and are on the northern, eastern, and southern facades of the structure. The associated equipment enclosure is mounted on the first-floor roof and is located so that the equipment is not visible from the ground. Per the [WCF Guidelines](#), equipment not located within an equipment enclosure shall be completely hidden from view. Per SDMC 141.0420(e)(5), it should also be set back or located to minimize visibility, especially from the public right-of-way or public places.

The General Plan, Section L. Information infrastructure, Policy PF-L.5, indicates that the City should work with private telecommunication service providers to develop and maintain an integrated information infrastructure system. Lastly, the City will continue to pursue and encourage the proper planning and provision of information infrastructure. Unlike planning for traditional infrastructure, such as water and sewer lines, planning for high-tech infrastructure has materialized in the new century in the wake of rapidly evolving technologies. The continuous evolution and coalescence of data, telephones, cellular telephones, television, video, satellites, personal digital assistants, the internet, personal computers, and other technical devices have created a new era of unlimited interactive communications possibilities. Planning, providing, and supporting communication and information infrastructure will provide a vital framework for economic growth, educational opportunities, integrated development patterns, and quality of life issues in San Diego.

The existing WCF will continue to provide critical voice and data service throughout the surrounding area. Operation of this site is necessary to maintain the existing levels of service to the area for T-Mobile. The site will remain 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 property and the predicted loss of coverage without the continuation of the WCF (Attachment 6). A loss of the service could have a significant impact on customers and essential emergency communication services.

Conclusion:

This facility has operated in compliance since its installation. It provides necessary coverage to high residential areas near Chatsworth Boulevard. Any requirement to move the facility could jeopardize the coverage, concealment, and performance of the facility. The Project's design effectively integrates with the surrounding community, meeting the purpose and intent of the SDMC 141.0420, the WCF Guidelines, and Council Policy 600-43. City staff has prepared draft findings in the affirmative to approve the Project and recommends approval of CUP No. 3287936 (Attachments 4 and 5).

ALTERNATIVES

1. Approve Conditional Use Permit No. 3287936, with modifications.
2. Deny Conditional Use Permit No. 3287936, if the findings required to approve the project cannot be affirmed.

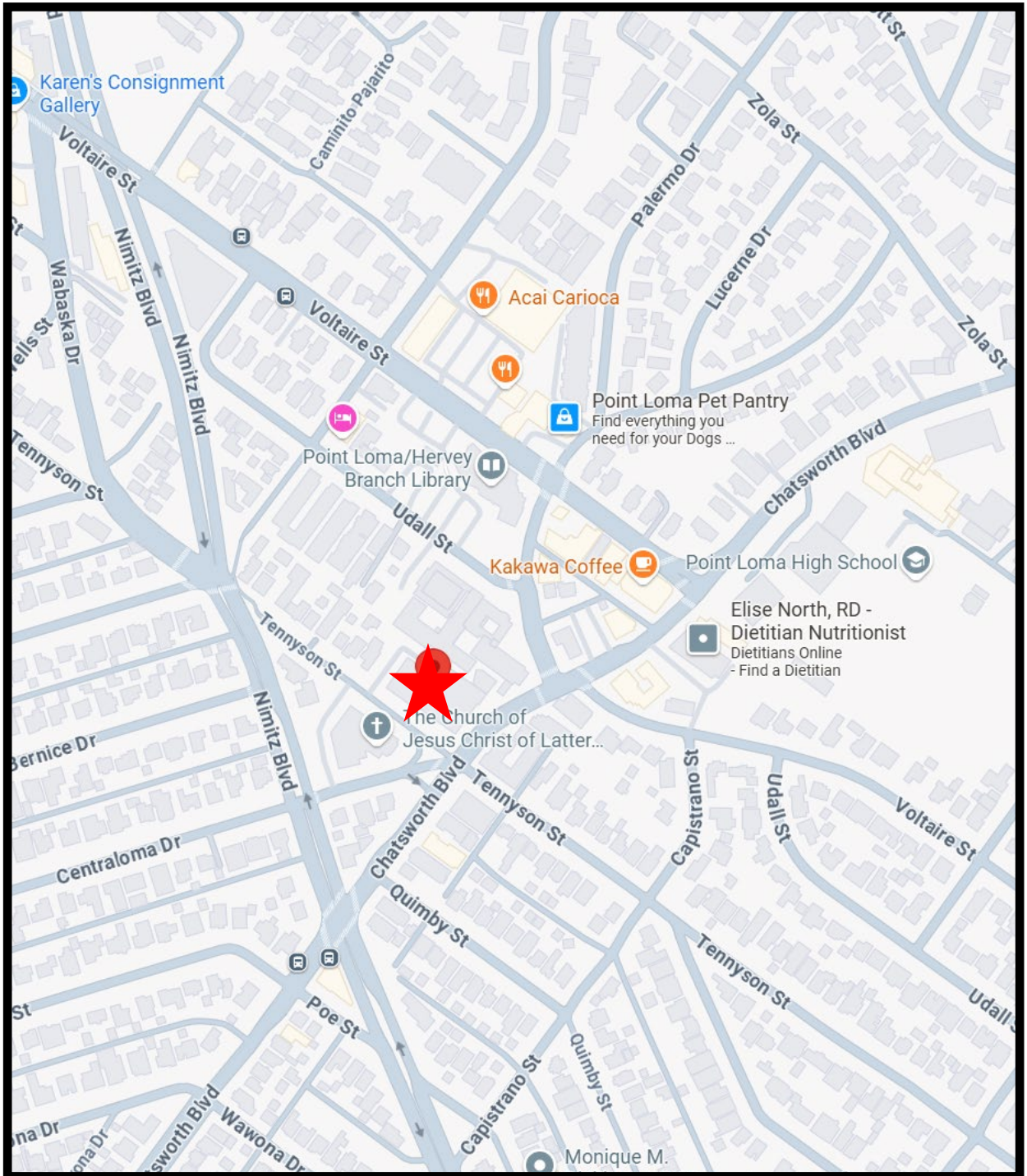
Respectfully submitted,



Ian Heacox
Development Project Manager
Development Services Department

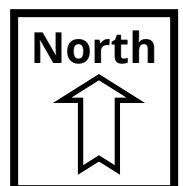
Attachments:

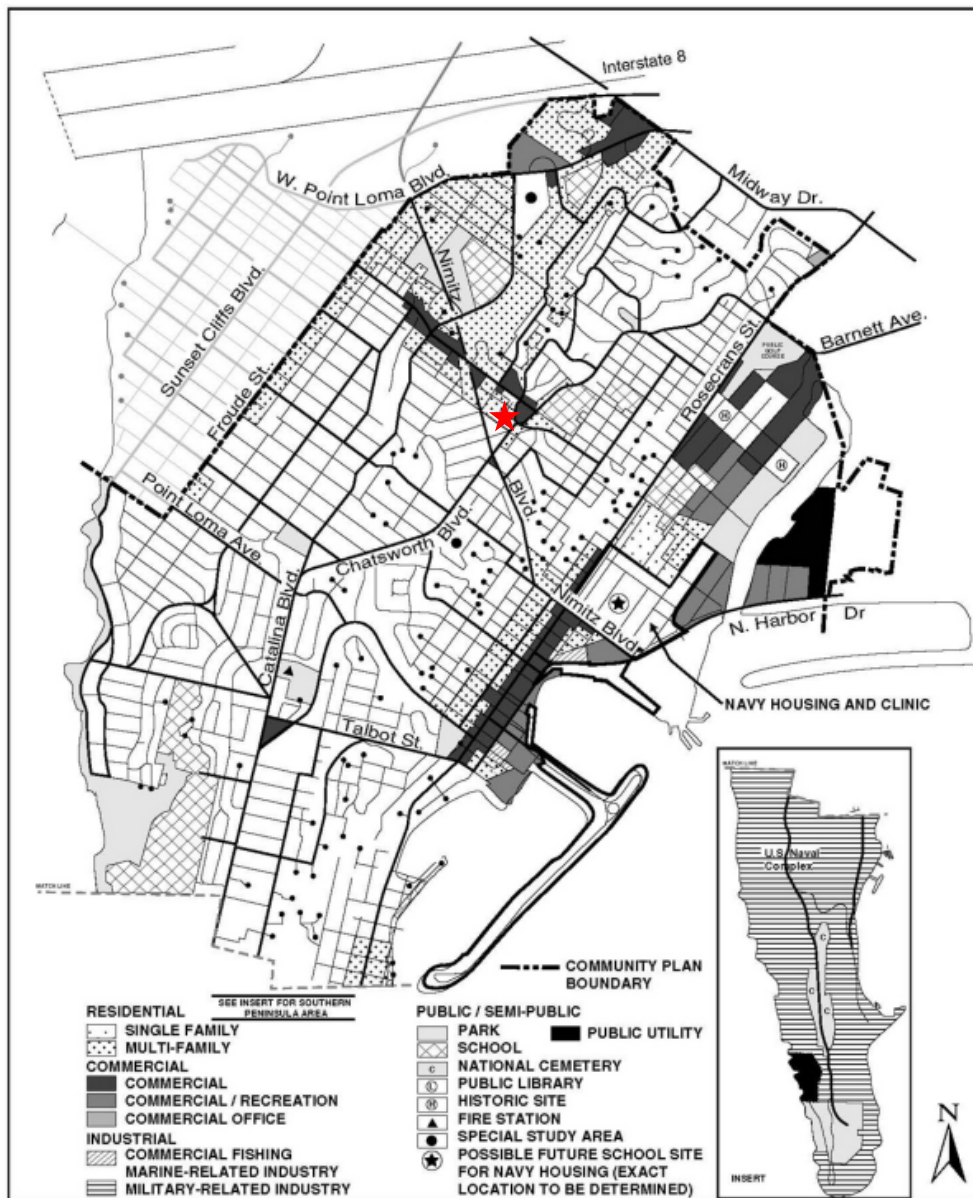
1. Aerial Photographs
2. Community Plan Land Use Map
3. Project Location Map
4. Permit Resolution with Findings
5. Permit with Conditions
6. Coverage Maps
7. Environmental Exemption
8. Ownership Disclosure Form
9. Community Planning Group Correspondence
10. Photo Survey
11. Photo Simulations
12. Project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



Project Location

T-Mobile Chatsworth
3704 Tennyson Street
Project No. PRJ-1115214





Land Use Peninsula Community Plan

CITY OF SAN DIEGO • PLANNING DEPARTMENT

5. Land Use Plan

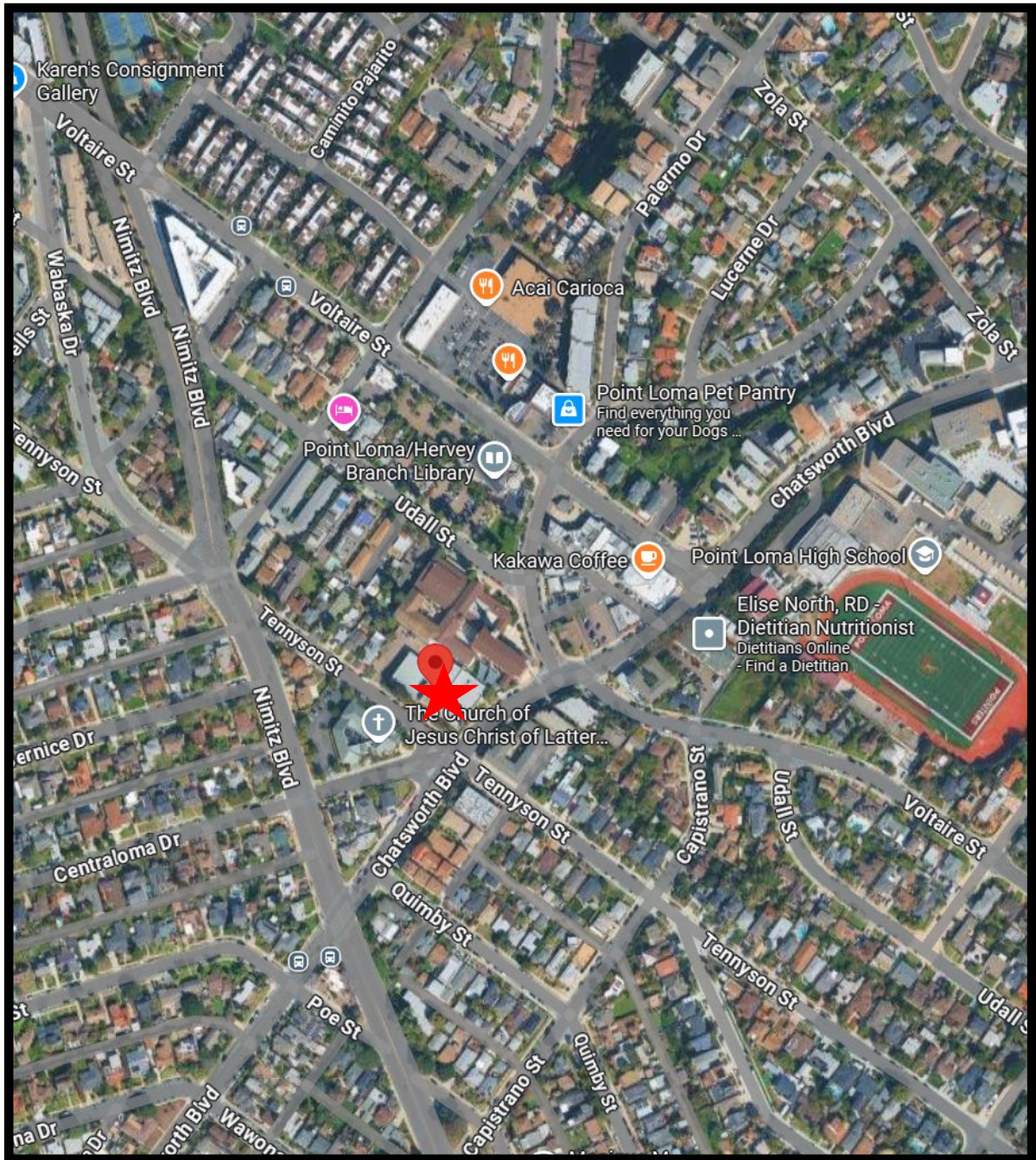


Land Use Plan

T-Mobile Chatsworth
3704 Tennyson Street
Project No. PRJ-1115214

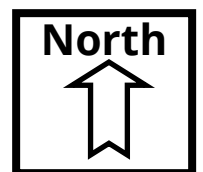
North





Aerial Photo

T-Mobile Chatsworth
3704 Tennyson Street
Project No. PRJ-1115214



HEARING OFFICER RESOLUTION NO. _____
CONDITIONAL USE PERMIT NO. 3287936
T-MOBILE CHATSWORTH PROJECT NO. 1115214

WHEREAS, PACIFIC BELL TELEPHONE COMPANY, Owner, and T-MOBILE WEST, LLC, Permittee, filed an application with the City of San Diego for a permit for the continuation of an existing Wireless Communication Facility (WCF) (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 3287936);

WHEREAS, the project site is located at 3704 Tennyson Street in the RM-3-7 (Residential – Multiple Unit) zone, Coastal Height Limit Overlay Zone, FAA Part 77 Noticing Area for the San Diego International Airport and North Island Naval Air Station of the Peninsula Community Plan area;

WHEREAS, the project site is legally described as Lot 11 of Block 20 of Point Loma Heights, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 1106, filed in the Office of the County Recorder of San Diego County, December 30, 1907;

WHEREAS, on March 5, 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 August 20, the Hearing Officer of the City of San Diego considered Conditional Use Permit (CUP) NO. 3287936 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. 3287936:

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 T-Mobile Chatsworth (Project) proposes the continuation of an existing WCF. The Project contains seven (7) panel antennas and six (6) Radio Remote Units mounted on the façade of the building behind three (3) Fiberglass Reinforced Plastic (FRP) boxes. The associated equipment is located on the roof of the structure in an existing 200-square-foot enclosure with three (3) cabinets. The Project's scope is existing and there are no modifications for this application.

