



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: July 11, 2017 REPORT NO. HO-18-049

HEARING DATE: July 18, 2017

SUBJECT: T-MOBILE MASONIC LODGE. Process Three Decision

PROJECT NUMBER: [556028](#)

OWNER/APPLICANT: Point Loma Masonic Temple Association/T-Mobile

SUMMARY

Issue: Should the Hearing Officer approve an application for a Wireless Communication Facility (WCF) located at 1711 Sunset Cliffs Boulevard in the Ocean Beach Community Plan?

Staff Recommendation: APPROVE Conditional Use Permit No. 1967230.

Community Planning Group Recommendation: On April 4, 2018, the Ocean Beach Planning Board voted 6-2-0 to recommend approval of the proposed project without any conditions (Attachment 8).

Environmental Review: This project was determined to be [categorically exempt](#) from the California Environmental Quality Act (CEQA) pursuant to 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 December 21, 2017 and the opportunity to appeal that determination ended January 8, 2018 (Attachment 7).

BACKGROUND

The project site is located at 1711 Sunset Cliffs Boulevard (Attachment 1), on the northeast corner of Sunset Cliffs Boulevard and Santa Cruz Avenue. The site is located in the RM-1-1 zone of the Ocean Beach Community Plan. The zoning designation is multi-family residential and the community plan designates the site for Institutional use/Communication Utilities (Attachment 2).

The site currently supports two existing wireless communication facilities (WCFs), including Verizon Wireless and Sprint. On November 15, 1996, Cingular Wireless was approved for the installation of a WCF pursuant to Minor Telecommunication Facility (Project No. 95-0350-148), which consisted of the installation of four flush mounted antennas (two antennas per sector) on the north and south

elevations. The associated equipment was placed inside a 152-square foot equipment enclosure, adjacent to the trash enclosure.

Subsequently, Cingular Wireless was acquired by T-Mobile in 2001, which included obtaining all of Cingular's existing facilities in the City of San Diego. On September 18, 2007, a new permit (Project No. 118164) was issued to T-Mobile to modify this WCF to install two additional flush mounted antennas, and again included a ten-year expiration date (September 18, 2017). On December 23, 2016, a Spectrum Act application was submitted by T-Mobile to replace their antennas in an effort to address both coverage and capacity issues in the surrounding Ocean Beach area. This application was approved under the Federal Communication Commission's Section 6409(a).

On December 5, 2017, a new CUP application was submitted for review in anticipation of the soon to expire permit under Project No. 118164. There is no renewal process for existing WCFs, instead a new application is required and the entire project shall be reviewed in accordance with the current regulations and policies at the time of the submittal.

T-Mobile's application was deemed complete on December 21, 2017 and a total of 68 calendar days were used by staff to review this application. Pursuant to the Federal Communication Commission's (FCC) Section 332(c)(7)(B)(ii) local governments are required to act within a reasonable time, and the FCC in its "Shot Clock" Order has defined the presumptively reasonable time for action in the case of a new WCF (150 days) or for installation on a collocation WCF (90 days). Therefore, this project is consistent with the FCC "Shot Clock" order for a collocation WCF installation.

DISCUSSION

Project Description

T-Mobile's WCF consists of six antennas concealed inside Fiberglass Reinforced Panel (FRP) louvers, placed on the existing vertical trim feature, and painted to match the surface. This design embellishment conceals both the antennas and remote radio units (RRU) within in one unit (Attachment 11). Verizon Wireless also features a very similar design on this property and is considered a global solution for this site. A global solution is preferred since such designs establish consistency for the site and reduces the visual clutter which is generally caused by having multiple façade mounted antennas with different dimensions scattered on the roof façade. The louver design is necessary to allow for the ventilation of the antenna and the RRU. The 152-square foot equipment enclosure will continue to operate behind an 8-foot tall wooden fence, painted to match the building. The current application is proposing no changes to the site.

Wireless Communication Facility

San Diego Municipal Code (SDMC) 141.0420(e)(1) requires a Conditional Use Permit (CUP) for all WCFs on premises containing a nonresidential use within a Residential Zone. The WCF is located on the Masonic Lodge, concealed inside FRP embellishments. The property is zoned RM-1-1 and as a result, a CUP Process 3, Hearing Officer decision is required.

Conclusion

The project has been determined by staff to be consistent with the purpose and intent of the applicable development regulations of the San Diego Municipal Code, which includes the development regulations for the RM-1-1 zone and the Wireless Communication Facilities regulations Section 141.0420. The WCF will continue to conceal a total of six antennas and RRUs behind the FRP louver embellishments located on the vertical trim features. This global design solution is consistent with the [WCF Design Guidelines](#). The 152-square foot equipment enclosure is located next to the trash enclosure, and behind an 8-foot tall wooden fence. The Findings to approve the project are attached (Attachment 5) and staff recommends approval of the T-Mobile Masonic Lodge project.

ALTERNATIVES

1. Approve CUP No. 1967230, with modifications.
2. Deny CUP No. 1967230, if the Hearing Officer makes written Findings based on substantial evidence that the approval is not authorized by state or local zoning law.

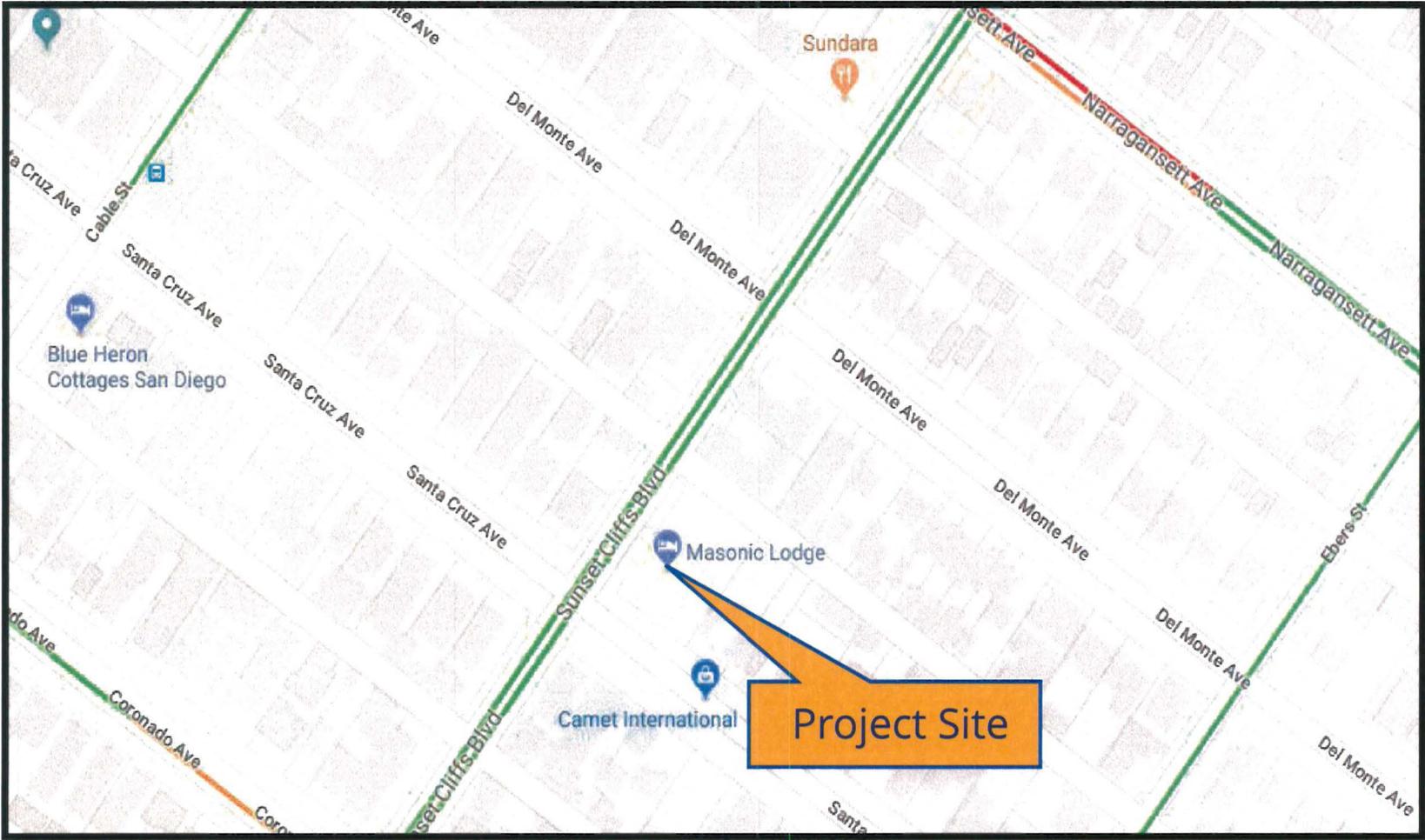
Respectfully submitted,



Simon Tse, Development Project Manager

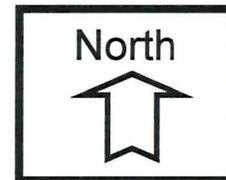
Attachments:

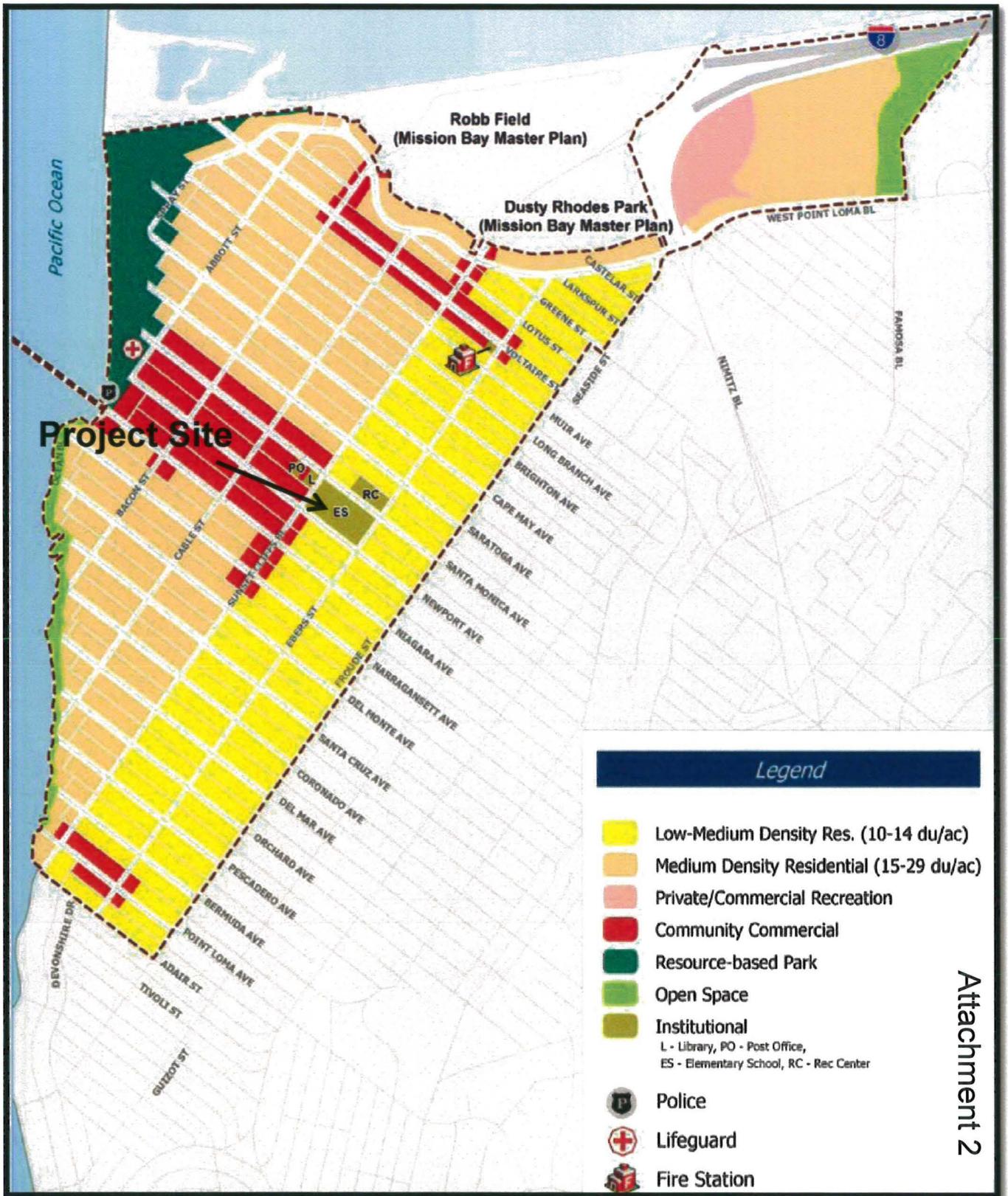
1. Location Map
2. Community Plan Land Use Map
3. Aerial Map
4. Project Data Sheet
5. Draft Resolution with Findings
6. Draft Permit with Conditions
7. Environmental Exemption
8. Community Planning Group Recommendation
9. Ownership Disclosure Statement
10. Justification Analysis (Including Coverage Maps)
11. Photosurvey
12. Project Plans
13. Photosimulations



