



THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED: January 20, 2022 REPORT NO. PC-22-003

HEARING DATE: January 27, 2022

SUBJECT: T-MOBILE CLIFFRIDGE. Process Four Decision

PROJECT NUMBER: [680636](#)

REFERENCE: [PC-10-060](#)

OWNER/APPLICANT: City of San Diego/T-Mobile

SUMMARY

Issue: Should the Planning Commission approve a Wireless Communication Facility (WCF) located at 8311 Cliffridge Avenue within the La Jolla Community Plan?

Staff Recommendations: APPROVE Conditional Use Permit No. 2588504.

Community Planning Group Recommendation: On May 6, 2021 the La Jolla Community Planning Association voted 15-0-1 to recommend approval of the project without conditions (Attachment 10).

Environmental Review: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Existing Facilities) of the State CEQA Guidelines. This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made December 9, 2021 and the opportunity to appeal that determination ended December 23, 2021.

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

Code Enforcement Impact: None.

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

BACKGROUND

The project proposes the continued use of a T-Mobile Wireless Communication Facility (WCF) located at 8311 Cliffridge Avenue in the OP-1-1 zone, within the La Jolla Community Plan and designated "Parks and Open Space". Land uses surrounding the project site include an elementary school to the north, open space (undeveloped) to the west, a recreational facility to the east and residential and open space to the south (Attachments 1, 2, and 3). The existing WCF was previously approved on August 5, 2010 under Project No. 203372 with a 10-year expiration and included a 20-foot, nine-inch high pole supporting three (3) antennas located on the west edge of Cliffridge Park. The equipment associated with the antennas is in a fenced enclosure adjacent to the pole at ground level. The site has been operating without a valid permit while the application is in process. To continue operating, a new permit subject to the current regulations is required.

[Council Policy 600-43](#) assigns preference levels to WCFs proposed on different land uses. 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 on dedicated parkland. In accordance with [San Diego Municipal Code \(SDMC\) Section 141.0420\(c\)\(2\)](#), a WCF at this location requires approval of a Process 4 Conditional Use Permit.

DISCUSSION

Project Description:

The project proposes the continued operation of a T-Mobile WCF consisting of a 20-foot, nine-inch pole painted dark green to blend with the existing environment. A fiberglass reinforced plastic (FRP) radome shroud is being added to cover the antennas to further add concealment (Figure 1).



The project will include the continued operation of an associated 112 square-foot fenced equipment enclosure shared with another telecommunication carrier. The fenced enclosure is chain link with

slats to hide the equipment from view. The City's WCF regulations, [SDMC Section 141.0420](#), allow WCF's in an open space zone with a Process 4 Conditional Use Permit. The Wireless Communication Facility (WCF) regulations, [SDMC Section 141.0420](#), require that WCFs utilize the smallest, least visually intrusive antennas, components, and other necessary equipment. The applicant is required to use all reasonable means to conceal or minimize the visual impact of the WCF through integration utilizing architecture, landscape, and siting. In this case, the 20-foot, nine-inch pole will be painted dark green to blend with the existing cluster of trees and is situated among other vertical elements. As designed, the WCF is integrated with the property from all views due to the siting, coloring, location among trees, and surrounding topography. This WCF is located on a slim pole with antennas flush mounted to the pole with a radome covering to the antennas.

A site justification analysis was prepared by T-Mobile and accepted by City staff demonstrating a need for this WCF. According to the justification analysis, the existing wireless facility has been located on this property since 2010, providing 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 T-Mobile's network, as the site's operation is closely coordinated with other sites in the area. Coverage maps demonstrate the existing coverage provided by this site and the predicted loss of coverage without the site. As indicated on the maps, the loss of the existing coverage footprint could result in significant impacts to those within the surrounding recreational and residential uses and the well-traveled Torrey Pines Road near the site. No alternative locations were considered, because any change in location would negatively impact T-Mobile's customers' existing service and would require the WCF be located in a residential area.

This wireless facility is located at the northwestern edge of Cliffridge Park adjacent to a baseball field. The facility is immediately surrounded by park and open space, with residential uses beyond. As designed, the WCF is integrated with the property from all views due to the siting, coloring, location among trees, and surrounding topography. A 10-year term will be included as a condition of approval to ensure that the design and use is still appropriate at that time.

Community Plan Analysis:

The La Jolla Community Plan states, "The City should analyze for visual impact and ensure public review and comment for any telecommunications structures proposed to be located in City parkland and open space as well as in community facilities structures. Regarding the proposed placement of cellular facilities in these areas, the Citywide Telecommunications Policy should be adhered to." Additionally, the City of San Diego's General Plan (UD-15) requires that the visual impact of wireless facilities be minimized by concealing them inside existing structures or using screening techniques to hide or blend them into the surrounding area. The plan also calls for these facilities to be designed to be aesthetically pleasing and respectful of the neighborhood context. Furthermore, the plan states that equipment associated with wireless facilities shall be concealed from view. This project has been analyzed for visual impacts, a recommendation from the Community Planning Group has been received, and the project complies with Citywide policies.

As a result, the project complies with [SDMC Section 141.0420](#), the WCF Design Guidelines, the La Jolla Community Plan and the City's General Plan. The proposed development would not

adversely affect the La Jolla Community Plan or the City of San Diego General Plan.

Conclusion:

Based on its design, the project complies with the WCF Regulations ([SDMC 141.0420](#)). City staff has prepared draft findings in the affirmative to approve the project and recommends approval of the Conditional Use Permit (Attachment 5 and 6).

ALTERNATIVES

1. Approve Conditional Use Permit No. 2588504, with modifications.
2. Deny Conditional Use Permit No. 2588504, if the Planning Commission makes written findings based on substantial evidence that the approval is not authorized by state or local zoning law.

Respectfully submitted,



Angela Colton
Deputy Director
Development Services Department

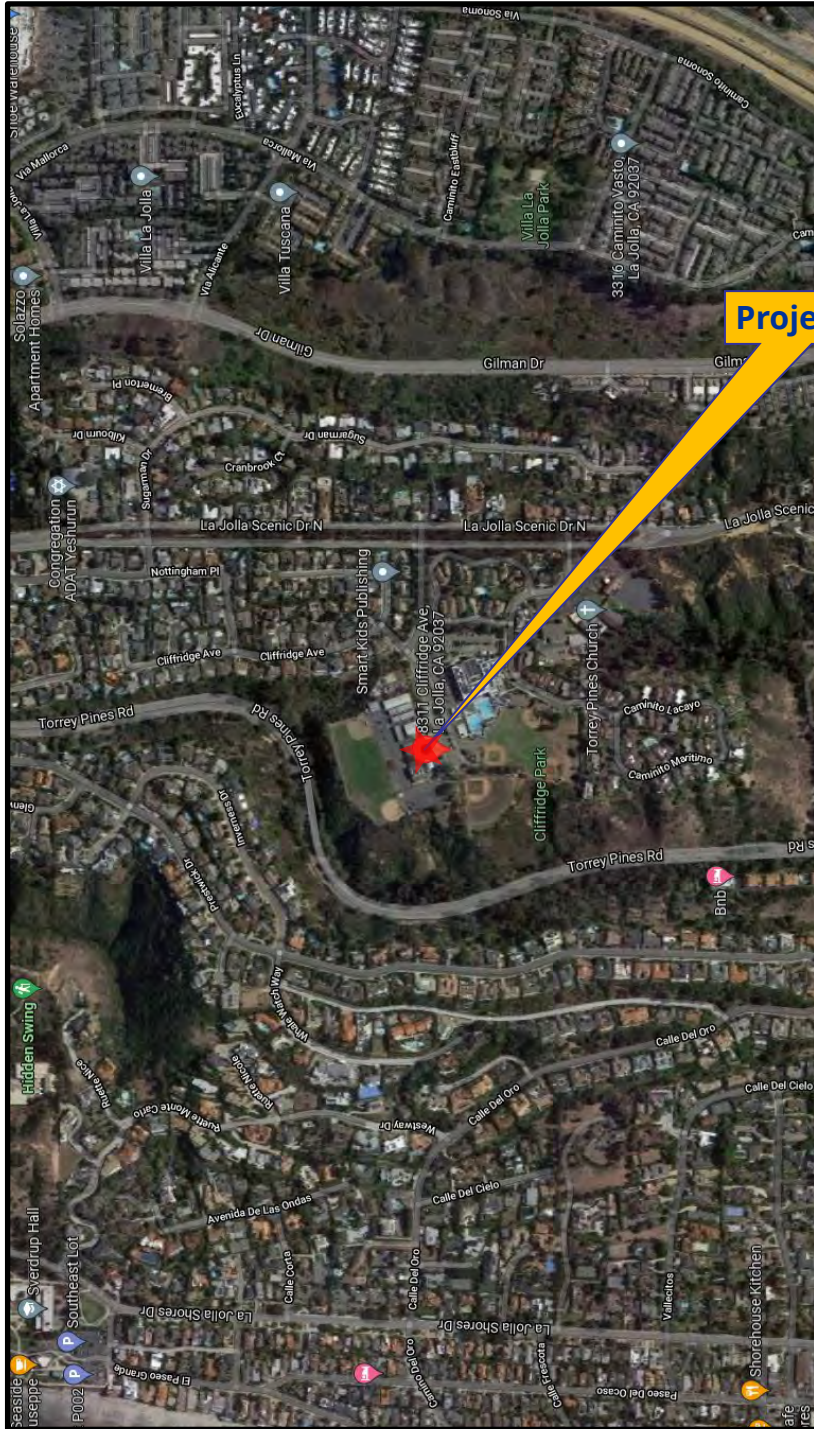
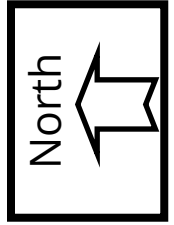


Ian Heacox
Development Project Manager
Development Services Department

AC/IH

Attachments:

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



Aerial Photograph

T-Mobile Cliffridge Project No. 680636
8311 Cliffridge Avenue



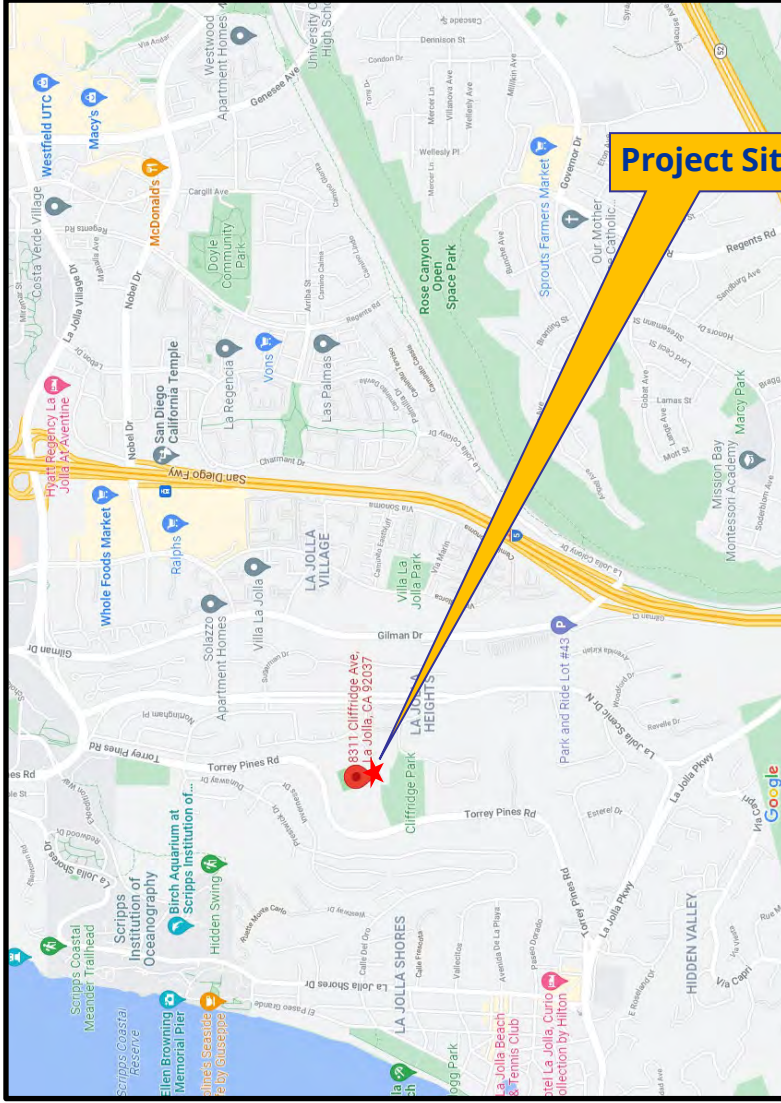
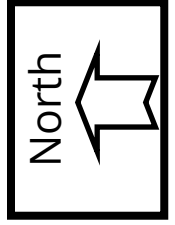


La Jolla Land Use Map

T-Mobile Cliffridge Project No. 680636

8311 Cliffridge Avenue





Project Location Map

T-Mobile Cliffridge Project No. 680636
8311 Cliffridge Avenue



PROJECT DATA SHEET		
PROJECT NAME:	T-Mobile Cliffridge	
PROJECT DESCRIPTION:	The continued operation of a T-Mobile WCF consisting of a 20-foot, nine-inch pole painted dark green to blend with the existing environment. A fiberglass reinforced plastic (FRP) radome shroud is being added to cover the antennas to further add concealment.	
COMMUNITY PLAN AREA:	La Jolla	
DISCRETIONARY ACTIONS:	Conditional Use Permit	
COMMUNITY PLAN LAND USE DESIGNATION:	Open Space/Parks	
<p style="text-align: center;"><u>ZONING INFORMATION:</u></p> <p>ZONE: OP-1-1</p> <p>HEIGHT LIMIT: N/A</p> <p>LOT SIZE: N/A</p> <p>FLOOR AREA RATIO: N/A</p> <p>FRONT SETBACK: N/A</p> <p>SIDE SETBACK: N/A</p> <p>STREETSIDE SETBACK: N/A</p> <p>REAR SETBACK: N/A</p> <p>PARKING: N/A</p>		
	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Residential: LJSPD-SF	Residential/Elementary School
SOUTH:	Residential: LJSPD-SF	Residential
EAST:	Schools: LJSPD-YMCA	Schools
WEST:	Residential: LJSPD-SF	Residential
DEVIATIONS OR VARIANCES REQUESTED (INCENTIVES):	N/A	
COMMUNITY PLANNING GROUP RECOMMENDATION:	On May 7, 2021, the La Jolla Community Planning Group voted 15-0-1 to recommend approval of the project without conditions	

PLANNING COMMISSION
RESOLUTION NO.
CONDITIONAL USE PERMIT NO. 2588504
T-MOBILE CLIFFRIDGE PROJECT NO. 680636

WHEREAS, The CITY OF SAN DIEGO, owner and T-MOBILE, permittee, filed an application with the City of San Diego for a Wireless Communication Facility (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 2588504);

WHEREAS, the project site is located at 8311 Cliffridge Avenue in the OP-1-1 zone, within the La Jolla Community Plan;

WHEREAS, the project site is legally described as Lot 1250 of La Jolla Shores Glen, in the County of San Diego, State of California, according to Map Thereof No. 348-54;

WHEREAS, on December 9, 2021, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) under CEQA Guideline Section 15301 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 January 27, 2022, the Planning Commission of the City of San Diego considered Conditional Use Permit No. 2588504 pursuant to the Land Development Code of the City of San Diego;

BE IT RESOLVED by the Planning Commission of the City of San Diego, that it adopts the following findings with respect to Conditional Use Permit No. 2588504:

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 a Wireless Communication Facility (WCF) consisting of a 20-foot, nine-inch high pole supporting three (3) panel antennas located on the west edge of Cliffridge Park among a cluster of eucalyptus trees. The Antennas will be shrouded with Fiberglass reinforced plastic (FRP) and painted green dark green to blend in with the existing environment. The WCF is located at 8311 Cliffridge Avenue in the OP-1-1 zone, within the La Jolla Community Plan.

The La Jolla Community Plan states, "The City should analyze for visual impact and ensure public review and comment for any telecommunications structures proposed to be located in City parkland and open space as well as in community facilities structures. Regarding the proposed placement of cellular facilities in these areas, the Citywide Telecommunications Policy should be adhered to." Additionally, the City of San Diego's General Plan (UD-15) requires that the visual impact of wireless facilities be minimized by concealing them inside existing structures or using screening techniques to hide or blend them into the surrounding area. The plan also calls for these facilities to be designed to be aesthetically pleasing and respectful of the neighborhood context. Furthermore, the plan states that equipment associated with wireless facilities shall be concealed from view. This project has been analyzed for visual impacts, a recommendation from the Community Planning Group has been received, and the project complies with Citywide policies.

Pursuant to the San Diego Municipal Code (SDMC) section 141.0420, 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. Here, the WCF location and coloring will allow it to blend with the surroundings and respect the neighborhood context. Equipment associated with the antennas is in a fenced enclosure which is shared with another WCF carrier. The fenced enclosure is chain link with slats to hide the equipment from view. The slats are painted green to blend with the surrounding landscaping.

As a result, the project complies with SDMC section 141.0420, the WCF Design Guidelines, the La Jolla Community Plan and the City's General Plan. The proposed development would not adversely affect the La Jolla Community Plan or the City of San Diego General Plan.

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

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 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 Site Compliance Report dated September 30, 2021 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. 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 a Wireless Communication Facility (WCF) consisting of a 20-foot, nine-inch high pole supporting three (3) panel antennas located on the west edge of Cliffridge Park among a cluster of eucalyptus trees. The WCF is located at 8311 Cliffridge Avenue in the OP-1-1 zone, within the La Jolla Community Plan and proposes no deviations to the Land Development Code.

The City's WCF regulations, Land Development Code section 141.0420, allow WCF's in an open space zone with a Process 4 Conditional Use Permit. The Wireless Communication Facility (WCF) regulations, Land Development Code Section 141.0420, require that WCFs utilize the smallest, least visually intrusive antennas, components, and other necessary equipment. The applicant is required to use all reasonable means to conceal or minimize the visual impact of the WCF through integration utilizing architecture, landscape, and siting. In this case, the 20-foot, nine-inch pole will be painted dark green to blend with the existing cluster of trees and is situated among other vertical elements. A FRP radome shroud is being added to cover the antennas to further add concealment. As designed, the WCF is integrated with the property from all views due to the siting and coloring, location among trees, and surrounding topography. This WCF is located on a slim pole with antennas flush mounted to the pole with a radome covering to the antennas. Given the location, the

design is the least intrusive as it is hidden among the trees and topography. 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.

According to Council Policy 600-43, the most preferred location for wireless facilities is in an industrial or commercial zone. If those are not available, a mixed-use area or area with a non-residential use is preferred with residential properties being least preferred. There are no commercial or industrial properties in the area and the subject property is surrounded by residential, a school and open space. In this case, the wireless facility is located on a premise with a dedicated park which is a preferred location as opposed to a residential zone with a residential use. According to SDMC Section 141.0420, a WCF within a dedicated park requires a Conditional Use Permit Process 4 application.

A site justification analysis was prepared by T-Mobile and accepted by City staff demonstrating a need for this WCF. According to the justification analysis, the existing wireless facility has been located on this property since 2010, providing 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 T-Mobile's network, as the site's operation is closely coordinated with other sites in the area. Coverage maps demonstrate the existing coverage provided by this site and the predicted loss of coverage without the site. As indicated on the maps, the loss of the existing coverage footprint could result in significant impacts to those within the surrounding recreational and residential uses and the well-traveled Torrey Pines Road near the site. No alternative locations have been considered, because any change in location would negatively impact T-Mobile's customers' existing service.

This wireless facility will be located at the northwestern edge of the park adjacent to the baseball field. The facility is immediately surrounded by park and open space, with residential uses beyond. The 20-foot, nine-inch pole will be painted dark green to blend with the existing cluster of trees and is situated among other vertical elements. A FRP radome shroud is being added to cover the antennas to further add concealment. As designed, the WCF is integrated with the property from all views due to the siting, coloring, location among trees, and surrounding topography. A 10-year term will be included as a condition of approval to ensure that the design and use is still appropriate at that time. As demonstrated by the justification analysis and the design, the existing WCF is appropriate at the existing location.

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

ATTACHMENT 5

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the PLANNING COMMISSION, CONDITIONAL USE PERMIT No. 2588504 is hereby GRANTED by the PLANNING COMMISSION to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 2588504, a copy of which is attached hereto and made a part hereof.

Ian Heacox
Development Project Manager
Development Services

Adopted on: January 27, 2021

IO#: 11004545

fm 7-17-17

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. 2588504
T-MOBILE CLIFFRIDGE PROJECT NO. 680636
PLANNING COMMISSION

This Conditional Use Permit No. 2588504 is granted by the Planning Commission of the City of San Diego to THE CITY OF SAN DIEGO, owner and T-Mobile, Permittee pursuant to San Diego Municipal Code [SDMC] section 141.0420 and 126.030. The site is located at 8311 Cliffridge Avenue in the OP-1-1 zone, within the La Jolla Community Plan. The project site is legally described as: Lot 1250 of La Jolla Shores Glen, in the County of San Diego, State of California, according to Map Thereof No. 348-54;

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 January 27, 2022, on file in the Development Services Department.

The project shall include:

- a. A WCF consisting of an existing 20.5' high pole supporting three (3) panel antennas and two (2) equipment cabinets located within an existing fenced equipment enclosure;
- b. Landscaping (planting, irrigation and landscape related improvements);
- 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 February 10, 2025.

2. The above utilization date notwithstanding, the granting of this discretionary permit does not entitle the continued operation of the existing, expired facility. Within 60 days of permit approval, applications must be made for all required construction permits. Within 120 days of application, all required construction permits must be issued. Within 180 days of permit issuance, final inspection must be obtained.

3. This permit and corresponding use of this site shall **expire on January 27, 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 later than ninety (90) days prior to the expiration of this approval, the Permittee may submit a new application to the Development Services Department for consideration with review and a decision by the appropriate decision maker at that time. Failure to submit prior to the deadline will be cause for enforcement for noncompliance, which may include penalties and fines.

