San Diego Hearing Officer Meeting

PRJ- 1140748 - T-Mobile Winterwood

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Development Services Department

T-Mobile Winterwood
Project No. 1140748

Item No. 2

City of San Diego Hearing Officer

October 21, 2026

The City of SAN DIEGO

Project Scope

Location: 7540 Winterwood Lane, OP-1-1 Zone,
(Winterwood Park)

Mira Mesa Community Plan

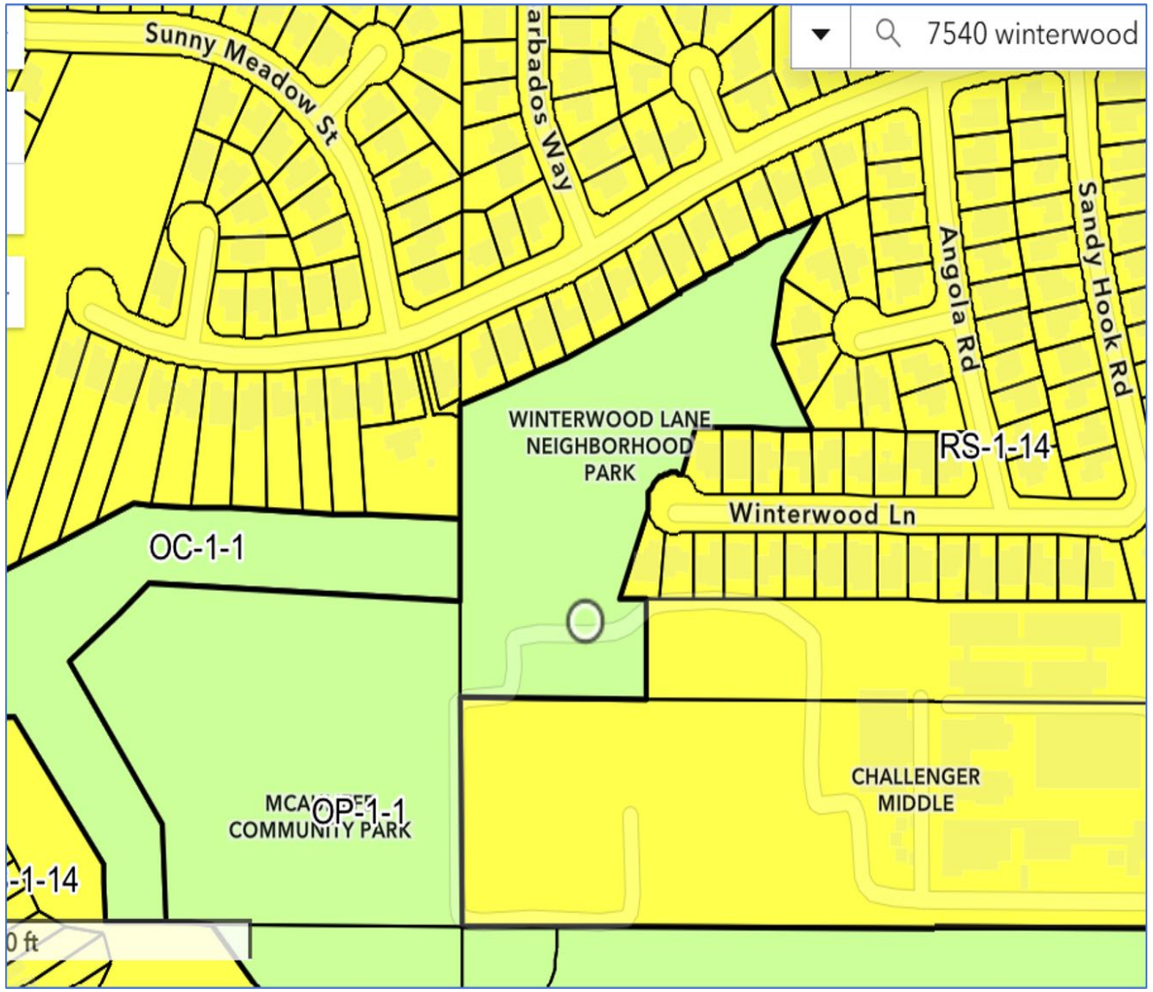
Approvals: Process 3

Conditional Use Permit

Neighborhood Development Permit

CEQA Determination (EXEMPT, 15301 – Existing facility)

Zoning Map



Project Scope

- Continuation of use - Existing use Wireless Communication Facility (WCF)
- Six (6) antennas and six (6) Remote Radio Units (RRUs) concealed within the branches of an existing 56-foot tall monopine
- Associated equipment inside a 168 square-foot concrete enclosure with trellis top on the ground