Project Location Map

T-Mobile Masonic Lodge / 1711 Sunset Cliffs Boulevard
PROJECT NO. 556028





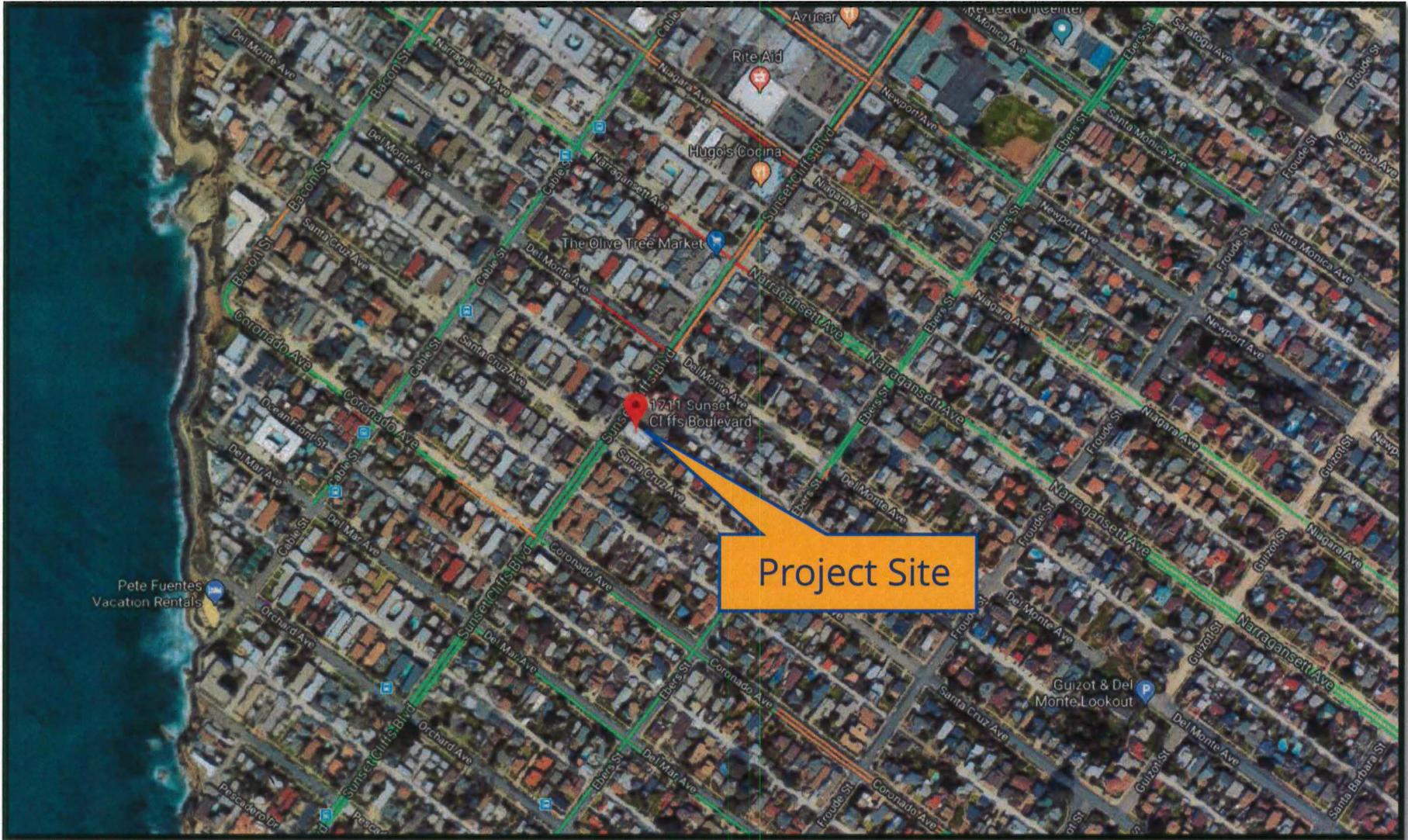
Attachment 2



Land Use Map

T-Mobile Masonic Lodge / 1711 Sunset Cliffs Boulevard
PROJECT NO. 556028





Aerial Photo



T-Mobile Masonic Lodge / 1711 Sunset Cliffs Boulevard
PROJECT NO. 556028



PROJECT DATA SHEET		
PROJECT NAME:	T-Mobile Masonic	
PROJECT DESCRIPTION:	A Conditional Use Permit (Process 3) application, that extend the use of existing Wireless Communication Facility located at 1711 Sunset Cliffs Boulevard in the RM-1-1 zone of the Ocean Beach Community Planning area. The existing WCF consists of six panel antennas concealed inside fiberglass reinforced panel boxes, painted and textured to match the building surface. The equipment associated with this project is located inside an enclosure, painted to match the building. No changes are proposed as part of this application.	
COMMUNITY PLAN AREA:	Ocean Beach	
DISCRETIONARY ACTIONS:	Conditional Use Permit	
COMMUNITY PLAN LAND USE DESIGNATION:	Institution	
ZONING INFORMATION:		
ZONE:	RM-1-1	
HEIGHT LIMIT:	30-feet	
FRONT SETBACK:	15-feet	
SIDE SETBACK:	5-feet	
STREETSIDE SETBACK:	10-feet	
REAR SETBACK:	15-feet	
	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Residential/RM-1-1	Condos/Apartments
SOUTH:	Residential/RM-1-1	Condos/Apartments
EAST:	Residential/RM-1-1	Single-Family Residential
WEST:	Residential/RM-2-4	Condos/Apartments
DEVIATION REQUESTED:	None	
COMMUNITY PLANNING GROUP RECOMMENDATION:	On April 4, 2018, the Ocean Beach Community Planning area voted 6-2-0 to recommend approval of the project without conditions.	

HEARING OFFICER RESOLUTION NO. _____
CONDITIONAL USE PERMIT NO. 1967230
T-MOBILE MASONIC LODGE PROJECT NO. 556028

WHEREAS, POINT LOMA MASONIC ASSOCIATION, Owner and T-MOBILE WEST LLC ("T-Mobile"), Permittee, filed an application with the City of San Diego for a permit to maintain an existing Wireless Communication Facility (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 1967230);

WHEREAS, the project site is located at 1711 Sunset Cliffs Boulevard on the northwest corner of Sunset Cliffs Boulevard and Santa Cruz Avenue, in the RM-1-1 zone of the Ocean Beach Community Plan Area;

WHEREAS, the project site is legally described as lots 1, 2, 3, 4, 5, and 6, Block Ocean Beach, in the City of San Diego, County of San Diego, State of California, according to map thereof No. 279, filed in the office of the County Recorder of the County of San Diego, State of California;

WHEREAS, on December 21, 2017, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) under CEQA Guideline Section 15301 (Existing Facilities and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

WHEREAS, on July 18, 2018, the Hearing Officer of the City of San Diego considered Conditional Use Permit No. 1967230 pursuant to the Land Development Code of the City of San Diego;

NOW, THEREFORE,

BE IT RESOLVED by the HEARING OFFICER of the City of San Diego, that it adopts the following findings with respect to CONDITIONAL USE PERMIT NO. 1967230:

A. CONDITIONAL USE PERMIT- 126.0301

1. Findings for all Conditional Use Permits:

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

Wireless Communication Facilities (WCFs) are specifically identified within the Ocean Beach (OB) Community Plan under Section 5.4 (Public Utilities, Wireless Communications and Street Lights). The OB Community Plan requires all WCFs to minimize impacts and to address community character in conjunction with siting of wireless communications facilities. Furthermore, particular attention should be given to the quality and compatibility of design and screening; measures to minimize noise

impacts; impacts on public views and the visual quality of the surrounding area; and the availability of other facilities and buildings for collocation.

As designed, the existing T-Mobile WCF is on a non-residential use and effectively conceals the antennas and remote radio units inside the Fiberglass Reinforced Panel (FRP) louver embellishments configured to fit on the vertical trim elements of the building. Furthermore, these FRP louvers are all painted to match the building surface and represents a global design solution for a site that has multiple WCFs. In the past, older WCFs would normally façade mount their antennas with various antenna dimensions resulting in an unsightly visual clutter on the façade. The current design reduces the number of visual antennas and integrates the antennas onto the building's vertical features.

Similar to the OB Community Plan, the City's General Plan also establishes wireless facilities design requirements. In the City's General Plan under section UD-A.15, all WCFs are required to minimize visual impacts using the following criteria. Each WCF shall be concealed in existing structures when possible, or otherwise use camouflage and screening techniques to hide or blend them into the surrounding area. The WCF design must be aesthetically pleasing and respectful of the neighborhood context. The equipment associated with the WCF must be concealed in underground vaults or unobtrusive structures.

T-Mobile's WCF is well integrated with the existing building design by maintaining a global design solution at this location with the other WCFs on site. The antennas and RRUs are effectively concealed. The associated equipment is located behind a 152-square foot equipment enclosure that is painted to match the building surface. The enclosure is also located away from public views with minimal visual impacts. As designed, the equipment enclosure is consistent with the General Plan's requirement to conceal the WCF equipment in unobtrusive structures.

As a result, the WCF is consistent with the City's General Plan for wireless facilities and the proposed development will not adversely affect the applicable Ocean Beach Community Plan.

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

The project consists of six antennas and three remote radio units concealed inside six Fiberglass Reinforced Panel (FRP) louver boxes, painted to match the building surface. These FRP louvers are designed to be placed directly above the vertical trim feature on the existing building. This design also represents a global design solution which both T-Mobile and Verizon currently utilize on this building. The associated 152-square foot equipment enclosure will continue to operate next to the trash enclosure and behind an 8-foot tall concrete masonry unit wall.

The project will not have a significant effect on the environment, as was concluded in the initial study and then determined to be categorically exempt from the California

ATTACHMENT 5

Environmental Quality Act pursuant to Sections 15301 (Existing Facilities). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on December 21, 2017 and the opportunity to appeal that determination ended January 8, 2018.

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, including the requirement to obtain building permits which requires compliance with the applicable building, fire, mechanical, and plumbing codes and State and Federal disability access laws.

Additionally, 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." T-Mobile submitted an Electro-Magnetic Emission Analysis, which concluded that the project complies with FCC RF standards. Therefore, the project will not result in any significant health or safety risks to the surrounding area within matters of the City's jurisdiction. In conclusion, the proposed project 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; and

Wireless Communication Facilities (WCFs) are required to comply with Land Development Code (LDC) Section 141.0420 which includes design requirements that supplement the purpose and intent of the City's General Plan for wireless facilities. Similar to the City's General Plan, Section 141.0420 requires all WCFs to utilize the smallest, least visually intrusive antennas, components and other necessary components. The applicant shall use all reasonable means to conceal or minimize the visual impacts of the WCF through integration. Integration with existing structures or among other existing uses shall be accomplished through the use of architecture, landscape, and siting solutions.

T-Mobile's WCF consists of six antennas concealed inside Fiberglass Reinforced Panel (FRP) louvers, placed on the existing vertical trim feature, and painted to match the building surface. This design embellishment conceals both the antennas and remote radio units (RRU) within one unit. Verizon Wireless also features an identical design on this property and the overall design is considered a global solution for this site. A global solution is preferred since the design establishes consistency for the site and reduces the visual clutter which is generally caused by having multiple façade mounted antennas with different dimensions scattered on the façade. The louver design is necessary to allow for the ventilation of the antennas and the RRUs. The 152-square foot equipment enclosure will continue to operate behind an 8-foot tall wooden fence, painted to match the building. Therefore, the proposed design

complies with both LDC Sections 141.0420(g)(1) and 141.0420(g)(2) by limiting the number of antennas at this site to only six when a typical macro site supports up to twelve. Additionally, by using an existing vertical element, all reasonable means to minimize the visual impacts have been carefully considered. The 152-square-foot equipment enclosure with an 8-foot tall concrete masonry unit wall will continue to operate next to the trash enclosure, immediately southwest to the Masonic Lodge.

In conclusion, the T-Mobile WCF, as designed and located, complies with the regulations as it will be minimally visible through the use of architecture, landscape and siting solutions, and will comply with the applicable regulations of the Land Development Code.

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

The City of San Diego encourages wireless carriers to locate on non-residential properties. As designed, the project is located on a non-residential use within a residential zone and as such, requires a CUP pursuant to LDC Section 141.0420(e)(1) T-Mobile's justification letter identifies this search ring as an area of concentration to increase call reliability, reduce dropped calls and improve the overall 4G experience. Due to the Coastal Height Limit Overlay Zone and the sensitive uses nearby, T-Mobile's design and location opportunities were limited. In this situation, the existing use provides the necessary height and design features to integrate T-Mobile's WCF while effectively enhancing the wireless coverage to the surrounding areas. The project meets all applicable regulations and policy documents, and is consistent with the recommended land use, design guidelines, and development standards in effect for this site per the Wireless Communication Facility Regulations in the LDC, Ocean Beach Community Plan, and the General Plan.

