



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: August 11, 2021 REPORT NO. HO-21-035

HEARING DATE: August 18, 2021

SUBJECT: T-Mobile Mission Village CUP Process Three Decision

PROJECT NUMBER: [664070](#)

OWNER/APPLICANT: Mission Village Christian Fellowship/T-Mobile

SUMMARY

Issue: Should the Hearing Officer approve a Wireless Communication Facility (WCF) located at 2650 Melbourne Drive, in the Serra Mesa Community Planning Area?

Staff Recommendation: Approve Conditional Use Permit (CUP) No. 2565029.

Community Planning Group Recommendation: On March 18, 2021, the Serra Mesa Community Planning Group voted 13-0-0 to recommend approval of the proposed project with a condition/recommendation (Attachment 8).

Environmental Review: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA section 15303(Existing Facilities). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on July 12, 2021 and the opportunity to appeal that determination ended July 26, 2021 (Attachment 7).

BACKGROUND:

T-Mobile is proposing to construct a new Wireless Communication Facility (WCF) located at 2650 Melbourne Drive within the RS-1-7 zone (Residential-Single Unit) of the Serra Mesa Community Planning area. Land uses surrounding the project site include Open Space-Park Land to the west, Juarez Elementary School to the east, a religious facility to the north and single family residential to the south (Attachments 1, 2, and 3). According to the current regulations and pursuant to San Diego Municipal Code (SDMC) Section [141.0420\(c\)\(1\)\(A\)\(i\)](#), the project as designed requires a Conditional Use Permit, Process Three, Hearing Officer decision as the project is in in a residential zone on a premises that does not contain residential development. Wireless communication facilities are permitted in all zones citywide with the appropriate permit process. Wireless communication facilities 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.

DISCUSSION:

T-Mobile proposes a WCF consisting of nine (9) panel antennas and six Remote Radio Units (RRUs) located inside the upper portion of a new tower mimicking the architecture design of an existing church located on the same premises. (Attachment 10, Figure 1 and 2). The tower will be a 169 square-foot, 30-foot tall freestanding structure supporting the antennas in the upper portion behind Fiberglass Reinforced Plastic (FRP) screen walls with the equipment located at ground level within the building envelop (Attachment 9). The tower will be designed and painted to match the existing church structure to include similar window trim, windows and roof line pursuant to the design



Figure 1: Proposed Photo Simulation of Architecture Tower



Figure 2: Proposed Photo Simulation of Architecture Tower

requirements of [SDMC Section 142.0420\(d\)](#) and the [WCF Design Guidelines](#). The 13-foot by 13-foot by 30-foot tall dimension of the tower is the smallest, least visually intrusive structure to support the propose WCF and provide cellular communication required for the area. 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) standards for such emissions. A Radio Frequency – Electromagnetic Energy (RF-EME) Compliance Report (NSB) dated April 20, 2020 from EBI Consulting, was submitted to the City verifying that the proposed project meets or exceeds the requirements of the FCC. The report will be stamped as Exhibit "A" and provided within the project file

Council Policy 600-43 (Wireless Communication Facilities) assigns preference levels to WCFs proposed on different land uses, with Preference 1 being the highest and Preference 4 the lowest. The subject WCF is considered a Preference 3 as it is a non-residential facility in a residential zone requiring a Conditional Use Permit (CUP) Process Three approval. If approved, T-Mobile will provide upgraded wireless communication service to the surrounding area. Other WCF locations were considered which included Gethsemane Lutheran church located at 2696 Melbourne Drive to the north and Juarez Elementary School to the east. However, the Lutheran church was not interested in housing a WCF and the elementary school is the least preferred location according Council Policy 600-43 location hierarchy. Therefore, the subject location was chosen for the placement of this WCF.

Community Plan:

The Serra Mesa Community Plan does not contemplate or address Wireless Communications Facilities (WCFs). However, the City of San Diego's General Plan Section UD-15 requires that the visual impacts from wireless facilities be minimized by concealing wireless facilities inside existing structures or using screening techniques to hide or blend them into the surrounding area. T-Mobile has designed this WCF to integrate the new WCF facility with the existing facility to have minimal visual impact to the surrounding area.

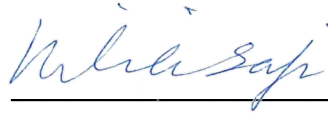
Conclusion:

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 recommends approval of Conditional Use permit No. 2565029 (Attachment 5).

ALTERNATIVES

1. Approve Conditional Use Permit No. 2565029, with modifications.
2. Deny Conditional Use Permit No. 2565029, if the findings required to approve the project cannot be affirmed.

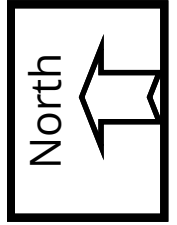
Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Nilia Safi". The signature is written in a cursive style with a horizontal line underneath it.

Nilia Safi, Development Project Manager

Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Draft Resolution with Findings
6. Draft Permit with Conditions
7. Environmental Exemption
8. Community Planning Group Recommendation
9. Project Plans
10. Photo Simulations

