THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED: October 29, 2026 REPORT NO. PC-26-037

HEARING DATE: November 5, 2026

SUBJECT: CROWN CASTLE T-MOBILE DUFFER, Process Four Decision

PROJECT NUMBER: PRJ-1153052

OWNER/APPLICANT: Duffer Family Trust, Owner, and T-Mobile West Tower LLC, Permittee

SUMMARY

Issue: "SHOULD THE PLANNING COMMISSION APPROVE THE MODIFICATION OF AN EXISTING T MOBILE WIRELESS COMMUNICATION FACILITY (WCF) LOCATED AT 1551 Kenalan Drive WITHIN THE OTAY MESA-NESTOR COMMUNITY PLAN AREA?"

Proposed Actions:

1. APPROVE CONDITIONAL USE PERMIT NO. PMT-3407869; and

2. APPROVE PLANNED DEVELOPMENT PERMIT NO. PMT-3407870.

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 WCF and is not associated with residential development.

Community Planning Group Recommendation: The applicant reached out to the Otay Mesa-Nestor Community Planning Group (CPG) via email to provide an update regarding the continuation of the existing design and requested that any design concerns regarding the project be directed to staff. The outreach occurred on June 10, 2026. To date, staff has not received any comments or concerns from the CPG regarding the proposed design. The project has been in good standing with the city, throughout the life of the WCF.

Environmental Impact: The City of San Diego determined that the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301

(Existing Facilities). The environmental exemption determination for this project was made on July 23, 2026, and the opportunity to appeal that determination ended on August 6, 2026 (Attachment 7).

BACKGROUND

The project is located on a single-family residence parcel at 1551 Kenalan Drive in the RS-1-7 (Residential Single Unit) Zone, FAA Part 77 Noticing Area to Brown Field and Naval Outlying Landing Field Imperial Beach within the Otay Mesa-Nestor Community Plan area.

The site is surrounded by single-family residences. The original Conditional Use Permit consisted of two panel antennas attached on a 12-foot high pole and one panel antenna attached on a 16-foot, 7-inch high pole for a total of three (3) antennas at this location. The associated equipment is concealed behind a 6-foot high wooden fence on the east side of the property. The existing wireless communication facility was originally approved under Conditional Use Permit 95-035-085 on October 31, 1996 to Pacific Bell Mobile Services (PBMS) with a 10 year expiration date. T-Mobile acquired this wireless communication facility from PBMS/Cingular Wireless in 2002. The prior discretionary permit, PTS-180623, expired on January 21, 2020. A replacement permit, PTS-0689340, for the continued use of the site was submitted; however, due to the monopole design not conforming to the WCF guidelines, the project was redesigned. The redesign of the facility is the reason the new application was delayed and had a lapse in time between the previous permit and this application. The new design proposes to remove the two existing poles and replace them with two (2) 25-foot faux elm trees (mono-elms) consisting of nine (9) panel antennas. This application was approved by Planning Commission in 2022, but was not recorded due to issues with logistics and changing the design type. To help integrate the poles, large foliage socks designed to replicate a slender tree was proposed and installed as a mock-up. This application allows the continuation of the facility and was deemed complete on March 24, 2026.

DISCUSSION

Project Description:

The WCF is located in the backyard of a single-family residential lot located up the slope from the SR-905 freeway. The project site is located at the end of the cul-de-sac on a pie-shaped lot with graded slopes on the south and east sides. The existing will be located in the southeast and southwest corners of the parcel, surrounded by existing landscaping and trees. Since 2000, the WCF has been providing service to the surrounding area. No alternative locations have been considered because any location change would negatively impact T-Mobile's existing service. Allowing this site to continue operating will ensure that the existing users are not impacted.

T-Mobile is proposing to continue the use of the existing facility without any modifications. The existing WCF consists of two 15-foot slim line poles with foliage socks supporting a total of three antennas (one antenna on one pole and two antennas on another). The equipment enclosure is 292 square feet with a 6-foot-tall fence consisting of 2 outdoor cabinets. One pole is inside the equipment enclosure on the northeast side of the parcel, and the other pole is on the southwest side of the parcel. Both are located within the parcel's side and rear setback (Figure 1).



Figure 1: West elevation and east elevation of the existing facility.

The foliage sleeves allow the project to increase its concealment in the backyard amongst mature trees. This design allows the continued use of the site and the service in the area without dramatically changing out the design to a mono-elm. The mono-elm would have been much taller, and this site has very limited to no ability to access with heavy equipment. The 15-foot poles allow for the continued service without exceeding the height limit of the zone.

The land uses surrounding the site consist of low-density residential (5<10 DUs per net acre) to the north, and east and west, with an undeveloped Park use to the west and SR-905 to the south (Attachment 2).

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 Three, requiring Process Three approval. The project is located in a residential zone or RS-1-7 with residential development, which is a Preference Three and would typically be processed as a Hearing Officer decision; however, since the equipment will continue to operate within the rear and side yard setbacks, a deviation would continue to apply, and therefore, the project will require a Process Four approval.

The Project requires the following permits:

Required Permits	Basis
Conditional Use Permit	The WCF is located in a residential zone. SDMC section 141.0420(c)(1)(A)(i)
Planned Development Permit	Side and rear setback deviation Pole 1 and equipment enclosure/fence is entirely in both setbacks Pole 2 is 2-feet from the side property line and 1-foot from the rear property line. RS-1-1 side setback is 7 feet, rear setback is 13 feet. Table 131-04D

In accordance with San Diego Municipal Code (SDMC) section 141.0420(c)(1)(A)(i), the project as designed requires a CUP because the WCF is located in a residential zone. Pursuant to SDMC section 126.0602, the project necessitates a PDP because the project deviates from the zone's setback requirements. The existing 15-foot poles with foliage socks will remain in place, with the antennas at the top. There will be no height change, and it is visually compatible with the existing landscaping on and around the project site. In accordance with SDMC Section 112.0103(a), when an applicant applies for more than one permit, map, or other approval for a single development, the applications shall be consolidated for processing and shall be reviewed by a single decision maker.

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) emissions to the extent that such facilities comply with the Federal Communication Commission's (FCC) standard for such emissions." A Radio Frequency – Electromagnetic Energy Compliance Report dated September 13, 2018, from SiteSafe, was submitted to the City verifying that the proposed Project is in compliance with FCC regulations. The report will be stamped as Exhibit "A" and provided within the project file.

Community Plan Analysis:

The Otay Mesa-Nestor Community Plan does not address communication antennas as a specific land use. However, the City of San Diego's General Plan (Section UD-A.17) requires that the visual impact of wireless facilities be minimized by concealing them inside existing structures or using screening techniques to hide or blend them into the surrounding area. The plan also calls for these facilities to be designed to be aesthetically pleasing and respectful of the neighborhood context. Furthermore, the plan states that equipment associated with WCFs shall be concealed from view. WCFs are separately regulated uses, which have limitations or require compliance with conditions to minimize potential impacts and assure continued public health, safety, and welfare, including but not limited to concealment requirements and electromagnetic fields controls. The intent of the regulations is, among other things, to camouflage facilities from public view.

The monopoles were retrofitted to have foliage socks to help blend the 15-foot poles into the surrounding landscaping and be respectful of the neighborhood context. To install a larger mono-tree design would be impossible due to the tight access area and requirement for heavy machinery to install such a tree. Adjacent to the WCF, several mature trees exist and include a mixture of large shrubs, palms and broadleaf trees. Between the project site and the freeway is a raised slope with large shrubs and vegetation. The foliage sock design will integrate into the existing setting and be surrounded with existing mature landscape on the project site to further integrate the project with the surrounding area. The existing equipment enclosure consists of a combination wood fence that compliments and blends in with the existing wood perimeter fence.

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. 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, televisions, 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 design of the WCF is respectful of the neighborhood context and does not adversely affect the applicable land use plans.

Project-Related Issues:

Deviations- 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 deviation, which is followed by the justification for the requested deviation:

DEVIATIONS SUMMARY Table 1			
Deviation Description	**Deviation from SDMC**	**Allowed/Required**	**Proposed**
Side and Rear Setback	Table 131-04D	Side: 7-feet Rear: 13-feet	Side: Pole 1/Equipment – Entirely in Setback, Pole 2 – 2-feet Rear: Pole 1/Equipment - Entirely in Setback, Pole 2 – 1-foot

Justification:

While the facility has existed on the site since 1996, it has been redesigned to conform to the newest WCF guidelines and associated codes. The previously existing monopoles were retrofitted with foliage socks. Subsequently, the existing equipment fence and access gate, as well as the utility cabinets and other equipment, will remain at its current location. This allows the facility to minimize the footprint by keeping the WCF as close to the edges of the parcel for the residents to have the ability to utilize the backyard. T- Mobile is seeking to maintain their existing coverage in the immediate area, as any loss of the existing coverage could result in significant impacts to those within the surrounding residential uses and the SR-905 below (Attachment 6). Apart from the deviation, the proposed project will provide wireless communication service to the surrounding area and emergency essential communications services. The above deviation has 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), Otay Mesa-Nestor Community Plan, and the purpose and intent of the Wireless Communication Facility Ordinance. The Project has been designed to address the physical environment and would not adversely impact the public's health or safety.

