



THE CITY OF SAN DIEGO

## Report to the Hearing Officer

DATE ISSUED: July 11, 2018 REPORT NO. HO-18-051

HEARING DATE: July 18, 2018

SUBJECT: AT&T MOBILITY PLNU. Process Three Decision

PROJECT NUMBER: [590729](#)

OWNER/APPLICANT: Point Loma Nazarene University/AT&T Mobility

### SUMMARY

Issue: Should the Hearing Officer approve a modification to an existing Wireless Communication Facility located at the Point Loma Nazarene University Campus (on the Ryan Learning Center Library Building) within the Peninsula Community Planning area?

Staff Recommendation: APPROVE Conditional Use Permit No. 2157661.

Community Planning Group Recommendation: On May 17, 2018, the Peninsula Community Planning Board voted 11-0 to recommend approval of the proposed project (Attachment 8).

Environmental Review: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15301 (Existing Facility) and 15303 (Installation of small new equipment and facilities in small structures). This project is not pending an appeal of the environmental determination. The environmental [exemption determination](#) for this project was made on May 1, 2018, and the opportunity to appeal that determination ended May 15, 2018.

### BACKGROUND

AT&T Mobility PLNU is an application for a modification to an existing Wireless Communication Facility (WCF) located on the Point Loma Nazarene University (PLNU) campus (Attachments 1 and 3). More specifically the site is located on the Ryan Learning Center Library Building at 3900 Lomaland Drive. The site is zoned RS-1-7 and is within the Peninsula Community Planning area (Attachment 2). The 77-acre PLNU is surrounded by residential uses with the exception of Sunset Cliffs Natural Park to the west.

AT&T Mobility originally obtained a permit to install this WCF on November 19, 2008. At the time, the installation included four façade mounted antennas and an internal equipment room. A condition

was included for a ten-year expiration date allowing the City to re-evaluate the site condition as well as advancements in design and technology. A Substantial Conformance Review application was later granted on September 12, 2011 for two more additional antennas (for a total of six antennas) and to relocate all antennas behind Fiberglass Reinforced Panel (FRP) screens. The original permit expires on November 19, 2018 and AT&T Mobility is pursuing a new CUP to upgrade the facility and to extend the use of the WCF.

AT&T's application was deemed complete on April 17, 2018 and a total of 70 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 new WCF installation.

## DISCUSSION

### Project Description

AT&T submitted a CUP application to modify an existing WCF that supports six antennas and eight remote radio units, concealed behind FRP screens, painted and textured to match the surface of the Ryan Learning Center Library Building (Attachment 12). The equipment associated with this WCF is located inside the existing building on the first floor, not visible to the public. The objective of this site is to provide coverage and capacity within the residential areas to the north, west, and east and to connect the coverage gaps to the surrounding sites. The other main priority of this site is to provide capacity and coverage to the students and faculty of PLNU. Due to the density and residential nature of the surrounding site, the applicant was unable to locate another site in a lower preference level that would provide the height to effectively house a WCF. As there are predominately residential buildings surrounding 3900 Lomaland Drive, there are limited opportunities to co-locate (Attachment 10). Furthermore, the current design accommodates a completely concealed and integrated WCF that is recommended by both the City's General Plan for WCF, the WCF Design Guidelines, and the WCF Regulations LDC Section 141.0420. This type of design may qualify for a permit without an expiration date.

### Wireless Communication Facility

San Diego Municipal Code (SDMC) 141.0420(e)(1) requires a CUP for all WCFs in Residential zones. The existing WCF is located on the PLNU property, which contains residential uses. 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 SDMC, which includes the development regulations for the RS-1-7 zone and the WCF regulations Section 141.0420. The proposed modifications will be concealed behind the existing FRP screen wall and inside the existing equipment room. The Findings to approve the project are attached (Attachment 5) and staff recommends approval of the proposed AT&T Mobility PLNU project.

ALTERNATIVES

1. Approve CUP No. 2157661, with modifications.
2. Deny CUP No. 2157661, 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,



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Simon Tse, Development Project Manager

Attachments:

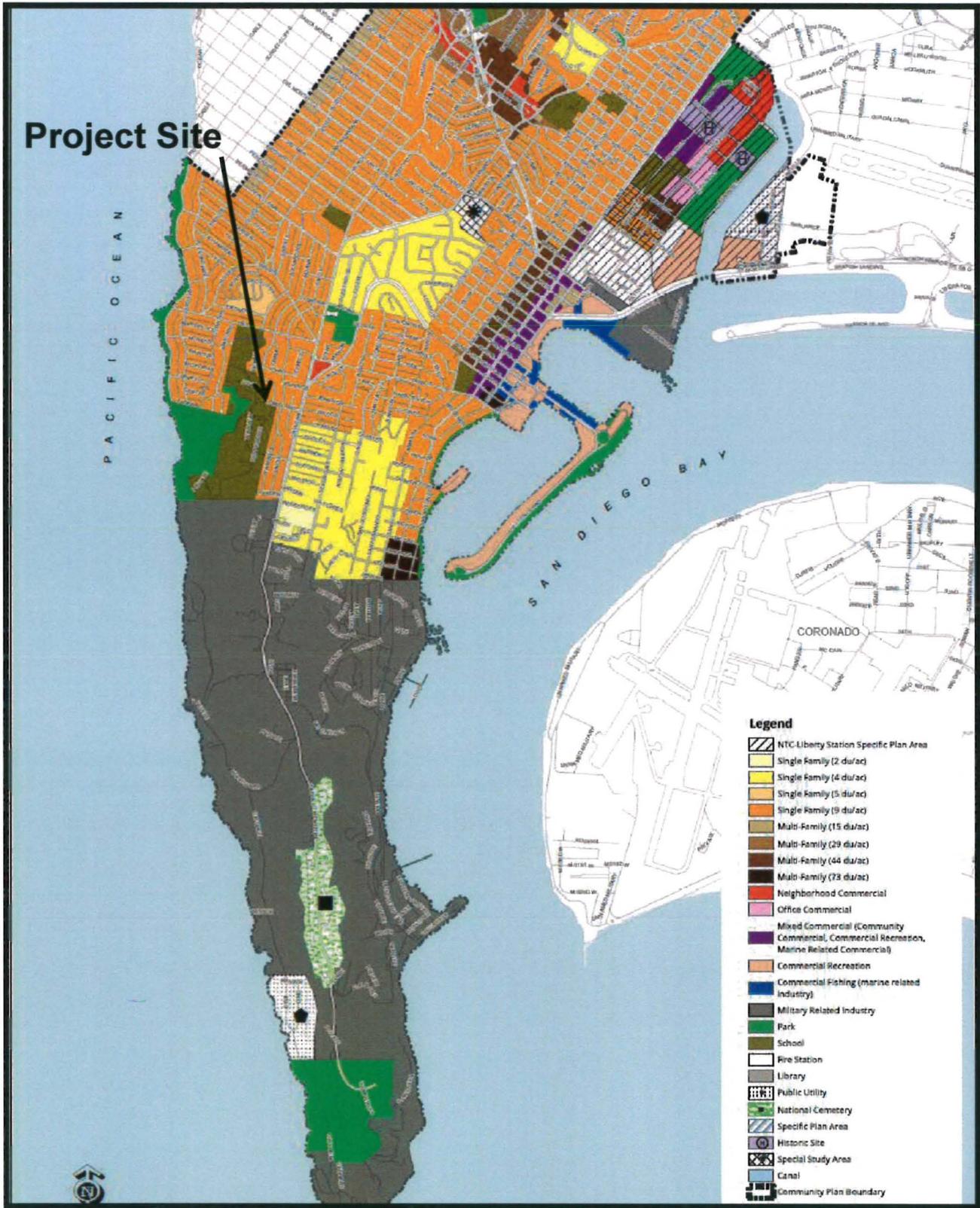
1. Location Map
2. Community Plan Land Use Map
3. Aerial Map
4. Project Data Sheet
5. Draft Resolution with Findings
6. Draft Permit with Conditions
7. Environmental Exemption
8. Community Planning Group Recommendation
9. Ownership Disclosure Statement
10. Justification Analysis (Including Coverage Maps)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



# Project Location Map

AT&T PLNU / 3900 Lomaland Drive  
PROJECT NO. 590729





## Land Use Map

AT&T PLNU / 3900 Lomaland Drive  
PROJECT NO. 590729





### Aerial Photo

AT&T PLNU / 3900 Lomaland Drive  
PROJECT NO. 590729



<b>PROJECT DATA SHEET</b>		
<b>PROJECT NAME:</b>	AT&T PLNU	
<b>PROJECT DESCRIPTION:</b>	A Conditional Use Permit (Process 3) application to modify an existing Wireless Community Facility located at 3900 Lomaland Drive in the RS-1-7 zone of the Peninsula Community Planning area. The proposed modification consists of six replacement antennas completely concealed behind Fiberglass Reinforced Panels on Sme Hall located on the Point Loma Nazarene University Campus. The project also includes 12 new remote radio units within the existing equipment area. Council District 2; Part 77; CST-APP	
<b>COMMUNITY PLAN AREA:</b>	Peninsula Community Plan	
<b>DISCRETIONARY ACTIONS:</b>	Conditional Use Permit	
<b>COMMUNITY PLAN LAND USE DESIGNATION:</b>	School	
<b>ZONING INFORMATION:</b>		
<p style="text-align: center;"><b>ZONE:</b> RS-1-7  <b>HEIGHT LIMIT:</b> 30-feet (No change to existing height)  <b>FRONT SETBACK:</b> 15-feet (No change to existing setback)  <b>SIDE SETBACK:</b> Lot Width x .08 (No change to existing setback)  <b>STREETSIDE SETBACK:</b> Lot Width x .10 (No change to existing setback)  <b>REAR SETBACK:</b> 13-feet (No change to existing setback)</p>		
<b>ADJACENT PROPERTIES:</b>	<b>LAND USE DESIGNATION &amp; ZONE</b>	<b>EXISTING LAND USE</b>
<b>NORTH:</b>	School; RS-1-7	Point Loma Nazarene University
<b>SOUTH:</b>	School; RS-1-7	Point Loma Nazarene University
<b>EAST:</b>	School; RS-1-7	Point Loma Nazarene University
<b>WEST:</b>	Park; RS-1-7	Sunset Cliffs Natural Park
<b>DEVIATION REQUESTED:</b>	None.	
<b>COMMUNITY PLANNING GROUP RECOMMENDATION:</b>	On May 17, 2018, the Peninsula Community Planning Board voted 11-0 to recommend approval of the proposed project	

HEARING OFFICER RESOLUTION NO. \_\_\_\_\_  
CONDITIONAL USE PERMIT NO. 2157661  
**AT&T MOBILITY PLNU - PROJECT NO. 590729**

WHEREAS, Point Loma Nazarene University, Owner, and New Cingular Wireless PCS, LLC, ("AT&T") Permittee, filed an application with the City of San Diego for a permit to modify 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. 2157661);

WHEREAS, the project site is located at 3900 Lomaland Drive in the RS-1-7 zone of the Peninsula Community Plan;

WHEREAS, the project site is legally described as Parcel 1 of Parcel Map No. 18425, in the City of San Diego, County of San Diego, State of California, according to Map thereof, filed in the Office of the County Recorder of San Diego County, February 18, 2000;

WHEREAS, on May 1, 2018, 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 Sections 15301 (Existing Facility) and 15303 (Installation of small new equipment and facilities in small structures) 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. 2157661 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 as follows:

That the Hearing Officer adopts the following written Findings, dated July 18, 2018.

**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.**

The Peninsula Community Plan does not address Wireless Communication Facilities (WCF), however, the City of San Diego's General Plan Urban Design Element (Policy UD-A.15) requires that the visual impact of wireless facilities be minimized by concealing wireless facilities in existing structures or using screening techniques to hide or blend them into the surrounding area. The plan also calls for these facilities

## ATTACHMENT 5

to be designed to be aesthetically pleasing and respectful of the neighborhood context. Furthermore, the plan states that equipment associated with wireless facilities be concealed from view.

AT&T has an existing WCF on the Ryan Learning Center Library Building. The project proposed to replace the existing antennas and install new remote radio units (RRUs) completely concealed and integrated behind Fiberglass Reinforced Panel (FRP) screens painted and textured to match the surface of the building. The equipment associated with this project will continue to operate inside the existing building, on the first floor, not visible to the public. More importantly, the proposed modifications will not impact the current design concealment.

As a result, the WCF design complies with the City's Land Development Code, Section 141.0420, Wireless Communication Facilities, as well as the requirements of the City's General Plan. The proposed WCF does not adversely affect the applicable land use plan or the City's General Plan.

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

The project consists of replacement antennas and new remote radio units (RRUs) concealed and integrated behind the existing Fiberglass Reinforced Panel (FRP) screens, painted and textured to match the surface of the existing building. The equipment associated with this project will continue to operate inside the existing building, on the first floor, not visible to the public.

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 Environmental Quality Act pursuant to Sections 15301 (Existing Facility) and 15303 (Installation of small new equipment and facilities in small structures). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on May 1, 2018 and the opportunity to appeal that determination ended May 15, 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." AT&T 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.

AT&T's WCF design will be completed concealed and integrated behind Fiberglass Reinforced Panel (FRP) screens, painted and textured to match the surface of the building. The antennas and associated remote radio units will continue function and provide both coverage and capacity to the surrounding area while minimizing all visual impacts. Furthermore, the equipment is located inside the existing building, on the first floor, not visible to the public.