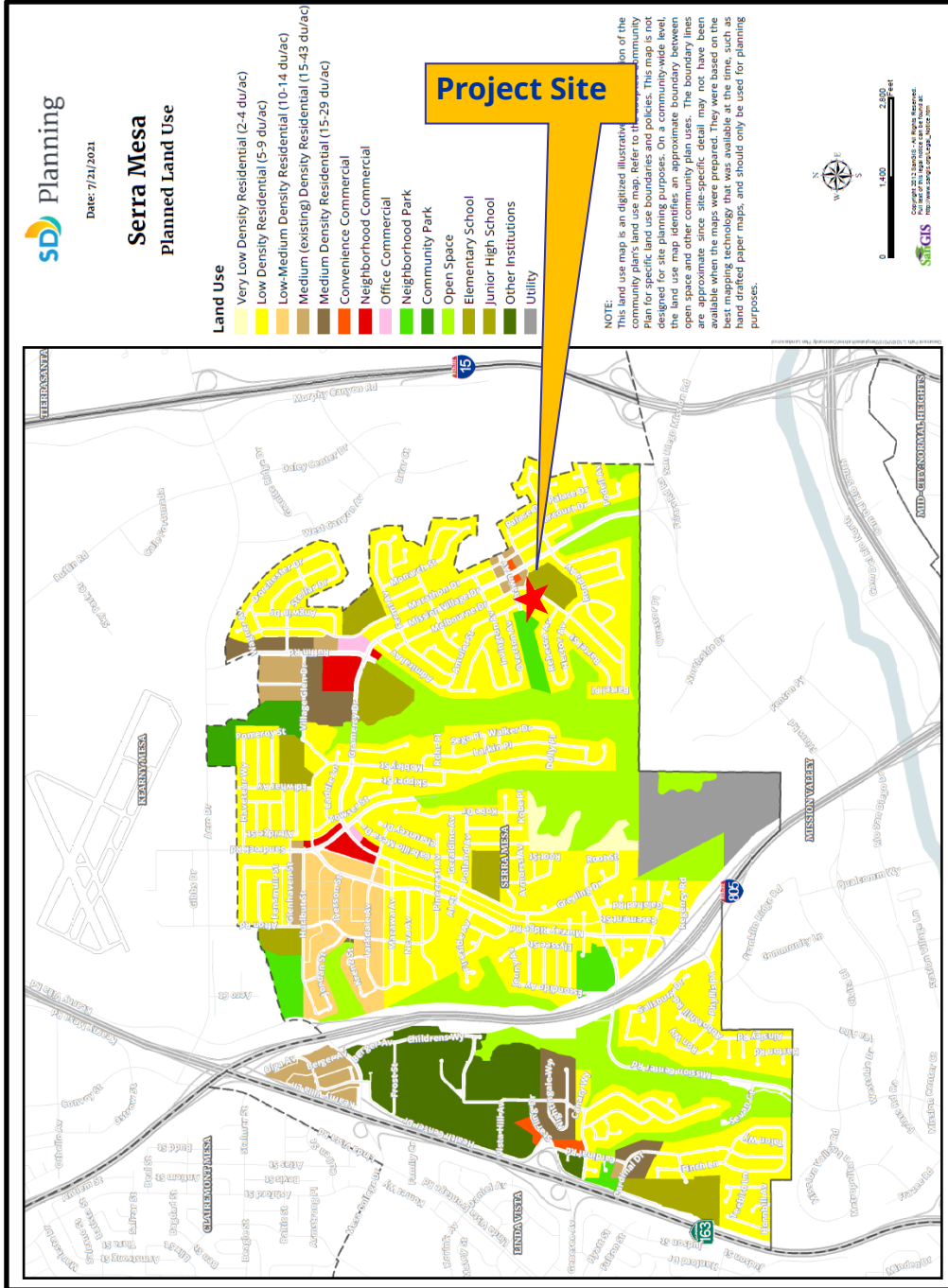


Aerial Photograph

Mission Village Project No. 664070

2650 Melbourne Drive

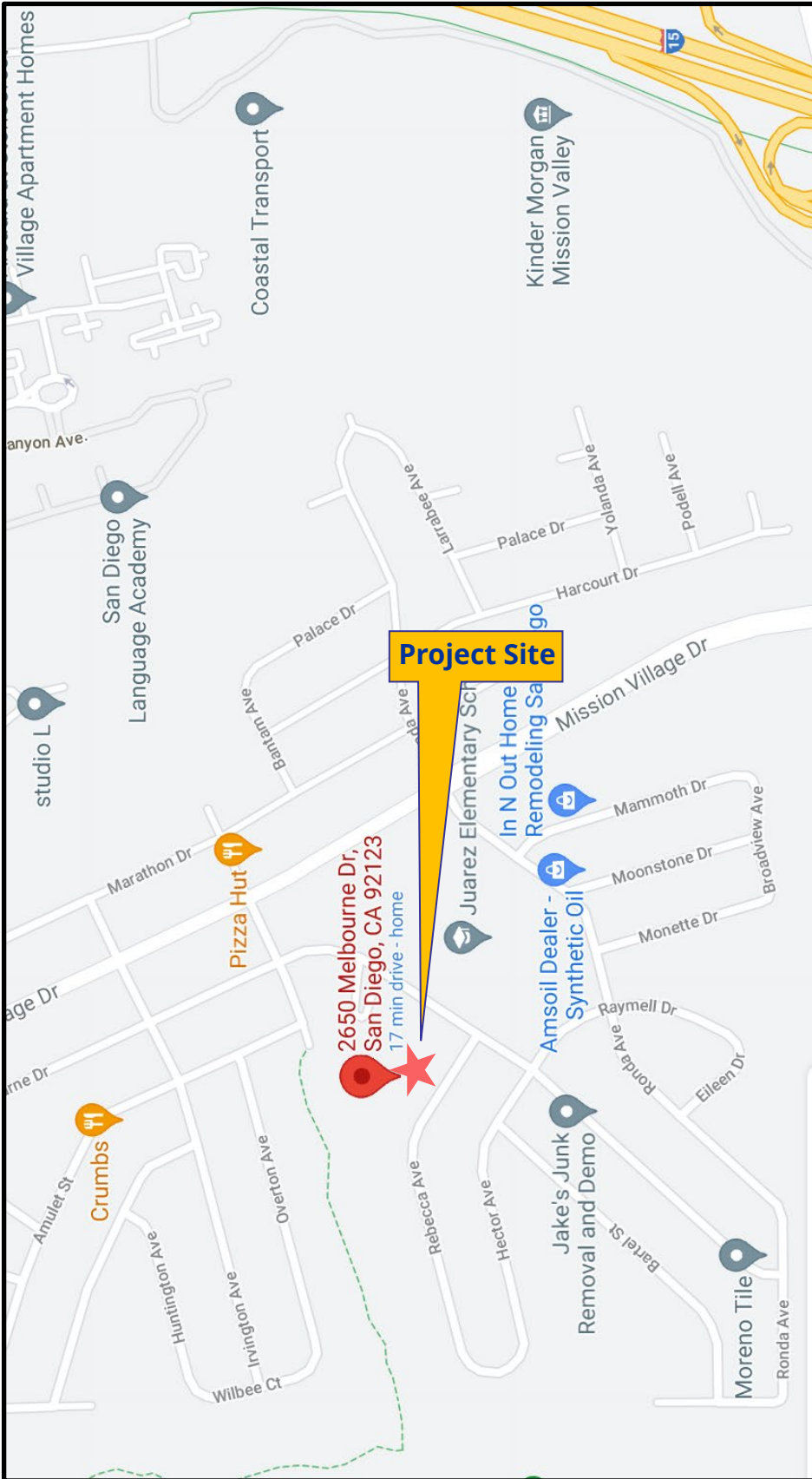
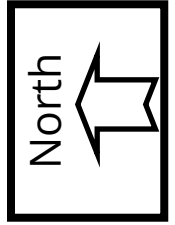




Serra Mesa Land Use Map

Mission Village Project No. 664070
2650 Melbourne Drive





Project Location Map

Mission Village Project 664070

2650 Melbourne Drive



PROJECT DATA SHEET		
PROJECT NAME:	T-Mobile Mission Village	
PROJECT DESCRIPTION:	A new WCF consisting of nine (9) panel antennas and six Remote Radio Units (RRUs) concealed inside a 30-foot tower with similar architecture design as a church on the same premises.	
COMMUNITY PLAN AREA:	Serra Mesa	
DISCRETIONARY ACTIONS:	Conditional Use Permit	
COMMUNITY PLAN LAND USE DESIGNATION:	Residential	
<u>ZONING INFORMATION:</u>		
ZONE:	RS-1-7	
HEIGHT LIMIT:	35 feet	
LOT SIZE:	2.5	
FLOOR AREA RATIO:	n/a	
FRONT SETBACK:	25 feet	
SIDE SETBACK:	0.08	
STREETSIDE SETBACK:	0.10	
REAR SETBACK:	25	
PARKING:	N/A	
	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Residential; RS-1-7	Religious facility
SOUTH:	Residential/RS-1/7	Single family residential
EAST:	Residential/ RS-1-7	Juarez Elementary School
WEST:	Open Space/OP-1-1	Undeveloped Land/residential
DEVIATIONS OR VARIANCES REQUESTED (INCENTIVES):	None	
COMMUNITY PLANNING GROUP RECOMMENDATION:	On March 18, 2021, the Serra Mesa Community Planning Group voted 13-0-0 to recommend approval of the proposed project with a condition/recommendation.	

HEARING OFFICER
RESOLUTION NO. _____
CONDITIONAL USE PERMIT NO. 2565029
T-MOBILE MISSION VILLAGE PROJECT NO. 644070

WHEREAS, Mission Village Christian Fellowship, Owner, and T-Mobile , Permittee, filed an application with the City of San Diego for a 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. 2565029);

WHEREAS, the project site is located at 2650 Melbourne Drive in the RS-1-7 zone of the Serra Mesa Community Planning area;

WHEREAS, the project site is legally described as lot 1016 of Mission Village Unit No. 11, in the City of San Diego, County of San Diego, State of California according to map thereof No. 3977 filed in the office of the County recorder of the San Diego County, October of 1958.

WHEREAS, on July 12, 202, 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 15303 (New Construction) and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section (SDMC) 112.0520;

WHEREAS, on August 18, 2021, the Hearing Officer of the City of San Diego considered Conditional Use Permit No. 2565029 pursuant to the San Diego Municipal 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 Conditional Use Permit No. 2565029:

A. CONDITIONAL USE PERMIT [SDMC Section 126.0305]**1. Findings for all Conditional Use Permits:****a. The proposed development will not adversely affect the applicable land use plan.**

The project proposes a new Wireless Communication Facility (WCF) consisting of nine (9) panel antennas and six (6) Remote Radio Units (RRUs) architecturally concealed inside a 30-foot tall tower located in the rear of an existing church building with associated equipment located at the base of the tower. The site is located in the RS-1-7 zone within the Serra Mesa Community Plan.

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 Serra Mesa Community Plan does not contemplate or address WCFs. However, the City of San Diego's General Plan Section UD-15 requires that the visual impacts from wireless facilities be minimized by concealing wireless facilities 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. In accordance with SDMC Section 142.0420, WCFs are allowed in a residential zone within a non-residential use with approval of a Conditional Use Permit (CUP). The Mission Village Church is an existing use in this zone. The tower will be a 169 square-foot, 30-foot tall freestanding structure supporting the antennas in the upper portion behind Fiberglass Reinforced Plastic (FRP) screens with the equipment located at ground level within the building envelop. The tower will be designed and painted to match the existing church structure located in the front of the lot to include similar window trim, windows and roof line pursuant to the design requirements of SDMC Section 142.0420(d).

As a result, 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 Serra Mesa Community Plan 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 proposes a WCF consisting of nine panel antennas and six Remote Radio Units (RRUs) architecturally concealed inside a 169 square-foot, 30-foot-tall tower. The antennas will be located in the top portion of the tower while the

associated equipment will be located on the ground level within the tower envelop.