5. Under no circumstances, does approval of this permit authorize the Permittee to utilize this site for WCF purposes beyond the permit expiration date. Use of this permit approval beyond the expiration date of this permit is prohibited.

6. 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 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.

7. 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.

8. 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 Permittee and any successor(s) in interest.

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

10. Issuance of this Permit by the City of San Diego does not authorize the 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.).

11. The Permittee shall secure all necessary building permits. The 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.

12. 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.

13. All of the conditions contained in this Permit have been considered and were determined necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

If any condition of this Permit, on a legal challenge by the Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable, or unreasonable, this Permit shall be void. However, in such an event, the Permittee shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" condition(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the proposed permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo, and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.

14. The 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 Permittee of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the 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, 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 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 Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Permittee.

LANDSCAPE REQUIREMENTS:

15. The 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.

16. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction documents is damaged or removed, the 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:

17. 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.

18. No overhead cabling is permitted.

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

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

21. The City may require the 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.

22. The Permittee shall install and maintain appropriate warning signage on the WCF as required by State and Federal regulations. The Permittee shall be responsible for complying with all State and Federal regulations.

23. 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.

24. Use of or replacement of any antenna shrouds with RF-transparent material for purposes of concealing antennas shall not result in any noticeable lines or edges.

25. 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, Permittee shall provide an updated RF Compliance Report to address any issues associated with the emitting components of the WCF.

26. All equipment, including transformers, emergency generators and air conditioners belonging to the 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.

27. 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.

28. The 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.

29. No exposed pipes or mounting apparatus absent antennas shall be present at any time. Mounting pipes shall not be longer than the antennas.

30. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located and in accordance with the applicable regulations in the SDMC.

INFORMATION ONLY:

- 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 development permit alone does not allow the immediate commencement or continued operation of the proposed use on site. The operation allowed by this discretionary permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Planning Commission of the City of San Diego on January 27, 2022.

ATTACHMENT 6

Conditional Use Permit No.: 2588504

Date of Approval: January 27, 2022

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Ian Heacox
Development Project Manager

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

The undersigned Owner/Permittee, by execution hereof, agrees to each and every condition of this Permit and promises to perform each and every obligation of Owner/Permittee hereunder.

City of San Diego

Owner

By _____
NAME
TITLE

T-Mobile

By _____
NAME
TITLE

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

Zoning Justification Map Tab 2

Official Zoning Map

SD06388
La Jolla Shores
8311 Cliffridge Ave.
La Jolla, CA 92038

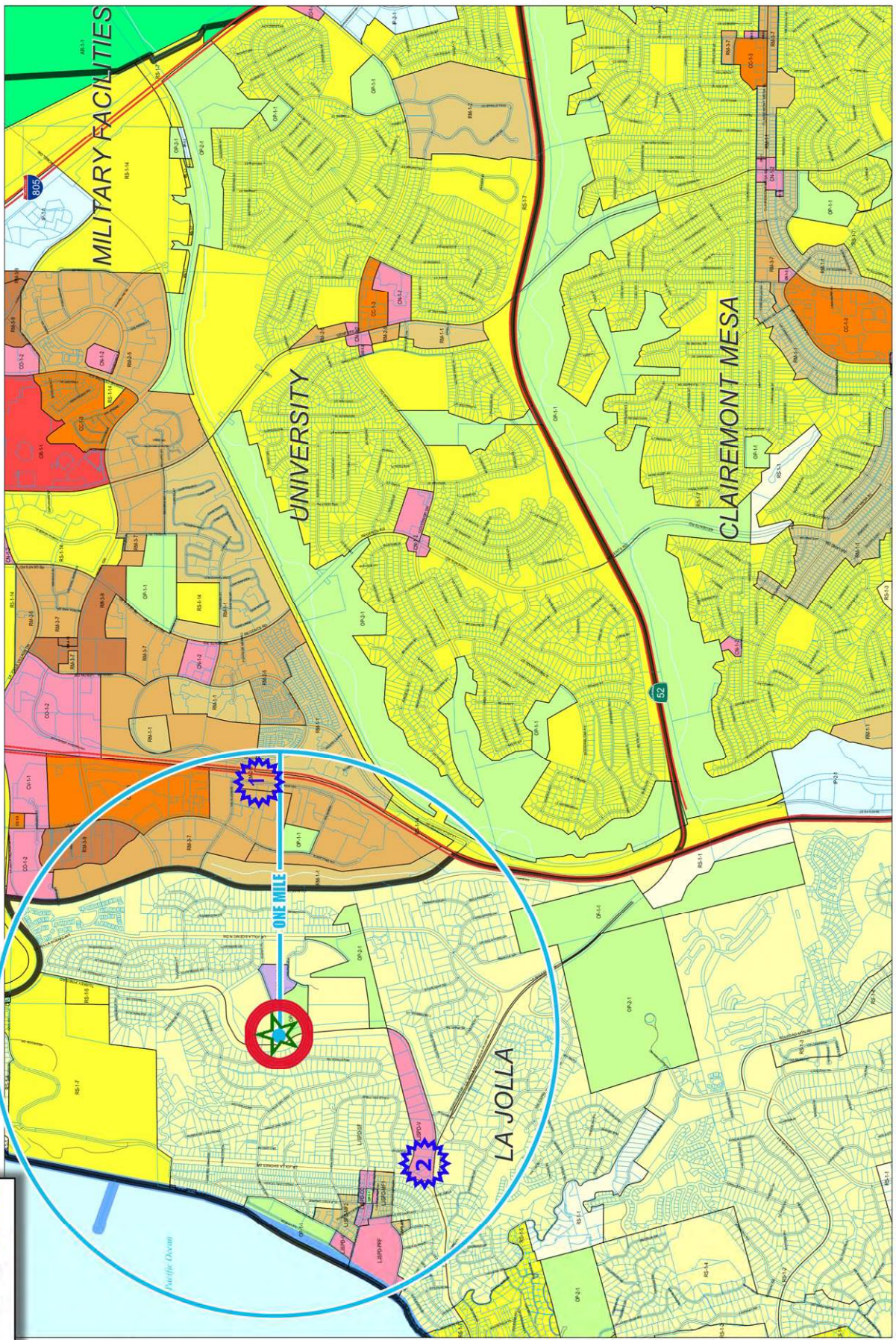


- Legend**
- Search Ring
 - Selected Site
 - Existing sites within 1 mile radius
 - Alternative Sites

Legend

City of San Diego Boundary
Community Plan Areas

AR-1.1	AR-1.2	AR-1.3	AR-1.4	AR-1.5	AR-1.6	AR-1.7	AR-1.8	AR-1.9	AR-1.10	AR-1.11	AR-1.12	AR-1.13	AR-1.14	AR-1.15	AR-1.16	AR-1.17	AR-1.18	AR-1.19	AR-1.20	AR-1.21	AR-1.22	AR-1.23	AR-1.24	AR-1.25	AR-1.26	AR-1.27	AR-1.28	AR-1.29	AR-1.30	AR-1.31	AR-1.32	AR-1.33	AR-1.34	AR-1.35	AR-1.36	AR-1.37	AR-1.38	AR-1.39	AR-1.40	AR-1.41	AR-1.42	AR-1.43	AR-1.44	AR-1.45	AR-1.46	AR-1.47	AR-1.48	AR-1.49	AR-1.50	AR-1.51	AR-1.52	AR-1.53	AR-1.54	AR-1.55	AR-1.56	AR-1.57	AR-1.58	AR-1.59	AR-1.60	AR-1.61	AR-1.62	AR-1.63	AR-1.64	AR-1.65	AR-1.66	AR-1.67	AR-1.68	AR-1.69	AR-1.70	AR-1.71	AR-1.72	AR-1.73	AR-1.74	AR-1.75	AR-1.76	AR-1.77	AR-1.78	AR-1.79	AR-1.80	AR-1.81	AR-1.82	AR-1.83	AR-1.84	AR-1.85	AR-1.86	AR-1.87	AR-1.88	AR-1.89	AR-1.90	AR-1.91	AR-1.92	AR-1.93	AR-1.94	AR-1.95	AR-1.96	AR-1.97	AR-1.98	AR-1.99	AR-1.100
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City of San Diego
Development Services Department

