



THE CITY OF SAN DIEGO

## REPORT TO THE HEARING OFFICER

HEARING DATE: August 26, 2015

REPORT NO. HO 15-103

ATTENTION: Hearing Officer

SUBJECT: T-MOBILE – ST. DAVID’S  
PTS PROJECT NUMBER: 382019

LOCATION: 5050 Milton Street

APPLICANT: Adam Stone, Smartlink, LLC

### SUMMARY

Issue(s): Should the Hearing Officer approve a Conditional Use Permit for a wireless communication facility at 5050 Milton Street in the Clairemont Mesa Community Planning area?

Staff Recommendation(s) – Approve Conditional Use Permit No. 1523969.

Community Planning Group Recommendation - On January 20, 2015, the Clairemont Community Planning Group voted 12-0-0 to recommend approval of the T-Mobile - St. David’s project with no conditions (Attachment 8).

Environmental Review: The project was determined to be exempt pursuant to California Environmental Quality Act (CEQA) Guidelines 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 July 23, 2015 and the opportunity to appeal that determination ended August 6, 2015 (Attachment 7).

### BACKGROUND

T-Mobile – St. David’s is an existing Wireless Communication Facility (WCF) that was approved November 18, 2004 for a period of ten years. The facility consists of a 30 foot tall obelisk concealing three panel antennas with equipment located in a 163 square foot enclosure located at 5050 Milton Street on the property of St. David’s Episcopal Church. The property is zoned RS-1-7 and is located in the Clairemont Mesa Community Plan Area. (Attachments 1, 2, and 3)

In residential zones, on premises with a non-residential use, WCF are permitted with a CUP, Process Three (LDC § 141.0420(e)(1)). This WCF is located in a residential zone, on church property with an on-site pre-school. Surrounding uses include single-unit residential to the north, south and west and an elementary school to the east (Attachment 1).

The WCF Regulations require that applicants use all reasonable means to conceal or minimize the visual impacts of WCFs through integration, which includes the use of architecture, landscape, and siting solutions. This project was designed to provide wireless coverage to the surrounding neighborhood and community in a way that is respectful of the neighborhood context by designing an obelisk utilizing some of the architectural elements of the church (Attachments 10, 11 and 14). The obelisk is set back from the street, located next to the library and administration building and the equipment is located on the back side of the sanctuary, screened by existing mature trees and shrubs. As designed, the project qualifies as a “complete concealment” and will not include a ten year expiration. No changes are proposed with this project (Attachment 14).

The City’s General Plan addresses Wireless Facilities in UD-A.15. The visual impact of WCFs should be minimized by concealing WCFs in existing structures, or utilizing camouflage and screening techniques to hide or blend them into the surrounding area. Facilities should be designed to be aesthetically pleasing and respectful of the neighborhood context. Equipment associated with the WCF should be located in underground vaults or unobtrusive structures. This project complies with the General Plan recommendations by concealing the antennas within an obelisk designed to match the architectural character of the church. The existing equipment enclosure, located to the rear of the sanctuary, near the intersection of Milton and July Streets is screened from view by existing mature landscaping (Attachments 9 and 10). The design of the WCF is respectful of the neighborhood context and does not adversely affect the applicable land use plan.

Based on the design and location on the church property, the project complies with the WCF Regulations (LDC §141.0420) and the RS-1-7 development regulations. The project has received support from the community planning group, and draft findings have been made in the affirmative to approve the CUP (Attachment 5). Therefore, Staff recommends approval of CUP No. 1523969.

#### ALTERNATIVES

1. Approve CUP No. 1523969, with modifications.
2. Deny CUP No. 1523969, 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,



Karen Lynch, Development Project Manager

Attachments:

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

Rev 7/15/15pjf



**PROJECT SITE**

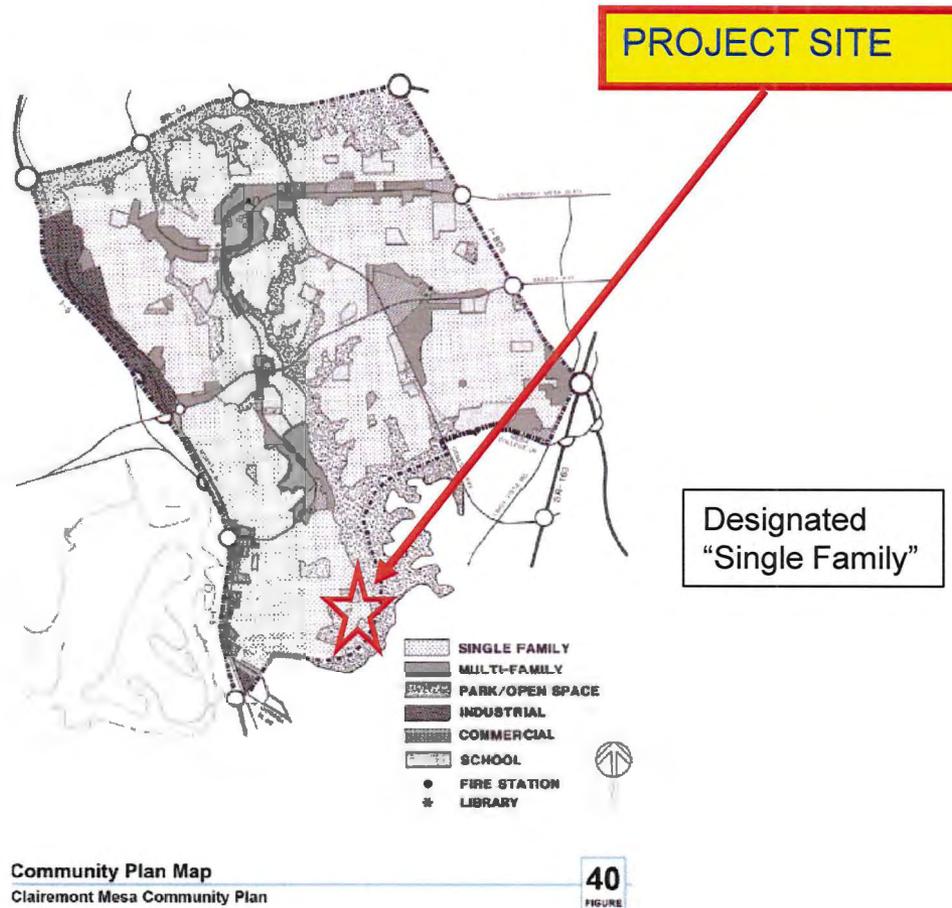


**Aerial Photo**

**T-MOBILE - ST. DAVID'S PROJECT NUMBER 382019**

**5050 MILTON STREET**





# CLAIREMONT MESA COMMUNITY PLAN MAP

T-MOBILE – ST. DAVID’S PROJECT NUMBER 382019

5050 MILTON STREET





## Project Location Map

**T-MOBILE- ST. DAVID'S PROJECT NUMBER 382019**  
**5050 MILTON STREET**



## PROJECT DATA SHEET

<b>PROJECT NAME:</b>	T-Mobile – St. David’s	
<b>PROJECT DESCRIPTION:</b>	An existing wireless communication facility consisting of a 30 foot tall obelisk concealing three panel antennas and an associated 163 square foot enclosure.	
<b>COMMUNITY PLAN AREA:</b>	Clairemont Mesa	
<b>DISCRETIONARY ACTIONS:</b>	Conditional Use Permit	
<b>COMMUNITY PLAN LAND USE DESIGNATION:</b>	Single Family Residential	
<b><u>ZONING INFORMATION:</u></b>		
<b>ZONE:</b> RS-1-7 <b>HEIGHT LIMIT:</b> 30-feet <b>FRONT SETBACK:</b> 15 feet. <b>STREET SIDE SETBACK:</b> .10 feet x lot width <b>REAR SETBACK:</b> 13 feet.		
<b><u>ADJACENT PROPERTIES:</u></b>	<b>LAND USE DESIGNATION &amp; ZONE</b>	<b>EXISTING LAND USE</b>
<b>NORTH:</b>	Single Family Residential; RS-1-7.	Residential
<b>SOUTH:</b>	Single Family Residential; RS-1-7.	School
<b>EAST:</b>	School; RS-1-7.	Residential
<b>WEST:</b>	Single Family Residential; RS-1-7.	Residential
<b>DEVIATIONS OR VARIANCES REQUESTED:</b>	None.	
<b>COMMUNITY PLANNING GROUP RECOMMENDATION:</b>	On January 20, 2015, the Clairemont Community Planning Association voted 12-0-0 to recommend approval of the T-Mobile – St. David’s project.	