The project was determined to be exempt from CEQA pursuant to Section 15303 (New Construction). The exemption allows for the construction and location of limited numbers of new, small facilities or structures where only minor modifications are made. The project is a WCF within an existing developed site without substantially altering the existing facility.

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 to include but not limited to height limitation, 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 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) standards for such emissions. A Radio Frequency – Electromagnetic Energy (RF-EME) Compliance Report (NSB) dated April 20, 2020 from EBI Consulting, was submitted to the City verifying that the proposed project meets or exceeds the requirements of the FCC. 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.

The project site is located within the RS-1-7 zone of the Serra Mesa Community Planning Area. The project meets all applicable requirements of this zone. The WCF Regulations (SDMC Section 141.0420 and Land Development Code) contain design requirements for Wireless Communication Facilities (WCF), which include the requirement to utilize the smallest, least visually intrusive antennas, components and other necessary equipment and to use all reasonable means to conceal or minimize the visual impacts of the wireless communication facilities through integration. Integration with existing structures or among other existing uses shall be accomplished through the use of architecture, landscape, and siting solutions.

The WCF design has used all reasonable means to minimize any visual impact from placement of the antennas in this location. The church tower is designed to

integrate with the existing church structure. No deviation is proposed as part of this project.

The existing location was the preferred location in the Serra Mesa Community as the site will upgrade service to the surrounding residential development. The maximum height allowed in this zone accommodates the structure for the antennas for maximum coverage to the area. Therefore, the proposed development will comply with the regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.

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

The City of San Diego encourages wireless carriers to locate on non-residential properties. This site is a non-residential use within a residential zone. T-Mobile has provided a site justification demonstrating a need for this WCF at this location. According to the justification analysis, without the existing coverage footprint from the existing WCF the loss of the coverage could result in significant impacts to those living, working, traveling through the surrounding area and essential communications services.

The design is consistent with the City's General Plan for wireless facilities, the Wireless Communication Facility Ordinance, and the Wireless Communication Guidelines. No deviations for the height, setback or any other land development regulation from the San Diego Municipal Code or Land Development Code is proposed. However, a 10-year expiration will be included as a condition of approval to ensure that the design and use is still appropriate at that time. As demonstrated by both T-Mobile's justification analysis and the design, the existing WCF 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, Conditional Use Permit NO. 2565029 is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 2565029, a copy of which is attached hereto and made a part hereof.

Nilia Safi
Development Project Manager
Development Services

Adopted on August 18, 2021

IO#: 11004300

DRAFT

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: 11004545 SPACE ABOVE THIS LINE FOR RECORDER'S USE

CONDITIONAL USE PERMIT NO. 2565029
T-MOBILE MISSION VILLAGE PROJECT NO. 664070
HEARING OFFICER

This Conditional Use Permit No. 256509 is granted by the Hearing Officer of the City of San Diego to Mission Village Christian Fellowship, Owner, and T-Mobile, Permittee, pursuant to San Diego Municipal Code [SDMC] section 142.0420. The site is located at 2650 Melbourne Drive in the RS-1-7 zone of the Serra Mesa Community Plan. The project site is legally described as: Lot 1016 of Mission Village Unit No. 11, in the City of San Diego, County of San Diego, State of California according to map thereof No. 3977 filed in the office of the County recorder of the San Diego County, October of 1958.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner and Permittee for a Wireless Communication Facility (WCF) described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated August 18, 2021, on file in the Development Services Department.

The project shall include:

- a. Nine (9) panel antennas and six (6) Remote Radio Units (RRUs) architecturally concealed inside a 30-foot-tall tower constructed in the rear of an existing church building;
- b. 169 square-foot equipment shelter located at the base of the WCF tower;
- b. 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 1, 2024.

2. This Conditional Use Permit and corresponding use of this site shall expire on **September 1, 2031**. 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.

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.

ENGINEERING REQUIREMENTS:

12. Prior to the issuance of any construction permit, the Permittee shall obtain a Nonexclusive Right-of-Way Use Agreement from the City of San Diego for the proposed work in the Melbourne Drive's Right-of-Way.

13. Prior to the issuance of any construction permit, the Permittee shall obtain a Public Right-of-Way permit for the proposed work in the Melbourne Drive's Right-of-Way.

14. Prior to the issuance of any construction permit the Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Appendix E of the City's Storm Water Standards.

LANDSCAPE REQUIREMENTS:

15. Prior to issuance of any building permit, the Owner/Permittee shall show and identify all existing trees on the building construction plans in substantial conformance with Exhibit "A," on file in the Development Services Department.

16. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved Exhibit "A" is damaged or removed, the Owner/Permittee shall repair and/or replace in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage or Certificate of Occupancy.

17. Within Zone One, accessory structures of non-combustible, one-hour fire-rated, and/or Type IV heavy timber construction may be approved within the designated Zone One area subject to Fire Marshal's approval.

PLANNING/DESIGN REQUIREMENTS:

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. No overhead cabling is permitted.

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

21. Photo simulations shall be printed in color on the construction plans.

22. The City may require the Owner/Permittee to provide a topographical survey conforming to the provisions of the SDMC may be required if the City determines 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.

23. 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.

24. 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.

25. 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.

26. The accuracy and validity of the RF Compliance Report, submitted by the Permittee, shall be assured while the WCF is in operation. If requested by the City, Owner/Permittee shall provide an updated RF Compliance Report to address any issues associated with the emitting components of the WCF.

27. All equipment, including transformers, emergency generators and air conditioners belonging to the Owner/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.

28. 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.

29. The Owner/Permittee shall notify the City within 30 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 the restoration of this site to its original condition is required.

INFORMATION ONLY:

- Please note that a Telecom Planning Inspection Issue will be placed on the project prior to Final Clearance from the City's Building Inspector to ensure compliance with the approved plans and associated conditions. Prior to calling for your Final Inspection from your building inspection official, please contact the Development Services Department Wireless Communication Facilities staff listed on City webpage, <https://www.sandiego.gov/development-services/codes-regulations/wireless-communication-facilities>, to schedule an inspection of the completed facility. Please schedule this administrative inspection at least five working days ahead of the requested Final Inspection date.
- 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 18, 2021.

Conditional Use Permit No. 2565029:
Date of Approval: August 18, 2021

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Nilia Safi
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.

Mission Village Christian Fellowship
Owner

By _____
NAME
TITLE

T-Mobile
Permittee

By _____
NAME
TITLE

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

NOTICE OF EXEMPTION

(Check one or both)

TO: RECORDER/COUNTY CLERK
P.O. Box 1750, MS A-33
1600 PACIFIC HWY, ROOM 260
SAN DIEGO, CA 92101-2422

FROM: CITY OF SAN DIEGO
DEVELOPMENT SERVICES DEPARTMENT
1222 FIRST AVENUE, MS 501
SAN DIEGO, CA 92101

OFFICE OF PLANNING AND RESEARCH
1400 TENTH STREET, ROOM 121
SACRAMENTO, CA 95814

Project No.: 664070

Project Title: T-Mobile Mission Village Church

PROJECT LOCATION-SPECIFIC: The project is located at 2650 Melbourne Drive, San Diego, CA

PROJECT LOCATION-CITY/COUNTY: San Diego/San Diego

DESCRIPTION OF NATURE AND PURPOSE OF THE PROJECT: Conditional Use Permit (CUP) for the installation of a new Wireless Communication Facility (WCF) consisting of a 30-foot high tower with architectural elements consistent with an existing religious facility on the same site and supporting nine (9) panel antennas, six (6) Remote Radio Units (RRUs) and a 169-square-foot equipment area located at the base of the tower. The project is located at 2650 Melbourne Drive in the R-1 Zone of the Serra Mesa Community Planning area. The WCF is unmanned and technicians would visit the site only as required for routine maintenance and repairs.

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: 15303 (New Construction)
- STATUTORY EXEMPTION:

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 15303 (New Construction). The exemption allows for the construction and location of limited numbers of new, small facilities or structures where only minor modifications are made. Since the project would only construct one WCF within an existing developed site without substantially altering the facility it was determined that the exemption was appropriate, and the exceptions listed in CEQA Section 15300.2 would not apply.

