



THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED: December 8, 2022 REPORT NO. PC-22-068
HEARING DATE: December 15, 2022
SUBJECT: AT&T Mission Chateau – Process Four Decision
PROJECT NUMBER: [1049514](#)
OWNER/APPLICANT: Riggins Living Trust 12-10-99 Et Al/AT&T

SUMMARY

Issue: Should the Planning Commission approve a Conditional Use Permit (CUP) for a Wireless Communication Facility (WCF) at 2120 Mission Avenue in the RM-1-1 zone of the North Park Community Plan area?

Staff Recommendation: Approve CUP No. 3139411.

Community Planning Group Recommendation: On October 18, 2022, the North Park Planning Committee voted 10-0-0 to recommend approval of the proposed project without conditions (Attachment 7).

Environmental Review: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 (Existing Facilities). There is no pending appeal of the environmental determination. The environmental exemption determination for this project was made on October 28, 2022, and the opportunity to appeal that determination ended November 14, 2022 (Attachment 6).

BACKGROUND

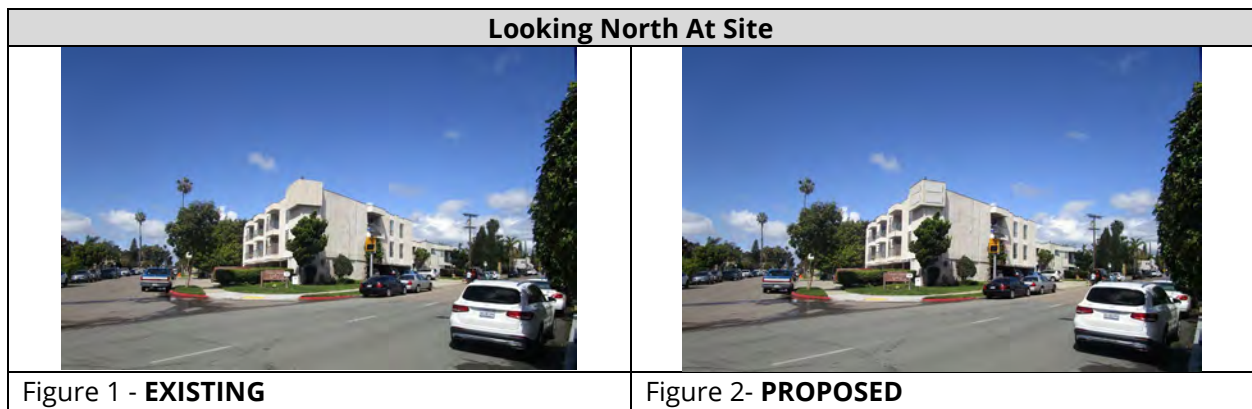
The WCF application consists of six (6) new façade mounted antennas for a total of fifteen (15) antennas and a total of 12 Remote Radio Units (RRUs) behind Fiber-Reinforced Plastic (FRP) boxes and ancillary equipment in an existing 158-square-foot ground-level equipment room. The project is located on an existing apartment at 2120 Mission Avenue in the RM-1-1 zone of the North Park Community Plan area. (Attachments 1, 2 and 3).

The existing WCF has been on this property since 2000. AT&T obtained permit number 40-0232-10 on August 4, 2000, to operate four panel antennas, facade mounted on the north, east, west, and south elevations. This approval was valid for a period of 10 years and expired August 4, 2010.

Subsequently, permit number 232311 was approved March 29, 2012, for a new permit to continue operation of a WCF on this property, along with increasing the size and quantity of antennas for the purposes of providing upgraded services through their Long Term Evolution (LTE) program. The permit expired March 29, 2022.

DISCUSSION

To comply with current WCF regulations and wireless design WCF Design Guidelines, the proposed and existing antennas will be located within FRP boxes painted and textured to match the surface of the apartment. The equipment necessary to operate the facility is located within a ground-level equipment room also painted and textured to match the adjacent building surfaces, aiming to integrate the installation with the existing building (Figure 1 and 2).



Every aspect of the FRP is considered an element of concealment (included but not limited to dimension, bulk and scale, color material, and texture). Any future modification to this FRP including increased bulk and scale must not defeat concealment.

The City of San Diego’s WCF regulations require that applicants use all reasonable means to conceal or minimize visual WCF impacts through integration among other existing uses through the use of architecture, landscape, and siting solutions. Staff has reviewed the proposed project and the WCF is inconspicuous from public view and appropriately screened by the existing FRPs painted to match the building and trim. The equipment necessary to operate the facility is located within a ground-based room in the interior of the building and is not visible to the public.

Community Plan:

The North Park Community Plan contains policies to specifically address WCF's. Policy PF-1.12 recommends the City reduce the visual impact of WCFs. Further, the City of San Diego General Plan contains policies recommending that the City analyze visual impacts and ensure public review and comment for any WCF proposed in a residential area. Additionally, 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 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. This project

complies with the recommendations of the General Plan. The proposed antennas are concealed within the existing structure behind boxes, designed to match the color, trim, and texture of the apartment building. The associated equipment is not visible from the public right-of-way because it is located in a room in the interior of the building.

[Council Policy 600-43](#) assigns preference levels to WCFs proposed on different land uses, with Preference 1 being the highest and Preference 4 the lowest. The most preferred locations, Preference 1 are generally non-residential uses/zones and are permitted ministerially. The least preferred locations, Preference 4, are residential uses in residential zones and require a CUP decided in accordance with Process Four. Various land uses and zones between those Preference levels dictate decision levels and required permits from a Neighborhood Use Permit, Process Two to a CUP, Process Three. This project is located in a residential zone, and the land use is residential which under SDMC Section 141.0420(d) may be permitted as a Preference 4, CUP, Process Four.

The aerial maps provided with the application indicate that the surrounding area contains residential and business uses, and the Preference 4 category remains the appropriate locational category. The existing "Mission Chateau" site provides coverage to a large section of residences in the area. It also covers heavily trafficked roads such as Texas Street, Monroe Avenue, and El Cajon Boulevard. In addition to residential areas and businesses, this facility provides coverage to a long-term care facility on Georgia Street. This WCF provides maximum coverage located behind FRP screen boxes, textured and painted to match the apartment surfaces. While the WCF Regulations and Council Policy do encourage these facilities to be located in areas away from residential uses, the carriers are still required to provide coverage to these areas, and in some situations need to pursue a property containing a residential use. AT&T has provided a technical analysis and coverage maps to demonstrate the need for this facility which is provided in Attachments 10 and 11.

CONCLUSION

As designed, the entirety of the WCF is consistent with Council Policy 600-43, the WCF Design Guidelines and SDMC Section 141.0420 development regulations.

ALTERNATIVES

1. Approve Conditional Use Permit No. 3139411, with modifications.
2. Deny Conditional Use Permit No. 3139411, if the Planning Commission makes written findings based on substantial evidence that the approval is not authorized by state or local zoning law.

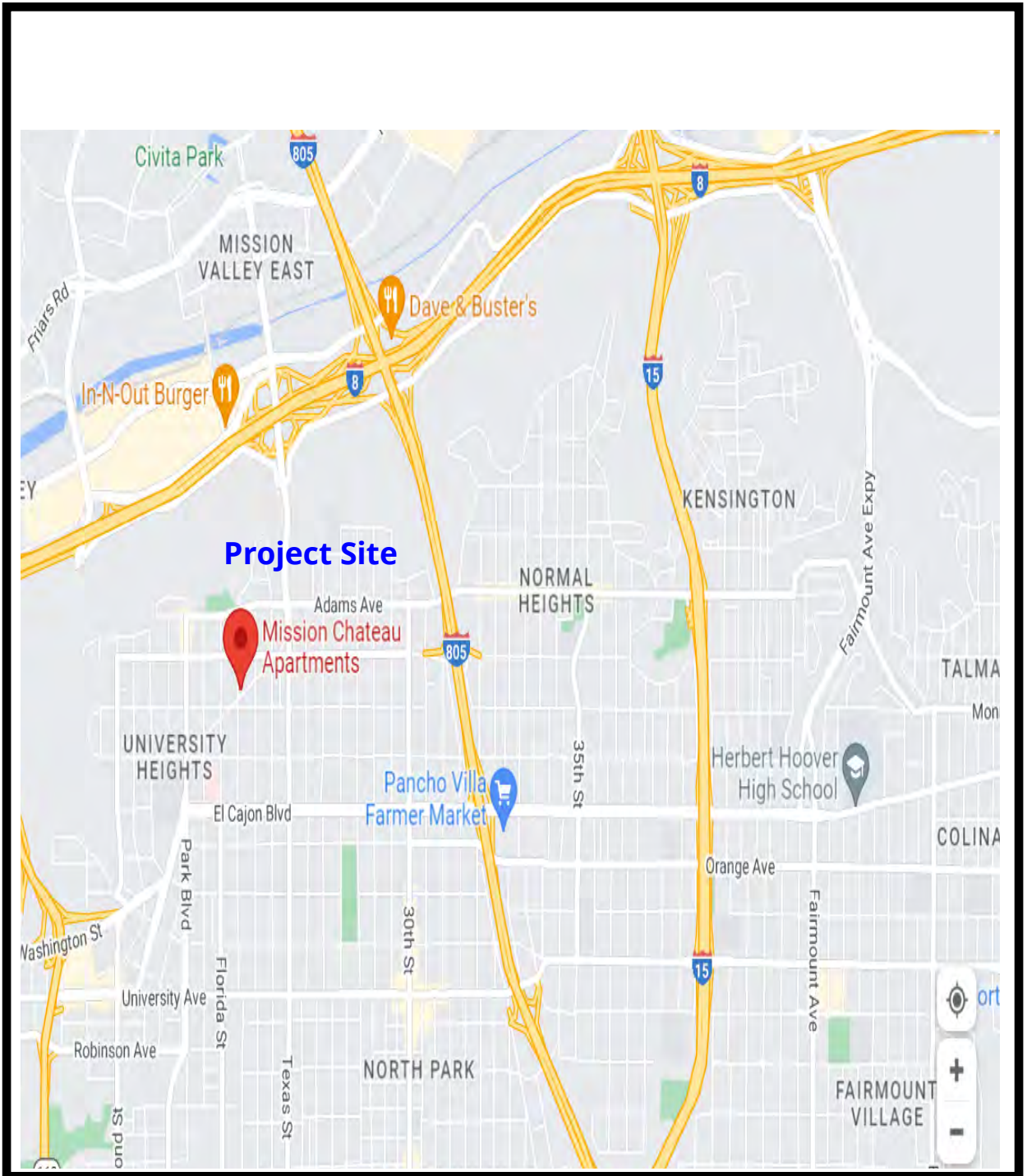
Respectfully submitted,



Karen Howard, Development Project Manager

Attachments:

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



Project Location

AT&T MISSION CHATEAU, Project No. 1049514
2120 Mission Avenue

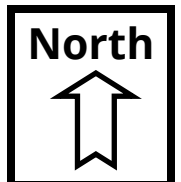
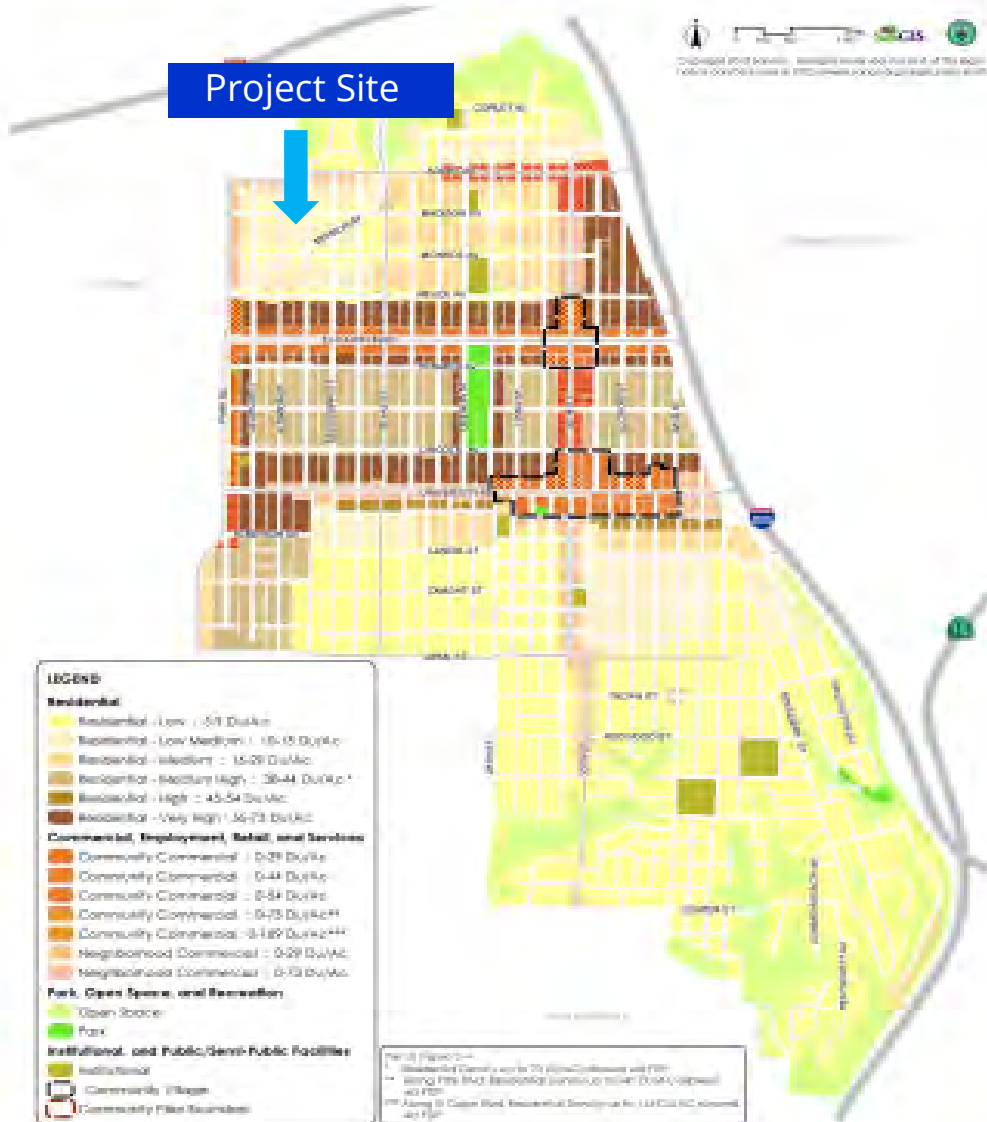


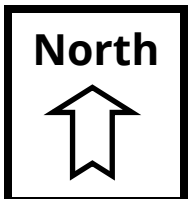
Figure 2-1: Community Plan Land Use Map





Greater North Park - Aerial

AT&T MISSION CHATEAU, Project No. 1049514
2120 Mission Avenue



PLANNING COMMISSION
RESOLUTION NO. _____
CONDITIONAL USE PERMIT NO. 3139411
AT&T MISSION CHATEAU - PROJECT NO. 1049514

WHEREAS, RIGGINS LIVING TRUST 12-10-99 ET AL, Owners, and AT&T, Permittee, filed an application with the City of San Diego for a permit to modify an existing Wireless Communication Facility (WCF) consisting of six (6) new antennas behind Fiberglass Reinforced Panels (FRP) for a total of fifteen (15) antennas, twelve (12) remote radio units, and ancillary equipment in an existing 158-square-foot ground-level equipment room, as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 3139411 on portions of a 0.30-acre site;

WHEREAS, the project site is located at 2120 Mission Avenue in the RM-1-1 zone and the North Park Community Plan area;

WHEREAS, the project site is legally described as Lot 14 in Block 49 of University Heights, in the City of San Diego, County of San Diego, State of California, according to amended map thereof made by G. A. D'Hemecourt, in Book 8, Page 38, et seq of Lis Pendens, Office of the County Recorder of San Diego County;

WHEREAS, on October 28, 2022, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) under CEQA Guideline Section 15301 (Existing Facilities), and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

WHEREAS, on December 15, 2022, the Planning Commission of the City of San Diego considered Conditional Use Permit No. 3139411 pursuant to the Land Development Code of the City of San Diego;

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of San Diego, that it adopts the following findings with respect to Conditional Use Permit No. 3139411:

CONDITIONAL USE PERMIT (SDMC SECTION 126.0305):

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

The WCF application consists of six (6) new façade mounted antennas within Fiber-Reinforced Plastic (FRP) boxes for a total of fifteen (15) antennas, twelve (12) remote radio units, and ancillary equipment in an existing 158-square-foot ground-level equipment room at an existing apartment building at 2120 Mission Avenue in the RM-1-1 zone of the North Park Community Plan.

The North Park Community Plan contains policies to specifically address WCF's. Policy PF-1.12 recommends the City reduce the visual impact of WCFs. Further, the City's General Plan (UD-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 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.

This project complies with the recommendations of the General Plan. While the proposed antennas are not concealed within the existing structure, they are mounted to the existing building behind boxes, designed to match the color, trim and texture of the apartment building and indentations of the existing FRPs. The architectural design will allow the facility to be aesthetically pleasing and respectful of the neighborhood context. Equipment associated with the antennas is located within an interior 158-square-foot equipment room within the existing building. Therefore, this project is consistent with the City's General Plan recommendations for wireless facilities and will not adversely affect the applicable land use plan.

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

The project was determined to be exempt from CEQA pursuant to Section 15301 (Existing Facilities). The conditions of approval for the project will require compliance with several operational constraints and development controls intended to assure the continued public safety. The Telecommunications Act of 1996 preempts local governments from regulating the "placement, construction and modification of wireless communication facilities on the basis of the environmental effects of Radio Frequency (RF) emissions to the extent that such facilities comply with the Federal Communication Commission's (FCC) standards for such

emissions." A Radio Frequency Safety Survey Report was prepared by EBI Consulting dated December 17, 2021, which concluded that the project complies with FCC standards for RF emissions.

The project would not result in any significant health or safety risks to the surrounding area within matters under the City's jurisdiction. All proposed improvement plans associated with the project will be reviewed prior to issuance of construction permits and inspected during construction to assure the project will meet or exceed all relevant and applicable building, electrical, mechanical, plumbing and fire codes. Therefore, the proposed 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.

This project complies with the regulations of the City's Land Development Code (LDC) (including building height and setbacks) and no deviations are requested. LDC Section 141.0420 permits WCFs on a residentially zoned property with a residential use with the processing and approval of a Conditional Use Permit, Process 4. The design complies with the WCF Design Guidelines. Antennas are located behind radio-frequency transparent screen boxes, which are textured and painted to match the apartment.

This facility is existing as a fully concealed facility, and the proposed modification will not affect the concealment in anyway. All equipment will be mounted behind a screen wall and not visible to the public from any elevation. The project complies with all applicable regulations of the LDC and no deviations are required.

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

The project site is a residential use within a residential zone that is surrounded by residential uses. WCFs are permitted on residential uses in residential zones with the processing of a Conditional Use Permit, Process 4. Council Policy 600-43 identifies this location as a Preference Level 4 location and requires the applicant to demonstrate other higher preference locations were considered and evaluated. This is an existing WCF on a residential use surrounded by residential uses and considered a Preference 4 location. In this situation, maintaining the site on the apartment building is more preferable than pursuing a new location in a residential backyard or the creation of several public right-of-way sites which compared to this project would create visual impacts in this residential area.

Additionally, AT&T has provided a technical analysis and coverage maps stating the need for this facility at this location to maintain current coverage objectives including 9-1-1 support (Attachments 10 and 11). Based on the technical analysis and coverage maps and staff's analysis, the project as proposed has been determined to comply with the Land Development Code, Council Policy 600-43, and the Community and General Plans. Therefore, the proposed use is appropriate at the proposed location.

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

ATTACHMENT 4

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Conditional Use Permit No. 3139411 is hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Conditional Use Permit No. 3139411, a copy of which is attached hereto and made a part hereof.

Karen Howard
Development Project Manager
Development Services

Adopted on: December 15, 2022

IO#: 11004545

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

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

INTERNAL ORDER NUMBER: 11004545 SPACE ABOVE THIS LINE FOR RECORDER'S USE

CONDITIONAL USE PERMIT NO. 3139411
AT&T MISSION CHATEAU PROJECT NO. 1049514
PLANNING COMMISSION

This Conditional Use Permit No. 3139411 is granted by the Planning Commission of the City of San Diego to RIGGINS LIVING TRUST 12-10-99 ET AL, Owner, and AT&T, Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0305, and 141.0420. The project site is located at 2120 Mission Avenue, in the RM-1-1 zone of the North Park Community Plan Area. The project site is legally described as: Lot 14 in Block 49 of University Heights, in the City of San Diego, County of San Diego, State of California, according to amended map thereof made by G. A. D'Hemecourt, in Book 8, Page 38, et seq of Lis Pendens, 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 and Permittee for a Wireless Communication Facility (WCF) described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated December 15, 2022, on file in the Development Services Department.

The project shall include:

- a. The installation of six (6) new antennas for a total of fifteen (15) antennas behind Fiber-Reinforced Panels (FRP) designed to match the color, trim and texture of the apartment building and indentations of the existing FRPs; and
- b. Panel Antenna sizes: 30.4" x 15.9" x 8.1", and 28" x 16.7" x 6.7"; and
- c. The installation of twelve (12) remote radio units (RRUs) for a total of 12 RRUs behind the FRP boxes; and
- d. Ancillary equipment located in a 158-square-foot interior equipment room within the existing building; and
- e. 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 December 29, 2025.
2. The above utilization date notwithstanding, the granting of this discretionary Permit does not entitle the continued operation of the existing, expired facility. Within 60 days of Permit approval, applications must be made for all required construction Permits. Within 90 days of application, all required construction permits must be issued. Within 90 days of permit issuance, final inspection must be obtained.
3. This permit and corresponding use of this site shall expire on December 15, 2032. Upon expiration of this approval, the facilities and improvements described herein shall be removed from this site and the property shall be restored to its original condition preceding approval of this permit unless the applicant of record files a new application for a facility which will be subject to compliance with all regulations in effect at the time.
4. No later than ninety (90) days prior to the expiration of this approval, the Owner/Permittee may submit a new application to the Development Services Department for consideration with review and a decision by the appropriate decision maker at that time. Failure to submit prior to the deadline will be cause for enforcement for noncompliance, which may include penalties and fines.
5. Under no circumstances, does approval of this Permit authorize the Owner/Permittee to utilize this site for WCF purposes beyond the Permit expiration date. Use of this Permit approval beyond the expiration date of this permit is prohibited.
6. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The 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.
7. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.

ATTACHMENT 5

8. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.

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

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

11. 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.