Since the project is on a property containing a non-residential use in a residential zone with a daycare facility on site, this project requires a Conditional Use Permit (CUP) pursuant to SDMC 141.0420(e)(1). The purpose of the CUP, as stated in LDC 126.0301, is to establish a review process for the development of uses that may be desirable under appropriate circumstances, but are not permitted by right in the applicable zone. The intent is to review these uses on a case-by-case basis to determine whether and under what conditions the use may be approved at a given site. In conclusion, the AT&T WCF continues to be integrated into the overall architecture of the Ryan Learn Center Library Building and will not present any visual impacts. Furthermore, the WCF 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 AT&T Wireless Communication Facility (WCF) project is proposed within a Preference 3 location as outlined in Council Policy 600-43 (CP 600-43). CP 600-43 includes guidelines for placement of WCF. The guidelines set forth four locational categories that correspond to the process levels contained within the WCF Regulations, LDC Section 141.0420. These categories establish a hierarchy from the most preferred location to the least preferred location. Applications for sites either in Preference 2, 3, or 4 locations should include additional information from the applicant substantiating why a lower preference location was not utilized.

## ATTACHMENT 5

The project site is a non-residential use within a residential zone that is surrounded by residential uses. WCFs in residential zones always require a Conditional Use Permit; however, if the use on site is non-residential, as the project site is, the decision is a Process Three. The overall objective of the WCF regulations is to identify process levels and provide design requirements. The trend to eliminate land line phones and the resulting demand for wireless coverage in residential areas was recognized in the development of the WCF regulations by encouraging use of non-residential properties. This is an existing WCF on a non-residential use surrounded by residential uses. Due to the size of the campus, the location of the Ryan Learning Center Library Building and the current location and design of the WCF, there are no visual impacts to the neighborhood. Any potential visual impacts on campus are minimized by the complete concealment design. Therefore, the use is appropriate at this location because it is designed appropriately and integrates well into the campus setting.

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. 2157661 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. 2157661, a copy of which is attached hereto and made a part hereof.

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Simon Tse  
Development Project Manager  
Development Services

Adopted on: July 18, 2018

IO#: 11003679

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: 11003679

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CONDITIONAL USE PERMIT NO. 2157661  
**AT&T MOBILITY PLNU PROJECT NO. 590729**  
HEARING OFFICER

This Conditional Use Permit No. 2157661 is granted by the Hearing Officer of the City of San Diego to Point Loma Nazarene University, Owner, and New Cingular Wireless PCS, LLC, Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0301, 131.0404, 141.0420. The 77.37-acre site is located at 3900 Lomaland Drive in the RS-1-7 zone of the Peninsula Community Planning area. The project site is legally described as Parcel 1 of Parcel Map No. 18425, in the City of San Diego, County of San Diego, State of California, according to Map thereof, filed in the Office of the County Recorder of San Diego County, February 18, 2000.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner and Permittee to modify an existing 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 (WCF) consisting of six antennas with the following dimensions:
  - i. Two 55.2" by 14.8" by 6.7"; and
  - ii. Two 66.9" by 21.3" by 10.6"; and
  - iii. Two 52" by 12" by 10.8".
  
- b. All antennas, Remote Radio Units and filters must be completely concealed and integrated behind the Fiberglass Reinforced Panel (FRP) screens, painted and textured to match the surface of the building to the satisfaction of the Development Services Department; and
  
- c. Associated equipment located on the first floor, inside the building, not visible to the public.

**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. The project complies with the WCF Guidelines as a Complete Concealment Facility and as a result, the permit does not have an expiration date. It is the responsibility of the Owner/Permittee to maintain the appearance of the approved facility to the condition(s) set forth in this approval unless the site is removed and restored to its original condition. Code compliance shall be notified if the appearance or the scope of the project has changed without the approval of the Development Services Department.
3. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
  - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
  - b. The Permit is recorded in the Office of the San Diego County Recorder.
4. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
5. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
6. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
7. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
8. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.

## ATTACHMENT 6

9. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.

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

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

11. The Owner/Permittee shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify Owner/Permittee of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the Owner/Permittee shall not thereafter be responsible to defend, indemnify, and hold harmless the City or its agents, officers, and employees. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, Owner/Permittee shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Owner/Permittee regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Owner/Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Owner/Permittee.

### **ENGINEERING REQUIREMENTS:**

12. Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the San Diego Municipal Code, into the construction plans or specifications.

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

**PLANNING/DESIGN REQUIREMENTS:**

14. 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.
15. The WCF shall conform to the approved construction plans.
16. Photo simulations shall be printed on the construction plans.
17. 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.
18. 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.
19. Use of or replacement of any building façade or mechanical screen with RF-transparent material for purposes of concealing antennas shall not result in any noticeable lines or edges in the transition to the original building. All RF-transparent material shall be painted and textured to match the original building and adjacent building surfaces.
20. The accuracy and validity of the RF Compliance Report, submitted by the Owner/Permittee, shall be assured while the WCF is in operation.

**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.

**ATTACHMENT 6**

APPROVED by the Hearing Officer of the City of San Diego on July 18, 2018 and [Approved Resolution Number].

**ATTACHMENT 6**

Conditional Use Permit No. 2157661  
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 Nazarene University**  
Owner

By \_\_\_\_\_  
NAME  
TITLE

**New Cingular Wireless PCS, 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:  X  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:** AT&T PLNU

**Project No.:** 590729

**Project Location-Specific:** The project is located at 3900 Lomaland Drive, San Diego, CA 92106.

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

**Description of nature and purpose of the Project:** The project is a Conditional Use Permit to allow the continued operation of and modification to an existing wireless communication facility (WCF) - consisting of four equipment cabinets, two power cabinets, and wall mounted equipment; six panel antennas mounted to an existing building behind FRP screening; 12 Remote Radio Units (RRUs) at the ground equipment area; four Tower Mounted Antennas, and two GPS antennas. The applicant proposes to remove existing RRUs and install new RRUs. Project site is located on Smea Hall on the Point Loma Nazarene College Campus within the Peninsula Community Plan area. No ground disturbance is proposed.

**Name of Public Agency Approving Project:** City of San Diego

**Name of Person or Agency Carrying Out Project:** Jamo Stephenson  
DePratti, Inc.  
432 Fir Street  
San Diego, CA 92101  
619-729-4565

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, as described above, 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:

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

May 16, 2018

Signature/Title

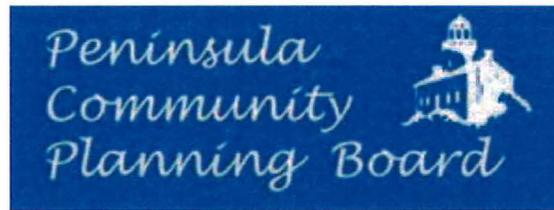
Date

Check One:

(X) Signed By Lead Agency

( ) Signed by Applicant

Date Received for Filing with County Clerk or OPR:



# PCPB May 17, 2018 DRAFT MINUTES

(Draft pending approval at June meeting)

Peninsula Community Planning Board

May 17, 2018 meeting

Point Loma Branch Library, 3701 Voltaire Street

Present: Robert Goldyn, Fred Kosmo, Brad Herrin, Scott Deschenes, David Dick, Mark Krencik, Jerry Lohla, Sarah Moga Alemany, Don Sevrens, Robert Tripp Jackson, and Joe Holasek.  
Absent were Patricia Clark, Mick Moore, and Margaret Virissimo.

## **General**

Meeting called to order by Robert Goldyn at 6:30 PM.

## **Approval of Agenda:**

Jerry Lohla made a motion to move the SDHC Update for Peninsula and Famosa / Nimitz Property ahead of the Applicant-Initiated Action Item regarding the same property. Motion was seconded by Fred Kosmo, and all voted in favor. Brad Herrin made a motion to move Applicant-Initiated Action Item #2, AT&T to #1 due to their patience with the board last month, and to approve the agenda. This motion was seconded by Joe Holasek, and all voted in favor approving the change and the agenda.

## **Non-Agenda Public Comment:**

Mr. James Gilhooly asking the board to concentrate on the make up of board members. He feels there is no representation for the Roseville Area.

Mr. Jefferson Ross expressed two concerns with the Midway Planning District. One being the tear down of the Sports Arena, and the second regarding the City considering abolishing the 30' height limit, and requested the board strongly oppose.

Ms. Korla Equinta asked the board to send a representative to the upcoming Midway Redevelopment meeting later this month.

Mr. Brad Herron commented on a large amount of requests for new 4 way stop intersections. He informed the board and audience that Hill and Cornish was becoming a 4 way stop, and that makes four such intersections in the area due to the school.

**AT&T WCF PLNU CUP – James Stephenson**

Mark Krencik discussed the wireless communication facility use permit. This is an existing facility, and no issues appear to be present. Mark Krencik made a motion to approve the renewal of the permit. Brad Herrin seconded the motion, and all voted in favor.

**SDHC Update for Peninsula and Famosa / Nimitz Property – Mike Pavco**

Jerry Lohla informed the board and the audience that he is an advocate for affordable housing. He stated he asked the SDHC to come and give an update regarding the property at Famosa and Nimitz. He referred to a past letter from the PCPB to the City Council requesting the land in question be used for housing, which was approved at the June 17, 2017.

Mr. Mike Pavco of SDHC informed the board and audience that there are a few more tests that they are completing to determine the feasibility of this property being a good site for affordable housing. He informed the board and the audience of the title changes that have occurred over the years that have changed the property from a park or open space to the Housing Commission to be used for affordable housing.

**Applicant-Initiated Action Item - Famosa and Nimitz Property - Catherine Bendixon**

Ms. Bendixon discussed her frustrations with the City, and the Housing Commission regarding this property. She cited deed information that was made available to her, and still had more questions than answers. David Dick made a motion for the board to hold a special meeting of the board with the only agenda item being the property at Famosa and Nimitz where the City can make a presentation of their proposed plans where the board and the public can ask further question, obtain information, and give input. Joe Holasek seconded the motion, and all voted in favor. Don Sevrens asked for the board to consider having a mediator run the meeting to help lessen the divide between the City and the Public.

**Gage Drive CDP – Sergio Salinas**

Mr. Salinas presented a project at 630 Gage Drive, in the Wooded Area. The current house will be demolished, and a new 9700 square foot single family home will be built in its place. The plan included the planting of more trees, and keeping the character of the neighborhood.

Mark Krencik informed the board that Project Review has reviewed the plans, and believes this is the largest house that has come before the board, but is not the largest house in the neighborhood.

Don Sevrens stated he has spoken to the neighbors, and received no complaints regarding this project, and made a motion to approve the project. Jerry Lohla seconded the motion, and all voted in favor.

## **Government and Community Reports**

**Senator Toni Atkins Office** – Ms Chevelle Tate informed the board and the audience that the Governor is in the budget process which could still go through a May revise/update. Senator Atkins believes it is overall a good budget, but feels there could be room for improvement in certain places. There will be a \$5 billion dollar increase towards housing and homelessness over the next 40 years. Ms. Tate asked everyone to participate in the sock drive at the Point Loma branch library by bringing in new packages of socks and undergarments.

### **SDPD**

All shifts will be rotating, but officers will be staying in their neighborhoods. If you see something that doesn't belong, please let the new officers know. There will be extra officers out on patrol for Memorial Day Weekend. Inside SDPD program is coming back. Those interested should talk to their local. Recent major crimes seem to be coming in from other jurisdictions, not originating in our area.

### **City Council District 2 – Conrad Wear**

Mr. Wear informed the board and the audience that the Mayor would be completing an ordinance by July 1<sup>st</sup> regarding short term vacation rentals. The City Council will be discussing on July 16<sup>th</sup>. At last check, there are 1100 vacation rentals in Point Loma and Ocean Beach. Some new budget items are \$325,000 for smart street lights, and \$316,000 for police marketing to try to recruit new officers, and to entice some officers back to our department. There is a new program in which the City wants to hire the homeless to clean the community. On June 6<sup>th</sup>, there will be an event for District 2 to meet the new Police Chief from 6 pm to 9 pm, place to be determined. The "Bait Bike" program is here. A bicycle valued at \$950 will be placed around the area, and anyone arrested for stealing the bicycle will be charged with a felony crime.

### **OBPB**

Vote.

### **Information Items**

#### **Citywide Tree Planting Program– Lesley Henegar**

Ms. Henegar gave a presentation on the City's goal to implement the Climate Action Plan and its tree planting program to reduce carbon in the atmosphere.

#### **PCPB Vacancy and Election Process to Fill Vacancy – Fred Kosmo**

Fred Kosmo announced the vacant position on the PCPB, and discussed the election process to fill the vacancy at the June 2018 PCPB meeting in compliance with the PCPB Bylaws and Administrative Guidelines.

Fred Kosmo made a motion to approve the election notice and fill the vacancy. Jerry Lohla seconded, and all voted in favor.

**Board-Initiated Action Items**

**Fiscal Year 2018 Peninsula Impact Fee Study – Jerry Lohla**

Jerry Lohla presented to the board and the audience the City's request for the PCPB to inform the City of our priorities.

Jerry Lohla made a motion requesting the PCPB send a letter to the City stating what we feel are the priorities for this fiscal year. Fred Kosmo seconded. Don Sevrens abstained. All other board members voted in favor.

**North Chapel, Liberty Station – Mark Krencik**

Mark Krencik, Mr. Henry Garon, Mr. Ron Slayen, Mr. Doug Prasca, and Ms. Arlene Paraiso all discussed the historical importance of the chapel, and the lack of necessity to open another restaurant in the NTC/Liberty Station. Fred Kosmo made a motion to strengthen the wording of a letter requesting the chapel's historical status be recognized and the church services that currently use the chapel, to continue to do so unless and until a decision is made to change the use of the building. Robert Tripp Jackson seconded the motion, and all voted in favor.

**PCPB Response to Grand Jury Report on CPGs – Robert Goldyn**

Robert Goldyn discussed the Grand Jury recommendation to consolidate some of the CPGs. Robert will email the City our recommendation to only consolidate those groups who are unable to fill their positions.