LEAD AGENCY CONTACT PERSON: Jeffrey Szymanski

TELEPHONE: 619 446-5324

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 CEQA

Jeff Gromard / SENIOR PLANNER
SIGNATURE/TITLE

7/22/2021

DATE

CHECK ONE:

(X) SIGNED BY LEAD AGENCY
CLERK OR OPR:

DATE RECEIVED FOR FILING WITH COUNTY

San Diego City Planning Department
City of San Diego
202 C Street,
San Diego, CA 92101

**RE: Support T-Mobile permit to install a cell tower at Mission Village Church 2650 Melbourne Dr Chris Vuong Site Acquisition and Zoning J5 Infrastructure Partners
Mobile: 858.205.4150 cvuong@J5IP.com**

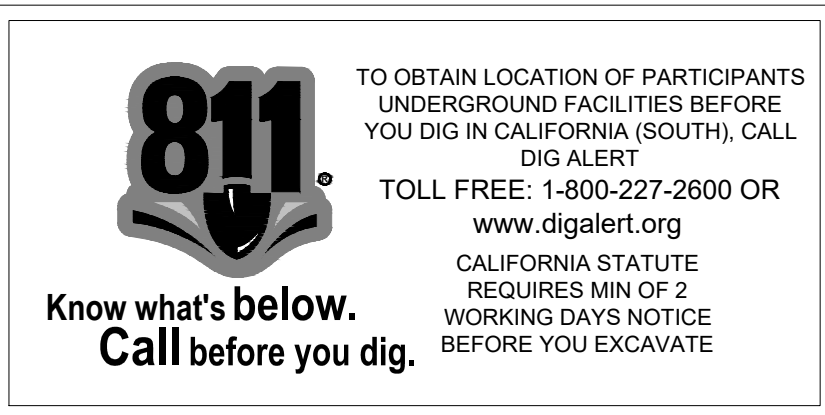
Dear San Diego City Planning Department,

The Serra Mesa Planning Group unanimously passed a motion on March 18th, 2021 to request this letter be sent. "To approve the cell tower at Mission Village Church 2650 Melbourne Dr with the addendum that the Serra Mesa community be able to beautify the base part of the cell tower with artistic decorations or for it to be more aesthetically appealing to match the top part of the tower." Denise Davidson motioned to approve the letter; Jim Antoshak seconded the motion with a vote of 13-0-0.

Sincerely,

Bryce Niceswanger

SMPG Chair



SITE NUMBER: SD07434B
SITE NAME: MISSION VILLAGE CHURCH
SITE TYPE: ROOFTOP

CITY: SAN DIEGO
COUNTY: SAN DIEGO
JURISDICTION: CITY OF SAN DIEGO



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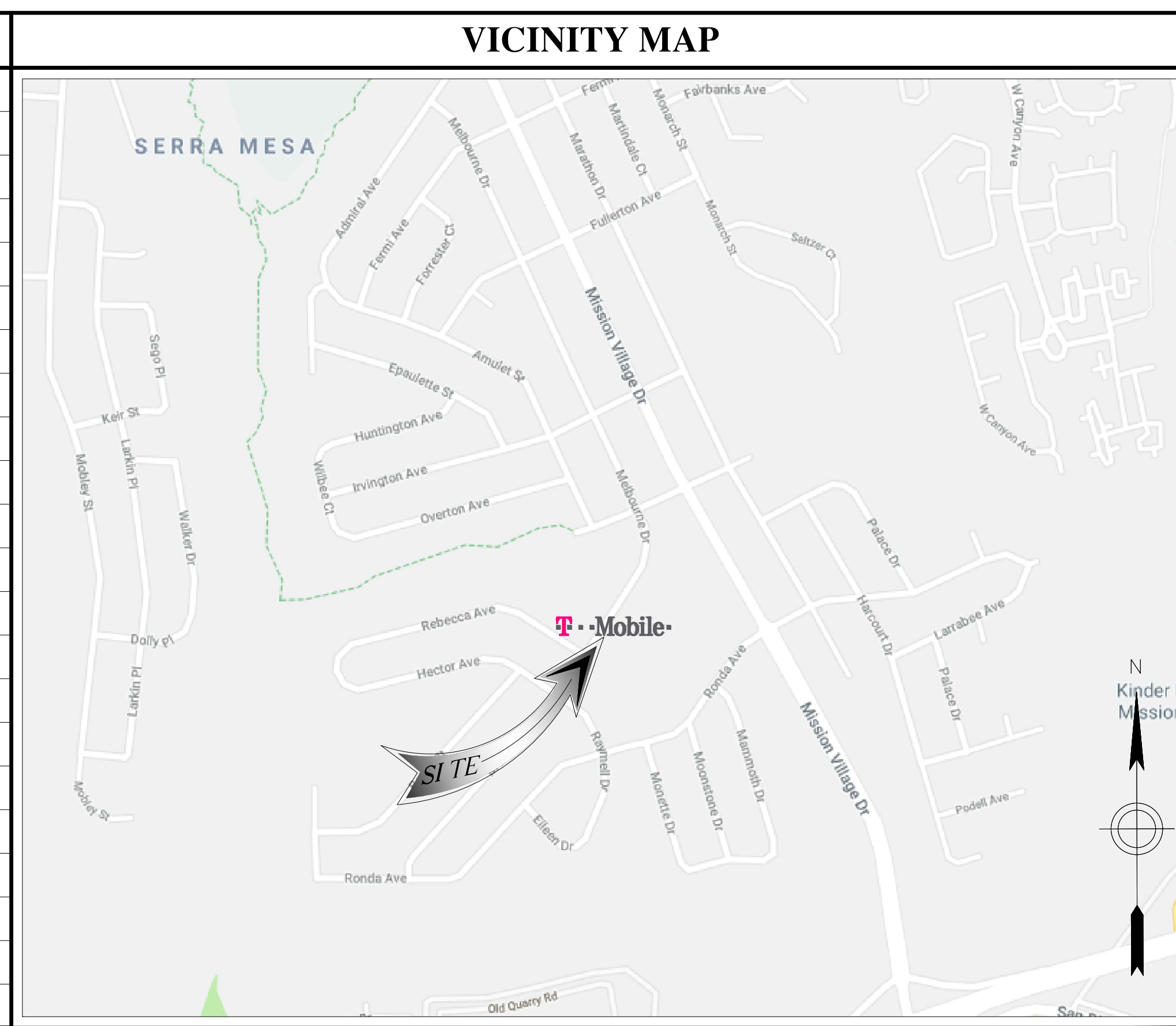
2030 MAIN STREET, SUITE 200
 IRVINE, CA 92614

SITE NUMBER: SD07434B

SITE NAME: MISSION VILLAGE CHURCH

2650 MELBOURNE DR.
 SAN DIEGO, CA 92123

SHT	DRAWING INDEX	REV
T1	TITLE SHEET	0
T2	GENERAL NOTES	0
C-1	TOPOGRAPHIC SURVEY - FINAL	0
A1	SITE PLAN	0
A2	ENLARGED SITE PLANS	0
A3	ANTENNA PLAN & EQUIPMENT PLANS	0
A4	ELEVATIONS	0
A5	ELEVATIONS	0



NSB SCOPE OF WORK: (RFDS VERSION DATE: 05/22/19)

INSTALLATION OF A NEW T-MOBILE TELECOMMUNICATION FACILITY CONSISTING OF THE FOLLOWING:

- INSTALL (1) 30'-0" HIGH CHURCH TOWER
- INSTALL (1) RBS 6102 CABINETS WITHIN (P) EQUIPMENT AREA
- INSTALL (1) TELCO CABINET WITHIN (P) EQUIPMENT AREA
- INSTALL (1) PPC WITHIN (P) EQUIPMENT AREA
- INSTALL (1) GPS ANTENNA ON (P) EQUIPMENT AREA
- INSTALL (1) RRU4449 B12+B71 PER SECTOR TOTAL - (3)
- INSTALL (1) RRU4415 B25 PER SECTOR TOTAL - (3)
- INSTALL (1) 4' ANTENNA PER SECTOR TOTAL (3)
- INSTALL (1) 5' ANTENNA PER SECTOR TOTAL (3)
- INSTALL (1) 8' ANTENNA PER SECTOR TOTAL (3)
- INSTALL (1) 6x12 HCS 6AWG 30m PER SECTOR, TOTAL (3)