**HEARING OFFICER  
RESOLUTION NO.  
CONDITIONAL USE PERMIT NO. 1523969  
T-MOBILE – ST. DAVID’S  
PROJECT NO. 382019**

WHEREAS, St. David’s Episcopal Church, Owner AND T-Mobile, USA, Inc., Permittee, filed an application with the City of San Diego for a permit for a wireless communication facility (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 1523969), on portions of a 1.48-acre site;

WHEREAS, the project site is located at 5050 Milton Street in the RS-1-7 zone of the Clairemont Mesa Community Plan are;

WHEREAS, the project site is legally described as Parcel 1: That portion of Lot 35 of Bayview Glen in the County of San Diego, State of California, according to Map thereof, No. 5548, filed in the Office of the County Recorder of San Diego County, March 29, 1965, described as follows: Beginning at the most southerly corner of said Lot 35. Thence along the westerly line thereof, North 24° 46’ 48” West, 291.79 feet to an angle point therein; thence North 43 ° 44’ 58” East, 102.04 feet to an angle point in the easterly line of said Lot 35; thence along the easterly and southerly boundary of said Lot 35 the following courses: North 43 ° 44’ 58” East, 31.47 feet; south 24 ° 46’ 47” East, 151.25 feet, South 89 ° 06’ 18” East, 86.79 feet, south 0 ° 49’ 39” West, 168.34 feet, and south 65 ° 13’ 12” West, 129.71 feet to the point of beginning. Parcel 2: Lot 16 of Clairemont Terrace Unit No. 2, in the City of San Diego, County of San Diego County, State of California, according to Map thereof No. 3200, filed in the Office of the County Recorder of San Diego County, March 16, 1955. Parcel 3: Lots 1 and 2 in Block 11 of Mission Bay Heights, 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;

WHEREAS, on August 26, 2015, the Hearing Officer of the City of San Diego considered Conditional Use Permit No. 1523969, pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on July 23, 2015 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;

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 August 26, 2015.

FINDINGS:**Conditional Use Permit Approval – Section §126.0305**

1. **The proposed *development* will not adversely affect the applicable *land use plan*;**

While the Clairemont Mesa Community Plan does not specifically address WCF, the City's General Plan, in Policy UD-A.15, states that the visual impact of wireless facilities should be minimized. This can be achieved by concealing wireless facilities in existing structures when possible, or by using camouflage and screening techniques to hide or blend them into the surrounding area. The T-Mobile St. David's project was built approximately ten years ago. It includes a 30 foot tall obelisk that is set back from the public right-of-way approximately 40 feet. Three panel antennas are concealed behind the radio frequency transparent screens that are part of the obelisk design. No changes are being proposed to the obelisk, which appears as an architectural focal point for the church. The equipment enclosure is located at the rear of the sanctuary, which is near the intersection of Milton and July Streets. Existing mature trees and shrubs screen the enclosure. No changes are proposed to the equipment or enclosure. This project, as proposed, does not interfere with the church nor does it create any visual impacts for the neighborhood or surrounding community. Based on the design of this WCF, the project will not adversely affect the Clairemont Mesa Community Plan or the City of San Diego General Plan.

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

The project consists of three panel antennas concealed within an obelisk match the existing buildings on the church property. Equipment associated with the antennas is located in an enclosure on the back side of the church sanctuary and appears as part of the building. Existing mature trees and shrubs screens the area from the public right-of-way. The project is located at 5050 Milton Street in the Clairemont Mesa Community Plan area. The project was determined to be exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Existing Facilities). The conditions of approval for the project will require compliance with several operational constraints and development controls intended to assure the continued public health, safety and welfare.

Additionally, the Federal 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) emission to the extent that such facilities comply with the Federal Communication Commission's (FCC) standards for such emissions." A Radio Frequency Report was submitted with the project and it concludes that with required warning signage (condition 18 in the permit) and locked access, the WCF will comply with the FCCs RF Safety Guidelines. Therefore, the project would not result in any significant health or safety risks to the surrounding area within matters of the City's jurisdiction.

In conclusion, the project will not be detrimental to the public health, safety and welfare.

**3. The proposed *development* will comply with the regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code; and**

The WCF Regulations, Land Development Code Section 141.0420, require that WCF utilize the smallest, least visually intrusive antennas, components, and other necessary equipment. The applicant is required to use all reasonable means to conceal or minimize the visual impact of the WCF through integration utilizing architecture, landscape, and siting. All components of the WCF are proposed to be completely concealed within the obelisk or the equipment enclosure. No changes are proposed with this project.

WCF are permitted in residential zones where the use on the property is non-residential with a Conditional Use Permit, Process 3, Hearing Officer approval. No deviations are requested with this project. The WCF Design Requirements [LDC Section 141.0420(g)(2)] state that WCF "shall utilize all reasonable means to conceal or minimize the visual impacts of the WCF through integration. Integration with existing structures or with existing uses shall be accomplished through the use of architecture, landscape, and siting solutions." All antennas and their associated components are concealed from view and the resulting project is an architecturally integrated design that provides a focal point for the church property.

Based on this analysis and the project design, this project complies with the applicable regulations of the Land Development Code and results in a completely concealed WCF.

**4. The proposed use is appropriate at the proposed location.**

Council Policy 600-43 and the WCF Regulations, LDC Section 141.0420, encourage WCF to locate in commercial and industrial zones, by providing a lower permit process level for WCF in those zones. WCF located in residential zones are permitted with a higher permit process level. Wireless carriers are required to provide coverage throughout their FCC license area, however, and WCF are permitted throughout the City. This WCF is proposed in a residential zone with a non-residential use, which is more preferable than a residential zone with a residential use, but less preferable than a commercial or industrial zone. This WCF is permitted with the processing of a CUP, Process Three.

This WCF is proposed on a church property, zoned RS-1-7 and located on the southwest corner of Milton and July Streets. The obelisk is set back approximately 41 feet from the public right-of-way and appears to be nestled into the church campus setting. The design of the obelisk was based on the clerestory windows featured on many of the church buildings. The equipment enclosure, located on the back side of the sanctuary, which faces the intersection of Milton and July Streets, appears to be part of the sanctuary building and is heavily landscaped with mature trees and shrubs.

The WCF has been designed to be minimally visible and respectful of the neighborhood context, by concealing the antennas in a radio-frequency transparent architectural element, designed to integrate with the existing church. Based on this analysis and the design of this WCF, the use is appropriate at this location.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Conditional Use Permit No. 1523969, 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. 1523969, a copy of which is attached hereto and made a part hereof.

---

Karen Lynch  
Development Project Manager  
Development Services

Adopted on: August 26, 2015

SAP or WBS Number: 24004948

Modified HMD 1-26-15

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

**PROJECT MANAGEMENT**  
**PERMIT CLERK**  
**MAIL STATION 501**

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24004948

**CONDITIONAL USE PERMIT NO. 1523969**  
**T-MOBILE ST. DAVID'S**  
**PROJECT NO. 382019**  
**HEARING OFFICER**

This Conditional Use Permit No. 1523969 is granted by the **Hearing Officer** of the City of San Diego to St. David's Episcopal Church, Owner, and T-Mobile, USA Inc., Permittee, pursuant to San Diego Municipal Code [SDMC] sections 141.0420 and 126.0303. The 1.48-acre site is located at 5050 Milton Street in the RS-1-7 zone of the Clairemont Mesa Community Planning area. The project site is legally described as: Parcel 1: That portion of Lot 35 of Bayview Glen in the County of San Diego, State of California, according to Map thereof, No. 5548, filed in the Office of the County Recorder of San Diego County, March 29, 1965, described as follows: Beginning at the most southerly corner of said Lot 35. Thence along the westerly line thereof, North 24° 46' 48" West, 291.79 feet to an angle point therein; thence North 43 ° 44' 58" East, 102.04 feet to an angle point in the easterly line of said Lot 35; thence along the easterly and southerly boundary of said Lot 35 the following courses: North 43 ° 44' 58" East, 31.47 feet; south 24 ° 46' 47" East, 151.25 feet, South 89 ° 06' 18" East, 86.79 feet, south 0 ° 49' 39" West, 168.34 feet, and south 65 ° 13' 12" West, 129.71 feet to the point of beginning. Parcel 2: Lot 16 of Clairemont Terrace Unit No. 2, in the City of San Diego, County of San Diego County, State of California, according to Map thereof No. 3200, filed in the Office of the County Recorder of San Diego County, March 16, 1955. Parcel 3: Lots 1 and 2 in Block 11 of Mission Bay Heights, in the City of San Diego, County of San Diego, State of California, according to Map there of, filed in the Office of the County Recorder of San Diego County.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee for a wireless communication facility described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated August 26, 2015, on file in the Development Services Department.