Pursuant to SDMC Section 141.0420, WCFs are permitted in all zones citywide with the appropriate permit process. WCFs are separately regulated uses, which have limitations or require compliance with conditions in order to minimize potential impacts. The intent of the regulations is to camouflage facilities from public view. The Peninsula Community Plan and Local Coastal Program Land Use Plan (PCP) does not mention WCFs, however the City of San Diego's General Plan (UD-A.15) requires that the visual impact of wireless facilities to 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 aesthetics are integrated by deploying various screening techniques such as mounting the antennas into FRP boxes that are painted and textured to match the existing structure to reduce visual impact. The FRP boxes have been placed to increase coverage in the area and are on the northern, eastern, and southern facades of the structure. The associated equipment enclosure is mounted on the first-floor roof and is located so that the equipment is not visible from the ground. Therefore, the Project effectively minimizes the visual impacts of the WCF. The project complies with SDMC Section 141.0420, the WCF Design Guidelines, as well as the City's General Plan. The proposed development would not adversely affect the PCP or the City of San Diego General Plan. Therefore, the proposed development will not adversely affect the applicable land use plan.

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

The project was determined to be exempt from CEQA pursuant to Section 15301 (Existing Facilities). The conditions of approval for the project will require compliance with several operational constraints and development controls intended to assure the continued public health, safety and welfare including but not limited to: setback compliance, concealment requirements and electromagnetic fields controls. All proposed improvement plans associated with the project will be reviewed prior to

issuance of construction permits and inspected during construction to assure the project will meet or exceed all relevant and applicable building, electrical, mechanical, plumbing and fire codes.

The existing WCF will continue to provide critical voice and data service throughout the surrounding area. Operation of this site is necessary to maintain the existing levels of service to the area for T-Mobile. The site will remain 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 property and the predicted loss of coverage without the continuation of the WCF (Attachment 6). A loss of the service could have a significant impact on customers and essential emergency communication services.

The Telecommunication Act of 1996 preempts local governments from regulating the "placement, construction and modification of WCFs 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 dated March 23, 2022, from MobileComm Professionals, Inc, was submitted to the City verifying that the proposed Project is in compliance with FCC rules and regulations upon completion of the recommended sign and/or barrier mitigations. The report will be stamped as Exhibit "A" and provided within the Project file. Therefore, the proposed development will not be detrimental to the public health, safety, and welfare.

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

This application does not require any 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 Project deploys various screening techniques such as mounting the smallest available T-Mobile antennas into FRP boxes that are painted and textured to match the existing structure. Per the WCF Guidelines, equipment not located within an equipment enclosure shall be completely hidden from view. Per SDMC 141.0420(e)(5), the WCF should also be set back or located to minimize visibility, especially from the public right of-way or public places. The associated equipment enclosure is mounted on the first-floor roof and is located so that the equipment is not visible from the ground. Therefore, the Project effectively minimizes the visual impacts of the WCF. As designed, the WCF will be integrated with the property from all views due to the siting and coloring, location among other urban development, and surrounding topography.

The WCF Design Requirements, LDC Section 141.0420(g)(10), permits antennas to be concealed with FRP which shall not result in any noticeable lines or edges in the transition to the original structure. Additionally, all FRP are painted and textured to match the original structure. The associated permit will include concealment conditions and will be inspected for compliance prior to issuance.

Based on these considerations, this project complies with the permit and design requirements for WCFs as identified in the SDMC. Therefore, the proposed development will comply with the regulations of the Land Development Code including any proposed deviations pursuant to SDMC Section 126.0602(b)(1) that are appropriate for this location and will result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone, and any allowable deviations that are otherwise authorized pursuant to the Land Development Code.

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

The Wireless Communications Ordinance encourages wireless carriers to locate on non-residential properties. WCFs are separately regulated uses outlined in the Land Development Code (SDMC Section 141.0420). Per this code section, WCFs may be permitted with a CUP, where the site is located in a residential zone without residential development, where the antennas are located less than 100 feet from the property line of a premises with a dwelling unit, childcare center, or school with children enrolled in any grade from kindergarten through grade 8. The Project is located in the Coastal Height Limit Overlay zone, which has a maximum allowed height limit of 30 feet. The existing FRP covers portions of the existing structure's second story, but does not exceed 30 feet. The project does not require any deviations as part of this application.

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 located in a residential zone without residential uses onsite, which is a Preference 3, if the WCF has antennas located less than 100 feet from the property line of a premises with a dwelling unit, child care center, or school with children enrolled in any grade kindergarten through grade 8 (Attachment 12). The existing location is necessary to continue to provide the required existing coverage in the area. Collocation with other sites would not provide adequate coverage or are not available for collocation.

This WCF has been onsite since 1995 and was designed as a façade-mounted facility. In 2013, the WCF was modified to place the antennas behind Fiberglass Reinforced Panel (FRP) boxes to increase the concealment of façade-mounted antennas.

The existing WCF will continue to provide critical voice and data service throughout the surrounding area. Operation of this site is necessary to maintain the existing levels of service to the area for T-Mobile. The site will remain 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 property and the predicted loss of coverage without the continuation of the WCF (Attachment 6). A loss of the service could have a significant impact on customers and essential emergency communication services. The WCF provides necessary coverage to high residential areas near Chatsworth Boulevard. Any requirement to move the facility could jeopardize the coverage, concealment, and performance of the facility.

As a result, after careful consideration of these factors, the existing location is the best option to provide much needed service to the community while minimizing the overall visual impact. The location of the WCF, with antennas located on a commercial structure, 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. 3287936 is hereby GRANTED by the Hearing Officer to the referenced Owner and Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 3287936, a copy of which is attached hereto and made a part hereof.

Ian Heacox
Development Project Manager
Development Services

Adopted on: August 20, 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. 3287936
T-MOBILE CHATSWORTH PROJECT NO. 1115214
HEARING OFFICER

This Conditional Use Permit No. 3287936 is granted by the Hearing Officer of the City of San Diego to Pacific Bell Telephone Company, Owner, and T-Mobile West, LLC, Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0305 and 141.0420. The site is located at 3704 Tennyson Street in the RM-3-7 (Residential – Multiple Unit) zone, Coastal Height Limit Overlay Zone, FAA Part 77 Noticing Area for the San Diego International Airport and North Island Naval Air Station of the Peninsula Community Plan area. The project site is legally described as: Lot 11 of Block 20 of Point Loma Heights, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 1106, filed in the Office of the County Recorder of San Diego County, December 30, 1907.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to continue the use of an existing T-Mobile Wireless Communication Facility (WCF) described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated August 20, 2025, on file in the Development Services Department. The project shall include:

- a. Seven (7) panel antennas measuring 33.1" by 20.6" by 8.6" and 72" by 24" by 8.5" and 56.6" by 12.9" by 8.7", mounted on the façade of the building behind three (3) Fiberglass Reinforced Plastic (FRP) boxes, six (6) Radio Remote Units.
- b. An existing 200-square-foot equipment enclosure with three (3) equipment cabinets, located on the roof.
- c. 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 September 3, 2028.
2. This Conditional Use Permit [CUP] and corresponding use of this site shall expire on August 20, 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) days prior to the expiration of this permit, the Owner/Permittee may submit a new application to the City Manager 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 fees.
4. Under no circumstances does approval of this permit authorize T-Mobile (or subsequent Permittee) to utilize this site for WCF purposes beyond the permit expiration date. Use of this permit beyond the expiration date of this permit is prohibited.
5. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
6. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.
7. 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.
8. 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.

9. 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.

10. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.

11. 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 polices.

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

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

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

ENGINEERING REQUIREMENTS:

14. Prior to the issuance of any construction permit, the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Part 2 of Construction BMP Standards Chapter 4 of the City's Storm Water Standards.

PLANNING/DESIGN REQUIREMENTS:

15. A topographical survey conforming to the provisions of the SDMC may be required if it is determined, during construction, that there may be a conflict between the building(s) under construction and a condition of this Permit or a regulation of the underlying zone. The cost of any such survey shall be borne by the Owner/Permittee.

16. The Owner/Permittee shall not cause or allow the antennas located on the building to be different sizes (length, width, or height) than as shown on the stamped approved plans.

17. The WCF shall conform to the Exhibit "A" (consisting of the stamped approved plans and approved photosimulations) prior to receiving final inspection approval.

18. Photosimulations shall be printed in color on the construction plans.

19. All equipment, including transformers, emergency generators and air conditioners belonging to the Permittee shall be designed and operated consistent with the City noise ordinance. Ventilation openings shall be baffled and directed away from residential areas. Vibration resonance of operating equipment in the equipment enclosures shall be eliminated.

20. The Owner/Permittee shall install and maintain appropriate warning signage on the WCF as required by State and Federal regulations. The Owner/Permittee shall be responsible for complying with all State and Federal regulations.

21. The accuracy and validity of the RF Compliance Report submitted for this project shall be assured while the WCF is in operation. If requested by the City, a copy of an updated RF Compliance Report shall be provided to address any issues associated with the emitting components of the WCF within 30 calendar days.

22. 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.

23. The City shall be notified within 30 calendar 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 restoration of this site to its original condition are required.

24. Remote Radio Units and associated mounting apparatus shall be set back from the edge of the building and shall not be visible from any ground public views.
25. FRP boxes concealing antennas shall be painted and textured to match the building to the satisfaction of the Development Services Department.
26. No overhead cabling is permitted unless designed and installed to the satisfaction of the Development Services Department.
27. All antennas and associated components, such as, but not limited to, remote radio units (RRUs), surge suppressors, etc., shall not exceed the height of any existing or proposed screen walls unless designed and installed to the satisfaction Development Services Department.
28. All use of or replacement of any building façade or mechanical screen with RF-transparent material for purposes of concealing antennas shall not result in any noticeable lines or edges in the transition to the original building. All RF-transparent material shall be painted and textured to match the original building and adjacent building surfaces. RF-transparent material should not be warped or discolored or shall be replaced to the satisfaction of the Development Services Department.
29. Failure to maintain the condition of the FRP may impact the complete concealment facility status. All warped and/or poorly maintain FRP shall be repaired, removed and replaced within 30 days of notice issued by the City to the satisfaction of the Development Services Department.
30. 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.
31. 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.

APPROVED by the Hearing Officer of the City of San Diego on August 20, 2025 and [Approved Resolution Number].

Conditional Use Permit No. 3287936
August 20, 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.