Conclusion:

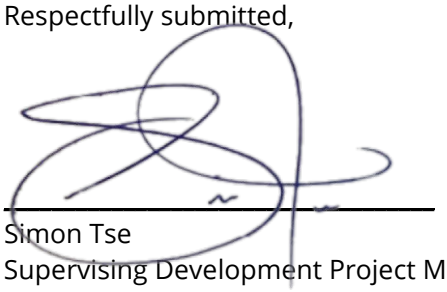
Based on its design, the project complies with the WCF Regulations (SDMC 141.0420). Staff has prepared draft findings in the affirmative to approve the project and recommend approval of the CUP and PDP (Attachment 5).

ALTERNATIVES

1. Approve CUP No. PMT-3407869 and PDP No. PMT-3407870, with modifications.

2. Deny CUP No. PMT-3407869 and PDP No. PMT-3407870, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



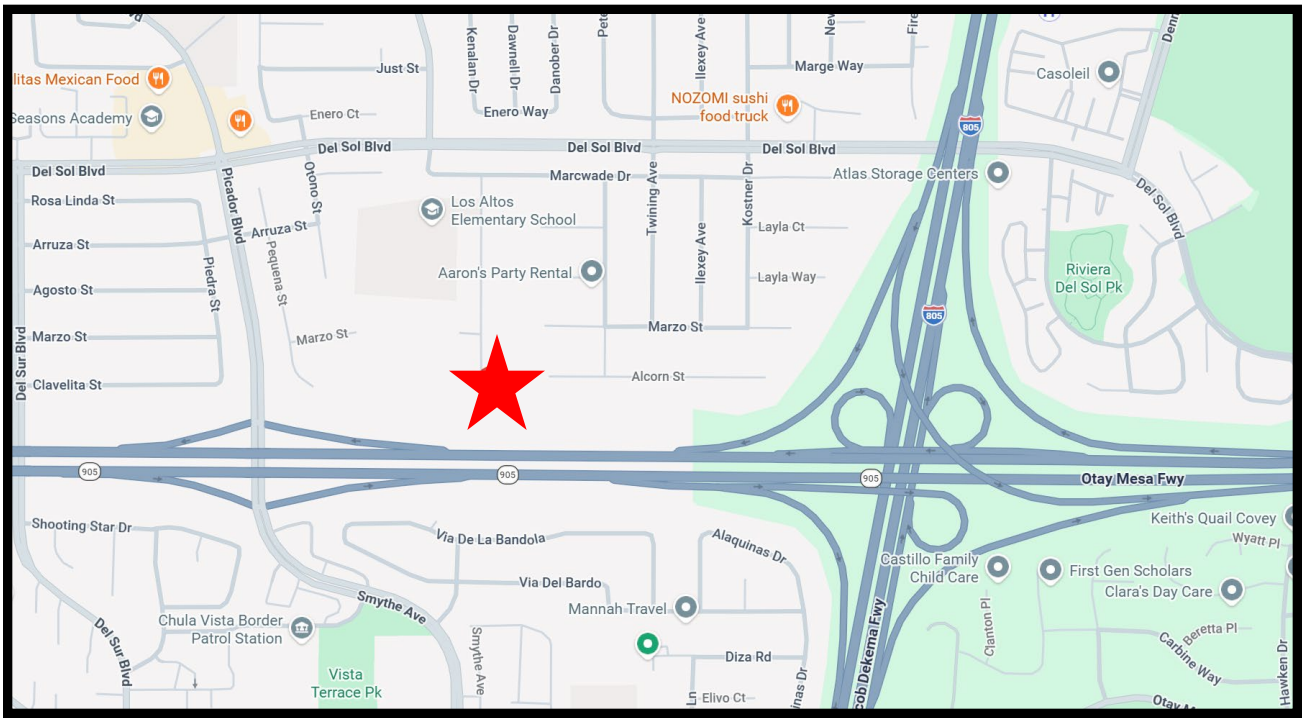
Simon Tse
Supervising Development Project Manager
Development Services Department

Ian Heacox
Development Project Manager
Development Services Department

Attachments:

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

ATTACHMENT 1



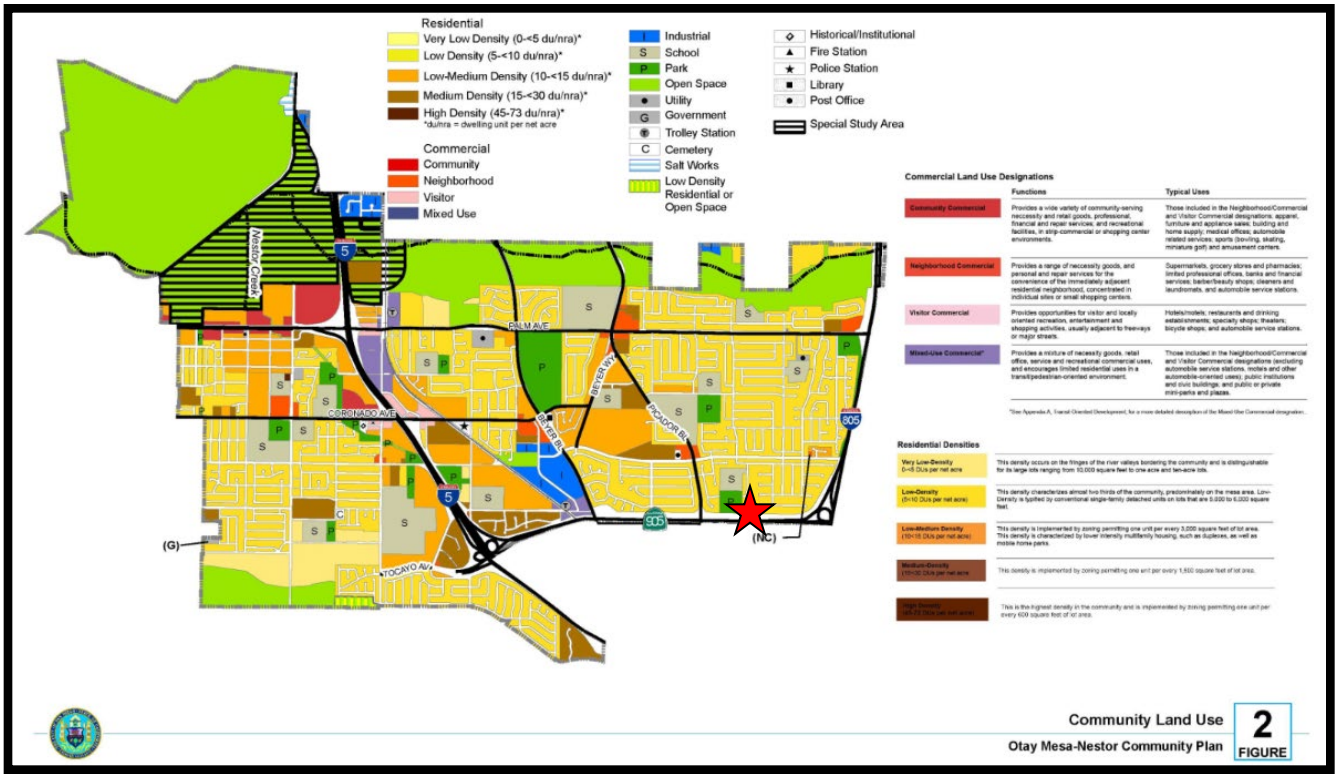
The City of SAN DIEGO

Project Location

1551 Kenalan Drive Crown Castle T-Mobile Duffer
Project No. PRJ-1153052

North

ATTACHMENT 2



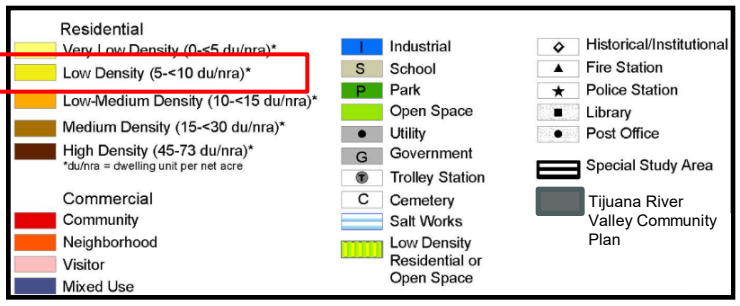
The City of SAN DIEGO

Land Use Plan

1551 Kenalan Drive Crown Castle T-Mobile Duffer
Project No. PRJ-1153052

North





The City of SAN DIEGO

Aerial Photo

1551 Kenalan Drive Crown Castle T-Mobile Duffer
Project No. PRJ-1153052

North

RECORDING REQUESTED BY
CITY OF SAN DIEGO
DEVELOPMENT SERVICES
PERMIT INTAKE, MAIL STATION
DSD-1A

WHEN RECORDED MAIL TO
CITY CLERK
MAIL STATION 2A

INTERNAL ORDER NUMBER: 11003679 SPACE ABOVE THIS LINE FOR RECORDER'S USE

CONDITIONAL USE PERMIT NO. PMT-3407869
PLANNED DEVELOPMENT PERMIT NO. PMT-3407870
CROWN CASTLE T-MOBILE DUFFER PROJECT NO. PRJ-1153052
PLANNING COMMISSION

This Conditional Use Permit (CUP) No. PMT-3407869 and Planned Development Permit (PDP) No. PMT-3407870 is granted by the Planning Commission of the City of San Diego to Duffer Family Trust Dated April 10, 2003, Owner, and T-Mobile West Tower, LLC, Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0305, 126.0605 and 141.0420. The site is located at 1551 Kenalan Drive in the RS-1-7 (Residential Single Unit) Zone, FAA Part 77 Noticing Area to Brown Field and Naval Outlying Landing Field Imperial Beach within the Otay Mesa-Nestor Community Plan area. The project site is legally described as: Lot 613 of Princess Del Sol Unit #8, in the City of San Diego, County of San Diego, State of California, according to the Map thereof Number 6376, filed in the Office of the County Recorder of San Diego County, May 28, 1969.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner and Permittee to continue the use of an existing T-Mobile Wireless Communication Facility described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated November 5, 2026, on file in the Development Services Department.
The project shall include:

a. Two (2) poles with foliage socks containing three (3) panel antennas, six (6) radios, and three (3) tower mounted amplifiers.

b. 263-square-foot equipment enclosure designed as a wood fence enclosure containing five (5) cabinets

c. Landscaping (planting, irrigation and landscape related improvements);

d. A setback deviation is required as the facility encroaches in the side and rear setbacks.

e. 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 November 19, 2029.