The project shall include:

- a. A 30-foot tall obelisk concealing three panel antennas, measuring 50.9" x 12"x 6.5" and a separate 163- square foot equipment enclosure;
- b. Landscaping (planting, irrigation and landscape related improvements);
- c. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

**STANDARD REQUIREMENTS:**

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by September 10, 2018.
2. The project complies with the Telecommunication Facility Guidelines as a Complete Concealment Facility and as a result, the permit will not contain an expiration date. It is the responsibility of the wireless carrier and owner(s) to maintain the appearance of the approved facility to condition set forth in this permit 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 City Manager.
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. 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.

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

**LANDSCAPE REQUIREMENTS:**

10. Prior to issuance of any construction permits for structures, the Owner/Permittee shall submit complete landscape and irrigation construction documents consistent with the Landscape Standards to the Development Services Department for approval. The construction documents

shall be in substantial conformance with Exhibit 'A,' Landscape Development Plan, on file in the Development Services Department. Construction plans shall show, label, and dimension a 40 sq-ft area around each tree which is unencumbered by hardscape and utilities as set forth under LDC 142.0403(b)(5).

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

**PLANNING/DESIGN REQUIREMENTS:**

12. 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.

13. All facilities and related equipment shall be maintained in good working order; 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.

14. It is the responsibility of the Owner/Permittee to 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 requiring the removal and the restoration of this site to its original condition.

15. The accuracy and validity of the RF Compliance Report, submitted by the Permittee, shall be assured while the WCF is in operation.

16. The WCF shall conform to Exhibit "A" (consisting of the stamped approved plans and approved photosimulations) at all times.

17. All equipment, including transformers, emergency generators and air conditioners belonging to the Permittee shall be designed and operated consistent with the City noise ordinance. Ventilation openings shall be baffled and directed away from residential areas. Vibration resonance of operating equipment in the equipment enclosures shall be eliminated.

18. The Permittee shall place appropriate signage on the WCF as required by CAL-OSHA/FCC to the satisfaction of the Development Services Department.

19. Use of or replacement of any building façade or mechanical screen with FRP material for purposes of concealing antennas shall not result in any noticeable lines or edges in the transition to the original building. All FRP shall be painted and textured to match the original building.

**INFORMATION ONLY:**

- The issuance of this discretionary use permit alone does not allow the immediate commencement or continued operation of the proposed use on site. The operation allowed by this discretionary use 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.
- A “Telecom Planning Inspection” will be required prior to Final Clearance from the City's Building Inspector to ensure compliance with the approved plans, exhibits, and associated conditions. Prior to calling for your Final Inspection from your building inspection official, please contact the Project Manager listed below at (619) 446-5351 to schedule an inspection of the completed WCF. Please request the telecom inspection at least five working days ahead of the requested Final inspection.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Hearing Officer of the City of San Diego on August 26, 2015 by Resolution No. \_\_\_\_\_.

Permit Type/PTS Approval No.: CUP No. 1523969  
Date of Approval: August 26, 2015

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES  
DEPARTMENT

\_\_\_\_\_  
Karen Lynch  
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.

**St. David's Episcopal Church**  
Owner

By \_\_\_\_\_  
Joy Wolf  
Senior Warden

**T-Mobile USA, Inc.**  
Permittee

By \_\_\_\_\_  
Michael Fulton  
Market Manager

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

NOTICE OF EXEMPTION

ATTACHMENT 7

(Check one or both)

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

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

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

PROJECT NO.: 382019

PROJECT TITLE: T-Mobile St. David's

PROJECT LOCATION-SPECIFIC: The project is located at 5050 Milton Street, Suite A San Diego CA, 92110 within the Clairmont Mesa Community Plan area.

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

DESCRIPTION OF NATURE AND PURPOSE OF THE PROJECT: Conditional Use Permit (CUP) to allow for the continual use of an existing Wireless Communication Facility (WCF) consisting of 3 panel antennas concealed within a 30 foot tall obelisk located on an existing church site. Equipment associated with the project is housed within a 163 square foot enclosure. The proposed CUP does not propose any changes to the facility and is only for the continual operation of the WCF.

NAME OF PUBLIC AGENCY APPROVING PROJECT: City of San Diego

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Smartlink, contact Rocki Lam, 1580 Union Street, Suite 209, San Diego, CA 92101. (949) 387-1265.

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)..
(X) CATEGORICAL EXEMPTION: SECTION 15301 (Existing Facilities)
( ) STATUTORY EXEMPTION:

REASONS WHY PROJECT IS EXEMPT: The City of San Diego determined that the project would qualify to be categorically exempt from CEQA pursuant to Section 15301 (Existing Facilities) which allows for the operation and permitting of existing facilities. Since the project is not making changes to the existing WCF and is not increasing the capacity of the WCF the exemption is appropriate. The project site is fully developed and lacks sensitive resources therefore the exceptions listed in CEQA Section 15300.2 would not apply.

LEAD AGENCY CONTACT PERSON: JEFFREY SZYMANSKI

TELEPHONE: 619 446-5324

IF FILED BY APPLICANT:

- 1. ATTACH CERTIFIED DOCUMENT OF EXEMPTION FINDING.
2. HAS A NOTICE OF EXEMPTION BEEN FILED BY THE PUBLIC AGENCY APPROVING THE PROJECT?
( ) YES ( ) NO

IT IS HEREBY CERTIFIED THAT THE CITY OF SAN DIEGO HAS DETERMINED THE ABOVE ACTIVITY TO BE EXEMPT FROM CEQA

Handwritten signature: J. Szymanski / SENIOR PLANNER

7/23/2015
DATE

CHECK ONE:

- (X) SIGNED BY LEAD AGENCY
( ) SIGNED BY APPLICANT

DATE RECEIVED FOR FILING WITH COUNTY CLERK OR OPR:

<b>Clairemont Community Planning Group</b>
--

Minutes of the Meeting of  
January 20, 2015  
North Clairemont Friendship Center

P Jeff Barfield <b>-Chair</b> <b>-Vice Chair</b> P Delana Hardacre <b>-Secretary</b> P Susan Mournian <b>-Treasurer</b>	P Jack Carpenter P Keith Hartz P Debra Howell A Steve Innis	P Michael Puente P Margie Schmidt	P Troy Terpening P Lynn Titalii P Naveen Waney P Scott Wentworth
--	--	--------------------------------------	---

P – Present    A – Absent    L-Late

**Item 1. Call to Order / Roll Call**

Meeting was called to order at 6:35 p.m. by Chair, Jeff Barfield. Roll call was taken and a quorum present.

**Item 2. Non-Agenda Public Comment** – Issues that are not on the agenda and are within the jurisdiction of the Clairemont Community Planning Group. **NOTE:** 3-minute time limit per speaker.

**Public:**

Jackie Ward, a resident of Clairemont, was appointed to the Bike Advisory Committee. She came to introduce herself. All contact information is on City website. She would love feedback from Clairemont residents on community biking needs

Joel Smith attended the Nov 2014 meeting concerning traffic calming on Moraga. He is still not clear on where the CCPG stands on traffic calming. He would like a discussion on adding a traffic circle put on next month's agenda. Jeff Barfield asked him to forward him the action item he would like taken.

**Committee Members:**

Scott Wentworth mentioned he has received input about the proposed Horizon Christian Academy property development (52 homes) on Pocahantas Street. The neighbors feel this is very positive. It will be put on the agenda once the plans have been sent to the city by the applicant.

Daniel Smiechowski commented that he didn't know about the 52 homes and would prefer another park instead of houses.

Jack Carpenter commented about the traffic calming on Moraga. He stated all we've done is add a stop sign. There are lots of alternatives but they include money and the fire department restrictions.

**Item 3. Modifications to the Agenda** – Requires 2/3 approval.

None

**Item 4. Approval of Minutes**

Motion to approve minutes for November 18, 2014, by Margie Schmidt, seconded by Troy Terpening.