Pacific Bell Telephone Co.
Owner

By _____
NAME
TITLE

T-Mobile West, LLC
Permittee

By _____
NAME
TITLE

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

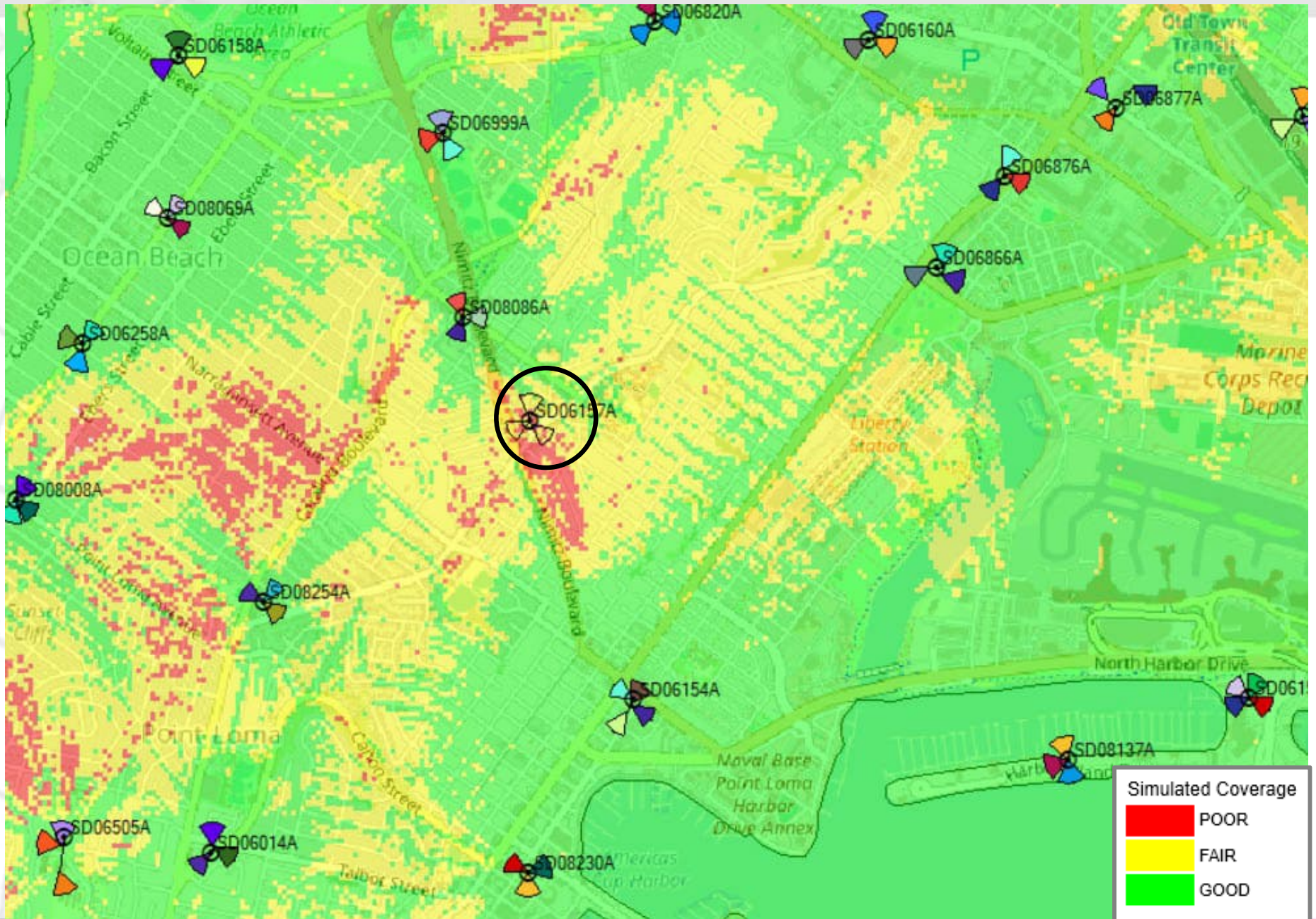
SD06157A Coverage Maps

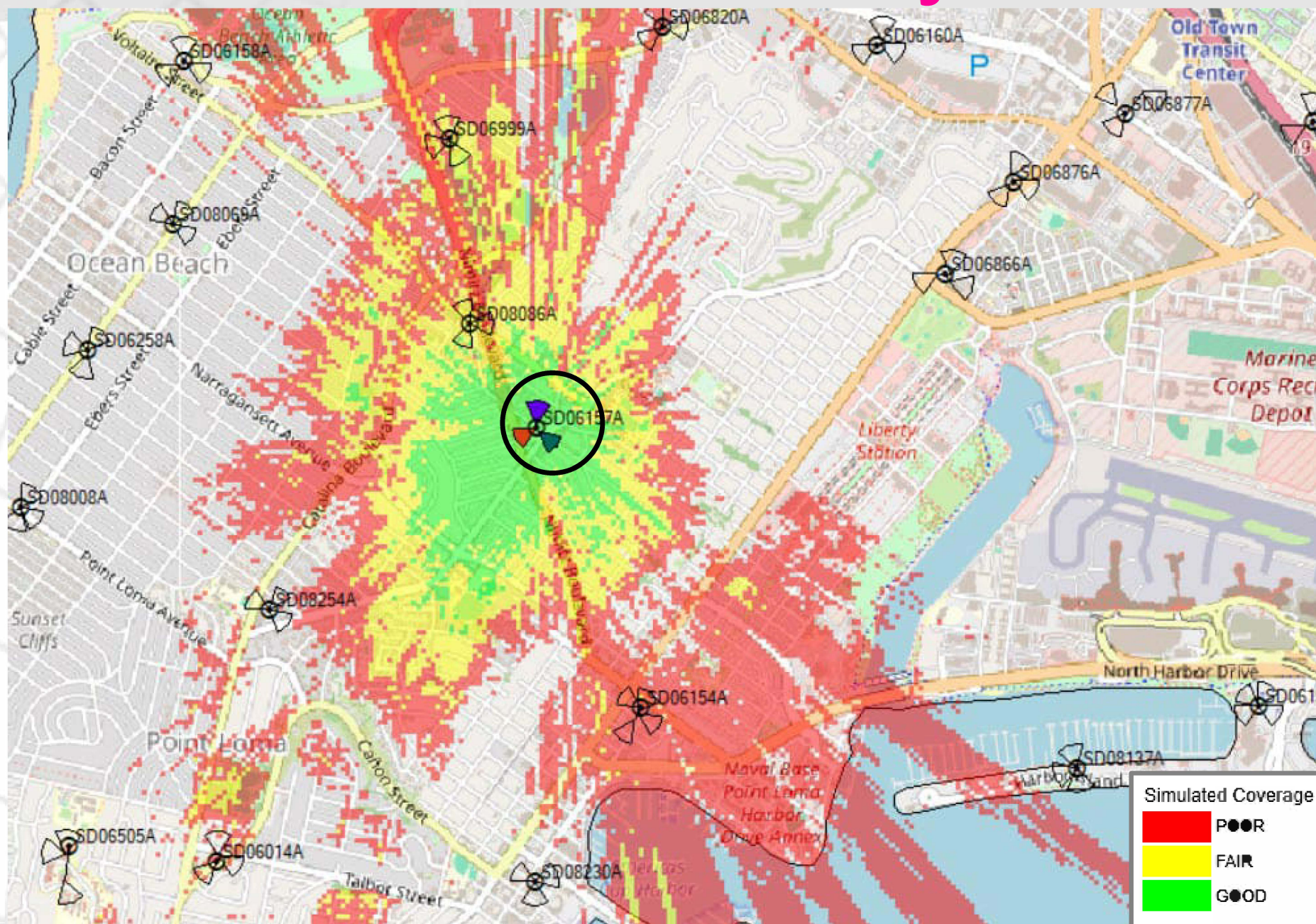
03/26/2024





Area without SD06157A





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 Land Use and Climate Innovation
1400 Tenth Street, Room 121
Sacramento, CA 95814

Project Title / Number: 3704 Tennyson Street WCF / PRJ-1115214

State Clearinghouse No.: N/A

Project Location-Specific: 3704 Tennyson Street, San Diego, CA, 92107

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

Description of nature and purpose of the Project: Conditional Use Permit to continue the use of an existing rooftop T-Mobile Wireless Communication Facility (WCF) designed with façade mounted antennas at 3704 Tennyson Street. The WCF consists of eight (8) panel antennas and six (6) Remote Radio Units (RRUs). Additionally, the project includes ancillary equipment for support to the WCF, including three (3) equipment cabinets. The 200-square-foot enclosure is located on the roof. This project does not include any modifications or new equipment. The project site is designated for Multi-Family Residential Use in the Peninsula Community Plan and zoned Residential Multiple Unit (RM-3-7). It is within Council District 2 and located within the following overlays/areas: Airport Land Use Compatibility Overlay Zone (NAS North Island and San Diego International airport), Coastal Height Limit Overlay Zone, Affordable Housing Parking Demand (High), Airport Land Use Compatibility Plan (ALCUP) Airport Influence Area (San Diego International Airport – Review Area 1 and NAS North Island – Review Area 2), ALUCP Noise Contours (San Diego International Airport 65 – 70 CNEL), and Federal Aviation Administration Part 77 Noticing Area. (Assessor's Parcel Number: 449-461-10).

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Chris Vuong, 17169 Botero Drive, San Diego, CA, 92127, (858) 205-4150

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: CEQA Section 15301 Existing Facilities
- ☐ Statutory Exemptions:
- ☐ Other:

Reasons why project is exempt: The City of San Diego determined that the project would qualify to be categorically exempt from CEQA pursuant to Section 15301 (Existing Facilities). Section 15301 allows for the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of public or private structures, facilities, mechanical equipment, topographical features, involving negligible or no expansion of existing or former use. Since the project would allow for the continued operation of an existing WCF and does not include any alteration to the existing facility, the exemption was deemed appropriate. The exceptions listed in CEQA Section 15300.2 would not apply in that the project is not located in a particularly sensitive environment; no cumulative impacts were identified; no significant effect on the environment was identified; the project is not adjacent to a scenic highway; the project would not cause substantial adverse change in the significance of a historical resource; **and the site is not included on any list compiled pursuant to Government Code Section 65962.5 for hazardous waste sites.**

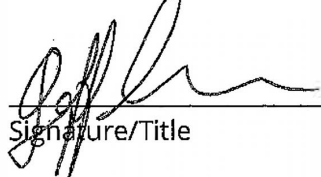
Lead Agency Contact Person: C. Garcia

Telephone: (619) 687-5959

If filed by applicant:

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

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



/ Senior Planner

Signature/Title

March 20, 2025

Date

Check One:

- ☒ Signed by Lead Agency
☐ Signed by Applicant

Date Received for Filing with County Clerk or LCI:



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

Ownership Disclosure Statement

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: T-Mobile Chatsworth **Project No. For City Use Only:** _____

Project Address: 3704 Tennyson Street, San Diego, CA 92107

Specify Form of Ownership/Legal Status (please check):

☒ Corporation ☐ Limited Liability -or- ☐ General – What State? _____ Corporate Identification No. _____
☐ Partnership ☐ Individual

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter will be filed with the City of San Diego on the subject property with the intent to record an encumbrance against the property. Please list below the owner(s), applicant(s), and other financially interested persons of the above referenced property. A financially interested party includes any individual, firm, co-partnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver or syndicate with a financial interest in the application. If the applicant includes a corporation or partnership, include the names, titles, addresses of all individuals owning more than 10% of the shares. If a publicly-owned corporation, include the names, titles, and addresses of the corporate officers. (A separate page may be attached if necessary.) If any person is a nonprofit organization or a trust, list the names and addresses of **ANY** person serving as an officer or director of the nonprofit organization or as trustee or beneficiary of the nonprofit organization. A signature is required of at least one of the property owners. Attach additional pages if needed. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

Property Owner

Name of Individual: ATT PROJECT MANAGER CLINT LOGSDON ☐ Owner ☐ Tenant/Lessee ☐ Successor Agency

Street Address: 650 ROBINSON AVE

City: SAN DIEGO State: CA Zip: 92019

Phone No.: 6192490589 Fax No.: _____ Email: CL664E@ATT.COM

Signature:  Date: 4-19-2024

Additional pages Attached: ☐ Yes ☐ No

Applicant

Name of Individual: T-Mobile (Chris Vuong as agent and primary contact) ☐ Owner ☒ Tenant/Lessee ☐ Successor Agency

Street Address: 17169 Botero Drive

City: San Diego State: CA Zip: 92127

Phone No.: 858-205-4150 Fax No.: N/A Email: cvuong@clinellc.com

Signature:   Date: 03/27/2024

Additional pages Attached: ☐ Yes ☒ No

Other Financially Interested Persons

Name of Individual: _____ ☐ Owner ☐ Tenant/Lessee ☐ Successor Agency


Street Address: _____

City: _____ State: _____ Zip: _____

Phone No.: _____ Fax No.: _____ Email: _____

Signature: _____ Date: _____

Additional pages Attached: ☐ Yes ☐ No

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: 3704 Tennyson St		Project Number: 1. PRJ-1115214	
Community: Peninsula			
<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: October 17, 2024
# of Members Yes 13	# 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: Eric H Law			
TITLE: Chair, Project Review Committee		DATE: October 21, 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



Photographic Survey

TMO Chatsworth-Pacific

3704 Tennyson St, San Diego, CA 92107

Applicant: T-Mobile

Authorized agent (primary contact): Chris Vuong, 858-205-4150, cvuong@j5ip.com

Photographic survey of T-Mobile's WCF on the rooftop and façades of a building.



Photo No.	View	Looking at Sector?
1	Looking south at site	Sector A (obstructed)
2	Looking north from site	N/A
3	Looking west at site	Sector B
4	Looking east from site	N/A
5	Looking north at site	Sector C
6	Looking south from site	N/A
7	Looking east at site	Sector C
8	Looking west from site	N/A

***Please see last page for photo of Sector A**

Photographic Survey

1. Looking south at site



2. Looking north from site



Photographic Survey

3. Looking west at site



4. Looking east from site



Photographic Survey

5. Looking north at site



6. Looking south from site



Photographic Survey

7. Looking east at site



8. Looking west from site





Photo Simulation

T-Mobile Chatsworth

3704 Tennyson Street, San Diego, CA 92107

Applicant: T-Mobile

Authorized agent (primary contact): Chris Vuong, 858-205-4150, cvuong@clinellc.com

Photo simulation of T-Mobile's WCF on the rooftop and façade of an AT&T switch building.

There are no exterior changes proposed for this project.

Sector A (obstructed) and B:



Photo Simulation

Sector B:



Sector C:

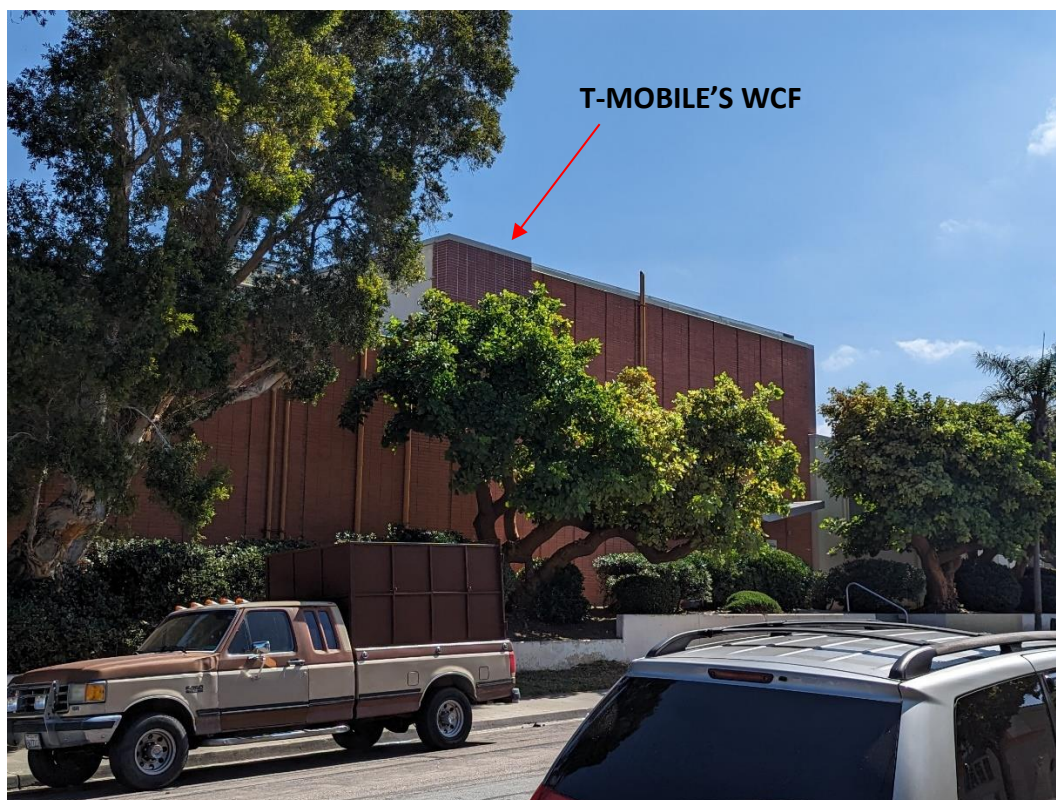


Photo Simulation



Sector A (from rooftop):



