



THE CITY OF SAN DIEGO

**M E M O R A N D U M**

DATE: April 13, 2026

TO: City of San Diego Planning Commission

FROM: Ian Heacox, Development Project Manager, Development Services Department

SUBJECT: Planning Commission Hearing April 16, 2026- Agenda Item No. 1  
Informational Bulletin 620 – Community Planning Committee Distribution  
Form – PRJ-1137409 (Crown Castle T-Mobile AT&T Morrison Pole)

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This memorandum addresses corrections and supplements the staff report for the above-referenced project.

1. The Community Planning Committee Distribution Form (IB-620) was received and is hereby incorporated into the record for the project.
2. The official full planning group recommendation vote for Kensington-Talmadge Planning Group was 10 yes, not 5 yes.

The inclusion of this documentation does not affect the findings, analysis, or recommendations set forth in the staff report.

Should you have any questions, please contact me at (619) 466-5338 or email [iheacox@sandiego.gov](mailto:iheacox@sandiego.gov).

Respectfully,

*Ian Heacox*

Ian Heacox  
Development Project Manager

Attachments:

PRJ-1137409Community Planning Committee Distribution Form (IB-620)

Cc: Project File  
Planning Commission Legislative Recorder  
Office of the City Attorney



THE CITY OF SAN DIEGO

## Report to the Planning Commission

DATE ISSUED: April 9, 2026 REPORT NO. PC-26-010  
HEARING DATE: April 16, 2026  
SUBJECT: CROWN CASTLE T-MOBILE AT&T MORRISON POLE, Process Four Decision  
PROJECT NUMBER: [PRJ-1137409](#)  
OWNER/APPLICANT: MORRISON FAMILY 1988 TRUST, Owner, and CCTMO, LLC. & CCATT, LLC

### SUMMARY

Issue: Should the Planning Commission approve a Conditional Use Permit (CUP), Neighborhood Development Permit (NDP), and Planned Development Permit (PDP) for an existing Wireless Communication Facility (WCF) located at [4864 Lila Drive](#) within the [Mid-City Communities](#) in the Kensington-Talmadge Community Plan area?

### Proposed Actions:

1. APPROVE CUP NO. PMT-3361424
2. APPROVE NDP NO. PMT-3361425
3. APPROVE PDP NO. PMT-3361427

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

Code Enforcement Impact: None.

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

Community Planning Group Recommendation: On December 15, 2025, the Kensington-Talmadge Community Planning Group voted 10-0-0 to recommend approval of the project, with no conditions.

Environmental Impact: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 (Existing Facilities) and 15302 (Replacement or Reconstruction). The environmental exemption determination for this project was made on January 23, 2026, and the opportunity to appeal that determination ended on February 6, 2026 (Attachment 7).

## BACKGROUND

The Crown Castle T-Mobile AT&T Morrison Pole project (Project) is located at 4864 Lila Drive in the OR-1-1 (Open Space-Residential) and portions of RS-1-1 and RS-1-7 (Residential – Single Unit) Zones, Mid-City Communities in the Kensington-Talmadge Community Plan area, and City Council District 9. The existing WCF has been located on the property since 1999, when it originally consisted of a 25-foot faux palm tree. The facility has provided essential voice and data service to the surrounding area since its initial installation.

## DISCUSSION

The Project proposes the continuation of an existing Crown Castle WCF with two carriers - T-Mobile and AT&T. The existing WCF is an existing 28-foot faux tree designed as a monopine supporting eight AT&T existing panel antennas and twelve radios and nine T-Mobile existing panel antennas and nine radios. AT&T's equipment is at the top of the tree with a center rad of 22-feet and T-Mobile's equipment is lower with a rad center of 14-feet. Two carriers collocated on the monotree reduces additional structures and allows the carriers to avoid interference. Additionally, the WCF includes existing ancillary equipment inside the existing 277-square-foot equipment enclosures located in an existing concrete masonry unit (CMU) enclosure with a wood trellis topper. The existing enclosures will remain the same square footage and will not be modified. T-Mobile's enclosure is located within the side and rear yard setback. AT&T has four cabinets and one powerplant and T-Mobile has one cabinet inside the enclosure. The existing enclosure has a textured split face block that is painted to match the surrounding block and structures. There are no modifications for this application, and it is for the extended use of the WCF.



Figure 1: Existing and proposed photo simulation, looking south towards the north elevation

The land uses surrounding the site mainly consist of residential (6-10 du/ac) with open space to the north of the site (Attachment 1-3).

WCFs are permitted in all zones Citywide with the appropriate permit process. Council Policy 600-43 assigns preference levels to WCFs proposed on different land uses, with Preference 1 locations being the most preferred and Preference 4 locations the least preferred. Preference 1 locations generally include non-residential uses and zones and are permitted ministerially. Preference 4 locations include residential uses in residential zones and require a Process Four approval. This Project involves a WCF located on a residential zone with a residential development onsite, making it a Preference 4 location. Even though this is a Preference 4, there are no other lower preference level sites in the vicinity.