PROJECT TEAM	
SITE ADDRESS: 2650 MELBOURNE DR. SAN DIEGO, CA 92123	APPLICANT: T-Mobile 10506 VISTA SORRENTO PKWY #206 SAN DIEGO, CA 92121
PROPERTY OWNER/ LESSOR: MISSION VILLAGE CHRISTIAN FELLOWSHIP 2650 MELBOURNE DR. SAN DIEGO, CA 92123	ZONING MANAGER: CHRIS VUONG J5 INFRASTRUCTURE PARTNERS CVUONG@J5IP.COM (858) 205.4150
CONTACT INFORMATION: MIKE LOREN (619) 957-3489	SITE ACQ: BRYCE NOVAK J5 INFRASTRUCTURE PARTNERS bnovak@j5ip.com (619) 672-2066
ZONING: RS-1-7	PROJECT MANAGER: JOEL SOLORIA J5 INFRASTRUCTURE PARTNERS jsoloria@j5ip.com (619) 977.0283
JURISDICTION: CITY OF SAN DIEGO	A&E MANAGER: JOHNNAR DELA CRUZ J5 INFRASTRUCTURE PARTNERS jdelacruz@j5ip.com (949) 247.7767
LATITUDE: 32° 47' 34.82" N (NAD 83)	
LONGITUDE: 117° 07' 32.36" W (NAD 83)	
APN: 429-270-06	
CURRENT USE: TELECOMMUNICATION FACILITIES	RF ENGINEER: PEDRO ABE T-MOBILE pedro.abe@t-mobile.com
PROPOSED USE: NO CHANGE	CONSTRUCTION MANAGER: KIRT BABCOCK T-MOBILE kirt.babcock@T-mobile.com (858) 334.6139
ACCESSIBILITY REQUIREMENTS: THE FACILITY IS UNMANNED AND NOT FOR CONTINUOUS HUMAN HABITATION. DISABLED/CHALLENGED ACCESS IS NOT REQUIRED PER CBC 2019, SECTION 11B-203.4 (LIMITED ACCESS SPACE)	

APPROVALS:			
	PRINT NAME	SIGNATURE	DATE
LAND OWNER:			
DEVELOP. MANAGER:			
CONST. MANAGER:			
PROJECT MANAGER:			
ZONING MANAGER:			
TMO RF ENGINEER:			
SAC. REP.:			
CONST. MANAGER:			

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.

- CALIFORNIA BUILDING STANDARDS CODE: 2019 TRIENNIAL EDITION OF TITLE 24, WITH AN EFFECTIVE DATE OF JANUARY 1, 2020.
 - PART 1 - CALIFORNIA ADMINISTRATIVE CODE
 - PART 2 - CALIFORNIA BUILDING CODE, BASED ON THE 2018 INTERNATIONAL BUILDING CODE
 - PART 2.5 - CALIFORNIA RESIDENTIAL CODE, BASED ON THE 2018 INTERNATIONAL RESIDENTIAL CODE
 - PART 3 - CALIFORNIA ELECTRICAL CODE, BASED ON THE 2017 NATIONAL ELECTRICAL CODE
 - PART 4 - CALIFORNIA MECHANICAL CODE, BASED ON THE 2018 UNIFORM MECHANICAL CODE
 - PART 5 - CALIFORNIA PLUMBING CODE, BASED ON THE 2018 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 2018 INTERNATIONAL FIRE CODE
 - PART 10 - CALIFORNIA EXISTING BUILDING CODE, BASED ON THE 2018 INTERNATIONAL EXISTING BUILDING CODE
 - PART 11 - CALIFORNIA GREEN BUILDING STANDARDS CODE (ALSO KNOWN AS CALGREEN)
 - PART 12 - CALIFORNIA REFERENCED STANDARDS CODE
- ANSI/TIA-222 (REV H)
- 2018 NFPA 101, LIFE SAFETY CODE
- 2019 NFPA 72, NATIONAL FIRE ALARM AND SIGNALING CODE
- 2019 NFPA 13, STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEMS

STATEMENTS

STRUCTURAL: STRUCTURAL ANALYSIS IS NOT WITHIN THE SCOPE OF WORK CONTAINED IN THIS DRAWINGS SET. FOR ANALYSIS OF EXISTING AND/OR PROPOSED COMPONENTS, REFER TO STRUCTURAL ANALYSIS PROVIDED UNDER SEPARATE COVER.

ANTENNA MOUNT ANALYSIS IS NOT WITHIN THE SCOPE OF WORK CONTAINED IN THIS DRAWING SET. FOR ANALYSIS OF ANTENNA MOUNT TO SUPPORT EXISTING AND /OR PROPOSED COMPONENTS, REFER TO ANTENNA MOUNT STRUCTURAL ANALYSIS AND DRAWINGS PROVIDED UNDER SEPARATE COVER.

PROPRIETARY INFORMATION: THE INFORMATION CONTAINED WITHIN THIS SET OF DRAWINGS IS PROPRIETARY SPRINT. ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO SPRINT IS STRICTLY PROHIBITED.

GENERAL CONTRACTOR NOTES

DO NOT SCALE DRAWINGS

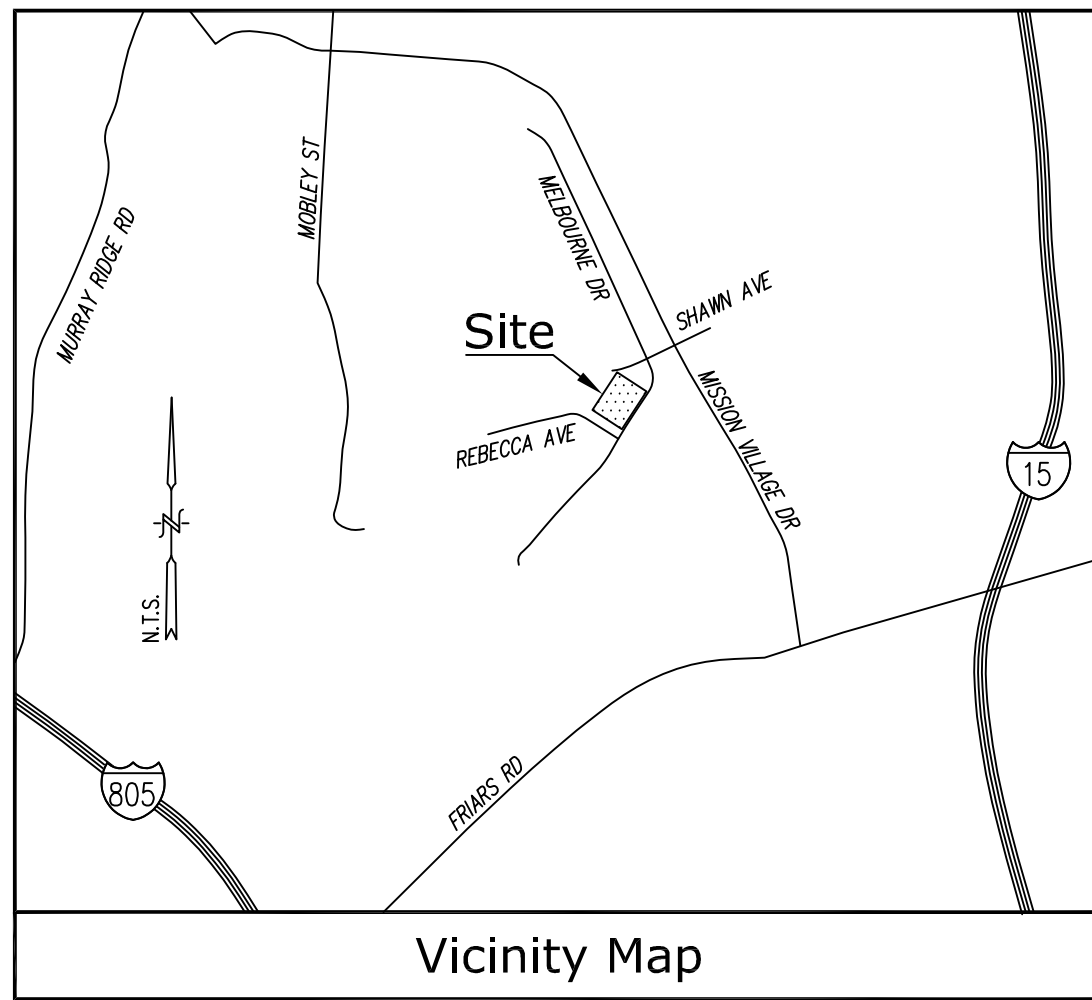
SUBCONTRACTOR SHALL VERIFY ALL PLANS & EXISTING DIMENSIONS & CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

REV	DATE	DESCRIPTION
0	04/03/20	100% ZONING JD
D	02/20/20	LANDLORD COMMENTS JD
C	02/05/20	REVISED 95% ZD JD
B	01/09/20	REVISED 95% ZD JD
A	07/23/19	90% ZONING JBE

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SHEET TITLE
TITLE SHEET

SHEET NUMBER
T1



Title Report

PREPARED BY: COMMONWEALTH LAND TITLE INSURANCE COMPANY
 ORDER BY: CA-SFEX-IMP-81028-1-19-9200982
 DATED: JUNE 24, 2019

Legal Description

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

LOT 1016 OF MISSION VILLAGE UNIT NO. 11, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 3 977, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY OCTOBER 1, 1958.