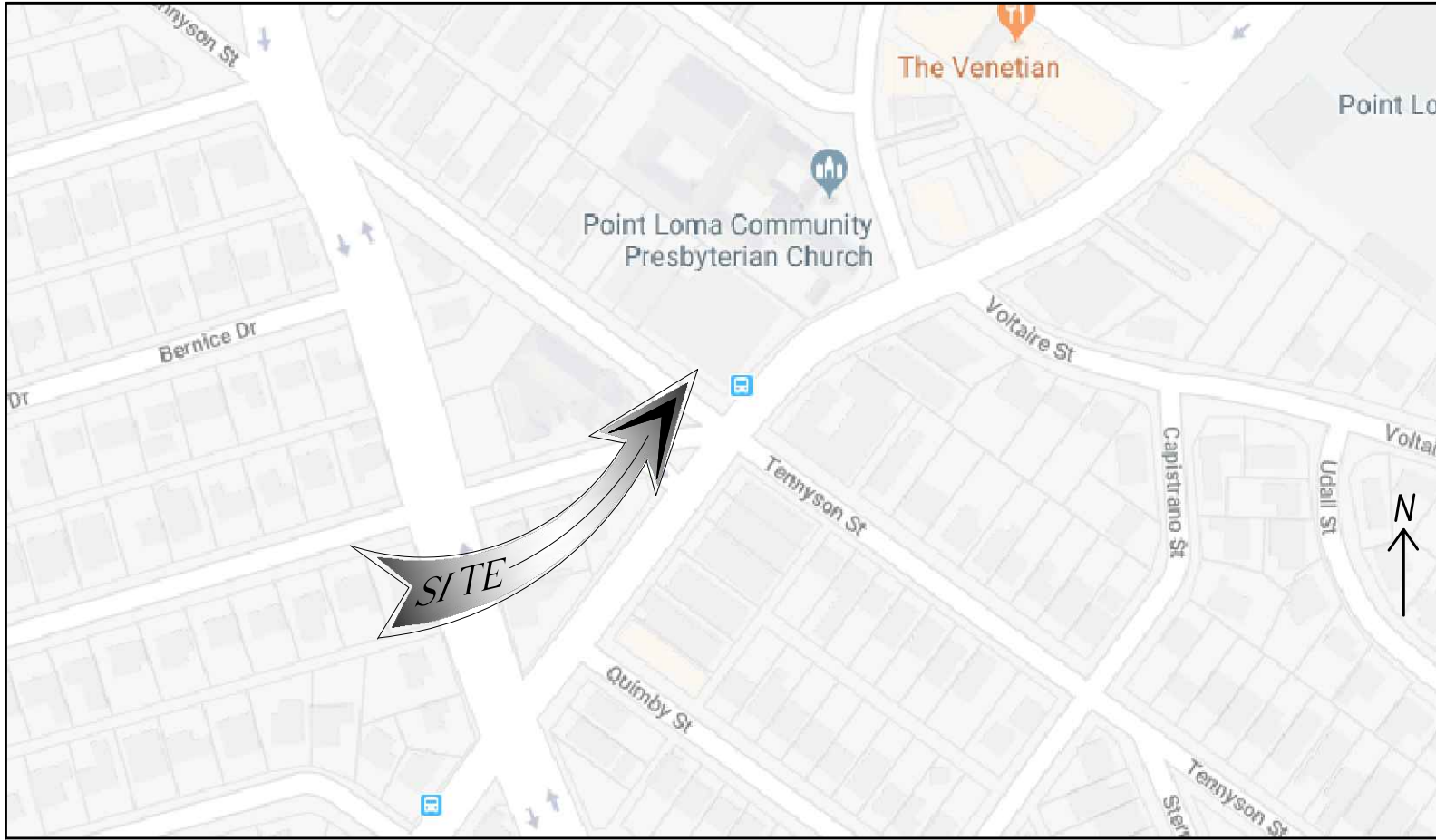
SYMBOLS/ABBREVIATIONS LEGEND

AB	ANCHOR	LAM	LAMINATED
AC	ASPHALTIC CONCRETE	LBS	POUNDS
A/C	AIR CONDITIONING	LT	LIGHT
ADJ	ADJUSTABLE	LA	LIGHTNING ARRESTOR
A.F.F.	ABOVE FINISH FLOOR	LNA	LOW NOISE AMPLIFIER
ARCH	ARCHITECTURAL	MFR	MANUFACTURER
APPROX	APPROXIMATELY	MAT	MATERIAL
A.G.L.	ABOVE GRADE LEVEL	MAX	MAXIMUM
A.M.S.L.	ABOVE MEAN SEA LEVEL	MECH	MECHANICAL
BD	BOARD	MIN	MINIMUM
BLDG	BUILDING	MISC	MISCELLANEOUS
BLKG	BLOCKING	ML	METAL LATH
BOT	BOTTOM	MO	MASONRY OPENING
BSMT	BASEMENT	MS	MACHINE SCREW
BTS	BASE TRANSCIVER STATION	MTD	MOUNTED
		MTL	METAL
C	COURSE(S)	(E)	NEW
CEM	CEMENT	NIC	NOT IN CONTRACT
CL	CHAIN LINK	NO	NUMBER
CLG	CEILING	NTS	NOT TO SCALE
CLR	CLEAR		
COL	COLUMN	OA	OVERALL
CONC	CONCRETE	O.C.	ON CENTER
CONST	CONSTRUCTION	OPNG	OPENING
CONT	CONTINUOUS	OPP	OPPOSITE
CORR	CORRUGATED	PARTN	PARTITION
CO	CONDUIT ONLY	PL	PLATE
DIA	DIAMETER	PLAS	PLASTER
DBL	DOUBLE	PLYWD	PLYWOOD
DEPT	DEPARTMENT	POC	POINT OF CONNECTION
DEMO	DEMOLITION	PROP	PROPERTY
DIM	DIMENSION	PT	PRESSURE TREATED
DN	DOWN		
DR	DOOR	R	RISER
DTL	DETAIL	REQD	REQUIRED
DWG	DRAWING	RD	ROOF DRAIN
		RM	ROOM
(E)	EXISTING	RMS	ROOMS
EA	EACH	RP	ROUGH OPENING
ELEC	ELECTRIC		
ELEV	ELEVATION	SC	SOLID CORE
EQUIP	EQUIPMENT	SCHED	SCHEDULE
EXP	EXPANSION	SECT	SECTION
EXT	EXTERIOR	SHT	SHEET
		SIM	SIMILAR
FA	FIRE ALARM	SPECS	SPECIFICATIONS
FB	FLAT BAR	SS	STAINLESS STEEL
FF	FINISH FLOOR	STL	STEEL
FH	FLAT HEAD	STOR	STORAGE
FIN	FINISH(ED)	STRUCT	STRUCTURAL
FLR	FLOOR	SUSP	SUSPENDED
FOS	FACE OF STUDS	SW	SWITCH
FS	FINISHED SURFACE	SWBO	SWITCHBOARD
FT	FOOT, FEET		
FTG	FOOTING	THK	THICK
FW	FINISH WALL	TI	TENANT IMPROVEMENT
F.G.	FINISH GRADE	TMA	TOWER MOUNTED AMPLIFIER
FUT	FUTURE	TOS	TOP OF SURFACE
		TS	TUBE STEEL
GA	GAUGE	TYP	TYPICAL
GALV	GALVANIZED		
GL	GLASS	UNO	UNLESS NOTED OTHERWISE
GR	GRADE		
GYP	GYPSUM	VCT	VINYL COMPOSITION TILE
GFCI	GROUND FAULT CIRCUIT	VERT	VERTICAL
GND	INTERRUPT GROUND	V.I.F.	VERIFY IN FIELD
		VG	VERTICAL GRAIN
HC	HOLLOW CORE		
HDW	HARDWARE	W/	WITH
HTR	HEATER	WD	WOOD
HM	HOLLOW METAL	WR	WATER RESISTANT
HORIZ	HORIZONTAL	WT	WEIGHT
HR	HOUR		
HT	HEIGHT	XFMR	TRANSFORMER
HV	HIGH VOLTAGE		
⊙	AT		
ID	INSIDE DIMENSION		
INS	INSULATION	℄	CHANNEL
INT	INTERIOR	℄	CENTERLINE
		℄	ANGLE
JT	JOINT	℄	PROPERTY LINE

PROJECT TEAM

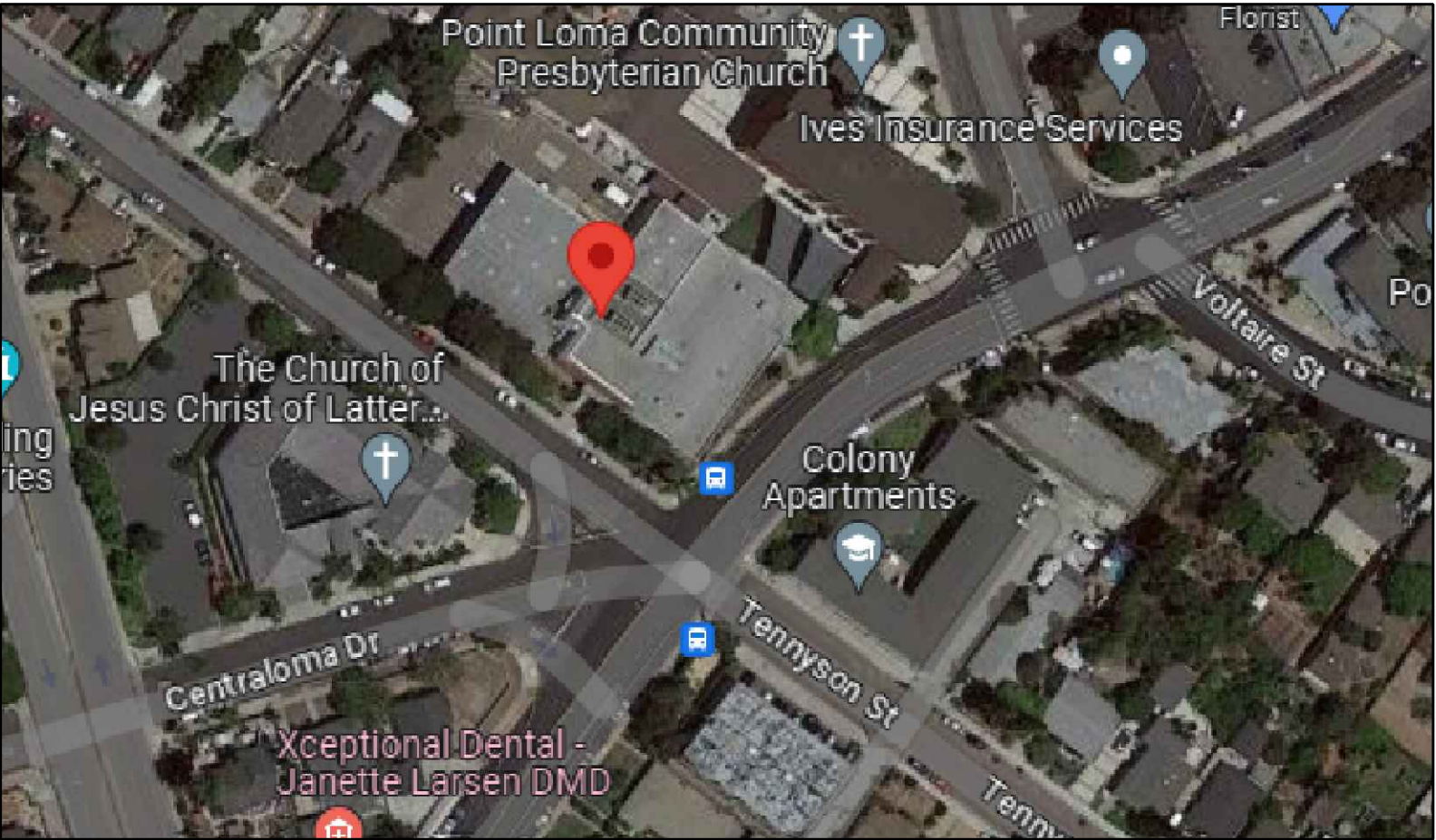
APPLICANT:	T-MOBILE WEST CORP. 10509 VISTA SORRENTO PARKWAY, SUITE 206 SAN DIEGO, CA 92121	ZONING MANAGER:	CHRIS VUONG J5 INFRASTRUCTURE PARTNERS CVUONG@J5IP.COM (858) 205-4150
A&E CONTACT:	RAMONA DIPLASIU J5 INFRASTRUCTURE PARTNERS RDIPLASIU@J5IP.COM (949) 247-7767 EXT. 159		
PROJECT MANAGER:	JESSICA CROSS J5 INFRASTRUCTURE PARTNERS JCROSS@J5IP.COM (858) 752-8152		
RF ENGINEER:	SWATI VJAYVARGIYA T-MOBILE swati.vjayvargiya@T-MOBILE.COM (248) 775-0646		
CONSTRUCTION MANAGER:	KIRT BABCOCK T-MOBILE KIRT.BABCOCK@T-MOBILE.COM (858) 334-6139		

SD06157A
SD157 CHATSWORTH - PACIFIC



VICINITY MAP

NOT TO SCALE



SITE IMAGE

NOT TO SCALE

DIRECTIONS TO SITE

DIRECTIONS FROM T-MOBILE OFFICE:
(10509 VISTA SORRENTO PARKWAY, SUITE 206, SAN DIEGO, CA 92121)

- HEAD SOUTHEAST TOWARD VISTA SORRENTO PKWY
- TURN RIGHT TOWARD VISTA SORRENTO PKWY
- TURN RIGHT ONTO VISTA SORRENTO PKWY
- USE THE LEFT 2 LANES TO TURN LEFT ONTO SORRENTO VALLEY BLVD
- USE THE MIDDLE LANE TO TURN RIGHT ONTO ROSELLE ST
- USE THE LEFT 2 LANES TO TURN LEFT TO MERGE ONTO I-5 S
- MERGE ONTO I-5 S
- USE THE RIGHT LANE TO TAKE EXIT 20 FOR I-8 E TOWARD EL CENTRO/S ROSECRANS ST
- KEEP RIGHT, FOLLOW SIGNS FOR ROSECRANS STREET AND MERGE ONTO CAMINO DEL RIO W
- MERGE ONTO CAMINO DEL RIO W, PASS BY DEL TACO
- CONTINUE STRAIGHT ONTO ROSECRANS ST
- TURN RIGHT ONTO LYTON ST
- LYTON ST TURNS SLIGHTLY LEFT AND BECOMES CHATSWORTH BLVD
- TURN RIGHT ONTO TENNYSON ST
- TURN RIGHT, DESTINATION WILL BE ON THE RIGHT

3704 TENNYSON STREET, SAN DIEGO, CA 92107

OWNER

PROPERTY OWNER/LESSOR: CBRE FOR AT&T WIRELESS CO-LOCATION
REBECCA G. MONTEZ | PROJECT MANAGER
5001 EXECUTIVE PARKWAY, 3W050-I
SAN RAMON, CA 94583
209-719-9464

REFERENCE DRAWINGS

REFERENCE DRAWING DESCRIPTION.....

SITE ADDRESS

3704 TENNYSON STREET
SAN DIEGO, CA 92107

DISCIPLINE CODE (DC)

GENERAL	G
CIVIL	C
LANDSCAPE	L
TRAFFIC	T
STRUCTURAL	S
ELECTRICAL	E
MECHANICAL	M

SITE INFORMATION

LATITUDE	32° 44' 19" N (NAD 83)
LONGITUDE	117° 13' 48" W (NAD 83)
ZONING	RM-3-7
JURISDICTION	CITY OF SAN DIEGO
PARCEL NUMBER	449-461-10
TYPE OF CONSTRUCTION	-
OCCUPANCY	B

CODE COMPLIANCE

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

1. CALIFORNIA BUILDING STANDARDS CODE: 2022 TRIENNIAL EDITION OF TITLE 24, WITH AN EFFECTIVE DATE OF JANUARY 1, 2023.
PART 1 - CALIFORNIA ADMINISTRATIVE CODE
PART 2 - CALIFORNIA BUILDING CODE, BASED ON THE 2021 INTERNATIONAL BUILDING CODE
PART 2.5 - CALIFORNIA RESIDENTIAL CODE, BASED ON THE 2021 INTERNATIONAL RESIDENTIAL CODE
PART 3 - CALIFORNIA ELECTRICAL CODE, BASED ON THE 2020 NATIONAL ELECTRICAL CODE
PART 4 - CALIFORNIA MECHANICAL CODE, BASED ON THE 2021 UNIFORM MECHANICAL CODE
PART 5 - CALIFORNIA PLUMBING CODE, BASED ON THE 2021 UNIFORM PLUMBING CODE
PART 6 - CALIFORNIA ENERGY CODE
PART 7 - VACANT
PART 8 - CALIFORNIA HISTORICAL BUILDING CODE
PART 9 - CALIFORNIA FIRE CODE, BASED ON THE 2021 INTERNATIONAL FIRE CODE
PART 10 - CALIFORNIA EXISTING BUILDING CODE, BASED ON THE 2021 INTERNATIONAL EXISTING BUILDING CODE
PART 11 - CALIFORNIA GREEN BUILDING STANDARDS CODE (CGBSC; ALSO KNOWN AS CALGREEN)
PART 12 - CALIFORNIA REFERENCED STANDARDS CODE
2. ANSI/AIA-222 (REV H)
3. 2021 NFPA 101, LIFE SAFETY CODE
4. 2022 NFPA 72, NATIONAL FIRE ALARM AND SIGNALING CODE
5. 2022 NFPA 13, STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEMS

SCOPE OF WORK

CUP RENEWAL OF AN EXISTING 'T-MOBILE' TELECOMMUNICATION FACILITY CONSISTING OF THE FOLLOWING:

EXTERNAL SCOPE (AS DEPICTED IN DRAWING SET):

1. EXISTING AIR6449 PANEL ANTENNAS @ SECTOR C ONLY, (1) TOTAL
2. EXISTING RADIO 4415 B25, TO CONFIGURE L19 AND U19, (3) TOTAL
3. EXISTING GSM TO AIR32DB
4. EXISTING (1) CABINET ENCLOSURE E6160 ABD (1) BATTER CABINET B160
5. NO NEW BATTERIES PROPOSED

INTERNAL SCOPE (IN-CABINET MINOR WORK):

6. EXISTING (1) BB6630 TO SUPPORT AIR6449 B41 LTE
7. EXISTING (1) BB6648 TO SUPPORT AIR6449 B41 NR
8. EXISTING (1) VOLTAGE BOOSTER PSU 4813
9. EXISTING (1) 6X12XHGS 6
10. EXISTING IXR6 (1) ROUTER

LEGEND

PROPOSED IMPROVEMENTS

IMPROVEMENT	SYMBOL
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EXISTING IMPROVEMENTS

ITEM	SYMBOL
------	--------

SHEET INDEX

SHEET	DC	DESCRIPTION
1.	G01	TITLE SHEET
2.	G02	ZONING AND LOA APPROVAL
3.	G03	PHOTO SIMULATIONS
4.	G04	RF EME SIGNAGE
5.	G05	GENERAL NOTES
6.	A1	SITE PLAN
7.	A2	ENLARGED SITE PLAN AND EXISTING EQUIPMENT PLAN
8.	A3	EXISTING ANTENNA PLAN
9.	A4	NORTHEAST ELEVATION
10.	A5	SOUTHEAST ELEVATION
11.	A6	SOUTHWEST ELEVATION
12.	A7	NORTHWEST ELEVATION
13.	D1	DETAILS
14.	D2	DETAILS

PRIVATE CONTRACT

TITLE SHEET FOR:	SD06157A SD157 CHATSWORTH - PACIFIC 3704 TENNYSON STREET SAN DIEGO, CA 92107
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SHEET 1 OF 14 SHEETS

PRJ NO.

