



THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED: October 5, 2023 REPORT NO. PC-23-032
HEARING DATE: October 12, 2023
SUBJECT: DISH WIRELESS – West G Street – Process 4 Decision
PROJECT NUMBER: [PRJ-1078357](#)
OWNER/APPLICANT: Harborview Apartments SD LLC /DISH Wireless LLC

SUMMARY

Issue: Should the Planning Commission approve a Conditional Use Permit (CUP) for the operation of a Wireless Communication Facility (WCF) at 820 West G Street in the RE- MPD zone of the San Diego Downtown Plan?

Staff Recommendation:

1. Approve CUP No. 3192559.

Community Planning Group Recommendation: On February 15, 2023, the Downtown Community Planning Council (DCPC) voted 9-0-0 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 15302 (Replacement or Reconstruction). The environmental exemption determination for this project was made on August 28, 2023, and the opportunity to appeal that determination ended September 12, 2023. There is no pending appeal of the environmental determination. (Attachment 6).

DISCUSSION

DISH Wireless is proposing to operate a new WCF from the rooftop of the site. The project consists of the installation of a total of six (6) new antennas, inside an existing cupola tower behind new Fiberglass-Reinforced Plastic (FRP) windows painted and textured to match the building surface, a total of nine (9) Remote Radio Units (RRUs) mounted on the roof, and a 313-square-foot equipment area in the ground-level parking garage at 820 West G Street in the Residential Emphasis

(RE) MPD-Marina Planned District zone of the San Diego Downtown Plan (Attachments 1-3). Sprint shall be removing their antennas and associated equipment from this location as part of a separate permit.

Community Plan

The Downtown Community Plan states that mechanical equipment on roof tops should be screened and incorporated as part of the architectural design (Policy 5.5-P-4). The antennas will be inside an existing cupola tower behind new FRP windows and the RRUs mounted on the roof out of public view (Figure A). In addition, the City's General Plan addresses WCFs in the Urban Design Element (UD-A.15) which requires that the visual impact of wireless facilities be minimized by concealing wireless facilities in existing structures or by 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. The WCF is inconspicuous from public view and appropriately screened inside an existing cupola tower behind new FRP's windows painted and textured to match the surface (Figure C). Further, the RRUs will be mounted on the roof out of public view. In addition, the equipment associated with this project is located within a 313-square-foot equipment area in the ground-level parking garage and cables run along the roof below the parapet hidden from view.

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, 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 Four. This project is in a residential zone, and the land use is residential which under SDMC Section 141.0420(c)(2)(c) may be permitted as a Preference 4 (four) which requires a, CUP Process Four. The applicant is required to submit a site justification letter explaining why a Preference 4 level site was selected over any lower Preference Level sites. For this project, DISH Wireless letter indicated that antennas located inside an existing cupola tower maintain a consistent visual continuity among the surroundings. Both the height and the design of the cupola provide the necessary features to maintain the coverage and performance while camouflaging the antennas from the public view.

VIEWS OF SITE

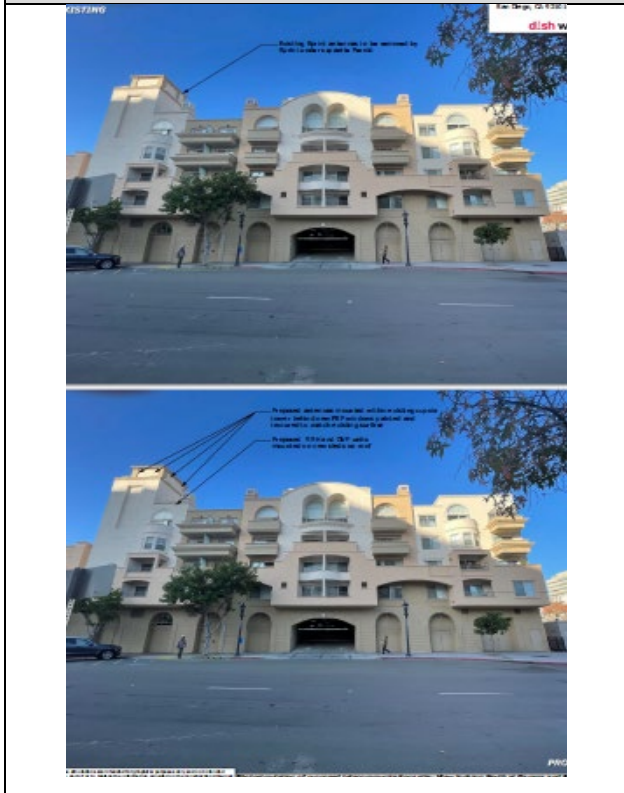


Figure A - NORTH



Figure B- NORTHEAST

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. Permit conditions number 15 and 16 have been included to maintain conformity and concealment (Attachment 5).

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 including using architecture, landscape, and siting solutions. Staff has reviewed the proposed project and the WCF is inconspicuous from public view and appropriately screened inside an existing cupola tower behind new FRP windows painted and textured to match the building surface; a total of nine (9) RRUs mounted on the roof below the parapet, and a 313-square-foot equipment area in the ground-level parking garage out of public view. The existing equipment space was vacated by a previous carrier. Dish is locating in the existing enclosure area to take advantage of the existing infrastructure. The WCF will be integrated with the property from all views due to the siting, paint, and location inside an existing cupola tower which maintain a consistent visual continuity among the surroundings (Figure B).



The equipment necessary to operate the facility is located within a 313-square-foot equipment area in the ground-level parking garage. It is the City's goal to completely conceal WCFs wherever feasible. A Completely Concealed and Integrated Facilities (CCIFs) is a site that is indistinguishable from the built and/or natural environment of the surrounding area. CCIFs apply camouflaging methods to WCFs to blend them into an existing/proposed structure or visual backdrop in a way that renders the WCF completely non-visible. Sites that completely conceal all elements qualify as Completely Concealed and Integrated Facilities (CCIFs) which receive no expiration date. The proposed wireless communications facility is designed to be a well-integrated and concealed project that blends in with the existing community character and qualifies as a CCIF. As a condition of approval (number 3) there is no expiration date (Attachment 5).

The aerial maps provided with the application indicate that the surrounding area contains primarily residential uses, and the Preference 4 category remains the appropriate locational category. The applicant is required to submit a site justification letter explaining why a Preference 4 level site was selected over any lower Preference Level sites. For this project, DISH Wireless has elected to locate inside a completely concealed design. Both the height and the design of the cupolas provide the necessary features to maintain the coverage and performance while camouflaging the antennas from the public view. A Radio Frequency (RF) Safety Survey Report was prepared by EBI, dated March 18, 2022, which concluded that the project is in compliance with FCC standards for RF emissions. The project would not result in any significant health or safety risks to the surrounding area within matters of the City's jurisdiction.

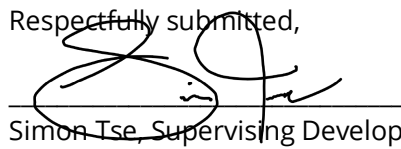
CONCLUSION

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. 3192559 with modifications.
2. Deny Conditional Use Permit No. 3192559 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,



