



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: March 31, 2022 REPORT NO. HO-22-009
HEARING DATE: April 6, 2022
SUBJECT: Crown Castle T-Mobile, First Church of Brethren, Process Three Decision
PROJECT NUMBER: [689155](#)

OWNER/APPLICANT: First Church of Brethren/T-Mobile

SUMMARY

Issue (s): Should the Hearing Officer approve a continued use of an existing Wireless Communication Facility (WCF) located at 3850 Westgate Place, in the Mid-City: City Heights Community Planning Area?

Staff Recommendation: Approve Conditional Use Permit (CUP) No. 2594526 and Neighborhood Development Permit No. 2594527.

Community Planning Group Recommendation: On October 5, 2021, the Mid-City: City Heights Community Planning Group voted 16-0-1 to recommend approval of the proposed project without conditions. (Attachment 8).

Environmental Review: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA section (15301) (Existing Facilities). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on February 24, 2022 and the opportunity to appeal that determination ended March 10, 2022.

BACKGROUND

Crown Castle T-Mobile is requesting a new permit to continue the use of an existing Wireless Communication Facility (WCF). The project is a WCF that conceals twelve (12) antennas within a 30-foot-tall obelisk with associated equipment enclosure adjacent to the base of the obelisk. The project site is located at 3850 Westgate Place, within the RS-1-7 zone of the Mid-City: City Heights Community Plan area. No new upgrade is proposed as part of this application. The site is surrounded by residential zone to the north, highway 15 to the west and single-family residential zones to the south and to the east (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 CUP and a NDP, consolidated Process Three, Hearing Officer decision as the project is in a residential zone on a premises that does not contain residential development. In addition to the CUP, an NDP is required for an equipment enclosure associated with a WCF that exceeds 250 square feet, as described in Section [126.0402\(m\)](#).

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. Council Policy 600-43 assign 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 CUP Process Three approval. This project is an existing use and the previous Project CUP No. 824508 and PDP No. 8244509 were approved by the Planning Commission on March 17, 2011. A ten-year expiration was added as a condition of approval and expired.

DISCUSSION

The Crown Castle T-Mobile project consists of an existing 30-foot-tall obelisk concealing twelve (12) antennas behind Fiberglass Reinforced Panels (FRP) screens painted and textured to match the church building. The associated equipment cabinets are located inside an enclosure with a trellis adjacent to the obelisk painted to match the building. (Attachment 10, Figures 1 and 2)



Figure 1 and 2: Existing views

The tower is designed and painted to match the existing church structure pursuant to the design requirements of San Diego Municipal Code (SDMC) Section [141.0420\(d\)](#) and the [WCF Design Guidelines](#).

The existing 30-foot tall tower is the smallest, least visually intrusive structure consistent with the WCF design guidelines and provides necessary 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 August 7, 2020 from Site Safe 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.

Community Plan:

The Mid-City: City Heights 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. T-Mobile designed the WCF facility within the existing tower to have a minimal visual impact to the surrounding area.

The Mid-City: City Heights Community Planning Group voted 16-0-1 on October 5, 2021 to recommend approval of the project.

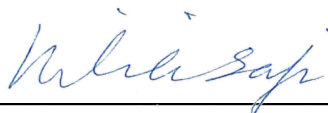
Conclusion:

The project as designed, complies with the WCF Regulations (SDMC 141.0420), Council Policy and Community Plan regulations. Staff has prepared draft findings in the affirmative to approve the project and recommends approval of CUP No. 2594526 and NDP No. 2594527 (Attachment 5).

ALTERNATIVES

1. Approve Conditional Use Permit No. 2594526 and Neighborhood Development Permit No. 2594527, with modifications.
2. Deny Conditional Use Permit No. 2594526 and Neighborhood Development Permit No. 2594527, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

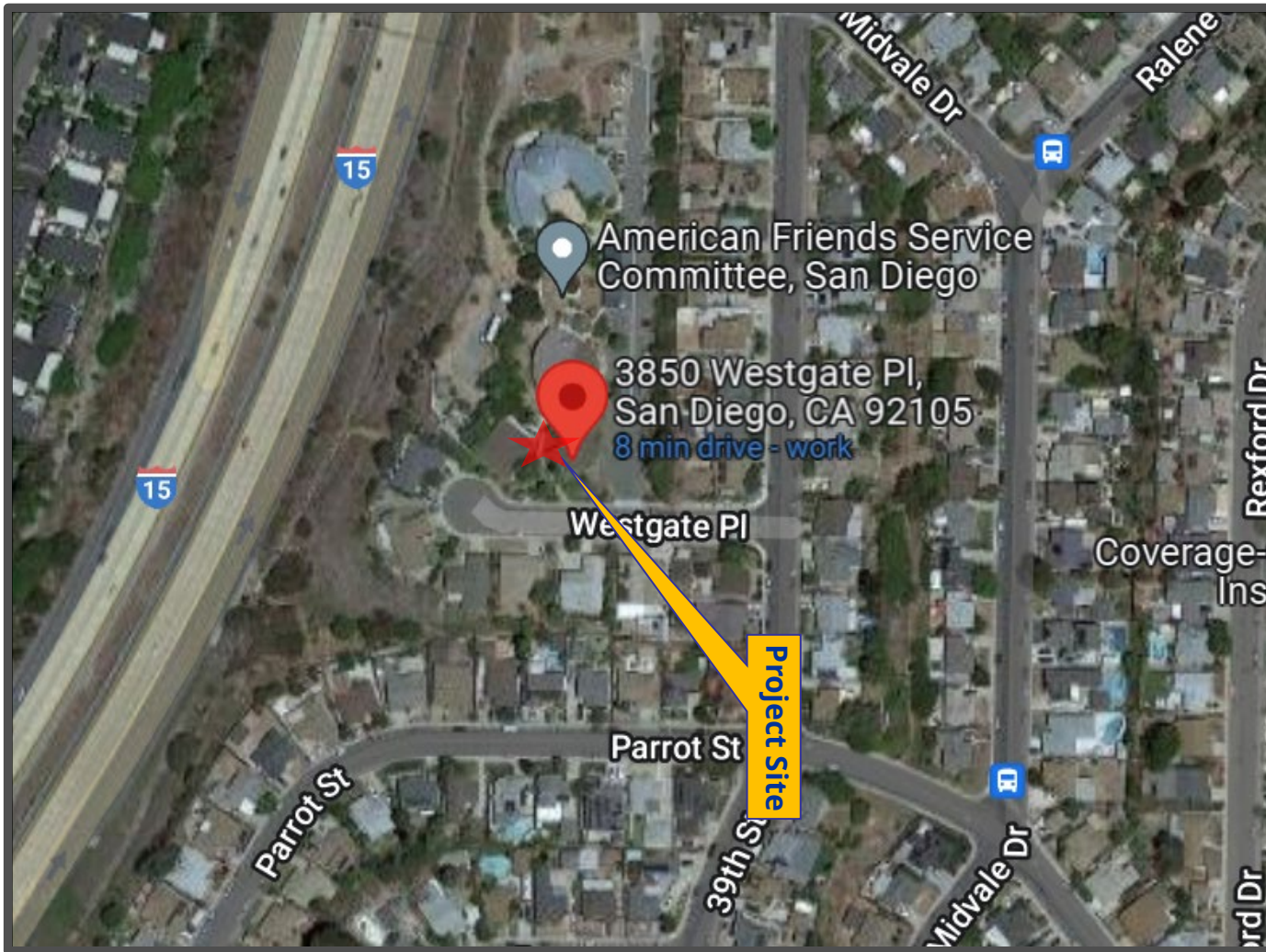


Nilia Safi, Development Project Manager

Attachments:

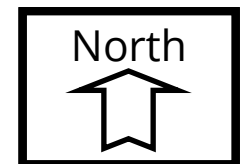
1. Aerial Map
2. Community Plan Land Use Map

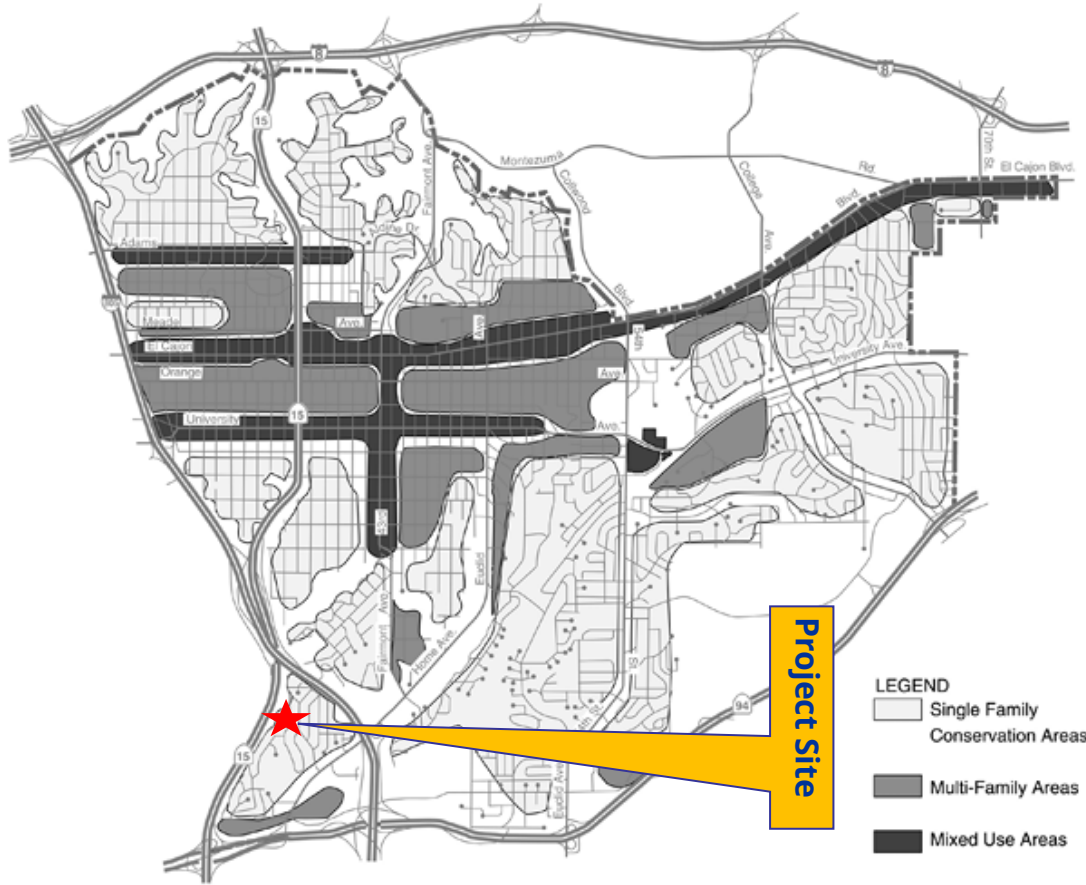
3. Project Location Map
4. Draft Permit Resolution with Findings
5. Draft Permit with Conditions
6. Photo Survey
7. Community Planning Group Recommendation
8. Notice of Exemption
9. Ownership Disclosure Form
10. Project Plans