View of Tower

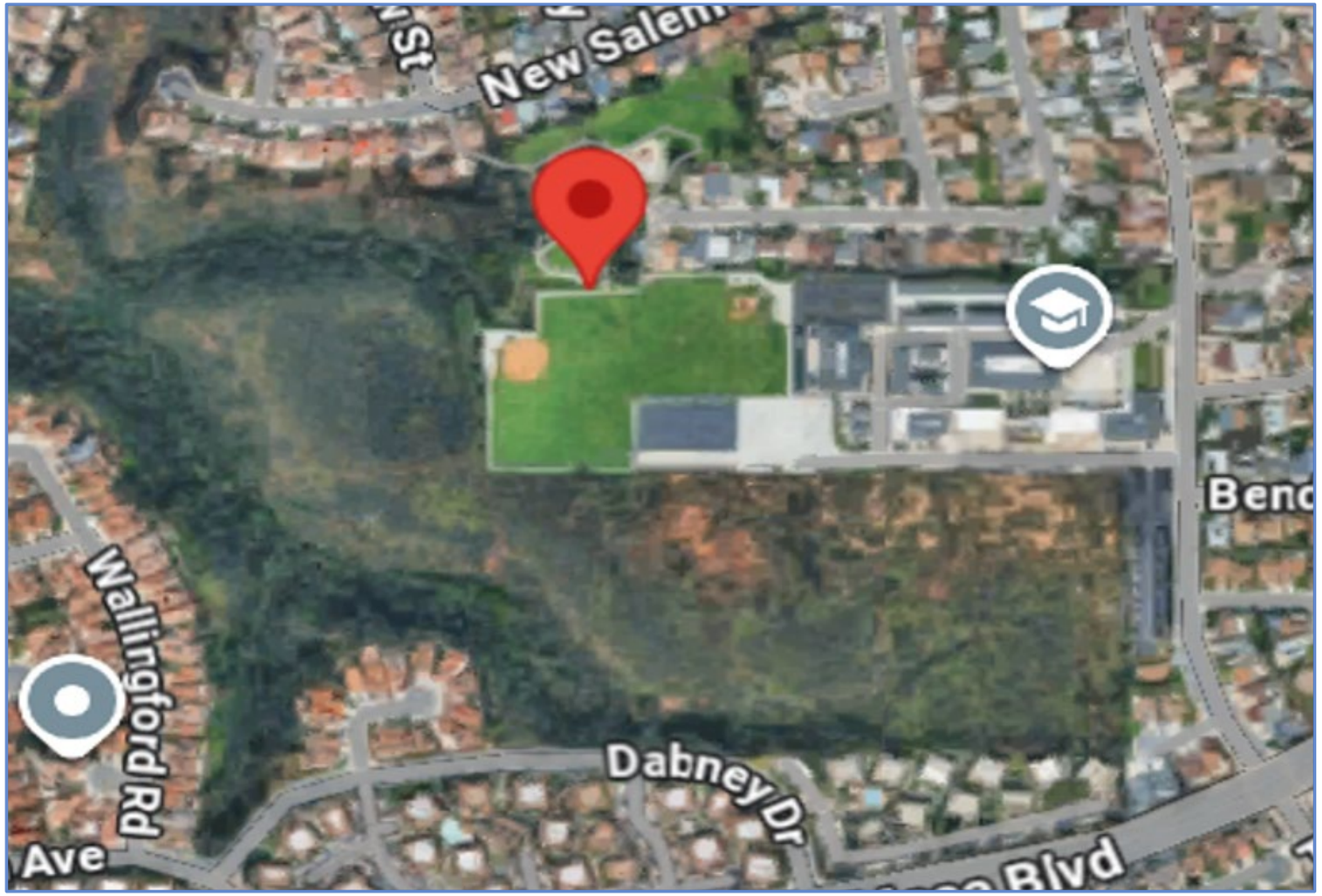


View of Shelter

Approvals

Required Permits	Basis / Existing
Conditional Use Permit (CUP) Process 3	Pursuant to SDMC Section 141.0420(c)(1)(A)(ii), WCFs are allowed in the Open Space zone where antennas are located less than 100 feet from property line on premises with residential use, with approval of a CUP, which is a Process 3 decision.
Neighborhood Development Permit (NDP) Process 2	An NDP is required pursuant to SDMC Section 126.0402(m) for WCF equipment located above ground in a park. The existing equipment enclosure for this site is 168 square feet. The processing of this NDP satisfies this requirement.

Aerial Photograph



Community Planning Group

Date: January 22, 2026

Mira Mesa Community Planning Group

Approved- 9-0-2 Vote

Conditional Use Permit &

Neighborhood Development Permit

Staff Recommendation

APPROVE:

Conditional Use Permit (CUP) No. 3441018

Neighborhood Development Permit (NDP) No. 3442171

Development Services Department

T-Mobile Winterwood
Project No. 1140748

Item No. 9

City of San Diego Hearing Officer

October 21, 2026

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