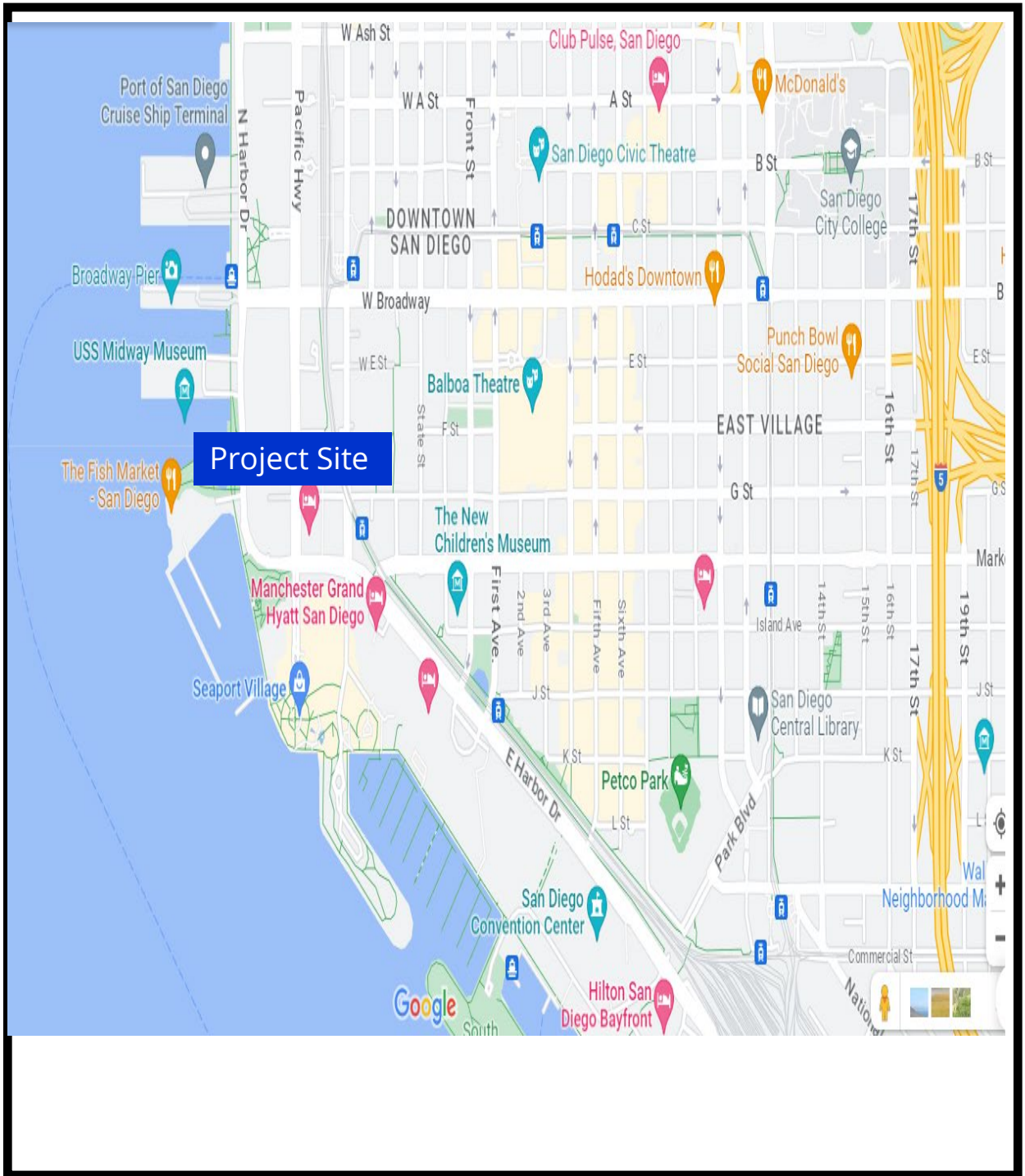
Simon Tse, Supervising Development Project Manager



Karen Howard, Development Project Manager

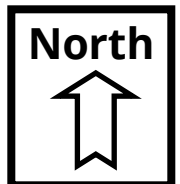
Attachments:

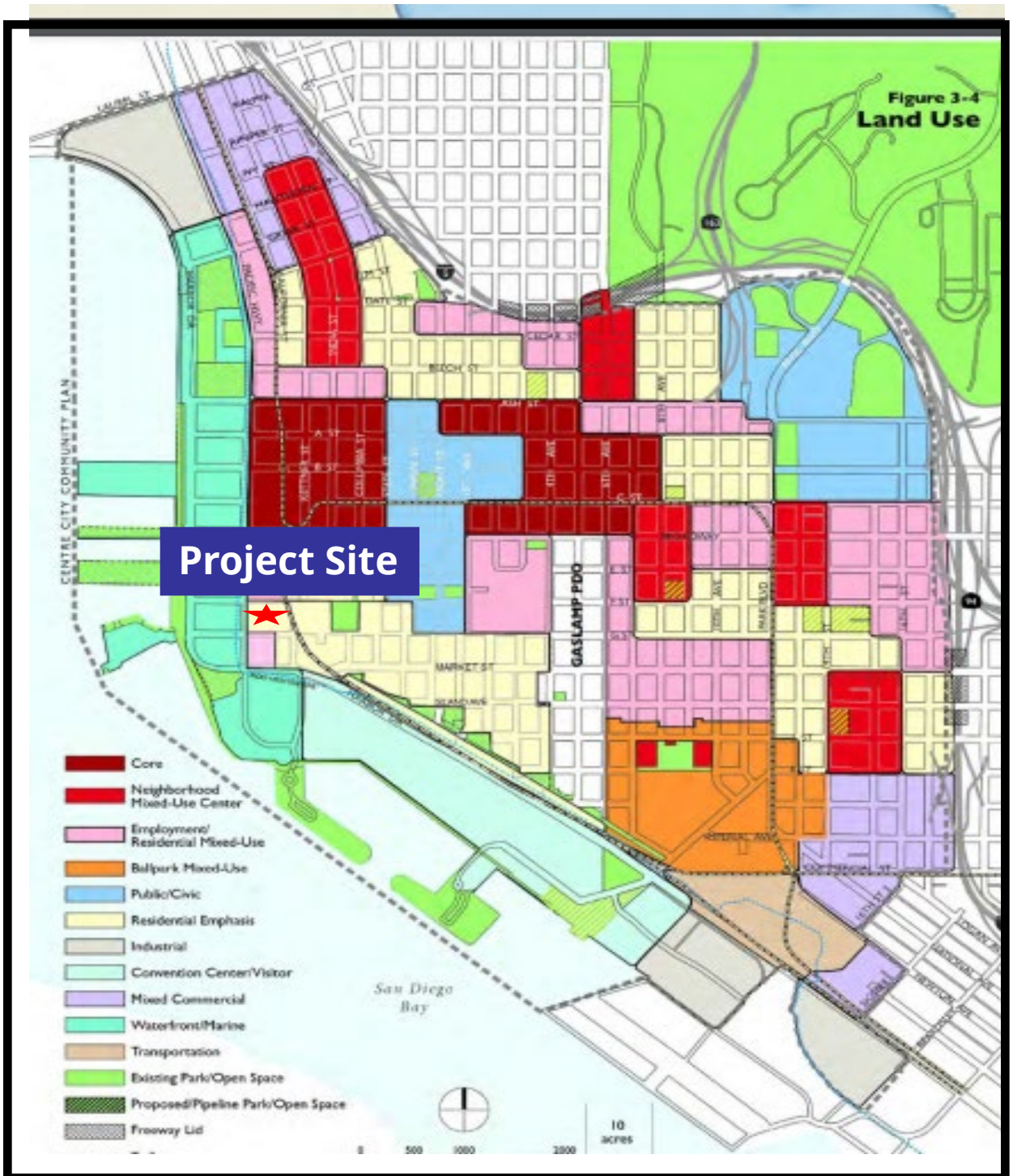
1. Location Map
2. Community Plan Land Use Map
3. Aerial Photograph
4. Draft Resolution with Findings
5. Draft Permit with Conditions
6. Environmental Exemption
7. Community Planning Group Recommendation
8. Ownership Disclosure Statement
9. Project Plans
10. Telecom Coverage Map
11. Telecom Site Justification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



Project Location

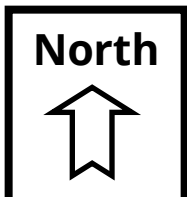
DISH Downtown, Project No. 1078357
820 West G Street