Aerial Photograph

T-Mobile First Church of Brethren Project No. 689155
3850 Westgate Place



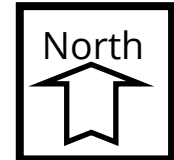


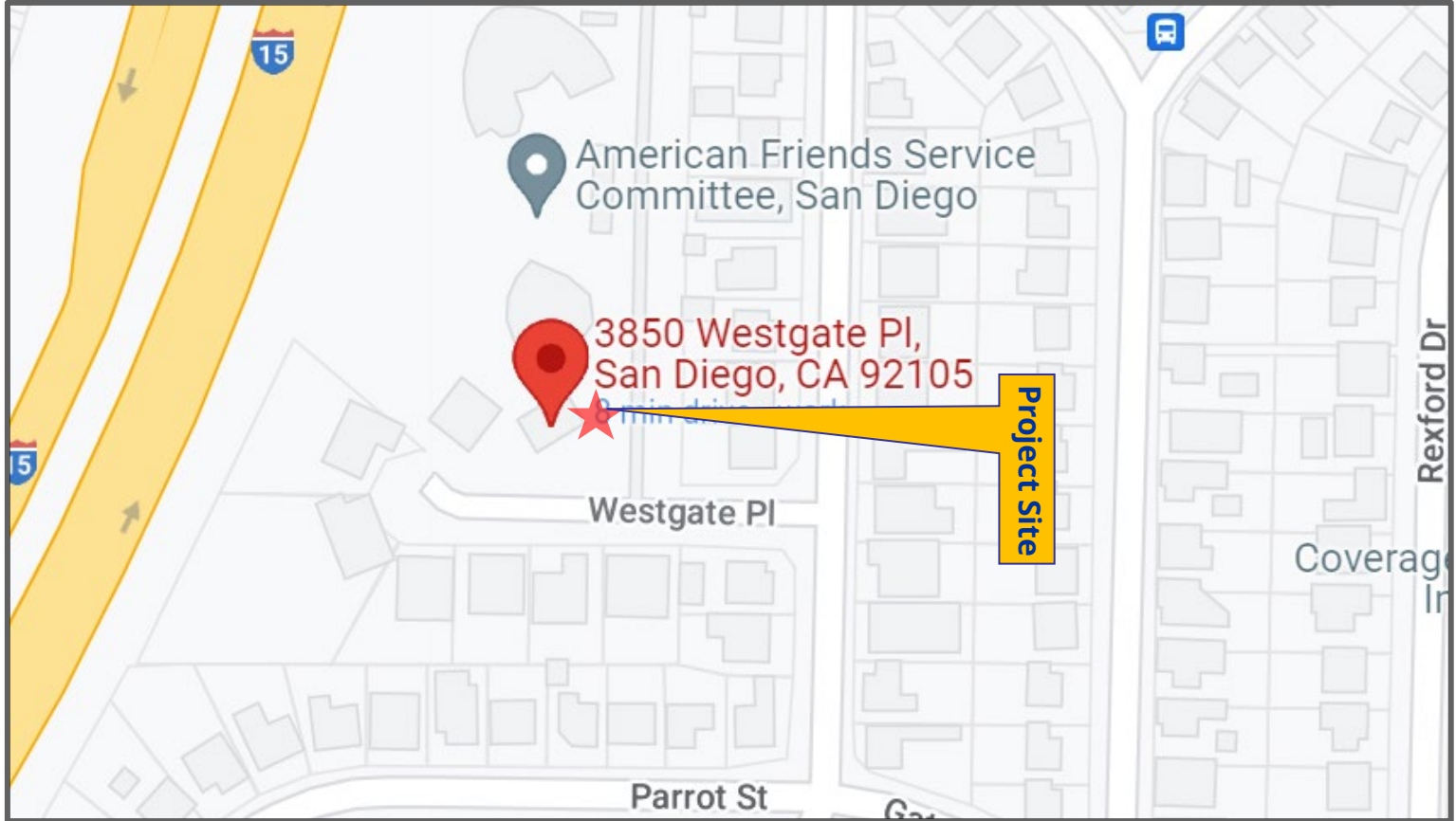
- LEGEND**
- Single Family Conservation Areas
 - Multi-Family Areas
 - Mixed Use Areas



City Heights Land Use Map

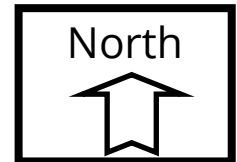
T-Mobile Brethren Church Project No. 698155
3850 Westgate Place





Project Location Map

T-Mobile Brethren Church Project No. 689155
3850 Westgate Place



RECORDING REQUESTED BY
CITY OF SAN DIEGO
DEVELOPMENT SERVICES
PERMIT INTAKE, MAIL STATION
501

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

INTERNAL ORDER NUMBER: 11003679

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CONDITIONAL USE PERMIT NO. 2594526
NEIGHBORHOOD DEVELOPMENT PERMIT NO. 2594527
CROWN CASTLE T-MOBILE BRETHREN PROJECT NO. 689155
HEARING OFFICER

This Conditional Use Permit (CUP) No. 2594526 and Neighborhood Development Permit (NDP) No. 2594527 is granted by the Hearing Officer of the City of San Diego to First Church of Brethren, Owner, and T-Mobile, Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0303 NDP, 126.0402(m) CUP, and 141.0420 Wireless Communication Facility. The site is located at 3850 Westgate Place in the RS-1-7 zone of the Mid-City: City Heights Plan area. The project site is legally described as that portion of Lot 7 of a portion of the Ex-Mission lands of San Diego, according to the Map Thereof No. 283, filed in the Office of the County Recorder of San Diego County, March 9, 1878.

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 April 6, 2022, on file in the Development Services Department.

The project shall include:

- a. The continued operation of an existing WCF consisting of twelve (12) antennas concealed inside an existing 30-foot tall obelisk of the church, behind Fiberglass Reinforced Plastic (FRP), screening painted and textured. The project also consists of upgrading of the associated equipment.
- b. The continued operation of ancillary equipment for the WCF within an existing 344 square-foot enclosed shelter located on the ground adjacent to the obelisk.
- c. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36-month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by April 20, 2025.
2. The Owner/Permittee shall maintain the appearance of the approved facility to the condition set forth in this permit unless the WCF that is the subject of this Permit is removed and restored to its original condition.
3. This approval and corresponding use of this site shall **expire April 6, 2032**. Upon expiration of this approval, 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 unless the applicant of record files a new application for a facility which will be subject to compliance with all regulations in effect at the time.
4. 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.
5. 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.
6. 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.
7. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
8. 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.).
9. 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.

10. 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.

11. 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.

12. 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.

LANDSCAPE REQUIREMENTS:

13. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the right-of-way, unless long-term maintenance of said landscaping will be the responsibility of another entity approved by the Development Services Department. All required landscape shall be maintained consistent with the Landscape Standards in a disease, weed, and litter free condition at all times. Severe pruning or "topping" of trees is not permitted.

14. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction documents 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.

PLANNING/DESIGN REQUIREMENTS:

15. 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.
16. No overhead cabling is permitted.
17. The WCF shall conform to the approved construction plans.
18. Photo simulations shall be printed in color on the construction plans.
19. 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.
20. The Owner/Permittee shall install and maintain appropriate warning signage on the WCF as required by State and Federal regulations. The Owner/Permittee shall be responsible for complying with all State and Federal regulations.
21. 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.
22. 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.
23. 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.
24. 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.
25. 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 April 6, 2022.

CUP No. 2594526
NDP No. 2594527
Date of Approval: April 6, 2022

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.