The Project requires the following permits:

| <b>Required Permits</b>                            | <b>Basis / Existing</b>  |
|--|--|
| Conditional Use Permit (CUP)<br>Process 4          | In both a residential zone with residential development and open space zone. San Diego Municipal Code (SDMC) Section 141.0420(c)(2)                          |
| Neighborhood Development Permit (NDP)<br>Process 2 | Both equipment enclosures square footage total 277, exceeding the allowable 250 square feet per SDMC Section 141.0420(e)(3)                                  |
| Planned Development Permit (PDP)<br>Process 4      | Located in OR-1-1 side (8-feet) and rear (20-foot) setback, monopine is 17' inside rear, enclosure is entirely inside and rear setback on the property lines |

Pursuant to SDMC Section 141.0420(c)(2), this Project application is being processed as a CUP, Process 4, due to the Project being located in a residential zone with residential development and open space zone. Pursuant to SDMC Section 141.0420, an NDP is required when the equipment enclosure total square footage exceeds 250-square-feet. Both AT&T and T-Mobile's equipment enclosures are separated by a wall and amount to 277 square feet, only 27-square-feet over. Additionally, pursuant to SDMC Section 126.0602, a PDP is required due to a deviation from the maximum allowable side and rear setback of the OR-1-1 zone, which is 8-feet and 20-feet, respectively. The monopine and its branches are 3-feet from the rear property line, requiring a 17-foot rear setback deviation. The T-Mobile equipment enclosure, which is attached to the AT&T enclosure, is entirely in the side and rear setback for OR-1-1. The existing equipment enclosures have no proposed change in square footage.

The WCF provides critical voice and data service throughout the surrounding area for T-Mobile and AT&T. Continued operation by T-Mobile and AT&T will provide coverage to the immediate community such as Mid City, Talmadge and parts of College West and including major roads such as Montezuma Road. The site is an integral part of telecommunication networks, as the site's operation

is closely coordinated with other sites in the area. Coverage maps demonstrate the proposed coverage provided on the property and juxtaposition against the no coverage map (Attachment 6). A degradation of the existing service could have a significant impact on customers and essential emergency communication services.

The Telecommunication Act of 1996 preempts local governments from regulating the "placement, construction and modification of wireless communication facilities on the basis of the environmental effects of Radio Frequency (RF) emission to the extent that such facilities comply with the Federal Communication Commission's (FCC) standards for such emissions." Crown Castle has submitted a Radio Frequency-Electromagnetic Energy Compliance Report dated June 30, 2025, from SiteSafe demonstrating that the Project is consistent with the FCC's regulations for wireless facilities. The report will be stamped as Exhibit "A" and provided within the Project file.

#### Community Plan Analysis:

The Mid-City Communities Plan requires applicants to use all available means to conceal communication antennas from view. Additionally, the City of San Diego General Plan (UD-A.17) requires that the visual impact of wireless facilities be minimized by concealing WCFs in existing structures or using screening techniques to hide or blend them into the surrounding area. UD-A.17 also calls for these facilities to be designed to be aesthetically pleasing and respectful of the neighborhood context. Furthermore, UD-A.17 states that equipment associated with WCFs be concealed from view. The City of San Diego Land Development Manual contains a Wireless Communication Facility (WCF) Guidelines (Guidelines) that provide specific design guidance that comply with UD-A.17 as well as Council Policy 600-43. Allowable designs include faux monotrees of which must be used on a premises where natural vegetation similar in size and species exist or proposed as part of the development. The existing monopine matches other mature trees in the area in size and species, while providing the required concealment per the Mid-City Communities Plan, UD-A.17 and Council Policy 600-43. Furthermore, the equipment in the monopine must have antenna socks to aid in concealment, fully concealing them from public view and minimizing potential visual impacts. All equipment must be painted to match the branches and leaves. The monopine design will incorporate the maximum number of branches feasible to effectively screen both the existing and proposed antennas, in accordance with the WCF Guidelines, which require a minimum of four branches per foot. All the branches at the antenna level shall extend a minimum of 24 inches beyond the entire vertical face of the proposed antennas. All exposed cables, brackets, supports, RRUs, supplemental equipment and mounting apparatus shall be painted to match the foliage to provide minimized visual impacts. The equipment enclosure has architecturally designed textured block with a dark painted wood trellis topper to integrate and conceal the equipment from the neighbors. The Mid-City Communities Plan identifies the project site as being zoned Residential (6-10 Dwelling Units per Acre).