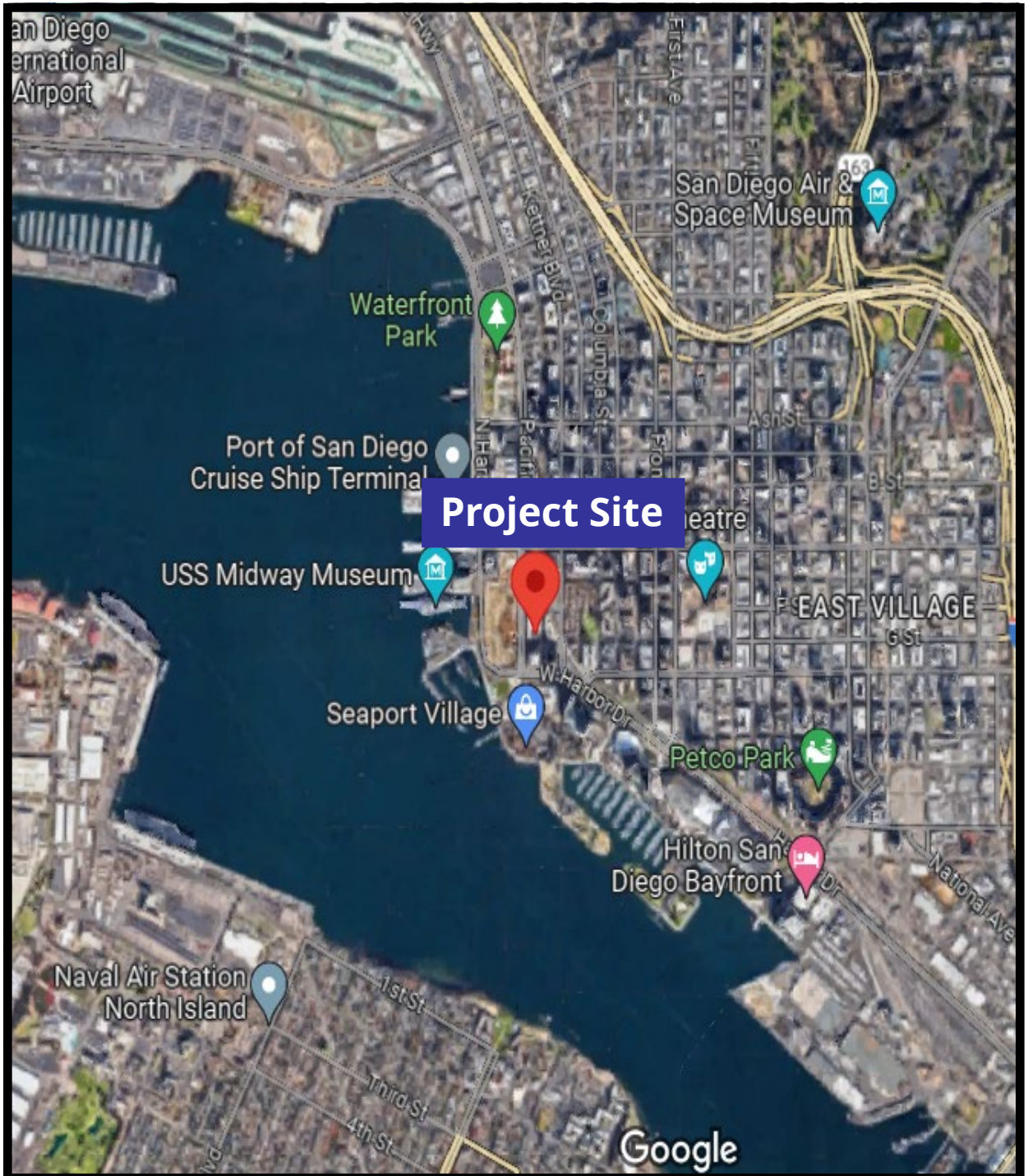




Downtown Land Use Map

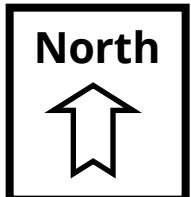
DISH Downtown, Project No. 1078357
820 West G Street





Downtown - Aerial

DISH Downtown, Project No. 1078357
820 West G Street



PLANNING COMMISSION
RESOLUTION NO. _____
CONDITIONAL USE PERMIT NO. 3192559
DISH WIRELESS WEST G STREET - PROJECT NO. PRJ 1078357

WHEREAS, HARBORVIEW APARTMENTS SD LLC, Owner, and DISH Wireless LLC Permittee, filed an application with the City of San Diego for a permit to a new Wireless Communication Facility (WCF) as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Conditional Use Permit (CUP) No. 3192559 on portions of a 1.05-acre site;

WHEREAS, the project site is located at 820 West G Street in the Residential Emphasis (RE) Marina Planned District and Coastal Overlay Zones (Non Appealable-2) of the San Diego Downtown Community Plan;

WHEREAS, the project site is legally described as page 16189 of parcel maps filed in the Office of the County Recorder of San Diego County, August 16, 1990 together with that portion of California Street lying between blocks 35 and 36 in new San Diego, in the City of San Diego, County of San Diego, State of California, according to map thereof by Gray and Johns No. 456 filed in the office of the County Recorder of San Diego County, as vacated by the City of San Diego, said portion being more particularly shown and defined as existing pedestrian and non-motor vehicle right of way dedicated per City Council Resolution No. 276204 adopted 7-24-90 (City dwg. No. 17582-B) as shown at page 16189 of parcel maps filed in the office of the County Recorder of San Diego County, August 16, 1990;

WHEREAS, on July 13, 2023, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is Categorically exempt from CEQA pursuant to CEQA State Guidelines, Section 15302 (Replacement or

Reconstruction) under CEQA Guideline (Public Resources Code Section 21000 et seq.) 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 October 12, 2023, the Planning Commission of the City of San Diego considered CUP No. 3192559 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 CUP No. 3192559:

Conditional Use Permit [San Diego Municipal Code (SDMC) Section 126.0305]

1. Findings for all Conditional Use Permits:

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

The project consists of the installation of a total of six (6) new antennas, concealed inside an existing cupola tower behind new Fiberglass-Reinforced Plastic (FRP) windows painted and textured to match the building surface, a total of nine (9) Remote Radio Units (RRUs) mounted on the roof, and a 313-square-foot equipment area in the ground-level parking garage at 820 West G Street in the RE zone of the Marina Planned district within the San Diego Downtown Community Plan. Sprint shall be removing their antennas and associated equipment from this location as part of a separate permit.

The San Diego Downtown Community Plan (Community Plan) states that mechanical equipment on roof tops should be screened and incorporated as part of the architectural design (Policy 5.5-P-4). The antennas will be completely concealed inside an existing cupola tower behind new FRP windows and the RRUs mounted on the roof shall be set back from the edge of the building and will not be within the public view. The equipment area will be in the ground-level parking garage and cables will run along the roof below the parapet hidden from view.

In addition, the City of San Diego General Plan (General Plan) addresses WCFs in the Urban Design Element (UD-A.15) which requires that the visual impact of wireless facilities be minimized by concealing wireless facilities in existing structures or by 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 General Plan states that equipment associated with wireless facilities be concealed from view. The WCF is inconspicuous from public view and appropriately screened inside an existing cupola tower behind new FRP's windows painted and textured to match the surface. The

RRUs shall be mounted on the roof and set back from public view. The equipment associated with this project is located within a 313-square-foot equipment area in the ground-level parking garage and cables run along the roof below the parapet hidden from view.

The WCF is in compliance with the WCF Guidelines and San Diego Municipal Code (SDMC) section 141.0420. A CCIF is a site that is indistinguishable from the built and/or natural environment of the surrounding area. Completely Concealed and Integrated Facilities (CCIFs) apply camouflaging methods to WCFs to blend them into an existing/proposed structure or visual backdrop in a way that renders the WCF completely non-visible. Sites that completely conceal all elements qualify as CCIFs which receive no expiration date. The proposed wireless communications facility is designed to be a well-integrated and concealed project that blends in with the existing community character and qualifies as a CCIF. As a condition of approval there is no expiration date. Therefore, the proposed development would not adversely affect the Community Plan or the General Plan.

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

The project consists of the installation of a total of six (6) new antennas, concealed inside an existing cupola tower behind new Fiberglass-Reinforced Plastic (FRP) windows painted and textured to match the building surface, a total of nine (9) Remote Radio Units (RRUs) mounted on the roof, and a 313-square-foot equipment area in the ground-level parking garage at 820 West G Street.

The project was determined to be exempt from CEQA pursuant to CEQA Guidelines Section 15302 (Replacement or Reconstruction). 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 WCF will not have any emission of odor, dust, gas, noise, vibration, smoke, heat, or glare at a level exceeding ambient conditions. The project does not include air conditioning units or a generator, so there is no noise to mitigate. 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 March 18, 2022, which concluded that the project is in compliance 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. Therefore, the proposed project will not be detrimental to the public health, safety, and welfare.

c. The proposed development will comply with the regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.