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

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the HEARING OFFICER, CONDITIONAL USE PERMIT NO. 1967230 is hereby GRANTED by the HEARING OFFICER to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 1967230, a copy of which is attached hereto and made a part hereof.

Simon Tse
Development Project Manager
Development Services

Adopted on: July 18, 2018

IO#: 12002110

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. 1967230
T-MOBILE MASONIC LODGE PROJECT NO. 556028
HEARING OFFICER

This Conditional Use Permit No. 1967230 is granted by the Hearing Officer of the City of San Diego to POINT LOMA MASONIC ASSOCIATION, Owner, and T-MOBILE WEST LLC, Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0301, 131.0401, and 141.0420. The site is located at 1711 Sunset Cliffs Boulevard on the northwest corner of Sunset Cliffs Boulevard and Santa Cruz Avenue, in the RM-1-1 zone of the Ocean Beach Community Plan Area. The project site is legally described as lots 1, 2, 3, 4, 5, and 6, Block Ocean Beach, in the City of San Diego, County of San Diego, State of California, according to map thereof No. 279, filed in the office of the County Recorder of the County of San Diego, State of California.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner and Permittee for a Wireless Communication Facility described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated July 18, 2018, on file in the Development Services Department.

The project shall include:

- a. A Wireless Communication Facility that supports six antennas with the following dimensions: 56" by 8.5" by 12".
- b. All antennas and a total of three Remote Radio Units (RRUs) shall be concealed inside a 10' long by 2' wide by 1'-8" depth Fiberglass Reinforced Panel (FRP) louver. A total of six louver screens shall be installed directly onto the existing vertical trim elements on the building, painted and textured to match the surface of the trim elements to the satisfaction of the Development Services Department.
- c. A total of three roof mounted Tower Mounted Amplifiers (TMAs), facing down and set back from the edge of the roof to the satisfaction of the Development Services Department.

- d. A 152-square foot equipment enclosure that conceals three cabinets, one coax pull box, one AC panel, behind an 8-foot tall wooden fence on two sides and an 8-foot tall concrete masonry unit (CMU) wall on the other two sides. Both the wooden fence and CMU will be painted to match the surface of the building to the satisfaction of the Development Services Department.

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 August 1, 2021.
2. This Conditional Use Permit [CUP] and corresponding use of this site shall expire on **August 1, 2028**. Upon expiration of this Permit, the facilities and improvements described herein shall be removed from this site and the property shall be restored to its original condition preceding approval of this Permit 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.
3. No later than ninety (90) days prior to the expiration of this approval, the Owner/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.
4. Under no circumstances, does approval of this permit authorize the Owner/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.
5. 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.
6. 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.

7. 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.
8. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
9. 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.).
10. 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.
11. 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.
12. All of the conditions contained in this Permit have been considered and were determined necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

If any condition of this Permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable, or unreasonable, this Permit shall be void. However, in such an event, the Owner/Permittee shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" 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.

13. 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.

PLANNING/DESIGN REQUIREMENTS:

14. Every aspect of the FRP louver design is considered an element of concealment, including (but not limited to) the dimensions, bulk and scale, color, materials, and texture. Any future modifications to the FRP louver design (including increase to the bulk and scale) must not defeat concealment.

15. The FRP louver screens shall be painted and textured to match the surface of the building trim elements to the satisfaction of Development Services Department.

16. 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.

17. The accuracy and validity of the Radio Frequency Compliance Report, submitted by the Owner/Permittee, shall be assured while the WCF is in operation.

18. All facilities and related equipment shall be maintained in good working order and free from trash, debris, graffiti and designed to discourage vandalism. Any damaged equipment shall be repaired or replaced within thirty (30) calendar days of notification by the City of San Diego.

19. Any future modifications to the antennas must be approved by Development Services. The Owner/Permittee shall provide evidence demonstrating compliance with Federal standards for radio frequency emissions in accordance with the Telecommunications Act of 1996 and any subsequent amendments.

20. 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 shall be required.

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

INFORMATION ONLY:

- The City of San Diego reserves the right to rescind any approval made under Section 6409(a) or the Spectrum Act should any portion of Section 6409(a) or the Spectrum Act, of the FCC's interpretation thereof, be deemed unconstitutional by a court of law, the FCC or any other competent authority.

- 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 July 18, 2018 and [Approved Resolution Number].

Conditional Use Permit No. 1967230
July 18, 2018

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Simon Tse
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.

Point Loma Masonic Association
Owner

By _____
NAME
TITLE

T-MOBILE WEST LLC
Permittee

By _____
NAME
TITLE

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

NOTICE OF EXEMPTION*(Check one or both)*

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

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 Name: T-Mobile Masonic Lodge Renew**Project No.:** 556028**Project Location-Specific:** The project is located at 1711 Sunset Cliffs Boulevard, San Diego, CA 92107.**Project Location-City/County:** San Diego/San Diego

Description of nature and purpose of the Project: The project is a Conditional Use Permit (CUP) to allow for the continued use of an existing Wireless Communication Facility (WCF) located at 1711 Sunset Cliffs Boulevard in the Ocean Beach Community Planning area. The property is designated for medium- density residential use, and it is zoned RM-1-1. The WCF consists of six antennas, facade mounted and concealed inside fiberglass reinforced panel boxes, painted and textured to match the existing building surface, and the associated equipment enclosure. No changes are being proposed as part of this application.

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Dail Richard
 SAC Wireless
 5015 Shoreham Drive, Suite 150
 San Diego, CA, 92122
 (858) 200-6541

Exempt Status: (CHECK ONE)

- Ministerial (Sec. 21080(b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))
- Categorical Exemption: CEQA Section 15301 (Existing Facilities)

Reasons why project is exempt: The City conducted an environmental review which determined that the proposed project is exempt from CEQA pursuant to CEQA Guidelines Section 15301, which 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. The proposed project, a minor modification of an existing WCF, is not an expansion of use. No environmental impacts were identified for the proposed project. Additionally, none of the exceptions described in CEQA Guidelines Section 15300.2 apply.

Lead Agency Contact Person: Anna L. McPherson AICP**Telephone:** (619) 446-5276

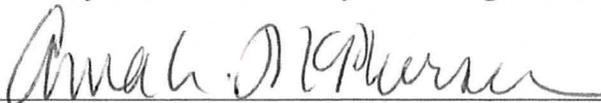
If filed by applicant:

Revised May 2016

Attachment 7

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

January 9, 2018

Date

Check One:

- (X) Signed By Lead Agency
() Signed by Applicant

Date Received for Filing with County Clerk or OPR:

OCEA BEACH PLANNING BOARD

General Meeting Minutes: Date April 4 , 2018

Page 1 of 4

MEETING CALLED TO ORDER AT 6:05 PM**MEMBERS PRESENT (MARKED WITH "X")**

1 <i>Vacant</i>	x 3 Andrew Waltz	6 <i>Vacant</i>
1 <i>Vacant</i>	x 4 Craig Klein (Treasurer)	x 6 Dan Dennison (Secretary)
x 2 Tom Gawronski	x 4 Blake Herrschaft (Chair)	x 7 Andrea Schlageter (Vice Chair)
2 <i>Vacant</i>	x 5 Jane Gawronski	x 7 Richard Aguirre
3 <i>Vacant</i>	5 Numan Stotz	<i>Numbers indicate district</i>

Meeting began with several challenges from Richard Aguirre about Board Officer elections at last month's Board meeting. Specifically that they were not conducted under terms of Roberts Rules of Order

AGENDA MODIFICATIONS & APPROVAL

Craig Klein moved to change agenda to include procedure for Board Officer elections in future

Richard Aguirre moved that last month's Board officer elections be re-voted. Richard moved that Chair for Planning Board be either Blake Herrschaft or Dan Dennison. Vote: Blake 7, Dan 2. Richard moved Vice Chair be either Andrea Schlageter or Dan Dennison. Vote: Andrea 7, Dan 2

ACTION ITEM: In future defer election of Board Officers until Board meeting after the election of Board members. Vote 9 yes, 0 no

MINUTES MODIFICATIONS & APPROVAL

Eliminated election of Board Officers from last meeting. Vote: 9 yes, 0 no Minutes Approved

TREASURER'S REPORT

\$933

REPRESENTATIVES REPORTS

None present

NON-AGENDA PUBLIC COMMENT

Nanci Kelly announced several Earth Day events on April 21 including Reunion of Science and Religion Head and Heart, 28th climate mobilization rally and clean up at beach at 10 am and The Green Center having their 29th anniversary celebration on April 29th

Virginia Wilson reported on success of Peninsula Tree Program. Also, the City is actively planting trees for the program

ACTION ITEM #1

Board meeting agendas items to be set by entire Board. Richard Aguirre 1st. Andrea Schlageter
2nd Vote: 9 yes, 0 no.

ACTION ITEM #2

Meeting efficiency Improvements. Presentation by Chair Blake Herrschaft. Blake passed out "Efficient Public Process document with guidelines for Presentation, Public Comment, Board Comment and motions" Active discussion of items in the hand-out. Some key comments from Board Members and audience

- Time limits for comments should not prevent due process/democracy
- Have consent section for meeting agendas to collectively approve items (except development permits) that have no objections.
- pass out information for upcoming development permits in close vicinity to project
- Have name signs for Board members at meetings
- No Board member abstentions from voting except for cause
- If have board member vacancies after an election ask departing members to apply for them
- For projects have Board member for that district make introduction for presentation to Board
- City needs to advise Planning Board of development activities in Board's area that the city is working on——likely ministerial applications
- Insist the City provide written notices of planned City improvements to Board within their planning area.
- Each person should not be held to two minute comment period if Chair extends.
- Chair should not be allowed to independently set meeting agendas

ACTION ITEM #3- REVIEW PLANS FOR 4763 PESCADERO:

Roger Bennet , Architect, showed model for 465 s.f.guest house and 493 s.f. garage
Approval motion made by Richard Aguirre, seconded by Jane Gawronski Approved 8/0

ACTION ITEM 4- BLUFF REPAIR 4820 PT LOMA AVE

Bob Tretman, representing owners, presented history of existing seawall including plan to remove rip rap placed through an emergency permit in the 80's and problem with sea cave that has been created by erosion.

Richard Aguirre moved to approved as presented with recommendation that the work does not include filling sea cave with cement or attempting minimalist repairs to existing condition. Seconded by Jane Gawronski. Approved 8/0

ACTION ITEM 5- MOBILE ANTENNAS AT MASONIC HALL

Representative of T-Mobile present plans for improvements to existing antennas on the building. Motion by Tom Gawronski to recommend extension of conditional use permit. Seconded by Craig Klein. Concerns expressed about health issues and opinion that antennas not be allowed in residential districts. Passed 6/2

CHAIR ANNOUNCEMENTS/CORRESPONDENCE/LIAISON REPORTS:

Community Planners Committee: none

OB town Council: Andrew Waltz said bike sharing was topic for recent meeting

OB Mainstreet Association:NONE

OB Recreation Council: none

OB Historical Society: info about next meeting with local author

OB Community Development Corporation: no recent meeting

OBMA Crime Prevention Committee:

OB Women's Club: none

Peninsula Community Planning Board:none

Midway Community Planning Advisory Group: No recent meeting

SANDAG:none

OCEA BEACH PLANNING BOARD

General Meeting Minutes: Date April 4 , 2018

Page 4 of 4

Mission Bay Park Committee:no recent meeting

San Diego River Coalition:no recent meeting

Airport Noise Advisory Committee:

ADJOURNED at 8:35 PM



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

Ownership Disclosure Statement

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 _____ **Project No. For City Use Only** _____
 T-Mobile Masonic Lodge

Project Address:
 1711 Sunset Cliffs Blvd., San Diego, CA 92107

Part I - To be completed when property is held by individual(s)

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, 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) and tenant(s) (if applicable) of the above referenced property. The list must include the names and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all individuals who own the property). A signature is required of at least one of the property owners. Attach additional pages if needed. A signature from the Assistant Executive Director of the San Diego Redevelopment Agency shall be required for all project parcels for which a Disposition and Development Agreement (DDA) has been approved / executed by the City Council. 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.