**Vote: 12-0-0** to approve

**Item 5. Council Representative Reports**

**District 2 Council Report** (Ernie Navarro, Community Liaison, [enavarro@sandiego.gov](mailto:enavarro@sandiego.gov))

None

**District 6 Council Report** (Allen Young, Community Liaison, [alleny@sandiego.gov](mailto:alleny@sandiego.gov))

Allen introduced himself as a representative for Council person, Chris Cates. He is looking forward to working with the committee. With the new council offices there is a new division and Clairemont is now represented by two council members. Everything East of Clairemont Drive is Chris Cates area.

**Item 6. Information Items**

**201. Pipeline Rehabilitation AH-1** (Adrian Pavon, Project Engr., City of San Diego)

Presentation by the Public Works Department concerning a pipeline replacement project, primarily located in Bay Park, scheduled for construction in 2015-2016.

The City has established an ongoing program for the rehabilitation of all aging and deteriorating sewer mains currently in service. This pipeline is one that has been identified and is located within Council Districts 2 and 7. The project will rehab approximately 3.61 miles of sewer main within the City's right-of-way, utilizing trenchless construction.

Q- Questions or statement and A-Answers

Q – I see this is mostly Bay Park area - will the streets be repaired after this happens? A – For water and sewer design section the only time we slurry the streets is when we have to do construction on the streets. Since most of the process is trenchless technology, we won't have to dig up the streets. If we do any solutions where we have to dig, we will repair.

Q – This area of replacement seems very cutup – nothing connects to itself. A - The Public Utilities Department prioritized these to be done first. Some may have already been done. These needed to be expedited.

Q – Will water service be disrupted during the day? A – I believe it will not. We will be doing nothing with the water lines.

Q – Will parts of the streets be blocked off? A – They may section off a portion depending on amount of traffic.

Q - What is Trenchless technology? A - Contractor puts a camera into the manholes and they spray a coating into the pipes.

Q - How long is the fix good for? A – 30 to 40 years.

Q - If you see problems with the lateral pipes will you notify the residents? A – yes.

**202. Vacation Rentals in Residential Areas** (Scott Gruby)

Presentation by Scott Gruby on proposing restrictions on vacation rentals in Clairemont.

He has a concern about vacation rentals near his home in Bay Ho. About 8 months ago a neighbor turned his rental into a vacation home. He has about 50 homes in his zip code that are compliant at this time. Why he believes we should care, per city attorney's office there are currently no regulations for short term rentals (less than 28 days). In order to promote neighborhood quality, Scott feels we should not make rentals shorter than 28

days in all RS zones East of I-5 and less than 7 days in an RS zones West I- 5. He would like us to take a stand with City Council.

Michael Printz commented that he would recommend that if it is the desire of the board to take action, it could be presented to him and he would evaluate and then take to the City Attorney's office.

Jeff Barfield asked what is the desire of the board? Do we want to look at it further? Do we want to send something to Michael? Susan Mournian suggested that we put on the agenda as a workshop item. Jeff polled the committee – there were 7 in favor of addressing and 5 not in favor. Jeff will try and get it on the agenda in the next couple of months.

**203. By-Laws Sub-committee Update** (Jeff Barfield, Susan Mournian, Michael Puente)  
The sub-committee members will summarize progress on the by-laws update.

The Sub-committee has been working through the City's required by-laws shell. They have gone through existing by-laws to compare against the shell and have put together a draft. Betsy, at the City, will make the changes suggested and send back to them. She would like to have done by June of this year. The Sub-committee would like to bring to the full board to review in March. Then it will go back to the city to be finalized.

**204. Declaration of CCPG Vacancies, Election of New Vice Chair (Potential Action Item)** (Jeff Barfield, Chair)

Vacancies now exist on the CCPG, including the Vice Chair. The CCPG may elect a new Vice Chair on this item.

There are 3 vacancies now which we will defer until elections which are in March. Jack Carpenter stated that he will be resigning from the committee in March which will then leave 4 vacancies. Jeff asked if anyone wanted to be Vice Chair. Naveen and Lynn will help the new Vice Chair work the upcoming elections.

Motion –Susan Mournian made a motion that Scott Wentworth be elected to Vice chair , seconded by Keith Hartz.

**Vote: 11-0-1 Approved** Abstain – Scott Wentworth

**Item 7. Workshop Items**

None

**Item 8. Potential Action Items**

**301. Wireless Communication Facility at 5050 Milton Street (St. David's Episcopal Church) Proj. No 382019** (Rocki Lam, Smartlink)

This is a request for renewal of a Conditional Use Permit for an existing wireless communication facility. Existing Zoning is RS-1-7.

The request is to continue to operate an existing site that is completely concealed within FCC requirements – 3 antennas. Permits expired so need to renew for another 10 years. There are no changes.

Jack Carpenter asked if all users on the property have been informed. Rocki replied that as a courtesy she will contact the owner and insure it has been done. Rocki also mentioned it was posted at the church so day care users should be aware.

Susan Mournian made a motion to approve, seconded by Scott Wentworth

**Vote: 12-0-0 Approved**

**302: Reconsideration of Wireless Communication Facility Proposal, 3219 Clairemont Mesa Blvd (First Baptist Church of Clairemont, PTS36105)**

Possible reconsideration of a prior recommendation by the CCPG to approve a conditional use permit and neighborhood use permit for wireless communication facilities.

Jeff Barfield gave a little history – the board recommended approval in July of 2014. It was an expansion and adding of a generator to The La Petite School. However, all stakeholders were not informed and were surprised by this request. They let us know their concern. The board felt there was enough concern to bring it to an action item at Jan meeting. The applicant sent Jeff a letter stating they are not pursuing this action at this time. Jeff didn't feel it was a withdrawal of the action. Naveen Waney suggested if Verizon asks to move forward, they should be asked to come back to the CCPG board.

Troy Terpening made a motion that the Committee withdraw our prior approval because of inadequate notification to the tenants and ask for further information from Verizon. It was seconded by Naveen Waney.

**Vote: 12-0-0 Approved**

**303. Extension of Time Request for a Conditional use Permit to allow Beer and Wine Sales, 2576 Clairemont Drive, Project No. 392586 (William Adams, applicant)**

This is a request for an extension of time for a previously approved CUP to allow beer and wine sales in a 2,310 square foot convenience store. The property is 25,120 Sq.Ft. in area and zoned CC-1-3

Mr. Adams, represents 7/11, a perspective client of a planned new development at Clairemont Drive and Denver. The project was previously approved, then the recession hit and nothing moved forward. The original application has expired and this is a new request for Beer and wine permits.

Much discussion was had around the adding of a carwash in the new plans and also the addition of having beer and wine so easily accessible with the trolley line coming in.

Jack Carpenter made a motion since there is significant difference from past plans the process needs to start over for a new approval, it was seconded by Susan Mournian. Jack Carpenter withdrew motion after some clarifying information was received.

Jeff Barfield asked if we should continue this and get more information from Sandra Teasley so we can better understand?

Margie Schmidt made a motion to continue item until next month and request more information about the project, seconded by Jack Carpenter.

**Vote: 11-0-1 Approved Abstain - Keith Hartz**

**Item 9. Reports to Group**

**Airports** (Keith Hartz-Not confirmed) - None

**BACAC** (TBD) - None

**Chair** (Jeff Barfield) – Reminders elections in March

**CPC Report** (Jeff Barfield) – Was dark in December

**Development Services Department** (Michael Prinz) – We have received approval from City Council to work with and pay a consulting firm, Place-Works, to spend time holding community meetings and proposing land use and zoning changes within Morena study area adjacent to the trolley station. We are going to restart that process in early February. Don't have an outreach plan set yet; however, there will be outreach workshops and community meetings.

**Parking** (Susan Mournian) – None

**Project Review** (Jack Carpenter) – Setting up meeting with the developers for the Assisted Senior Living Center on Mt. Acadia hopefully in February.