**Point Loma Public Elementary School Parks – Sarah Moga Alemany**

Sarah Moga Alemany discussed with the board and audience the shortage of park space for kids and families to play after hours and on weekends. She would like to meet with the School Board to request one of the neighborhood elementary schools be open to the public. David Dick made a motion for the board to authorize Sarah to meet with the district to request one or more of the area schools be opened as a park. Both Fred Kosmo and Joe Holasek simultaneously seconded, and all voted in favor.

**PCPB Subcommittee Community Member Selection – Robert Goldyn**

**Project Review** presented Gerald Davis and Jarvis Ross. Mark Krencik made a motion to approve. Scott Deschenes Seconded the motion, all voted in favor.

**Airport** presented Paul Grimes and Nancy Cain. Fred Kosmo made a motion to approve. David Dick seconded the motion, all voted in favor.

**Traffic** presented Paul Grimes and Nicole Burgess. Brad Herrin made a motion to approve. Joe Holasek seconded the motion, all voted in favor.

**Long Range Planning** presented Korla Eaquinta. Brad Herrin made a motion to approve. Joe Holasek seconded the motion, all voted in favor.

**PCPB Alternate to the CPC Selection.**

Robert Goldyn presented that he needed an appointed board member that could vote in his place at CPC meetings. David Dick made a motion to appoint Fred Kosmo as the alternate representative. Robert Tripp Jackson seconded the motion, all voted in favor.

**PCPB Standing Subcommittee Organization**

This item was assigned to the Governance Subcommittee for review and recommendation.

**Approval of April Minutes**

Jerry Lohla made a motion to approve the April meeting minutes after a minor change was made to wording regarding the Housing Commission property at the corner of Nimitz and Famosa. Fred Kosmo seconded the motion, all voted in favor.

**Treasury Report** – 552.92 in the account with a bill due for internet services for \$210.00.

**Traffic Subcommittee** – Many requests are being made for all way stops.

No other subcommittees had reports to make.

Meeting adjourned at 10:02 PM.

	<b>City of San Diego Development Services</b> 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000	<h1 style="text-align: center;">Ownership Disclosure Statement</h1>	<b>FORM DS-318</b>	
			<b>October 2017</b>	

**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:** A I & I POINT LOMA NAZARENE UNIVERSITY **Project No. For City Use Only:** 590729  
**Project Address:** 3900 LOMALAND DRIVE, SAN DIEGO CA 92106

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

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

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

**Property Owner**

Name of Individual: Point Loma Nazarene University  Owner  Tenant/Lessee  Successor Agency  
 Street Address: 3900 Lomaland Drive  
 City: San Diego State: CA Zip: 92106  
 Phone No.: 619-849-2200 Fax No.: \_\_\_\_\_ Email: \_\_\_\_\_  
 Signature: [Signature] Vice President for Finance Date: 12/6/2017  
 Additional pages Attached:  Yes  No

**Applicant**

Name of Individual: \_\_\_\_\_  Owner  Tenant/Lessee  Successor Agency  
 Street Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
 Phone No.: \_\_\_\_\_ Fax No.: \_\_\_\_\_ Email: \_\_\_\_\_  
 Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
 Additional pages Attached:  Yes  No

**Other Financially Interested Persons**

Name of Individual: \_\_\_\_\_  Owner  Tenant/Lessee  Successor Agency  
 Street Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
 Phone No.: \_\_\_\_\_ Fax No.: \_\_\_\_\_ Email: \_\_\_\_\_  
 Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
 Additional pages Attached:  Yes  No

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

**AT&T**  
**SS0064 Point Loma Nazarene University**  
**TELECOM SITE JUSTIFICATION LETTER**

1. Description of the location, type, capacity, field strength or power density, and calculated geographic service area of the proposed antenna or antenna array.

**LOCATION AND TYPE**

AT&T proposes the continual operation of an existing telecommunications facility at 3900 Lomaland Drive, San Diego CA 92106. The AT&T facility was originally approved on the 19th of November, 2008 by planning approval NUP#542163. The permit is included in this planning application. The project consists of six (6) panel antennas mounted behind FRP screening. This project also contains twelve (12) RRU units, four (4) TMA units and four (4) DC-2 surge suppressors located at antenna level. There are associated existing cabinets within the equipment enclosure located adjacent to the building at ground level. This proposed facility is unmanned, operating 24 hours a day. The only visits to the site will consist of any emergency calls as well as regular maintenance visits once every four to six weeks.

**FREQUENCY AND POWER SPECIFICATIONS**

The transmitting & receiving frequency for the AT&T's antenna system are 700, 850, 1900, 2300 and 2100 Megahertz.

**COVERAGE AND CAPACITY**

The objective of this proposed site is to provide coverage and capacity within the residential areas to the north, west and east, and also to connect the coverage gaps to the surrounding sites. The other main priority of this site is to provide capacity and coverage to the students and teachers of Point Loma Nazarene University. Please refer to the existing coverage maps that illustrate the existing coverage gaps. The site will provide coverage in the current gaps and provide additional capacity, allowing more users to use the system simultaneously and will provide "off-load" capacity for adjacent sites currently operating within a 1-mile radius from this proposed site (see attached map).

2. Location of all existing, proposed and anticipated wireless communications facilities in the Applicant/Permittee's network located within a 1 mile radius from proposed site.

Please refer to justification map and to coverage maps attached. The closest sites are labeled CAL00228, CAL00302. These are all existing sites. No proposed new facilities at this time within the area.

3. A description of how the proposed facility fits into, and is a necessary part of, the Applicant/Permittee's network.

The objective of this proposed site is to provide coverage and capacity within the residential areas to the north, west and east, and also to connect with the surrounding sites. Please refer to the existing coverage map that illustrates the existing coverage gaps. The site will provide coverage in the current gaps and provide additional capacity, allowing more users to use the system simultaneously and will provide "off-load" capacity for adjacent sites currently operating within a 1-mile radius from this proposed site (see attached map).

4. If the proposal does not include co-location, written documentation of all efforts made to co-locate at another site, and a justification for the decision not to co-locate.

There are currently no other wireless providers located on this parcel of land. In order to comply with this section of the report, there were parcels of land assessed for their possible merit to host a wireless site.

Due to the density and residential nature of the surrounding site in question, it is difficult to find a building that would provide the height to effectively house a wireless site. The FCC regulations for wireless sites exhibit that antennas should be at higher elevations than surrounding buildings for safety concerns. As there are predominately residential buildings surrounding 3900 Lomaland Blvd, there are limited opportunities to co-locate. There is a Verizon wireless site that operates at 1055 Catalina Blvd. This site was evaluated for its merit of co-location. As the Verizon antennas cover the only available space on the cupola, this site was deemed not suitable for co-location.

5. Discuss alternative sites and why they were not selected.

This site is located in a residential zone with a nonresidential use within the Peninsula community plan area in the City of San Diego. The use designation for this parcel is RS-1-7. Under the City of San Diego municipal code, wireless facilities are preferred within industrial and commercial (non-residential) land uses. The majority of the search ring has a residential land use designation zoning designation. The only commercial zone listed in the justification map would be un-suitable as they are located at a much lower elevation than the selected site. This site is located on the corner of Talbot Street and Catalina Blvd (please refer to provided map). Added to this, the site SS0064 Point Loma Nazarene (3900 Lomaland Drive) is also currently operating at this site. The proposed site was initially selected because of its height above the coverage area, proximately to students and teachers and the ability to fill the coverage gap and connect to surrounding sites. It is now selected again because it's an existing site where AT&T would like to continue operating. Please refer to aerial and coverage maps provided. The commercial building listed on the justification map was also assessed during the review process. This building is not viable for a wireless site due to its lack of height and roof structure. Added to this, this commercial building is approximately .6 miles from the current site. This location is too far from the university and therefore would not provide adequate coverage to the desired customers.