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

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

If any condition of this Permit, on a legal challenge by the 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.

14. The Owner/Permittee shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify Owner/Permittee of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the Owner/Permittee shall not thereafter be responsible to defend, indemnify, and hold harmless the City or its agents, officers, and employees. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, Owner/Permittee

shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Owner/Permittee regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Owner/Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Owner/Permittee.

PLANNING/DESIGN REQUIREMENTS:

15. Every aspect of this project is considered an element of concealment including but not limited to the dimensions, bulk and scale, color, materials, and texture. Any future modifications to this permit must not defeat concealment.
16. No overhead cabling is permitted.
17. The WCF shall conform to the approved construction plans.
18. Photo simulations shall be printed in color on the construction plans.
19. The City may require the Owner/Permittee to provide a topographical survey conforming to the provisions of the SDMC may be required if the City determines during construction, that there may be a conflict between the building(s) under construction and a condition of this Permit or a regulation of the underlying zone. The cost of any such survey shall be borne by the Owner/Permittee.
20. The Owner/Permittee shall install and maintain appropriate warning signage on the WCF as required by State and Federal regulations. The Owner/Permittee shall be responsible for complying with all State and Federal regulations.
21. 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.
22. 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.
23. The accuracy and validity of the RF Compliance Report, submitted by the Permittee, shall be assured while the WCF is in operation. If requested by the City, Owner/Permittee shall provide an updated RF Compliance Report to address any issues associated with the emitting components of the WCF.
24. All equipment, including transformers, emergency generators and air conditioners belonging to the Owner/Permittee shall be designed and operated consistent with the City noise ordinance. Ventilation openings shall be baffled and directed away from residential areas. Vibration resonance of operating equipment in the equipment enclosures shall be eliminated.

25. All facilities and related equipment shall be maintained in good working order. Any damaged equipment shall be repaired or replaced within thirty (30) calendar days of notification by the City of San Diego.

26. The Owner/Permittee shall notify the City within 30 days of the sale or transfer of this site to any other provider or if the site is no longer operational, in which case, the removal and the restoration of this site to its original condition is required.

27. FRP boxes concealing antennas shall be painted and textured to match the building to the satisfaction of the Development Services Department.

INFORMATION ONLY:

- Please note that a Telecom Planning Inspection Issue will be placed on the project prior to Final Clearance from the City's Building Inspector to ensure compliance with the approved plans and associated conditions. Prior to calling for your Final Inspection from your building inspection official, please contact the Development Services Department Wireless Communication Facilities staff listed on City webpage, <https://www.sandiego.gov/development-services/codes-regulations/wireless-communication-facilities>, to schedule an inspection of the completed facility. Please schedule this administrative inspection at least five working days ahead of the requested Final Inspection date.
- The issuance of this development permit alone does not allow the immediate commencement or continued operation of the proposed use on site. The operation allowed by this discretionary permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Planning Commission of the City of San Diego on December 15, 2022.

ATTACHMENT 5

Conditional Use Permit No. 3139411
Date of Approval: December 15, 2022

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Karen Howard
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.

Riggins Living Trust 12-10-99 ET AL
Owner

By _____
NAME
TITLE

AT&T
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 92101-2422

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.: 1049514

Project Title: AT&T Mission Chateau

PROJECT LOCATION-SPECIFIC: The project is located at 2120 Mission Avenue, San Diego, CA

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

DESCRIPTION OF NATURE AND PURPOSE OF THE PROJECT: Conditional Use Permit (CUP) for the modification of an existing Wireless Communication Facility (WCF) that consists of six (6) antennas behind Fiberglass Reinforced Plastic (FRP) enclosures. The property is located at 2120 Mission Avenue in the RM-1-1 zone within the North Park Community Planning area. The project site is located within a fully developed neighborhood and is primarily surrounded by residential uses. The WCF is unmanned and technicians would visit the site only as required for routine maintenance and repairs.

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: MD7- 10590 West Ocean Air Drive, Suite 250 San Diego CA 92130. (858) 964-7403

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)..
- MINISTERIAL PROJECTS: 15301 (Ministerial Projects)
- STATUTORY EXEMPTION:

REASONS WHY PROJECT IS EXEMPT: The City of San Diego conducted an environmental review and determined that the project would qualify to be categorically exempt from CEQA pursuant to Section 15301 (Existing Facilities). Section 15301 allows for the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing facilities (public or private), involving negligible or no expansion of use beyond that existing at the time of the determination. Since the project would only permit the continual operation of an existing WCF with minor improvements the exemption was deemed appropriate. The project is located on a developed site and no environmental impacts would occur and none of the exceptions described in CEQA Guidelines Section 15300.2 apply.

LEAD AGENCY CONTACT PERSON: Jeffrey Szymanski

TELEPHONE: 619 446-5324

IF FILED BY APPLICANT:

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

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

Jeff Szymanski / SENIOR PLANNER
SIGNATURE/TITLE


NOVEMBER 3, 2022
DATE

CHECK ONE:

(X) SIGNED BY LEAD AGENCY

DATE RECEIVED FOR FILING WITH COUNTY

CLERK OR OPR:

Page 3		City of San Diego · Information Bulletin 620		May 2020
	City of San Diego Development Services	Community Planning Committee Distribution Form		
Project Name: Mission Chateau (SD0529)		Project Number: PRJ - 1049514		
Community: North Park Planning				
<p>For project scope and contact information (project manager and applicant), log into OpenDSD at https://aca.accela.com/SANDIEGO.</p> <p>Select "Search for Project Status" and input the Project Number to access project information.</p>				
<input checked="" type="checkbox"/> Vote to Approve <input type="checkbox"/> Vote to Approve with Conditions Listed Below <input type="checkbox"/> Vote to Approve with Non-Binding Recommendations Listed Below <input type="checkbox"/> Vote to Deny				
# of Members Yes	# of Members No	# of Members Abstain		
10	0	0		
Conditions or Recommendations: N/A				
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)				
NAME: Kate Callen				
TITLE: Acting CPG Chair		DATE: 11/14/2022		
<i>Attach additional pages if necessary (maximum 3 attachments).</i>				

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

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

Project Title: Mission Chateau (SD0529) **Project No. For City Use Only:** _____

Project Address: 2120 Mission Avenue
San Diego, CA 92116

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: Deborah Jones, Regional Manager Owner Tenant/Lessee Successor Agency

Street Address: 2399 Camino del Rio South, Suite 102

City: San Diego State: CA Zip: 92108

Phone No.: 619-798-4045 Fax No.: _____ Email: djones@rasnyder.com

Signature:  Date: 1/4/2022

Additional pages Attached: Yes No

Applicant

Name of Individual: Christine Strileckis, MD7 LLC obo ATT Wireless Owner Tenant/Lessee Successor Agency

Street Address: 10590 West Ocean Air Drive Suite 300

City: San Diego State: CA Zip: 92130

Phone No.: 858-964-7403 Fax No.: _____ Email: cstrileckis@md7.com

Signature:  Date: 12/22/2021

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



PROJECT: SUB6 & CBRS
SITE NAME: MISSION TRAILS
SITE TYPE: ROOFTOP

SITE ADDRESS: 11260 CLAIREMONT MESA BLVD
SAN DIEGO, CA 92124
COUNTY: SAN DIEGO COUNTY
JURISDICTION: CITY OF SAN DIEGO

PROJECT DESCRIPTION

VERIZON PROPOSES TO MODIFY AN EXISTING WIRELESS INSTALLATION. THE SCOPE WILL CONSIST OF THE FOLLOWING AS PER RFDS VERSION - DATED 02/03/2022.

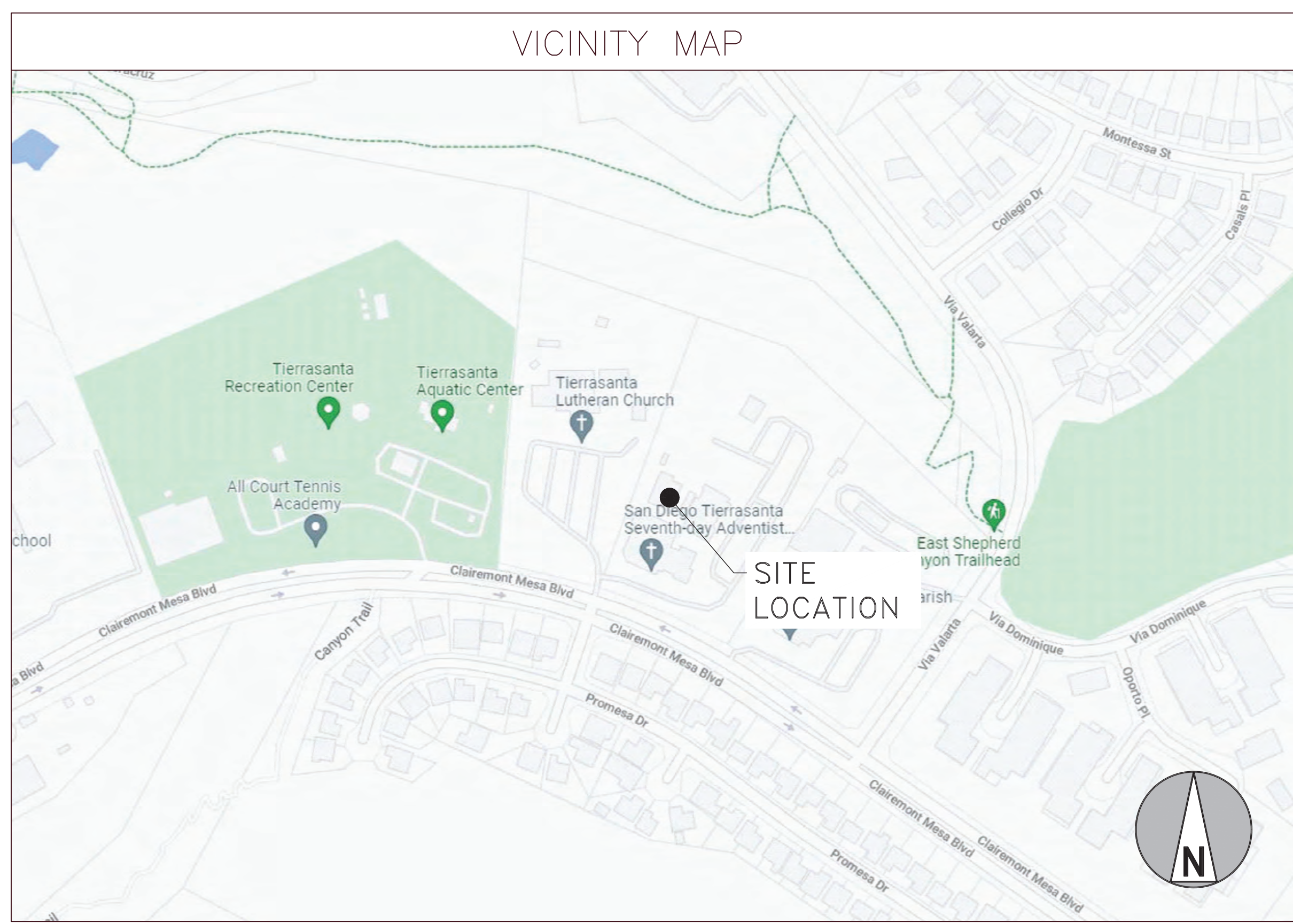
- REMOVE (3) AMPHENOL - CWWX063X13G00 ANTENNAS, (1) PER SECTOR FOR ALPHA, BETA AND GAMMA.
- INSTALL (3) ERICSSON - AIR6449 ANTENNAS, (1) PER SECTOR FOR ALPHA, BETA AND GAMMA.
- INSTALL (3) ERICSSON - KRE105281 ANTENNAS WITH 4408 B48 RRU INTEGRATED, (1) PER SECTOR FOR ALPHA, BETA AND GAMMA.
- RELOCATE (3) RRU 4449 RRU TO ANTENNA LEVEL
- REMOVE 400 AMPS POWER PLANT
- INSTALL 600 AMPS POWER PLANT
- INSTALL (2) RECTIFIERS IN (N) POWER PLANT
- FRP EXTENSION REQUIRED FOR BETA SECTOR

* NO NEW BATTERIES ARE TO BE ADDED AS A PART OF THIS PROJECT

SHEET INDEX

SHEET #	DESCRIPTION	REVISION #
T-1	TITLE SHEET	0
GN-1	GENERAL NOTES	0
L-1	LOA REPORT	0
A-1	SITE PLAN	0
A-2	ROOF PLAN	0
A-3	EQUIPMENT LAYOUT	0
A-4	ANTENNA LAYOUT	0
A-5	ANTENNA SCHEDULE	0
A-6 TO A-9	BUILDING ELEVATIONS	0
D-1 TO D-2	DETAILS	0
P-1 TO P-2	PHOTO SIMULATIONS	0

NOTE: DRAWING SCALES ARE INTENDED FOR 24"x36" SIZE PRINTED MEDIA ONLY.