**Secretary** (Delana Hardacre) - None

**Town Council** (Delana Hardacre) - None

**Traffic & Transportation** (TBD) - None

**Treasurer** (Susan Mournian) - \$292

**Vice Chair** (TBD) - None

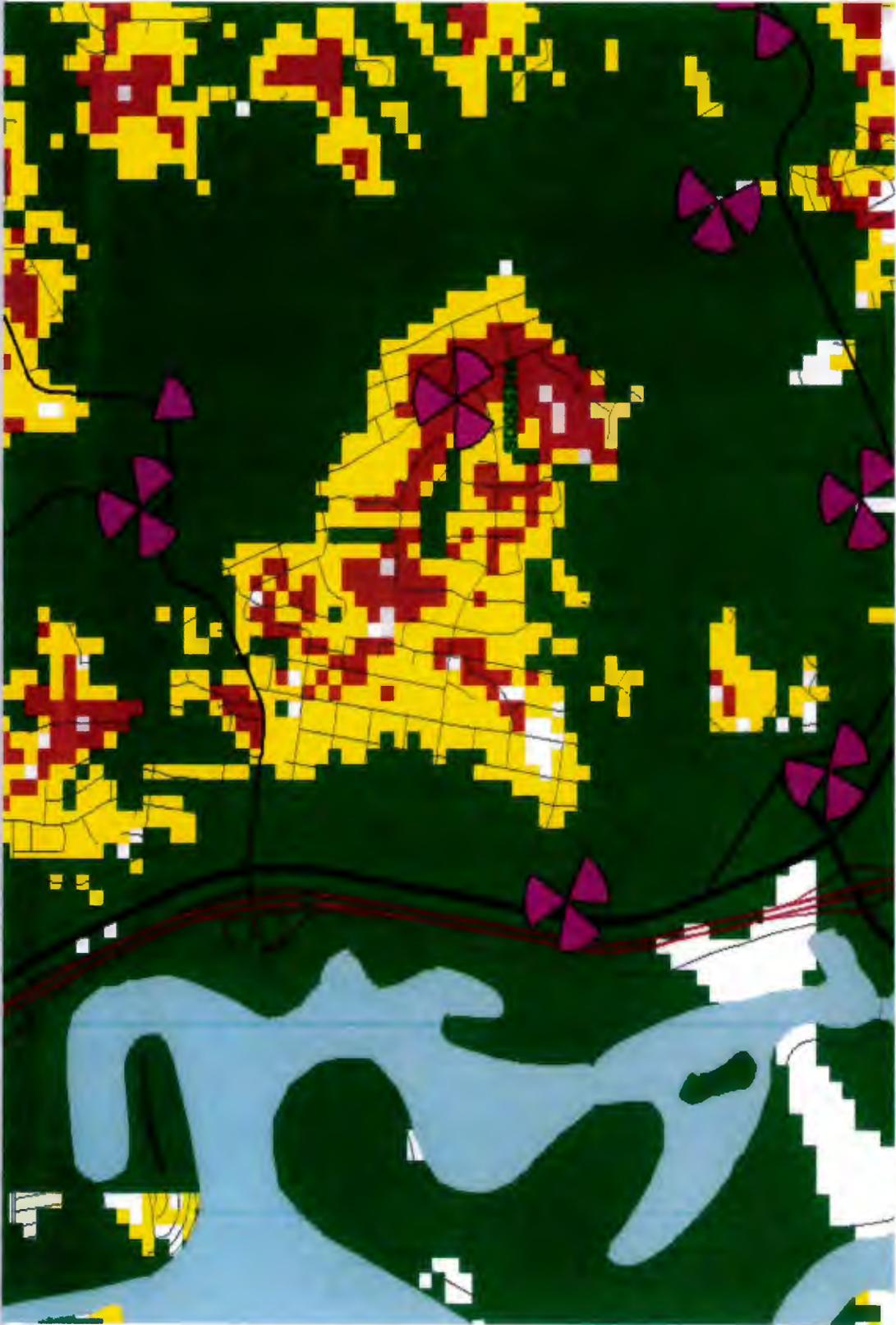
**Vision Committee** - None

**Additional Items:**

Hillary, a representative from Marty Block's office, informed us that the bill SB 15 that he announced in December has passed. It is a comprehensive plan to improve access to a higher education in California and help students afford college and finish their degrees in four years.

**Adjournment at 8:49 PM**

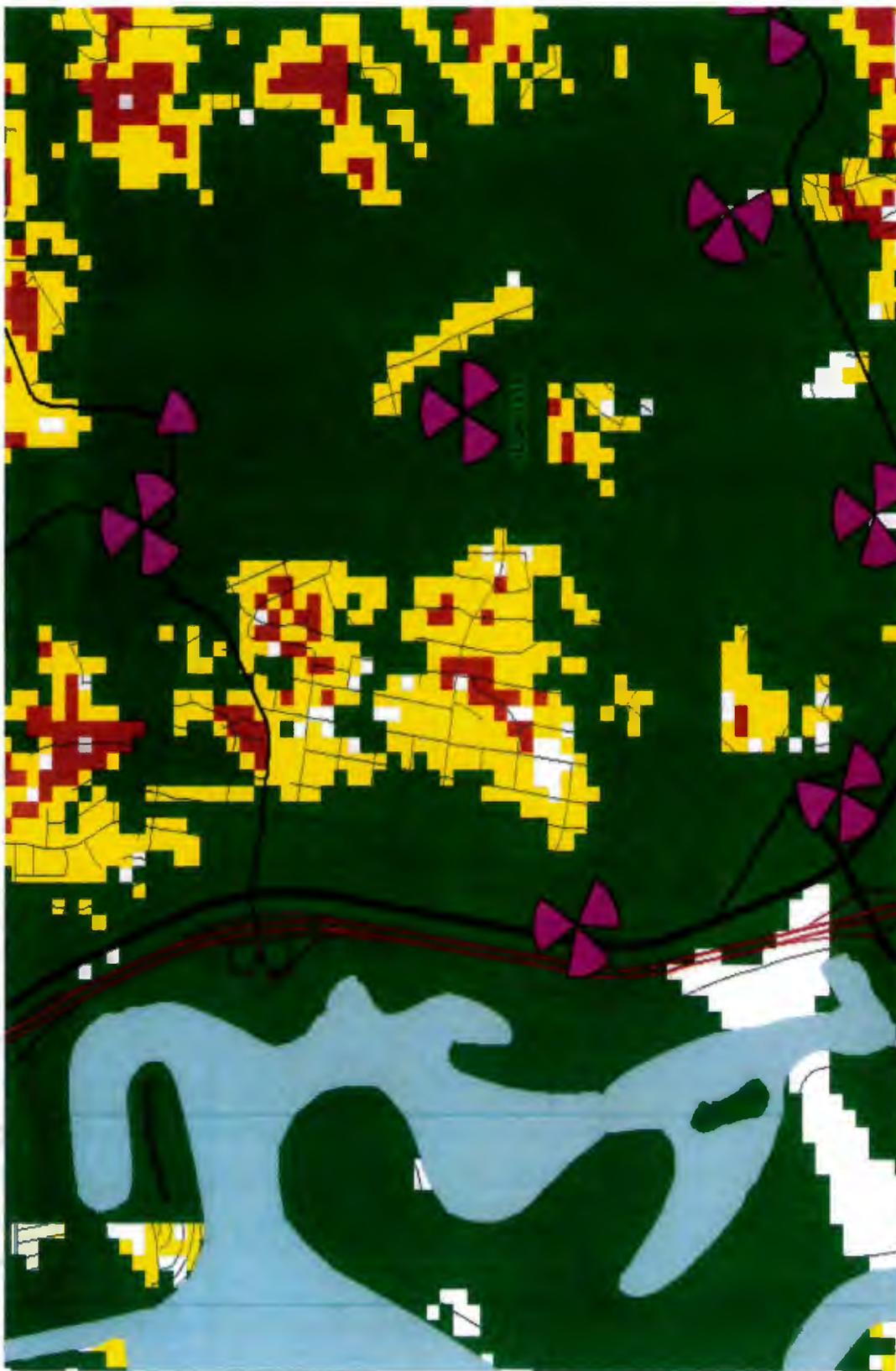
**T-Mobile**  
Existing On-Air sites coverage without SD06531A



Excellent  
Good  
Poor  
No coverage

Existing On-Air sites coverage with SD06531A

T-Mobile



# PHOTOGRAPHIC SURVEY

---

T-MOBILE SD06531A, ST. DAVID'S EPISCOPAL CHURCH

- **VIEW OF THE SUBJECT PROPERTY**



(1) View of the subject property looking north.



(2) View of the subject property looking west.



(3) View of the subject property looking south.



(4) View of the subject property looking east.

- **VIEW FROM THE SUBJECT PROPERTY**



(5) View from the subject property looking north.



(6) View from the subject property looking west.



(7) View from the subject property looking south.