GRID TILE: 27

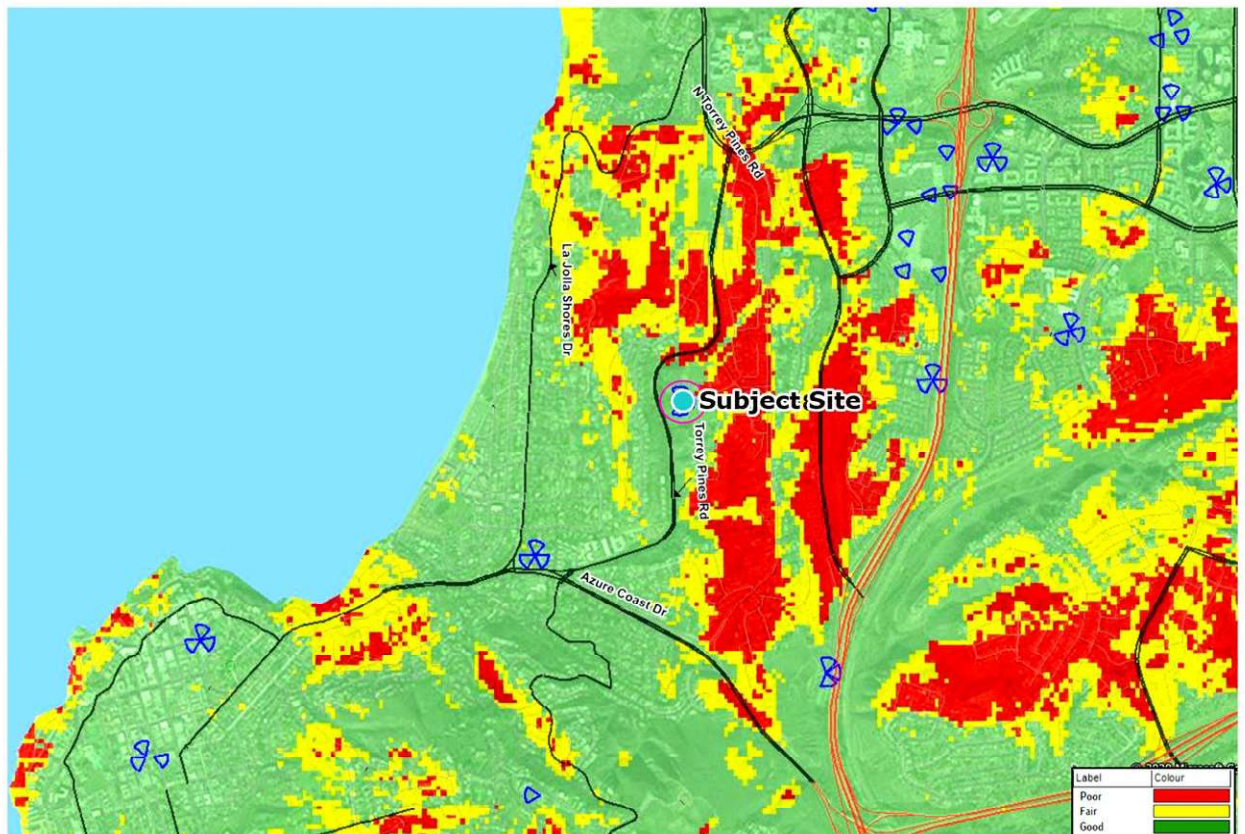
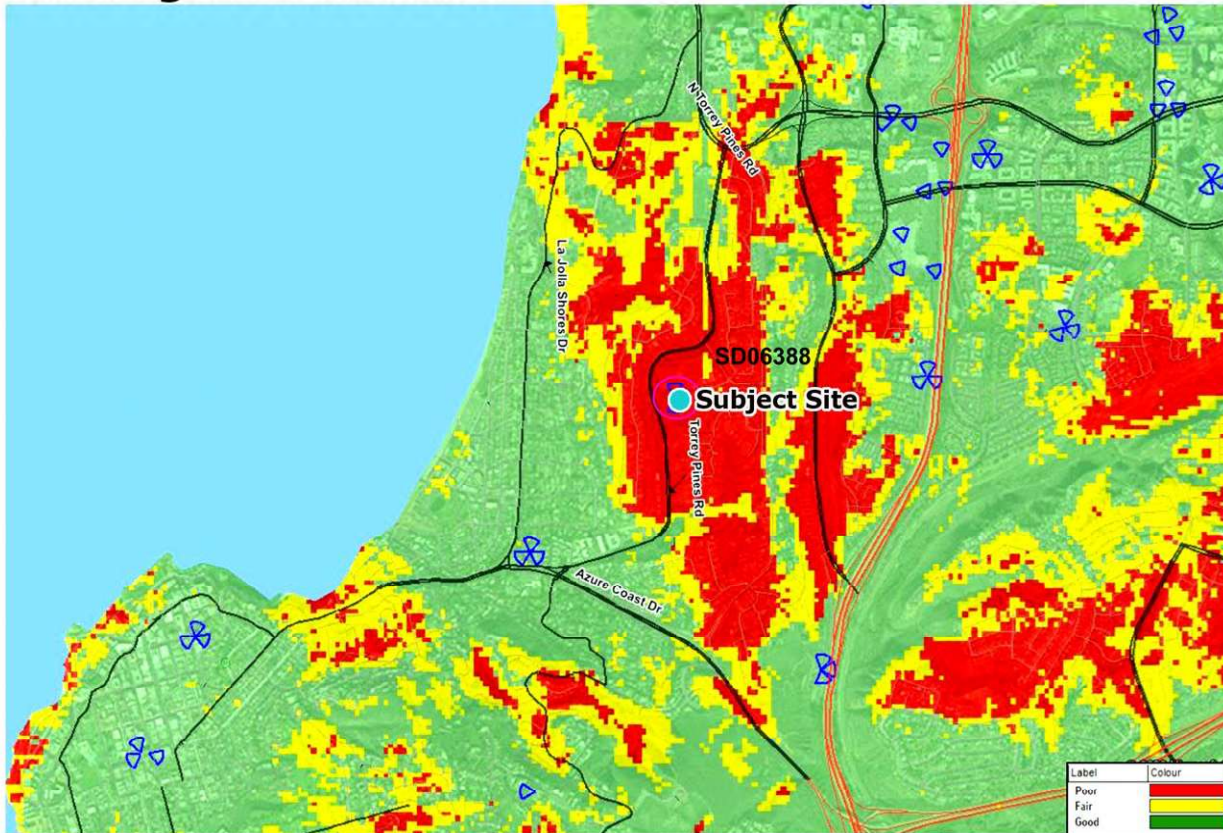
GRID SCALE: 800
DATE: 6/10/2019 4:21:04 PM

Coverage Map Tab 3

SD06388**La Jolla Shores**

8311 Cliffridge Ave.

La Jolla, CA 92038

**Coverage without site****Coverage Levels:**

- Excellent
- Good/Variable
- Poor

12/2/2020

Coverage with site

NOTICE OF EXEMPTION**ATTACHMENT 8***(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.: 680636

Project Title: T-Mobile Cliffridge

PROJECT LOCATION-SPECIFIC: The project is located at 8311 Cliffridge Avenue, San Diego, CA

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

DESCRIPTION OF NATURE AND PURPOSE OF THE PROJECT: : Conditional Use Permit (CUP) to maintain an existing Wireless Communication Facility (WCF). The WCF consists of a 20'-9" monopole housing three (3) panel antennas with associated fenced equipment area. Pursuant to SDMC 141.0420(c)(2)(C) the project application is being processed as a CUP because of its location adjacent to Open Space Zone and proximity to a school. The project is located at 8311 Cliffridge Avenue, San Diego, CA 92037 in the OP-1-1 zone, the Coastal Height Limitation Overlay Zone, within the La Jolla Community Plan City Council District 1

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Shelly Kilbourn, PlanCom, Inc. – 302 State Place, San Diego CA , 92029. (619) 208-4685.

EXEMPT STATUS: (CHECK ONE)

- ☐ MINISTERIAL (SEC. 21080(b)(1); 15268);
- ☐ DECLARED EMERGENCY (SEC. 21080(b)(3); 15269(a));
- ☐ EMERGENCY PROJECT (SEC. 21080(b)(4); 15269 (b)(c)..
- ☒ CATEGORICAL EXEMPTION: 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 the exemption was deemed appropriate. The project is located on a developed site and no construction is being proposed and no environmental impacts would occur. 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

1/4/2022

DATE

CHECK ONE:

(X) SIGNED BY LEAD AGENCY
CLERK OR OPR:

DATE RECEIVED FOR FILING WITH COUNTY



REQUEST FOR PRELIMINARY REVIEW

for installation/modification of Wireless Communication Facility on City-owned property

7-28-20

Date

The City of San Diego
 Real Estate Assets Department
 1200 Third Avenue, Suite 1700
 San Diego, California 92101

RE: Site Name: Crown Cliffridge Park Project # _____
 Site Address: 8311 Cliffridge Ave, San Diego (the "Property")
 Agreement: Agreement dated _____ (the "agreement") between The City of San Diego ("City") and _____ ("Lessee" or "Permittee" or "Licensee").

Crown is seeking Consent from the City to perform the following to the above referenced site:

- ☐ Modify, upgrade or changes to existing equipment or Site as describe in the attached plans / photos.
- ☐ Installation of a New Wireless Communication Facility on City owned property.
- ☒ Apply for New Permit/New Agreement on existing facility – **NO** modifications or changes to existing equipment or site.
- ☐ Apply for New Permit/New Agreement on existing facility – with modifications or changes to existing equipment or site.

Describe proposed project below:

This is a request to renew the CUP. The CUP expires 8-5-2020. This is an existing slim line pole with 3 T-Mobile antennas (SD06388) and associated equipment that was acquired by Crown Castle.

Crown is proposing to cover antennas with a radome and paint pole yellow to mimic the existing foul pole.

Pursuant to Improvements and Alterations, section of the above referenced agreement, *Lessee/ Permittee/Licensee shall not construct any improvements, structures or installations of the Premises or make any alterations to the Premises (with the exception of equipment replacement or repairs) without City's prior written approval.*

In order to comply with such requirements, Crown would like to request City's consent to submit to Development Services Department for review of the proposed items above.

Sincerely, Debra D Gardner, agent for Crown Castle

Applicant Signature: Debra D Gardner

☐ **A one-time, non-refundable Processing Fee (\$4,920 for long term agreements - \$980 for Short term or ROE Permits) payable to City Treasurer, MUST be paid at the time of request for applicable agreement. This fee applies even if the agreement is never executed.**

City Parks & Recreation Department has provided its consent and approval to allow applicant to submit application for Required Permits needed for the proposed items listed herein, **with the understanding that the Department will be allowed to review the improvement plans prior to any permits being issued** and that a pre-construction meeting will be conducted with staff before any work begins, if required.

10.2.20 Blaise Martinez D.D.
Date Print Name & Title

[Signature]
Signature

City of San Diego, acknowledgment and consent for _____

10/29/2020 Kristin Geitz, Interim Director READ
Date Print Name & Title

[Signature]
Site Location
Signature


For READ ONLY

☐
☐
☐

Approved and Stamped plans received and attached
Scan as Amendment to Agreement when executed
Processing fee received



**Real Estate
Assets**

Page 3		City of San Diego • Information Bulletin 620		May 2020		
		City of San Diego Development Services		Community Planning Committee Distribution Form		
Project Name: 8311 Cliffridge Ave			Project Number: 680636			
Community: La Jolla						
<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="radio"/> Vote to Approve with Conditions Listed Below <input type="radio"/> Vote to Approve with Non-Binding Recommendations Listed Below <input type="radio"/> Vote to Deny						
# of Members Yes 15		# of Members No 0		# of Members Abstain 1		
Conditions or Recommendations: Approved on Consent, May 6, 2021 at regular LJCPA meeting.						
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)						
NAME: Suzanne Weissman						
TITLE: Secretary, LJCPA			DATE: May 07, 2021			
<i>Attach additional pages if necessary (maximum 3 attachments).</i>						

**Crown Castle Inc.
BU#827584
Photo Survey
Key Map**



8311 Cliffridge Ave.



1. View of North Elevation of site.
2. View of South Elevation of site.





- 3. View of East Elevation of site.
- 4. View of West Elevation of site.





5. View looking North from site.

6. View looking East from site.





7. View looking South from site.

8. View looking West from site.



EXISTING



Proposed radome shroud mounted to existing pole and painted to match



PROPOSED





PROJECT:	CUP RENEWAL
SITE CASCADE:	SD06388
SITE NAME:	LA JOLLA SHORES
CCI SITE ID:	827584
ADDRESS:	8311 CLIFFRIDGE AVENUE LA JOLLA, CA 92038
LATITUDE:	32°51' 30.3" N
LONGITUDE:	117° 14' 42.3" W
SITE TYPE:	SLIM LINE POLE



10509 VISTA SORRENTO PARKWAY, SUITE 206
SAN DIEGO, CA 92121




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



1387 CALLE AVANZADO
SAN CLEMENTE CA 92673 (949) 391-6824

DRAWN BY: RN

CHECKED BY: MM

	09/10/2021	100% ZD'S FOR REVISED-JX	RDL
2	08/02/2021	100% ZD'S FOR REVISED-JX	BM
1	03/24/2021	100% ZD'S FOR SUBMITTAL	MF
0	09/03/2020	100% ZD'S FOR SUBMITTAL	RDL
B	05/19/2020	90% ZD'S - REVISED	RDL
A	04/22/2020	90% ZD'S FOR REVIEW	RN
REV	DATE	DESCRIPTION	BY

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THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED
PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