2. This CUP and PDP and corresponding use of this site shall expire on November 5, 2036. 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 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.

4. 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.

5. 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.

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

7. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).

8. 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.

9. 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.

10. 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" conditions(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.

11. 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.

12. Prior to the issuance of any building permits, the Owner/Permittee shall provide a copy of the signed agreement [DS-503] and show certification on the building plans verifying that the structures do not require Federal Aviation Administration [FAA] notice for Determination of No Hazard to Air Navigation, or provide an FAA Determination of No Hazard to Air Navigation as specified in Information Bulletin 520

TELECOM/DESIGN REQUIREMENTS:

13. All antennas requires Radio Freqency (RF) Socks. RF socks fully covering the front, back and sides of the antennas (and any other components) shall be used to the satisfaction Development Services Department.

14. All exposed cables, brackets and supports shall be painted to match the faux tree foliage to the satisfaction of the Development Services Department.

15. There should be no gaps in foliage coverage. Foliage should blend down the tree with no abrupt transitions to the satisfaction Development Services Department.

16. Antennas and associated components, such as, but not limited to, Remote Radio Units (RRUs) surge suppressors, etc., shall be concealed by branches at all times and shall not negatively affect the appearance of the tree.

17. 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.

18. 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.

19. The WCF shall conform to the approved construction plans.

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

21. Under no circumstances does approval of this permit authorize T-Mobile (or subsequent Permitee) 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.

22. 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.

23. 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.

24. All equipment, including transformers, emergency generators and air conditioners belonging to this project 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.

25. 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.

26. 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.

27. 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 Planning Commission of the City of San Diego on November 5, 2026 and [Approved Resolution Number].

CUP No. PMT-3407869
PDP No. PMT-3407870
Date of Approval: November 5, 2026

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.

Duffer Family Trust Dated April 10, 2003
Owner

By _____
NAME
TITLE

T-Mobile West Tower, LLC
Permittee

By _____
NAME
TITLE

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

PLANNING COMMISSION
RESOLUTION NUMBER _____
DATE OF FINAL PASSAGE : November 5, 2026

CONDITIONAL USE PERMIT NO. PMT-3407869
PLANNED DEVELOPMENT PERMIT NO. PMT-3407870
CROWN CASTLE T-MOBILE DUFFER PROJECT NO. PRJ-1153052

RECITALS

The Planning Commission of the City of San Diego adopts this Resolution based on the following:

A. Duffer Family Trust Dated April 10, 2003, Owner, and T-Mobile West Tower, LLC, Permittee, submitted an application to the City of San Diego for a Conditional Use Permit (CUP) and Planned Development Permit (PDP) to continue the use 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 Crown Castle T-Mobile Duffer project (Project).

B. The site is located at 1551 Kenalan Drive within the Otay Mesa-Nestor Community Plan in the RS-1-7 (Residential Single Unit) zone and FAA Part 77 Noticing Area to Brown Field and Naval Outlying Landing Field Imperial Beach. The project site is legally described as Lot 613 of Princess Del Sol Unit #8, in the City of San Diego, County of San Diego, State of California, according to the Map thereof Number 6376, filed in the Office of the County Recorder of San Diego County, May 28, 1969.

C. On July 23, 2026, 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.

D. On November 5, 2026, the Planning Commission considered CUP No. PMT-3407869 and PDP No. PMT-3407870 pursuant to the Land Development Code of the City of San Diego.

ACTION ITEMS

Be it resolved by the Planning Commission of the City of San Diego:

1. The Planning Commission adopts the following findings with respect to CUP No. PMT-3407869 and PDP No. PMT-3407870:

A. CONDITIONAL USE PERMIT [San Diego Municipal Code Section 126.0305]

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

The Crown Castle T-Mobile Duffer project (Project) proposes the continuation of an existing T-Mobile WCF. The existing WCF design is a two slim line poles with foliage socks supporting three existing panel antennas, mounted on the top of the poles. One pole has one antenna and the other pole has two antennas. The equipment enclosure is 292-square-feet with 6-feet-tall fence consisting of 2 outdoor cabinets. One pole is inside the equipment enclosure on the northeast side of the parcel and the other pole is on the southwest side of the parcel. Both are located within the parcel's side and rear setback. The existing enclosure will remain the same square footage and will not be modified (Attachment 10 and 11).

The Otay Mesa-Nestor Community Plan does not address WCFs. However, the City of San Diego General Plan (UD-A.17) which 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. Pursuant to SDMC section 141.0420 (Telecom Ordinance), WCF's 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, among other things, to camouflage facilities from public view.

The Otay Mesa-Nestor Community Plan identifies the land use of the project site as being low-density residential (5<10 Dus per net acre) as well as surrounding developments to the north, east, and west with an undeveloped park use to the west and SR-905 to the South (Attachment 2).

The WCF is located in a single-dwelling residential parcel on existing thin line poles with foliage socks. To ensure concealment consistent with the Wireless Communication Facility Guidelines (Guidelines), a foliage sock utilizing netting and faux leaves has been deployed to screen the antennas from view. The foliage sock overall measurement has been designed using the smallest dimension necessary for the operation of the WCF and to ensure maximum coverage.

The foliage sleeves allow the project to increase its concealment in the backyard amongst mature trees and other landscape. This design allows the continued use of the site and the service in the area, and maintains concealment without dramatically changing out the design to a faux tree such as a mono-elm. The mono-elm would have been much taller, and this site has very limited to no ability to access with heavy equipment. The 15-foot poles allow for the continued service without exceeding the height limit of the zone. Therefore, the proposed development will not adversely affect the applicable land use plan.

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

The conditions of approval for the Project will require compliance with several operations constraints and development control intended to ensure continued public health, safety, and welfare, including but not limited to concealment requirements and electromagnetic field controls. All proposed improvement plans associated with the Project will be reviewed before 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 WCF provides critical voice and data service throughout the surrounding area for T-Mobile. Continued operation by T-Mobile will provide coverage to the immediate community, such as the residential developments north and south of SR-905 and east of the 805 near Dennery 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 federal 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." T-Mobile has submitted a Radio Frequency-Electromagnetic Energy Compliance Report dated September 13, 2018, 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. Therefore, the proposed development will not be detrimental to the public health, safety, and welfare.

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

The Project requires a deviation from the zone's setback requirements. Pole 1 and the equipment enclosure/fence is entirely in both setbacks. Pole 2 is 2 feet from the side property line and 1 foot from the rear property line. RS-1-1 side setback is 7 feet, and the rear setback is 13 feet. The purpose of the PDP is to establish a review process for the designated historical resources 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. Expiration dates are imposed on WCFs to review and modify these facilities to comply with current design standards.

While the facility has existed on the site since 1996, it had been previously redesigned to conform to the newest WCF guidelines and associated codes. The previously existing monopoles were retrofitted with foliage socks. Subsequently, the existing equipment fence and access gate, as well as the utility cabinets and other equipment, will remain at their current location. This allows the facility to minimize the footprint by keeping the WCF as close to the edges of the parcel for the residents to have the ability to utilize the backyard. Crown Castle T- Mobile is seeking to maintain its existing coverage in the immediate area, as any loss of the existing coverage could result in significant impacts to those within the surrounding residential uses and the SR-905 below (Attachment 6).

This will effectively comply with the Section UD-A.17 of the General Plan and the Guidelines to conceal and integrate the WCF. The deviation which allows for full concealment results in a more desirable project than if the Guidelines were strictly adhered to. The WCF regulations, SDMC section 141.0420, require that WCFs utilize the smallest, least visually intrusive antennas, components, and other necessary equipment. T-Mobile has employed the smallest antennas and other equipment that are available that will produce the coverage required. 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. The design utilizing the thin pole with foliage socks continues to remain strategically placed to capture the maximum amount of coverage surrounding the Project's site and to integrate with the existing mature trees and vegetation.

The 292-square-foot equipment enclosure complies with the 300-square-foot maximum equipment size pursuant to SDMC section 141.0420(e)(3). The wood fences that enclose the equipment are designed to match the surrounding property line fence. Therefore, the Project effectively minimizes the visual impact 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. 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 (LDC) of the SDMC, 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 LDC.

IV. 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 LDC (SDMC section 141.0420). Per this code section, WCFs may be permitted with a CUP, where the site is located in a residential zone with residential development. In this case, the Project is located in RS-1-1 (Residential – Single Unit). The existing facility has been existing on the site since 1996. 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 Three, requiring Process 3 approval. The site is a residential parcel which is a Preference Three that contains residential uses. 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 is not available for collocation.