PROJECT INFORMATION

PROPERTY OWNER: SOUTHEASTERN CALIFORNIA CONFERENCE OF SEVENTH DAY ADVENTISTS
 ADDRESS: 11260 CLAIREMONT MESA BLVD SAN DIEGO, CA 92124
 CONTACT: LOU BISHOP
 PHONE: (858) 592-9890

SITE ADDRESS: 11260 CLAIREMONT MESA BLVD SAN DIEGO, CA 92124

COUNTY: SAN DIEGO COUNTY
 ZONING JURISDICTION: CITY OF SAN DIEGO
 ZONING CLASSIFICATION: RS-1-8
 CURRENT USE: UNMANNED TELECOMMUNICATION FACILITY
 PROPOSED USE: UNMANNED TELECOMMUNICATION FACILITY

PARCEL NUMBER (APN): 373-080-29
 TYPE OF CONSTRUCTION: TYPE V-B
 OCCUPANCY GROUP: B
 PROJECT VALUATION: \$ UNKNOWN
 STRUCTURE TYPE: ROOFTOP
 STRUCTURE HEIGHT: 32'-0"
 SITE COORDINATES: 32.829889°/32' 49' 47.6004" N (LATITUDE) -117.085592°/117' 5' 8.1312" W (LONGITUDE)
 COORDINATE TYPE: NAD 83

PROJECT TEAM

PROJECT MANAGER: SMARTLINK, LLC
 3300 IRVINE AVE, SUITE #300
 NEWPORT BEACH, CA 92660
 CONTACT: VERONICA ARVIZU
 PHONE: (858) 602-6380

SITE ACQUISITION: SMARTLINK, LLC
 18401 VON KARMAN AVE, SUITE 400
 IRVINE, CA 92612
 CONTACT: VERONICA ARVIZU
 PHONE: (858) 602-6380

APPLICANT: VERIZON
 15505 SAND CANYON AVENUE, IRVINE, CA 92618
 OFFICE: (949) 286-7000

ARCHITECTURAL & ENGINEERING: TRYLON TSF
 1825 W. WALNUT HILL LANE, SUITE 120
 IRVING, TX 75038
 CONTACT: MIKE MOORE
 PHONE: 1 (855) 669-5421
 EMAIL: MIKE.MOORE@TRYLON.COM

APPROVALS

THE FOLLOWING PARTIES HEREBY APPROVE AND ACCEPT THESE DOCUMENTS AND AUTHORIZE THE CONTRACTOR TO PROCEED WITH THE CONSTRUCTION DESCRIBED HEREIN. ALL CONSTRUCTION DOCUMENTS ARE SUBJECT TO REVIEW BY THE LOCAL BUILDING DEPARTMENT AND ANY CHANGES AND MODIFICATION THEY MAY IMPOSE.

RF ENGINEER: _____ DATE: _____
 A&E VENDOR: _____ DATE: _____
 SITE ACQUISITION: _____ DATE: _____
 CONSTRUCTION MANAGER: _____ DATE: _____
 PROPERTY OWNER: _____ DATE: _____
 ZONING: _____ DATE: _____
 PROJECT MANAGER: _____ DATE: _____

DRIVING DIRECTIONS

DIRECTIONS FROM SAN DIEGO INTERNATIONAL AIRPORT:

- HEAD EAST ON N HARBOR DR TOWARD MCCAIN RD,
- USE THE LEFT 3 LANES TO TURN LEFT ONTO W GRAPE ST,
- USE THE RIGHT 2 LANES TO TAKE THE RAMP ONTO I-5 S,
- MERGE WITH I-5 S,
- USE THE RIGHT 2 LANES TO TAKE EXIT 15B FOR CA-94 E/M L KING JR FWY,
- CONTINUE ONTO CA-94 E,
- USE THE LEFT LANE TO TAKE EXIT 2C FOR CA-15 N TOWARD I-805 N,
- MERGE WITH CA-15/I-15 N,
- USE THE RIGHT LANE TO TAKE EXIT 9 TO MERGE WITH TIERRASANTA BLVD,
- MERGE WITH TIERRASANTA BLVD,
- TURN LEFT ONTO SANTO RD,
- TURN RIGHT ONTO CLAIREMONT, MESA BLVD,
- TURN LEFT AT PROMESA CT,
- TURN RIGHT, TURN RIGHT,
- DESTINATION WILL BE ON THE RIGHT.

APPLICABLE CODES

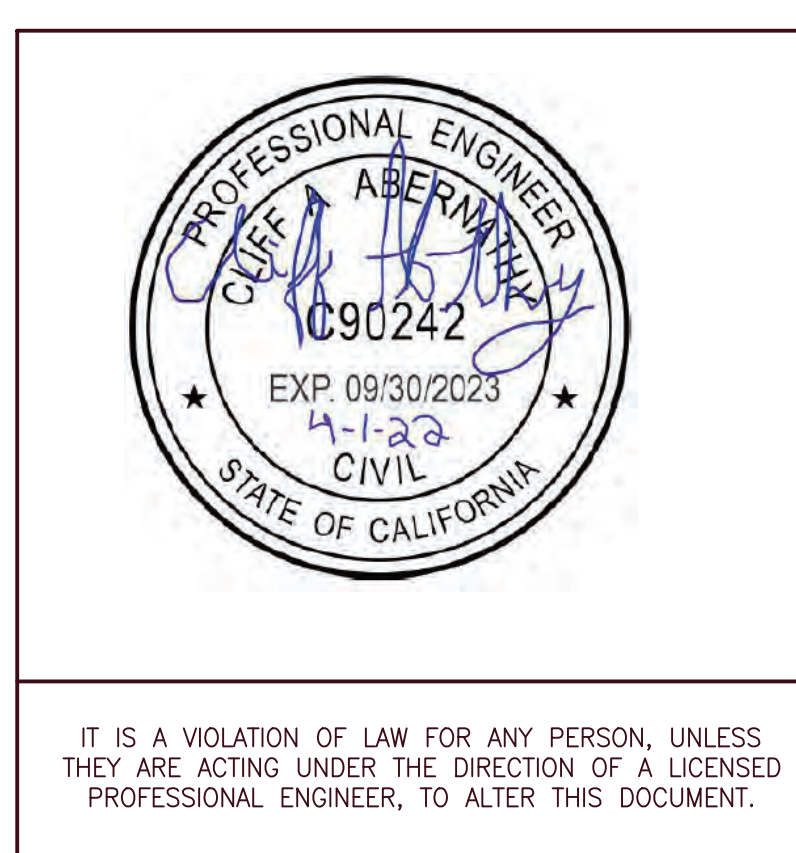
ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES.

- 2019 CALIFORNIA ADMINISTRATIVE CODE (INCL. TITLES 24 & 25)
- 2019 CALIFORNIA BUILDING CODES
- 2019 CALIFORNIA MECHANICAL CODES
- 2019 CALIFORNIA ELECTRICAL CODES
- 2019 CALIFORNIA PLUMBING CODES
- 2019 CALIFORNIA FIRE CODE
- ANSI / TIA-222 H
- LOCAL BUILDING CODES
- CITY/COUNTY ORDINANCES



SUBMITTALS

REV.	DATE	DESCRIPTION	BY
A	10/14/21	90% CD	CRV
B	10/25/21	AS PER REDLINES	SHA
C	01/25/22	AS PER REDLINES	SHA
D	03/14/22	AS PER REDLINES	SHA
O	04/01/22	100%CD	SRI



SITE INFORMATION

SITE NAME: MISSION TRAILS

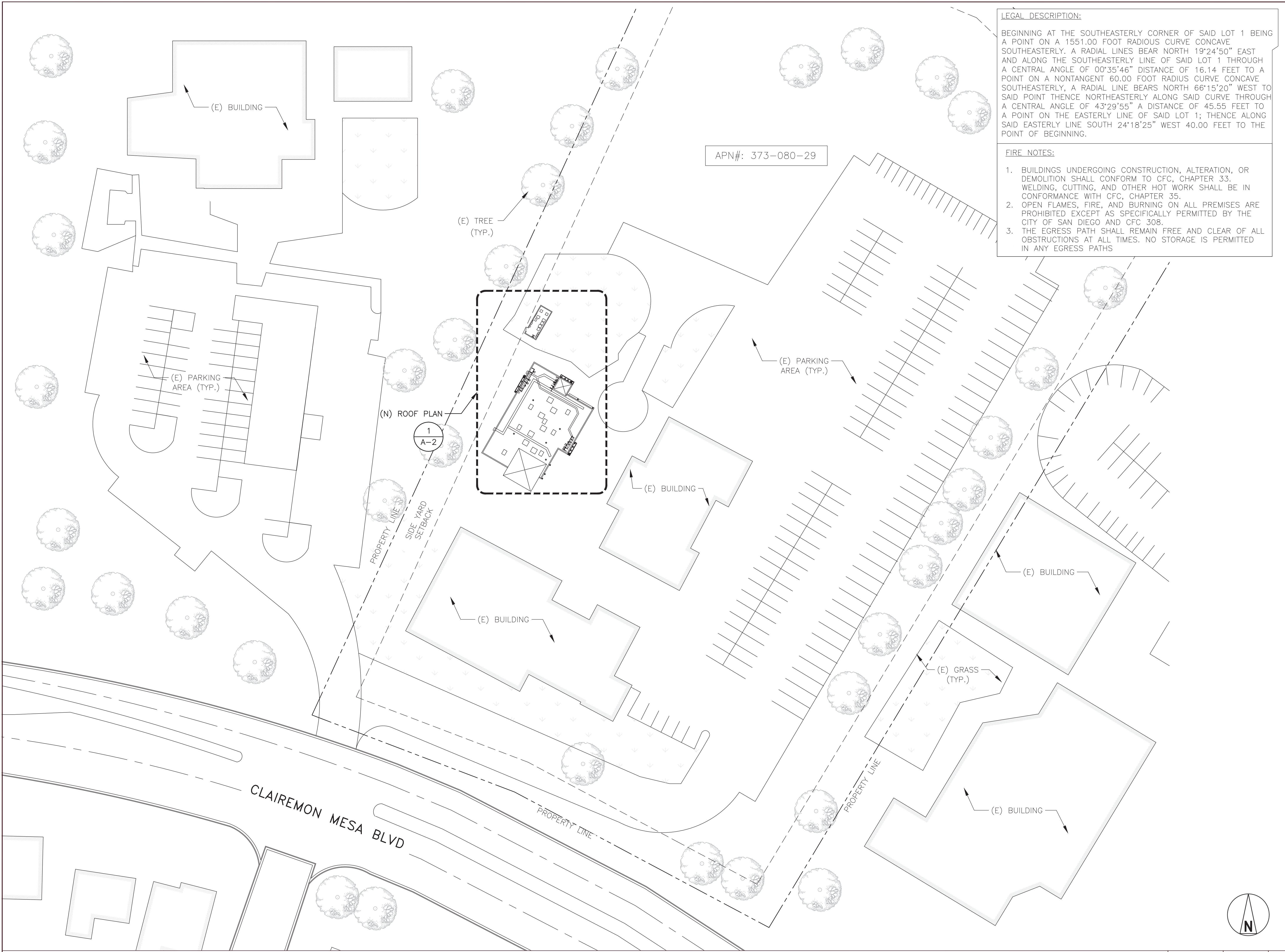
11260 CLAIREMONT MESA BLVD
 SAN DIEGO, CA 92124

SHEET TITLE

TITLE SHEET

SHEET NO.