LA JOLLA SHORES
SD06388
BU# 827584
11 CLIFFRIDGE AVENUE
LA JOLLA, CA 92038
SLIM LINE POLE

SHEET TITLE

TITLE SHEET

SHEET NUMBER

T-1

SITE INFORMATION

PROPERTY OWNER:	LA JOLLA YOUTH INC 3908 TORREY PINES RD LA JOLLA, CA 92037 CONTACT: PH:
APPLICANT:	T-MOBILE
ADDRESS:	10509 VISTA SORRENTO PARKWAY, SUITE 208 SAN DIEGO, CA 92121
LAT/LONG TYPE:	NAD-83
LATITUDE:	32°51' 30.3" N
LONGITUDE:	117° 14' 42.3" W
ZONING JURISDICTION:	CITY OF LA JOLLA
ZONING CLASSIFICATION:	OP-1-1
CURRENT USE:	UNMANNED TELECOMMUNICATIONS FACILITY
ASSESSOR'S PARCEL NO.:	760-103-16-00
PROPOSED USE:	UNMANNED TELECOMMUNICATIONS FACILITY
TYPE OF CONSTRUCTION:	V-B
OCCUPANCY GROUP:	U

PROJECT TEAM

CLIENT REPRESENTATIVE:
CROWN CASTLE
200 SPECTRUM CENTER DR., STE. 1700,
IRVINE, CA 92618

REAL ESTATE SPECIALIST SERVICES:
CROWN CASTLE
200 SPECTRUM CENTER DR., STE. 1700,
IRVINE, CA 92618
CONTACT: DANIEL PIERCE
PHONE: (925) 737-1097

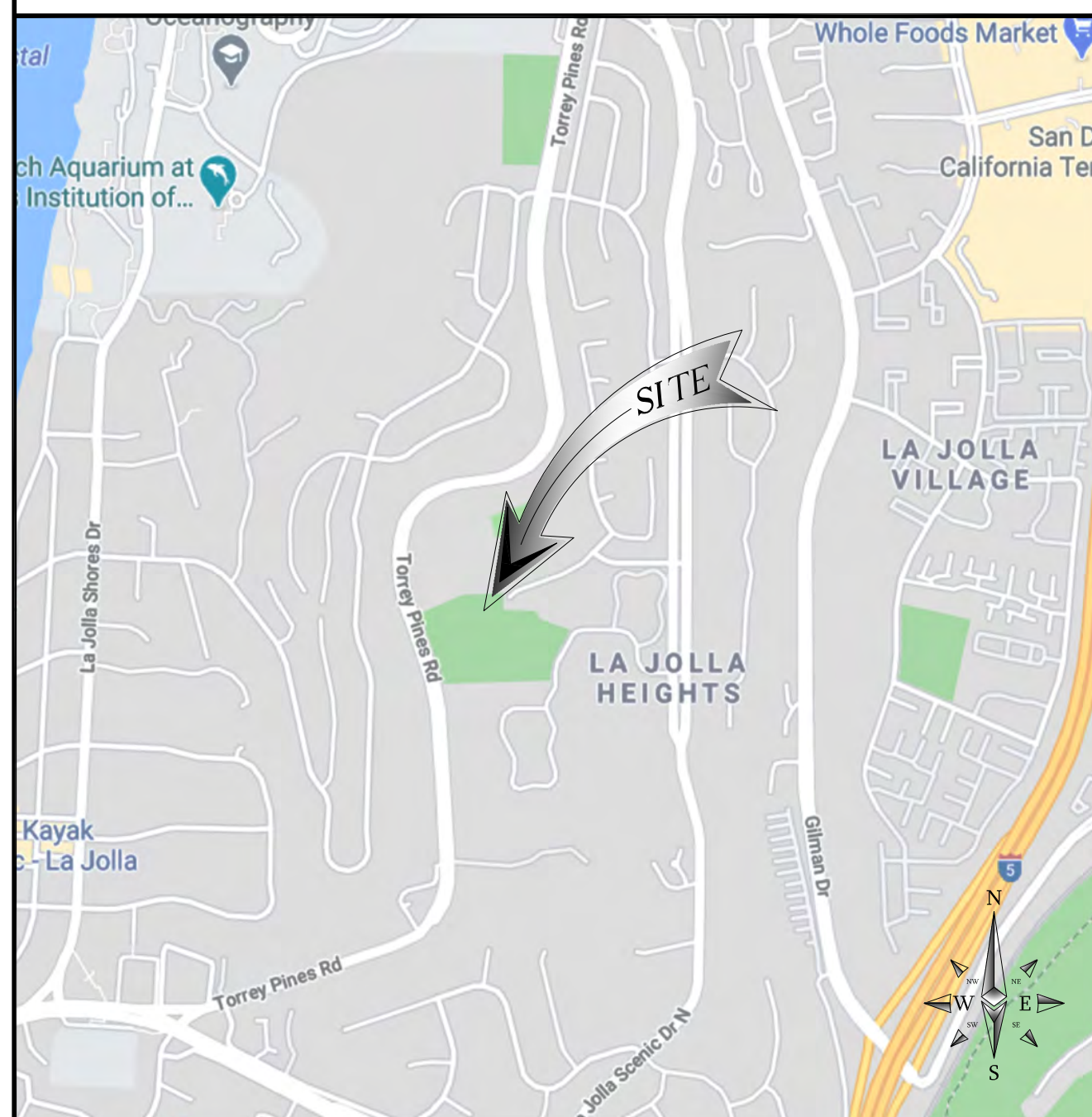
DEPRATTI INC CONTACT:
DEPRATTI INC
15901 AV. BUENO GANAR
JAMUL, CA 91935
CONTACT: DEBRA D GARDNER

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

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

PERMITTING SPECIALIST:
CROWN CASTLE
200 SPECTRUM CENTER DR., STE.
IRVINE, CA 92618
CONTACT: ELTON STOLZE
PHONE: (925) 737-1008

VICINITY MAP



DRIVING DIRECTIONS

DIRECTIONS FROM SAN DIEGO INTERNATIONAL AIRPORT:

1. HEAD EAST ON N HARBOR DR
2. TURN LEFT ONTO W LAUREL ST
3. TURN LEFT ONTO INDIA ST
4. TAKE THE RAMP ONTO I-5 N
5. MERGE ONTO I-5 N
6. TAKE EXIT 26A FOR W LA JOLLA PKWY
7. CONTINUE ONTO LA JOLLA SCENIC DR N
8. TURN LEFT ONTO SCENIC PL
9. TURN LEFT ONTO CLIFFRIDGE AVE
10. DESTINATION IS ON THE RIGHT

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
- PROPOSED INSTALLATION OF STEALTH RADOME SHROUD

*EXISTING LANDSCAPING TO REMAIN AND BE MAINTAINED THRU THE DURATION OF THE PERMIT.

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.



ZONING DRAWINGS

DRAWING INDEX

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

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: _____



827584

LA JOLLA SHORES

8311 CLIFFRIDGE AVENUE LA JOLLA, CA 92038



VIEW 1 | LOOKING SOUTHEAST



827584

LA JOLLA SHORES

8311 CLIFFRIDGE AVENUE LA JOLLA, CA 92038



VIEW2 | LOOKING EAST



10509 VISTA SORRENTO PARKWAY, SUITE 206
SAN DIEGO, CA 92121



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



1387 CALLE AVANZADO
SAN CLEMENTE CA 92673 (949) 391-6824

DRAWN BY: RN

CHECKED BY:	MM
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3	09/10/2021	100% ZD'S FOR REVISED-JX	RDL
2	08/02/2021	100% ZD'S FOR REVISED-JX	BM
1	03/24/2021	100% ZD'S FOR SUBMITTAL	MF
0	09/03/2020	100% ZD'S FOR SUBMITTAL	RDL
B	05/19/2020	90% ZD'S - REVISED	RDL
A	04/22/2020	90% ZD'S FOR REVIEW	RN
REV	DATE	DESCRIPTION	BY

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LA JOLLA SHORES
SD06388
BU# 827584
8311 CLIFFRIDGE AVENUE
LA JOLLA, CA 92038
SLIM LINE POLE

SHEET TITLE

PHOTOSIMULATIONS

SHEET NUMBER

T-2



827584

LA JOLLA SHORES

8311 CLIFFRIDGE AVENUE LA JOLLA, CA 92038



VIEW2 | LOOKING NORTHEAST



10509 VISTA SORRENTO PARKWAY, SUITE 206
SAN DIEGO, CA 92121



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



1387 CALLE AVANZADO
SAN CLEMENTE CA 92673 (949) 391-6824

DRAWN BY: RN

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SD06388
BU# 827584
8311 CLIFFRIDGE AVENUE
LA JOLLA, CA 92038
SLIM LINE POLE

SHEET TITLE

PHOTOSIMULATIONS

SHEET NUMBER

T-3

1

EXISTING BASEBALL FIELD

2

EXISTING TREE, TYP.

3

EXISTING FIELD BOUNDARY LOW CHAIN-LINK FENCING

4

EXISTING T-MOBILE EQUIPMENT AREA

5

EXISTING T-MOBILE ANTENNA AREA

6

NOT USED

7

EXISTING HIGH CHAIN-LINK EQUIPMENT FENCE AND TOPPER W/ PRIVACY SLATS TYP.

8

EXISTING NATURALIZED SLOPE DOWN TO TORREY PINES ROAD

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.

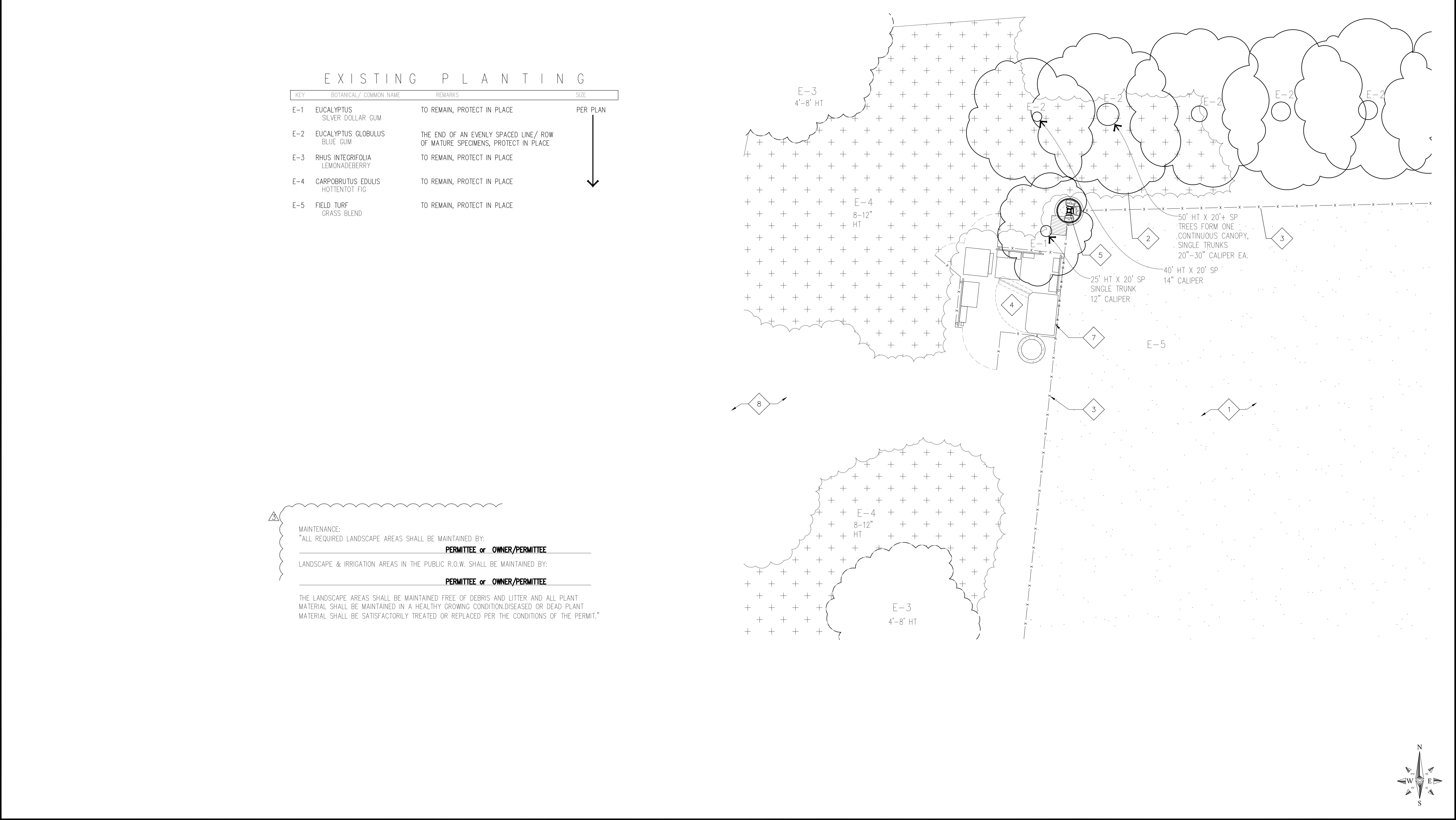
4.