The project consists of the installation of a total of six (6) new antennas, concealed inside an existing cupola tower behind new Fiberglass-Reinforced Plastic (FRP) windows painted and textured to match the building surface, a total of nine (9) Remote Radio Units (RRUs) mounted on the roof, and a 313-square-foot equipment area in the ground-level parking garage at 820 West G Street.

SDMC (some portions of this is known as the Land Development Code) section 141.0420 permits WCFs on sites zoned RE with a Process 4 Conditional Use Permit when the antennas are located on a residential use. The WCF regulations require that facilities be minimally visible through the use of architecture, landscape, and siting solutions. WCFs are separately regulated uses which have limitations or require compliance with conditions to minimize potential impacts. The intent of the regulations is to camouflage facilities from public view. The WCF will be integrated with the property from all views due to the siting, paint, and location inside an existing cupola tower which maintains a consistent visual continuity among the surroundings. The equipment necessary to operate the facility is located within a 313-square-foot equipment area in the ground-level parking garage. The project's specific location onsite renders it minimally visible from outside the site and unlikely to have a significant impact on adjacent properties. The project complies with the development regulations of the RE zone and no deviations are proposed or required. Therefore, the proposed development will comply with the regulations of the Land Development Code.

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

The project consists of the installation of a total of six (6) new antennas, concealed inside an existing cupola tower behind new Fiberglass-Reinforced Plastic (FRP) windows painted and textured to match the building surface, a total of nine (9) Remote Radio Units (RRUs) mounted on the roof, and a 313-square-foot equipment area in the ground-level parking garage at 820 West G Street.

Pursuant to Council Policy 600-43, the project is considered a Preference 4 Location. 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. The aerial maps provided with the application indicate that the surrounding area contains residential and commercial uses and the Preference 4 category remains the appropriate locational category. The site provides coverage to areas southwest of downtown; west of Seaport Village and Pacific Highway, and along West and North Harbor Drive.

This is a residential area near military offices and Pacific Highway. The location on the rooftop was designed to be aesthetically pleasing and respectful of the neighborhood context. This concealed site provides maximum coverage with minimal visual impact. Due to the topography and the surrounding land uses, no other lower preference level locations were considered viable. Instead, DISH Wireless

opted to conceal the antennas behind FRPs and focused on providing maximum coverage with minimal visual impacts. Therefore, the project complies with the development regulations of the RE zone and Council Policy 600-43 and no deviations are proposed or required. Furthermore, the proposed modifications will comply with the regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.

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

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission of the City of San Diego considered Conditional Use Permit No. 3192559 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. 3192559 a copy of which is attached hereto and made a part hereof.

Karen Howard
Development Project Manager
Development Services

Adopted on: October 12, 2023

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. 3192559
DISH WIRELESS WEST G STREET - PROJECT NO. PRJ-1078357
PLANNING COMMISSION

This Conditional Use Permit (CUP) No. 3192559 is granted by the Planning Commission of the City of San Diego to Harborview Apartments SD LLC, Owner, and Dish Wireless LLC, Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0305, 126.0708, and 1511.0302. The 1.05-acre site is located at 820 West G Street in the Residential Emphasis (RE) Marina Planned District and Coastal Overlay Zones (Non Appealable 2) of the San Diego Downtown Community Plan and Council District 3. The project site is legally described as: page 16189 of parcel maps filed in the Office of the County Recorder of San Diego County, August 16, 1990 together with that portion of California Street lying between blocks 35 and 36 in new San Diego, in the City of San Diego, County of San Diego, State of California, according to map thereof by Gray and Johns No. 456 filed in the office of the County Recorder of San Diego County, as vacated by the City of San Diego, said portion being more particularly shown and defined as existing pedestrian and non-motor vehicle right of way dedicated per City Council Resolution No. 276204 adopted 7-24-90 (City dwg. No. 17582-B) as shown at page 16189 of parcel maps filed in the office of the County Recorder of San Diego County, August 16, 1990.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner Harborview Apartments SD LLC, Owner, and DISH Wireless LLC, Permittee, for a wireless communication facility, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated October 12, 2023 on file in the Development Services Department.

The project shall include:

- a.** A new Wireless Communication Facility (WCF) consisting of the installation of six (6) new antennas, inside an existing cupola tower behind new Fiberglass-Reinforced Plastic (FRP) windows painted and textured to match existing surface and a total of nine (9) Remote Radio Units (RRUs) mounted on the roof out of public view;

ATTACHMENT 5

- b. The equipment associated with this project is located within a 313-square-foot equipment area in the ground-level parking garage and cables run along the roof below the parapet hidden from view and;
- 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 October 5, 2026.
2. Since this CUP and corresponding use of this site qualifies as a Completely Concealed and Integrated Facilities CCIFs, there is no expiration date. If the facilities and improvements described herein are removed from this site, the property shall be restored to its original condition preceding approval of this Permit.
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 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 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 Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not

ATTACHMENT 5

limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.)

8. The Permittee shall secure all necessary building permits. The Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.

9. Construction plans shall be in substantial conformity to Exhibit "A" dated October 12, 2023, on file in the Development Services Department. Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.

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

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

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

ENGINEERING

ATTACHMENT 5

13. Prior to the issuance of any construction permit the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Part 2 Construction BMP Standards Chapter 4 of the City's Storm Water Standards.

PLANNING

14. 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. No overhead cabling is permitted.

15. 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 surface. All RF-transparent material shall be painted and textured to match the original and adjacent surfaces. The WCF shall conform to the approved construction plans.

16. Rooftop additions should be concealed on all sides.

17. Remote Radio Units and associated mounting apparatus shall be set back from the edge of the building and shall not be visible from any ground public views.

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

19. The City may require the Permittee to provide a topographical survey conforming to the provisions of the SDMC 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 Permittee shall install and maintain appropriate warning signage on the WCF as required by State and Federal regulations. The Permittee shall be responsible for complying with all State and Federal regulations.

21. The accuracy and validity of the Radio Frequency (RF) Compliance Report, submitted by the Permittee, shall be assured while the WCF is in operation. If requested by the City, Permittee shall provide an updated RF Compliance Report to address any issues associated with the emitting components of the WCF.

22. 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

23. 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.

ATTACHMENT 5

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

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

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

LANDSCAPING

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

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

ATTACHMENT 5

APPROVED by the Planning Commission of the City of San Diego on October 12, 2023, and Resolution No. CM-XXXX.

ATTACHMENT 5

Permit Type/PRJ Approval No.: CUP No. 3192559
Date of Approval: October 12, 2023

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.

Harborview Apartments SD LLC
Owner/Permittee

By _____
Robert M. Lang

Harborview Apartments SD LLC
Owner/Permittee

By _____
Janice M. Svec
TITLE

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

NOTICE OF EXEMPTION

(Check one or both)

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

From: City of San Diego
Development Services Department
1222 First Avenue, MS 501
San Diego, CA 92101

Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

Project Name/Number: West G Street WCF/1078357

SCH No.: Not Applicable

Project Location-Specific: 820 West G Street, San Diego, CA 92101

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

Description of nature and purpose of the Project: Conditional Use Permit (CUP), Neighborhood Development Permit (NDP) and Coastal Development Permit (CDP) for a Wireless Communication Facility (WCF) to include installation of six (6) new antennas and nine (9) remote radio units (RRU) inside an existing cupola tower and a 313 square foot equipment enclosure area located in an existing parking garage located at 820 West G Street. The property is located in the Marina Planned District and Coastal Overlay Zone N-APP-2 zone of the Downtown Community Planning area, and Council District 3. The WCF is unmanned and is not for human habitation.

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Randy Dickmore/Plancom Inc. 302 State Place, Escondido, CA 92029 (760) 690-6571

Exempt Status: (CHECK ONE)

- Ministerial (Sec. 21080(b)(1); 15268)
- Declared Emergency (Sec. 21080(b)(3); 15269(a))
- Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))
- Categorical Exemption: Categorically exempt from CEQA pursuant to CEQA State Guidelines, Section 15302 (Replacement or Reconstruction)
- Statutory Exemptions:
- Other:

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 15302 (Replacement or Reconstruction). Section 15302 allows for the replacement or reconstruction of existing facilities involving negligible or no expansion of capacity. Since the project would be replacing existing equipment with new equipment at an existing WCF, the exemption was deemed appropriate. The project is located on a developed site and no environmental impacts would occur. Furthermore, none of the exceptions described in CEQA Guidelines Section 15300.2 apply.