PMT NO.

G01

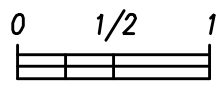
REV	DATE	DESCRIPTION	
A	07/24/23	CUP RENEWAL	MZ
B	03/26/24	CUP RENEWAL	RD
C	07/08/24	CUP RENEWAL - ZAP COMMENTS #1	RD
D	01/13/24	CUP RENEWAL - ZAP COMMENTS #2	RD



T-MOBILE WEST LLC

23 MAUCHLY, SUITE 110
IRVINE, CALIFORNIA 92618

CONSTRUCTION CHANGE TABLE			
CHANGE	DATE	EFFECTED OR ADDED SHEET NUMBERS	CC NO.



IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE.



ZONING APPROVAL AND LOA



AT&T Project ID: RT-113114
AT&T FA#: 10136466

AT&T Program Management Office
5001 Executive Pkwy, #3W050
San Ramon, CA 94583

LETTER OF AUTHORIZATION

To: City of San Diego

APPLICATION FOR ZONING/USE/BUILDING PERMIT

Pacific Bell Telephone Company ("AT&T"), as owner of the below-described property, does hereby appoint T-Mobile, as agent for the purpose of consummating any application necessary to ensure T-Mobile's ability to use and/or construct improvements to the property leased, or licensed, to them for the purpose of constructing a communications site. AT&T and T-Mobile both understand that this authority will expire 180 days following the date written below and that the application may be denied, modified, or approved with conditions, and that such conditions or modifications must be complied with prior to issuance of permits.

T-Mobile understands and acknowledges that any construction of improvements is subject to the full execution of a license agreement with AT&T, and that any action on the part of t-Mobile to proceed with any applications with governmental agencies is at T-Mobiles sole risk and liability. T-Mobile shall protect, defend, indemnify and hold AT&T and its parent, affiliates and its and their directors, officers, employees, successors and assigns free and harmless from and against any and all injury, damage, loss, liability, lien, penalty, claim or expense ("Liabilities") including without limitation, attorneys' fees, expert witness fees and legal costs suffered by reason of any claim, cause of action, suit or judgment, Liabilities as a result of injury to or death of any person, of damage to or loss or destruction of any property, violation of any laws affecting or concerning any properties owned by AT&T, claims for personal injury, emotional distress, infringement of any patent, trademark, copyright, trade secret or other legally protected proprietary right, which arises out of, is occasioned by or in any way attributable to the acts or omissions of T-Mobile, its agents or contractors in connection with this Letter of Authorization, except to the extent caused by the active negligence or willful misconduct of AT&T, its agents or contractors.

Property Location: 3704 Tennyson St
San Diego, CA 92107

Assessor's Parcel Number: 449-461-10

Project Name: ANCHOR

Signature of Property Owner: Pacific Bell Telephone Company

By: Doyle Delap
Doyle Delap
Title: SENIOR CLIENT – SERVICES PROJ/PROG MGMT
Date: 16 Febrary 2024

<div>REVDATEDESCRIPTIONMZ</div> <div>A07/24/23CUP RENEWALRD</div> <div>B03/26/24CUP RENEWALRD</div> <div>C07/08/24CUP RENEWAL – ZAP COMMENTS #1RD</div> <div>D01/13/24CUP RENEWAL – ZAP COMMENTS #2RD</div>				<div>T-Mobile</div> <div>T-MOBILE WEST LLC</div>				<div>IS INFRASTRUCTURE PARTNERS</div> <div>23 MAUCHLY, SUITE 110 IRVINE, CALIFORNIA 92618</div>				<div>CONSTRUCTION CHANGE TABLE</div> <table><thead><tr><th>CHANGE</th><th>DATE</th><th>EFFECTED OR ADDED SHEET NUMBERS</th><th>CC NO.</th></tr></thead><tbody><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr></tbody></table>				CHANGE	DATE	EFFECTED OR ADDED SHEET NUMBERS	CC NO.																	<div>01/21</div> <div>IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE.</div>		<div>The City of</div> <div>SAN DIEGO</div> <div>DEVELOPMENT SERVICES DEPARTMENT</div>		<div>PRIVATE CONTRACT</div> <div>ZONING AND LOA FOR: SD06157A</div> <div>SD157 CHATSWORTH – PACIFIC</div> <div>3704 TENNYSON STREET SAN DIEGO, CA 92107</div> <div>SHEET 2 OF 14 SHEETS</div> <div>PRJ NO. _____</div> <div>PMT NO. _____</div> <div>G02</div>	
CHANGE	DATE	EFFECTED OR ADDED SHEET NUMBERS	CC NO.																																						

PHOTO SIMULATION

Photo Simulation



T-Mobile Chatsworth

3704 Tennyson Street, San Diego, CA 92107

Applicant: T-Mobile

Authorized agent (primary contact): Chris Vuong, 858-205-4150, cvuong@clinellc.com

Photo simulation of T-Mobile's WCF on the rooftop and façade of an AT&T switch building.

There are no exterior changes proposed for this project.

Sector A (obstructed) and B:



Photo Simulation



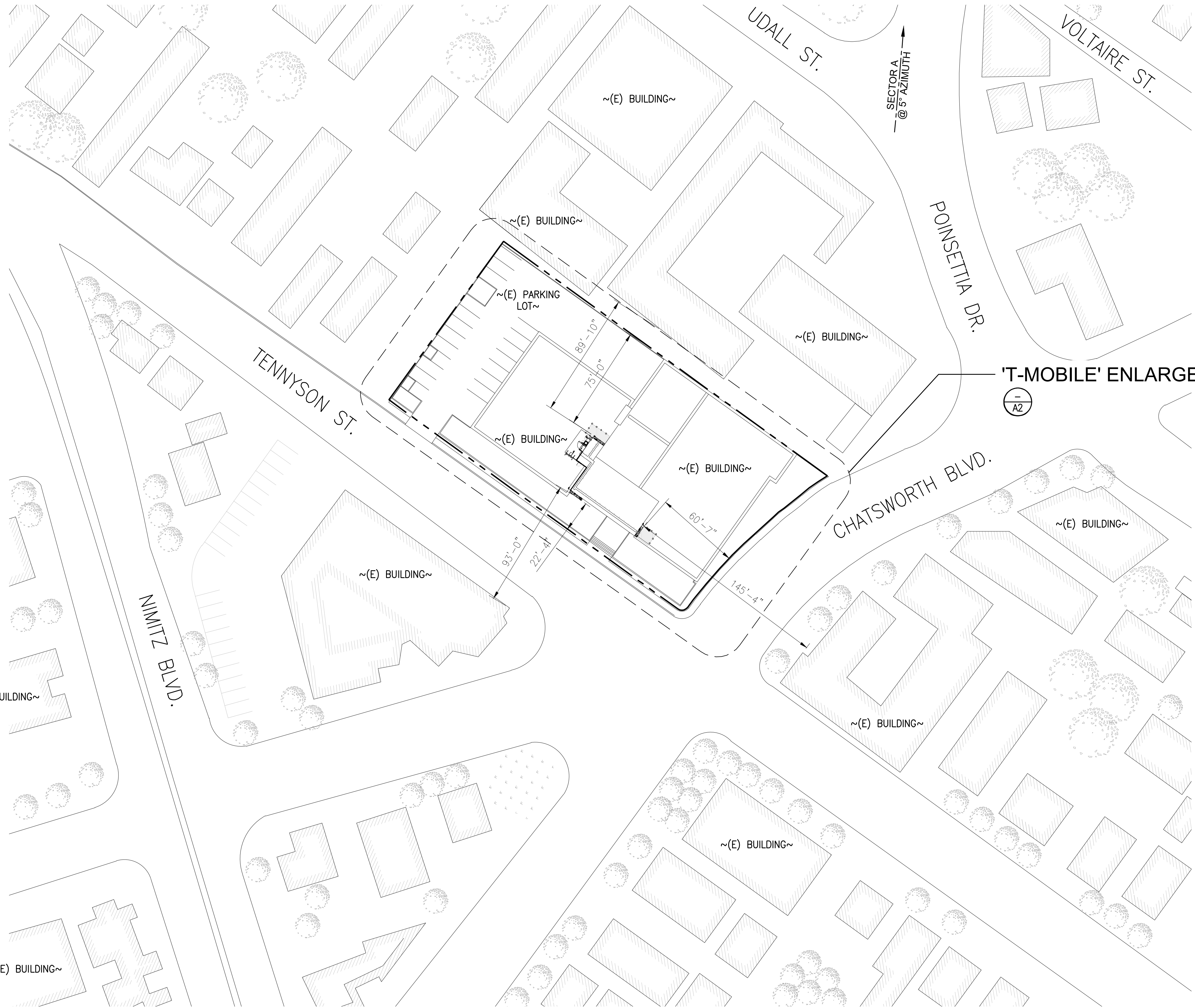
Sector B:



Sector C:



REV	DATE	DESCRIPTION		<div><div><div>T-Mobile</div><div>T-MOBILE WEST LLC</div></div><div><div>IS INFRASTRUCTURE PARTNERS</div><div>23 MAUCHLY, SUITE 110 IRVINE, CALIFORNIA 92618</div></div></div>	CONSTRUCTION CHANGE TABLE			<div><div><div>0</div><div>1/2</div><div>1</div></div><div>IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE.</div></div>	<div><div>The City of</div><div>SAN DIEGO</div><div>DEVELOPMENT SERVICES DEPARTMENT</div></div>	G03	
A	07/24/23	CUP RENEWAL	MZ		CHANGE	DATE	EFFECTED OR ADDED SHEET NUMBERS				CC NO.
B	03/26/24	CUP RENEWAL	RD								
C	07/08/24	CUP RENEWAL – ZAP COMMENTS #1	RD								
D	01/13/24	CUP RENEWAL – ZAP COMMENTS #2	RD								



NOTES:

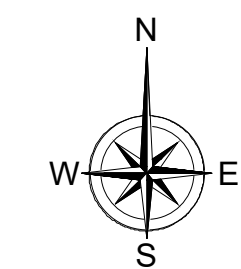
- THESE DRAWINGS HAVE BEEN CREATED BY INFORMATION GATHERED AT THE SITE, EXISTING AS-BUILTS PROVIDED BY T-MOBILE AND WITHOUT A SURVEY. PLEASE VERIFY ALL DIMENSIONS, LENGTHS, PROPERTY LINES AND CONDUIT RUNS
- LEAF COMMUNICATIONS MAKES NO CLAIM AS TO THE CORRECTNESS OF THE ORIGINAL DESIGN OR THE CURRENT CONDITION OF THE STRUCTURE, WHICH IS ASSUMED TO BE IN GOOD CONDITION, FREE OF DAMAGE AND DETERIORATION
- CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING EQUIPMENT PRIOR TO CONSTRUCTION

FRP NOTES:

1. FRP SCREEN ENCLOSURE AT SECTOR A TO BE PAINTED AND TEXTURED TO MATCH EXISTING ADJACENT BUILDING SURFACE.

'T-MOBILE' ENLARGED SITE PLAN

A2



PRIVATE CONTRACT	
OVERALL SITE PLAN FOR: SD06157A	
SD157 CHATSWORTH - PACIFIC	
3704 TENNYSON STREET SAN DIEGO, CA 92107	
SHEET 6 OF 14 SHEETS	PRJ NO. _____
	PMT NO. _____
	A1

SITE PLAN

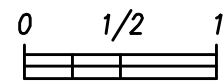
REV	DATE	DESCRIPTION	
A	07/24/23	CUP RENEWAL	MZ
B	03/26/24	CUP RENEWAL	RD
C	07/08/24	CUP RENEWAL - ZAP COMMENTS #1	RD
D	01/13/24	CUP RENEWAL - ZAP COMMENTS #2	RD



T-MOBILE WEST LLC

23 MAUCHLY, SUITE 110
IRVINE, CALIFORNIA 92618

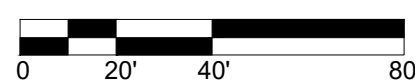
CONSTRUCTION CHANGE TABLE			
CHANGE	DATE	EFFECTED OR ADDED SHEET NUMBERS	CC NO.