ALL ANTENNAS, CABLING, AND POLES ARE TO BE WITHIN PROPOSED RADOME SHROUD.

5.

EXISTING LANDSCAPING TO REMAIN AND BE MAINTAINED THRU THE DURATION OF THE PERMIT.

KEYNOTES:



T-Mobile

10509 VISTA SORRENTO PARKWAY, SUITE 206
SAN DIEGO, CA 92121

CROWN CASTLE

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

M SQUARED WIRELESS

1387 CALLE AVANZADO
SAN CLEMENTE CA 92673 (949) 391-6824

DRAWN BY: RN

CHECKED BY: MM

REV	DATE	DESCRIPTION	BY
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A	04/22/2020	90% ZD'S FOR REVIEW	RN

DAVID M. LAM

LANDSCAPE ARCHITECTURE

34032 Alcazar Dr., Dana Point, Ca 92629

david@dmlaonline.com p/f(949)388-3369

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LA JOLLA SHORES

SD06388

BU# 827584

8311 CLIFFRIDGE AVENUE

LA JOLLA, CA 92038

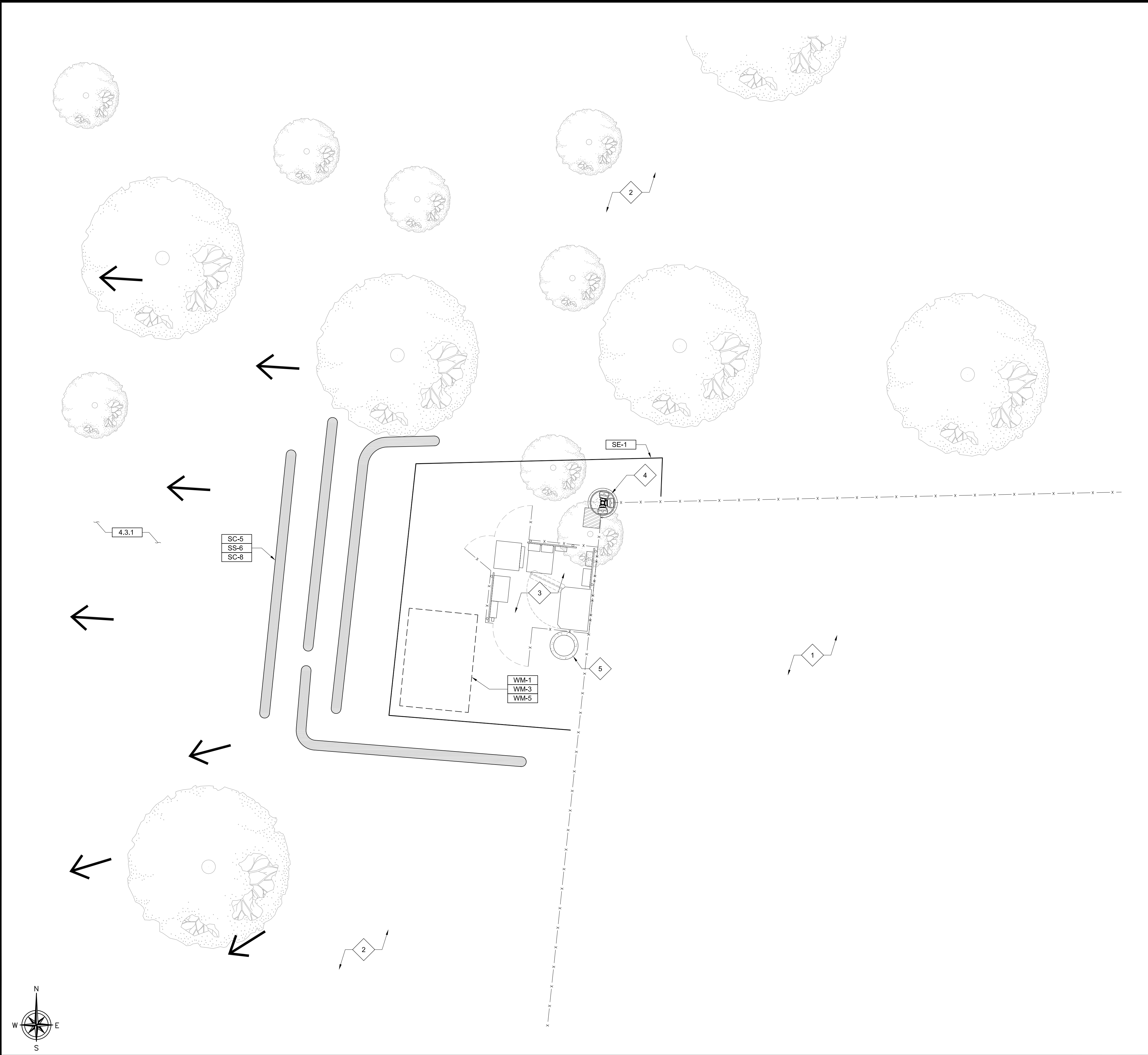
SLIM LINE POLE

SHEET TITLE

(E)EXISTING LANDSCAPE PLAN

SHEET NUMBER

L-1



BMP SITE PLAN

24"x36" SCALE: 3/16" = 1'-0"
11"x17" SCALE: 3/32" = 1'-0"
4' 2' 0" 4'

LEGEND

BMP / KEY NOTES

CONSTRUCTION BMPs:

- SC-6 SANDBAG BARRIER
- SS-8 FIBER ROLLS (IF REQUIRED)
- SC-5 PRESERVATION OF EXISTING VEGETATION
- SS-2 SILT FENCE

MATERIALS & WASTE MANAGEMENT BMPs:

- WM-1 MATERIAL DELIVERY & STORAGE
- WM-5 SOLID WASTE MANAGEMENT
- WM-8 CONCRETE WASTE MANAGEMENT

EXISTING PERMANENT BMPs:

- 4.3.1 MAINTAIN DRAINAGE PATHWAYS

SYMBOLS:

DIRECTION OF LOT DRAINAGE → →

EXISTING TREES

KEY NOTES:

- 1 (E) BASEBALL FIELD
- 2 (E) LANDSCAPED AREA
- 3 (E) CROWN CASTLE OUTDOOR EQUIPMENT AREA
- 4 (E) CROWN CASTLE MONOPOLE
- 5 (E) MONOPOLE, BY OTHERS

10509 VISTA SORRENTO PARKWAY, SUITE 206
SAN DIEGO, CA 92121

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

M SQUARED WIRELESS
1387 CALLE AVANZADO
SAN CLEMENTE CA 92673 (949) 391-6824

DRAWN BY: RN

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SD06388
BU# 827584
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LA JOLLA, CA 92038
SLIM LINE POLE

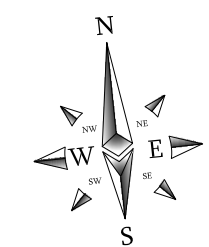
SHEET TITLE
BMP PLAN

SHEET NUMBER
BMP-1

2

1	EXISTING T-MOBILE EQUIPMENT CABINET; (3) TOTAL
2	EXISTING CIENA BOX MOUNTED ON EXISTING H-FRAME; (1) TOTAL
3	EXISTING RRU'S MOUNTED ON EXISTING H-FRAME ABOVE EQUIPMENT CABINET; (2) TOTAL
4	EXISTING SPRINT CABINET
5	EXISTING CHAIN-LINK FENCE OUTDOOR EQUIPMENT ENCLOSURE
6	EXISTING ACCESS GATE
7	EXISTING (2) MISC. EQUIP. TELCO EQUIP. BOXES & (3) DIPLEXERS MOUNTED TO EXISTING H-FRAME
8	EXISTING BASEBALL FIELD
9	EXISTING SPRINT RADOME POLE WITH ANTENNA INSIDE RADOME
10	EXISTING PPC W/ GEN PLUG & TELCO CABINET MOUNTED TO H-FRAME, (1) EA. TOTAL
11	EXISTING CONCRETE PAD
12	EXISTING TREE, TYP.
13	EXISTING DOG HOUSE, TYP. @ BASE OF POLE
14	EXISTING T-MOBILE SLIMLINE POLE. SEE ANTENNA PLAN.
15	EXISTING SLIM LINE POLE CONCRETE BASE (@ GRADE)

NOTE:
1. EXISTING T-MOBILE ANTENNAS NOT SHOWN FOR CLARITY.