Additional pages attached Yes No

Name of Individual (type or print): _____
 Owner Tenant/Lessee Redevelopment Agency
Street Address: _____
City/State/Zip: _____
Phone No: _____ **Fax No:** _____
Signature : _____ **Date:** _____

Name of Individual (type or print): _____
 Owner Tenant/Lessee Redevelopment Agency
Street Address: _____
City/State/Zip: _____
Phone No: _____ **Fax No:** _____
Signature : _____ **Date:** _____

Name of Individual (type or print): _____
 Owner Tenant/Lessee Redevelopment Agency
Street Address: _____
City/State/Zip: _____
Phone No: _____ **Fax No:** _____
Signature : _____ **Date:** _____

Name of Individual (type or print): _____
 Owner Tenant/Lessee Redevelopment Agency
Street Address: _____
City/State/Zip: _____
Phone No: _____ **Fax No:** _____
Signature : _____ **Date:** _____

Project Title: 1711 Sunset Cliffs Blvd., San Diego, CA 92107	Project No. (For City Use Only)
--	--

Part II - To be completed when property is held by a corporation or partnership

Legal Status (please check):

Corporation Limited Liability -or- General) What State? _____ Corporate Identification No. C0208976
 Partnership

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, 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 names, titles and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all corporate officers, and all partners in a partnership who own the property). A signature is required of at least one of the corporate officers or partners who own the property. 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. Additional pages attached Yes No

Corporate/Partnership Name (type or print):
T-Mobile

Owner Tenant/Lessee

Street Address:
10509 Vista Sorrento Parkway, Suite 206

City/State/Zip:
San Diego, CA 92121

Phone No: _____ Fax No: _____
(858) 334-6112

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature : _____ Date: 6-8-18

Corporate/Partnership Name (type or print):
Point Loma Masonic Center Association

Owner Tenant/Lessee

Street Address:
1711 Sunset Cliffs Blvd.

City/State/Zip:
San Diego, CA 92107

Phone No: _____ Fax No: _____

Name of Corporate Officer/Partner (type or print):
Dail Richard obo Christopher Shomoon (authorization attached)

Title (type or print):
Treasurer

Signature : _____ Date: _____

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: _____ Fax No: _____

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature : _____ Date: _____

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: _____ Fax No: _____

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature : _____ Date: _____

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: _____ Fax No: _____

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature : _____ Date: _____

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: _____ Fax No: _____

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature : _____ Date: _____



T-Mobile Project Name: SD06258A

City of San Diego
Wireless Telecommunications Facility
Project Information and Background

Efforts are currently underway in the City of San Diego to establish and maintain the required infrastructure for T-Mobile's wireless network. T-Mobile has retained the services of SAC Wireless to facilitate the land use entitlement process. T-Mobile is requesting approval for the continued operation and entitlement renewal of an existing T-Mobile wireless telecommunications facility. The original permit is set to expire in the coming months and a new one is requested. The following project information is submitted for your consideration:

Project Location

Address: 1711 Sunset Cliffs Blvd., San Diego, CA 92107
APN: 448-381-01-00

Project Representative for T-Mobile

Dail Richard
SAC Wireless
5015 Shoreham Place, Suite 150
San Diego, CA 92122
(858)200-6541
Dail.Richard@sacw.com

Project Description

T-Mobile proposes the continued operation and entitlement renewal of an existing wireless telecommunications facility, with no proposed changes. This facility was originally approved via NUP 399992 & CDP 452250 with subsequent SCR 1006153. Current entitlements are for [6] antennas, [3] RRUs, and ground-mounted equipment cabinets.

The proposed project takes advantage of an existing, co-located facility, eliminating the need for a separate wireless telecommunications facility in the area. The existing use and site characteristics will remain unchanged. In addition, the existing antennas are screened via antenna skirting and the equipment cabinets are screened within an enclosure, as required by the previous permits; therefore, the proposed design adheres to the development standards as set forth by the City of San Diego.

The facility will be unmanned, and therefore, will not create any traffic. Maintenance personnel will visit the site every 4-6 weeks to ensure the site is functioning properly and being maintained. The facility will not create any hazardous materials, waste, odor, light, or glare.

Alternative Site Analysis / Collocation

This location already serves as a current city-approved wireless telecommunications facility for T-Mobile. Although a new permit is being sought, the standard requirement for an alternate site analysis does not apply. Since the existing facility can meet the area's objective goals for T-Mobile, continuing to utilize this location is preferred.

Pursuing a new location would require extensive site acquisition and RF Engineering efforts in identifying, contacting, and negotiating with different properties. In addition to the extensive amount of time it would take



to identify, entitle, permit, and construct a new facility, the cost would represent an unnecessary burden for T-Mobile. And the relocation to a new property could result in the redundancy of equipment during and for a short time after construction, to ensure that members of the community could continue to utilize T-Mobile's wireless network without interruption.

It is for these reasons that T-Mobile is requesting to continue using the existing facility's location.

Landscaping

Since this is an existing wireless telecommunications facility with no change to the footprint, size, or design of the site, no landscaping is proposed. Additional landscaping should not be required, as the facility is already existing and any landscaping conditions would have already been addressed. The project is located on a developed lot that has already implemented a landscaping plan, in the form of grass, shrubs and trees. In addition, the antennas are screened via antenna skirting, and the equipment cabinets are screened within an enclosure. The area around the ground-level cabinets is paved for a parking lot (non-plantable area). Adjacent properties have a low-to-moderate amount of landscaping. Landscaping would not add to the concealment/integration elements of the facility. Therefore, the existing concealment elements are integrated into the existing architecture of the building.

Respectfully submitted,

Dail Richard
SAC Wireless

SD06258A

Coverage Map

RF Team San Diego Market
July 12, 2017



Contents:

Plots:

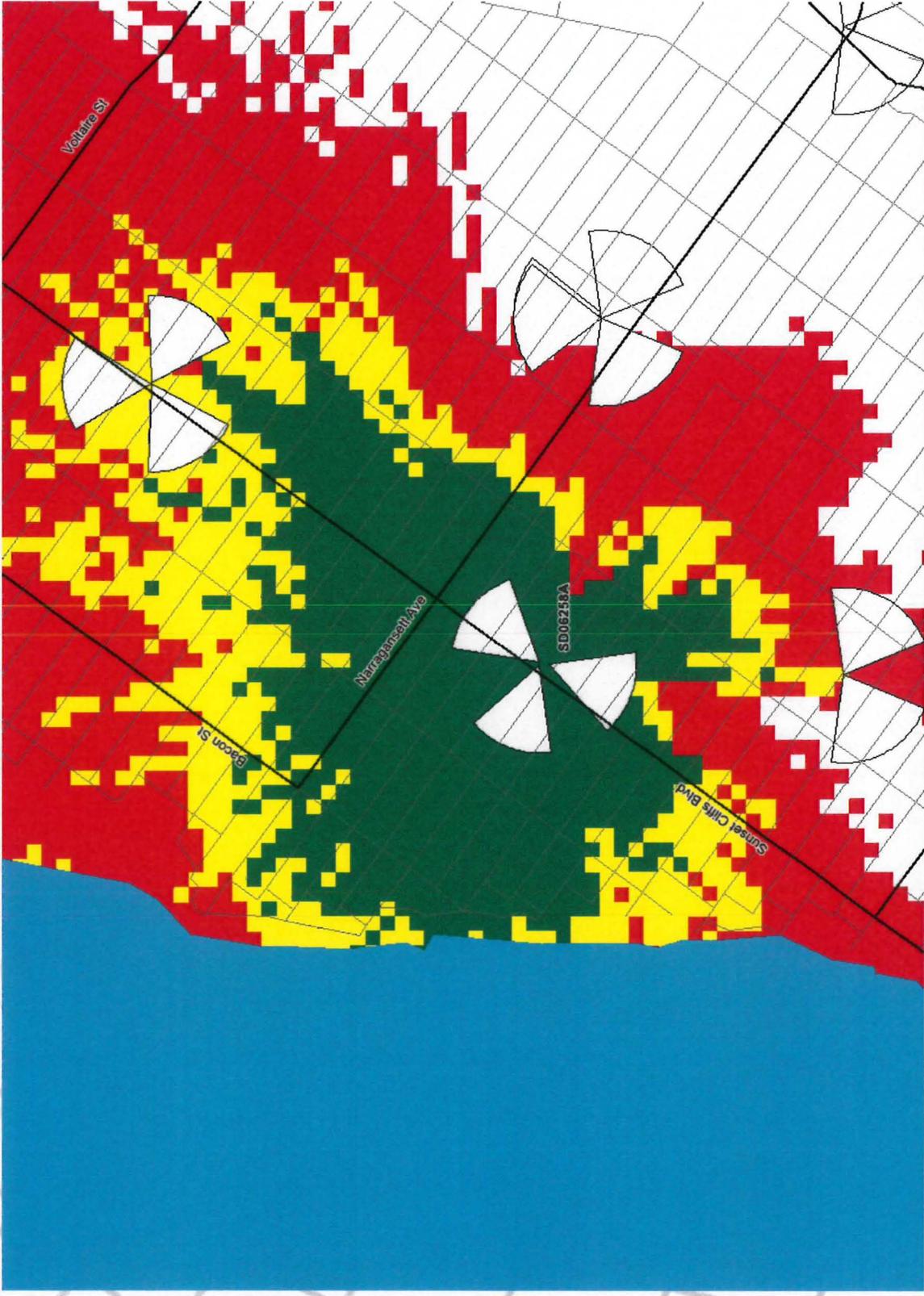
- **SD06258A coverage**
- **Existing On-Air sites coverage without SD06258A**
- **Site with existing On-Air neighbor sites coverage**