Lead Agency Contact Person: Jeff 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

September 11, 2023
Date

Check One:

- Signed By Lead Agency
 Signed by Applicant

Date Received for Filing with County Clerk or OPR:

	City of San Diego Development Services 1222 First Ave., MS-302 San Diego, CA 92101	<h1 style="text-align: right;">Community Planning Committee Distribution Form</h1>

Project Name: 820 W G Street Plancom Inc. Antennas	Project Number: PRJ-1078357
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Community: Downtown

For project scope and contact information (project manager and applicant),
log into OpenDSD at <https://aca.accela.com/SANDIEGO>.

Select "Search for Project Status" and input the Project Number to access project information.

<input checked="" type="radio"/> 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	Date of Vote: <p style="text-align: center;">February 15, 2023</p>
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# of Members Yes 9	# of Members No 0	# of Members Abstain 0
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Conditions or Recommendations:
N/A

No Action
(Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)

NAME: Manny Rodriguez

TITLE: Executive Secretary, Downtown Community Planning	DATE: March 07, 2023
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Attach additional pages if necessary (maximum 3 attachments).

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

Project Address: _____

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: _____ Owner Tenant/Lessee Successor Agency

Street Address: _____

City: _____ State: _____ Zip: _____

Phone No.: _____ Fax No.: _____ Email: _____

Signature: *[Handwritten Signature]* Date: _____

Additional pages Attached: Yes No

Applicant

Name of Individual: _____ Owner Tenant/Lessee Successor Agency

Street Address: _____

City: _____ State: _____ Zip: _____

Phone No.: _____ Fax No.: _____ Email: _____

Signature: *[Handwritten Signature]* Date: _____

Additional pages Attached: Yes No

Other Financially Interested Persons

Name of Individual: _____ Owner Tenant/Lessee Successor Agency

Street Address: _____

City: _____ State: _____ Zip: _____

Phone No.: _____ Fax No.: _____ Email: _____

Signature: _____ Date: _____

Additional pages Attached: Yes No



LETTER of AUTHORIZATION

(New Site)

The undersigned (“**Owner**”) is the fee owner of the real property (“**Property**”) described below. Owner hereby authorizes DISH WIRELESS L.L.C., a Colorado limited liability company (“**Prospective Licensee**”) to file the applications described in the next paragraph subject to the conditions contained herein.

Owner hereby authorizes Prospective Licensee, for a period of six months following the date set forth under Owner’s signature below, to file such entitlement and permit applications, including, but not limited to, governmental approvals for use permits and building permits (each, an “**Application**” and collectively, the “**Applications**”) as are necessary to gain approvals from the local public agencies with jurisdiction over the Property (each, an “**Agency**” and collectively, the “**Agencies**”), for the installation on the Property of wireless facilities (the “**Facilities**”) in accordance with the plans described below, subject to the following conditions:

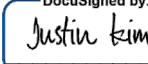
1. Prospective Licensee pays for all costs and fees related to such Application(s);
2. The Application(s), and the conditions of approval of such Application(s) imposed by any Agency or Agencies, do not impose:
 - a. Any future maintenance obligations related to the Facilities on Owner, the Property, or any tenants of Owner who lease space within the Property;
 - b. Any restrictions or limitations of any nature on (i) Owner's use, development or operation of the Property or (ii) any future building modifications that Owner may elect to perform;
 - c. Any costs, restrictions or limitations on (i) the commercial operations of any lessees or occupants within the Property or (ii) if the Facilities will be located within a residential area, use of residential units within the Property; or
 - d. Any obligations on Owner related to Licensee’s Application filed with the Agency.
3. Prior to issuance of the final permit or other document issued by the Agency to which Prospective Licensee has submitted an Application, Prospective Licensee provides a copy of said document to Owner for review to confirm that the foregoing conditions have been met.

Property Name & Address: Harborview Apartment Community
820 W. G Street
San Diego, CA 92101

Legal Description: See Legal Description of Property attached as Exhibit 1.

Plans for the Facilities: Plans prepared by PlanCom, Inc., representing Prospective Licensee, dated November 28, 2022 as conditionally approved by Owner. See copy of Plans attached as Exhibit 2.

Signature of Property Owner: HARBORVIEW APARTMENTS SD LLC

By: 
 Name: Justin Kim
 Title: Vice President, Finance & Administration

Date: 12/2/2022



DISH Wireless L.L.C. SITE ID:

SDSAN00122A

DISH Wireless L.L.C. SITE ADDRESS:

**820 W. "G" STREET
SAN DIEGO, CA 92101**

LEGAL DESCRIPTION:

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 3, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AS SHOWN ON PARCEL MAP NO. 16189, FILLED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, AUGUST 16, 1990 TOGETHER WITH THAT PORTION OF CALIFORNIA STREET LYING BETWEEN BLOCKS 35 AND 36 IN NEW SAN DIEGO, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF BY GRAY AND JOHNS NO. 456 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, AS VACATED BY THE CITY OF SAN DIEGO, SAID PORTION BEING MORE PARTICULARLY SHOWN AND DEFINED AS EXISTING PEDESTRIAN AND NONMOTOR VEHICLE RIGHT OF WAY DEDICATED PER CITY COUNCIL RESOLUTION NO. 276204 ADOPTED JULY 24, 1990 (CITY DWG. NO. 17582-B), AS SHOWN ON PARCEL MAP NO. 16189, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, AUGUST 16, 1990.

SCOPE OF WORK

THIS IS NOT AN ALL INCLUSIVE LIST. CONTRACTOR SHALL UTILIZE SPECIFIED EQUIPMENT PART OR ENGINEER APPROVED EQUIVALENT. CONTRACTOR SHALL VERIFY ALL NEEDED EQUIPMENT TO PROVIDE A FUNCTIONAL SITE. THE PROJECT GENERALLY CONSISTS OF THE FOLLOWING:

SECTOR SCOPE OF WORK:
 • INSTALL (6) PROPOSED PANEL ANTENNAS (2 PER SECTOR) INSIDE AN EXISTING CUPOLA TOWER BEHIND NEW FRP WINDOWS. NEW FRP WINDOWS SHALL BE DETAILED, TEXTURED & PAINTED TO MATCH EXISTING ADJACENT EXTERIOR WALL SURFACE.
 • INSTALL PROPOSED JUMPERS
 • INSTALL (9) PROPOSED RRUs (3 PER SECTOR)
 • INSTALL (1) PROPOSED OVER VOLTAGE PROTECTION DEVICE (OVP)
 • INSTALL (1) PROPOSED HYBRID CABLE IN NEW 3" EMT CONDUIT. USE EXISTING CONDUITS WHERE POSSIBLE
 • INSTALL (1) PROPOSED GPS UNIT

GROUND SCOPE OF WORK:
 • INSTALL (1) PROPOSED EQUIPMENT CABINET ON 2 EXISTING RAISED STEEL FLOOR BEAMS ON EXISTING CONCRETE PAD
 • INSTALL (1) PROPOSED PPC CABINET
 • INSTALL (1) PROPOSED POWER CONDUIT. USE EXISTING POWER CONDUITS & CABLE TRAYS WHERE POSSIBLE
 • INSTALL (1) PROPOSED FIBER CONDUIT. USE EXISTING POWER CONDUITS & CABLE TRAYS WHERE POSSIBLE
 • INSTALL (1) PROPOSED NEMA 3 ALPHA NID FIBER BOX
 • INSTALL (1) PROPOSED NEMA 3 TELCO-FIBER BOX

SITE INFORMATION

PROPERTY OWNER: THE IRVINE COMPANY
 ADDRESS: 550 NEWPORT CENTER DR
 NEWPORT BEACH, CA 92660
 CONTACT: DAVID THOMPSON
 (714) 928-1597
 COUNTY: COUNTY OF SAN DIEGO