First Church of Brethren
Owner

By _____
NAME
TITLE

T-Mobile
Permittee

By _____
NAME
TITLE

Crown Castle
Permittee

By _____
NAME
TITLE

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

**HEARING OFFICER
RESOLUTION NO. HO-XX-XX
CONDITIONAL USE PERMIT NO. 2594526
NEIGHBORHOOD DEVELOPMENT PERMIT NO. 2594527
CROWN CASTLE T-MOBILE BROTHERS PROJECT NO. 689155**

WHEREAS, First Church of Brethren, Owner, and T-Mobile, Permittee, filed an application with the City of San Diego for a permit for the continued 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 associated Conditional Use Permit (CUP) No. 2594526 and Neighborhood Development Permit (NDP) No. 2594527;

WHEREAS, the project site is located at 3850 Westgate Place, San Diego, in the RS-1-7 Zone of the Mid-City: City Heights Community Planning area;

WHEREAS, the project site is legally described as portion of Lot 7 of a portion of the Ex-Mission lands of San Diego, according to the Map Thereof No. 283, filed in the Office of the County Recorder of San Diego County, March 9, 1878;

WHEREAS, on February 24, 2022 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 Guidelines Section 15301 (Existing Facilities) and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

WHEREAS, on April 6, 2022, the Hearing Officer of the City of San Diego considered CUP No. 2594526 and NDP No. 2594527 pursuant to the Land Development Code of the City of San Diego;

BE IT RESOLVED by the Hearing Officer of the City of San Diego, that it adopts the following findings with respect to CUP No. 2594526 and NDP No. 2594527:

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 the continued operation of an existing WCF consisting of twelve (12) upgraded antennas concealed inside a 30-foot tall obelisk, behind Fiberglass Reinforced Plastic (FRP) screening painted and textured to match the existing church with the associated equipment within a 344 square-foot enclosed shelter located on the ground.

The project is located at 3850 Westgate Place in the RS-1-7 zone within the Mid-City: City Heights Community Plan area.

The Mid-City: City Heights Community Plan does not address WCFs as a specific land use. However, the City of San Diego's General Plan (UD-15) requires that the visual impact of 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.

Pursuant to the San Diego Land Development Code (LDC), WCFs 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. This permit will continue to maintain the WCF within the existing structure, concealed behind the Fiberglass Reinforced Plastic (FRP). The panel antennas are concealed inside the 30-foot obelisk. The associated equipment is inside a Concrete Masonry Unit (CMU) enclosure designed and painted to match the other buildings on the site. Therefore, the WCF is completely screened and does not create a visual impact or adverse effects. Therefore, the proposed development would not adversely affect the Community Plan or the City of San Diego General Plan and Progress Guide.

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

The project proposes the continued operation of an existing WCF consisting of twelve (12) upgraded antennas concealed inside a 30-foot tall obelisk, behind FRP screening painted and textured to match an existing church with the associated equipment within a 344 square-foot enclosed shelter located on the ground. The

project is located at 3850 Westgate Place in the RS-1-7 zone within the Mid-City: City Heights Community Plan area.

The project was determined to be exempt from CEQA pursuant to Section 15301 (Existing Facilities). The conditions of approval for the project will require compliance with several operational constraints and development controls intended to assure the continued public health, safety and welfare 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." 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 August 7, 2020 from Site Safe Consulting, was submitted to the City verifying that the proposed project meets or exceeds the requirements of the FCC. 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 proposes the continued operation of an existing WCF consisting of twelve (12) upgraded antennas concealed inside a 30-foot tall obelisk, behind FRP screening painted and textured to match an existing church with the associated equipment within a 344 square-foot enclosed shelter located on the ground. The project is located at 3850 Westgate Place in the RS-1-7 zone within the Mid-City: City Heights Community Plan area.

The project meets all applicable requirements of this zone. The WCF Regulations (LDC Section 141.0420) contain design requirements for 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 proposed use will not affect the current WCF concealment at this site.

The project is an existing WCF facility with the antennas concealed inside an obelisk painted to match the building. The existing location was the preferred location in the Mid-City: City Heights Community Plan area as the site provides service to the surrounding residential development. The WCF design has used reasonable means to minimize any visual impact from the project. Based on these considerations, this project complies with the permit and design requirements for WCF's as identified in the LDC. Therefore, the proposed development will comply with the regulations of the Land Development Code.

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

WCF's are permitted in residential zones with a non-residential use with the processing of a CUP, Process 3. According to Council Policy 600-43, the most preferred location for WCF's is in the Public Right-of-Way or within an industrial or commercial zone. If those are not available, a mixed-use area or area with a non-residential use is preferred. Residentially zoned property with a residential use is the least preferred location for WCF's. In this case, the WCF is located on a premise in a residential zone with a non-residential use.

Alternate sites were not considered since the current proposal is to renew the conditional use permit for the existing facility. The current proposal to renew the existing facility is the least intrusive means to fulfill the objective, as any alternatives would require proliferation of additional sites in the area. The existing facility is located in the RS-1-7 zone (Residential – Single Unit) on a parcel that contains a religious facility. The nearby uses on the north, south and east are residential, and the property borders a major highway to the west. The current obelisk/stealth self-support structure design is visually unobtrusive and is the best option to meet the coverage objectives with minimal visual impact.

The previous permit was approved in 2011 under CUP No. 824508 and PDP No. 824509. In order to continue providing service to the surrounding area, a new permit is required to continue the use of the site. The existing WCF provides critical voice and data service throughout the surrounding area. Continued operation of this site is necessary to maintain the existing levels of service to the area for T-Mobile customers. 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 existing coverage provided on the subject property and the predicted loss of coverage without the antenna upgrade. A degradation of the existing service could have a significant impact on customers and essential emergency communication services. Therefore, this project is appropriate at this location.

B. NEIGHBORHOOD DEVELOPMENT PERMIT [SDMC Section 126.0404]

2. Findings for all Neighborhood Development Permits:

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

As outlined in CUP Finding No. A.1.a. listed above, 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;

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

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

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

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, CUP No. 2594526 and NDP No. 2594527 is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in CUP No. 2594526 and NDP No. 2594527 a copy of which is attached hereto and made a part hereof.

Nilia Safi
Development Project Manager
Development Services

Adopted on: April 6, 2022

IO#: 11003679



EXISTING



PROPOSED LOOKING NORTHEAST FROM INTERSTATE 15



EXISTING



PROPOSED

LOOKING SOUTHEAST FROM INTERSTATE 15



PROPOSED LOOKING NORTHWEST FROM WESTGATE PLACE




EXISTING



PROPOSED

LOOKING SOUTHWEST FROM SITE

Page 3		City of San Diego · Information Bulletin 620		May 2020
		City of San Diego Development Services		Community Planning Committee Distribution Form
Project Name: T Mobile Church Brethren			Project Number: 689155	
Community: Mid-City:City Heights				
<p>For project scope and contact information (project manager and applicant), log into OpenDSD at https://aca.accela.com/SANDIEGO.</p> <p>Select "Search for Project Status" and input the Project Number to access project information.</p>				
<input checked="" type="radio"/> Vote to Approve <input type="checkbox"/> Vote to Approve with Conditions Listed Below <input type="checkbox"/> Vote to Approve with Non-Binding Recommendations Listed Below <input type="checkbox"/> Vote to Deny				
# of Members Yes	# of Members No	# of Members Abstain		
16	0	1		
Conditions or Recommendations:				
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)				
NAME: Russ Connelly				
TITLE: Chair			DATE: October 05, 2021	
<i>Attach additional pages if necessary (maximum 3 attachments).</i>				

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.: 689155

Project Title: T-Mobile Brethren

PROJECT LOCATION-SPECIFIC: 3850 West Westgate Place, San Diego, CA.

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

DESCRIPTION OF NATURE AND PURPOSE OF THE PROJECT: Conditional Use Permit (CUP) and Site Development Permit (SDP) Process 3, for renewal of an existing wireless communication facility (WCF) consisting of 12 panel antennas in a 30-foot-tall stealth self-support tower with a 344 square foot ground equipment shelter. The property is located at 3850 Westgate Place within the RS 1-7 Zone, Mid-City: City Heights Community Plan.

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Justin Causey Core Development Services, Alexander Lew - 3350 East Birch Street Suite 250, Brea CA 92821. (714) 729-8404

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: 15301 (Existing Facilities)
- STATUTORY EXEMPTION:

REASONS WHY PROJECT IS EXEMPT: The City of San Diego conducted an environmental review and 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 existing facilities (public or private), involving negligible or no expansion of use beyond that existing at the time of the determination. Since the project would only permit the continual operation of an existing WCF with some improvements the exemption was deemed appropriate. The project is located on a developed site and no environmental impacts would occur and none of the exceptions described in CEQA Guidelines Section 15300.2 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

 / SENIOR PLANNER
SIGNATURE/TITLE

3/15/2022
DATE

CHECK ONE:

(X) SIGNED BY LEAD AGENCY
CLERK OR OPR:

DATE RECEIVED FOR FILING WITH COUNTY

	City of San Diego Development Services 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000	FORM DS-318 October 2017
---	---	---

Approval Type: Check appropriate box for type of approval(s) requested: Neighborhood Use Permit Coastal Development Permit
 Neighborhood Development Permit Site Development Permit Planned Development Permit Conditional Use Permit Variance
 Tentative Map Vesting Tentative Map Map Waiver Land Use Plan Amendment • Other _____

Project Title: BU 824058 Crown First Church of the Brethren **Project No. For City Use Only:** _____

Project Address: 3850 Westgate Place
 San Diego, CA 92501

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


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

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

Property Owner

Name of Individual: First Church of the Brethren Owner Tenant/Lessee Successor Agency
 Street Address: 3850 Westgate Place
 City: San Diego State: CA Zip: 92105
 Phone No.: _____ Fax No.: _____ Email: _____
 Signature: See Attached Date: _____
 Additional pages Attached: Yes No