T-1



APN#: 373-080-29

LEGAL DESCRIPTION:

BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID LOT 1 BEING A POINT ON A 1551.00 FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY. A RADIAL LINES BEAR NORTH 19°24'50" EAST AND ALONG THE SOUTHEASTERLY LINE OF SAID LOT 1 THROUGH A CENTRAL ANGLE OF 00°35'46" DISTANCE OF 16.14 FEET TO A POINT ON A NONTANGENT 60.00 FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY, A RADIAL LINE BEARS NORTH 66°15'20" WEST TO SAID POINT THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 43°29'55" A DISTANCE OF 45.55 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT 1; THENCE ALONG SAID EASTERLY LINE SOUTH 24°18'25" WEST 40.00 FEET TO THE POINT OF BEGINNING.

FIRE NOTES:

1. BUILDINGS UNDERGOING CONSTRUCTION, ALTERATION, OR DEMOLITION SHALL CONFORM TO CFC, CHAPTER 33. WELDING, CUTTING, AND OTHER HOT WORK SHALL BE IN CONFORMANCE WITH CFC, CHAPTER 35.
2. OPEN FLAMES, FIRE, AND BURNING ON ALL PREMISES ARE PROHIBITED EXCEPT AS SPECIFICALLY PERMITTED BY THE CITY OF SAN DIEGO AND CFC 308.
3. THE EGRESS PATH SHALL REMAIN FREE AND CLEAR OF ALL OBSTRUCTIONS AT ALL TIMES. NO STORAGE IS PERMITTED IN ANY EGRESS PATHS



15505 SAND CANYON AVENUE, D1
IRVINE, CA 92618



3300 IRVINE AVE. SUITE 300
NEWPORT BEACH, CA 92660

PLANS PREPARED BY:



1825 W. WALNUT HILL LANE, SUITE 120
IRVING, TEXAS 75038
1-855-669-5421

SUBMITTALS

REV.	DATE	DESCRIPTION	BY
A	10/14/21	90% CD	CRV
B	10/25/21	AS PER REDLINES	SHA
C	01/25/22	AS PER REDLINES	SHA
D	03/14/22	AS PER REDLINES	SHA
O	04/01/22	100%CD	SRI



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.

SITE INFORMATION

SITE NAME:
MISSION TRAILS

11260 CLAIREMON MESA BLVD
SAN DIEGO, CA 92124

SHEET TITLE

SITE PLAN

SHEET NO.

A-1

SUBMITTALS

REV.	DATE	DESCRIPTION	BY
A	10/14/21	90% CD	CRV
B	10/25/21	AS PER REDLINES	SHA
C	01/25/22	AS PER REDLINES	SHA
D	03/14/22	AS PER REDLINES	SHA
O	04/01/22	100%CD	SRI



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.

SITE INFORMATION

SITE NAME:
MISSION TRAILS

11260 CLAIREMONT MESA BLVD
SAN DIEGO, CA 92124

SHEET TITLE

BUILDING ELEVATIONS

SHEET NO.

A-6

- TOP OF (E) CUPOLA
ELEV. ±32'-0" AGL
- TOP OF (E) PARAPET
ELEV. ±26'-11" AGL
- TOP OF (E) VERIZON ANTENNAS
ELEV. ±26'-9" AGL
- RAD CENTER OF (E) VERIZON ANTENNAS
ELEV. ±24'-9" AGL

- (E) RRUS32 B2 RRH TO REMAIN
(1 PER SECTOR, 3 TOTAL)
- (E) RRUS32 B66A RRH TO REMAIN
(1 PER SECTOR, 3 TOTAL)
- (E) FRP SCREEN BOX

(E) AMPHENOL - CWWX063X13G00 ANTENNA TO REMAIN
(2 PER SECTOR, 6 TOTAL)

(E) AMPHENOL - CWWX063X13G00 ANTENNA TO BE REMOVED
(1 PER SECTOR, 3 TOTAL)

- TOP OF (E) VERIZON ANTENNAS
ELEV. ±24'-9" AGL
- TOP OF (E) VERIZON ANTENNAS
ELEV. ±24'-7" AGL
- RAD CENTER OF (E) VERIZON ANTENNAS
ELEV. ±22'-7" AGL

(E) AMPHENOL - BXA-80063-4CF-EDIN ANTENNA TO REMAIN
(1 PER SECTOR, 3 TOTAL)

(E) AT&T ANTENNA

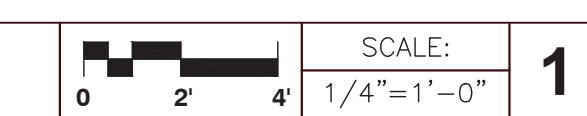
(E) BUILDING

(E) ROOF

(E) VZW EQUIPMENT SHELTER

(E) GRADE
ELEVATION 0'-0"

EXISTING NORTHEAST ELEVATION



NOTE:
1. PAINT NEW ANTENNAS AND EQUIPMENT TO MATCH EXISTING.

- (E) AMPHENOL - BXA-80063-4CF-EDIN ANTENNA
(1 PER SECTOR, 3 TOTAL)
- TOP OF (E) CUPOLA
ELEV. ±32'-0" AGL
- TOP OF (E) PARAPET
ELEV. ±26'-11" AGL
- TOP OF (E) VERIZON ANTENNAS
ELEV. ±26'-7" AGL
- RAD CENTER OF (E) VERIZON ANTENNAS
ELEV. ±24'-7" AGL

- (E) RRUS32 B2 RRH
(1 PER SECTOR, 3 TOTAL)
- (E) RRUS32 B66A RRH
(1 PER SECTOR, 3 TOTAL)
- (E) FRP SCREEN BOX

(E) AMPHENOL - CWWX063X13G00 ANTENNA
(2 PER SECTOR, 6 TOTAL)

(N) ERICSSON KRE105281/1 ANTENNAS WITH 4408 B48 RRU INTEGRATED,
(1 PER SECTOR, 3 TOTAL)

- TOP OF (E) VERIZON ANTENNAS
ELEV. ±24'-9" AGL
- TOP OF (N) VERIZON ANTENNAS
ELEV. ±24'-8" AGL
- RAD CENTER OF (N) VERIZON ANTENNAS
ELEV. ±24'-4" AGL
- TOP OF (N) VERIZON ANTENNAS
ELEV. ±22'-7" AGL
- RAD CENTER OF (E) & (N) VERIZON ANTENNAS
ELEV. ±21'-2" AGL

(E) AT&T ANTENNA

(E) BUILDING

(N) RRU 4408 B48 RRU
(1 PER SECTOR, 3 TOTAL)

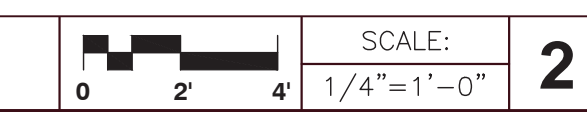
(N) ERICSSON - AIR6449 ANTENNA
(1 PER SECTOR, 3 TOTAL)

(E) ROOF

(E) VZW EQUIPMENT SHELTER

(E) GRADE
ELEVATION 0'-0"

NEW NORTHEAST ELEVATION



SUBMITTALS

REV.	DATE	DESCRIPTION	BY
A	10/14/21	90% CD	CRV
B	10/25/21	AS PER REDLINES	SHA
C	01/25/22	AS PER REDLINES	SHA
D	03/14/22	AS PER REDLINES	SHA
O	04/01/22	100%CD	SRI



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.

SITE INFORMATION

SITE NAME:
MISSION TRAILS

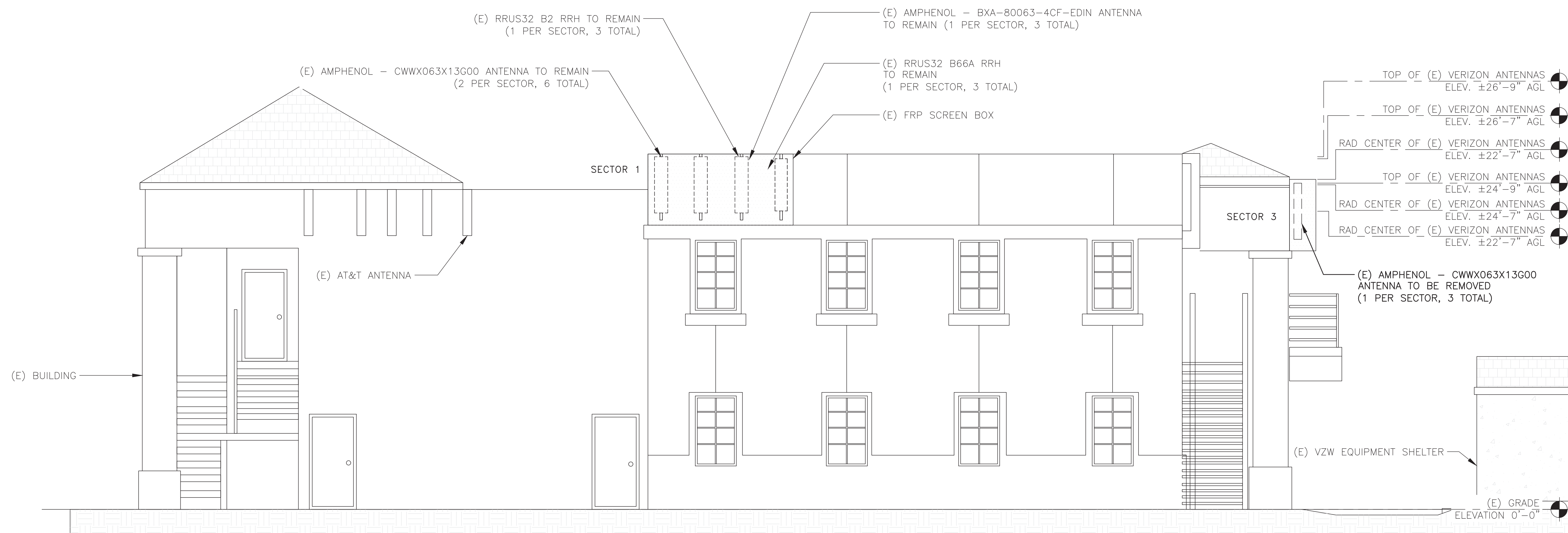
11260 CLAIREMONT MESA BLVD
SAN DIEGO, CA 92124

SHEET TITLE

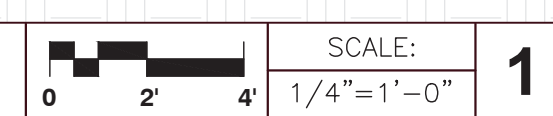
BUILDING ELEVATIONS

SHEET NO.