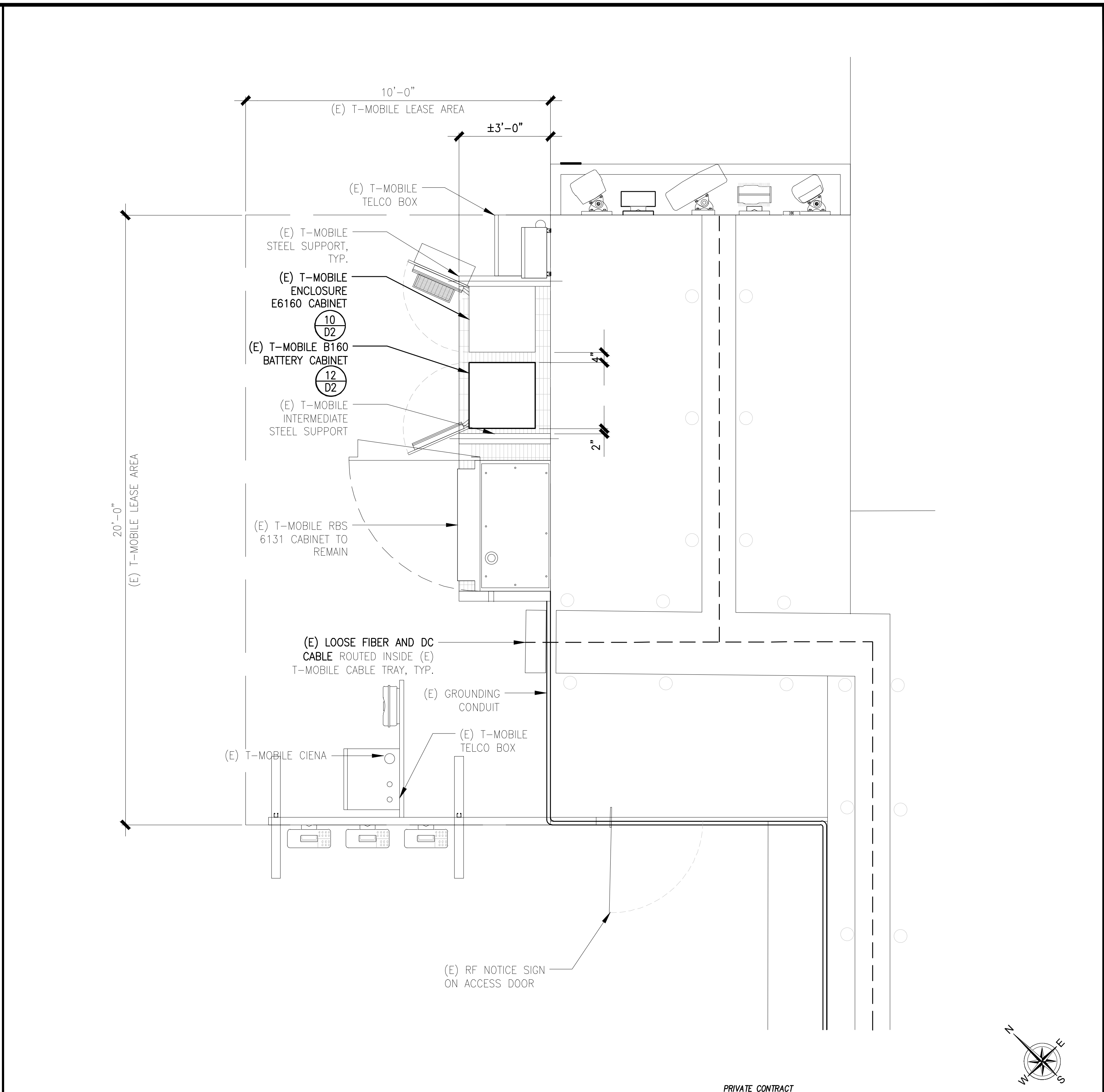
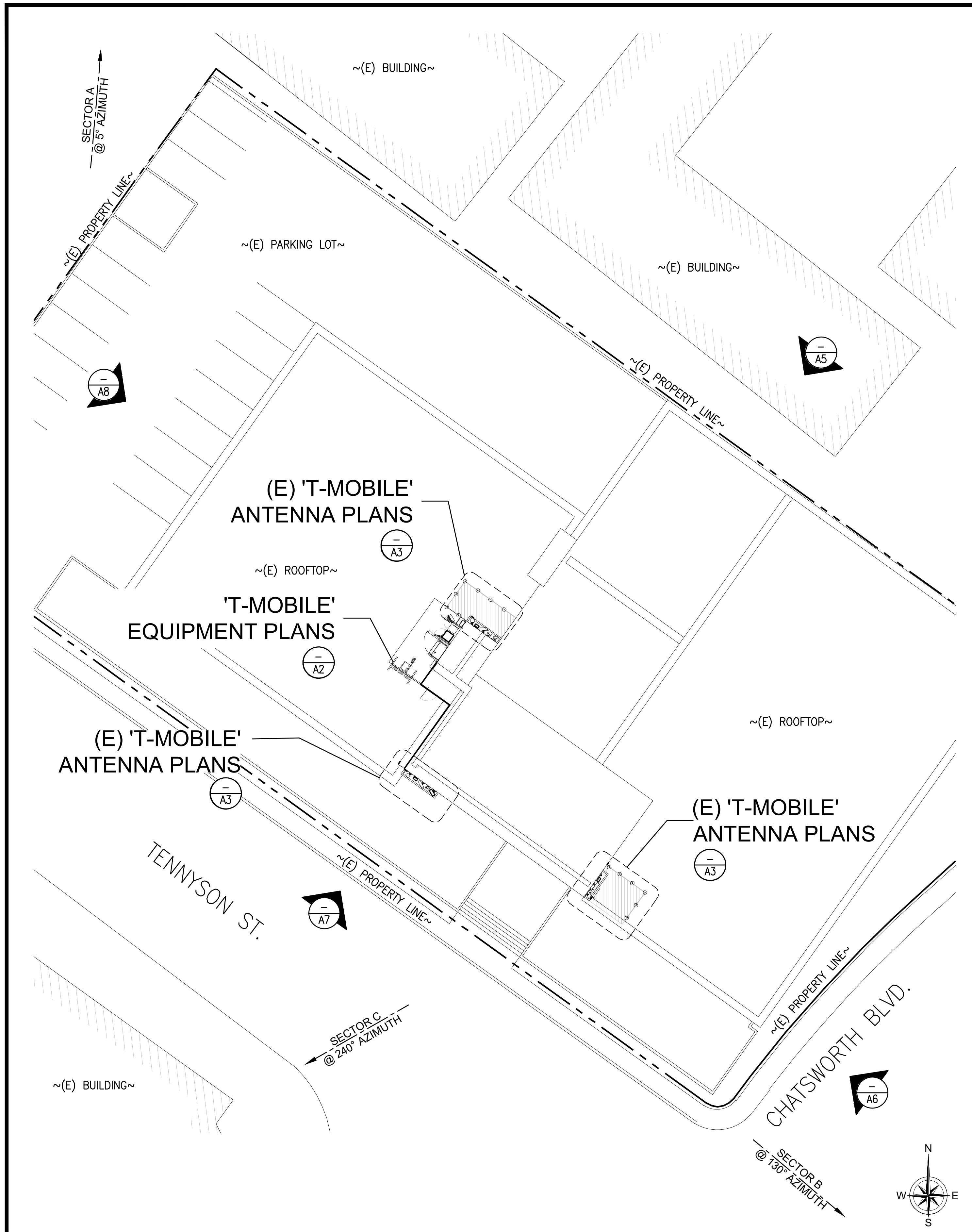
IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE.

The City of
SAN DIEGO
DEVELOPMENT SERVICES DEPARTMENT

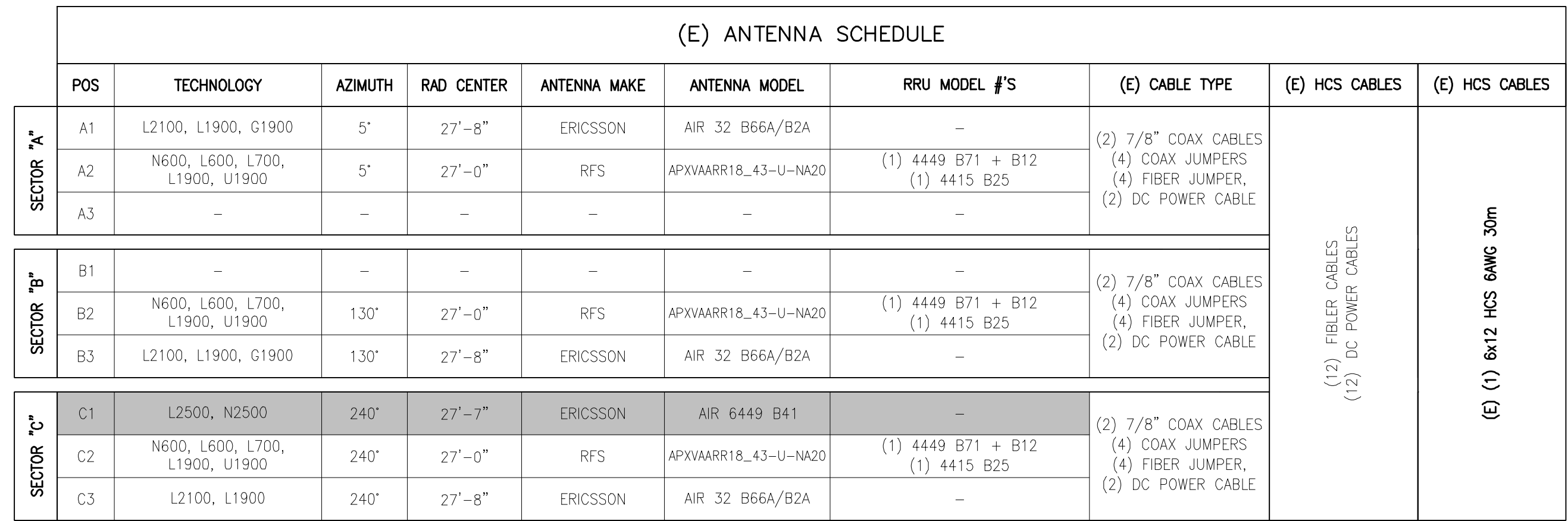
24"x36" SCALE: 1" = 40'-0"
11"x17" SCALE: 1" = 80'-0"



1



ENLARGED SITE PLAN				1				EXISTING EQUIPMENT PLAN				2			
24"x36" SCALE: 1/16" = 1'-0" 11"x17" SCALE: 1/32" = 1'-0"				24"x36" SCALE: 1/2" = 1'-0" 11"x17" SCALE: 1/4" = 1'-0"				24"x36" SCALE: 1/2" = 1'-0" 11"x17" SCALE: 1/4" = 1'-0"				24"x36" SCALE: 1/2" = 1'-0" 11"x17" SCALE: 1/4" = 1'-0"			
CONSTRUCTION CHANGE TABLE EFFECTED OR ADDED SHEET NUMBERS				CC NO.				IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE.				THE City of SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT			
~ (E) BUILDING~ T-Mobile T-MOBILE WEST LLC				IS INFRASTRUCTURE PARTNERS 23 MAUCHLY, SUITE 110 IRVINE, CALIFORNIA 92618				PRJ NO. _____ PMT NO. _____				SHEET 7 OF 14 SHEETS			
A2				A2				A2				A2			



SHEET 8 OF 14 SHEETS

PRJ NO.

PMT NO.

A3

REV	DATE	DESCRIPTION	
A	07/24/23	CUP RENEWAL	MZ
B	03/26/24	CUP RENEWAL	RD
C	07/08/24	CUP RENEWAL – ZAP COMMENTS #1	RD
D	01/13/24	CUP RENEWAL – ZAP COMMENTS #2	RD

T-Mobile
T-MOBILE WEST LLC

JS INFRASTRUCTURE
P A R T N E R S
23 MAUCHLY, SUITE 110
IRVINE, CALIFORNIA 92618

CONSTRUCTION CHANGE TABLE

CHANGE	DATE	EFFECTED OR ADDED SHEET NUMBERS	CC NO.

A horizontal number line with three tick marks. The first tick mark is labeled '0', the second is labeled '1/2', and the third is labeled '1'. The line is divided into two equal segments by the '1/2' mark.

IF THIS BAR DOES
NOT MEASURE 1"
THEN DRAWING IS
NOT TO SCALE.

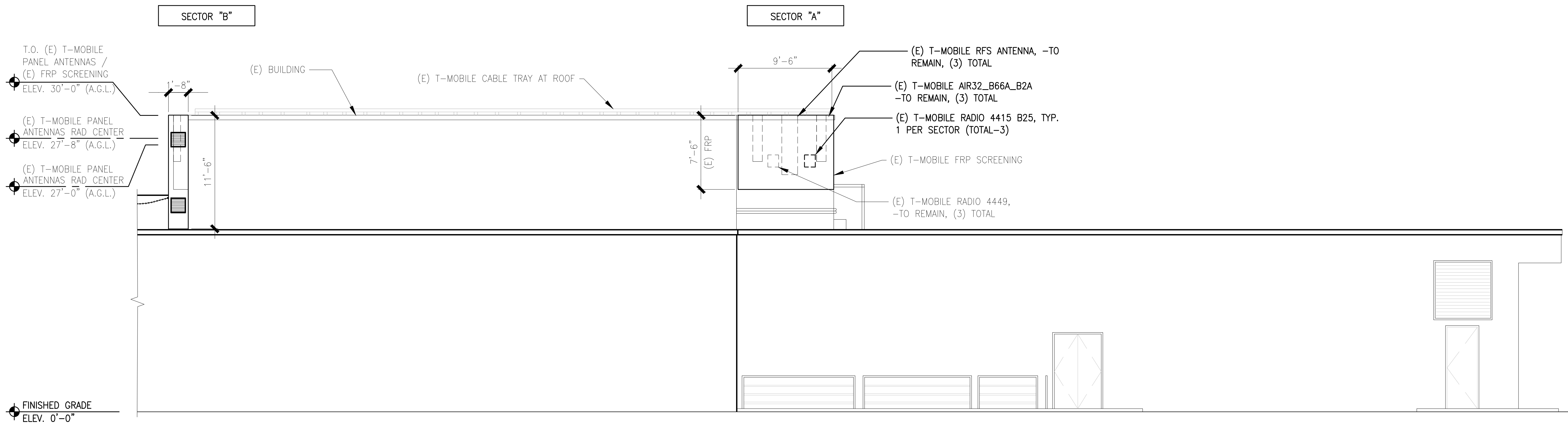
24"x36" SCALE: 3/8" = 1'-0"
11"x17" SCALE: 3/16" = 1'-0"

The City of
SAN DIEGO

DEVELOPMENT SERVICES DEPARTMENT

FRP NOTES:

1. FRP SCREEN ENCLOSURE AT SECTOR A TO BE PAINTED AND TEXTURED TO MATCH EXISTING ADJACENT BUILDING SURFACE.



PRIVATE CONTRACT

ELEVATION FOR: **SD06157A**
SD157 CHATSWORTH - PACIFIC
3704 TENNYSON STREET
SAN DIEGO, CA 92107

SHEET 9 OF 14 SHEETS

PRJ NO.

PMT NO.

EXISTING NORTHEAST ELEVATION

REV	DATE	DESCRIPTION	MZ
A	07/24/23	CUP RENEWAL	RD
B	03/26/24	CUP RENEWAL	RD
C	07/08/24	CUP RENEWAL - ZAP COMMENTS #1	RD
D	01/13/24	CUP RENEWAL - ZAP COMMENTS #2	RD

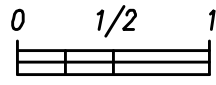


T-MOBILE WEST LLC



23 MAUCHLY, SUITE 110
IRVINE, CALIFORNIA 92618

CONSTRUCTION CHANGE TABLE			
CHANGE	DATE	EFFECTED OR ADDED SHEET NUMBERS	CC NO.

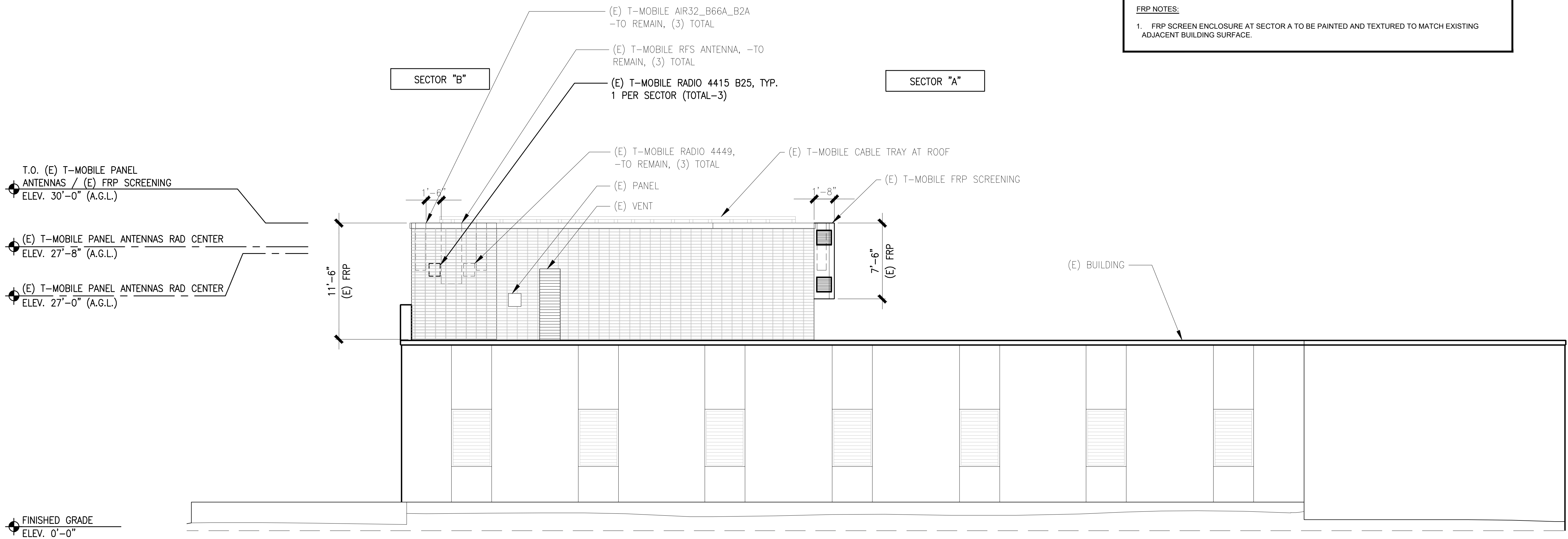


IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE.