Applicant

Name of Individual: Alexander Lew, Agent for Crown Owner Tenant/Lessee Successor Agency
 Street Address: 1511-D Orangethorpe Ave
 City: Fullerton State: CA Zip: 92831
 Phone No.: 714-401-2241 Fax No.: _____ Email: ALew@core.us.com
 Signature:  Date: 3/15/2021
 Additional pages Attached: Yes No

Other Financially Interested Persons

Name of Individual: Jim Lee/Crown Owner Tenant/Lessee Successor Agency
 Street Address: 200 Spectrum Center Drive, Suite 1700
 City: Irvine State: CA Zip: 92618
 Phone No.: 949-930-4360 Fax No.: _____ Email: jim.lee@crowncastle.com
 Signature: See Attached Date: _____
 Additional pages Attached: Yes No



Crown Castle
200 Spectrum Center Drive
Suite 1700
Irvine, CA 92618

February 6, 2021

City of San Diego
Development Services
1222 First Ave., MS 302
San Diego, CA 92101

Dear Planning Staff:

This letter is to inform you that Crown Castle's Authorized Agent for the accompanying application submittal has changed from Debra Gardner of DePratti, Inc. to Alexander Lew of Core Development Services. This change in Agent occurred after the Property Owner signed the Ownership Disclosure Statement (Form DS-318), which was already signed by Debra Gardner. The application contains a new Ownership Disclosure Statement with the same information as the one signed by the Property Owner, but with Alexander Lew's contact information and signature, minus the Property Owner's signature.


Should you have any questions, please do not hesitate to contact me at Jim.Lee@crowncastle.com.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jim Lee', with a stylized flourish at the end.

Jim Lee
Project Manager, Crown Castle

Use the updated version reflecting Alexander Law, Agent for Crown as Applicant

	City of San Diego Development Services 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000	<h1>Ownership Disclosure Statement</h1>	FORM
			DS-318
			October 2017

Approval Type: Check appropriate box for type of approval(s) requested: Neighborhood Use Permit Coastal Development Permit
 Neighborhood Development Permit Site Development Permit Planned Development Permit Conditional Use Permit Variance
 Tentative Map Vesting Tentative Map Map Waiver Land Use Plan Amendment • Other _____

Project Title: BU 824058 Crown First Church of the Brethren **Project No. For City Use Only:** _____

Project Address: 3850 Westgate Place

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

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

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

Property Owner

Name of Individual: First Church of the Brethren Owner Tenant/Lessee Successor Agency

Street Address: 3850 Westgate Place

City: San Diego State: CA Zip: 92105

Phone No.: 619 575 5784 Fax No.: No Email: 1176@axisforpeace.org

Signature: Sara Holman Scan Date: 11/12/2000

Additional pages Attached: Yes No

Applicant

Name of Individual: Debra D Gardner, Agent for Crown Owner Tenant/Lessee Successor Agency

Street Address: 13948 Calle Bueno Ganar

City: Jamul State: CA Zip: 91935

Phone No.: 619-726-8110 Fax No.: N/A Email: ddgardner@deprattinc.com

Signature: Debra D Gardner Date: 6-10-20

Additional pages Attached: Yes No

Other Financially Interested Persons

Name of Individual: Jim Lee/Crown Owner Tenant/Lessee Successor Agency

Street Address: 200 Spectrum Center Drive, Suite 1700

City: Irvine State: CA Zip: 92618

Phone No.: 949-930-4360 Fax No.: _____ Email: jim.lee@crowncastle.com

Signature: J Lee Date: _____

Additional pages Attached: Yes No

Printed on recycled paper. Visit our web site at www.sandiego.gov/development-services.
 Upon request, this information is available in alternative formats for persons with disabilities.

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Diego

On November 12, 2020 before me, Marica L. Sutton
(insert name and title of the officer)

personally appeared Sara Haldeman Scarr
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Marica L Sutton (Seal)





PROJECT: CUP RENEWAL
SITE CASCADE: SD06015A
SITE NAME: FIRST CHURCH OF BRETHREN
CCI SITE ID: 824058
ADDRESS: 3850 WESTGATE PL
 SAN DEIGO, CA 92105
LATITUDE: 32° 43' 40.29" N
LONGITUDE: 117° 6' 41.90" W
SITE TYPE: STEALTH SELF-SUPPORT TOWER



DRAWN BY: BM
 CHECKED BY: MM

SITE INFORMATION

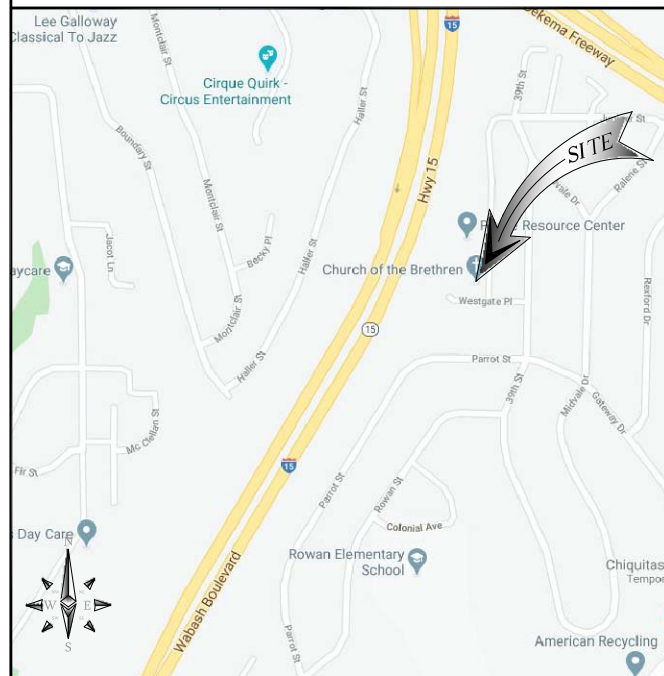
PROPERTY OWNER: FIRST CHURCH OF BRETHREN
 3850 WESTGATE PLACE
 SAN DIEGO, CA 92105

APPLICANT: T-MOBILE
ADDRESS: 10509 VISTA SORRENTO PARKWAY
 SUITE 206
 SAN DIEGO, CA 92121

LAT/LONG TYPE: NAD-83
LATITUDE: 32° 43' 40.29" N
LONGITUDE: 117° 6' 41.90" W

ZONING JURISDICTION: CITY OF SAN DIEGO
ZONING CLASSIFICATION: —
CURRENT USE: UNMANNED TELECOMMUNICATIONS FACILITY
ASSESSOR'S PARCEL NO.: 540-120-17
PROPOSED USE: UNMANNED TELECOMMUNICATIONS FACILITY
TYPE OF CONSTRUCTION: IIB
OCCUPANCY GROUP: U

VICINITY MAP



PROJECT DESCRIPTION

T-MOBILE PROPOSES TO RENEW THE LAND USE PERMIT FOR AN EXISTING WIRELESS INSTALLATION. THE SCOPE WILL CONSIST OF THE FOLLOWING:

- CUP RENEWAL

* NO NEW EQUIPMENT IS TO BE INSTALLED AS PART OF THIS PROJECT
 * EXISTING LANDSCAPING TO REMAIN AND BE MAINTAINED THRU THE DURATION OF THE PERMIT
 * TOWER DOES NOT HAVE CLIMBING FACILITIES - MANLIFT REQUIRED FOR ELEVATED WORK
 * ELECTRICAL SCOPE OF WORK IS NOT APPLICABLE

ZONING DRAWINGS

DRAWING INDEX

SHEET NO:	SHEET TITLE
T-1	TITLE SHEET
A-1	SITE PLAN AND ENLARGED SITE PLAN
A-2	EQUIPMENT LAYOUT
A-3	ANTENNA LAYOUT
A-4	ELEVATION
A-5	ELEVATION

GENERAL NOTES

THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS REQUIREMENTS ARE NOT REQUIRED IN ACCORDANCE WITH THE 2016 CALIFORNIA BUILDING CODE. A TECHNICIAN WILL VISIT THE SITE AS REQUIRED FOR ROUTINE MAINTENANCE. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT DISTURBANCE OR EFFECT ON DRAINAGE; NO SANITARY SEWER SERVICE, POTABLE WATER, OR TRASH DISPOSAL IS REQUIRED AND NO COMMERCIAL SIGNAGE IS NEW.

ENGINEERING

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.

- 2019 CALIFORNIA BUILDING CODE
- CITY/COUNTY ORDINANCES
- BUILDING OFFICIALS & CODE ADMINISTRATORS (BOCA)
- 2019 MECHANICAL CODE
- 2019 FIRE CODE
- 2019 PLUMBING CODE
- 2019 ELECTRICAL CODE
- LOCAL BUILDING CODE

DO NOT SCALE DRAWINGS

SUBCONTRACTOR SHALL VERIFY ALL PLANS, EXISTING DIMENSIONS & FIELD 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.



APPROVALS

THE FOLLOWING PARTIES HEREBY APPROVE AND ACCEPT THESE DOCUMENTS & AUTHORIZE THE SUBCONTRACTOR TO PROCEED WITH THE CONSTRUCTION DESCRIBED HEREIN. ALL DOCUMENTS ARE SUBJECT TO REVIEW BY THE LOCAL BUILDING DEPARTMENT & MAY IMPOSE CHANGES OR MODIFICATIONS.