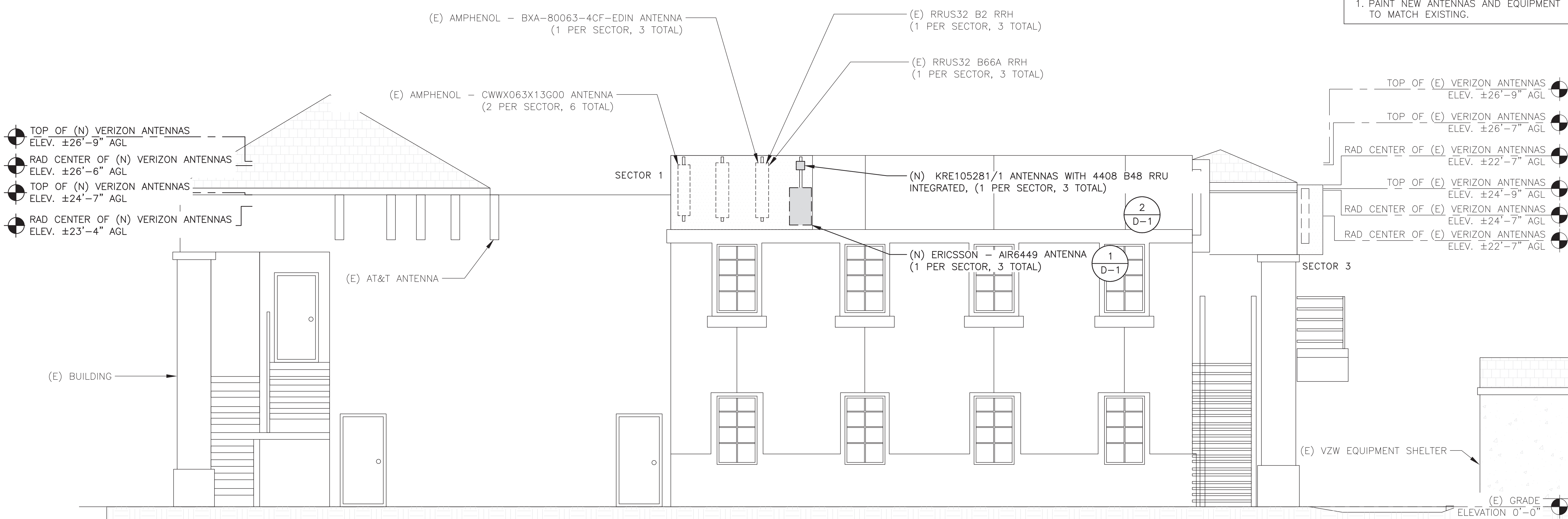
A-7



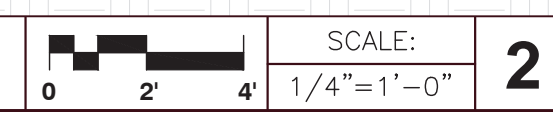
EXISTING SOUTHEAST ELEVATION



NOTE:
1. PAINT NEW ANTENNAS AND EQUIPMENT TO MATCH EXISTING.



NEW SOUTHEAST ELEVATION



SUBMITTALS

REV.	DATE	DESCRIPTION	BY
A	10/14/21	90% CD	CRV
B	10/25/21	AS PER REDLINES	SHA
C	01/25/22	AS PER REDLINES	SHA
D	03/14/22	AS PER REDLINES	SHA
O	04/01/22	100%CD	SRI



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.

SITE INFORMATION

SITE NAME:
MISSION TRAILS

11260 CLAIREMONT MESA BLVD
SAN DIEGO, CA 92124

SHEET TITLE

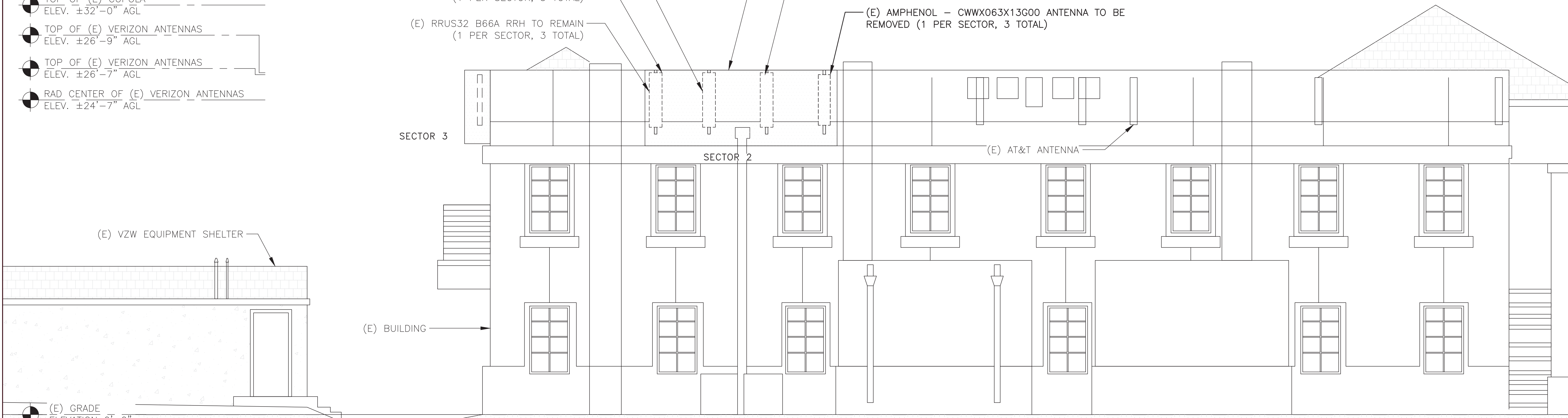
BUILDING ELEVATIONS

SHEET NO.

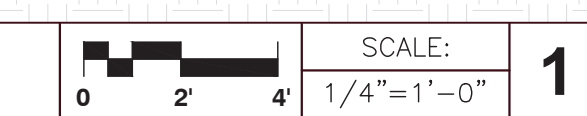
A-8

- (E) AMPHENOL - CWWX063X13G00 ANTENNA TO REMAIN (2 PER SECTOR, 6 TOTAL)
- (E) RRUS32 B2 RRH TO REMAIN (1 PER SECTOR, 3 TOTAL)
- (E) RRUS32 B66A RRH TO REMAIN (1 PER SECTOR, 3 TOTAL)
- (E) FRP SCREEN BOX
- (E) AMPHENOL - BXA-80063-4CF-EDIN ANTENNA TO REMAIN (1 PER SECTOR, 3 TOTAL)
- (E) AMPHENOL - CWWX063X13G00 ANTENNA TO BE REMOVED (1 PER SECTOR, 3 TOTAL)

- TOP OF (E) CUPOLA
ELEV. ±32'-0" AGL
- TOP OF (E) VERIZON ANTENNAS
ELEV. ±26'-9" AGL
- TOP OF (E) VERIZON ANTENNAS
ELEV. ±26'-7" AGL
- RAD CENTER OF (E) VERIZON ANTENNAS
ELEV. ±24'-7" AGL



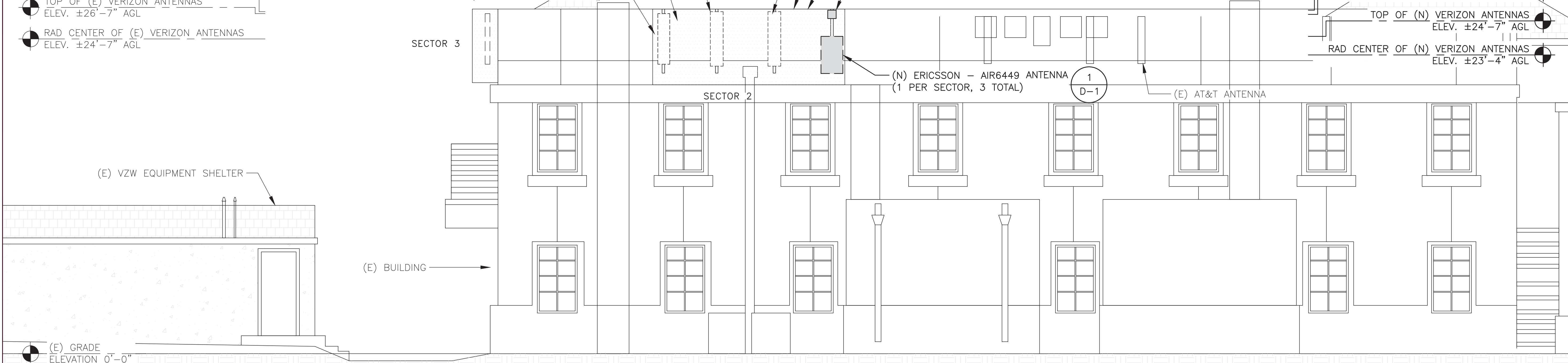
EXISTING NORTHWEST ELEVATION



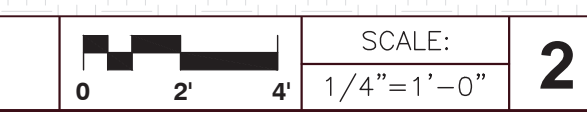
NOTE:
1. PAINT NEW ANTENNAS AND EQUIPMENT TO MATCH EXISTING.

- TOP OF (E) CUPOLA
ELEV. ±32'-0" AGL
- TOP OF (E) VERIZON ANTENNAS
ELEV. ±26'-9" AGL
- TOP OF (E) VERIZON ANTENNAS
ELEV. ±26'-7" AGL
- RAD CENTER OF (E) VERIZON ANTENNAS
ELEV. ±24'-7" AGL

- (E) AMPHENOL - CWWX063X13G00 ANTENNA (2 PER SECTOR, 6 TOTAL)
- (E) RRUS32 B2 RRH (1 PER SECTOR, 3 TOTAL)
- (E) RRUS32 B66A RRH (1 PER SECTOR, 3 TOTAL)
- (E) FRP SCREEN BOX
- FRP EXTENSION REQUIRED
- (N) ERICSSON KRE105281/1 ANTENNAS WITH 4408 B48 RRU INTEGRATED, (1 PER SECTOR, 3 TOTAL)
- (N) ERICSSON - AIR6449 ANTENNA (1 PER SECTOR, 3 TOTAL)
- (E) AMPHENOL - BXA-80063-4CF-EDIN ANTENNA (1 PER SECTOR, 3 TOTAL)
- (E) AT&T ANTENNA
- TOP OF (N) VERIZON ANTENNAS
ELEV. ±26'-9" AGL
- RAD CENTER OF (N) VERIZON ANTENNAS
ELEV. ±26'-6" AGL
- TOP OF (N) VERIZON ANTENNAS
ELEV. ±24'-7" AGL
- RAD CENTER OF (N) VERIZON ANTENNAS
ELEV. ±23'-4" AGL



NEW NORTHWEST ELEVATION



SUBMITTALS

REV.	DATE	DESCRIPTION	BY
A	10/14/21	90% CD	CRV
B	10/25/21	AS PER REDLINES	SHA
C	01/25/22	AS PER REDLINES	SHA
D	03/14/22	AS PER REDLINES	SHA
O	04/01/22	100%CD	SRI



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.