The original Conditional Use Permit consisted of two panel antennas attached to a 12-foot-high pole and one panel antenna attached to a 16-foot, 7-inch-high pole for a total of three (3) antennas at this location. The associated equipment is concealed behind a 6-foot-high wooden fence on the west side of the property. The existing wireless communication facility was originally approved under Conditional Use Permit 95-035-085 on October 31, 1996, for Pacific Bell Mobile Services (PBMS) with a 10-year expiration date. T-Mobile acquired this wireless communication facility from PBMS/Cingular Wireless in 2002. The prior discretionary permit, PTS-180623, expired on January 21, 2020. A replacement permit, PTS-0689340, for the continued use of the site was submitted; however, due to the monopole design not conforming to the WCF guidelines, the project was redesigned. The redesign of the facility is the reason the new application was delayed, and there was a lapse in time between the previous permit and this application. The new design proposes to remove the two existing poles and replace them with two (2) 25-foot faux elm trees (mono-elms) consisting of nine (9) panel antennas. This application was approved by the Planning Commission in 2022 but was not recorded due to issues with logistics and changing the design type. To help integrate the poles, a large foliage sock designed to replicate a slender tree was proposed and installed as a mock-up.

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 and modification of the WCF (Attachment 6). A loss of the service could have a significant impact on customers and essential emergency communication services. Continued operation by T-Mobile will provide coverage to the immediate community, such as the residential developments north and south of SR-905 and east of the 805 near Dennery Road. This site is a preferred WCF for T-Mobile located in a residential parcel among residential developments as well as providing coverage to customers and emergency services on parts of the SR-905 and Interstate 805. 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. Therefore, the proposed use is appropriate at the proposed location.

B. PLANNED DEVELOPMENT PERMIT [San Diego Municipal Code Section 126.0605]

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

As outlined in CUP Finding No. 1.A.i. listed above, the proposed development will not adversely affect the applicable land use plan.

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

As outlined in CUP Finding No. 1.A.ii. listed above, the proposed development will not be detrimental to the public health, safety, and welfare.

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

As outlined in CUP Finding No. 1.A.i. listed above, the proposed development will comply with the regulations of the Land Development Code, including any proposed deviations pursuant to 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 LDC.

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

3. Based on these findings adopted by the Planning Commission, CUP No. PMT-3407869 AND PDP No. PMT-3407870 are granted by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms, and conditions as set forth in CUP NO. PMT-3407869 AND PDP NO. PMT-3407870, a copy of which is attached to and made a part of this Resolution by this reference.

Ian Heacox
Development Project Manager
Development Services

Adopted on: November 5, 2026

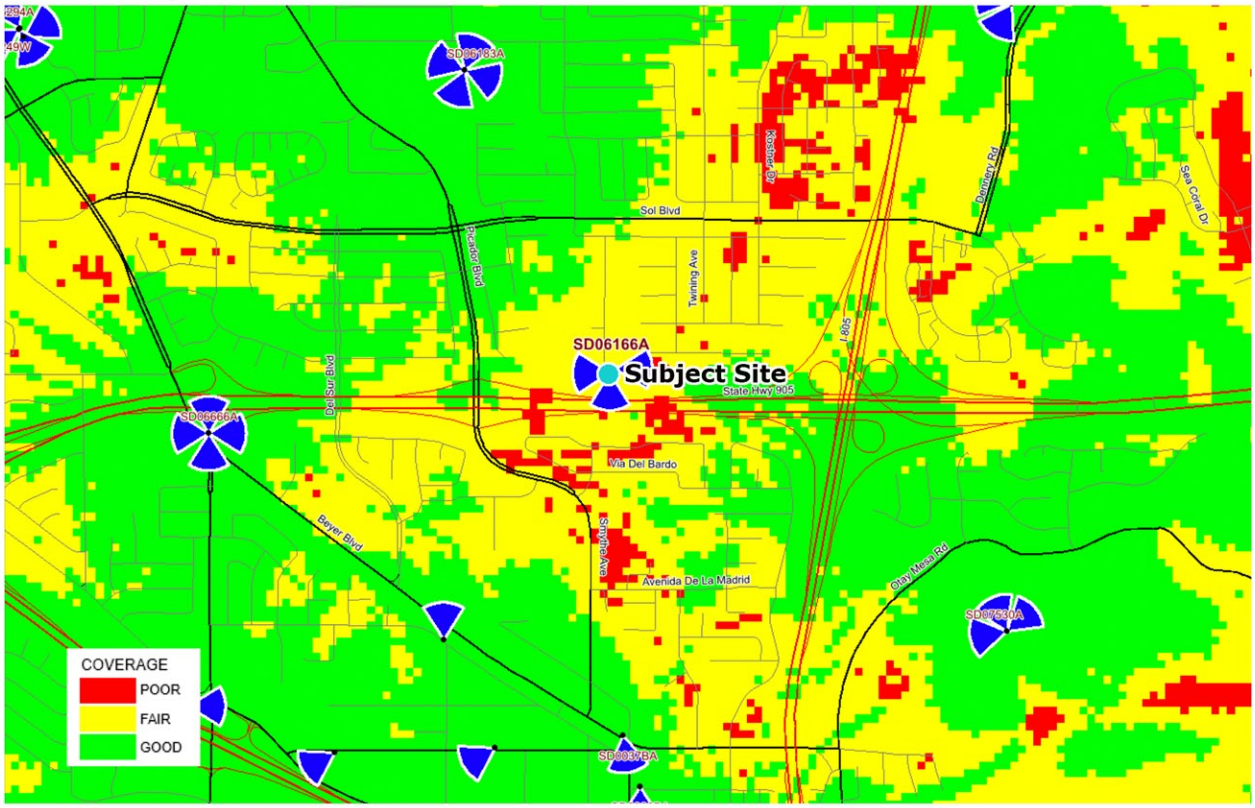
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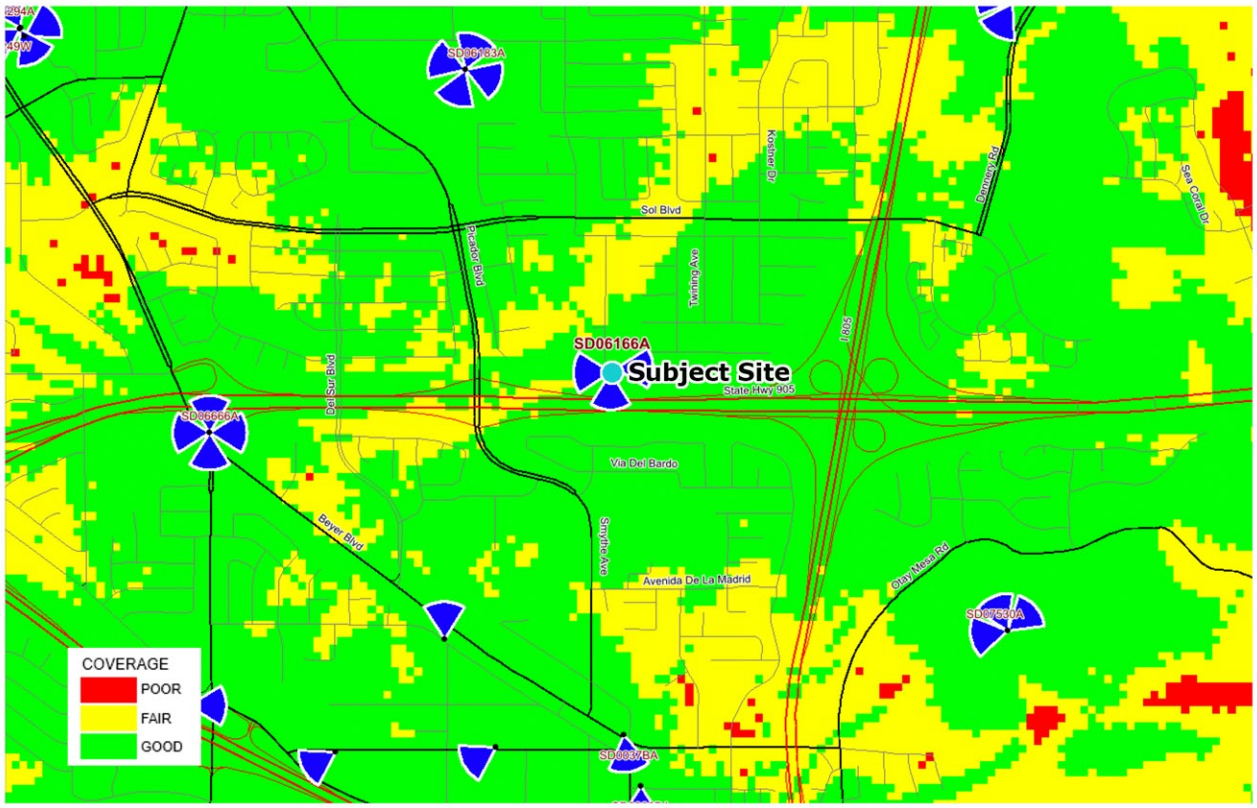
ATTACHMENT 6

Site ID: 823794
Duffer
1551 Kenalan Drive
San Diego, CA 92154

CROWN CASTLE

Coverage without site





Coverage Levels:

- Excellent
- Good/Variable
- Poor

4/12/2021

Coverage with site

NOTICE OF EXEMPTION

TO: Recorder/County Clerk
P.O. Box 1750, MS A-33
1600 Pacific Hwy, Room 260
San Diego, CA 92101-2400

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

From: City of San Diego
Development Services Department
7650 Mission Valley Road, MS DSD-1A
San Diego, CA 92108

Project Title / Number: 1551 Kenalan Drive Wireless Communication Facility/ PRJ-1153052

State Clearinghouse No.: N/A

Project Location-Specific: 1551 Kenalan Drive, San Diego, CA, 92154

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

Description of nature and purpose of the Project: Conditional Use Permit and Planned Development Permit to continue the operation of an existing wireless communication facility (WCF) located at the rear property line of a private residence at 1551 Kenalan Drive. The WCF consists of three (3) antennas mounted on two (2) 15-foot-tall, foliage-covered poles. Additionally, the associated equipment, consisting of three cabinets behind a screen fence, is located at the base of one of the poles. This project does not include any modifications or new equipment. The project site is designated Low Density Residential (RS-1-7) and located within the following overlays/areas: Airport Land Use Compatibility Overlay Zone (Imperial Beach NOLF Brown Field), Transit Priority Area, Affordable Housing Parking Demand (High), and Airport Land Use Compatibility Plan (ALCUP) Airport Influence Area (Brown Field Review Area 2 and Imperial Beach NOLF Review Area 2).