T-MOBILE RF ENGINEER: _____ DATE: _____
 T-MOBILE OPERATIONS: _____ DATE: _____
 SITE ACQUISITION: _____ DATE: _____
 CONSTRUCTION MANAGER: _____ DATE: _____
 PROPERTY OWNER: _____ DATE: _____
 ZONING: _____ DATE: _____
 PROJECT MANAGER: _____ DATE: _____

PROJECT TEAM

CLIENT REPRESENTATIVE: CROWN CASTLE
 200 SPECTRUM CENTER DR., STE. 1700,
 IRVINE, CA 92618
 CONTACT: JIM LEE
 JIM.LEE@CROWNCastle.COM

M SQUARED WIRELESS:
 1387 CALLE AVANZADO
 SAN CLEMENTE, CA 92673
 CONTACT: MICHAEL MONTELLI
 PHONE: (949) 391-6824

DEPRATTI INC CONTACT: DEPRATTI INC
 13948 CALLE BUENO GANAR
 JAMUL, CA 91935
 DEBRA D GARDNER

T-MOBILE CONTACT: T-MOBILE
 10509 VISTA SORRENTO PARKWAY
 SUITE 206
 SAN DIEGO, CA 92121

DRIVING DIRECTIONS

DIRECTIONS FROM SAN DIEGO INTERNATIONAL AIRPORT:

- HEAD WEST ON AIRPORT TERMINAL RD
- TURN LEFT ONTO N HARBOR DR
- USE THE LEFT 3 LANES TO TURN LEFT ONTO W GRAPE ST
- USE RIGHT 2 LANES TO TAKE THE INTERSTATE 5 S RAMP & MERGE ONTO I-5 S
- USE RIGHT 2 LANES TO TAKE EXIT 15B FOR CA-94 E/M L KING JR FWY
- CONTINUE ONTO CA-94 E
- TAKE EXIT 2B TOWARD HOME AVE
- TURN LEFT ONTO HOME AVE
- CONTINUE ONTO GATEWAY DR.
- TURN LEFT AFTER 7-ELEVEN (ON THE ELFT)
- TURN RIGHT ONTO 39TH ST
- TURN LEFT ONTO WESTGATE PL & DESTINATION WILL BE ON THE RIGHT

FIRST CHURCH OF BRETHREN
 SD06015A
 BU# 824058
 3850 WESTGATE PL
 SAN DEIGO, CA 92105
 STEALTH SELF-SUPPORT TOWER

SHEET TITLE
TITLE SHEET

SHEET NUMBER
T-1

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.



3257 EAST GUASTI ROAD, SUITE 200
ONTARIO, CA 91764



200 SPECTRUM CENTER DR., STE. 1700,
IRVINE, CA 92618



1387 CALLE AVANZADO
SAN CLEMENTE CA 92673 (949) 391-8824

DRAWN BY: BM

CHECKED BY: MM

REV	DATE	DESCRIPTION	BY
A	08/10/2020	90% ZD'S FOR REVIEW	BM

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FIRST CHURCH OF BRETHREN
SD06015A
BU# 824058
3850 WESTGATE PL
SAN DIEGO, CA 92105
STEALTH SELF-SUPPORT TOWER

SHEET TITLE
SITE PLAN AND ENLARGED SITE PLAN

SHEET NUMBER

A-1

NOTES:

1. THIS PROJECT PROPOSED NO DEVELOPMENT IMPROVEMENTS FOR THIS DISCRETIONARY REVIEW AND THEREFORE DOES NOT REQUIRE ANY PERMANENT STORM WATER BEST MANAGEMENT PRACTICES.
2. THIS IS A RENEWAL OF A PERMIT OF AN EXISTING FACILITY AND NO GROUND DISTURBANCE OR TRENCHING IS PROPOSED BY THIS PROJECT.
3. THIS PROJECT PROPOSES NO WORK WITHIN THE PUBLIC RIGHT-OF-WAY.
4. EXISTING LANDSCAPING TO REMAIN AND BE MAINTAINED THRU THE DURATION OF THE PERMIT.

- | | | | |
|---|--|---|---------------------------------|
| 1 | EXISTING CHURCH BUILDINGS, TYP. | 7 | EXISTING DIRT PATHWAY, TYP. |
| 2 | EXISTING LANDSCAPED HILLSIDE, TYP. | 8 | EXISTING ASPHALT PARKING AREA |
| 3 | FOR ENLARGED SITE PLAN SEE: $\frac{2}{A-2}$ | 9 | EXISTING UNDEVELOPED LAND, TYP. |
| 4 | EXISTING T-MOBILE EQUIPMENT AREA $\frac{1}{A-2}$ | | |
| 5 | EXISTING T-MOBILE ANTENNA AREA $\frac{1}{A-3}$ | | |
| 6 | EXISTING RESIDENTIAL BUILDING, TYP. | | |

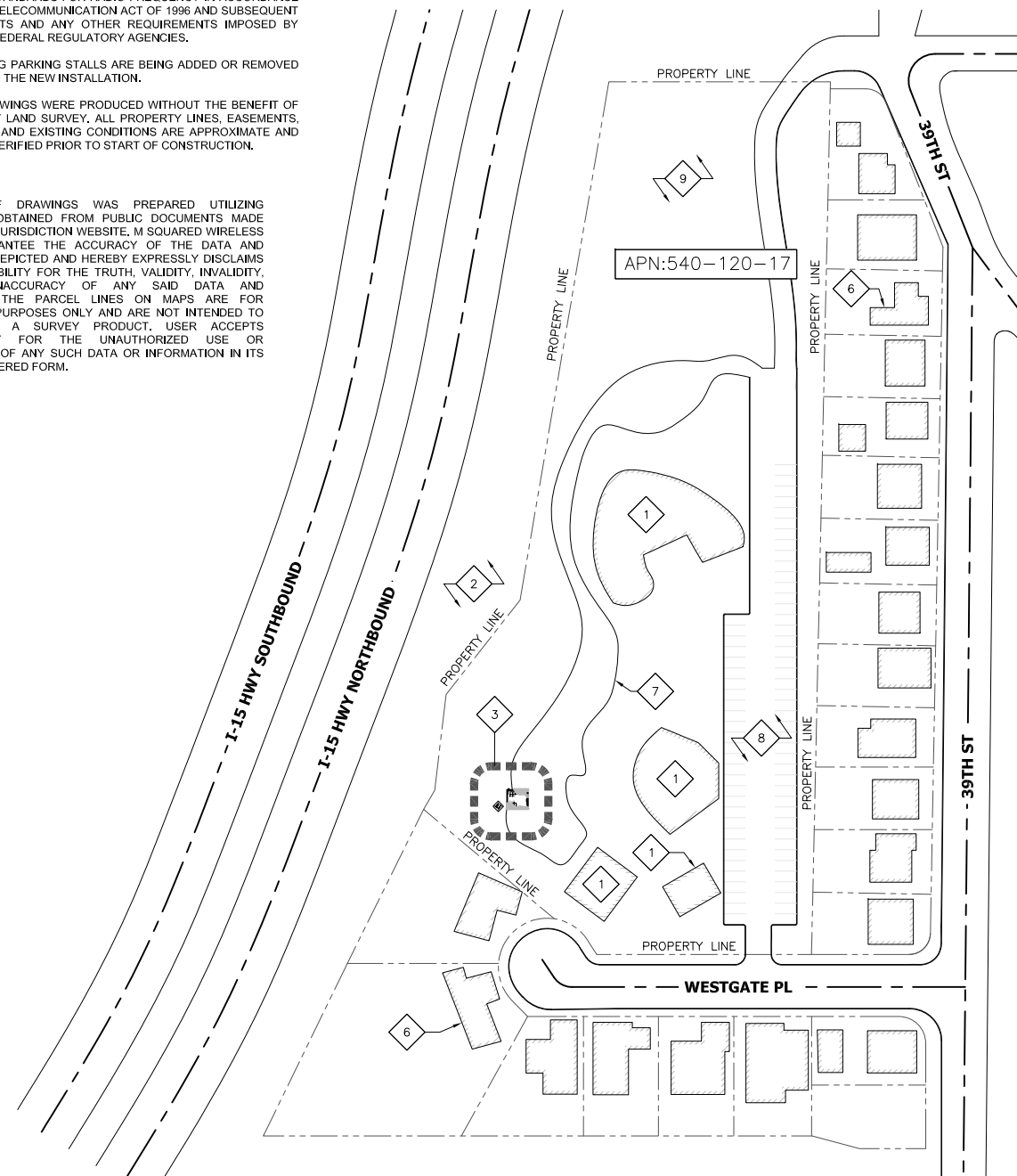
KEYNOTES:

NOTES:

1. THE WIRELESS COMMUNICATION FACILITY COMPLIES WITH FEDERAL STANDARDS FOR RADIO FREQUENCY IN ACCORDANCE WITH THE TELECOMMUNICATION ACT OF 1996 AND SUBSEQUENT AMENDMENTS AND ANY OTHER REQUIREMENTS IMPOSED BY STATE OR FEDERAL REGULATORY AGENCIES.
2. NO EXISTING PARKING STALLS ARE BEING ADDED OR REMOVED AS PART OF THE NEW INSTALLATION.
3. THESE DRAWINGS WERE PRODUCED WITHOUT THE BENEFIT OF A CURRENT LAND SURVEY. ALL PROPERTY LINES, EASEMENTS, SETBACKS, AND EXISTING CONDITIONS ARE APPROXIMATE AND SHALL BE VERIFIED PRIOR TO START OF CONSTRUCTION.