# Site Photos

SD06531 Equipment Enclosure Pictures  
PTS 382019

Cabinet Enclosure:



Access to Cabinet Enclosure:

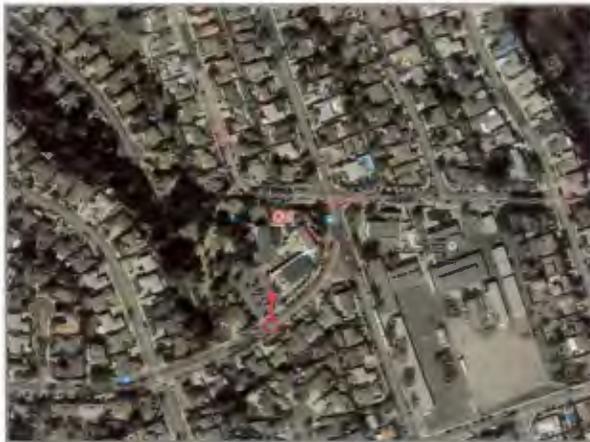




# SD06531A

## ST. DAVID'S EPISCOPAL CHURCH

5050 MILTON STREET SAN DIEGO CA 92110



LOCATION

©2014 Google Maps



EXISTING



PROPOSED

LOOKING NORTH FROM MILTON STREET

ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.



ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.



**SD06531A**

**ST. DAVID'S EPISCOPAL CHURCH**

5050 MILTON STREET SAN DIEGO CA 92110



LOCATION

©2014 Google Maps



EXISTING



PROPOSED

LOOKING WEST FROM JULY STREET

ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.



**SD06531A**  
**ST. DAVID'S EPISCOPAL CHURCH**  
5050 MILTON STREET SAN DIEGO CA 92110



LOCATION

©2014 Google Maps



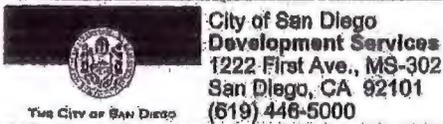
EXISTING



PROPOSED

LOOKING NORTHWEST FROM MILTON STREET

ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.



# 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 -St David's

Project Address:

5050 Milton St. Suite A, San Diego, CA 92110

**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: 5050 Milton St  
 City/State/Zip: San Diego, CA 92110-1289  
 Phone No: 619 276 4507 Fax No: \_\_\_\_\_  
 Signature: C. Wolf Date: 10-20-14

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: \_\_\_\_\_

LETTER OF AUTHORIZATION

September 25, 2014

To: City of San Diego  
Development Services Department  
1222 First Avenue, MS 301  
San Diego, CA 92101-5154

RE: Letter of Authorization for Obtaining Land Use Entitlements  
T-Mobile Site SD06531A St. David's Episcopal Church  
APN: 430-880-18 &19

St. David's Episcopal Church, owner of the property located at 5050 Milton Street, Suite A, San Diego, CA 92110 (the "Subject Property"), hereby authorizes Smartlink, LLC, its employees, agents and contractors, to obtain all documents and approvals necessary to obtain required land use entitlements on T-Mobile's behalf for the T-Mobile site located at the Subject Property.

Regards,

St. David's Episcopal Church

By:   
Name: Joy Wolf  
Title: Senior Warden  
Date: 10-7-14



THE CITY OF SAN DIEGO

DATE OF NOTICE: August 12, 2015

# NOTICE OF PUBLIC HEARING

## HEARING OFFICER

DEVELOPMENT SERVICES DEPARTMENT

<b>DATE OF HEARING:</b>	August 26, 2015
<b>TIME OF HEARING:</b>	8:30 A.M.
<b>LOCATION OF HEARING:</b>	Council Chambers, 12th Floor, City Administration Building, 202 C Street, San Diego, California 92101
<b>PROJECT TYPE:</b>	CONDITIONAL USE PERMIT, EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA), PROCESS THREE
<b>PROJECT NO:</b>	<u>382019</u>
<b>PROJECT NAME:</b>	<u>T-MOBILE – ST. DAVID’S</u>
<b>APPLICANT:</b>	Adam Stone, Smartlink, LLC
<b>COMMUNITY PLAN AREA:</b>	Clairemont Mesa
<b>COUNCIL DISTRICT:</b>	2
<b>CITY PROJECT MANAGER:</b>	Karen Lynch, Development Project Manager
<b>PHONE NUMBER/E-MAIL:</b>	(619) 446-5351 / <a href="mailto:klynchash@sandiego.gov">klynchash@sandiego.gov</a>

As a property owner, tenant, or person who has requested notice, please be advised that the Hearing Officer will hold a public hearing to approve, conditionally approve, or deny an application for **an existing wireless communication facility consisting of a 30 foot tall obelisk concealing three panel antennas with associated equipment within a 163 square foot enclosure. The project is located at 5050 Milton Street on the property of St. David’s Episcopal Church in the RS-1-17 zone. A permit approving the original project was approved in 2004 and the permit expired on November 18, 2014.**

The decision of the Hearing Officer is final unless appealed to the Planning Commission. In order to appeal the decision you must be present at the public hearing and file a speaker slip concerning the application or have expressed interest by writing to the Hearing Officer before the close of the public hearing. The appeal must be made within 10 business days of the Hearing Officer's decision. Please do not e-mail appeals as they will not be accepted. See Information Bulletin 505 “Appeal Procedure”, available at [www.sandiego.gov/development-services](http://www.sandiego.gov/development-services) or in person at the Development Services Department, located at 1222 First Avenue, 3rd Floor, San Diego, CA 92101. The decision made by the Planning Commission is the final decision by the City.

## ATTACHMENT 13

This project was determined to be categorically exempt from the California Environmental Quality Act on July 23, 2015 and the opportunity to appeal that determination ended August 6, 2015.

If you wish to challenge the City's action on the above proceedings in court, you may be limited to addressing only those issues you or someone else have raised at the public hearing described in this notice, or written in correspondence to the City at or before the public hearing. If you have any questions after reviewing this notice, you can call the City Project Manager listed above.

This information will be made available in alternative formats upon request. To request an agenda in alternative format or to request a sign language or oral interpreter for the meeting, call Support Services at

(619) 321-3208 at least five business days prior to the meeting to insure availability. Assistive Listening Devices (ALD's) are also available for the meeting upon request.

Internal Order Number: 24004948

Revised 11-17-14 wjz





**T-Mobile**

10509 VISTA SORRENTO PARKWAY  
SUITE 206  
SAN DIEGO, CA 92121

PLANS PREPARED BY:

**NATIONAL**  
ENGINEERING & CONSULTING, INC.  
27 ORCHARD SUITE 200 LAKE FOREST, CA 92032  
PHONE: (949) 719-9999 FAX: (949) 719-9997

CONSULTANT:

**smartlink**  
18301 VON KARMAN AVENUE  
SUITE 910  
IRVINE, CA 92612  
PHONE: (949) 387-1265  
FAX: (949) 387-1275

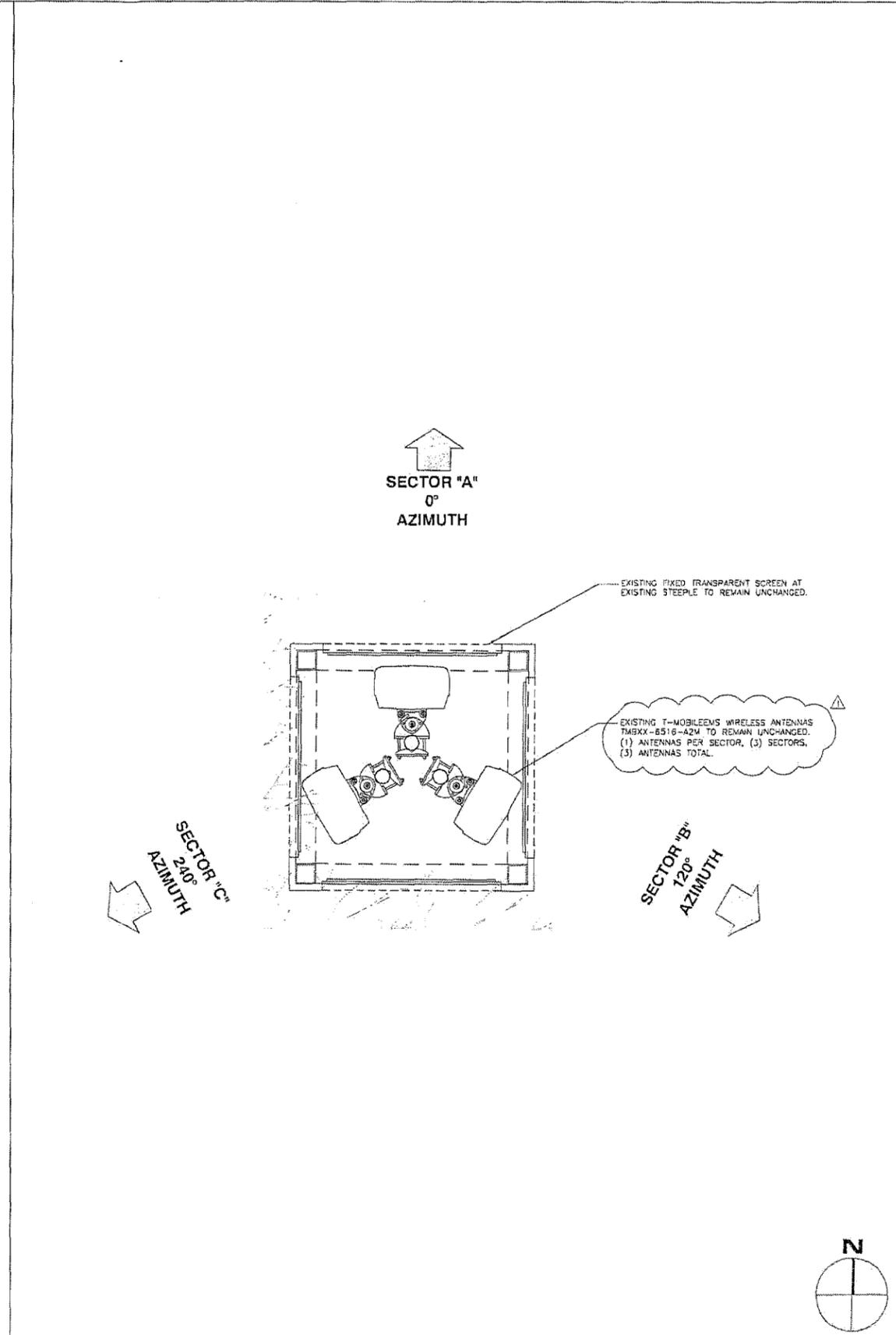
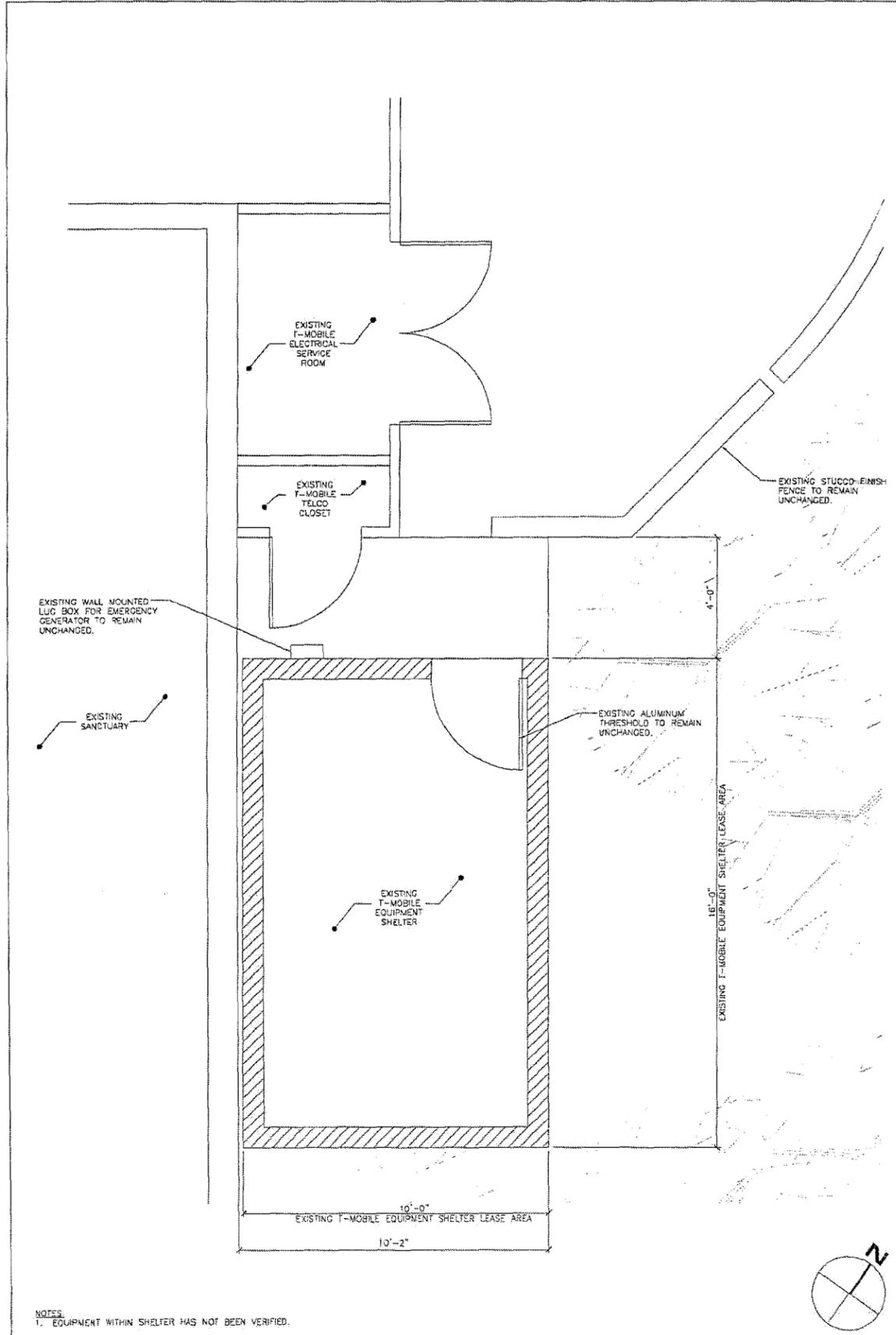
NO.	DATE	DESCRIPTION	BY
1	05/15/14	90% CD's	YD
2	05/28/14	CLIENT'S REVISION	WT
△	09/21/14	PC'S COMMENTS	SL
△	01/16/15	PC'S COMMENTS	EVT
3	04/07/15	PC'S COMMENTS	EVT

SITE INFORMATION:  
**SD06531**  
**ST. DAVID'S EPISCOPAL CHURCH**  
5050 MILTON STREET, SUITE A  
SAN DIEGO, CA 92110

SEAL:

SHEET TITLE:  
**EQUIPMENT AND ANTENNA LAYOUT PLANS**

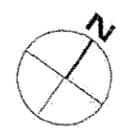
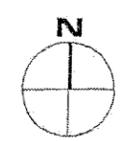
SHEET NUMBER:  
**A-2**



NOTES:  
1. EQUIPMENT WITHIN SHELTER HAS NOT BEEN VERIFIED.