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Shelly Kilbourn, PlanCom Inc, 16776 Bernardo Center Drive, San Diego, CA 92128 (619)208-4685,

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

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: K. Rasmus **Telephone:** (619) 557-7990

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.

Analyst: Kelli Rasmus/ (619) 557-7990

Filed by:

Ian Heacox / (619) 446-5338
Name/Phone Number

Ian Heacox
Signature

Development Project Manager
Title

10/12/2026
Date

Check One:
☒ Signed by Lead Agency
☐ Signed by Applicant

Date Received for Filing with County Clerk or LCI:

CROWN CASTLE

Property Owner Letter of Authorization

City of San Diego
1222 First Avenue
San Diego, CA 92101

Re: Zoning Permit Authorization

I hereby represent that I, Richard Landavazo, am the Co-Trustee of the Duffer Family Trust Dated April 10, 2003 (hereinafter "Trust"), which Trust is the legal owner of the property referenced below (the "Subject Property") and that I am authorized by the terms and provisions of the Trust to act on behalf of the Trust in all matters concerning the sale, transfer, encumbrance, modifications to and leasing of the Subject Property and authorized to act as Agent for Crown Castle in processing and obtaining approval for Zoning and Building Permits through the CITY OF SAN DIEGO, CALIFORNIA for the Conditional Use Permit renewal as is with antenna socks for the wireless communications facility described as:

Crown Castle Site ID:	823794
Wireless Carrier:	T-Mobile
Site Address:	1551 Kenalan Drive
APN:	631-140-51
Property Owner:	Duffer Family Trust Dated April 10, 2003

Signature: Richard Landavazo

Print Name: Richard Landavazo, Co-Trustee

Date: July 9, 2025

Development Services

THE CITY OF SAN DIEGO

FORM
DS-318
July 2024

Ownership Disclosure Statement

Permit/Approval Type: *Check the appropriate box for permit/approval and type(s) requested (See Project Submittal Manual):*

■ **Development Permit:** Conditional Use/Neighborhood Development/Planned Development Permit

□ **Subdivision Approval:** _____

□ **Policy Approval:** _____

Project Title: Crown Castle T-Mobile Duffer **Project No. *For City Use Only*:** _____

Project Location/Address/Accessor's Parcel Number:
1551 Kenalan Drive, San Diego, CA 92154

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

□ Individual □ Partnership □ Corporation □ Limited Liability -or- □ General – What State? _____

Corporate Identification No.: _____ ■ Trust - Date of Trust: 04/10/2003

□ City of San Diego/Asset Management Department: _____

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. On the second page of this form, please list the owner(s), the 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, or:

Important Instructions

1. If the applicant includes a corporation or partnership, include the names, titles, and addresses of all individuals owning more than 10% of the shares.
2. If it's a publicly owned corporation, include the names, titles, and addresses of the corporate officers.
3. If any person is a nonprofit organization or a trust, list the names and addresses of *ANY* person serving as an officer, director, trustee or beneficiary of the nonprofit organization.
4. 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 30 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.
5. A signature is required of at least one of the property owners.
6. Attach additional pages if needed.

Property Owner/Authorized Agent (Per [illegible])

☐ Owner ☐ Authorized Agent ☐ Member ☐ Trustee ☑ Tenant/Lessee ☐ Successor Agency
☐ City of San Diego/Asset Management Department*

Name of Individual: Richard Landavazo, Co- Trustee

On behalf of: Duffer Family Trust Dated April 10, 2003

Street Address: 1551 Kenalan Drive

City: San Diego State: CA Zip: 92154
Phone Number: Email: landavaz@cougars.csusm.edu

Signature: Richard Landavazo Date: 07/08/2025

Additional pages attached: ☐ Yes ■ No

(Signature within this section not required for City of San Diego/Asset Management Department)

Applicant ☐ Check if Same as Property Owner/Authorized Agent (Per [illegible])

☐ Owner ☐ Authorized Agent ☐ Member ☐ Trustee ■ Tenant/Lessee ☐ Successor Agency

Name of Individual: Jim Lee

On behalf of: Crown Castle

Street Address: 8020 Katy Freeway

City: Houston State: TX Zip: 77024
Phone Number: Email:

Signature: Date:

Additional pages attached: ☐ Yes ■ No

Other Financially Interested Persons ■ Check If N/A

☐ Owner ☐ Authorized Agent ☐ Member ☐ Trustee ☐ Tenant/Lessee ☐ Successor Agency

Name of Individual:

On behalf of:

Street Address:

City: State: Zip:
Phone Number: Email:

Signature: Date:

Additional pages attached: ☐ Yes ■ No

PHOTO STUDY & KEY MAP

PROPOSAL TO CONTINUE OPERATION OF A WIRELESS
COMMUNICATIONS FACILITY

Crown Castle T-Mobile
"Duffer"
1551 Kenalan Drive
San Diego, CA 92154

Prepared for:
City of San Diego
Development Services Department
7650 Mission Valley Road
San Diego, CA 92108

Prepared by:

PlanCom, Inc.
Contractor Representatives for
Crown Castle

16776 Bernardo Center Drive, Suite 203
San Diego, CA 92128
Contact: Shelly Kilbourn, Planning Consultant
(619) 208-4685

February 25, 2026



North Elevation



North Elevation 2



North Elevation – 3



North Elevation - 4



West Elevation



Southwest Elevation



Southwest Elevation Zoomed



East Elevation



East Elevation Zoomed



View East



View South



View West



View North

KEY MAP



Aerial View of Subject Site

Crown Castle
(TMO)
Duffer
1551 Kenalan Drive

Photographic Realization



Crown Castle
(TMO)
Duffer
1551 Kenalan Drive

Photographic Realization



Crown Castle
(TMO)
Duffer
1551 Kenalan Drive

Photographic Realization



Crown Castle
(TMO)
Duffer
1551 Kenalan Drive

Photographic Realization



ATTACHMENT 11

CROWN CASTLE

SITE NAME: DUFFER
SITE TYPE: SLIM LINE POLE W/ FOLIAGE SOCK
TOWER HEIGHT: 15'-0"

BUSINESS UNIT #: 823794
SITE ADDRESS: 1551 KENALAN DR SAN DIEGO, CA 92154
COUNTY: SAN DIEGO
JURISDICTION: CITY OF SAN DIEGO

SITE INFORMATION

CROWN CASTLE USA INC. SITE NAME:	DUFFER
SITE ADDRESS:	1551 KENALAN DR SAN DIEGO, CA 92154
COUNTY:	SAN DIEGO
MAP/PARCEL #:	631-140-51-00
AREA OF CONSTRUCTION:	EXISTING
LATITUDE:	32°34'09.4"N
LONGITUDE:	117°02'54.5"W
LAT/LONG TYPE:	NAD83
GROUND ELEVATION:	269.9'
CURRENT ZONING:	RS-1-7
JURISDICTION:	CITY OF SAN DIEGO
OCCUPANCY CLASSIFICATION:	U
TYPE OF CONSTRUCTION:	IIB
A.D.A. COMPLIANCE:	FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION
PROPERTY OWNER:	DUFFER, DOLORES 1551 KENALAN DR SAN DIEGO, CA 92618
TOWER OWNER/APPLICANT:	CROWN CASTLE 4301 HACIENDA DRIVE, SUITE 410 PLEASANTON, CA 94588
ELECTRIC PROVIDER:	TBD TBD
TELCO PROVIDER:	TBD TBD

PROJECT TEAM

A&E FIRM:	TELCYTE INFRASTRUCTURE SERVICES 3450 N HIGLEY RD, SUITE 102 MESA, AZ 85215 WIRELESS@TELCYTE.COM
CROWN CASTLE USA INC. DISTRICT CONTACTS:	200 SPECTRUM CENTER DRIVR IRVINE, CA 92618 JIM LEE 949-930-4360 JIM.LEE@CROWNCASTLE.COM
SITE ACQUISITION:	VIRTUAL SITE WALK LLC JACOB HAMILTON 619-341-9208 JAKE@VIRTUALSITEWALK.COM

DRAWING INDEX

SHEET #	SHEET DESCRIPTION
T-1	TITLE SHEET
C-1.1	OVERALL SITE PLAN
C-1.2	SITE PLAN
C-2	EXISTING ELEVATION
C-2.1	EXISTING ELEVATION
C-3	EXISTING ANTENNA PLAN & SCHEDULE