DISCLAIMER:

THIS SET OF DRAWINGS WAS PREPARED UTILIZING INFORMATION OBTAINED FROM PUBLIC DOCUMENTS MADE AVAILABLE ON JURISDICTION WEBSITE. M SQUARED WIRELESS CANNOT GUARANTEE THE ACCURACY OF THE DATA AND INFORMATION DEPICTED AND HEREBY EXPRESSLY DISCLAIMS ANY RESPONSIBILITY FOR THE TRUTH, VALIDITY, INVALIDITY, ACCURACY, INACCURACY OF ANY SAID DATA AND INFORMATION. THE PARCEL LINES ON MAPS ARE FOR ILLUSTRATION PURPOSES ONLY AND ARE NOT INTENDED TO BE USED AS A SURVEY PRODUCT. USER ACCEPTS RESPONSIBILITY FOR THE UNAUTHORIZED USE OR TRANSMISSION OF ANY SUCH DATA OR INFORMATION IN ITS ACTUAL OR ALTERED FORM.

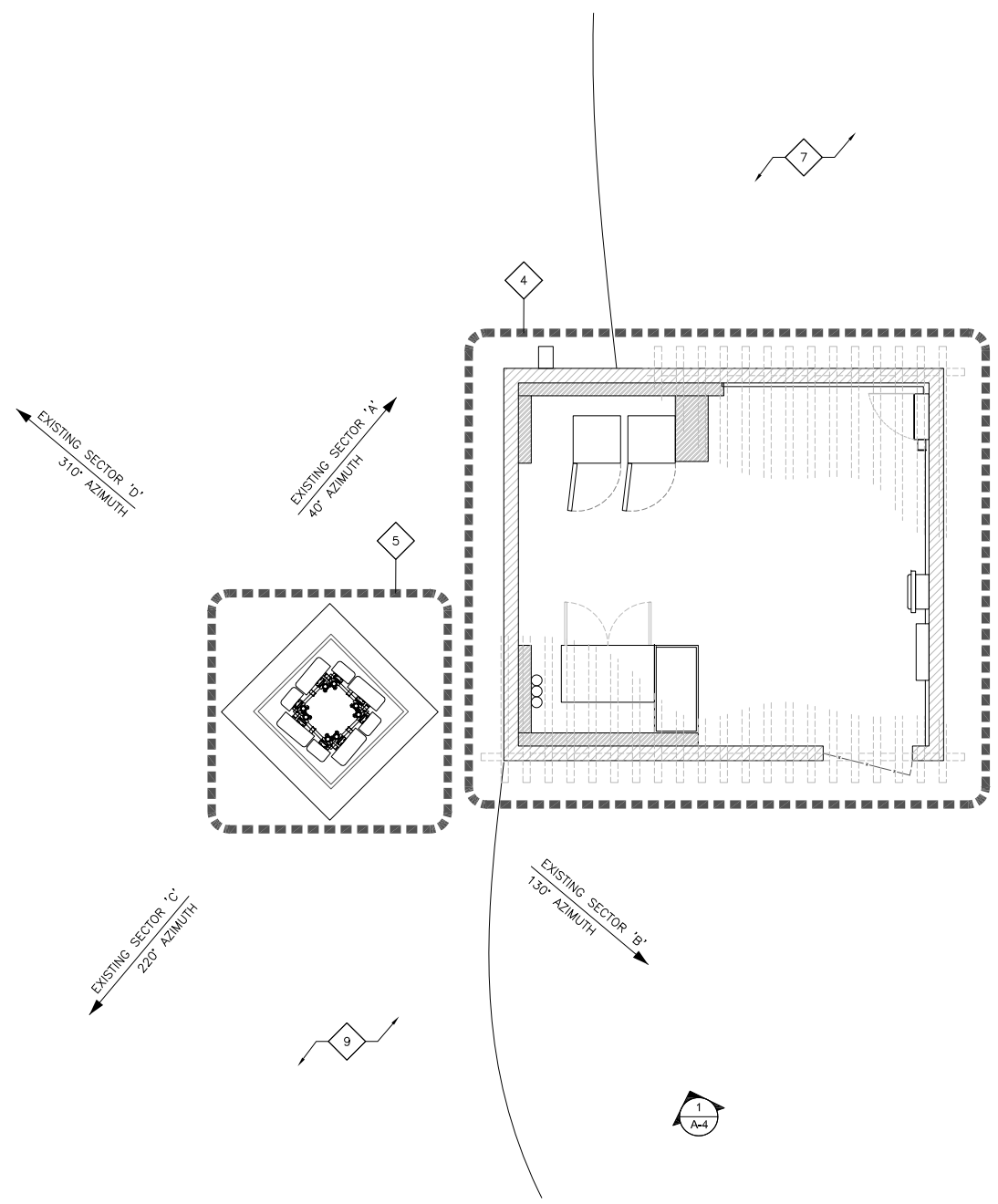


SITE PLAN

24"x36" SCALE: 1" = 80'-0" 0" 40' 80' 160'
11"x17" SCALE: 1" = 160'-0"

1

ENLARGED SITE PLAN



24"x36" SCALE: 1/4" = 1'-0" 0" 2' 4' 8'
11"x17" SCALE: 1/8" = 1'-0"

2



3257 EAST GUASTI ROAD, SUITE 200
ONTARIO, CA 91764



200 SPECTRUM CENTER DR., STE. 1700,
IRVINE, CA 92618



1387 CALLE AVANZADO
SAN CLEMENTE CA 92673 (949) 391-8824

DRAWN BY: BM

CHECKED BY: MM

REV	DATE	DESCRIPTION	BY
A	08/10/2020	90% ZD'S FOR REVIEW	BM

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FIRST CHURCH OF BRETHREN
SD06015A
BU# 824058
3850 WESTGATE PL
SAN DEIGO, CA 92105
STEALTH SELF-SUPPORT TOWER

SHEET TITLE
EQUIPMENT LAYOUT

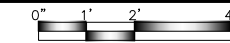
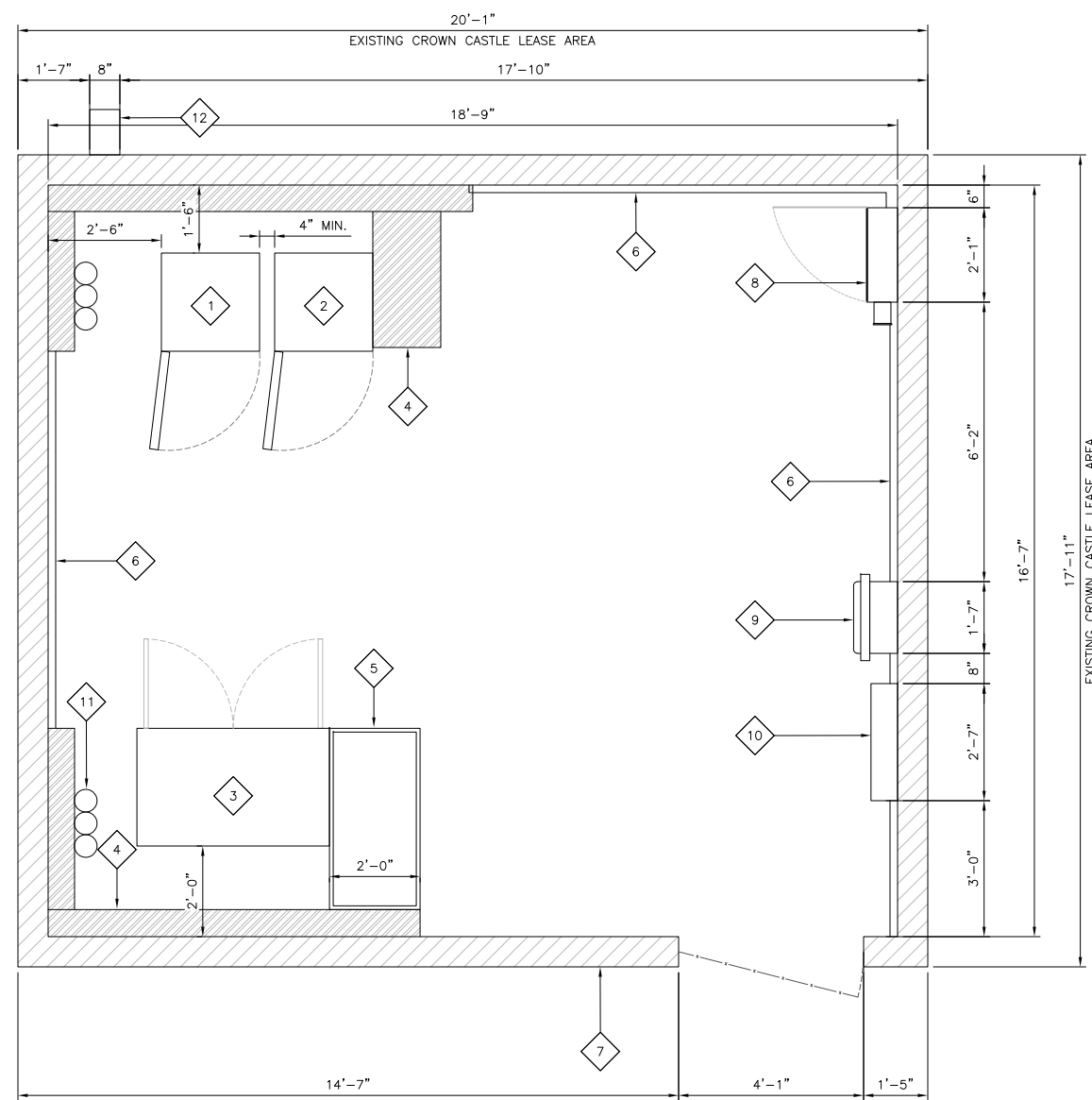
SHEET NUMBER