 LATITUDE (NAD 83) ALPHA: 32°42'45.69"N (32.712692 N)
 LONGITUDE (NAD 83) ALPHA: 117°10'12.92"W (117.170256 W)
 LATITUDE (NAD 83) BETA: 32°42'45.56"N (32.712656 N)
 LONGITUDE (NAD 83) BETA: 117°10'12.76"W (117.170211 W)
 LATITUDE (NAD 83) GAMMA: 32°42'45.51"N (32.712642 N)
 LONGITUDE (NAD 83) GAMMA: 117°10'14.92"W (117.170811 W)

 ZONING JURISDICTION: CITY OF SAN DIEGO
 ZONING DISTRICT: MPD-MARINA
 PARCEL NUMBER: 535-700-42 & 43
 OCCUPANCY GROUP: S-2
 CONSTRUCTION TYPE: I-B (SPRINKLERED)
 POWER COMPANY: SAN DIEGO GAS & ELECTRIC
 TELEPHONE COMPANY: COX

PROJECT DIRECTORY

APPLICANT: DISH Wireless L.L.C.
 5701 SOUTH SANTA FE DRIVE
 LITTLETON, CO 80120
 SITE DESIGNER: PLANCOM INC
 302 STATE PLACE
 ESCONDIDO, CA 92029
 RANDY DICKAMORE
 (760) 690-6571

 SITE ACQUISITION: RODNEY PHILHOWER
 (619) 200-2260
 rodney.philhower@plancominc.com
 CONSTRUCTION MANAGER: ANTHONY WOODARD
 858-243-0202
 anthony.woodard@dish.com
 RF ENGINEER: LALAINE BERBA
 (760) 250-0895
 lalaine.berba@dish.com



5701 SOUTH SANTA FE DRIVE
LITTLETON, CO 80120



TELECOMMUNICATIONS PROJECT MANAGEMENT
302 STATE PLACE,
ESCONDIDO, CALIFORNIA 92029

CALIFORNIA CODE OF COMPLIANCE

ALL WORK SHALL BE PERFORMED AND MATERIALS INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES:

CODE TYPE	CODE
ENERGY	2019 CALIFORNIA ENERGY CODE
BUILDING	2019 CALIFORNIA BUILDING CODE
ELECTRICAL	2019 CALIFORNIA ELECTRICAL CODE
FIRE	2019 CALIFORNIA FIRE CODE
GREEN BUILDING	2019 CALIFORNIA GREEN BUILDING CODE
MECHANICAL	2019 CALIFORNIA MECHANICAL CODE
PLUMBING	2019 CALIFORNIA PLUMBING CODE

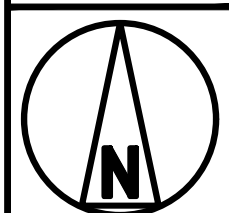
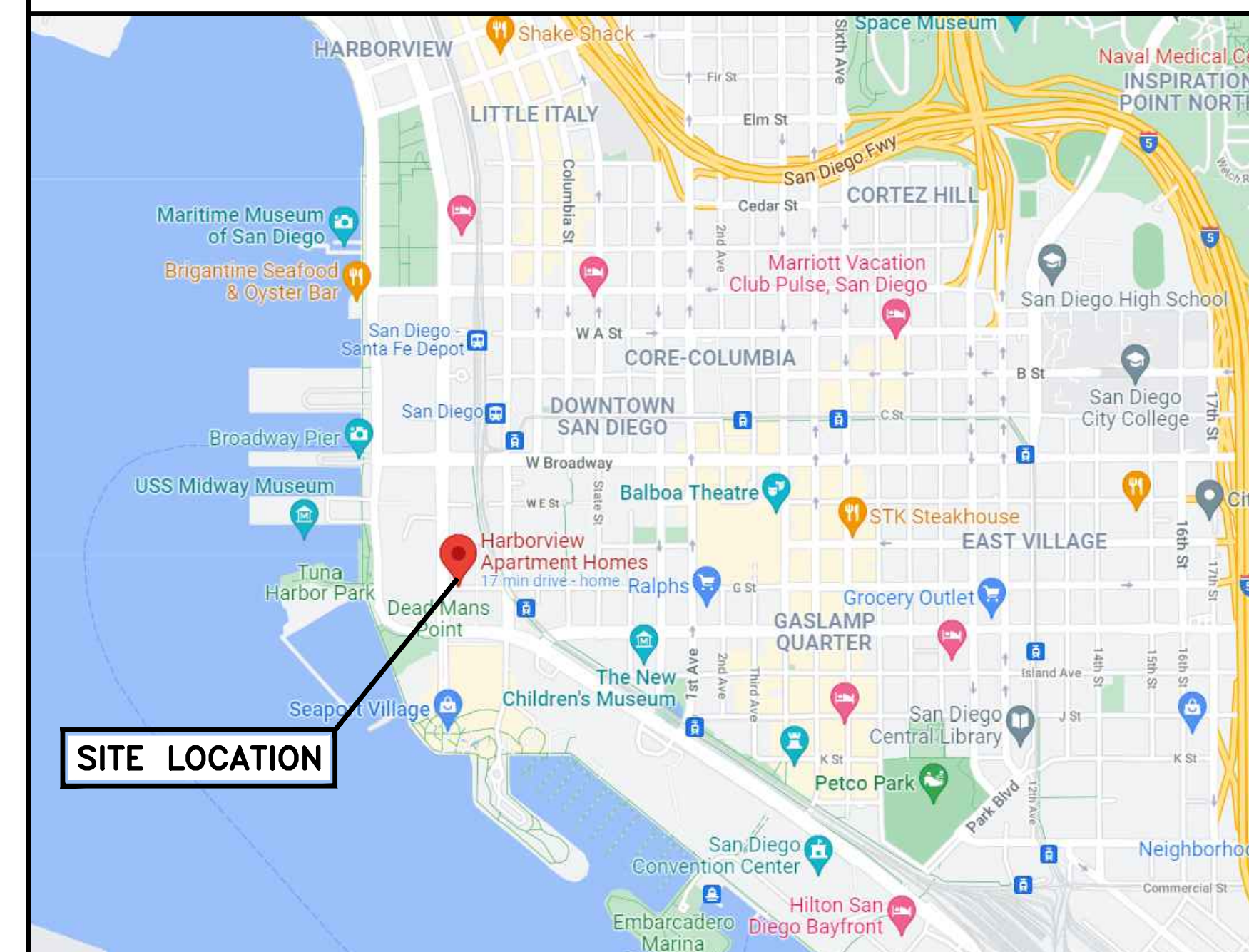
SITE PHOTO



DIRECTIONS

DIRECTIONS FROM SAN DIEGO INTERNATIONAL AIRPORT:
 HEAD NORTHWEST ON AIRPORT TERMINAL RD. KEEP RIGHT AT THE FORK, FOLLOW SIGNS FOR I-5/DOWNTOWN AND MERGE ONTO N HARBOR DR. CONTINUE SOUTH ON N HARBOR DR. TURN LEFT ONTO PACIFIC HIGHWAY. TURN RIGHT ONTO G STREET. DESTINATION WILL BE ON THE LEFT.

VICINITY MAP



NO SCALE



UNDERGROUND SERVICE ALERT
 UTILITY NOTIFICATION CENTER OF CALIFORNIA
 (800) 422-4133
 WWW.CALIFORNIA811.ORG
 CALL 2-14 WORKING DAYS UTILITY NOTIFICATION PRIOR TO CONSTRUCTION



GENERAL NOTES

THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. A TECHNICIAN WILL VISIT THE SITE AS REQUIRED FOR ROUTINE MAINTENANCE. MACHINERY SPACES ARE EXEMPT FROM ACCESSIBILITY REQUIREMENTS PER THE CBC SECTION 11B-203.5.

11"x17" PLOT WILL BE HALF SCALE UNLESS OTHERWISE NOTED

DO NOT SCALE DRAWINGS. THE GENERAL CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS MATCH THE DRAWINGS AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES. PROCEEDING WITH CONSTRUCTION WITHOUT SUCH NOTIFICATION OF DISCREPANCIES INDICATES THE GENERAL CONTRACTOR ACCEPTS RESPONSIBILITY FOR THE EXISTING CONDITIONS AND HAS INCLUDED RESOLUTION OF THOSE DISCREPANCIES IN THE BID FOR CONSTRUCTION.