ALL DRAWINGS CONTAINED HEREIN ARE FORMATTED FOR 22X34. CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

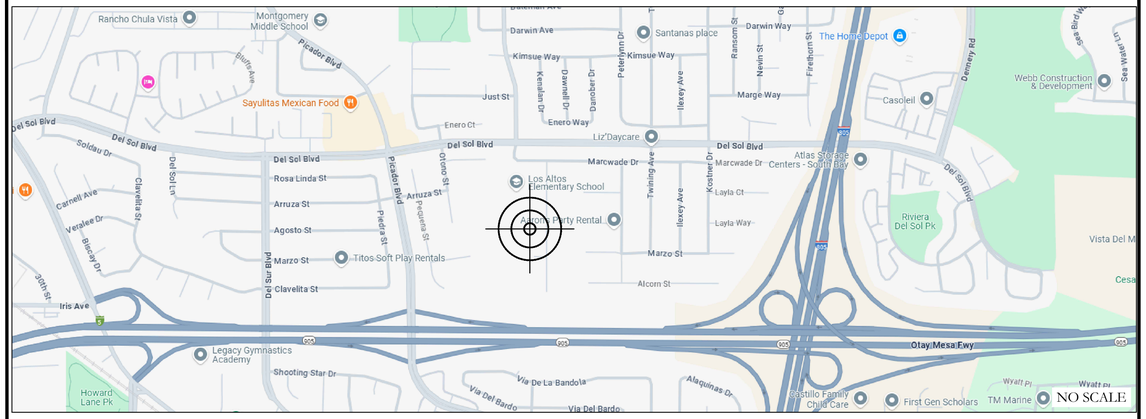
PROJECT DESCRIPTION

THE PROJECT PROPOSES A CUP/PDP TO CONTINUE OPERATION OF AN EXISTING WIRELESS COMMUNICATION FACILITY (WCF). THE WCF CONSISTS OF THE FOLLOWING:

- (2) 15'-0" TALL SLIM LINE POLES SUPPORTING ANTENNAS
- (3) T-MOBILE PANEL ANTENNAS (1 ANTENNA ON ONE POLE AND 2 ANTENNAS ON THE OTHER POLE) TO REMAIN
- T-MOBILE EQUIPMENT CABINETS TO REMAIN
- PROPOSED INSTALLATION OF CUSTOM DECORATIVE SOCK TO COVER THE ANTENNAS.
- ALL ANTENNAS, CABLING AND POLES ARE PAINTED GREEN
- NO CHANGE TO EXISTING LANDSCAPING ON SITE

NOTE:
PRIOR TO ACCESSING/ENTERING THE SITE YOU MUST CONTACT THE CROWN NOC AT (800) 788-7011 & CROWN CONSTRUCTION MANAGER

LOCATION MAP



SAN DIEGO INTERNATIONAL AIRPORT HARBOR ISLAND DR, SAN DIEGO, CA 92101.
HEAD SOUTHWEST ON AIRPORT ACCESS RD 0.2 MI. CONTINUE STRAIGHT TO STAY ON AIRPORT ACCESS RD 0.1 GET ON I-5 S FROM AIRPORT TERMINAL RD AND N HARBOR DR. HEAD NORTH. MERGE ONTO AIRPORT TERMINAL RD. KEEP RIGHT TO STAY ON AIRPORT TERMINAL RD. MERGE ONTO N HARBOR DR. USE THE LEFT 3 LANES TO TURN LEFT ONTO W GRAPE ST. SLIGHT RIGHT TO MERGE ONTO I-5 S. CONTINUE ON I-5 S TO PICADOR BLVD. TAKE EXIT 2A FROM CA-905 E. MERGE ONTO I-5 S. TAKE EXIT 3 TOWARD CA-905 E. CONTINUE ONTO CA-905 E. TAKE EXIT 2A FOR PICADOR BLVD TOWARD SMYTHE AVE. FOLLOW PICADOR BLVD AND DEL SOL BLVD TO KENALAN DR. TURN LEFT ONTO PICADOR BLVD. TURN RIGHT AT THE 3RD CROSS STREET ONTO DEL SOL BLVD. TURN RIGHT ONTO PICCARD AVE. PICCARD AVE TURNS LEFT AND BECOMES MARCWADE DR. TURN RIGHT ONTO KENALAN DR.

APPLICABLE CODES/REFERENCE DOCUMENTS

ALL WORK SHALL BE PERFORMED AND MATERIALS 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:

CODE TYPE	CODE
BUILDING	2022 CBC (2022 IBC W/AMMENDMENTS)
MECHANICAL	2022 CMC (2022 IMC W/AMMENDMENTS)
ELECTRICAL	2022 CEC (2022 NEC W/AMMENDMENTS)
FIRE	2022 CFC (2022 IFC W/AMMENDMENTS)

CALL CALIFORNIA ONE CALL
(800) 227-2600
CALL 3 WORKING DAYS
BEFORE YOU DIG!

JURISDICTIONAL APPROVAL:

CROWN CASTLE
1505 WESTLAKE AVENUE NORTH, SUITE 800
SEATTLE, WA 98109

TELCYTE INFRASTRUCTURE SERVICES
3450 N HIGLEY RD - SUITE 102,
MESA, AZ 85215

BU #: **823794**
DUFFER
1551 KENALAN DR
SAN DIEGO, CA 92154
EXISTING 15'-0" SLIM LINE POLE W/ FOLIAGE SOCK

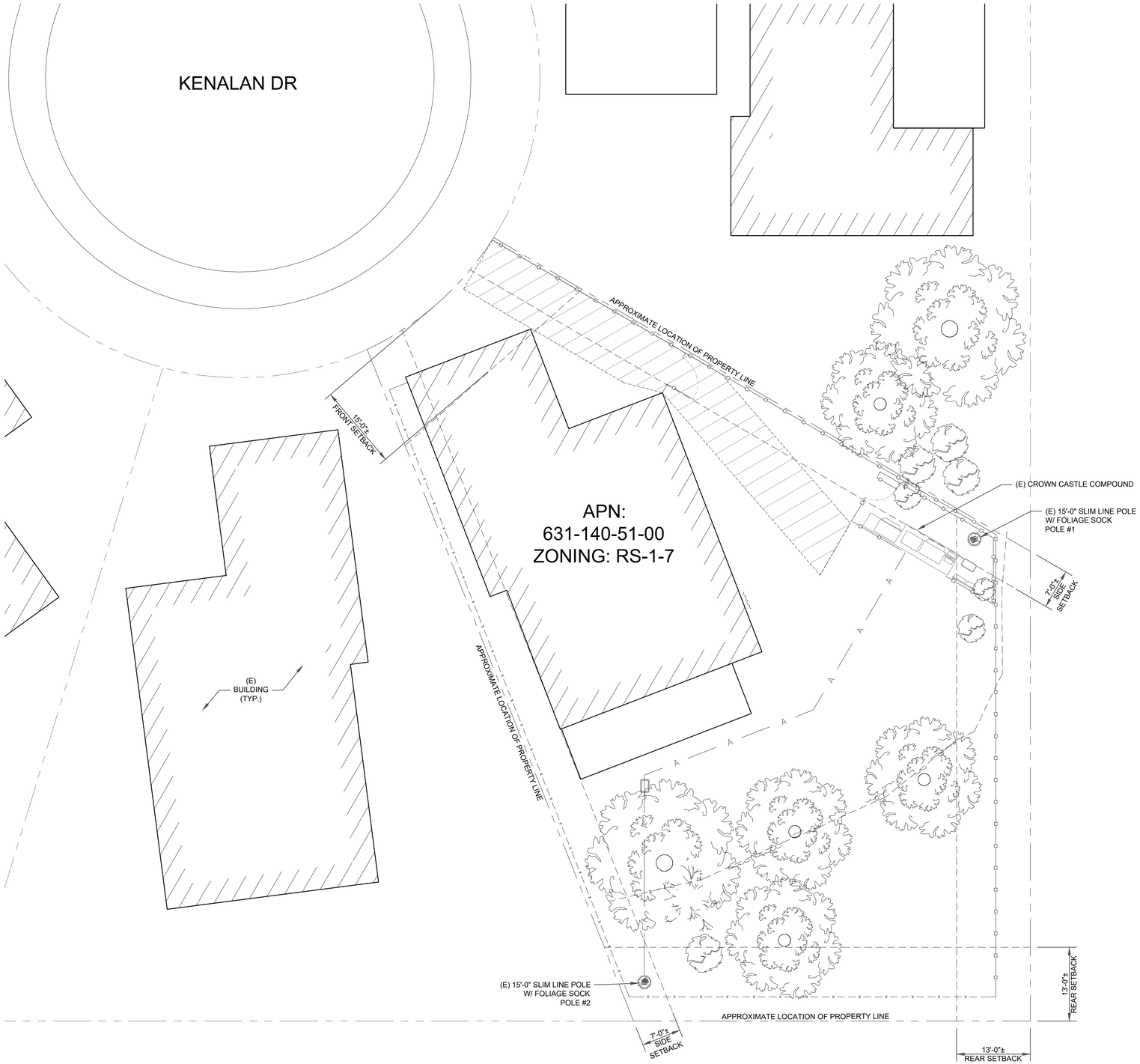
ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION	DES./QA
0	05/05/25	CJ	CUP RENEWAL	CW
2	06/10/26	CJ	CLIENT COMMENTS	CW

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

SHEET NUMBER: T-1

REVISION: 2



1 OVERALL SITE PLAN

SCALE: 10' 5' 0 10' — 1"=10'-0" (FULL SIZE) 1"=20'-0" (11x17)

N

SITE PLAN DISCLAIMER:

PROPERTY LINES AND STRUCTURES HAVE BEEN DIGITIZED FROM GOOGLE MAPS. CROWN CASTLE USA INC. HAS NOT COMPLETED A SITE SURVEY AND THEREFORE MAKES NO CLAIMS AS TO THE ACCURACY OF INFORMATION DEPICTED ON THIS SHEET.