# SS0064 Coverage plots

November, 14 2017

Jorge Melchor



# Coverage Definition

Attachment 10

## Legend

**--COVERAGE--**

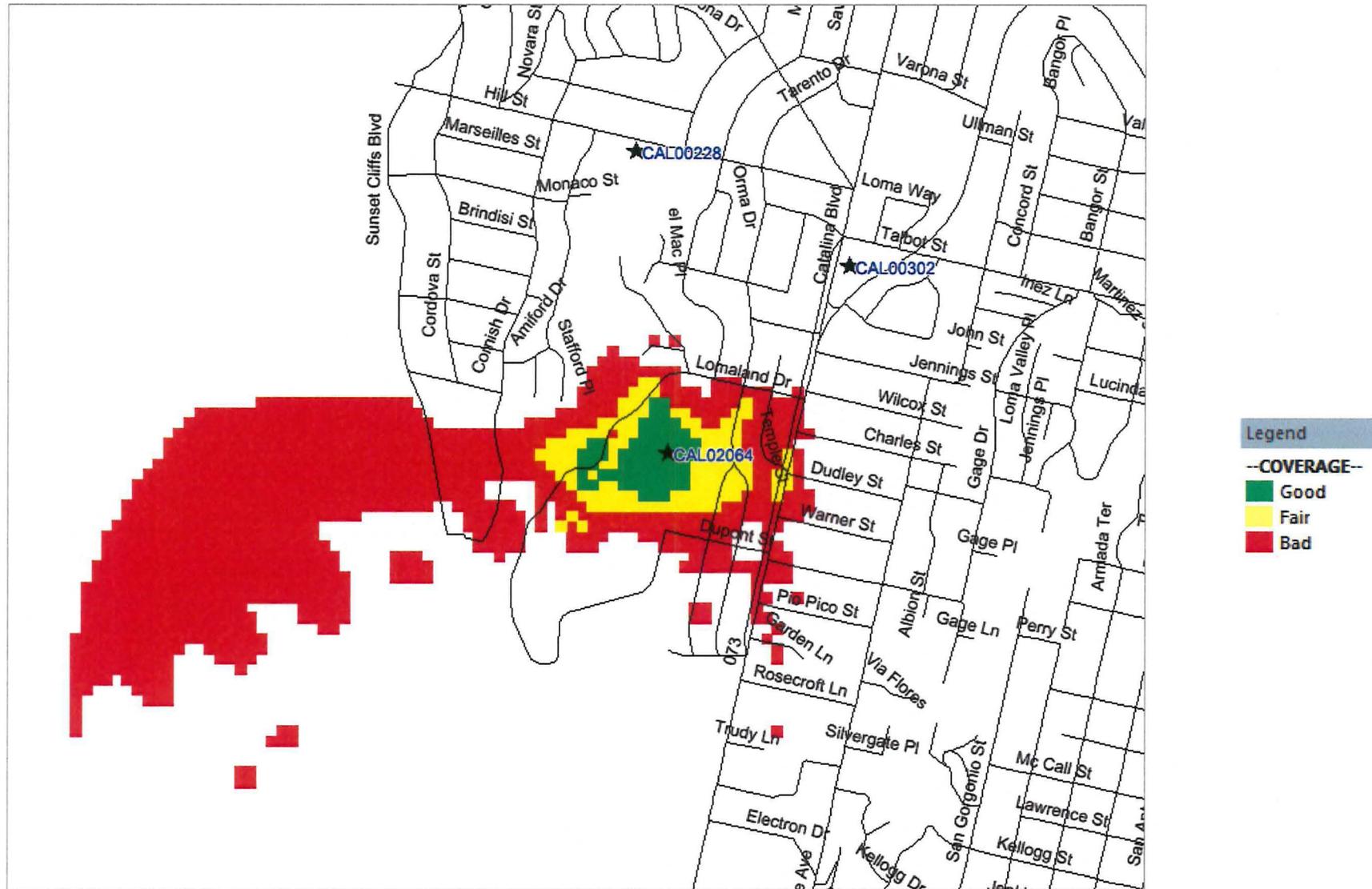
 Good

 Fair

 Bad

# SS0064 Standalone Coverage

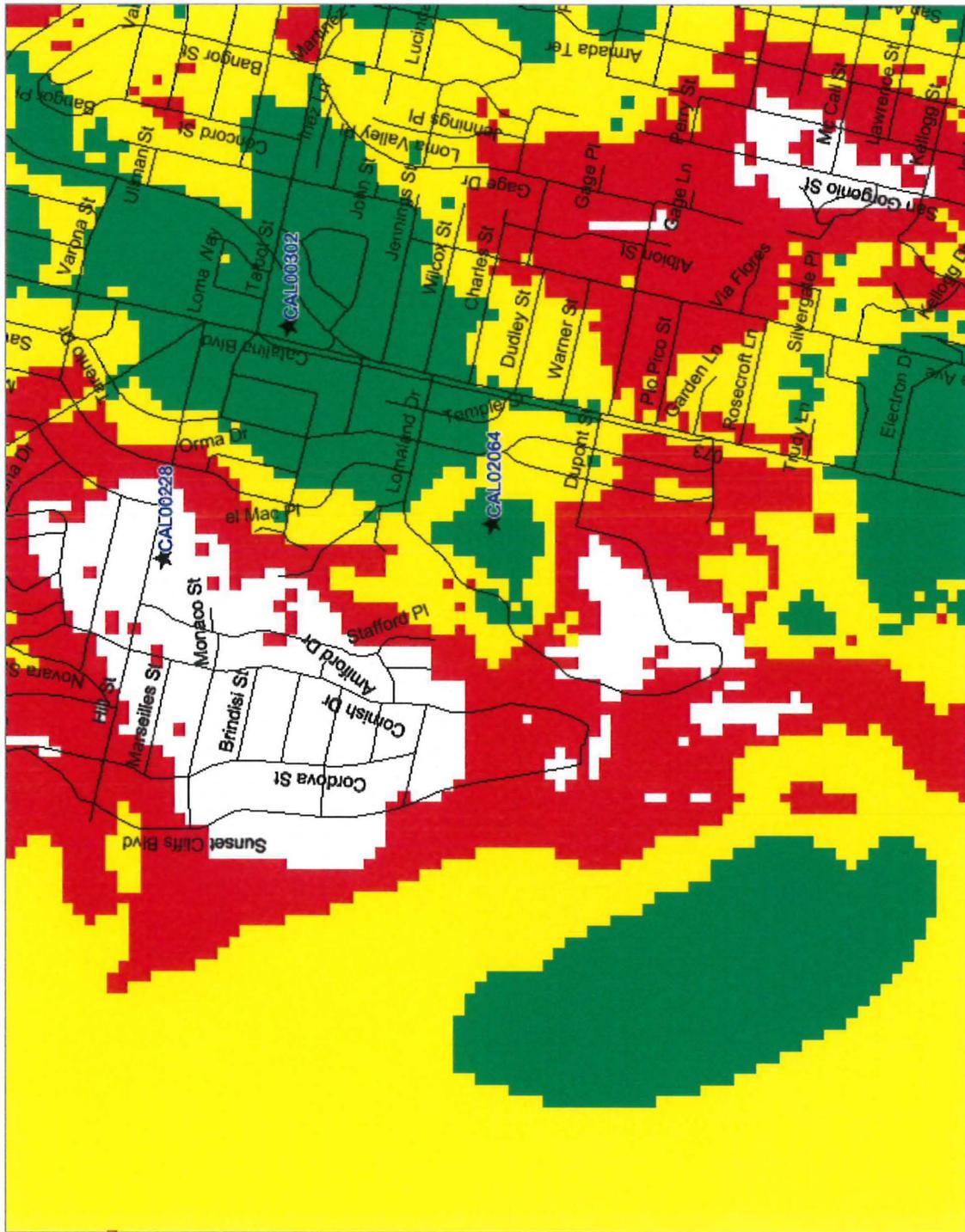
Attachment 10



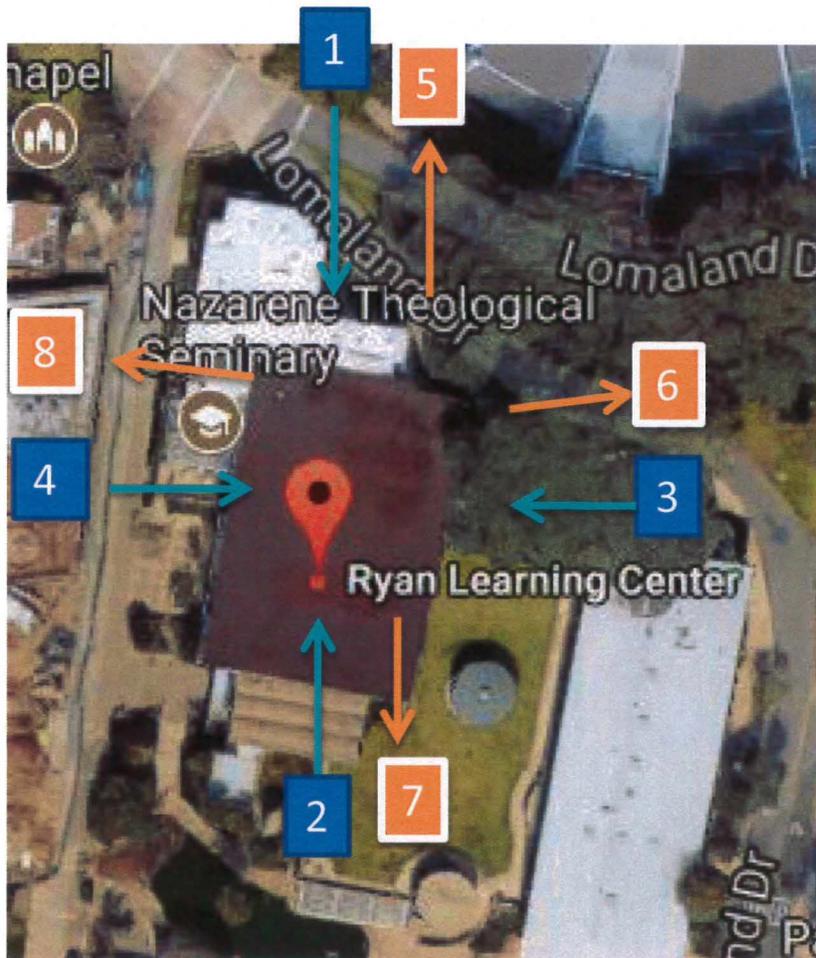


# Coverage With SS0064

Attachment 10

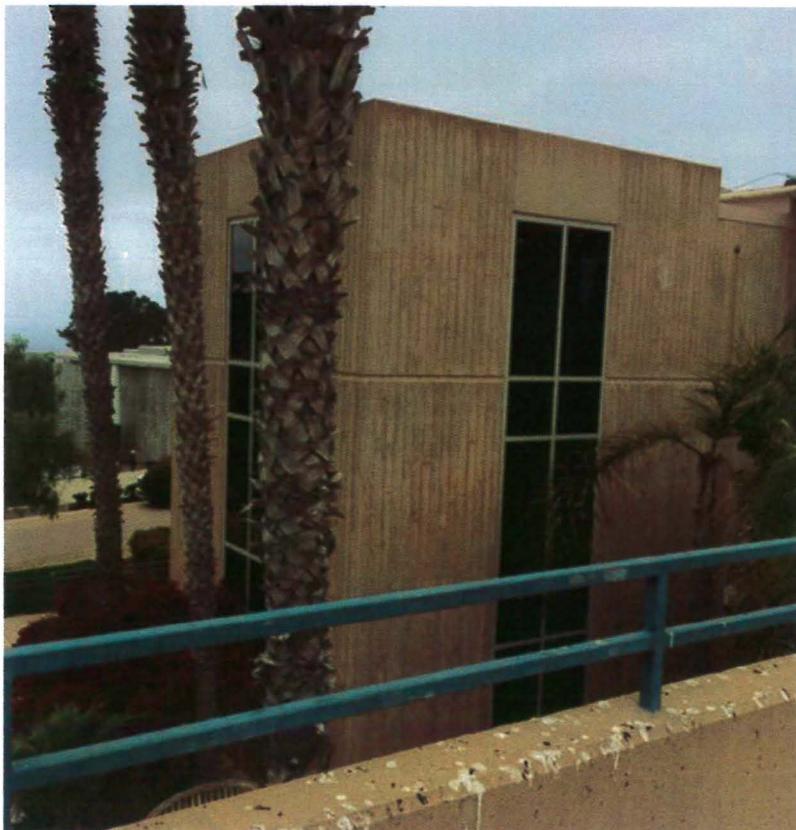


**AT&T**  
**SS0064 Point Loma Nazarene**  
**Photo Survey**  
**Key Map**





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.

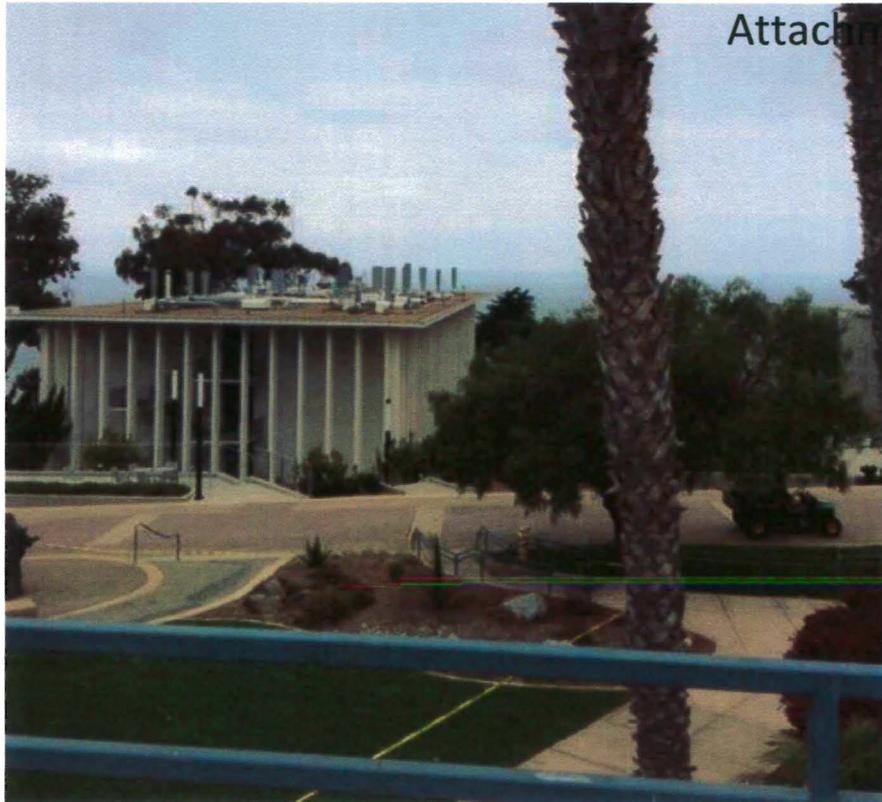




5. View looking North from site.

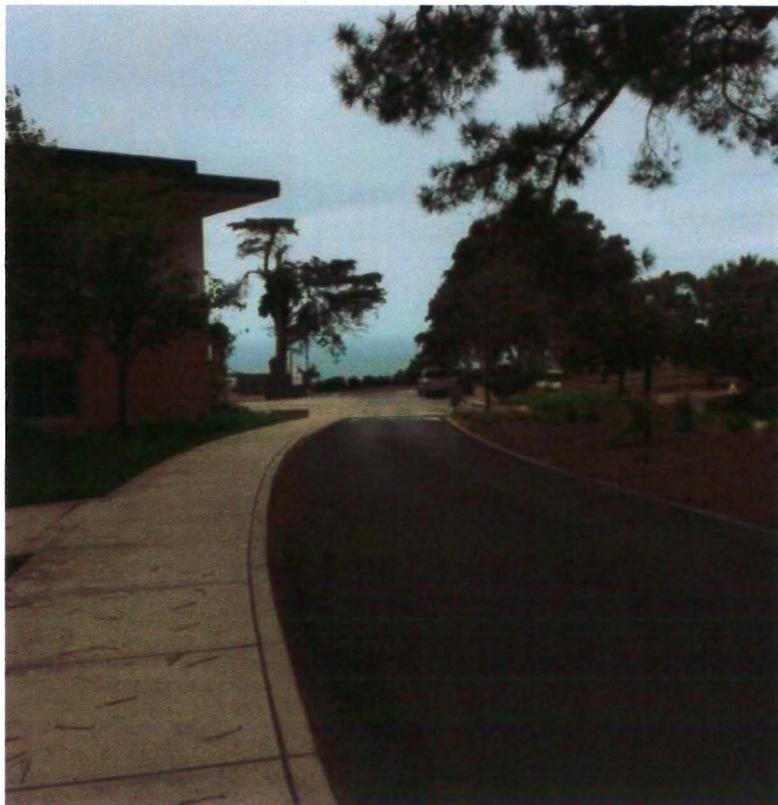
6. View looking East from site.





7. View looking South from site.

8. View looking West from site.





at&t SS0064 – Point Loma Nazarene University  
Photo Simulation - North Elevation

BEFORE



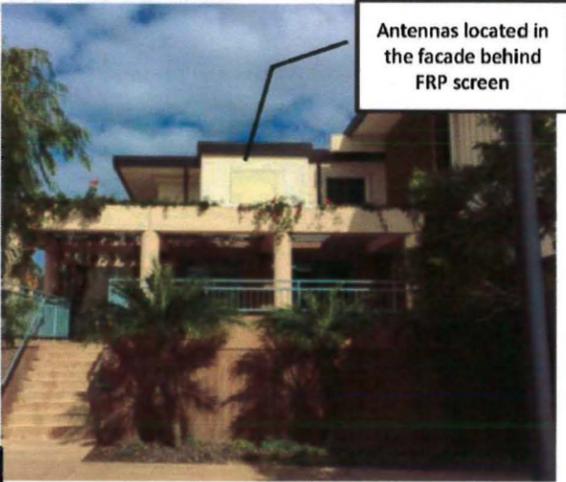
No visual changes proposed.



AFTER

at&t SS0064 – Point Loma Nazarene University  
Photo Simulation - South Elevation

BEFORE



No visual changes proposed.