DEVELOPMENT SERVICES DEPARTMENT

A4



EXISTING SOUTHEAST ELEVATION

REV	DATE	DESCRIPTION	
A	07/24/23	CUP RENEWAL	MZ
B	03/26/24	CUP RENEWAL	RD
C	07/08/24	CUP RENEWAL - ZAP COMMENTS #1	RD
D	01/13/24	CUP RENEWAL - ZAP COMMENTS #2	RD



T-MOBILE WEST LLC

23 MAUCHLY, SUITE 110
IRVINE, CALIFORNIA 92618

CONSTRUCTION CHANGE TABLE			
CHANGE	DATE	EFFECTED OR ADDED SHEET NUMBERS	CC NO.

01/21

IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE.

The City of


SAN DIEGO

DEVELOPMENT SERVICES DEPARTMENT

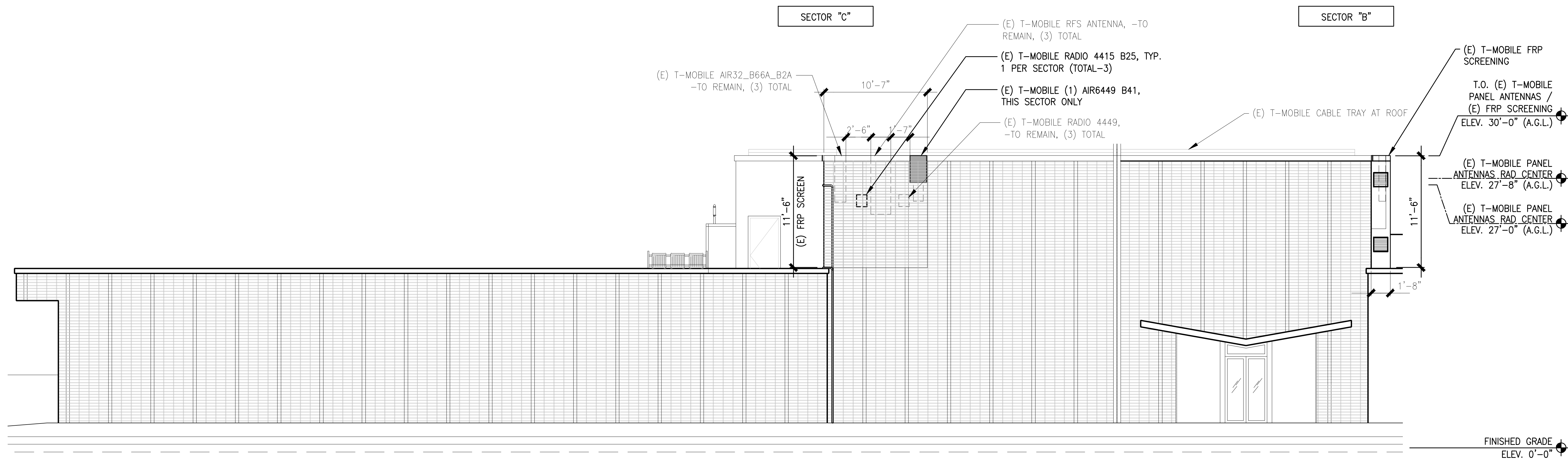
PRIVATE CONTRACT

ELEVATION FOR: SD06157A
SD157 CHATSWORTH - PACIFIC
3704 TENNYSON STREET
SAN DIEGO, CA 92107

SHEET 10 OF 14 SHEETS

PRJ NO.
PMT NO.

A5



EXISTING SOUTHWEST ELEVATION

REV	DATE	DESCRIPTION	MZ
A	07/24/23	CUP RENEWAL	RD
B	03/26/24	CUP RENEWAL	RD
C	07/08/24	CUP RENEWAL - ZAP COMMENTS #1	RD
D	01/13/24	CUP RENEWAL - ZAP COMMENTS #2	RD



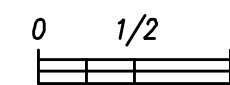
T-MOBILE WEST LLC



23 MAUCHLY, SUITE 110
IRVINE, CALIFORNIA 92618

CONSTRUCTION CHANGE TABLE

CHANGE	DATE	EFFECTED OR ADDED SHEET NUMBERS	CC NO.



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DEVELOPMENT SERVICES DEPARTMENT

PRIVATE CONTRACT

ELEVATION FOR: **SD06157A**
SD157 CHATSWORTH - PACIFIC
3704 TENNYSON STREET
SAN DIEGO, CA 92107

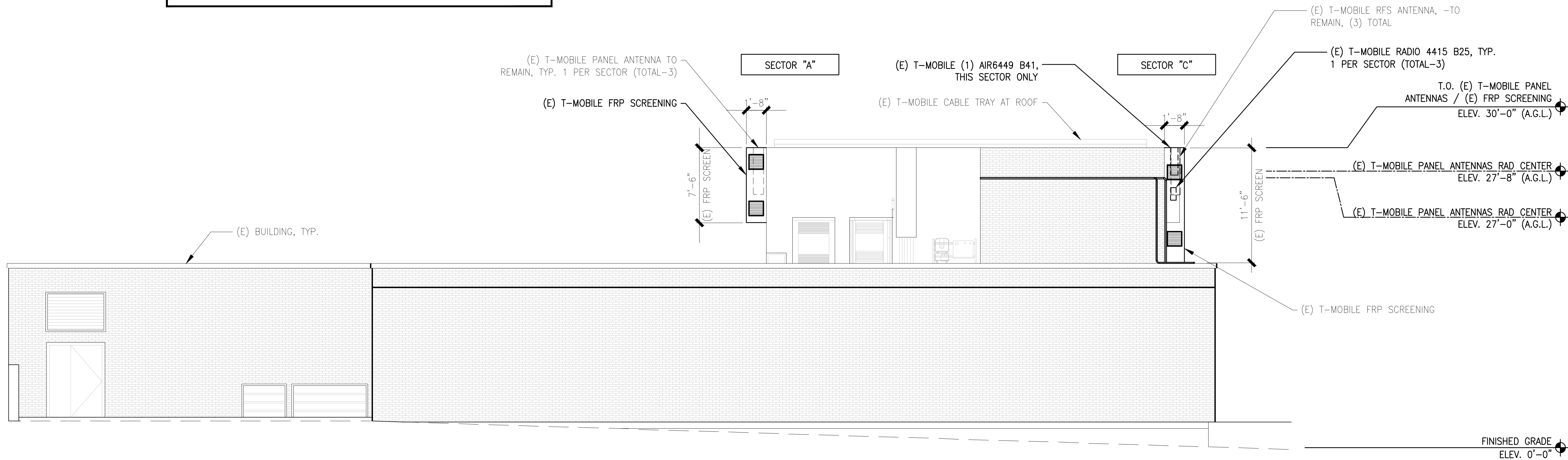
SHEET 11 OF 14 SHEETS

PRJ NO.

PMT NO.

A6

FRP NOTES:
1. FRP SCREEN ENCLOSURE AT SECTOR A TO BE PAINTED AND TEXTURED TO MATCH EXISTING ADJACENT BUILDING SURFACE.



EXISTING NORTHWEST ELEVATION

REV	DATE	DESCRIPTION	MZ
A	07/24/23	CUP RENEWAL	RD
B	03/26/24	CUP RENEWAL	RD
C	07/08/24	CUP RENEWAL - ZAP COMMENTS #1	RD
D	01/13/24	CUP RENEWAL - ZAP COMMENTS #2	RD



T-MOBILE WEST LLC

23 MAUCHLY, SUITE 110
IRVINE, CALIFORNIA 92618

CONSTRUCTION CHANGE TABLE			
CHANGE	DATE	EFFECTED OR ADDED SHEET NUMBERS	CC NO.

01/21

IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE.