SHEET INDEX

SHEET NO.	SHEET TITLE
T-1	TITLE SHEET
T-2	PHOTOSIMS
LS-1	SURVEY
LS-2	SURVEY
LS-3	SURVEY
A-1	OVERALL SITE PLAN
A-1.1	ROOF PLAN
A-2	EQUIPMENT FLOOR PLAN
A-3	ANTENNA PLANS AND SCHEDULE
A-4	SOUTH ELEVATION
A-5	NORTH & EAST ELEVATIONS
A-6	H-FRAME DETAILS
A-7	EQUIPMENT DETAILS
A-8	EQUIPMENT DETAILS
RF-1	RF CABLE COLOR CODE

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.

DRAWN BY: CHECKED BY: APPROVED BY:
 RD: ---

RFDS REV #: ---

ZONING DOCUMENTS

SUBMITTALS		
REV	DATE	DESCRIPTION
B	04/15/2022	FINAL ZD
C	04/22/2022	REVISED FINAL ZD
D	05/04/2022	FINAL ZD - ADD 3RD RRU
E	05/09/2022	FINAL ZD - LANDLORD REVISIONS
F	09/28/2022	FZD - ANTENNA LOCATION REV.
G	11/22/2022	FZD - KEEP (E) IMPROVEMENTS
H	11/28/2022	FZD - TIC COMMENTS

DISH Wireless L.L.C.
PROJECT INFORMATION

SDSAN00122A
820 W. "G" STREET
SAN DIEGO, CA 92101

SHEET TITLE
TITLE SHEET

SHEET NUMBER
T-1



5701 SOUTH SANTA FE DRIVE
LITTLETON, CO 80120



TELECOMMUNICATIONS PROJECT MANAGEMENT
302 STATE PLACE,
ESCONDIDO, CALIFORNIA 92029

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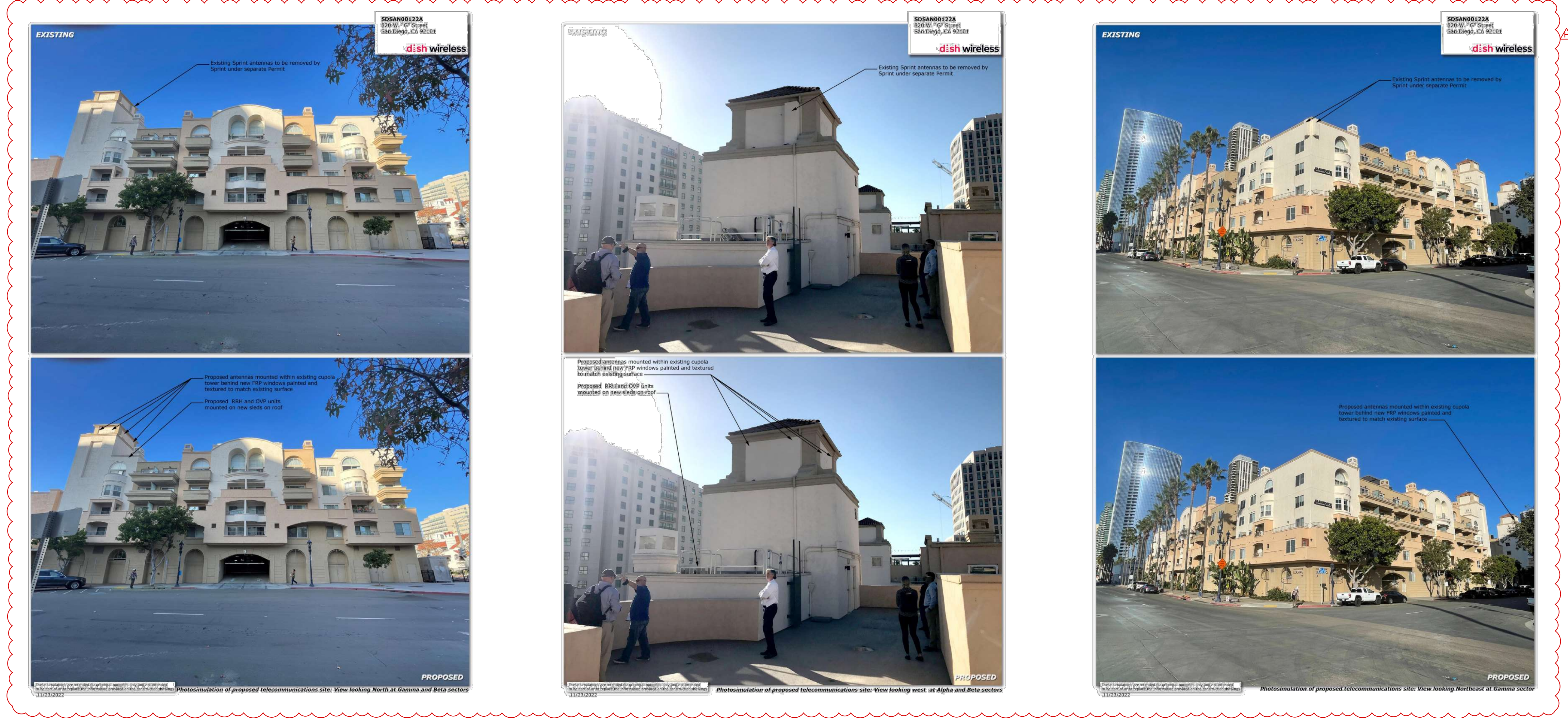
DISH Wireless L.L.C.
PROJECT INFORMATION

SDSAN00122A
820 W. "G" STREET
SAN DIEGO, CA 92101

SHEET TITLE
PHOTOSIMS

SHEET NUMBER

T-2



NOTES

1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.
2. CONTRACTOR SHALL MAINTAIN A 10'-0" MINIMUM SEPARATION BETWEEN THE PROPOSED GPS UNIT, TRANSMITTING ANTENNAS AND EXISTING GPS UNITS.



5701 SOUTH SANTA FE DRIVE
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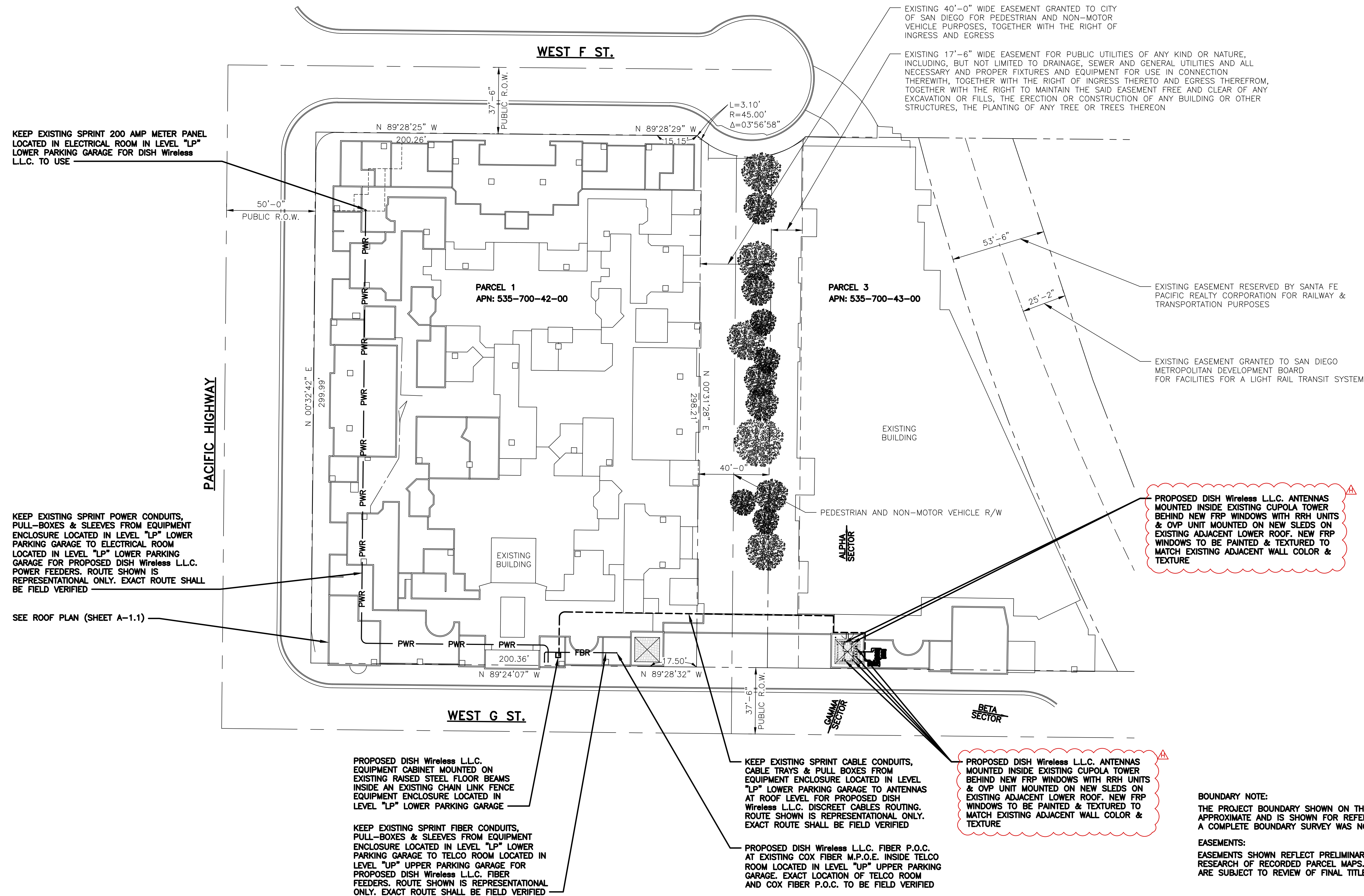
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PROJECT INFORMATION