SITE INFORMATION

SITE NAME:
MISSION TRAILS

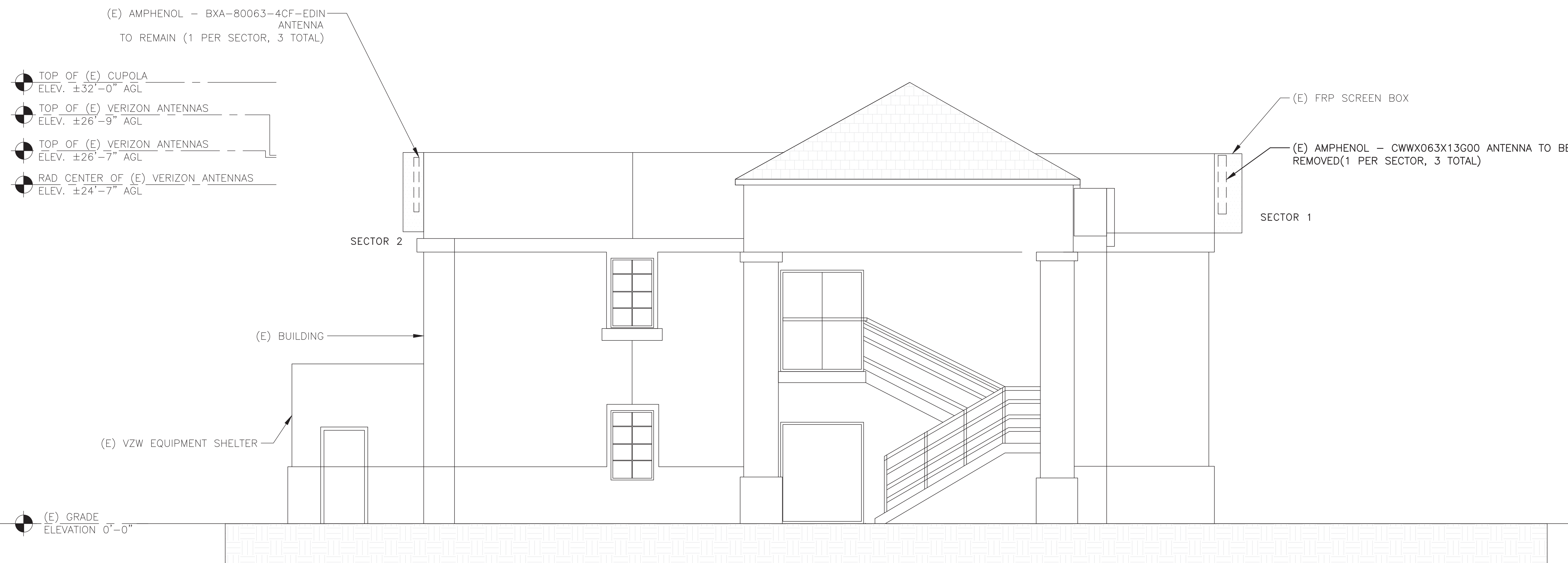
11260 CLAIREMONT MESA BLVD
SAN DIEGO, CA 92124

SHEET TITLE

BUILDING ELEVATIONS

SHEET NO.

A-9



EXISTING SOUTHWEST ELEVATION

SCALE: 1/4"=1'-0" 1

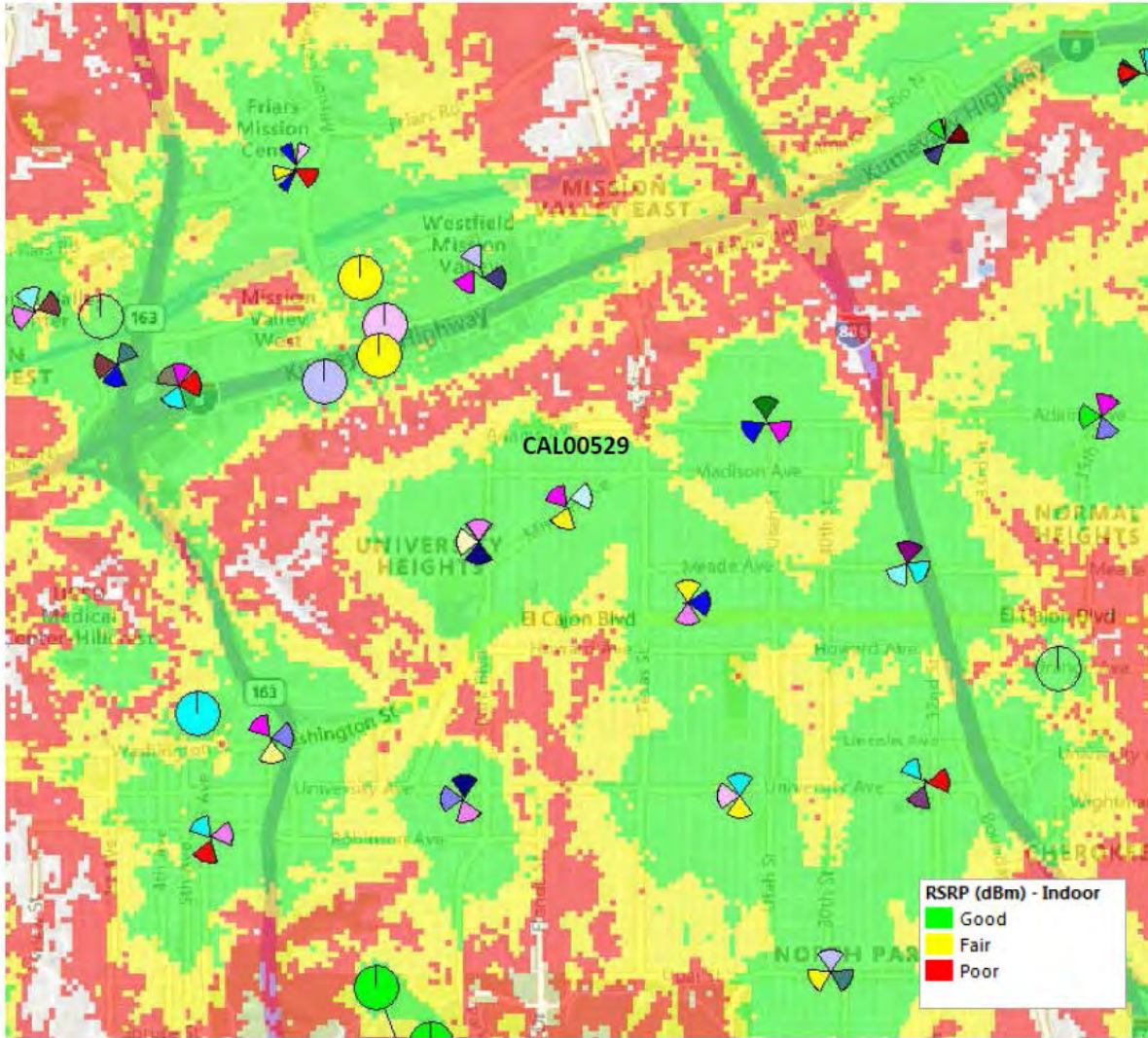
NOTE:
1. PAINT NEW ANTENNAS AND EQUIPMENT TO MATCH EXISTING.



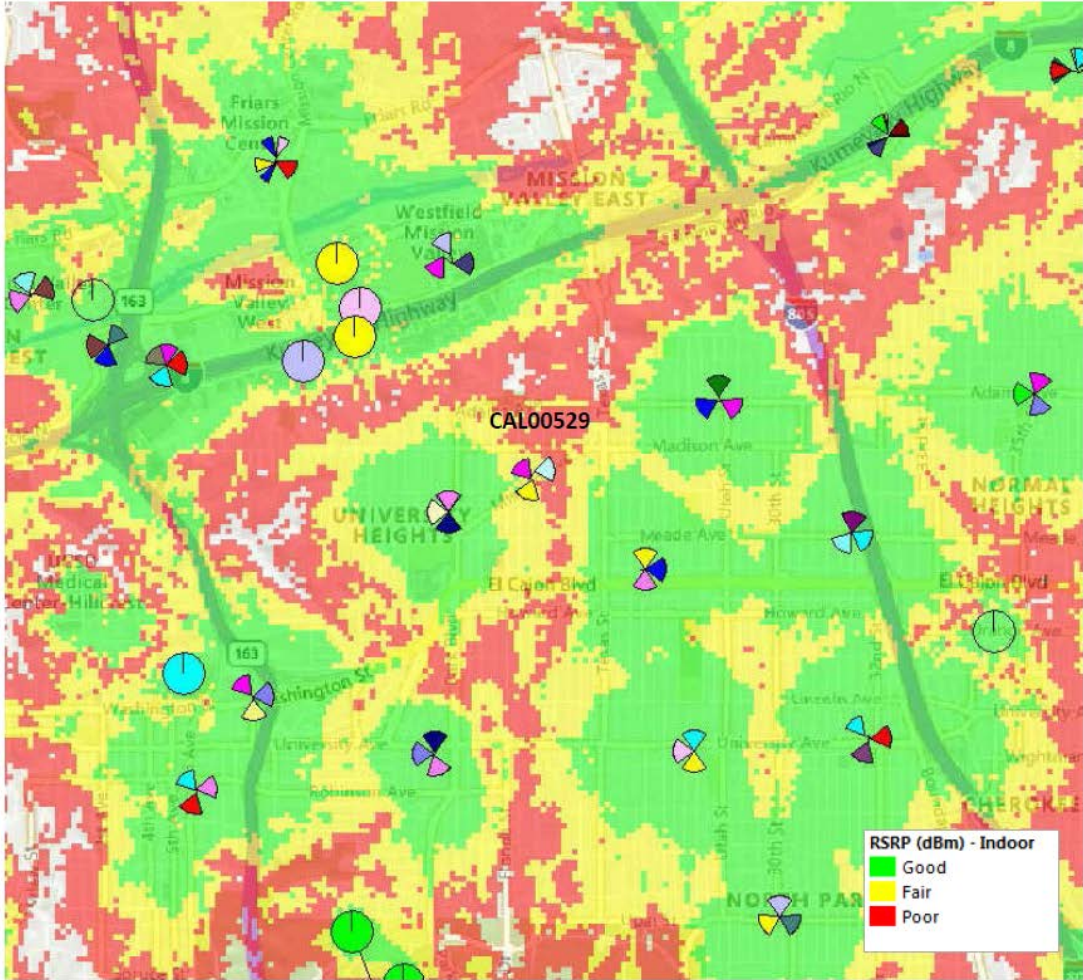
NEW SOUTHWEST ELEVATION

SCALE: 1/4"=1'-0" 2

Existing/proposed coverage With CAL00529



Coverage Without CAL00529





January 6, 2022

To:

City of San Diego
Development Services Department
1222 First Ave
San Diego, CA 92101

From:

MD7, LLC
Christine Strileckis, Land Use
10590 W Ocean Air Drive, Suite 300
San Diego, CA 92130
858-964-7403
cstrileckis@md7.com

Re:

Site Justification

Site ID:

CAL00529 – Mission Chateau

Site Address:

2120 Mission Avenue San Diego, CA 92116

Site Justification

Background

AT&T is seeking approval of a new Conditional Use Permit for the continued operation of the existing wireless telecommunication facility at 2120 Mission Avenue San Diego, CA 92116. This facility was previously approved under Conditional Use Permit No. 883266 on 11/30/2012. This wireless telecommunication facility was approved to operate as a concealed facility on the rooftop behind fiberglass reinforced panels with a total of 12 panel antennas. Throughout the lifespan of this facility AT&T has maintained compliance with all conditions applied to the facility and aims to maintain compliance by reinstating this facility's entitlements. As part of The City of San Diego's CUP requirements, AT&T has also looked for viable alternatives in both design and location to ensure the facility best supports the community.