A-2

- 1 EXISTING T-MOBILE ERICSSON 6160 CABINET; (1) TOTAL
- 2 EXISTING T-MOBILE ERICSSON B160 BATTERY CABINET; (1) TOTAL
- 3 EXISTING T-MOBILE 6102 CABINET; (1) TOTAL
- 4 EXISTING T-MOBILE CABLE TRAY MOUNTED ALONG INTERIOR WALL OF OUTDOOR EQUIPMENT ENCLOSURE, TYP.
- 5 EXISTING T-MOBILE CABLE TRAY FRAME
- 6 EXISTING T-MOBILE WALL MOUNTED CONDUITS, TYP.
- 7 EXISTING T-MOBILE OUTDOOR CMU EQUIPMENT ENCLOSURE WITH TRELLIS OVERHEAD AND ±4'-0" METAL ACCESS GATE
- 8 EXISTING T-MOBILE 200A PPC; (1) TOTAL
- 9 EXISTING T-MOBILE WALL MOUNTED CIENA BOX; (1) TOTAL
- 10 EXISTING T-MOBILE WALL MOUNTED FIBER CABINET; (1) TOTAL
- 11 EXISTING T-MOBILE GROUND CONDUITS, TYP.
- 12 EXISTING T-MOBILE GENERATOR PLUG

KEYNOTES:

- NOTES:
- EXISTING STEALTH SELF-SUPPORT TOWER NOT SHOWN FOR CLARITY
 - EXISTING OVERHEAD TRELLIS NOT SHOWN FOR CLARITY
 - NO NEW EQUIPMENT TO BE INSTALLED AS PART OF THIS PROJECT
 - NO NEW ELECTRICAL WORK IS TO BE DONE AS PART OF THIS PROJECT





3257 EAST GUASTI ROAD, SUITE 200
ONTARIO, CA 91764



200 SPECTRUM CENTER DR., STE. 1700,
IRVINE, CA 92618



1387 CALLE AVANZADO
SAN CLEMENTE CA 92673 (949) 391-8824

- 1 EXISTING T-MOBILE STEALTH COVER, TYP.
- 2 EXISTING T-MOBILE TOWER MOUNT, TYP.
- 3 EXISTING T-MOBILE AIR32 B2A/B66AA ANTENNA MOUNTED TO EXISTING PIPE MAST TO REMAIN; (1) PER SECTOR, (4) TOTAL
- 4 EXISTING T-MOBILE AIR6449 B41 ANTENNA MOUNTED TO EXISTING PIPE MAST TO REMAIN; (1) PER SECTOR, (4) TOTAL
- 5 EXISTING T-MOBILE COMMSCOPE FFHH-65A-R3 ANTENNA MOUNTED TO EXISTING PIPE MAST TO REMAIN; (1) PER SECTOR, (4) TOTAL
- 6 EXISTING T-MOBILE RRU 4449 B7 + B85 MOUNTED BEHIND EXISTING ANTENNA TO REMAIN; (1) PER SECTOR, (4) TOTAL
- 7 EXISTING T-MOBILE RRU 4415 B25 MOUNTED BEHIND EXISTING ANTENNA TO REMAIN; (1) PER SECTOR, (4) TOTAL

NOTES TO CONTRACTOR:

- CONTRACTOR IS TO REFER TO T-MOBILE'S MOST CURRENT RADIO FREQUENCY DATA SHEET (RFDS) PRIOR TO CONSTRUCTION
- CABLE LENGTHS WERE DETERMINED BASED ON VISUAL INSPECTION DURING SITE-WALK. CONTRACTOR TO VERIFY ACTUAL LENGTH DURING PRE-CONSTRUCTION WALK
- CONTRACTOR TO VERIFY PORTS HAVE SUFFICIENT ROOM

NOTE:

- EXISTING ANTENNA AZIMUTHS ARE ESTIMATED AND ARE TO BE VERIFIED BY RF.
- EXISTING LANDSCAPING TO REMAIN AND BE MAINTAINED THRU THE DURATION OF THE PERMIT.
- NO NEW EQUIPMENT IS TO BE INSTALLED AS PART OF THIS PROJECT.

ANTENNA	FINAL TECHNOLOGY	ANTENNA MODEL				ANTENNA AZIMUTH	RAD CENTER	TRANSMISSION LINE		NEW/FINAL REMOTE RADIO UNITS, TOWER MOUNTED AMPLIFIERS AND ANTENNA FILTERS (VERIFY WITH CURRENT RFDS)			
		EXISTING		PROPOSED				LENGTH	PART NUMBER	NEW/FINAL RRU MODEL	RRU COUNT	NEW/FINAL TMA & ANTENNA FILTER	TMA/FILTER COUNT
ALPHA SECTOR	A1	L2100/ L1900/ G1900	ERICSSON AIR 32 B2/B66A	-	-	40°	25'-0"	±40'-0"	(E) HYBRID	-	-	-	-
	A2	L2500/ N2500	ERICSSON AIR6449 B41	-	-	40°	25'-0"	±40'-0"	(E) HYBRID	-	-	-	-
	A3	L700/L600/N600/ L1900/U1900	COMMSCOPE FFHH-65A-R3	-	-	40°	21'-0"	±40'-0"	(E) HYBRID	(E) RRU 4449 B7 + B85 (E) RRU 4415 B25	2	-	-
BETA SECTOR	B1	L2100/ L1900/ G1900	ERICSSON AIR 32 B2/B66A	-	-	130°	25'-0"	±40'-0"	(E) HYBRID	-	-	-	-
	B2	L2500/ N2500	ERICSSON AIR6449 B41	-	-	130°	25'-0"	±40'-0"	(E) HYBRID	-	-	-	-
	B3	L700/L600/N600/ L1900/U1900	COMMSCOPE FFHH-65A-R3	-	-	130°	21'-0"	±40'-0"	(E) HYBRID	(E) RRU 4449 B7 + B85 (E) RRU 4415 B25	2	-	-
GAMMA SECTOR	C1	L2100/ L1900/ G1900	ERICSSON AIR 32 B2/B66A	-	-	220°	25'-0"	±40'-0"	(E) HYBRID	-	-	-	-
	C2	L2500/ N2500	ERICSSON AIR6449 B41	-	-	220°	25'-0"	±40'-0"	(E) HYBRID	-	-	-	-
	C3	L700/L600/N600/ L1900/U1900	COMMSCOPE FFHH-65A-R3	-	-	220°	21'-0"	±40'-0"	(E) HYBRID	(E) RRU 4449 B7 + B85 (E) RRU 4415 B25	2	-	-
DELTA SECTOR	D1	L2100/ L1900/ G1900	ERICSSON AIR 32 B2/B66A	-	-	310°	25'-0"	±40'-0"	(E) HYBRID	-	-	-	-
	D2	L2500/ N2500	ERICSSON AIR6449 B41	-	-	310°	25'-0"	±40'-0"	(E) HYBRID	-	-	-	-
	D3	L700/L600/N600/ L1900/U1900	COMMSCOPE FFHH-65A-R3	-	-	310°	21'-0"	±40'-0"	(E) HYBRID	(E) RRU 4449 B7 + B85 (E) RRU 4415 B25	2	-	-
										3	TOTAL		TOTAL

KEYNOTES

ANTENNA SCHEDULE

DRAWN BY: BM
CHECKED BY: MM

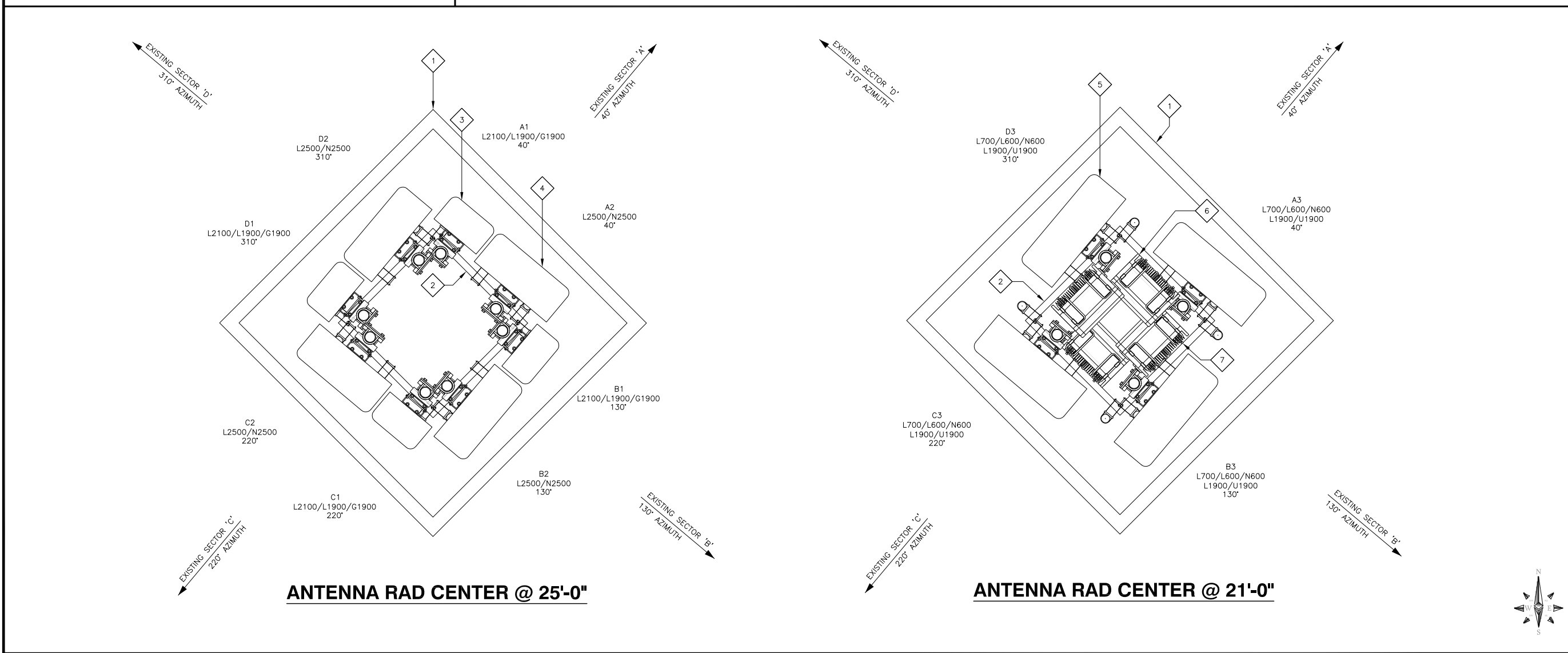
REV	DATE	DESCRIPTION	BY
A	08/10/2020	90% ZD'S FOR REVIEW	BM

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.