KEYNOTES:

EQUIPMENT LAYOUT

24"x36" SCALE: $\frac{3}{4}" = 1'-0"$ 0" 6" 1' 2'

1

T-Mobile

10509 VISTA SORRENTO PARKWAY, SUITE 206
SAN DIEGO, CA 92121




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

M SQUARE 
WIRELESS

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

DRAWN BY:	RN
CHECKED BY:	MM

	09/10/2021	100% ZD'S FOR REVISED-JX	RDL
2	08/02/2021	100% ZD'S FOR REVISED-JM	BM
1	03/24/2021	100% ZD'S FOR SUBMITTAL	MF
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B	05/19/2020	90% ZD'S - REVISED	RDL
A	04/22/2020	90% ZD'S FOR REVIEW	RN
REV	DATE	DESCRIPTION	BY

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LA JOLLA SHORES
SD06388
BU# 827584
8311 CLIFFRIDGE AVENUE
LA JOLLA, CA 92038
SLIM LINE POLE

SHEET TITLE

EQUIPMENT LAYOUT

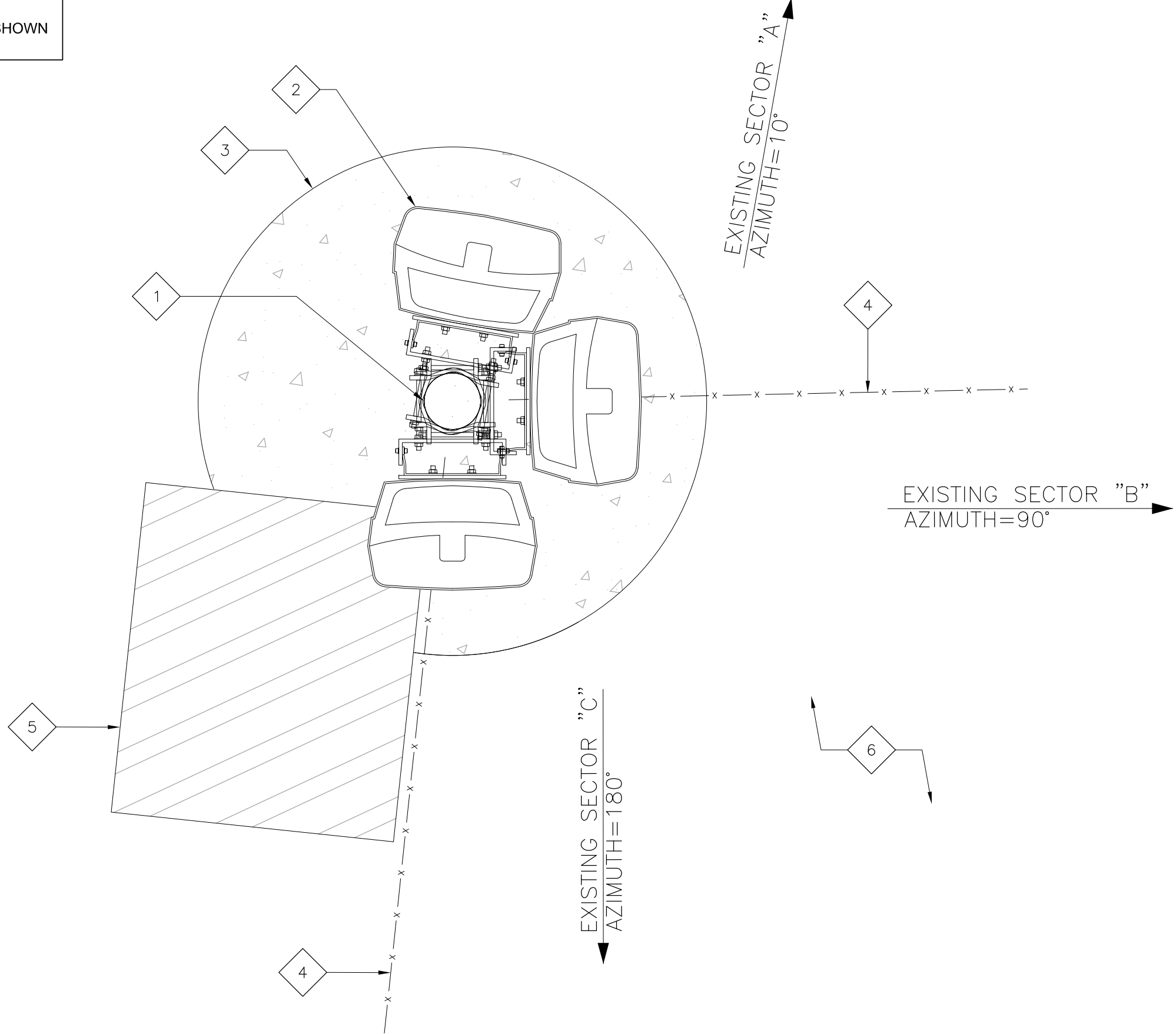
SHEET NUMBER

A-2

	NEW OPTIMAL ANTENNA & TRANSMISSION CABLES REQUIREMENTS (VERIFY WITH CURRENT RFDS)				ANTENNA MAKE AND MODEL		RAD CENTER		AZIMUTH		TRANSMISSION LINE	
	ANTENNA POSITION	TECHNOLOGY		ANTENNA COUNT	EXISTING	FINAL	EXISTING	FINAL	EXISTING	FINAL	CABLE LENGTH	FEEDER TYPE
		EXISTING	NEW									
SECTOR A	1	1900 MHZ	-	1	ERICSSON AIR 21 PANEL ANTENNA	ERICSSON AIR 21 PANEL ANTENNA	±18°-2"	±18°-2"	10°	10°	TBD	EXISTING 1-1/4" COAX
SECTOR B	1	1900 MHZ	-	1	ERICSSON AIR 21 PANEL ANTENNA	ERICSSON AIR 21 PANEL ANTENNA	±18°-2"	±18°-2"	90°	90°	TBD	EXISTING 1-1/4" COAX
SECTOR C	1	1900 MHZ	-	1	ERICSSON AIR 21 PANEL ANTENNA	ERICSSON AIR 21 PANEL ANTENNA	±18°-2"	±18°-2"	180°	180°	TBD	EXISTING 1-1/4" COAX

- NOTES TO CONTRACTOR:
1. CONTRACTOR IS TO REFER TO T-MOBILE'S MOST CURRENT RADIO FREQUENCY DATA SHEET (RFDS) PRIOR TO CONSTRUCTION
2. CABLE LENGTHS WERE DETERMINED BASED ON VISUAL INSPECTION DURING SITE-WALK. CONTRACTOR TO VERIFY ACTUAL LENGTH DURING PRE-CONSTRUCTION WALK
3. CONTRACTOR TO VERIFY PORTS HAVE SUFFICIENT ROOM
- NOTE:
1. EXISTING ANTENNA AZIMUTHS ARE ESTIMATED AND ARE TO BE VERIFIED BY RF.
2. ALL ANTENNAS, CABLING, AND POLES ARE TO BE WITHIN PROPOSED RADOME SHROUD.
3. EXISTING LANDSCAPING TO REMAIN AND BE MAINTAINED THRU THE DURATION OF THE PERMIT.

NOTE:
1. EXISTING TREES AND LANDSCAPE NOT SHOWN FOR ANTENNA CLARITY.

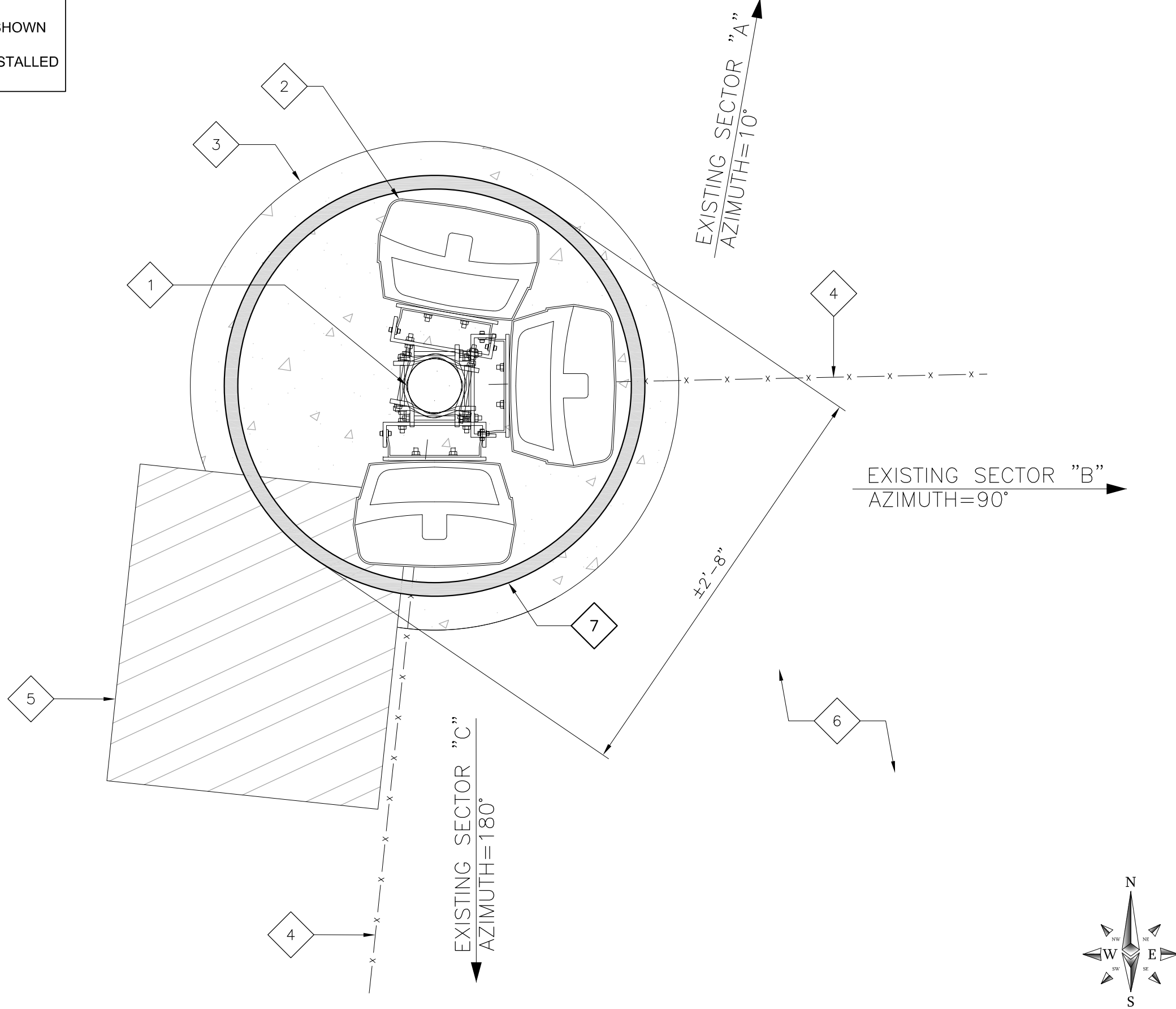


ANTENNA & EQUIPMENT SCHEDULE

- 1 EXISTING SLIM LINE POLE
- 2 EXISTING T-MOBILE ANTENNAS, MOUNTED DIRECTLY TO POLE MAST; (1) PER SECTOR, (3) TOTAL
- 3 EXISTING SLIM LINE POLE CONCRETE BASE (@ GRADE)
- 4 EXISTING CHAIN-LINK FENCE, TYP.
- 5 EXISTING DOG HOUSE @ BASE OF POLE
- 6 EXISTING BASEBALL FIELD
- 7 PROPOSED 2'-8"Ø X 6'-0" RADOME SHROUD WITH VENTILATION. PAINTED GREEN TO MATCH EXISTING SPRINT POLE; (1) TOTAL (PENDING FINAL DESIGN AND CALCULATIONS)

EXISTING ANTENNA PLAN

NOTE:
1. EXISTING TREES AND LANDSCAPE NOT SHOWN FOR ANTENNA CLARITY.
2. NO NEW ANTENNA EQUIPMENT TO BE INSTALLED AS PART OF THIS PROJECT.