This facility provides coverage to a large section of residences in the area. It also covers heavily trafficked roads such as Texas Street, Monroe Avenue and El Cajon Boulevard. In addition to residential areas and businesses this facility provides coverage to a long-term care facility on Georgia Street. The existing coverage has been outlined in Exhibit A below.

Alternative Site #1

The first alternative facility that was identified was the possibility of installing AT&T's equipment onto the Valero gas station on at the corner of Texas Street and Madison Avenue. While this location would provide coverage to residential areas it would no longer be able to cover the long-term care facility. It would also place the site too close to another site on Utah Street.

Alternative Site #2

Another site that AT&T considered for a facility was Coin Laundry on El Cajon Boulevard. This site would cover the long-term care facility sufficiently and would provide coverage to El Cajon Boulevard. Unfortunately, if the sit were moved here it would leave a significant portion of the University Height neighborhood without coverage.

Conclusion

This facility has operated in compliance without community pushback since its installation. It provides necessary coverage to critical stretches of road and does so in a discreet fashion. Any requirement to move the facility could jeopardize the coverage and performance of the facility. This project will remain fully concealed. AT&T has enjoyed a smooth partnership with The City of San Diego and looks to continue this partnership.

Sincerely,



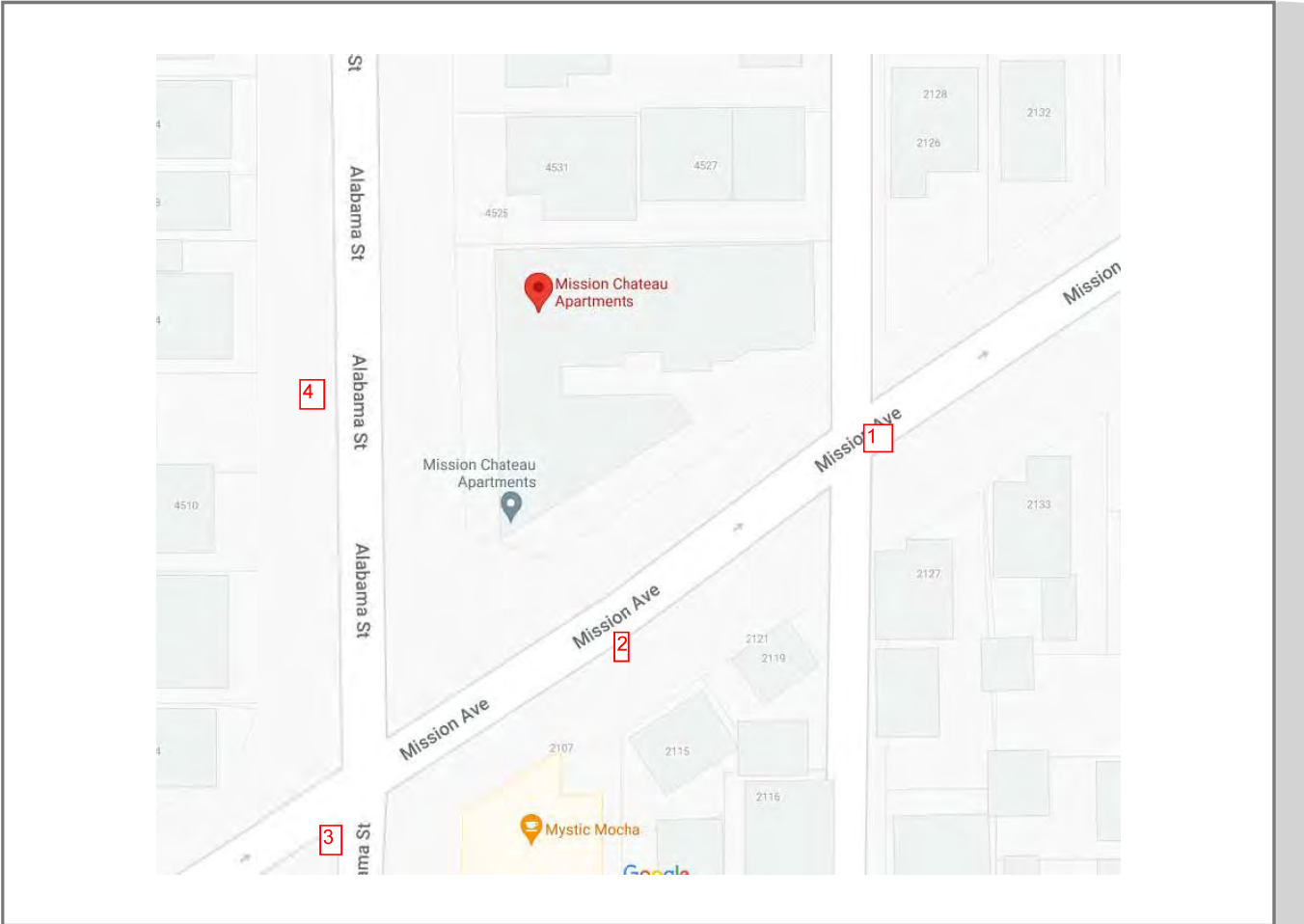
Christine Strileckis,
Land Use I
MD7, LLC
(858) 964-7403
cstrileckis@md7.com

SD0529 - MISSION CHATEAU



2120 Mission Avenue San Diego, CA 92116

Map



LOCATION

©2018 Google Maps

SD0529 - MISSION CHATEAU



2120 Mission Avenue San Diego, CA 92116

VIEW 1



EXISTING

No visible change



PROPOSED

SD0529 - MISSION CHATEAU



2120 Mission Avenue San Diego, CA 92116

VIEW 2



EXISTING

No visible change



PROPOSED

SD0529 - MISSION CHATEAU



2120 Mission Avenue San Diego, CA 92116

VIEW 3



EXISTING

No visible change



PROPOSED

SD0529 - MISSION CHATEAU



2120 Mission Avenue San Diego, CA 92116

VIEW 4



EXISTING

No visible change



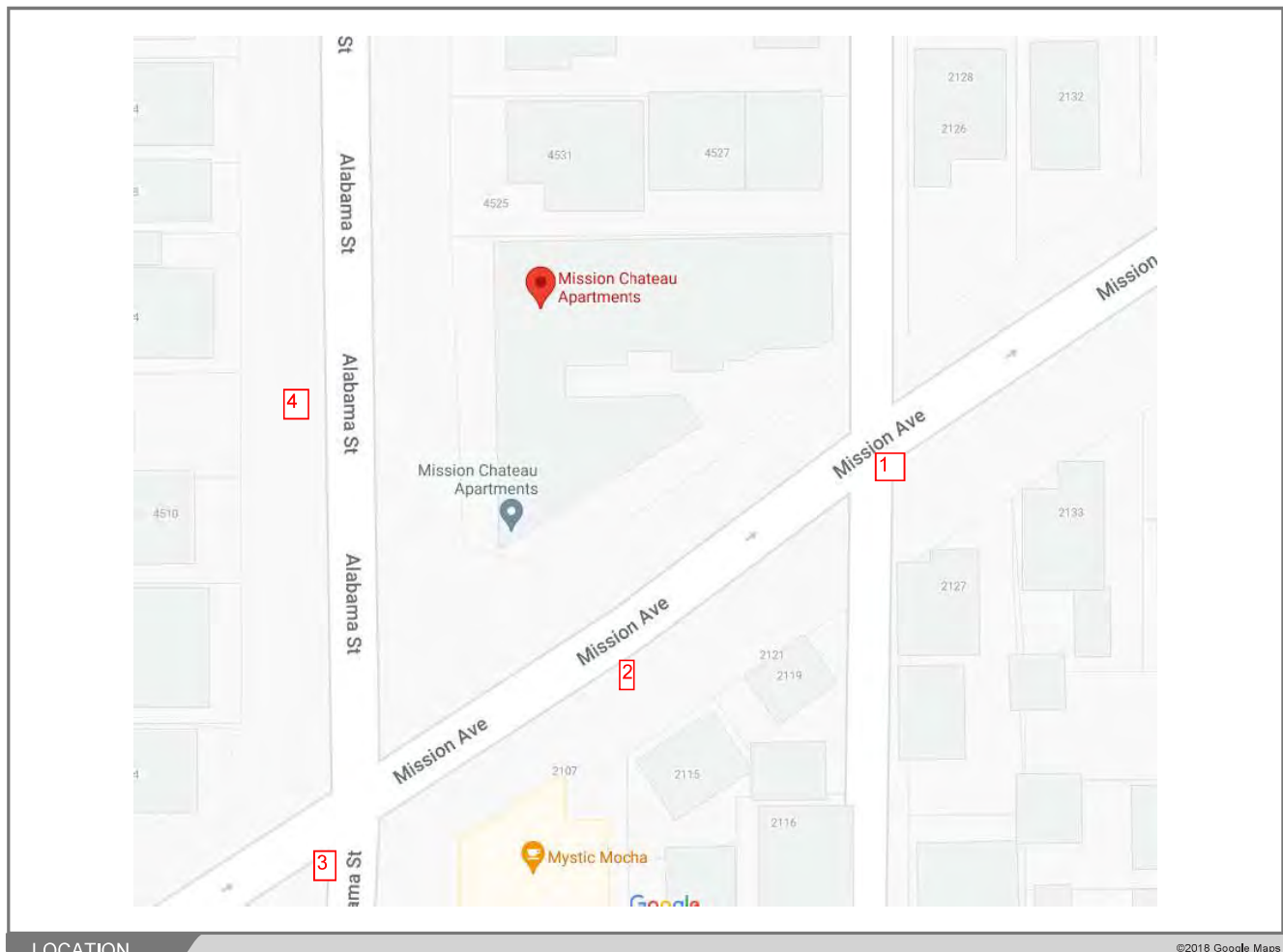
PROPOSED

SD0529 - MISSION CHATEAU



2120 Mission Avenue San Diego, CA 92116

Map



LOCATION

©2018 Google Maps

SD0529 - MISSION CHATEAU



2120 Mission Avenue San Diego, CA 92116

Map



View 1

©2018 Google Maps

SD0529 - MISSION CHATEAU



2120 Mission Avenue San Diego, CA 92116

Map



View 2

©2018 Google Maps

SD0529 - MISSION CHATEAU

MD7

2120 Mission Avenue San Diego, CA 92116

Map



View 3

©2018 Google Maps

SD0529 - MISSION CHATEAU



2120 Mission Avenue San Diego, CA 92116

Map



View 4

©2018 Google Maps