#### Project-Related Issues:

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

justifications for the deviations:

| DEVIATIONS SUMMARY<br>Table 1         |                                       |                  |                 |
|---------------------------------------|---------------------------------------|------------------|-----------------|
| Deviation Description                 | Deviation from SDMC                   | Allowed/Required | Proposed        |
| <b>OR-1-1 max side / rear setback</b> | <a href="#">SDMC Section 126.0602</a> | 8-feet / 20-feet | 0-feet, 17-feet |

Justification:

The Project requires a deviation from the OR-1-1 (Open Space – Residential) zoning regulations. Deviations to the SDMC may be processed through a PDP Process 4 in accordance with SDMC Section 126.0602. The purpose of the PDP is to establish a review process for development that allows an applicant to request greater flexibility from the strict application of the regulations to allow for a more desirable project. The intent is to encourage imaginative and innovative planning and to assure that the development achieves the purpose and intent of the applicable land use plan, and that it would be preferable to what would be achieved by strict conformance with the regulations. The maximum allowable side and rear setback in the OR-1-1 zone is 8-feet and 20-feet respectively. The monopine and its branches are 3-feet from the rear property line, requiring a 17-foot rear setback deviation. The T-Mobile equipment enclosure, which is attached to the AT&T enclosure, is entirely in the side and rear setback. The location of the Project is more desirable as it sites the entire WCF in the back of the parcel in the southeast corner. The deviation of the setbacks allows for more square footage of the parcel for single dwelling use, which is the primary use of the parcel. Additionally, this location is adjacent to other mature and similarly sized pine trees to allow for better concealment and integration. The WCF has been located at this site since 1999. Relocating the tree out of the 20' rear yard setback would require increasing the height of the tree significantly in order to maintain current coverage levels. Relocating the equipment out of the setbacks would be difficult to accomplish without interfering with the number of accessory structures and uses currently located in the Morrison backyard.

The existing WCF provides critical voice and data service throughout the surrounding area. Continued operation of this site is necessary to maintain the existing levels of service to the area for AT&T and T-Mobile. The site is an integral part of telecommunication networks, as the site's operation is closely coordinated with other sites in the area. A degradation of the existing service could have a significant impact on customers and essential emergency communication services. The Project and above deviations have been analyzed by staff and determined to be consistent with the goals and recommendations of the City of San Diego's General Plan (UD-A.17), the Mid-City Communities Plan within the Kensington-Talmadge area and the purpose and intent of the Wireless Communication Facility Ordinance.

Conclusion:

The Project's design effectively integrates with the surrounding community, meeting the purpose and intent of the Wireless Communication Ordinance (SDMC Section 141.0420), the Wireless Design 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. 3361424, NDP No. 3361425 and PDP No. 3361427 (Attachments 4 and 5).

ALTERNATIVES

1. Approve CUP No. 3361424, NDP No. 3361425 and PDP No. 3361427, with modifications.
2. Deny CUP No. 3361424, NDP No. 3361425 and PDP No. 3361427, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



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Simon Tse  
Supervising Development Project Manager  
Development Services Department




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Ian Heacox  
Development Project Manager  
Development Services Department

Attachments:

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

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|---|---|---|---|
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|    | <b>City of San Diego<br/>Development Services</b><br>1222 First Ave., MS-302<br>San Diego, CA 92101 |   | <h1 style="text-align: center;">Community Planning<br/>Committee Distribution<br/>Form</h1> |
| Project Name:<br>Morrison Pole  |   | Project Number:<br>PRJ-1137409  |   |
| Community: Mid-City:Kensington-Talmadge   |   |   |   |
| <p style="text-align: center;">For project scope and contact information (project manager and applicant),<br/>log into OpenDSD at <a href="https://aca.accela.com/SANDIEGO">https://aca.accela.com/SANDIEGO</a>.</p> <p style="text-align: center;">Select "Search for Project Status" and input the Project Number to access project information.</p>                              |   |   |   |
| <input checked="" type="radio"/> Vote to Approve<br><input type="checkbox"/> Vote to Approve with Conditions Listed Below<br><input type="checkbox"/> Vote to Approve with Non-Binding Recommendations Listed Below<br><input type="checkbox"/> Vote to Deny  |   | Date of Vote:<br><p style="text-align: center;">December 15, 2025</p> |   |
| # of Members Yes<br>10  | # of Members No<br>0  | # of Members Abstain<br>0   |   |
| Conditions or Recommendations:<br>recommend approval to extend the wireless communications facility use at 4864 Lila Drive (Morrison pole), by Crown Castle on behalf of AT&T and T-Mobile, and the Conditional Use Permit, Neighborhood Development Permit and Planned Development Permit, as the use is existing and there will be no changes in location or height of the tower. |   |   |   |
| <input type="checkbox"/> No Action<br>(Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)  |   |   |   |
| NAME: David Moty  |   |   |   |
| TITLE: Chair, Kensington-Talmadge Planning Group  |   | DATE: December 15, 2025   |   |
|   |   |   |   |

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DS-5620 (08-18) ONLINE FORM