The City of

**SAN DIEGO**

DEVELOPMENT SERVICES DEPARTMENT

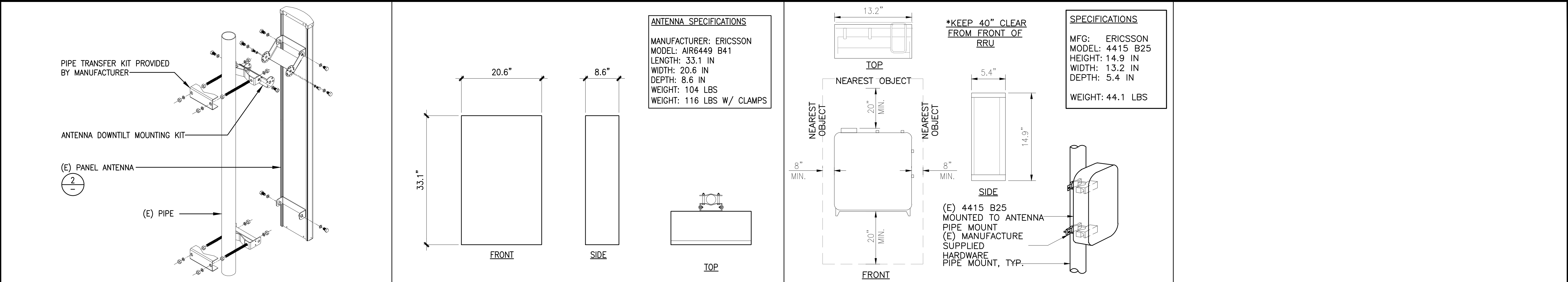
PRIVATE CONTRACT

ELEVATION FOR: SD06157A
SD157 CHATSWORTH - PACIFIC
3704 TENNYSON STREET
SAN DIEGO, CA 92107

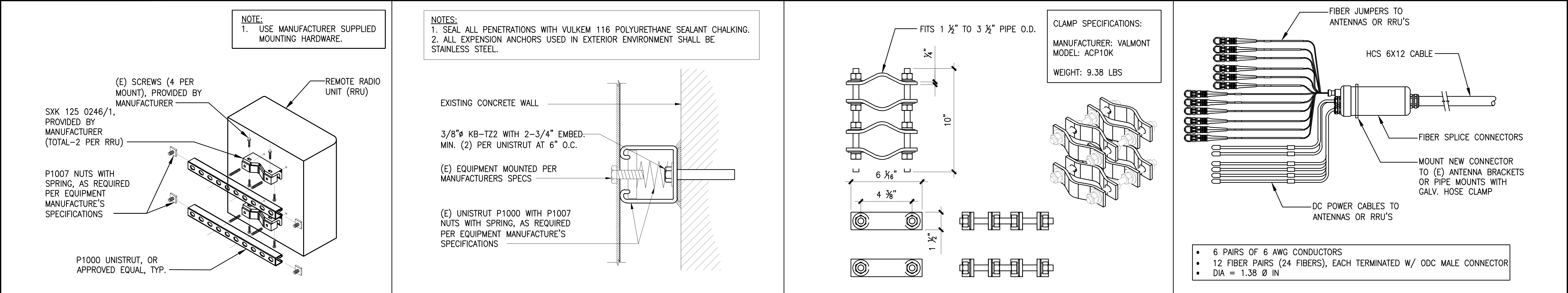
SHEET 12 OF 14 SHEETS

PRJ NO. _____
PMT NO. _____

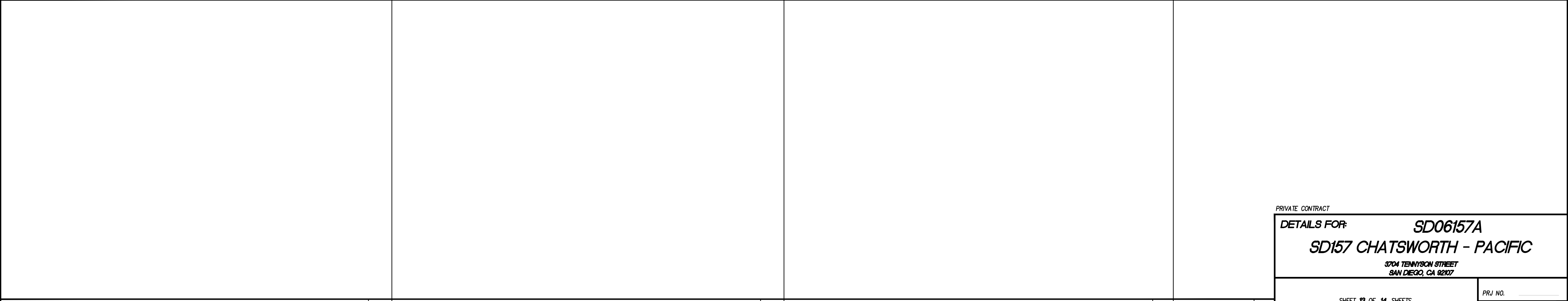
A7



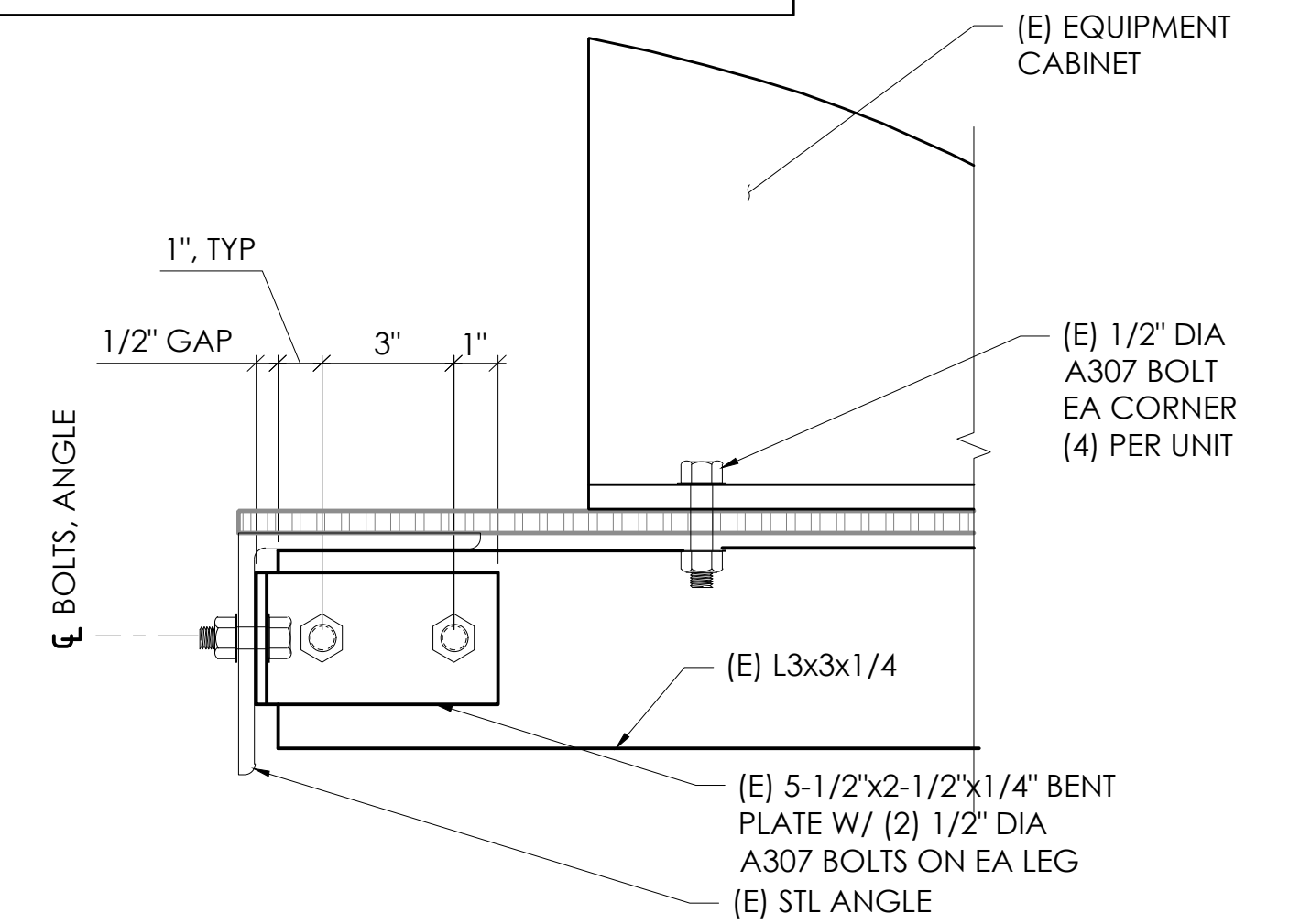
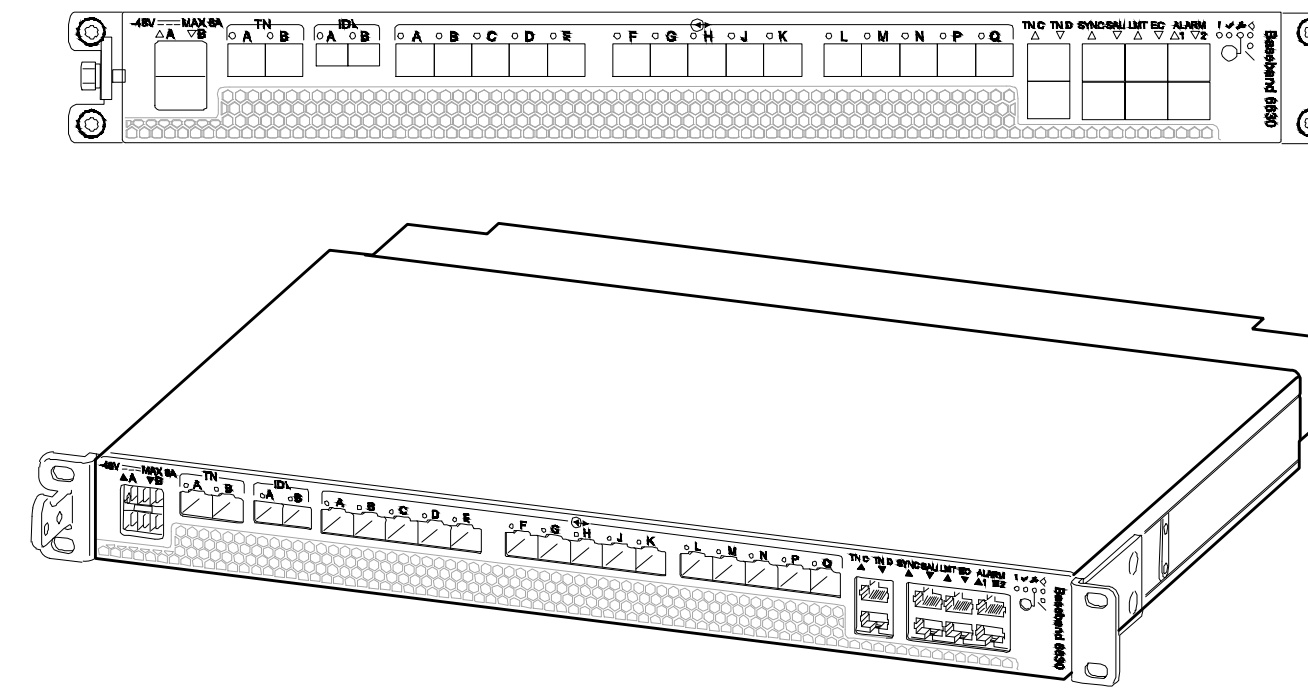
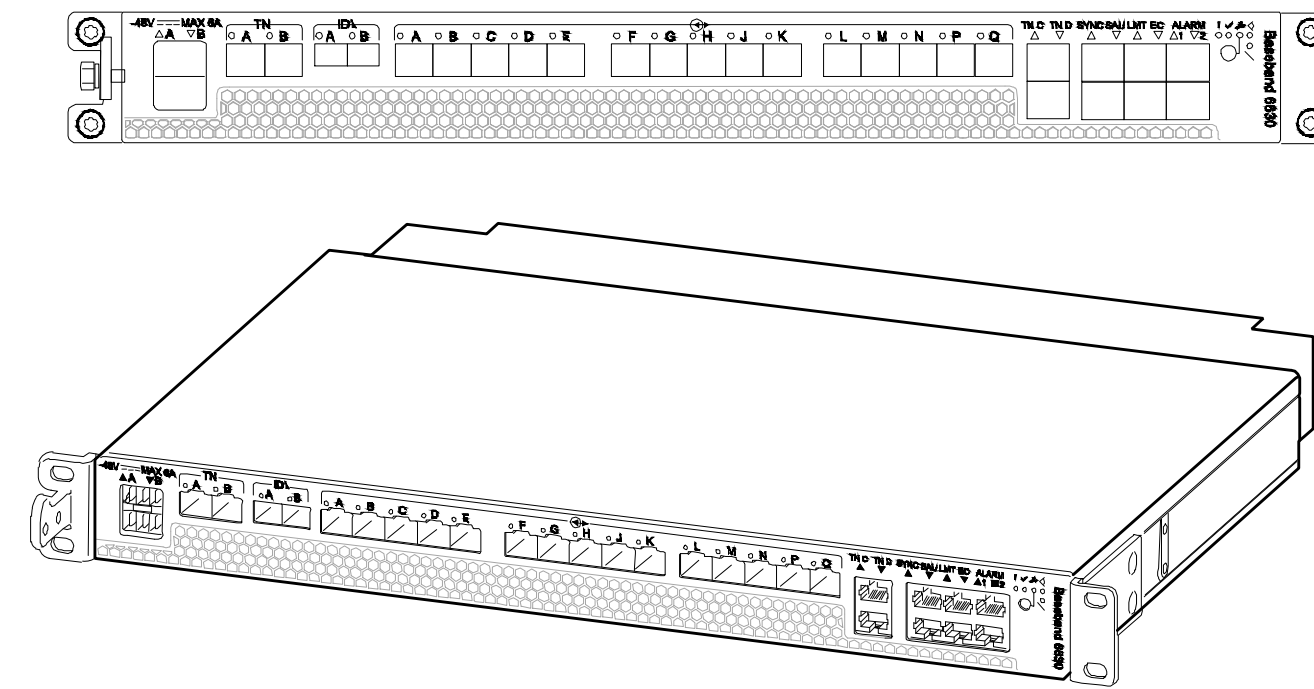
ANTENNA MOUNTING DETAIL	SCALE N.T.S.	1	ANTENNA SPECIFICATIONS	SCALE N.T.S.	2	RRUS 4415 B25 SPECIFICATIONS	SCALE N.T.S.	3	NOT USED	4
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RRU MOUNTING DETAIL	SCALE N.T.S.	5	ANTENNA MOUNTING DETAIL	SCALE N.T.S.	6	PIPE TO PIPE CLAMP SET	SCALE N.T.S.	7	HCS 6X12 CABLE SPECS	SCALE N.T.S.	8
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NOT USED	9	NOT USED	10	NOT USED	11	NOT USED	12
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NOT USED

SCALE
N.T.S.

1

BASEBAND 6648 SPECS

SCALE
N.T.S.

2

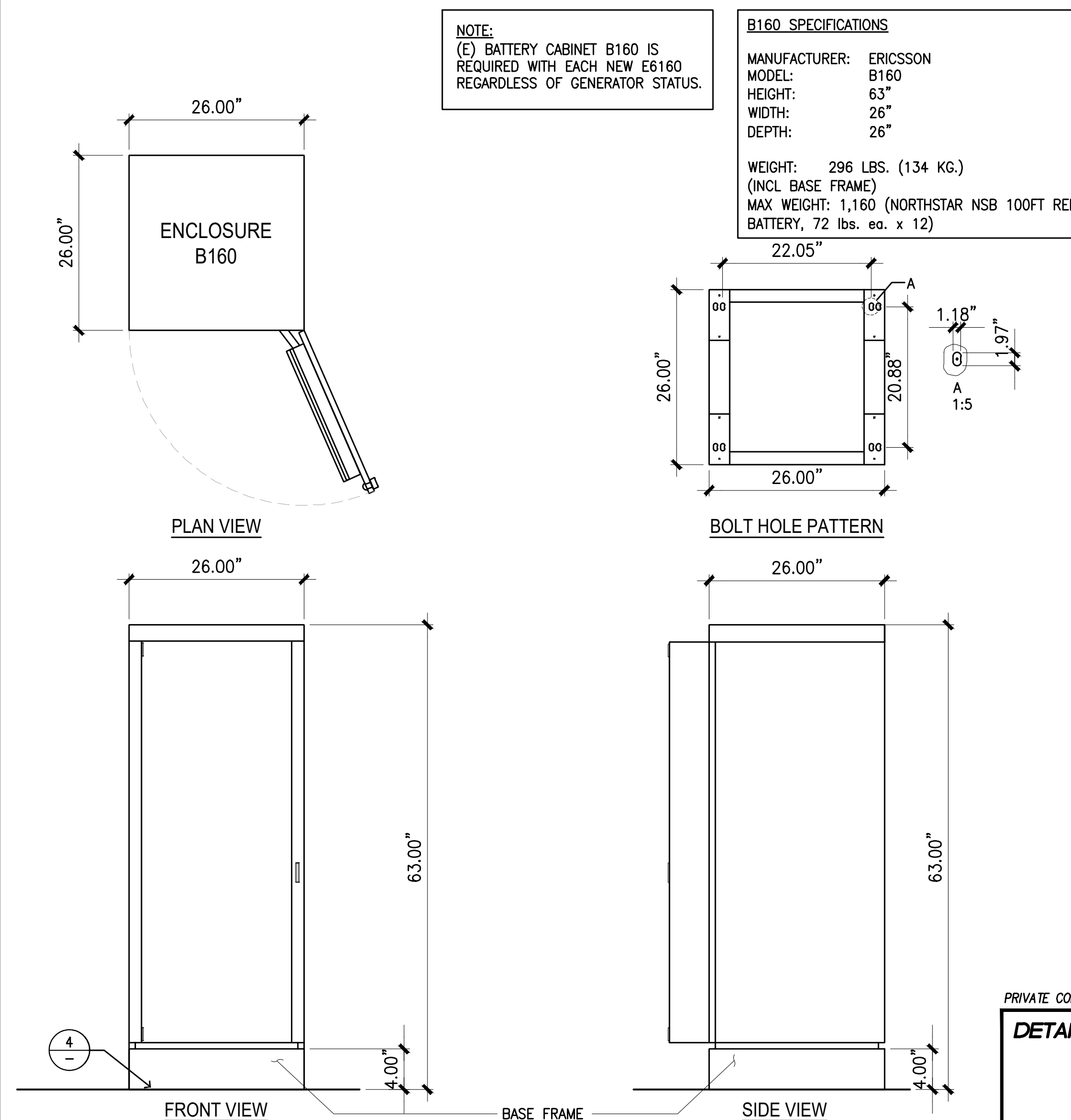
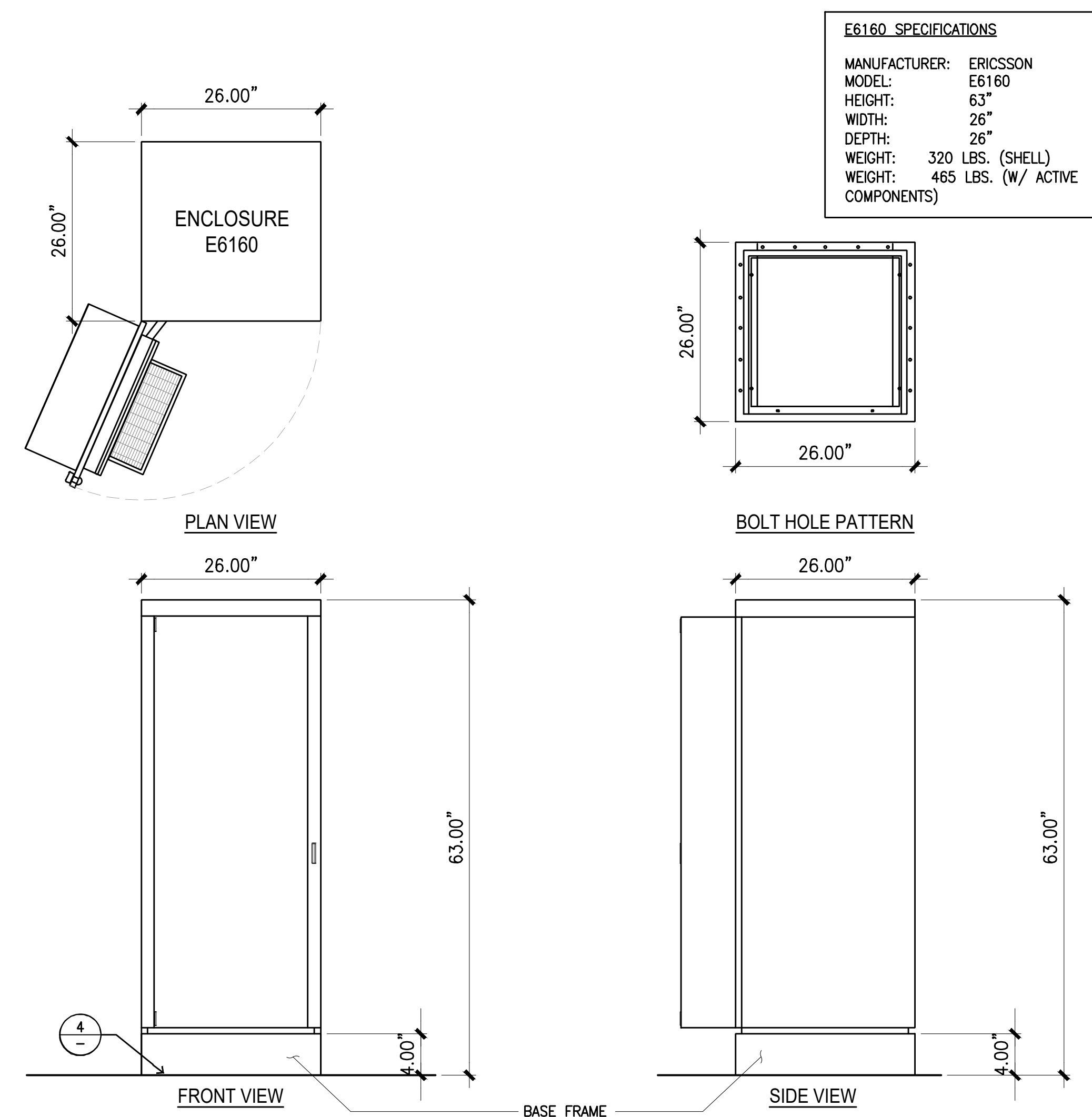
BASEBAND 6630 SPECS

SCALE
N.T.S.

3	
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ANGLE CONNECTION & EQUIP ANCHORAGE

SCALE	4
N.T.S.	



E6160 SSC CABINET SPECIFICATIONS

SCALE
NTS

10

B160 BATTERY CABINET SPECIFICATIONS

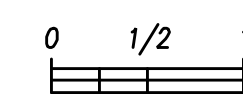
SCALE
NTS

12

REV	DATE	DESCRIPTION
A	07/24/23	CUP RENEWAL
B	03/26/24	CUP RENEWAL
C	07/08/24	CUP RENEWAL – ZAP COMMENTS #1
D	01/13/24	CUP RENEWAL – ZAP COMMENTS #2



CONSTRUCTION CHANGE TABLE			
CHANGE	DATE	EFFECTED OR ADDED SHEET NUMBERS	CC NO.



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DEVELOPMENT SERVICES DEPARTMENT

PRIVATE CONTRACT

DETAILS FOR:

SD06157A

SD157 CHATSWORTH - PACIFIC

3704 TENNYSON STREET
SAN DIEGO, CA 92107

SHEET 14 OF 14 SHEETS

PRJ NO. _____

PMT NO. _____

D2