AFTER

APPLICANT

PLANNING

13948 CALLE BUENO GANAR  
JAMUL, CA 91935

ENGINEER

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

SITE INFORMATION

SITE NUMBER: SS0064  
FA NUMBER: 10105288  
POINT LOMA NAZARENE  
UNIVERSITY  
3900 LOMALAND DRIVE  
SAN DIEGO, CA 92106  
CITY OF SAN DIEGO

DESIGN RECORD

REV	DATE	DESCRIPTION	BY
Δ	03/06/2018	100% ZD'S REVISED - JK	BM
0	11/27/2017	100% ZD'S FOR REVIEW	AF
A	10/25/2017	90% ZD'S FOR REVIEW	AF

PROFESSIONAL STAMP

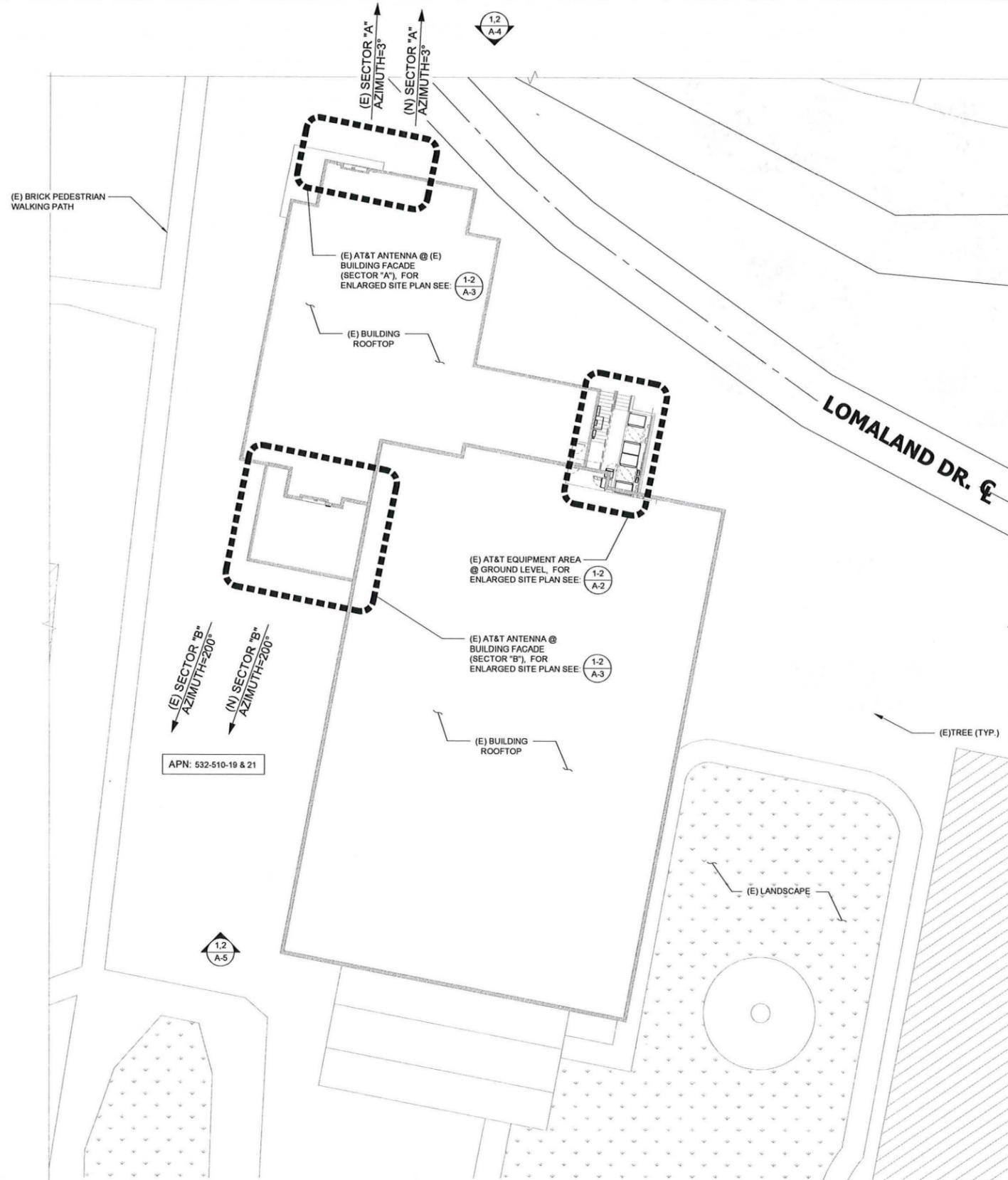
IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

SHEET TITLE

PHOTO SIMULATIONS

SHEET NUMBER

PS-1



NOTES:

1. THE WIRELESS COMMUNICATION FACILITY COMPLIES WITH FEDERAL STANDARDS FOR RADIO FREQUENCY IN ACCORDANCE WITH THE TELECOMMUNICATION ACT OF 1996 AND SUBSEQUENT AMENDMENTS AND ANY OTHER REQUIREMENTS IMPOSED BY STATE OR FEDERAL REGULATORY AGENCIES.
2. NO EXISTING PARKING SPACE WILL BE USED OR REMOVED BY THIS PROJECT.
3. THESE DRAWINGS WERE PRODUCED WITHOUT THE BENEFIT OF A CURRENT LAND SURVEY. ALL PROPERTY LINES, EASEMENTS, SETBACKS, AND EXISTING CONDITIONS ARE APPROXIMATE AND SHALL BE VERIFIED PRIOR TO START OF CONSTRUCTION.
4. THIS IS AN ABOVE GRADE INSTALLATION ON AN EXISTING FACILITY AND NO GROUND DISTURBANCE OR TRENCHING IS PROPOSED BY THIS PROJECT.
5. 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.
6. THIS PROJECT PROPOSES NO WORK WITHIN THE PUBLIC RIGHT-OF-WAY.
7. THE SUBJECT DEVELOPMENT IS A STANDARD BMP PROJECT. REVISE THE SITE PLAN SHEET A1, ADD THE LESSEE'S CERTIFICATE STANDARD WIRELESS FACILITY PROJECT FOR POST CONSTRUCTION BMPs WHICH IS ATTACHED WITH THE ASSESSMENT LETTERS. THE LESSEE NEEDS TO SIGN THIS CERTIFICATE ON THE SITE PLAN.  
\*\*FOR A COPY OF THE LESSEE'S CERTIFICATE, PLEASE CONTACT NOHA ABDELMOTTABLEB AT NAbdelmotta@sandiego.gov
8. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE PERMITTEE SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.
9. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT THE PERMITTEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCP). THE WPCP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN APPENDIX G OF THE CITY'S STORM WATER STANDARDS.

DISCLAIMER:  
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LEGEND	
	PROPERTY LINE - SUBJECT PARCEL
	EXISTING SETBACK LINE
	EXISTING FENCE LINE
	EXISTING ROAD
	EXISTING BUILDING



24"x36" SCALE: 1/16" = 1'-0"  
11"x17" SCALE: 1/32" = 1'-0"  
16' 12' 8' 4' 0' 16'

APPLICANT																	
PLANNING	 13948 CALLE BUENO GANAR JAMUL, CA 91935																
ENGINEER	 1367 CALLE AVANZADO SAN CLEMENTE CA 92673 (949) 391-8824																
SITE INFORMATION	SITE NUMBER: SS0064 FA NUMBER: 10105288 POINT LOMA NAZARENE UNIVERSITY 3900 LOMALAND DRIVE SAN DIEGO, CA 92106 CITY OF SAN DIEGO																
DESIGN RECORD	<table border="1"> <thead> <tr> <th>REV</th> <th>DATE</th> <th>DESCRIPTION</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td>Δ</td> <td>03/06/2018</td> <td>100% ZD'S REVISED - JX</td> <td>BM</td> </tr> <tr> <td>0</td> <td>11/27/2017</td> <td>100% ZD'S FOR REVIEW</td> <td>AF</td> </tr> <tr> <td>A</td> <td>10/25/2017</td> <td>90% ZD'S FOR REVIEW</td> <td>AF</td> </tr> </tbody> </table>	REV	DATE	DESCRIPTION	BY	Δ	03/06/2018	100% ZD'S REVISED - JX	BM	0	11/27/2017	100% ZD'S FOR REVIEW	AF	A	10/25/2017	90% ZD'S FOR REVIEW	AF
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SHEET TITLE	OVERALL SITE PLAN																
SHEET NUMBER	A-1																



SITE NUMBER: SS0064  
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 POINT LOMA NAZARENE UNIVERSITY  
 3900 LOMALAND DRIVE  
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 CITY OF SAN DIEGO

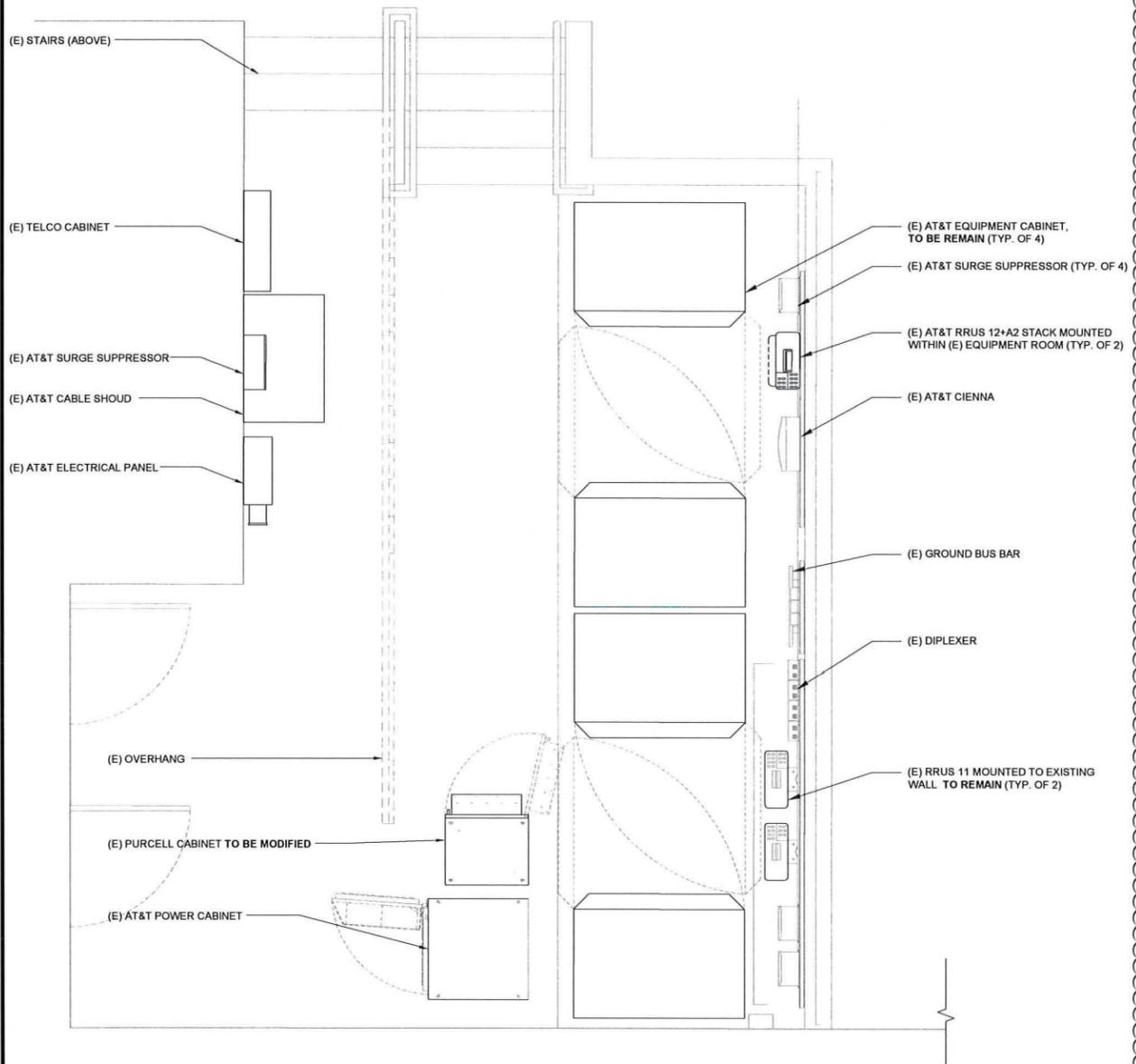
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EQUIPMENT LAYOUT PLAN

A-2

NOTES:  
 1. NO PROPOSED BATTERIES ARE TO BE ADDED AS PART OF THIS PROJECT



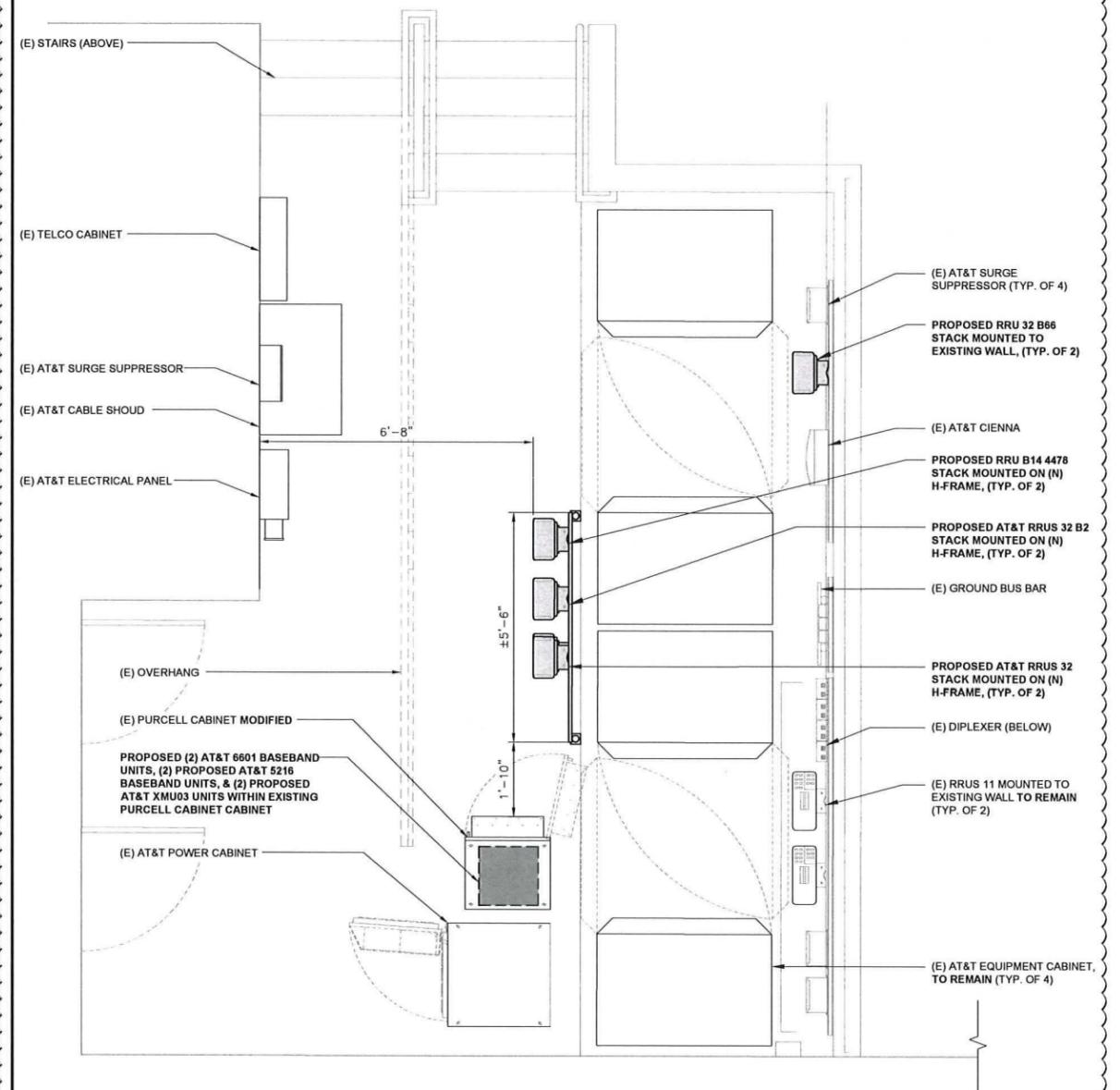
ANTENNA POSITION	EXISTING REMOTE RADIO UNITS		DC CABLES	
	MODEL	RRUS COUNT	LENGTH	AWG
SECTOR A 1	RRUS 11, *RRUS 12 W/ A2	2	±164'	-
SECTOR A 2	-	-	-	-
SECTOR A 3	-	-	-	-
SECTOR A 4	-	-	-	-
SECTOR B 1	RRUS 11, *RRUS 12 W/ A2	2	±164'	-
SECTOR B 2	-	-	-	-
SECTOR B 3	-	-	-	-
SECTOR B 4	-	-	-	-
TOTAL		4		