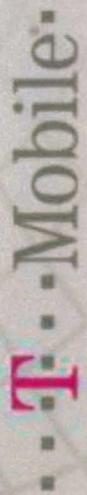
Attachment 10

SD06258A coverage



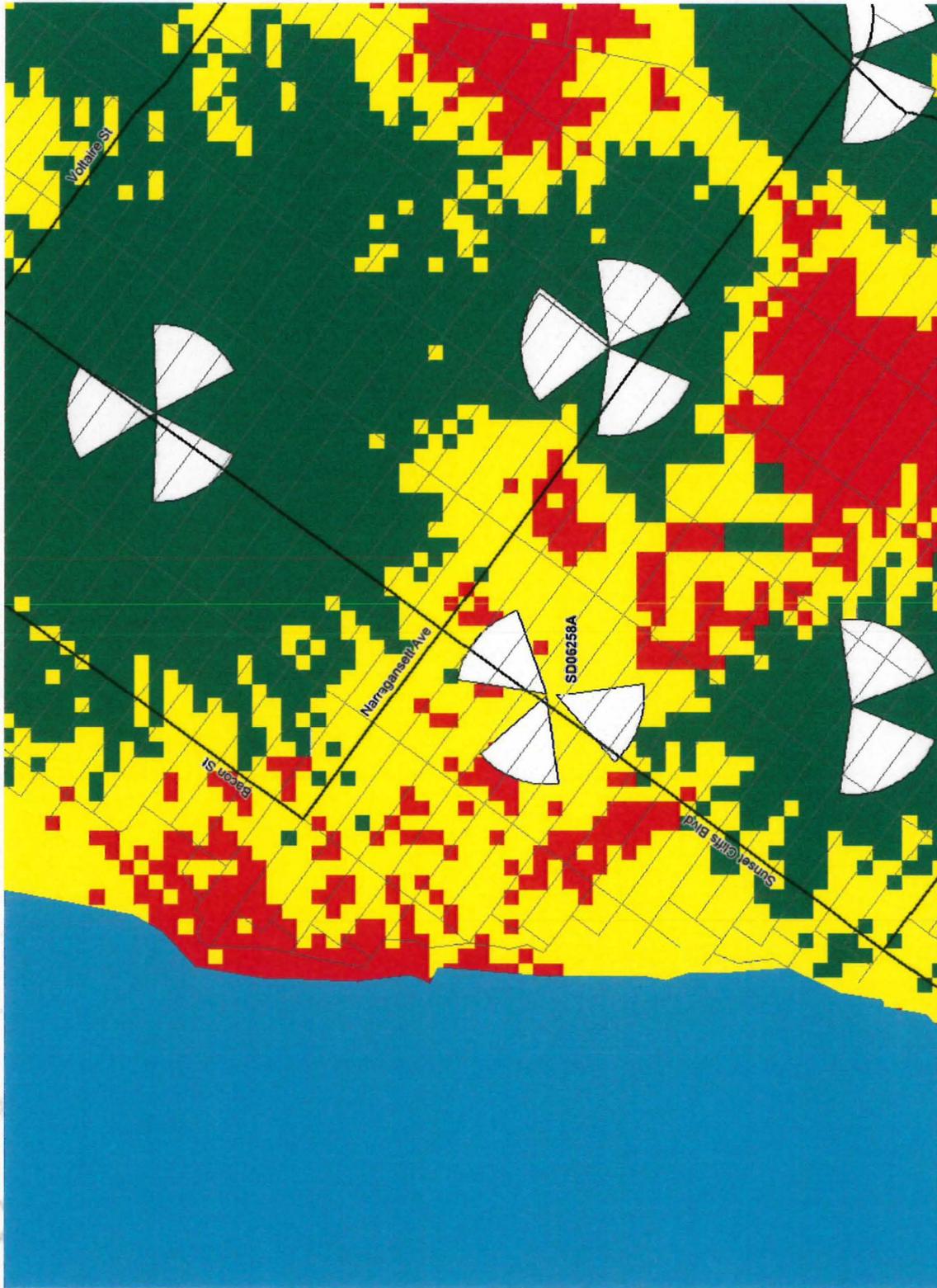
Excellent
Good
Poor
No coverage





Attachment 10

Existing On-Air sites coverage without SD06258A



	Excellent
	Good
	Poor
	No coverage





Attachment 10
Site with existing On-Air neighbor sites coverage



Excellent
Good
Poor
No coverage



Attachment 11

SAC Wireless Photo Survey

T-Mobile

SD06258A Masonic Lodge

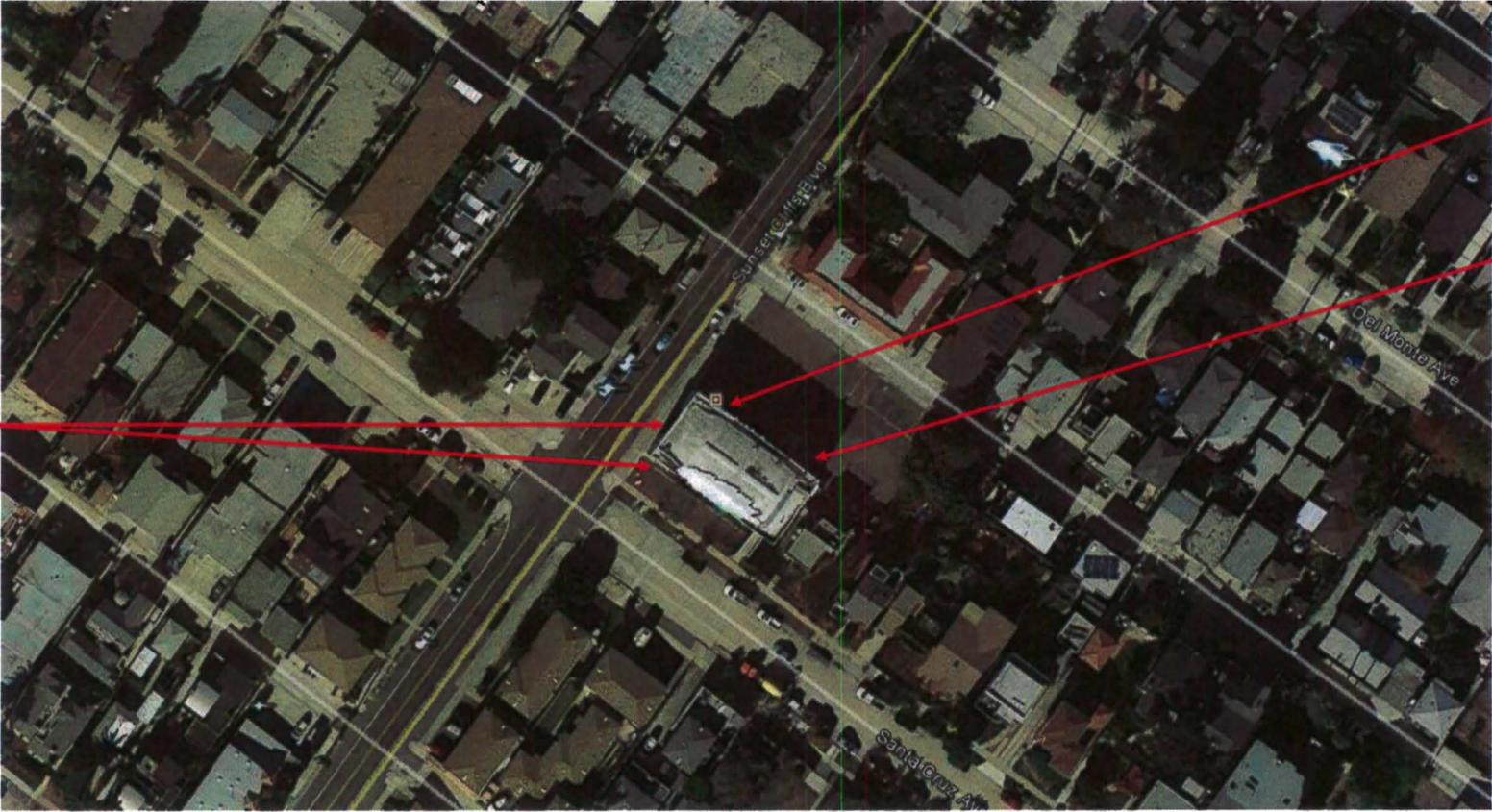
1711 Sunset Cliffs Blvd., San Diego, CA 92107

Index

Attachment 11

Page	Subject
3	Aerial View of Site
4	View of Site from North
5	View of Site from East
6	View of Site from South
7	View of Site from West
8	View from Site to North
9	View from Site to East
10	View from Site to South
11	View from Site to West
12	Equipment Cabinets
13	Rooftop Photos

Aerial View of Site



Antenna Sectors

Antenna Sectors

Cabinet Enclosure

View of Site from North

Attachment 11



View of Site from East

Attachment 11



View of Site from South

Attachment 11



View of Site from West

Attachment 11



View from Site to North



View from Site to East

Attachment 11



View from Site to South

Attachment 11



View from Site to West

Attachment 11



Equipment Enclosure



Rooftop Photos





SITE NUMBER: SD06258A
SITE NAME: MASONIC LODGE
ADDRESS: 1711 SUNSET CLIFFS BLVD
 SAN DIEGO, CA 92107
COUNTY: SAN DIEGO
PROJECT: CUP RENEWAL



PROJECT INFORMATION

SITE NAME: MASONIC LODGE
SITE NUMBER: SD06258A
SITE ADDRESS: 1711 SUNSET CLIFFS BLVD
 SAN DIEGO, CA 92107
 CITY OF SAN DIEGO
 SAN DIEGO

JURISDICTION: SAN DIEGO
COUNTY: SAN DIEGO

LATITUDE: 32.74147559°N
LONGITUDE: 117.25024800°W
CONSTRUCTION TYPE: IB
A.P.N.: 448-381-01-00 / 448-381-35-00 / 448-381-36-00

ZONING CLASSIFICATION: RM-1-1
PROPOSED USE: UNMANNED TELECOMMUNICATION FACILITY

PROPERTY OWNER: POINT LOMA MASONIC TEMPLE ASSOC.
 1711 SUNSET CLIFFS BLVD
 SAN DIEGO, CA 92106
 SAM PARISA
 (619) 223-1569

T-MOBILE PROJECT MANAGER: JOSEPH ROSE
 (858) 334-6112
 joseph.rose41@T-Mobile.com

APPLICANT: SAC WIRELESS ON BEHALF OF T-MOBILE
 DAIL RICHARD
 (858) 200-6541
 dail.richard@sacw.com

VICINITY MAP



LOCATION MAP



DRAWING INDEX

SHEET	DESCRIPTION
T-1	TITLE SHEET
T-2	LETTER OF AUTHORIZATION
A-1	OVERALL SITE PLAN
A-2	ENLARGED SITE PLAN
A-3	EXISTING ANTENNA PLAN, SCHEDULE & EQUIPMENT PLAN
A-4	EXISTING NORTHEAST & NORTHWEST ELEVATIONS

REVISIONS

REV.	DATE	DESCRIPTION	INITIALS
0	09/06/16	90% ZD's	JE
1	02/02/17	100% ZD's	JL
△	07/27/17	CITY COMMENTS	CA

NOT FOR CONSTRUCTION UNLESS LABELED AS CONSTRUCTION SET

SCOPE OF WORK

T-MOBILE PROPOSES THE CONTINUED USE AND OPERATION OF AN EXISTING WIRELESS TELECOMMUNICATIONS FACILITY, CONSISTING OF:
 (6) PANEL ANTENNAS, WITH NO PROPOSED CHANGES
 (3) BRUS, WITH NO PROPOSED CHANGES
 (3) TMAs, WITH NO PROPOSED CHANGES
 EQUIPMENT CABINETS, WITH NO PROPOSED CHANGES

LEGAL DESCRIPTION

LOTS 1, 2, 3 AND 4 BLOCK 36 OCEAN BEACH, ACCORDING TO THE MAP THEREOF NO. 271 FILED IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF THE SAN DIEGO, STATE OF CALIFORNIA

GENERAL NOTES

THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. 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 REQUIRED AND NO COMMERCIAL SIGNAGE IS PROPOSED.

DO NOT SCALE DRAWINGS

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

SPECIAL NOTES

- ALL WORK SHALL BE INSTALLED IN CONFORMANCE WITH CURRENT T-MOBILE CONSTRUCTION INSTALLATION GUIDE.
- EXISTING CONDITIONS WILL BE VERIFIED IN FIELD. IF SIGNIFICANT DEVIATIONS OR DETERIORATION ARE ENCOUNTERED AT THE TIME OF CONSTRUCTION, A REPAIR PERMIT WILL BE OBTAINED & CONTRACTOR SHALL NOTIFY ARCHITECT OR ENGINEER OF RECORD IMMEDIATELY.
- CONTRACTOR SHALL VERIFY ALL PLANS & EXISTING DIMENSIONS & CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ARCHITECT OR ENGINEER OF RECORD IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.
- THESE DRAWINGS ARE FULL SIZE & SCALEABLE ON 22"x34" SHEET SIZE & ARE NOT REDUCED IN SIZE.
- STATEMENT THAT COMPLIANCE WITH THE ENERGY CODE IS NOT REQUIRED. -SCOPE OF WORK DOES NOT INVOLVE MODIFICATIONS TO EXTERIOR ENVELOPE OF BUILDING, HVAC SYSTEMS OR ELECTRICAL LIGHTING.

CODE COMPLIANCE

- 2016 CALIFORNIA ENERGY CODE
- 2016 CALIFORNIA BUILDING CODE
- 2016 CALIFORNIA ELECTRICAL CODE
- 2016 CALIFORNIA FIRE CODE
- 2016 CALIFORNIA MECHANICAL CODE
- 2016 CALIFORNIA PLUMBING CODE

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



I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME AND UNDER MY DIRECT SUPERVISION AND THAT I AM DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF CALIFORNIA

MASONIC LODGE
 SD06258A
 1711 SUNSET CLIFFS BLVD
 SAN DIEGO, CA 92107

SHEET TITLE

TITLE SHEET

SHEET NUMBER

T-1

PROJECT TEAM

ARCHITECT: SAC WIRELESS
 NESTOR POPOWYCH, A.I.A.
 5015 SHOREHAM PLACE, STE 150
 SAN DIEGO, CA 92122
 CONTACT: DENNIS YOSHII
 PHONE: (619) 736-3766 X105
 EMAIL: dennis.yoshii@sacw.com

CONSTRUCTION MANAGER: T-MOBILE USA
 KIRT BABCOCK
 10509 VISTA SORRENTO PKWY
 STE 206
 SAN DIEGO, CA 92121
 PHONE: (858) 334-6139
 EMAIL: kirt.babcock@T-Mobile.com

ENGINEER: SAC WIRELESS
 TAHZAY RAMIREZ, P.E.
 5015 SHOREHAM PLACE, STE 150
 SAN DIEGO, CA 92122
 PHONE: (619) 736-3766 X114
 EMAIL: tahzay.ramirez@sacw.com

RF ENGINEER: T-MOBILE USA
 MUSTAFA AJMAL
 10509 VISTA SORRENTO PKWY
 STE 206
 SAN DIEGO, CA 92121
 PHONE: -
 EMAIL: mustafa.ajmal@T-Mobile.com

PLANNING/ZONING CONSULTANT: SAC WIRELESS
 DAIL RICHARD
 5015 SHOREHAM PLACE, STE 150
 SAN DIEGO, CA 92122
 PHONE: (858) 200-6541
 EMAIL: dail.richard@sacw.com

DRIVING DIRECTIONS

DIRECTIONS FROM: 10509 VISTA SORRENTO PKWY, SAN DIEGO, CA 92121

- HEAD SOUTHEAST ON VISTA SORRENTO PKWY
- USE THE RIGHT 2 LANES TO TURN RIGHT ONTO SORRENTO VALLEY RD
- SLIGHT RIGHT ONTO THE INTERSTATE 805 S RAMP
- MERGE ONTO I-805 S
- KEEP LEFT TO STAY ON I-805 S
- USE THE RIGHT 2 LANES TO TAKE EXIT 20 TO MERGE ONTO CA-163 S TOWARD DOWNTOWN
- USE THE RIGHT 2 LANES TO TAKE EXIT 3B TO MERGE ONTO I-8 W
- KEEP LEFT TO STAY ON I-8 W
- USE THE RIGHT LANE TO TURN LEFT ONTO SUNSET CLIFFS BLVD
- SLIGHT RIGHT TO STAY ON SUNSET CLIFFS BLVD



Know what's below. Call before you dig.

TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN CALIFORNIA (SOUTH), CALL DIG ALERT TOLL FREE: 1-800-227-2600 OR www.digalert.org CALIFORNIA STATUTE REQUIRES MIN OF 2 WORKING DAYS NOTICE BEFORE YOU EXCAVATE

THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO CARRIER SERVICES IS STRICTLY PROHIBITED.