JURISDICTIONAL APPROVAL:

CROWN CASTLE
1505 WESTLAKE AVENUE NORTH, SUITE 800
SEATTLE, WA 98109

TELCYTE INFRASTRUCTURE SERVICES
3450 N HIGLEY RD - SUITE 102,
MESA, AZ 85215

BU #: **823794**
DUFFER
1551 KENALAN DR
SAN DIEGO, CA 92154
EXISTING 15'-0" SLIM LINE POLE
W/ FOLIAGE SOCK

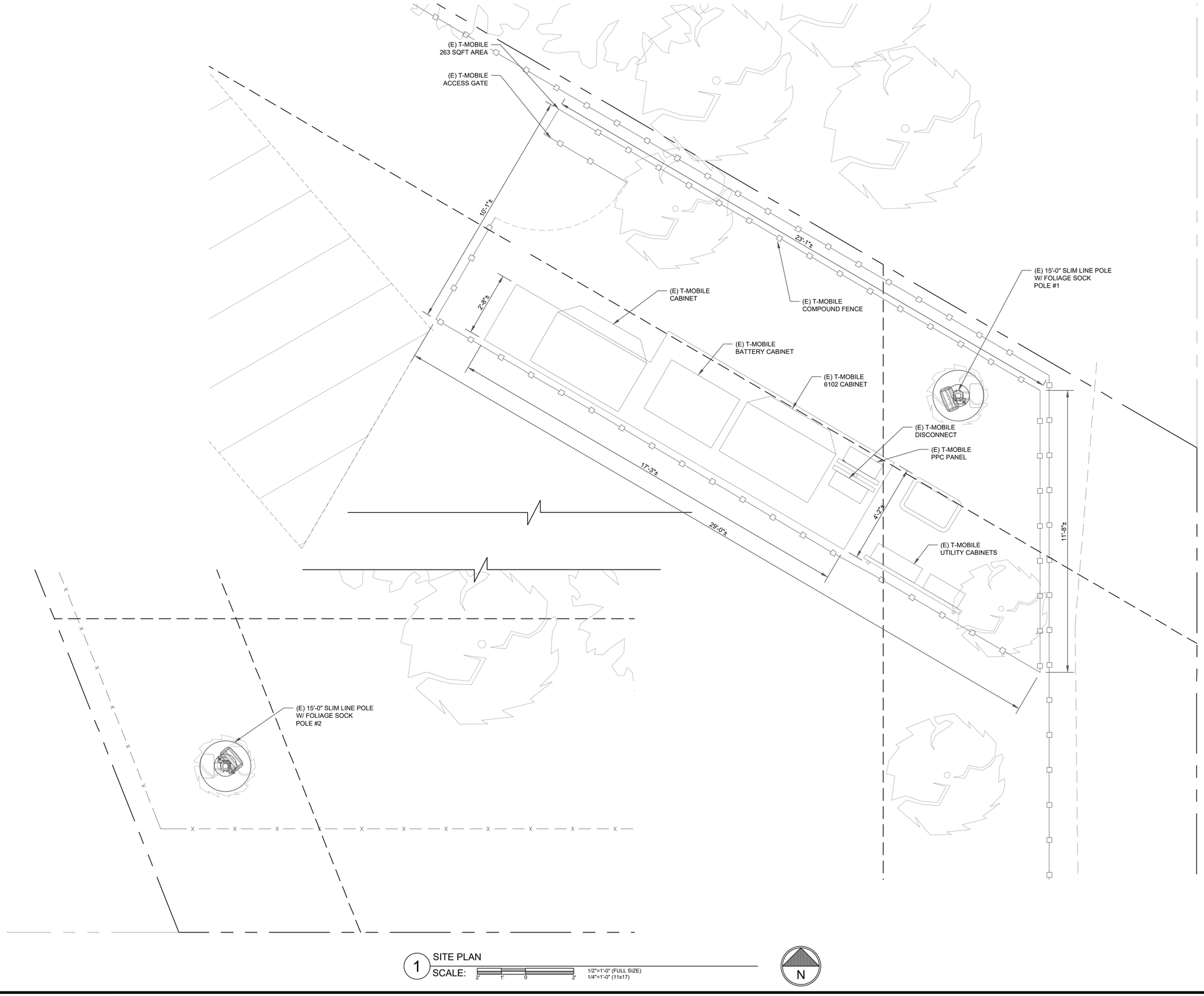
ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION	DES./QA
0	05/05/25	CJ	CUP RENEWAL	CW
2	06/10/26	CJ	CLIENT COMMENTS	CW

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

SHEET NUMBER: C-1.1

REVISION: 2



1 SITE PLAN

SCALE: 2' 1' 0 2' 1/2"=1'-0" (FULL SIZE) 1/4"=1'-0" (11x17)

JURISDICTIONAL APPROVAL:

CROWN CASTLE
1505 WESTLAKE AVENUE NORTH, SUITE 800
SEATTLE, WA 98109

TELCYTE
INFRASTRUCTURE SERVICES
3450 N HIGLEY RD - SUITE 102,
MESA, AZ 85215

BU #: **823794**
DUFFER
1551 KENALAN DR
SAN DIEGO, CA 92154
EXISTING 15'-0" SLIM LINE POLE
W/ FOLIAGE SOCK

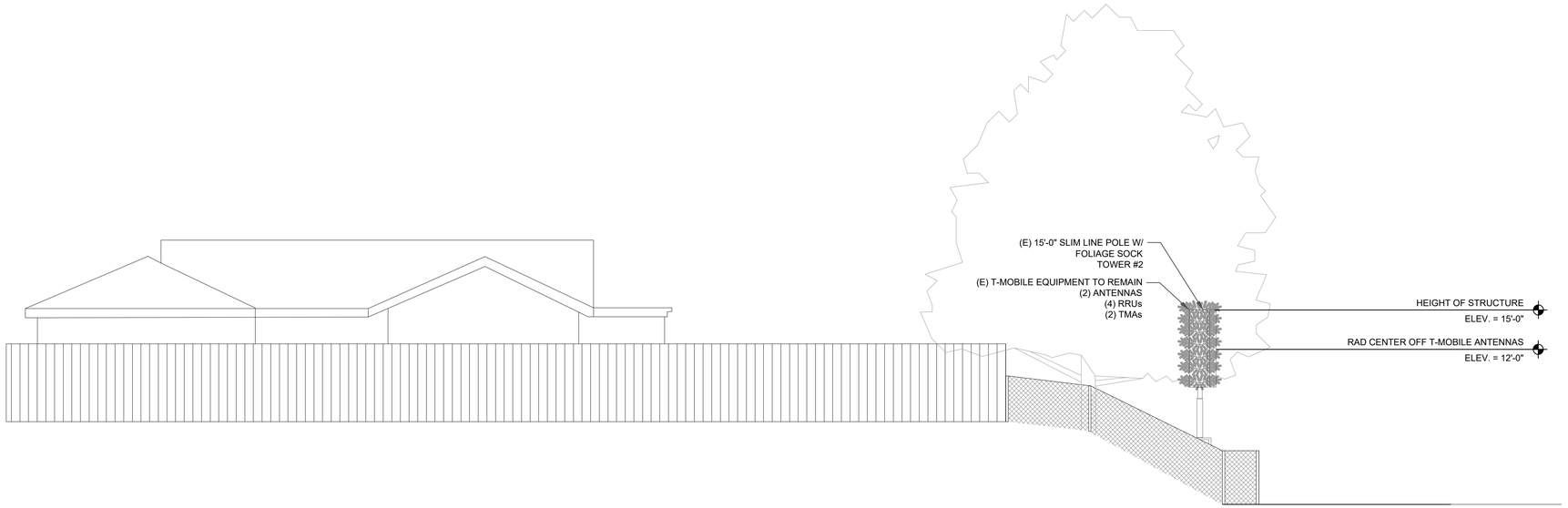
ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION	DES./QA
0	05/05/25	CJ	CUP RENEWAL	CW
2	06/10/26	CJ	CLIENT COMMENTS	CW

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OF A LICENSED PROFESSIONAL ENGINEER,
TO ALTER THIS DOCUMENT.