\* DENOTES RRUS TO BE REMOVED AND REPLACED



EXISTING EQUIPMENT LAYOUT

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



ANTENNA POSITION	PROPOSED/FINAL REMOTE RADIO UNITS		DC CABLES	
	MODEL	RRUS COUNT	LENGTH	AWG
SECTOR A 1	*RRUS 32 B2	1	±164'	-
SECTOR A 2	(E) RRUS 11, *RRUS 32	2	±164'	-
SECTOR A 3	*RRUS 32 B66, *RRUS B14 4478	2	±164'	-
SECTOR A 4	-	-	-	-
SECTOR B 1	*RRUS 32 B2	1	±164'	-
SECTOR B 2	(E) RRUS 11, *RRUS 32	2	±164'	-
SECTOR B 3	*RRUS 32 B66, *RRUS B14 4478	2	±164'	-
SECTOR B 4	-	-	-	-
TOTAL		10		

\* DENOTES PROPOSED RRUS



PROPOSED EQUIPMENT LAYOUT

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

EXISTING OPTIMAL ANTENNA AND TRANSMISSION CABLES REQUIREMENT (VERIFY WITH CURRENT RFDS)							EXISTING REMOTE RADIO UNITS, TOWER MOUNTED AMPLIFIERS AND ANTENNA FILTERS (VERIFY WITH CURRENT RFDS)			
ANTENNA	EXISTING TECHNOLOGY	ANTENNA MODEL		RAD CENTER	TRANSMISSION LINE		EXISTING RRUS MODEL	RRUS COUNT	EXISTING TMA / ANTENNA FILTER	TMA / FILTER COUNT
		EXISTING	EXISTING		LENGTH	PART NUMBER				
A1	GSM	POWERWAVE 7780 (6'-0")	3°	18'-9"	±164'	(E) MAIN COAX	^ RRUS 11, ^RRUS 12 W/A2	2	* KRY 112 75/1	1
A2	LTE	KATHREIN 80010764 (4'-7")	3°	18'-9"	±164'	(E) MAIN COAX	-	-	^ (2) DBC0037F1V2-1 DIPLXERS (1) TMA2061F1V1-1	3
A3	UMTS	POWERWAVE 7780 (6'-0")	3°	18'-9"	±164'	(E) MAIN COAX	-	-	* ERICSSON TMA	1
A4	-	-	-	-	-	-	-	-	-	-
B1	GSM	POWERWAVE 7780 (6'-0")	200°	18'-9"	±164'	(E) MAIN COAX	^ RRUS 11, ^RRUS 12 W/A2	2	* KRY 112 75/1	1
B2	LTE	KATHREIN 80010764 (4'-7")	200°	18'-9"	±164'	(E) MAIN COAX	-	-	^ (2) DBC0037F1V2-1 DIPLXERS (1) TMA2061F1V1-1	3
B3	UMTS	POWERWAVE 7780 (6'-0")	200°	18'-9"	±164'	(E) MAIN COAX	-	-	* ERICSSON TMA	1
B4	-	-	-	-	-	-	-	-	-	-
							4	TOTAL	10	TOTAL

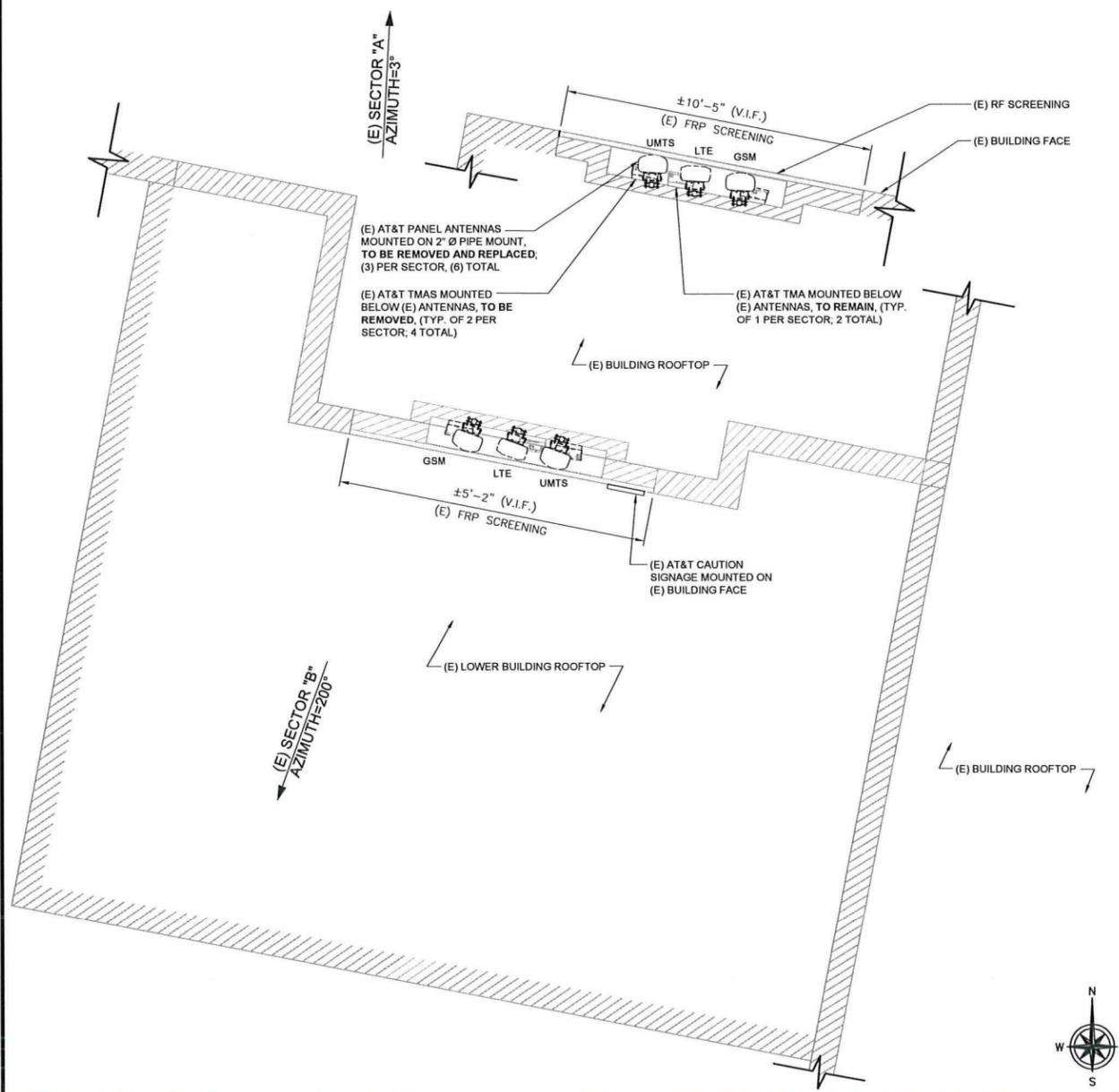
NEW/FINAL OPTIMAL ANTENNA AND TRANSMISSION CABLES REQUIREMENT (VERIFY WITH CURRENT RFDS)							NEW/FINAL REMOTE RADIO UNITS, TOWER MOUNTED AMPLIFIERS AND ANTENNA FILTERS (VERIFY WITH CURRENT RFDS)			
ANTENNA	NEW TECHNOLOGY	ANTENNA MODEL		RAD CENTER	TRANSMISSION LINE		NEW/FINAL RRUS MODEL	RRUS COUNT	NEW/FINAL TMA & ANTENNA FILTER	TMA / FILTER COUNT
		EXISTING	PROPOSED		EXISTING	NEW				
A1	LTE	-	KATHREIN 80010884 (4'-7")	0°	18'-9"	±164'	(N) FIBER	*RRUS 32 B2	1	-
A2	LTE / UMTS	-	QUINTEL QS48512-2 (4'-4")	0°	18'-9"	±164'	(N) FIBER	(E) RRUS 11, ^RRUS 32	2	^ (2) DBC0037F1V2-1, ^ (1) ERICSSON TMA (1) TMA2061F1V1-1
A3	LTE	-	KATHREIN 800-10984K (4'-11")	0°	18'-9"	±164'	(N) FIBER	*RRUS 32 B66, ^RRUS B14 4478	2	-
A4	-	-	-	-	-	-	-	-	-	-
B1	GSM	-	KATHREIN 80010884 (4'-7")	200°	18'-9"	±164'	(N) FIBER	*RRUS 32 B2	1	-
B2	LTE	-	QUINTEL QS48512-2 (4'-4")	200°	18'-9"	±164'	(N) FIBER	(E) RRUS 11, ^RRUS 32	2	^ (2) DBC0037F1V2-1, ^ (1) ERICSSON TMA (1) TMA2061F1V1-1
B3	UMTS	-	KATHREIN 800-10984K (4'-11")	200°	18'-9"	±164'	(N) FIBER	*RRUS 32 B66, ^RRUS B14 4478	2	-
B4	-	-	-	-	-	-	-	-	-	-
							10	TOTAL	8	TOTAL

\* DENOTES RRUS TO BE REMOVED AND REPLACED  
 ^ DENOTES RRUS MOUNTED AT EQUIPMENT AREA  
 \* DENOTES TMAS / DIPLXERS TO BE REMOVED  
 ^ DENOTES TMAS / DIPLXERS MOUNTED AT EQUIPMENT AREA

NOTES TO CONTRACTOR:  
 1. CONTRACTOR IS TO REFER TO AT&T'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

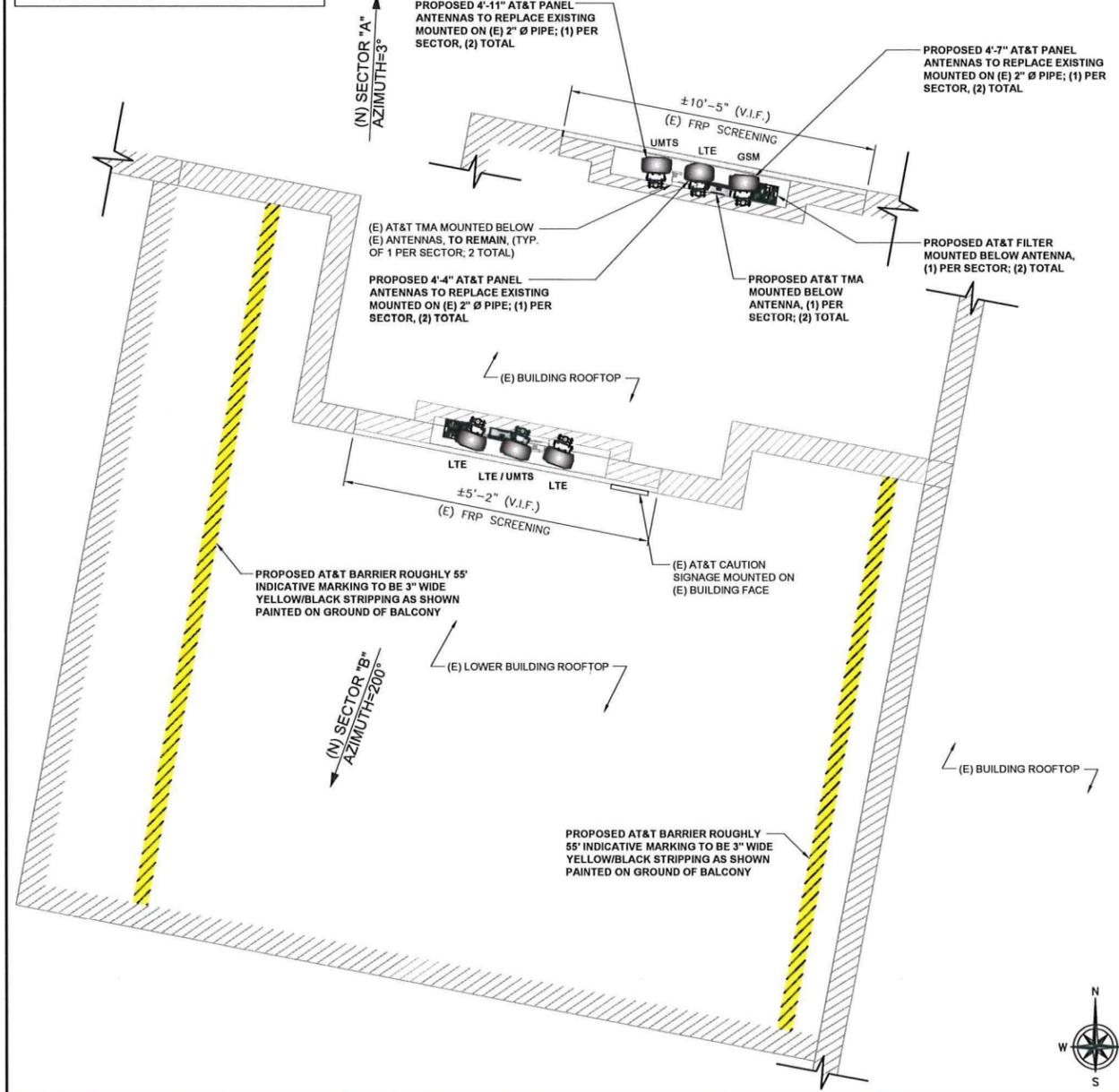
NOTES:  
 1. BARRIERS MUST BE BUILT A MINIMUM OF 6 FT AWAY FROM UNPROTECTED ROOF EDGE. MINIMUM OF 36" OF PARAPET WALL