LETTER OF AUTHORIZATION

To: City of San Diego
Development Services Department
1222 First Avenue, MS 301
San Diego, CA 92101-4101

Re: Application for Zoning and Permitting

The undersigned authorized representative of Point Loma Masonic Center Association, a Non-Profit Fraternal Order Corporation, owner of the Property ("Owner") described below does hereby appoint SAC, an authorized representative of T-Mobile West LLC, a Delaware limited liability company, as agent for the purpose of consummating any application necessary to ensure its ability to use and/or construct improvements to the Property leased or licensed for the purpose of construction a wireless communications facility. I understand that the application may be denied, modified or approved with conditions and that those conditions or modifications must be complied with prior to issuance of building permits. Owner hereby authorizes the employees of City of San Diego to enter upon the Property during normal business hours as necessary to inspect the Property for the purpose of processing this application.

Property located at: 1711 Sunset Cliffs Blvd., San Diego, CA 92106 ("Property")

Parcel Number(s): 448-381-01-00

Owner's Name: Point Loma Masonic Center Association, a Non-Profit Fraternal Order Corporation

Signature (and title, if applicable) of Property Owner:

Name: Christopher Skarson

Title: Treasurer

Date Executed: 9-27-16

T-Mobile Site ID: SD06258A

T-Mobile Site Name: Masonic Lodge

site development, architecture & engineering, construction
540 West Madison Street, 16th Floor, Chicago, IL 60661 T 312-971-7881 F 312-971-7881 www.saow.com



10509 VISTA SORRENTO PKWY #206
SAN DIEGO, CA 92121
T-MOBILE.COM



WIRELESS
SAC AE DESIGN GROUP, INC.
5015 SHOREHAM PLACE, SUITE 150
SAN DIEGO, CA 92122
www.saow.com

REVISIONS

REV.	DATE	DESCRIPTION	INITIALS
0	09/06/16	90% ZD's	JE
1	02/02/17	100% ZD's	JL
△	07/27/17	CITY COMMENTS	CA

NOT FOR CONSTRUCTION UNLESS LABELED AS CONSTRUCTION SET



"I HEREBY CERTIFY THAT THE PLANS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF CALIFORNIA"

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SD06258A
1711 SUNSET CLIFFS BLVD
SAN DIEGO, CA 92107

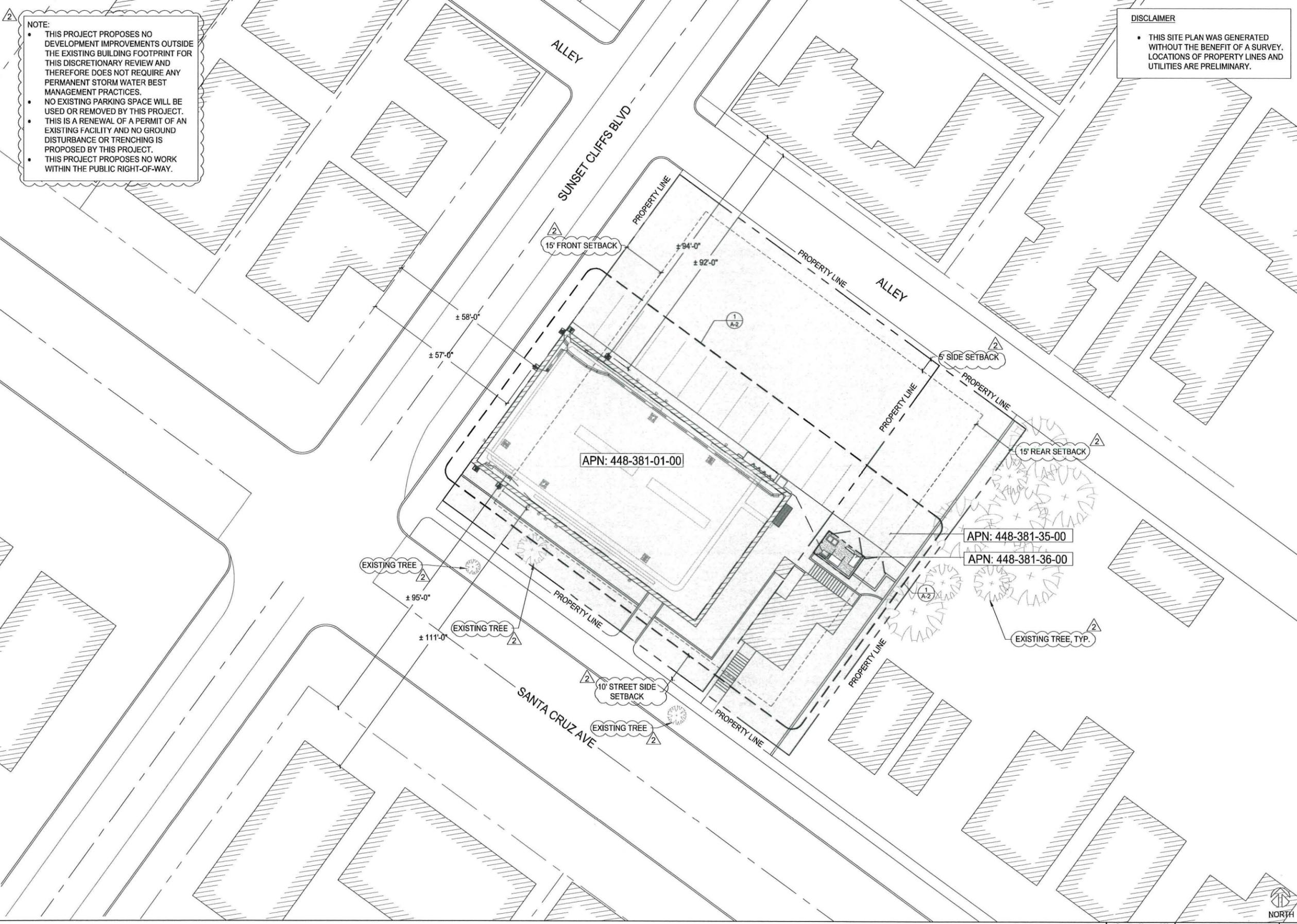
SHEET TITLE

LETTER OF AUTHORIZATION

SHEET NUMBER

T-2

THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO CARRIER SERVICES IS STRICTLY PROHIBITED.



NOTE:

- THIS PROJECT PROPOSES NO DEVELOPMENT IMPROVEMENTS OUTSIDE THE EXISTING BUILDING FOOTPRINT FOR THIS DISCRETIONARY REVIEW AND THEREFORE DOES NOT REQUIRE ANY PERMANENT STORM WATER BEST MANAGEMENT PRACTICES.
- NO EXISTING PARKING SPACE WILL BE USED OR REMOVED BY THIS PROJECT.
- THIS IS A RENEWAL OF A PERMIT OF AN EXISTING FACILITY AND NO GROUND DISTURBANCE OR TRENCHING IS PROPOSED BY THIS PROJECT.
- THIS PROJECT PROPOSES NO WORK WITHIN THE PUBLIC RIGHT-OF-WAY.

DISCLAIMER

- THIS SITE PLAN WAS GENERATED WITHOUT THE BENEFIT OF A SURVEY. LOCATIONS OF PROPERTY LINES AND UTILITIES ARE PRELIMINARY.

T-Mobile
10509 VISTA SORRENTO PKWY #206
SAN DIEGO, CA 92121
T-MOBILE.COM

SAC WIRELESS
SAC AE DESIGN GROUP, INC.
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SAN DIEGO, CA 92122
www.sacw.com

REVISIONS

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1	02/02/17	100% ZD's	JL
2	07/27/17	CITY COMMENTS	CA

NOT FOR CONSTRUCTION UNLESS LABELED AS CONSTRUCTION SET

LICENSED ARCHITECT
ESTOR T. POPOWYCH
C-27496
RENEWAL 4-30-19
STATE OF CALIFORNIA

"I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF CALIFORNIA"

MASONIC LODGE
SD06258A
1711 SUNSET CLIFFS BLVD
SAN DIEGO, CA 92107

SHEET TITLE
OVERALL SITE PLAN

SHEET NUMBER
A-1

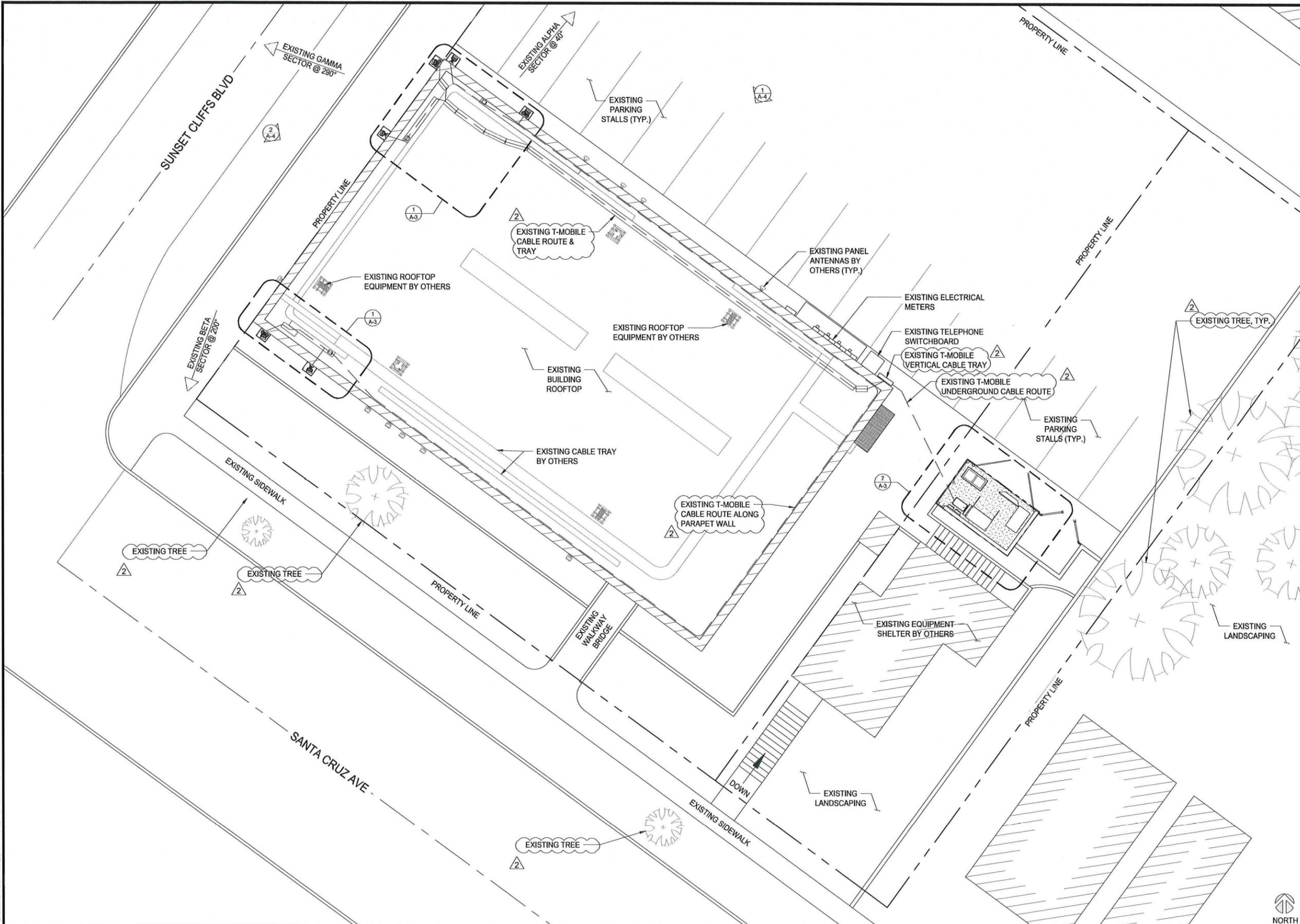
OVERALL SITE PLAN

0 4' 8' 16' SCALE: 1/16"=1'-0" (22x34)
(OR) 1/32"=1'-0" (11x17)



1

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 SAN DIEGO, CA 92122
 www.sacw.com