EXCEPTING THEREFROM ALL OIL, GAS, MINERAL AND HYDROCARBON RIGHTS AND SUBSTANCES IN AND UNDER THE LAND, BUT BENEATH A PLANE OF 500 FEET BELOW THE SURFACE OF THE LAND, BUT WITHOUT ANY RIGHT OF SURFACE ENTRY.

Assessor's Parcel No.

429-270-06

Easements

- 2 AN EASEMENT FOR SEWER, WATER, DRAINAGE, PUBLIC UTILITY PURPOSES; RECORDED OCTOBER 1, 1958; PER MAP NO. 3977. (PLOTTED HEREON)
- 3 AN EASEMENT FOR EITHER OR BOTH POLE LINES, UNDERGROUND CONDUITS AND TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS PURPOSES; RECORDED NOVEMBER 6, 1958 IN BOOK 7339 PAGE 326 OFFICIAL RECORDS. (PLOTTED HEREON)
- 4 AN EASEMENT FOR EITHER OR BOTH POLE LINES, UNDERGROUND CONDUITS AND TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS PURPOSES; RECORDED NOVEMBER 20, 1958 IN BOOK 7360 PAGE 72 OFFICIAL RECORDS. (PLOTTED HEREON)

Lease Area/Utility Routes

AS SHOWN

Geographic Coordinates at Proposed Stealth Tower

1983 DATUM: LATITUDE 32° 47' 35.51" N LONGITUDE 117° 07' 35.24" W
 ELEVATION = 366.6 FEET ABOVE MEAN SEA LEVEL

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

Basis of Bearings

THE BEARINGS SHOWN HEREON ARE BASED UPON THE CALIFORNIA COORDINATE SYSTEM OF 1983, CCS83, ZONE 6, (2017.50) IN ACCORDANCE WITH THE CALIFORNIA PUBLIC RESOURCES CODE SECTIONS 8801-8819. SAID BEARINGS ARE DETERMINED LOCALLY UPON FIELD-OBSERVED TIES TO THE FOLLOWING CALIFORNIA SPATIAL REFERENCE NETWORK STATIONS:

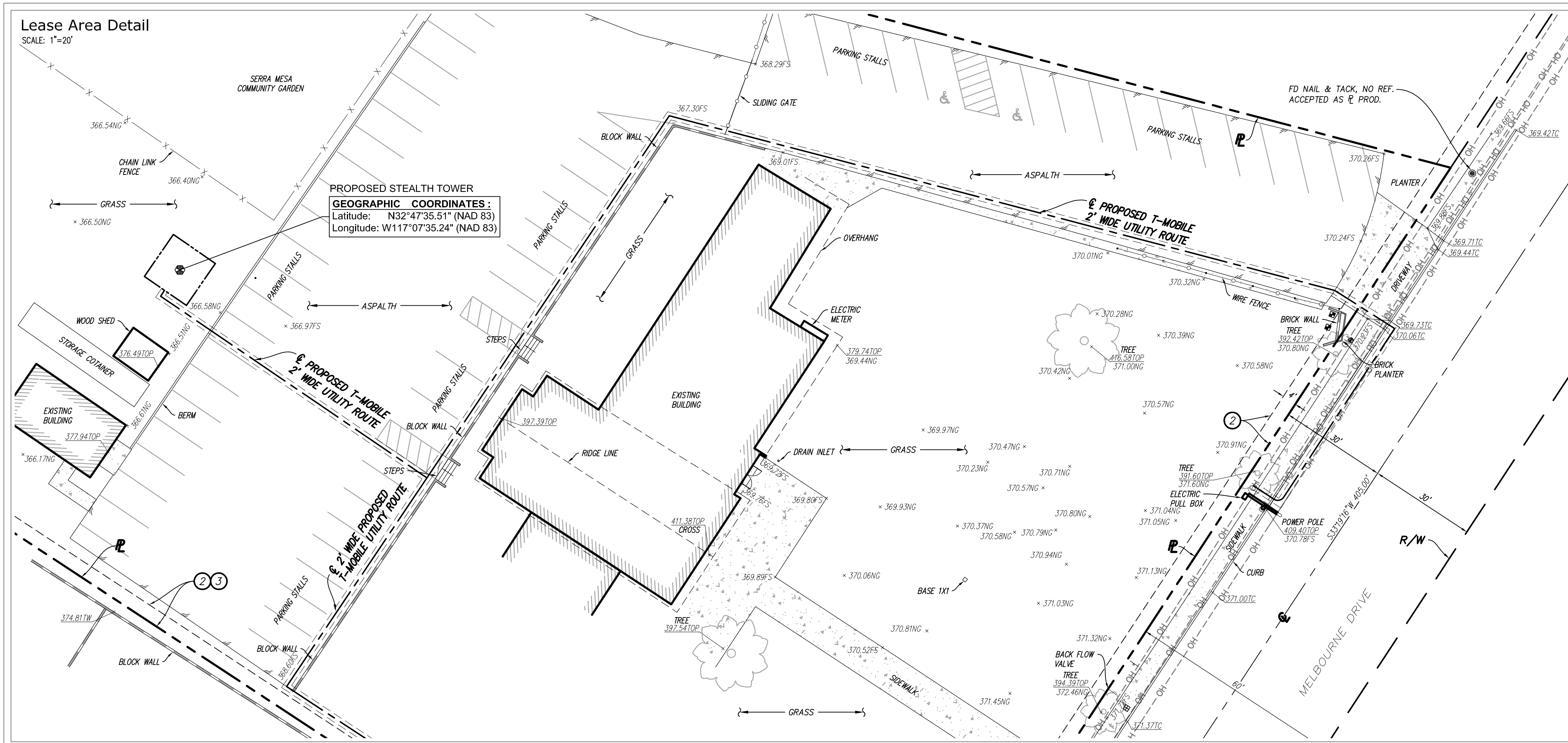
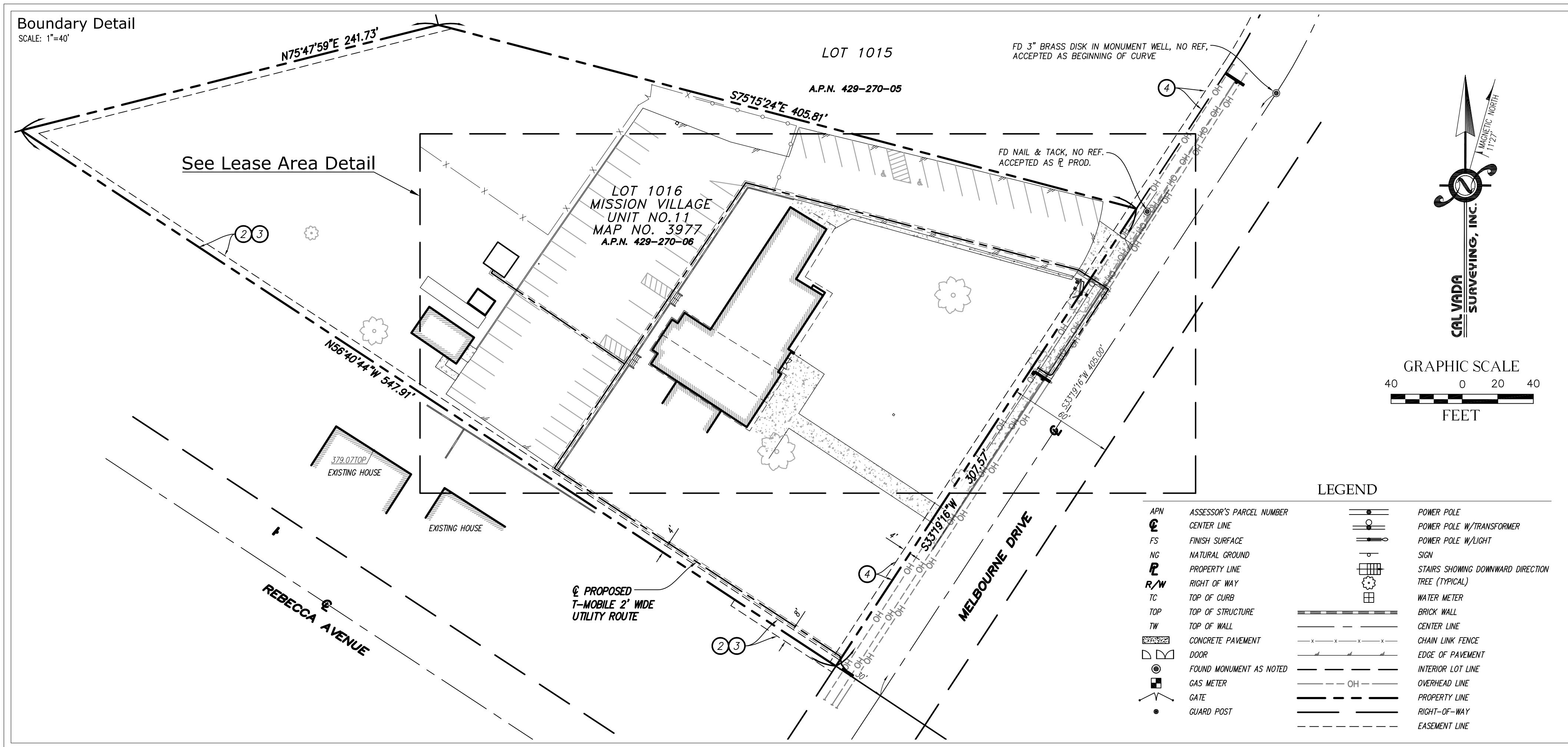
C.S.R.C. P472:
 NORTHING = 1904390.64' EASTING = 6299296.90'
 C.S.R.C. S105:
 NORTHING = 1887150.13' EASTING = 6254618.84'

Bench Mark

THE CALIFORNIA SPATIAL REFERENCE CENTER C.O.R.S "P472", ELEVATION = 566.74 FEET (NAVD 88).