\* DENOTES PROPOSED RRUS  
 ^ DENOTES TMAS / DIPLXERS MOUNTED AT EQUIPMENT AREA  
 \* DENOTES PROPOSED TMAS / DIPLXERS



EXISTING ANTENNA LAYOUT

24"x36" SCALE: 3/4" = 1'-0"  
 11"x17" SCALE: 3/8" = 1'-0"



PROPOSED ANTENNA LAYOUT

24"x36" SCALE: 3/4" = 1'-0"  
 11"x17" SCALE: 3/8" = 1'-0"

APPLICANT

PLANNING

13948 CALLE BUENO GANAR  
 JAMUL, CA 91935

ENGINEER

1387 CALLE AVANZADO  
 SAN CLEMENTE CA 92673 (949) 391-8924

SITE INFORMATION

SITE NUMBER: SS0064  
 FA NUMBER: 10105288  
 POINT LOMA NAZARENE UNIVERSITY  
 3900 LOMALAND DRIVE  
 SAN DIEGO, CA 92106  
 CITY OF SAN DIEGO

DESIGN RECORD

REV	DATE	DESCRIPTION	BY
0	03/06/2018	100% ZD'S REVISED - JX	BM
0	11/27/2017	100% ZD'S FOR REVIEW	AF
A	10/25/2017	90% ZD'S FOR REVIEW	AF

PROFESSIONAL STAMP

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SHEET TITLE

ANTENNA LAYOUT

SHEET NUMBER

A-3



APPLICANT



PLANNING

13948 CALLE BUENO GANAR  
JAMUL, CA 91935

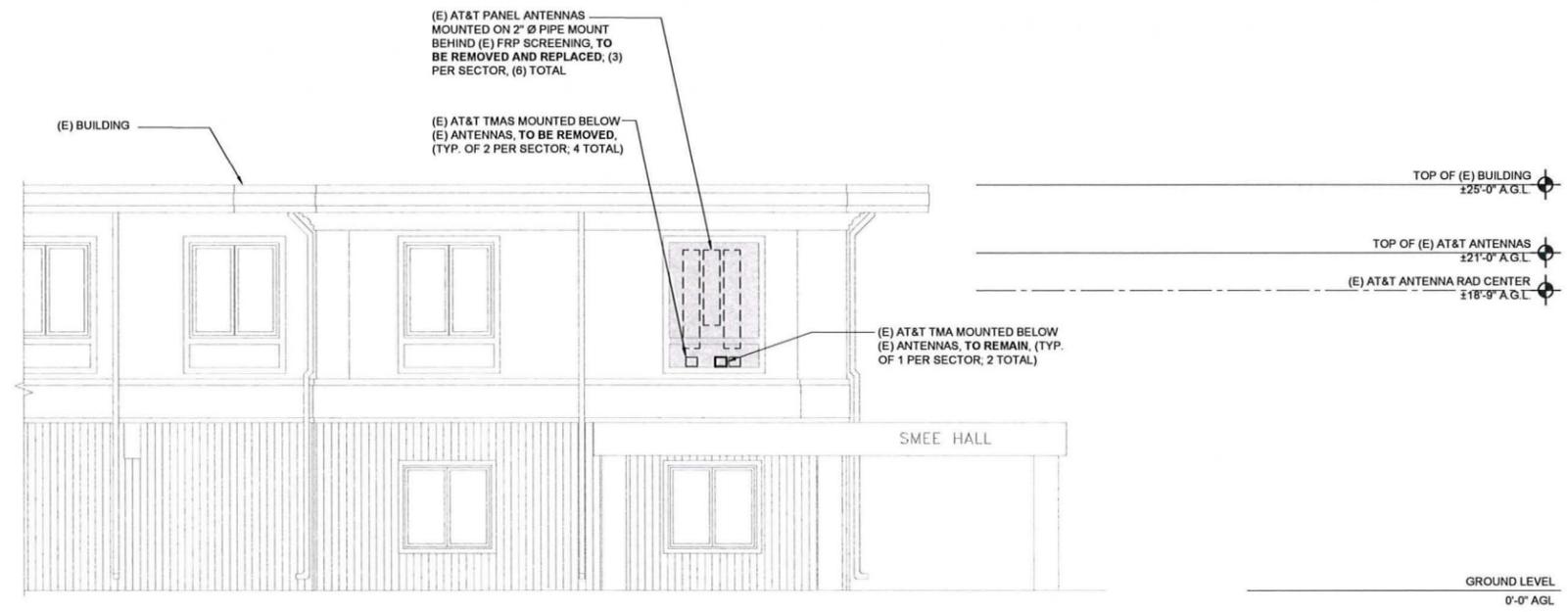


ENGINEER

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

SITE INFORMATION

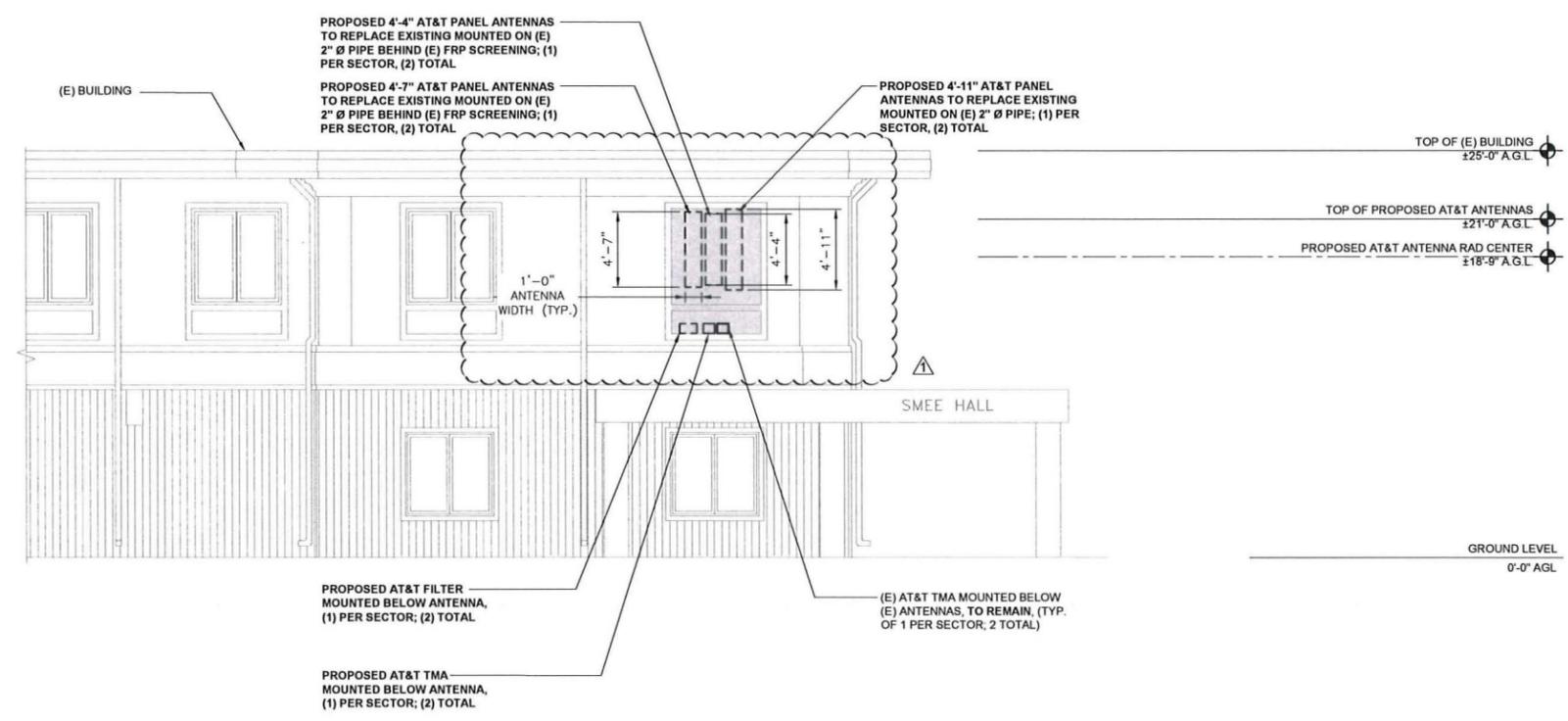
SITE NUMBER: SS0064  
FA NUMBER: 10105288  
POINT LOMA NAZARENE  
UNIVERSITY  
3900 LOMALAND DRIVE  
SAN DIEGO, CA 92106  
CITY OF SAN DIEGO



**EXISTING NORTH ELEVATION**

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

NOTE:  
1 NO PUBLICLY VISIBLE AESTHETIC CHANGES ARE PROPOSED AS A PART OF THIS PROJECT



**PROPOSED NORTH ELEVATION**

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

DESIGN RECORD

REV	DATE	DESCRIPTION	BY
Δ	03/06/2018	100% ZD'S REVISED - JX	BM
0	11/27/2017	100% ZD'S FOR REVIEW	AF
A	10/25/2017	90% ZD'S FOR REVIEW	AF

PROFESSIONAL STAMP

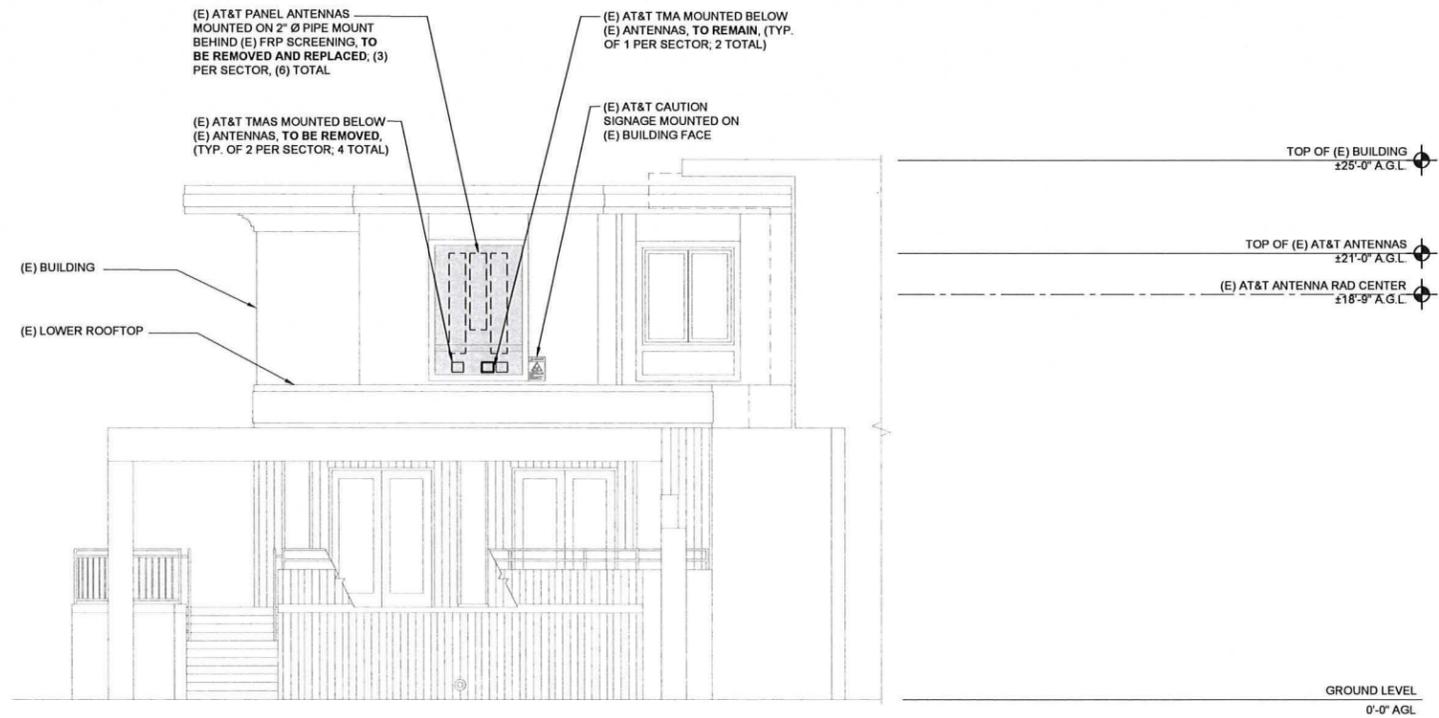
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SHEET TITLE