REV	DATE	DESCRIPTION	INITIALS
0	09/06/16	90% ZD's	JE
1	02/02/17	100% ZD's	JL
△	07/27/17	CITY COMMENTS	CA

NOT FOR CONSTRUCTION UNLESS LABELED AS CONSTRUCTION SET

LICENSED ARCHITECT
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 1711 SUNSET CLIFFS BLVD
 SAN DIEGO, CA 92107

SHEET TITLE
ENLARGED SITE PLAN

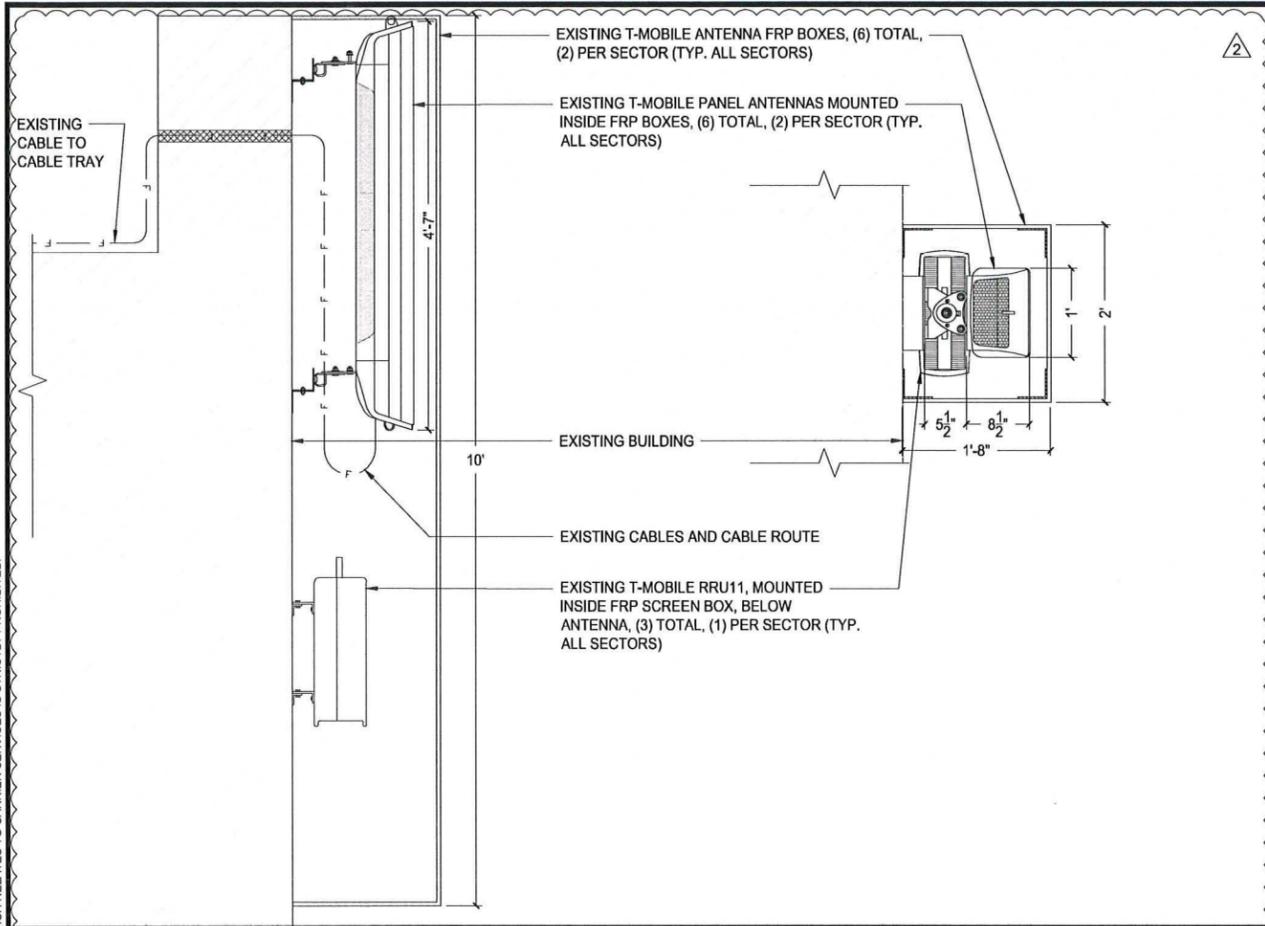
SHEET NUMBER
A-2

ENLARGED SITE PLAN

0 2' 4' 8' SCALE: 1/8"=1'-0" (22x34)
 (OR) 1/16"=1'-0" (11x17)



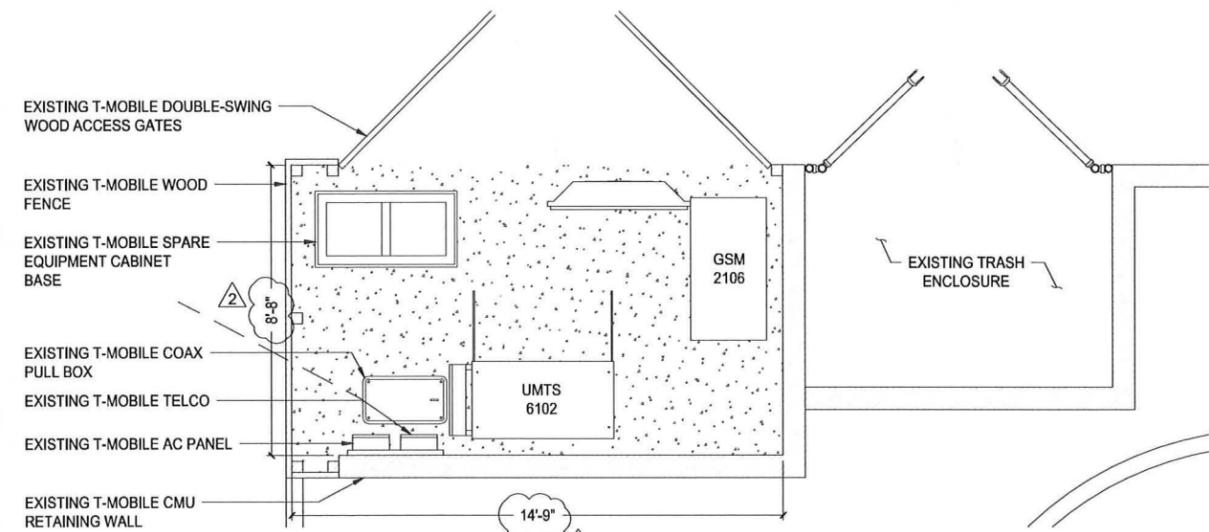
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SECTOR	AZIMUTH	RAD CENTER	TOP OF ANTENNA	ANTENNA SIZE (HxWxD)	POSITION	EXISTING OR PROPOSED	ANTENNA MODEL	TMA/RADIO	CABLE	CABLE LENGTH AS PER RFDS
ALPHA	40°	27'-8"	30'-0"	55"x12"x7.9"	1	EXISTING	AIR21 B2A/B4P KRC 118023/1	N/A	(1) 78" COAX / (6) HCS	75'-0" / 16'-0"
				55"x14.9"x9.5"	2	EXISTING	AIR21 B4A/B12P-B8P KRC 118057/1	RRU11 B12		
BETA	200°	27'-8"	30'-0"	55"x12"x7.9"	1	EXISTING	AIR21 B2A/B4P KRC 118023/1	N/A	(1) 78" COAX / (6) HCS	79'-0" / 16'-0"
				55"x14.9"x9.5"	2	EXISTING	AIR21 B4A/B12P-B8P KRC 118057/1	RRU11 B12		
GAMMA	290°	27'-8"	30'-0"	55"x12"x7.9"	1	EXISTING	AIR21 B2A/B4P KRC 118023/1	N/A	(1) 78" COAX / (6) HCS	125'-0" / 16'-0"
				55"x14.9"x9.5"	2	EXISTING	AIR21 B4A/B12P-B8P KRC 118057/1	RRU11 B12		

ANTENNA MOUNTING DETAIL

SCALE: 3/8"=1'-0" (22x34)
(OR) 3/16"=1'-0" (11x17)

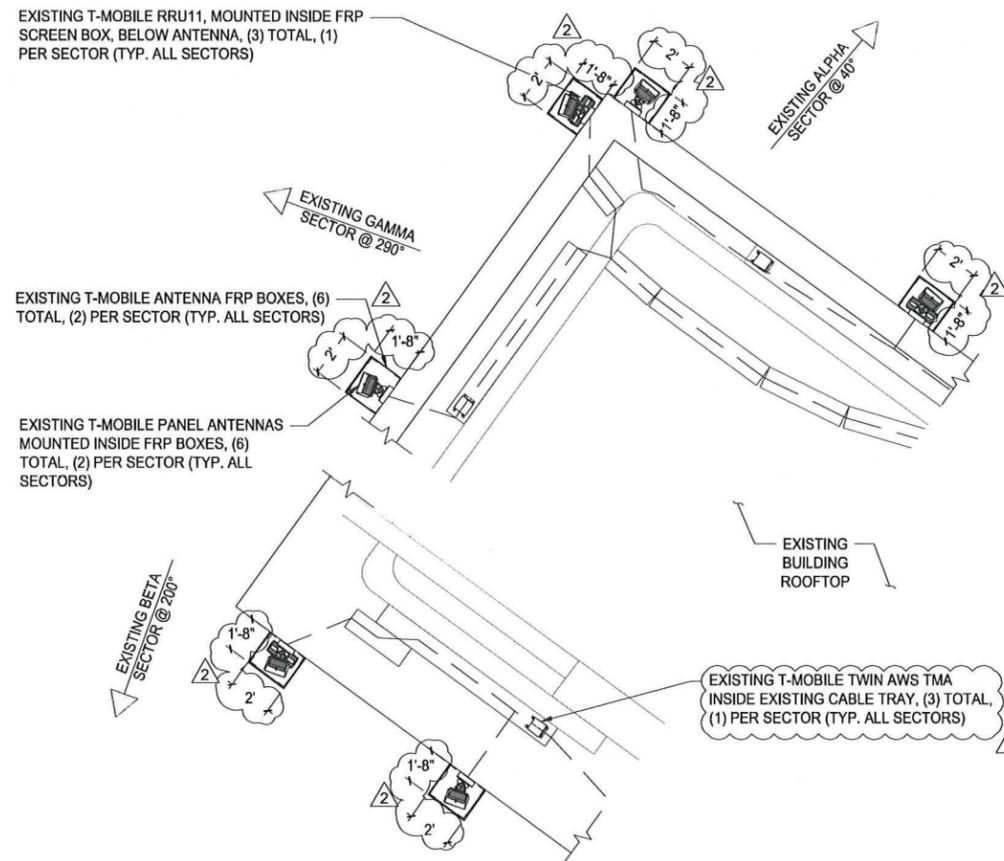


EXISTING EQUIPMENT PLAN

SCALE: 3/8"=1'-0" (22x34)
(OR) 3/16"=1'-0" (11x17)



EXISTING ANTENNA PLAN & SCHEDULE



EXISTING BUILDING ROOFTOP

EXISTING T-MOBILE TWIN AWS TMA INSIDE EXISTING CABLE TRAY, (3) TOTAL, (1) PER SECTOR (TYP. ALL SECTORS)

EXISTING ALPHA SECTOR @ 40°

EXISTING GAMMA SECTOR @ 290°

EXISTING BETA SECTOR @ 200°

SCALE: 1/4"=1'-0" (22x34)
(OR) 1/8"=1'-0" (11x17)



REVISIONS			
REV.	DATE	DESCRIPTION	INITIALS
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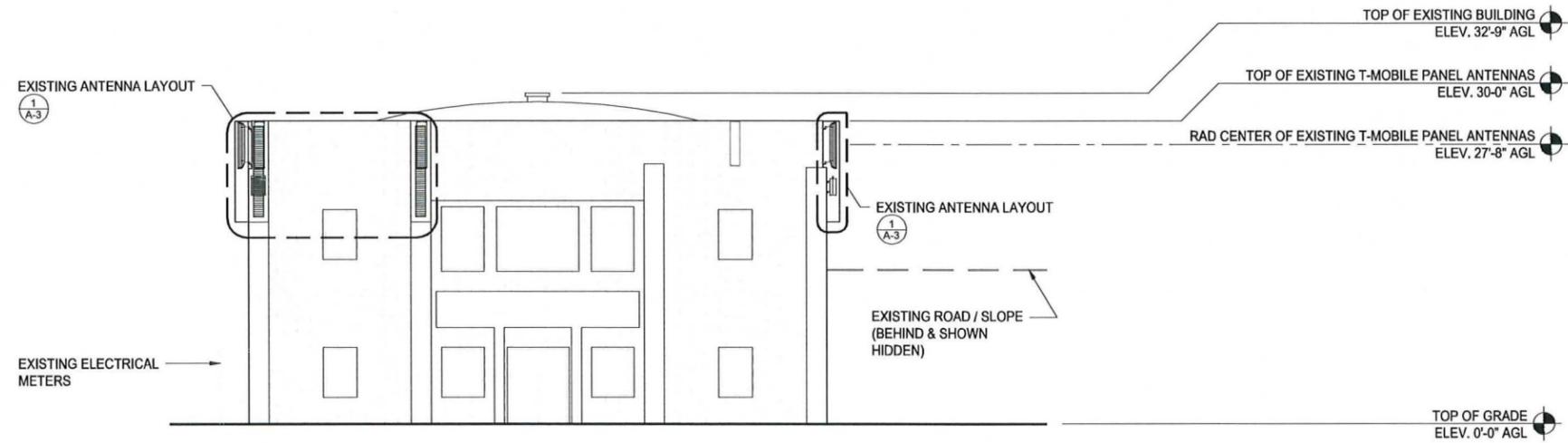
SHEET TITLE
EXISTING ANTENNA PLAN,
SCHEDULE & EQUIPMENT
PLAN