Date of Survey

APRIL 19, 2019



T-Mobile
 Stick Together®
 3 IMPERIAL PROMENADE, SUITE 1100
 SANTA ANA, CA 92707

A&E DEVELOPMENT:

 AZ - CA - CO - ID - NM - NV - TX - UT

CONSULTANT:
CALVADA
SURVEYING, INC.
 411 Jenks Cir., Suite 205, Corona, CA 92880
 Phone: 951-280-9960 Fax: 951-280-9746
 Toll Free: 800-CALVADA www.calvada.com
 JOB NO. 19190

LICENSURE:

 Signature: Armando D. Dupont

REVISION:

REVISION:	DATE: / BY:	DESCRIPTION:
1	07/22/19 HP	ZONING DRAWINGS ADDED
2	07/30/19 MN	FINAL
3	01/24/20 MN	DESIGN UPDATE
4	03/24/20 MN	DESIGN UPDATE

SITE INFORMATION:
MISSION VILLAGE CHURCH
SD07434B
 2650 MELBOURNE DR.,
 SAN DIEGO, CA 92123
 SAN DIEGO COUNTY

SHEET TITLE:
TOPOGRAPHIC SURVEY

SHEET NUMBER:
C-1
 SHEET 1 OF 1



T-MOBILE WEST LLC

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2030 MAIN STREET, SUITE 200
IRVINE, CA 92614

SITE NUMBER:

SD07434B

SITE NAME:
MISSION VILLAGE CHURCH

2650 MELBOURNE DR.
SAN DIEGO, CA 92123

REV	DATE	DESCRIPTION	
0	04/03/20	100% ZONING	JD
D	02/20/20	LANDLORD COMMENTS	JD
C	02/05/20	REVISED 95% ZD	JD
B	01/09/20	REVISED 95% ZD	JD
A	07/23/19	90% ZONING	JBE

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SHEET TITLE

SITE PLAN

SHEET NUMBER

A1

A.P.N.: 429-270-05

(P) SECTOR A
@ 320° AZIMUTH

(P) SECTOR B
@ 30° AZIMUTH

(P) SECTOR C
@ 180° AZIMUTH

LOT 1016
MISSION VILLAGE
UNIT NO.11
MAP NO.3977
A.P.N.: 429-270-06

(P) 'T-MOBILE' TELECOMMUNICATION FACILITY
-SEE SHEET A2 FOR ENLARGED SITE PLAN

(P) 'T-MOBILE' POWER RUN (APPROX. RUN 500' FROM P.O.C.)

(E) ROAD CURB

(P) 'T-MOBILE' 200A POWER METER/MAIN ON PEDESTAL

(P) 'T-MOBILE' POWER PULL BOX

(E) UTILITY POLE #P93098, LOCATION OF (P) 'T-MOBILE' POWER P.O.C.

(P) 'T-MOBILE' FIBER RUN (APPROX. RUN 400' FROM P.O.C.)

(E) OVERHEAD POWER LINE, TYP.

(P) 'T-MOBILE' FIBER PULL BOX

(E) UTILITY POLE, LOCATION OF (P) 'T-MOBILE'