ELEVATIONS

SHEET NUMBER

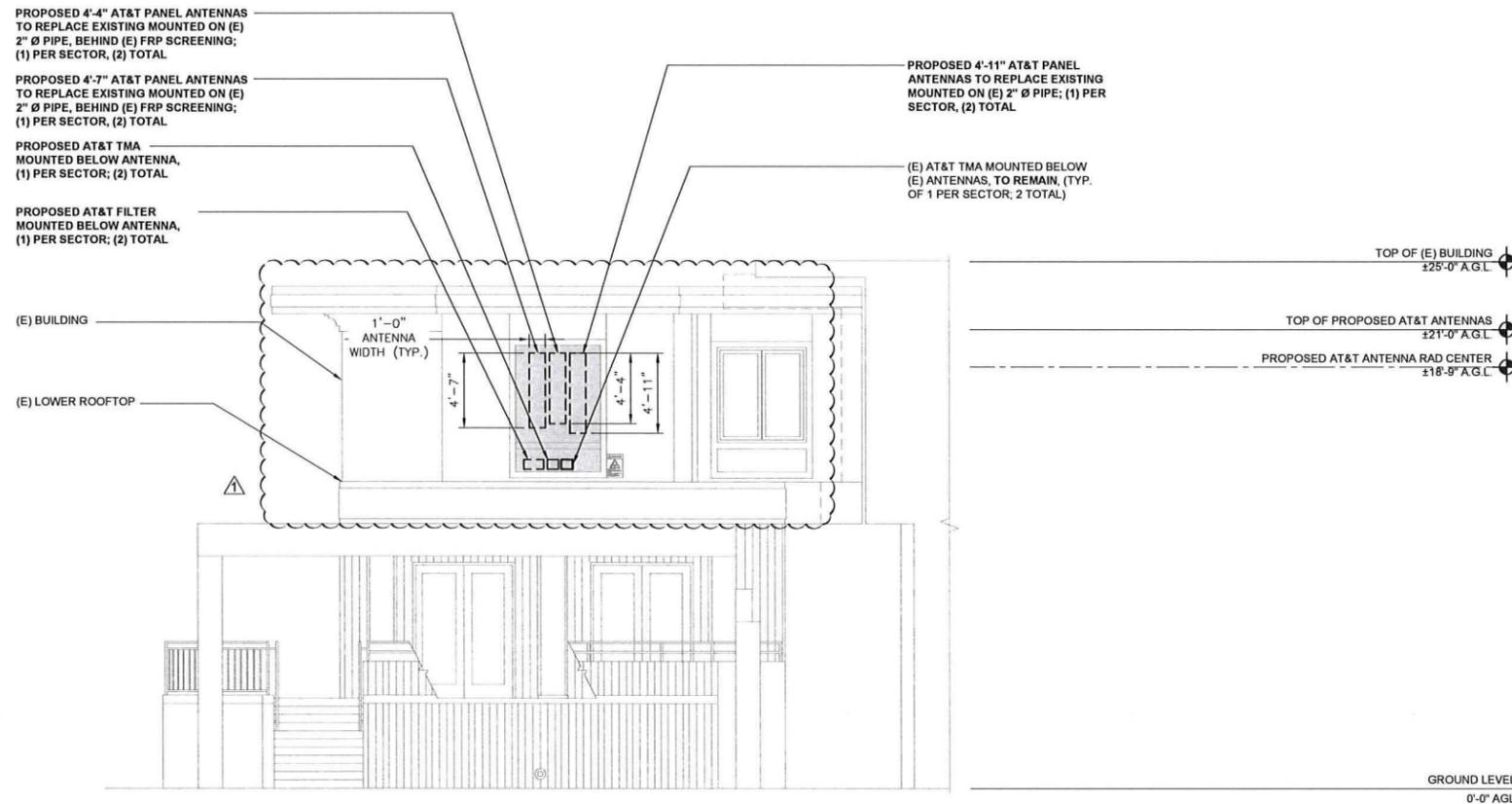
A-4



**EXISTING SOUTH ELEVATION**

24"x36" SCALE: 1/16" = 1'-0"  
 11"x17" SCALE: 1/32" = 1'-0"  
 16' 12' 8' 4' 0" 16'

1



**PROPOSED SOUTH ELEVATION**

24"x36" SCALE: 1/8" = 1'-0"  
 11"x17" SCALE: 1/16" = 1'-0"  
 8' 6' 4' 2' 0" 8'

SITE INFORMATION

SITE NUMBER: SS0064  
 FA NUMBER: 10105288  
 POINT LOMA NAZARENE UNIVERSITY  
 3900 LOMALAND DRIVE  
 SAN DIEGO, CA 92106  
 CITY OF SAN DIEGO

DESIGN RECORD

REV	DATE	DESCRIPTION	BY
△	03/06/2018	100% ZD'S REVISED - JX	BM
0	11/27/2017	100% ZD'S FOR REVIEW	AF
A	10/25/2017	90% ZD'S FOR REVIEW	AF

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SHEET TITLE

ELEVATIONS

SHEET NUMBER

A-5

APPLICANT



PLANNING



ENGINEER





**SS0064 – Point Loma Nazarne University  
Photo Simulation - North Elevation**

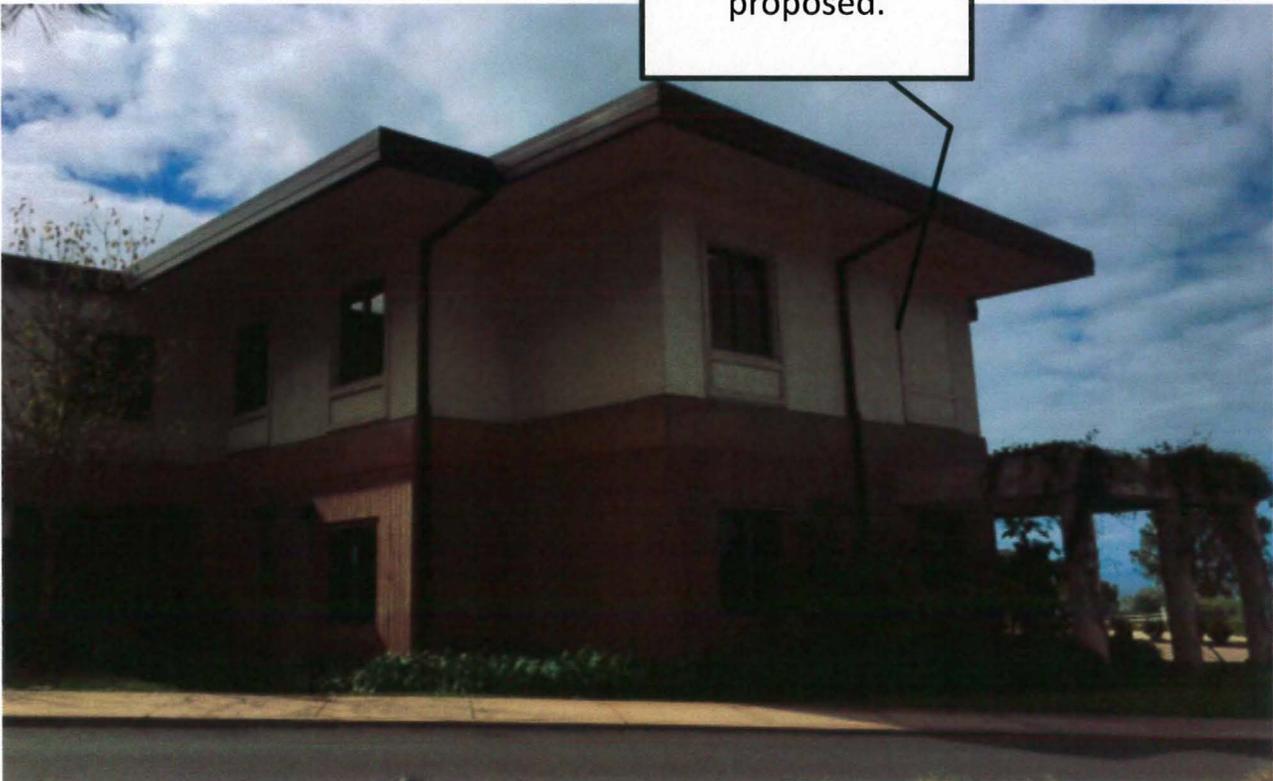
Antennas located in the facade behind FRP screen

**BEFORE**



No visual changes proposed.

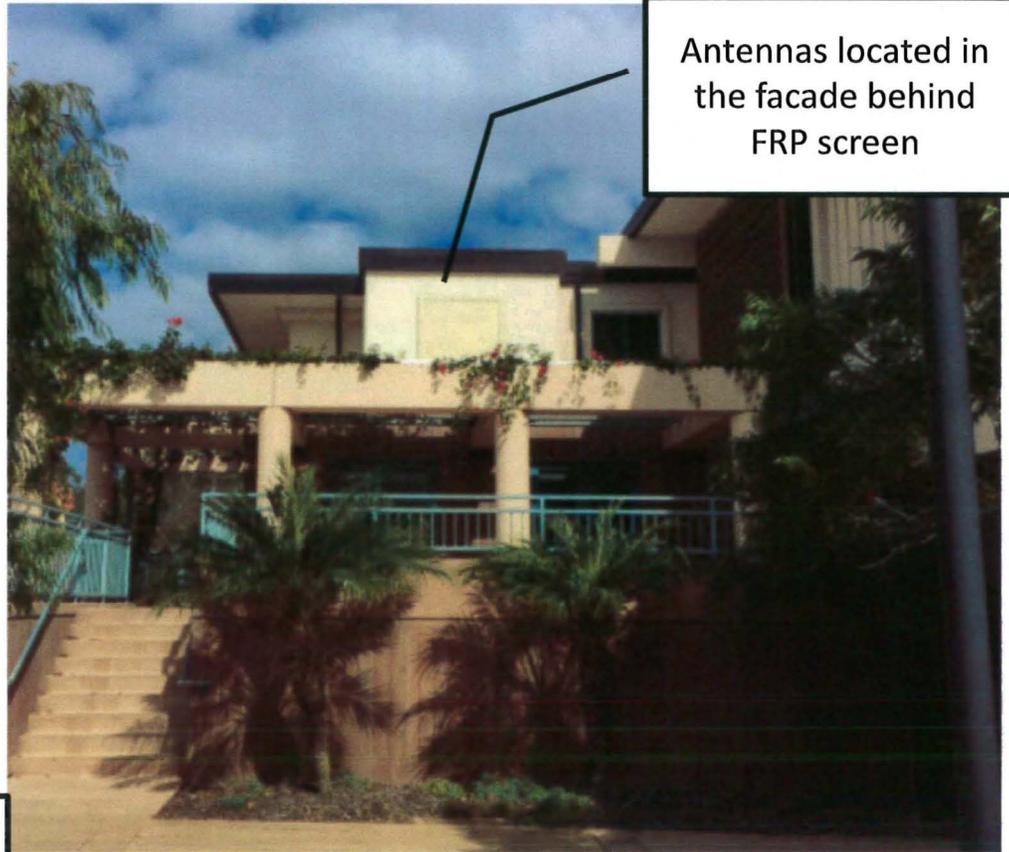
**AFTER**



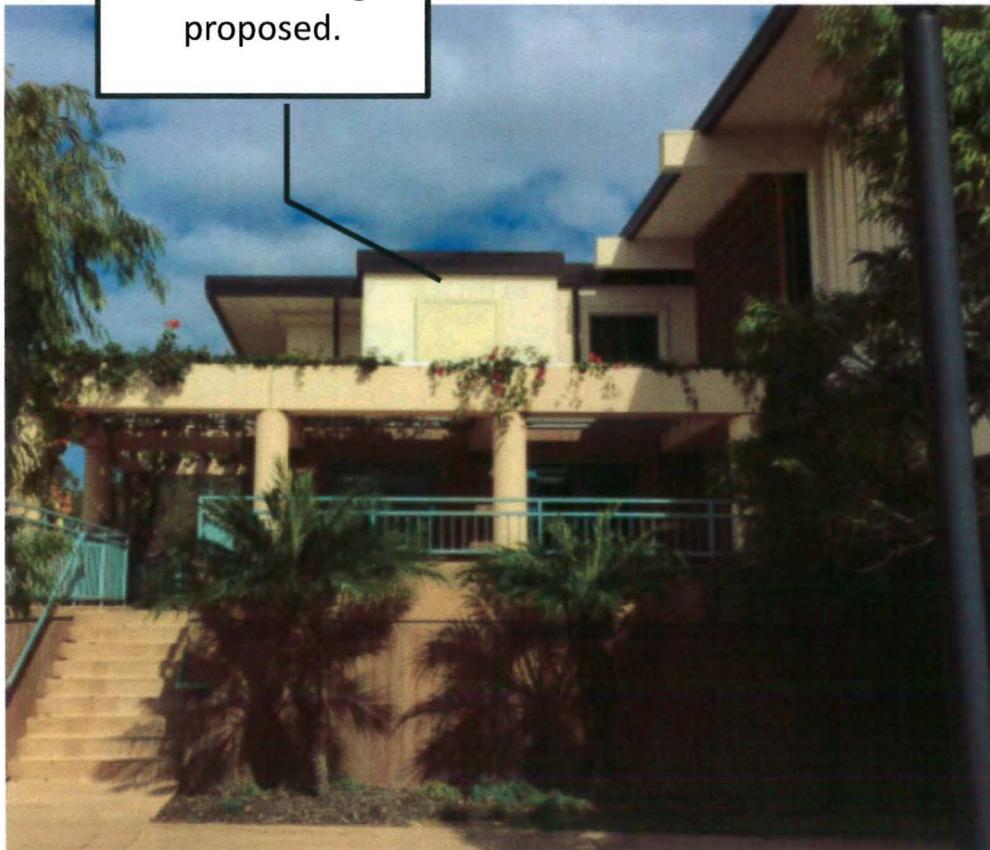


**SS0064 – Point Loma Nazarne University  
Photo Simulation - South Elevation**

**BEFORE**



No visual changes proposed.



**AFTER**