SHEET NUMBER
A-3

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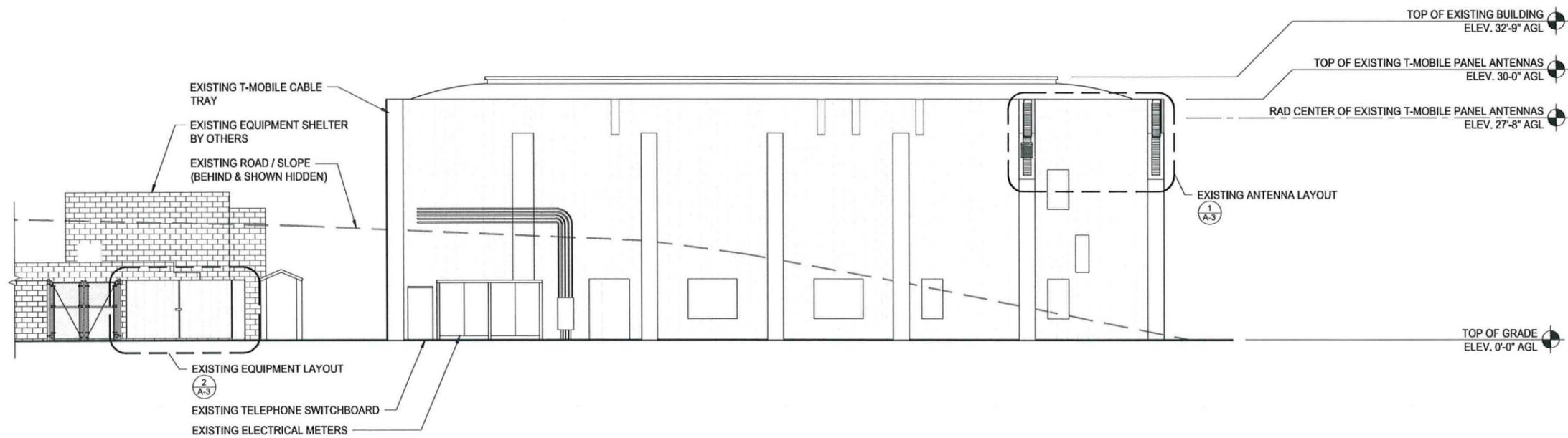
0 2' 4' 8' SCALE: 1/8"=1'-0" (22x34)
 (OR) 1/16"=1'-0" (11x17)

2

REVISIONS			
REV	DATE	DESCRIPTION	INITIALS
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1	02/02/17	100% ZD's	JL
△	07/27/17	CITY COMMENTS	CA

NOT FOR CONSTRUCTION UNLESS LABELED AS CONSTRUCTION SET

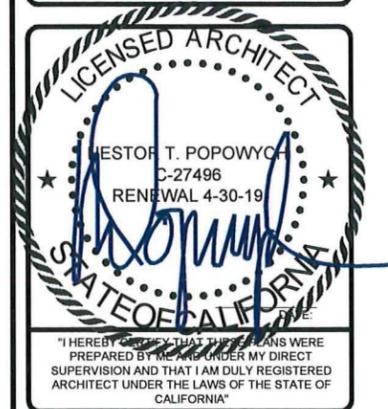
EXISTING NORTHWEST ELEVATION



0 2' 4' 8' SCALE: 1/8"=1'-0" (22x34)
 (OR) 1/16"=1'-0" (11x17)

1

EXISTING NORTHEAST ELEVATION



MASONIC LODGE
 SD06258A
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 SAN DIEGO, CA 92107

SHEET TITLE
 EXISTING NORTHEAST &
 NORTHWEST ELEVATIONS

SHEET NUMBER
 A-4

VICINITY MAP

PHOTOSIMULATION VIEWPOINTS



CUP RENEWAL
SD06258A
MASONIC LODGE
1711 SUNSET CLIFFS BLVD.
SAN DIEGO, CA 92107

Attachment 13



DISCLAIMER:
THIS PHOTOSIMULATION IS INTENDED AS A GRAPHICAL REPRESENTATION OF EXISTING AND PROPOSED SITE CONDITIONS BASED ON THE PROJECT / DRAWING PLANS. IT IS NOT INTENDED FOR CONSTRUCTION. ACTUAL, FINAL CONSTRUCTION MAY VARY

PHOTOSIMULATION VIEW 1
EXISTING CONDITIONS
LOOKING SOUTHWEST



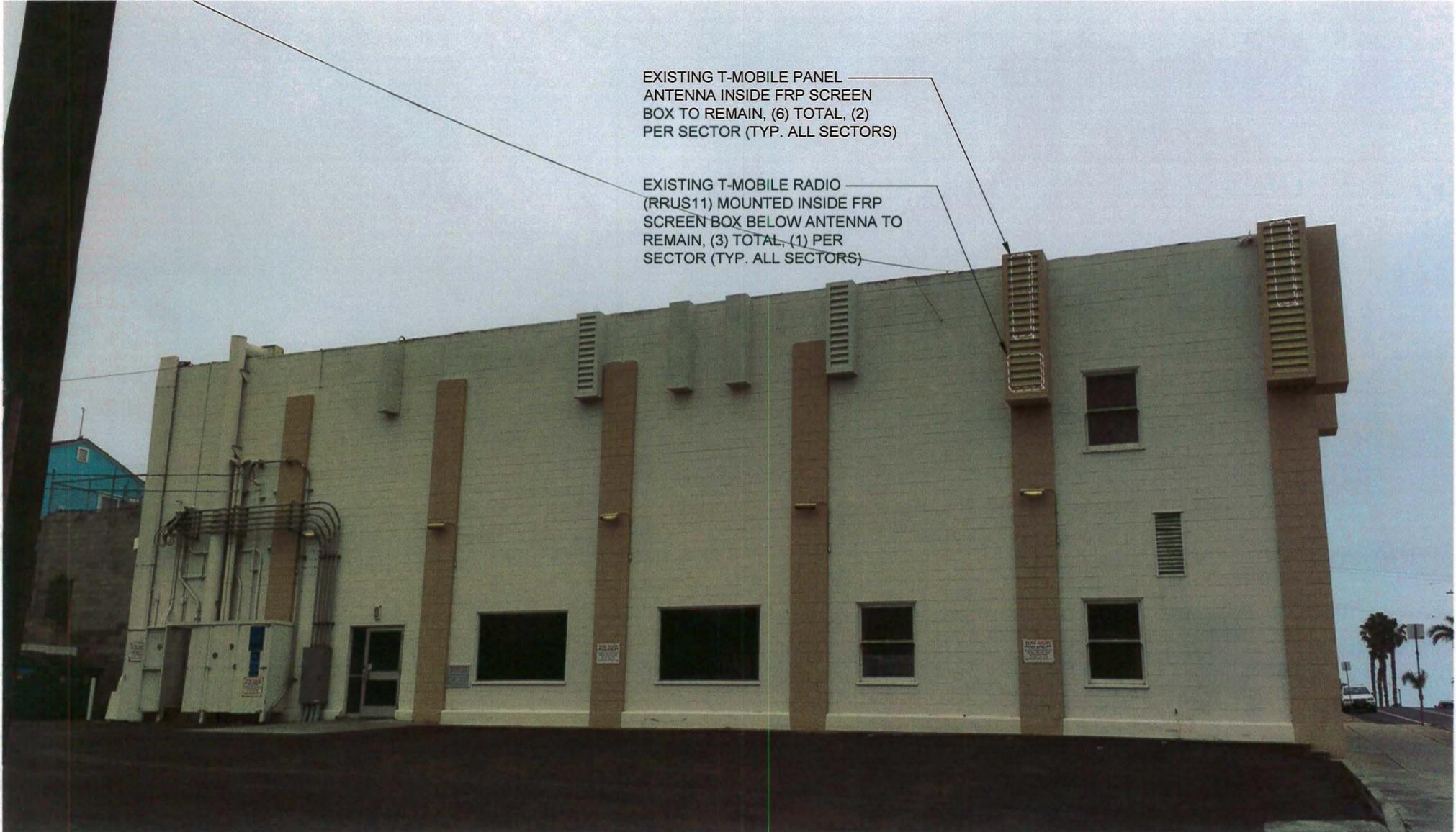
CUP RENEWAL
SD06258A
MASONIC LODGE
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Attachment 13



EXISTING T-MOBILE PANEL
ANTENNA INSIDE FRP SCREEN
BOX TO REMAIN, (6) TOTAL, (2)
PER SECTOR (TYP. ALL SECTORS)

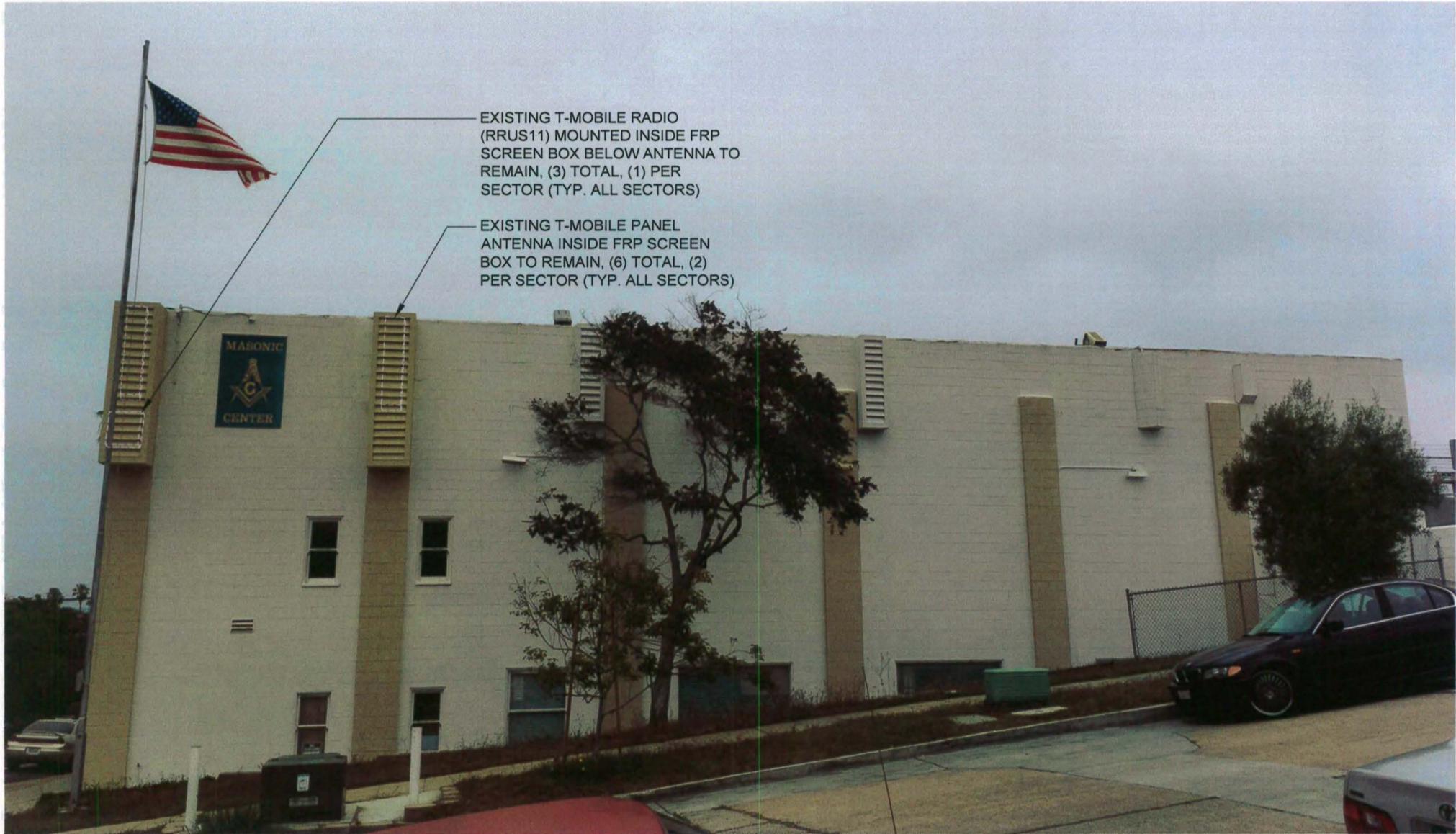
EXISTING T-MOBILE RADIO
(RRUS11) MOUNTED INSIDE FRP
SCREEN BOX BELOW ANTENNA TO
REMAIN, (3) TOTAL, (1) PER
SECTOR (TYP. ALL SECTORS)



PHOTOSIMULATION VIEW 2
EXISTING CONDITIONS
LOOKING NORTHEAST



CUP RENEWAL SD06258A Attachment 13
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PHOTOSIMULATION VIEW 3
EXISTING CONDITIONS
LOOKING SOUTHEAST



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Attachment 13