(E) PROPERTY LINE

(E) PROPERTY LINE

(E) PROPERTY LINE

(E) PROPERTY LINE

(E) RESIDENCE

(E) BUILDING

(E) BUILDING

(E) RESIDENCE

(E) CHURCH

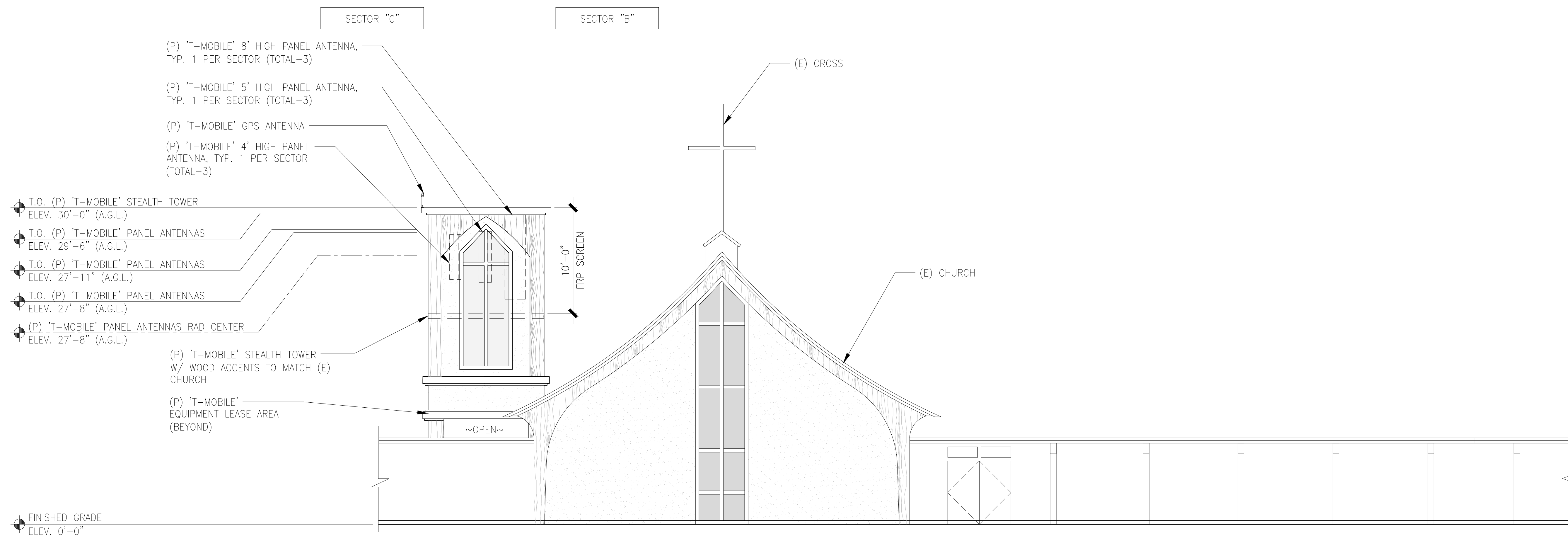
(E) LANDSCAPING

(E) TREES

(E) GAS LINE

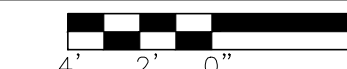
REBECCA AVENUE

MELBOURNE DRIVE

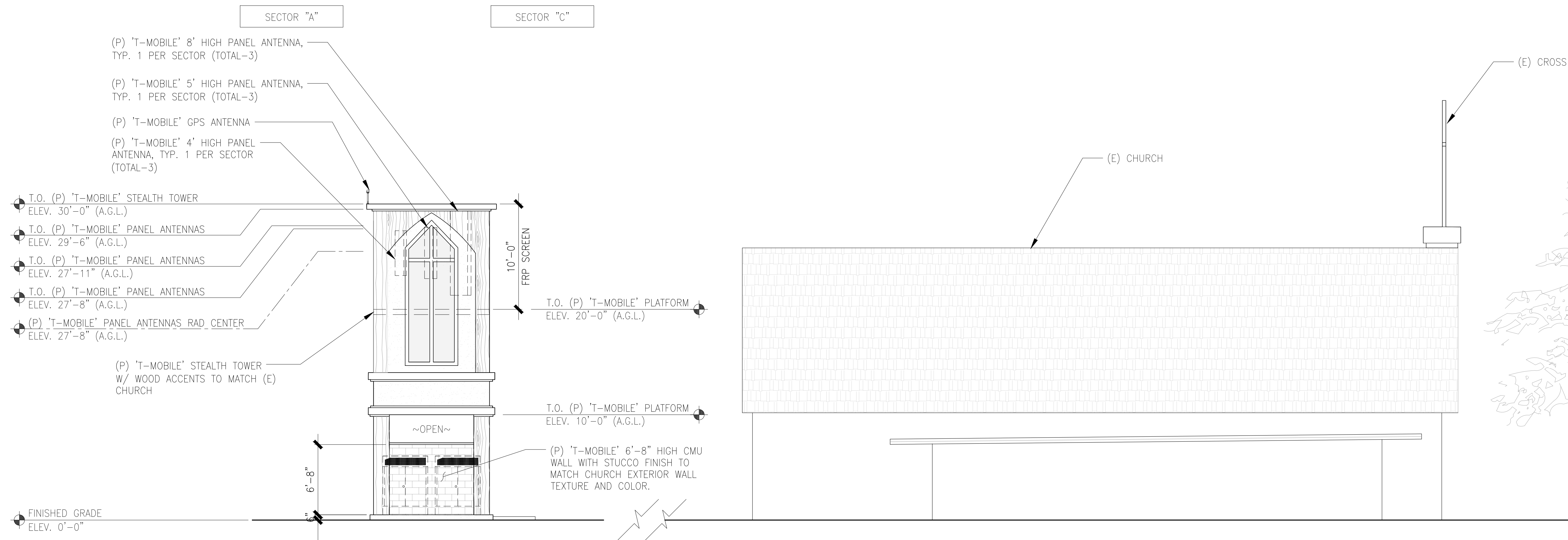


NEW SOUTHEAST ELEVATION

24"x36" SCALE: 3/16" = 1'-0"
11"x17" SCALE: 3/32" = 1'-0"



1



NEW SOUTHWEST ELEVATION

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



2



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SITE NUMBER:

SD07434B

SITE NAME:
MISSION VILLAGE CHURCH

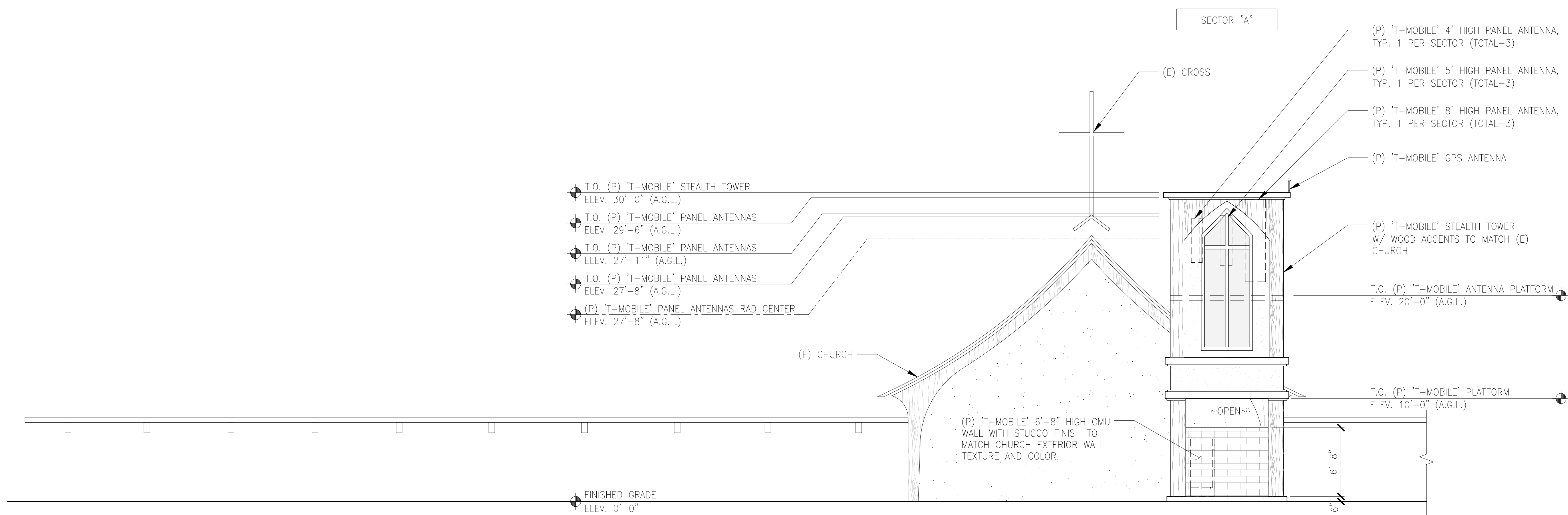
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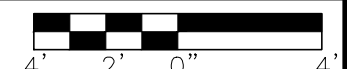
SHEET TITLE
ELEVATIONS

SHEET NUMBER
A4

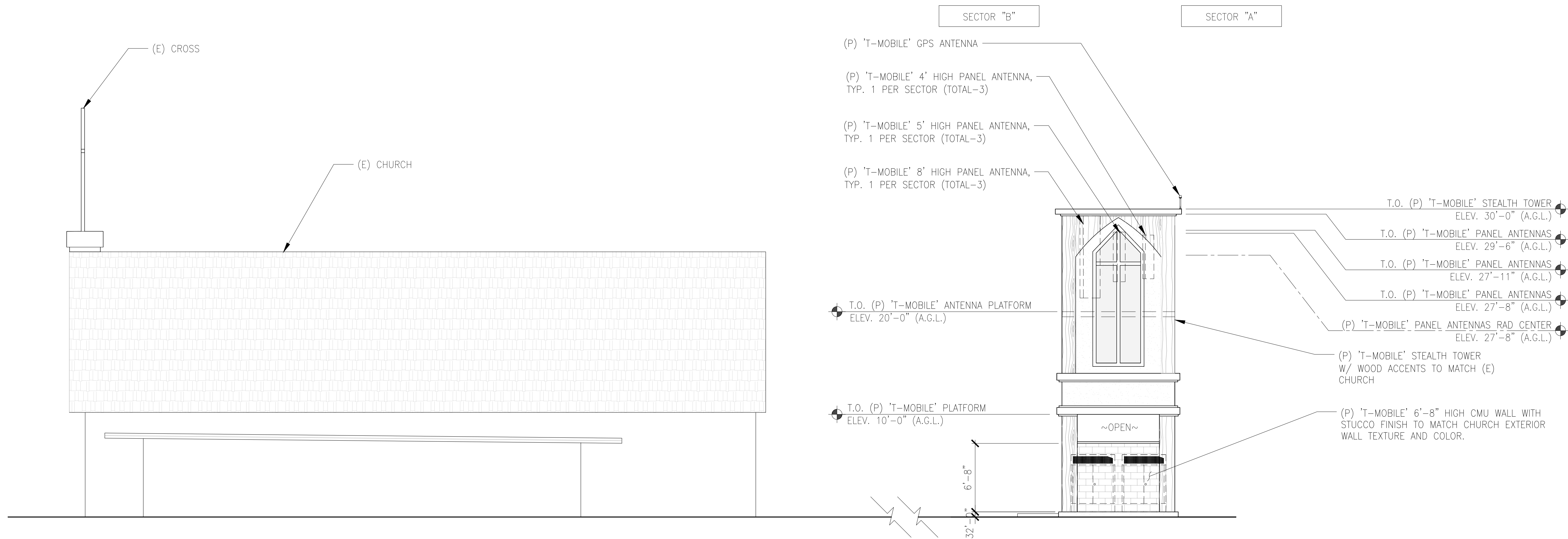


NEW NORTHWEST ELEVATION

24"x36" SCALE: 3/16" = 1'-0"
11"x17" SCALE: 3/32" = 1'-0"

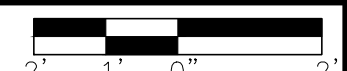


1



NEW NORTHEAST ELEVATION

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



2



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SITE NUMBER:
SD07434B

SITE NAME:
MISSION VILLAGE CHURCH

2650 MELBOURNE DR.
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SHEET TITLE
ELEVATIONS

SHEET NUMBER
A5



EXISTING



PROPOSED LOOKING NORTHWEST FROM MELBOURNE DRIVE



EXISTING



PROPOSED LOOKING WEST FROM MELBOURNE DRIVE



EXISTING



PROPOSED LOOKING NORTHEAST FROM REBECCA AVENUE



EXISTING



PROPOSED LOOKING SOUTHWEST FROM REAR PARKING LOT