FIRST CHURCH OF BRETHREN
SD06015A
BU# 824058
3850 WESTGATE PL
SAN DIEGO, CA 92105
STEALTH SELF-SUPPORT TOWER

SHEET TITLE
ANTENNA LAYOUT

SHEET NUMBER
A-3



ANTENNA PLAN

24"x36" SCALE: 1" = 1'-0"
11"x17" SCALE: 1/2" = 1'-0"
0" 6" 1" 2" 1



3257 EAST GUASTI ROAD, SUITE 200
ONTARIO, CA 91764



200 SPECTRUM CENTER DR., STE. 1700,
IRVINE, CA 92618



1387 CALLE AVANZADO
SAN CLEMENTE CA 92673 (949) 391-8824

DRAWN BY: BM

CHECKED BY: MM

REV	DATE	DESCRIPTION	BY
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SD06015A
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SAN DEIGO, CA 92105
STEALTH SELF-SUPPORT TOWER

SHEET TITLE

ELEVATION

SHEET NUMBER

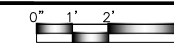
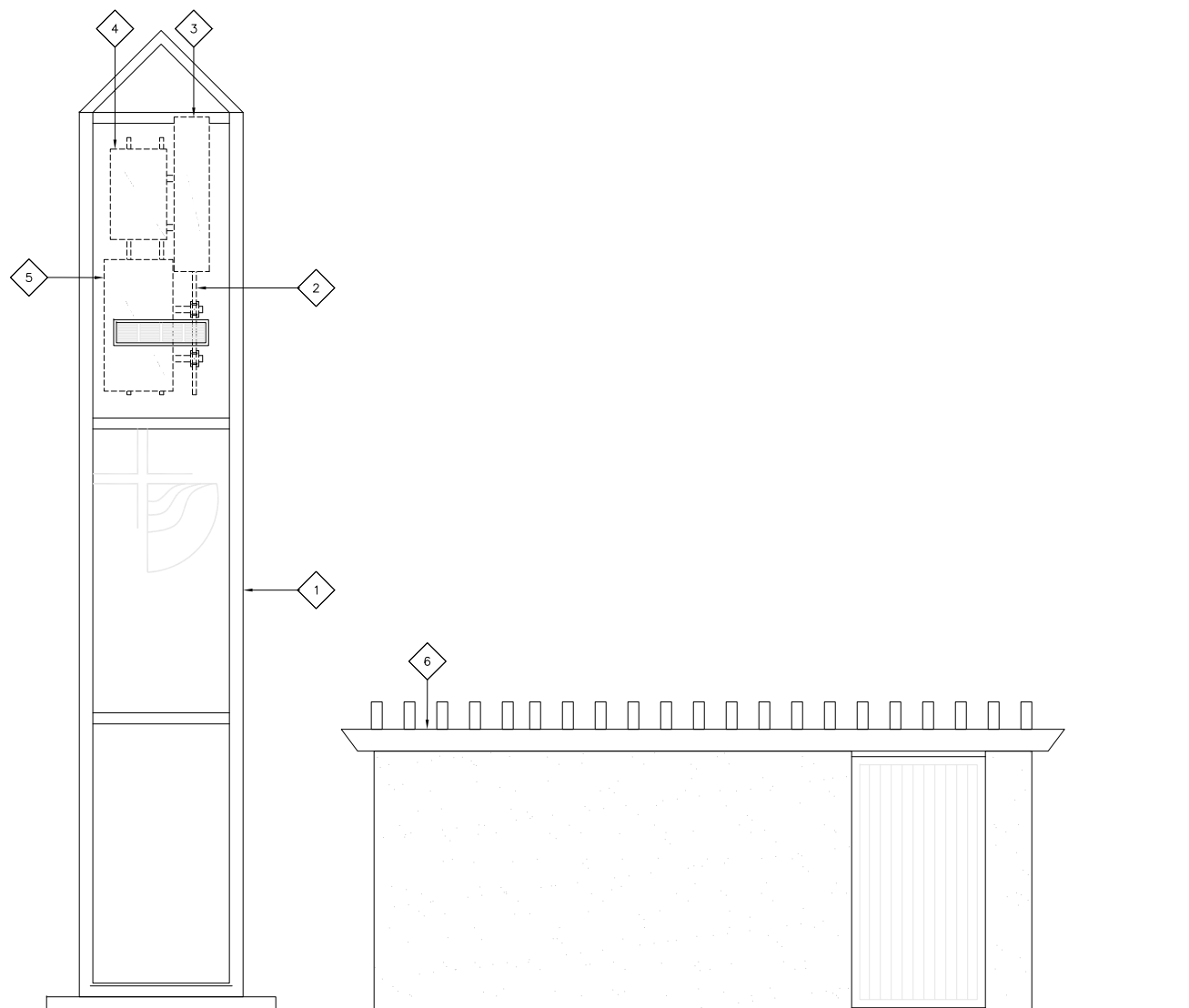
A-4

- 1 EXISTING CROWN CASTLE STEALTH SELF-SUPPORT TOWER
- 2 EXISTING T-MOBILE TOWER MOUNT, TYP.
- 3 EXISTING T-MOBILE AIR32 B2A/B66AA ANTENNA MOUNTED TO EXISTING PIPE MAST TO REMAIN; (1) PER SECTOR, (4) TOTAL
- 4 EXISTING T-MOBILE AIR6449 B41 ANTENNA MOUNTED TO EXISTING PIPE MAST TO REMAIN; (1) PER SECTOR, (4) TOTAL
- 5 EXISTING T-MOBILE COMMSCOPE FFHH-65A-R3 ANTENNA MOUNTED TO EXISTING PIPE MAST TO REMAIN; (1) PER SECTOR, (4) TOTAL
- 6 EXISTING T-MOBILE OUTDOOR EQUIPMENT ENCLOSURE WITH OVERHEAD TRELLIS AND METAL ACCESS GATE

NOTE:
1. EXISTING LANDSCAPING TO REMAIN AND BE MAINTAINED THRU THE DURATION OF THE PERMIT.
2. NO NEW EQUIPMENT IS TO BE INSTALLED AS PART OF THIS PROJECT.

KEYNOTES:

- TOP OF EXISTING STEALTH SELF-SUPPORT TOWER
±30'-0" A.G.L.
- TOP OF EXISTING T-MOBILE PANEL ANTENNAS
±27'-4" A.G.L.
- TOP OF EXISTING T-MOBILE PANEL ANTENNAS
±26'-4" A.G.L.
- RAD CENTER OF EXISTING PANEL ANTENNAS BY OTHERS
±25'-0" A.G.L.
- BOTTOM OF EXISTING T-MOBILE PANEL ANTENNAS
±23'-8" A.G.L.
- TOP OF EXISTING T-MOBILE PANEL ANTENNAS
±23'-0" A.G.L.
- RAD CENTER OF EXISTING T-MOBILE PANEL ANTENNAS
±21'-0" A.G.L.
- BOTTOM OF EXISTING T-MOBILE PANEL ANTENNAS
±19'-0" A.G.L.
- GROUND LEVEL
0'-0" AGL





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FIRST CHURCH OF BRETHREN
SD06015A
BU# 824058
3850 WESTGATE PL
SAN DEIGO, CA 92105
STEALTH SELF-SUPPORT TOWER

SHEET TITLE

ELEVATION

SHEET NUMBER

A-5

- 1 EXISTING CROWN CASTLE STEALTH SELF-SUPPORT TOWER
- 2 EXISTING T-MOBILE TOWER MOUNT, TYP.
- 3 EXISTING T-MOBILE AIR32 B2A/B66AA ANTENNA MOUNTED TO EXISTING PIPE MAST TO REMAIN; (1) PER SECTOR, (4) TOTAL
- 4 EXISTING T-MOBILE AIR6449 B41 ANTENNA MOUNTED TO EXISTING PIPE MAST TO REMAIN; (1) PER SECTOR, (4) TOTAL
- 5 EXISTING T-MOBILE COMMSCOPE FFHH-65A-R3 ANTENNA MOUNTED TO EXISTING PIPE MAST TO REMAIN; (1) PER SECTOR, (4) TOTAL
- 6 EXISTING T-MOBILE OUTDOOR EQUIPMENT ENCLOSURE WITH OVERHEAD TRELLIS AND METAL ACCESS GATE

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