KEYNOTES:

PROPOSED ANTENNA PLAN



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1387 CALLE AVANZADO
SAN CLEMENTE CA 92673 (949) 391-6824

DRAWN BY: RN

CHECKED BY: MM

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BU# 827584
8311 CLIFFRIDGE AVENUE
LA JOLLA, CA 92038
SLIM LINE POLE

SHEET TITLE
ANTENNA PLAN

SHEET NUMBER

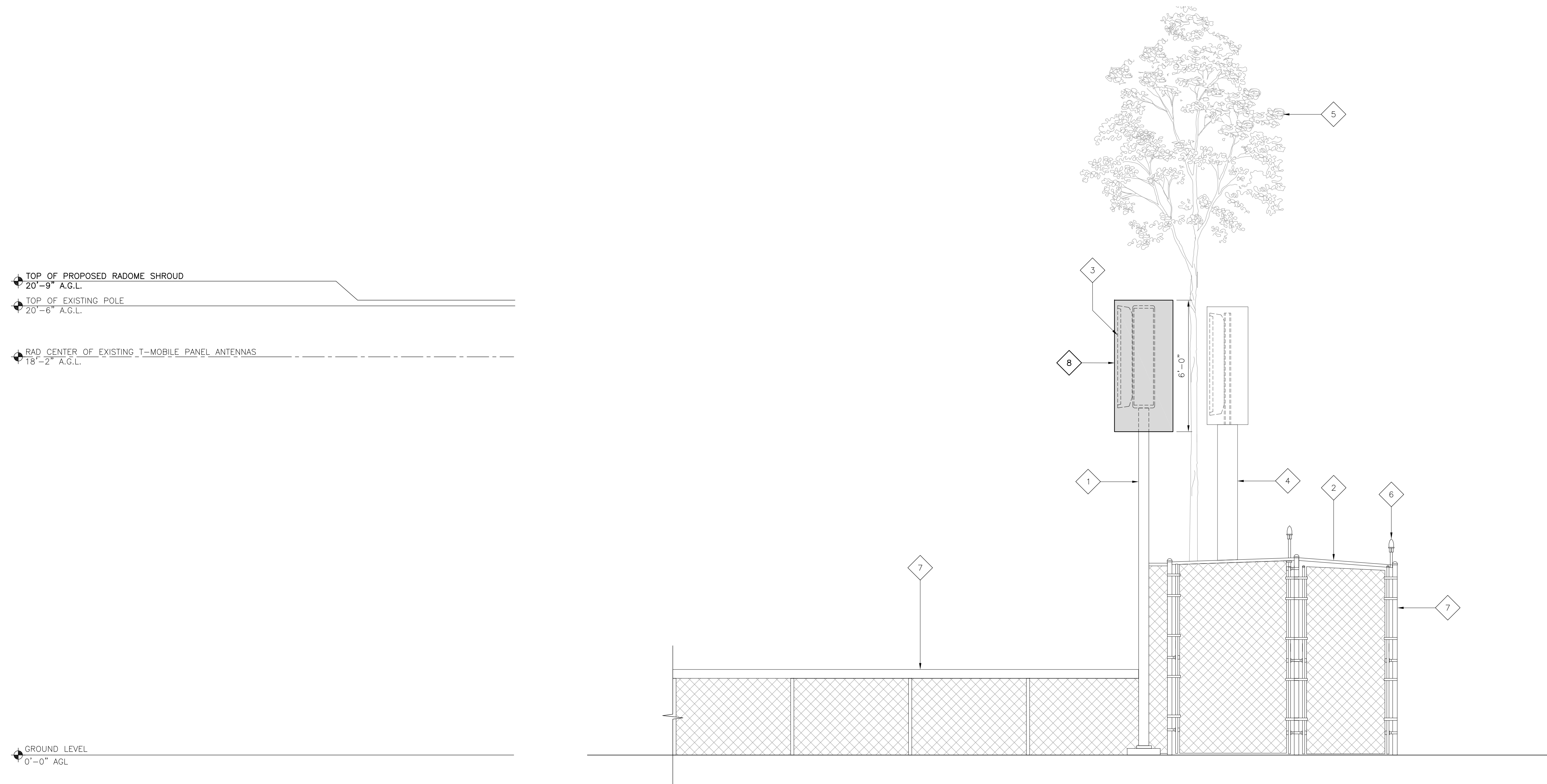
A-3

- | | | | |
|---|---|---|--|
| 1 | EXISTING SLIM LINE POLE | 8 | PROPOSED 2'-8"Ø X 6'-0" RADOME SHROUD WITH VENTILATION. PAINTED GREEN TO MATCH EXISTING SPRINT POLE; (1) TOTAL (PENDING FINAL DESIGN AND CALCULATIONS) |
| 2 | EXISTING T-MOBILE & SPRINT EQUIPMENT AREA | | |
| 3 | EXISTING T-MOBILE ANTENNAS, MOUNTED DIRECTLY TO POLE MAST;
(1) PER SECTOR, (3) TOTAL | | |
| 4 | EXISTING SPRINT POLE WITH ANTENNA INSIDE RADOME | | |
| 5 | EXISTING TREE, TYP. | | |
| 6 | EXISTING GPS ANTENNA, TYP. | | |
| 7 | EXISTING CHAIN-LINK FENCE | | |

NOTE:

1. ALL ANTENNAS, CABLING, AND POLES ARE TO BE WITHIN PROPOSED RADOME SHROUD.
2. EXISTING LANDSCAPING TO REMAIN AND BE MAINTAINED THRU THE DURATION OF THE PERMIT.

KEYNOTES:



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SLIM LINE POLE

SHEET TITLE

ELEVATION

SHEET NUMBER

A-4

NORTH ELEVATION

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

A horizontal graphic scale bar with alternating black and white segments. Above the bar, the markings 0", 1', 2', and 4' are indicated. The bar is divided into segments representing 0 to 1 foot, 1 to 2 feet, and 2 to 4 feet.

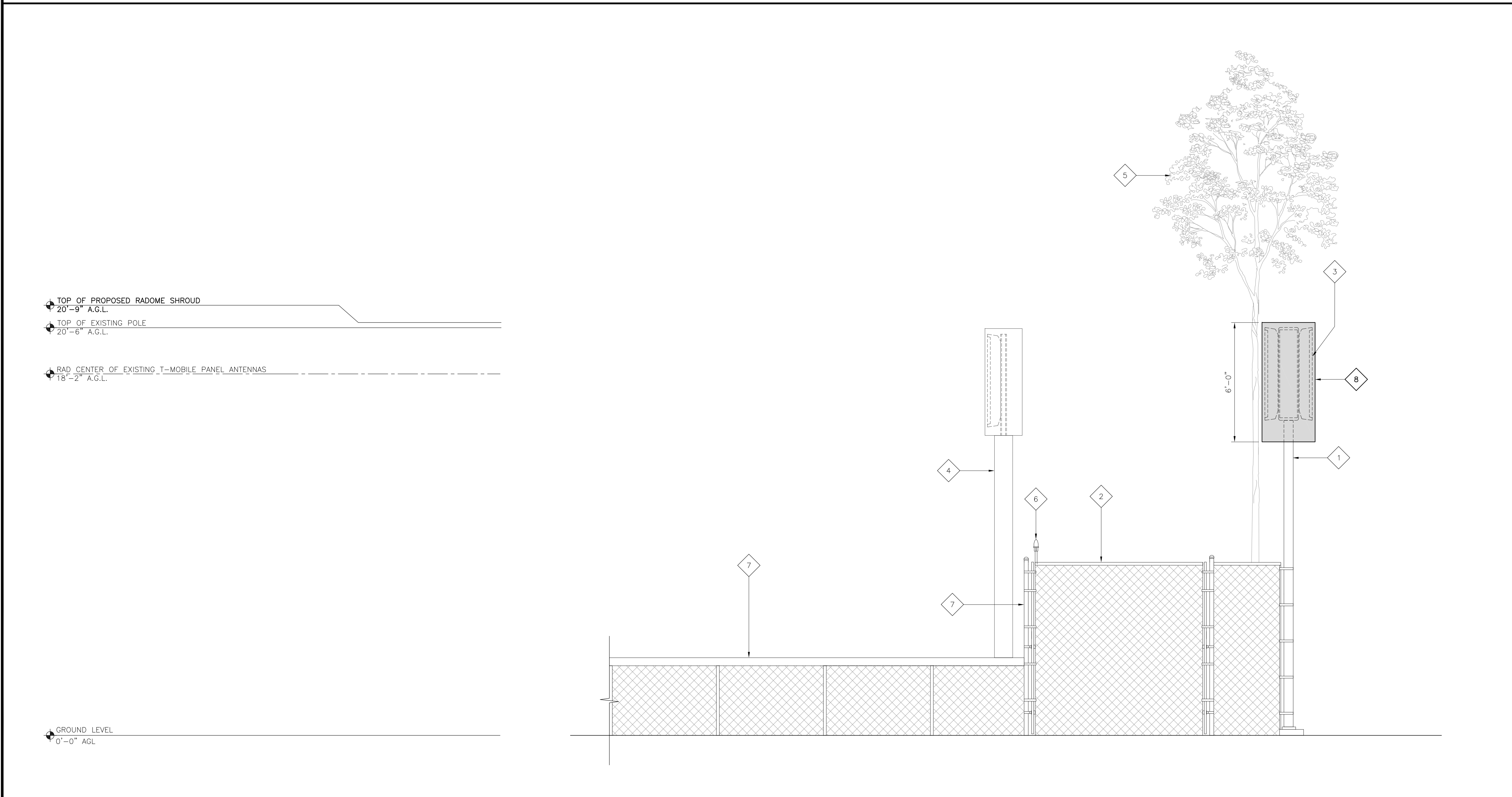
1

- | | | |
|---|---|--|
| 1 | EXISTING SLIM LINE POLE | PROPOSED 2'-8"Ø X 6'-0" RADOME SHROUD WITH VENTILATION. PAINTED GREEN TO MATCH EXISTING SPRINT POLE; (1) TOTAL (PENDING FINAL DESIGN AND CALCULATIONS) |
| 2 | EXISTING T-MOBILE & SPRINT EQUIPMENT AREA | |
| 3 | EXISTING T-MOBILE ANTENNAS, MOUNTED DIRECTLY TO POLE MAST;
(1) PER SECTOR, (3) TOTAL | |
| 4 | EXISTING SPRINT POLE WITH ANTENNA INSIDE RADOME | |
| 5 | EXISTING TREE, TYP. | |
| 6 | EXISTING GPS ANTENNA, TYP. | |
| 7 | EXISTING CHAIN-LINK FENCE | |

NOTE:

1. ALL ANTENNAS, CABLING, AND POLES ARE TO BE WITHIN PROPOSED RADOME SHROUD.
2. EXISTING LANDSCAPING TO REMAIN AND BE MAINTAINED THRU THE DURATION OF THE PERMIT.

KEYNOTES:



WEST ELEVATION

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

A horizontal graphic scale bar with alternating black and white segments. Above the bar, the markings 0", 1', 2', and 4' are indicated. The bar is divided into segments representing 0 to 1 foot, 1 to 2 feet, and 2 to 4 feet.

1



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SLIM LINE POLE

SHEET TITLE

ELEVATION

SHEET NUMBER

A-5