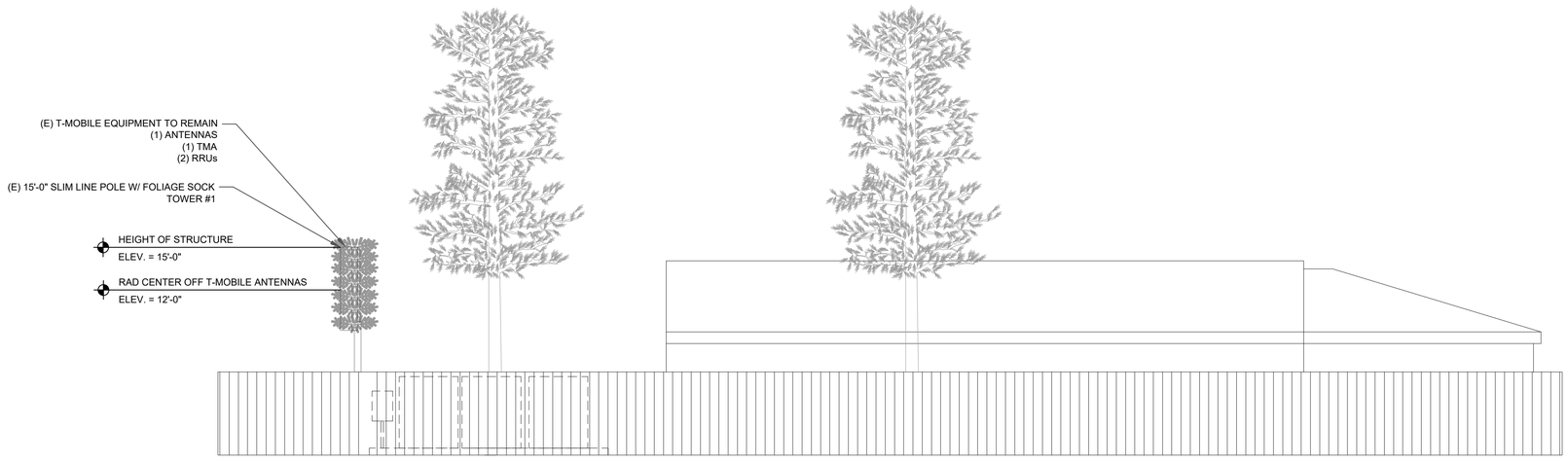
SHEET NUMBER: C-1.2

REVISION: 2



1 EXISTING SOUTHWEST ELEVATION

SCALE: 4' 2' 0 4' 3/16"=1'-0" (FULL SIZE) 3/32"=1'-0" (11x17)



1 EXISTING NORTHEAST ELEVATION

SCALE: 4' 2' 0 4' 3/16"=1'-0" (FULL SIZE) 3/32"=1'-0" (11x17)

JURISDICTIONAL APPROVAL:

CROWN CASTLE
1505 WESTLAKE AVENUE NORTH, SUITE 800
SEATTLE, WA 98109

TELCYTE INFRASTRUCTURE SERVICES
3450 N HIGLEY RD - SUITE 102,
MESA, AZ 85215

BU #: **823794**
DUFFER
1551 KENALAN DR
SAN DIEGO, CA 92154
EXISTING 15'-0" SLIM LINE POLE
W/ FOLIAGE SOCK

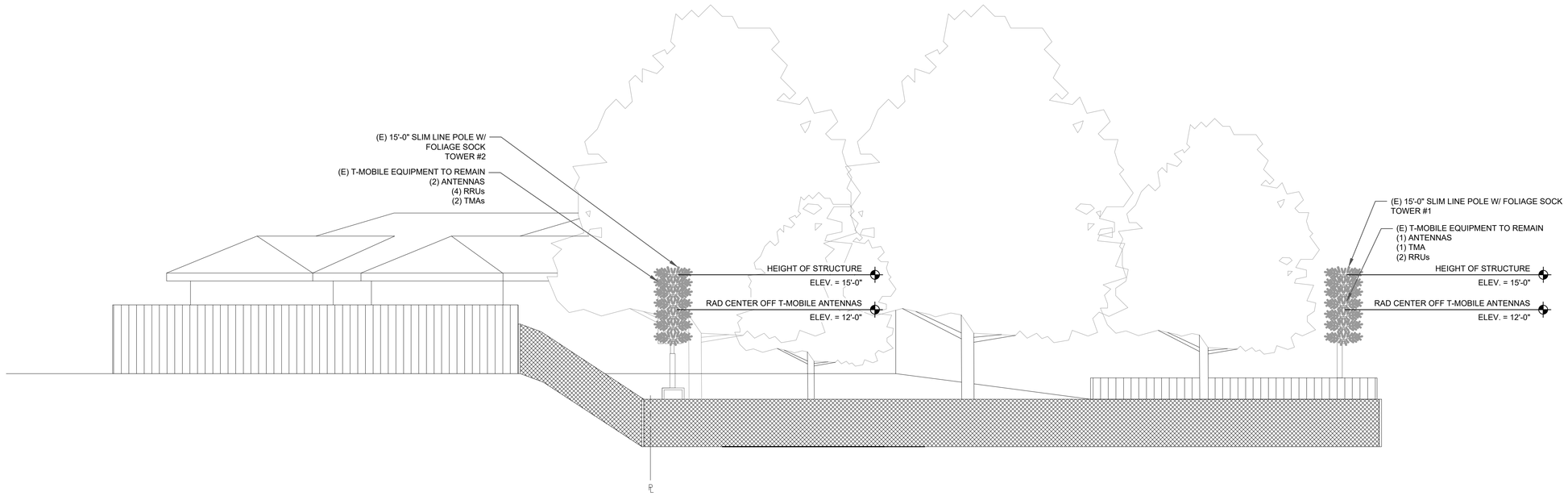
ISSUED FOR:

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2	06/10/26	CJ	CLIENT COMMENTS	CW

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SHEET NUMBER: C-2

REVISION: 2



1 EXISTING SOUTH ELEVATION

SCALE: 4' 2' 0 4' 3/16"=1'-0" (FULL SIZE) 3/32"=1'-0" (11x17)



1 EXISTING NORTWEST ELEVATION

SCALE: 4' 2' 0 4' 3/16"=1'-0" (FULL SIZE) 3/32"=1'-0" (11x17)

JURISDICTIONAL APPROVAL:

CROWN CASTLE
1505 WESTLAKE AVENUE NORTH, SUITE 800
SEATTLE, WA 98109

TELCYTE INFRASTRUCTURE SERVICES
3450 N HIGLEY RD - SUITE 102,
MESA, AZ 85215

BU #: **823794**
DUFFER
1551 KENALAN DR
SAN DIEGO, CA 92154
EXISTING 15'-0" SLIM LINE POLE
W/ FOLIAGE SOCK

ISSUED FOR:

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2	06/10/26	CJ	CLIENT COMMENTS	CW

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SHEET NUMBER: C-2.1

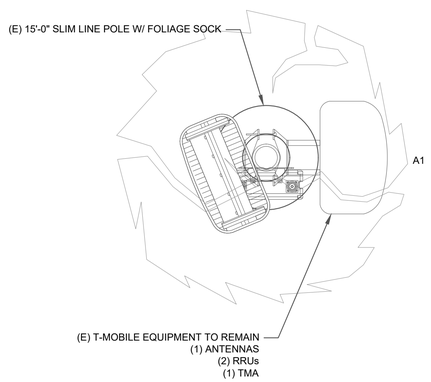
REVISION: 2

T-MOBILE EQUIPMENT SCHEDULE

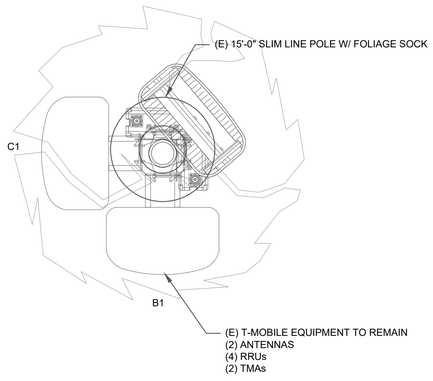
ALPHA

POSITION	ANTENNA				RADIO			TMA		SURGE PROTECTION		CABLES			
	CARRIER	STATUS/MANUFACTURER MODEL	AZIMUTH	RAD CENTER	QTY.	STATUS/MODEL	LOCATION	QTY.	STATUS	QTY.	STATUS/MODEL	QTY.	STATUS/TYPE	SIZE	LENGTH
A1	T-MOBILE	(E) RFS APXVAARR18_43-U-NA20 (OCTO)	90°	12'-0"	1 1	ERICSSON RRUS-2217 B2 ERICSSON RRUS-4449 B12+B71	POLE	1	COMMSCOPE TMA-S-DB1921-DD-A	-	-	1 2	HYBRID 7/8" COAX	-	63'-0"
BETA															
B1	T-MOBILE	(E) RFS APXVAARR18_43-U-NA20 (OCTO)	180°	12'-0"	1 1	ERICSSON RRUS-2217 B2 ERICSSON RRUS-4449 B12+B71	POLE	1	COMMSCOPE TMA-S-DB1921-DD-A	-	-	1 2	HYBRID 7/8" COAX	-	63'-0"
BETA															
C1	T-MOBILE	(E) RFS APXVAARR18_43-U-NA20 (OCTO)	270°	12'-0"	1 1	ERICSSON RRUS-2217 B2 ERICSSON RRUS-4449 B12+B71	POLE	1	COMMSCOPE TMA-S-DB1921-DD-A	-	-	1 2	HYBRID 7/8" COAX	-	63'-0"

SLIM LINE
POLE #1



SLIM LINE
POLE #2



4. Post the appropriate **NOTICE**, **CAUTION,** or **WARNING** sign at the main site access point(s) and other locations as required. Note: Please refer to RF Exposure Diagrams in Section 3.1 to inform everyone who has access to this site that beyond posted signs there may be levels in excess of the limits prescribed by the FCC. In addition to RF Advisory Signage, a RF Guideline Signage is recommended to be posted at the main site access point(s). The signs below are examples of signs meeting FCC guidelines.



1 EXISTING T-MOBILE ANTENNA PLAN @18'-0"

SCALE: 2' 1' 0 2' 1/2"=1'-0" (FULL SIZE) 1/4"=1'-0" (11x17)

JURISDICTIONAL APPROVAL:

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SHEET NUMBER: C-3

REVISION: 2