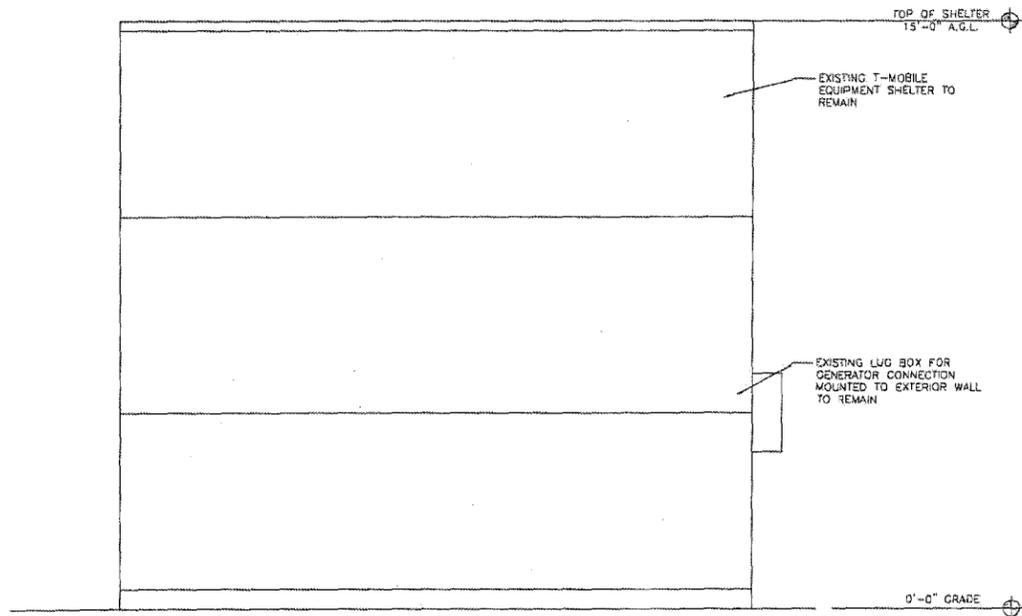
EQUIPMENT LAYOUT PLAN

ANTENNA LAYOUT PLAN





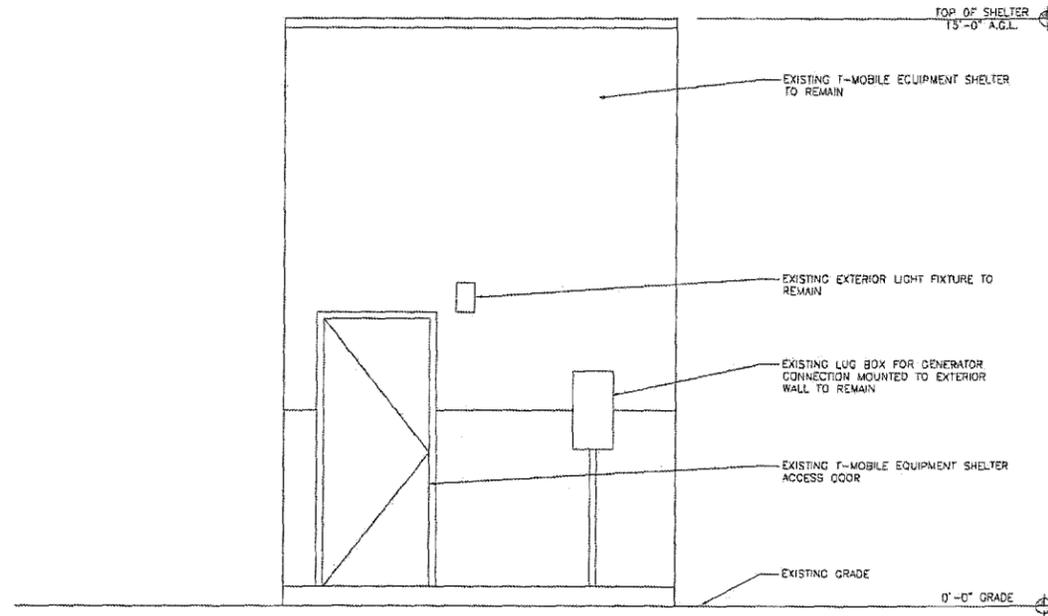
NOTE:  
ALL SCREENING SHALL COMPLY  
WITH CURRENT SCREENING  
REQUIREMENTS FOR WIRELESS  
COMMUNICATION FACILITIES  
[SDMC 141.0420]



NORTHEAST ELEVATION

SCALE: 1/2"=1'-0" 1

NOTE:  
ALL SCREENING SHALL COMPLY  
WITH CURRENT SCREENING  
REQUIREMENTS FOR WIRELESS  
COMMUNICATION FACILITIES  
[SDMC 141.0420]



NORTHWEST ELEVATION

SCALE: 1/2"=1'-0" 2

**T-Mobile**  
10509 VISTA SOLRENTO PARKWAY  
SUITE 206  
SAN DIEGO, CA 92121

PLANS PREPARED BY:  
**NATIONAL**  
ENGINEERING & CONSULTING, INC.  
2700 HARBOUR, SUITE 100, SAN DIEGO, CA 92106  
PHONE: (619) 718-8800 FAX: (619) 718-2927

CONSULTANT:  
**smartlink**  
18301 VON KARMAN AVENUE  
SUITE, 910  
IRVINE, CA 92612  
PHONE: (949) 387-1285  
FAX: (949) 387-1275

NO.	DATE	DESCRIPTION	BY:
1	05/15/14	90% ZD's	YD
2	05/28/14	CLIENT'S REVISION	WT
3	09/21/14	PC'S COMMENTS	SL
4	01/16/15	PC'S COMMENTS	EVT
5	04/07/15	PC'S COMMENTS	EVT

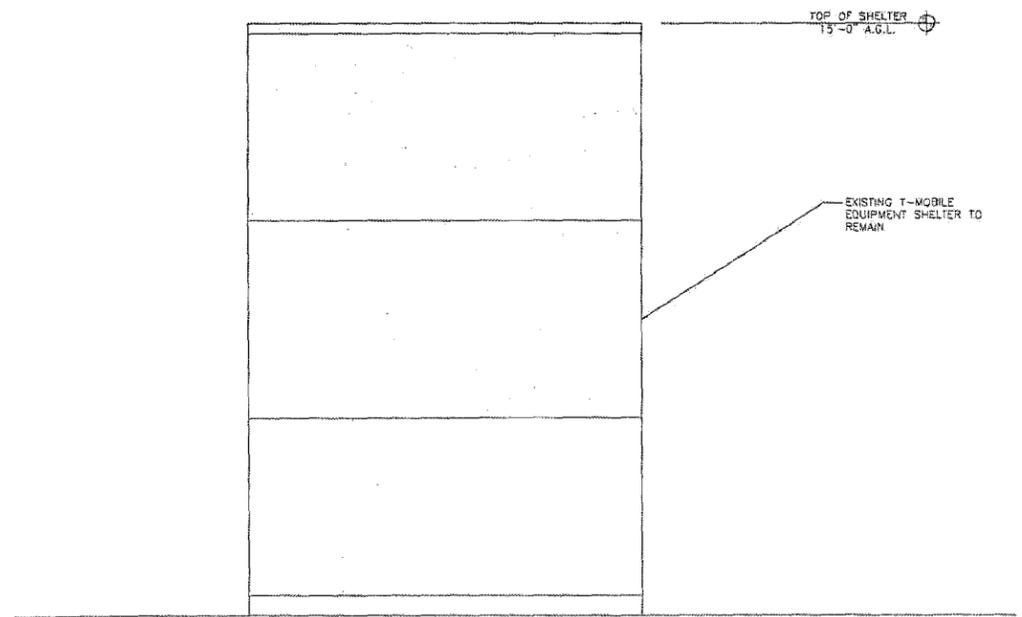
SITE INFORMATION:  
**SD06531**  
**ST. DAVID'S**  
**EPISCOPAL CHURCH**  
5050 MILTON STREET, SUITE A  
SAN DIEGO, CA 92110

SEAL:

SHEET TITLE:  
**ARCHITECTURAL**  
**ELEVATIONS**

SHEET NUMBER:  
**A-4**

NOTE:  
ALL SCREENING SHALL COMPLY  
WITH CURRENT SCREENING  
REQUIREMENTS FOR WIRELESS  
COMMUNICATION FACILITIES  
[SDMC 141.0420]

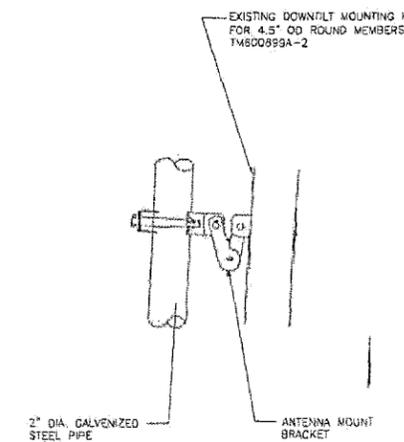
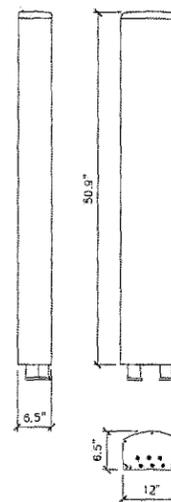


SOUTHEAST ELEVATION

SCALE: 1/2"=1'-0" 3

**DualPol quad**  
**DualPol / Teletilt**  
**TMBXX-6516-A2M**

DIMENSIONS, HxWxD: (60.9" x 12" x 6.5")  
NET WEIGHT: 34.9 lbs



ANTENNA SPECIFICATIONS AND MOUNTING

SCALE: N.T.S. 4