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SAN DIEGO, CA 92101

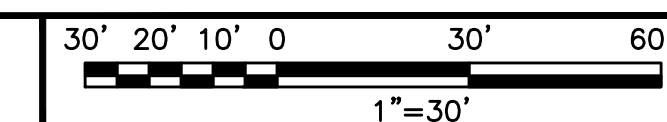
SHEET TITLE
OVERALL SITE PLAN

SHEET NUMBER

A-1



OVERALL SITE PLAN



NOTES

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3. CONTRACTOR TO VERIFY WITH DISH Wireless L.L.C. C.M. THE LOCATION OF THE POWER AND FIBER SOURCE PRIOR TO CONSTRUCTION.
4. UTILITY RUBBER MAT TO BE INSTALLED UNDER ALL DISH Wireless L.L.C. EQUIPMENT THAT IS RESTING ON OR AFFIXED TO ROOF MEMBRANE



5701 SOUTH SANTA FE DRIVE
LITTLETON, CO 80120



TELECOMMUNICATIONS PROJECT MANAGEMENT
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ESCONDIDO, CALIFORNIA 92029

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RD --- ---

RFDS REV #: ---

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DISH Wireless L.L.C.
PROJECT INFORMATION

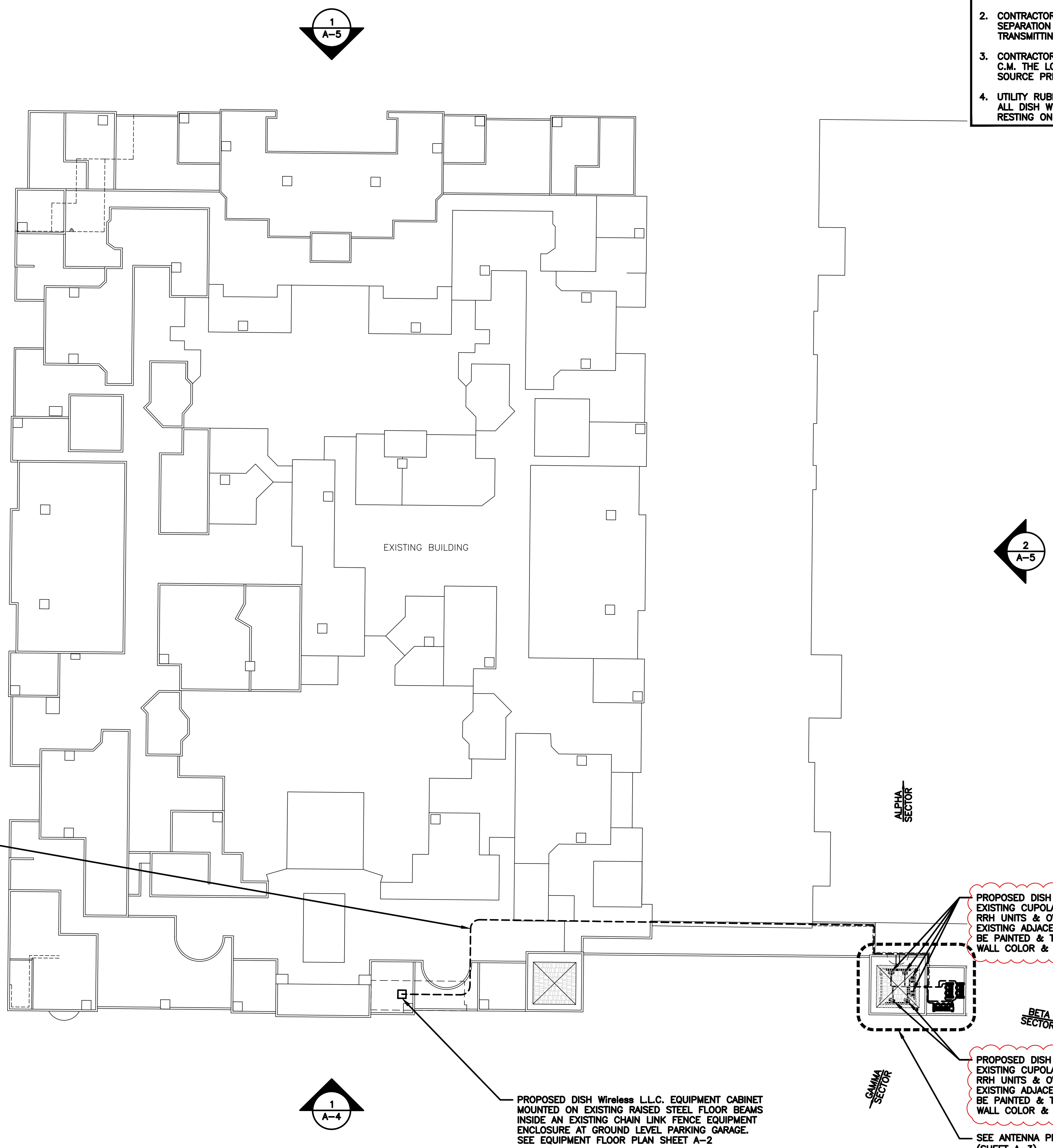
SDSAN00122A
820 W. "G" STREET
SAN DIEGO, CA 92101

SHEET TITLE

ROOF
PLAN

SHEET NUMBER

A-1.1



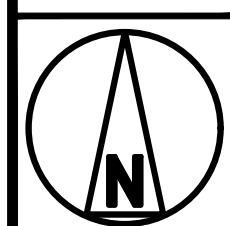
KEEP EXISTING SPRINT CABLE CONDUITS, CABLE TRAYS & PULL BOXES FROM EQUIPMENT ENCLOSURE LOCATED IN LEVEL "LP" LOWER PARKING GARAGE TO ANTENNAS AT ROOF LEVEL FOR PROPOSED DISH Wireless L.L.C. DISCREET CABLES ROUTING. ROUTE SHOWN IS REPRESENTATIONAL ONLY. EXACT ROUTE SHALL BE FIELD VERIFIED

PROPOSED DISH Wireless L.L.C. ANTENNAS MOUNTED INSIDE EXISTING CUPOLA TOWER BEHIND NEW FRP WINDOWS WITH RRH UNITS & OVP UNIT MOUNTED ON NEW SLEDS ON EXISTING ADJACENT LOWER ROOF. NEW FRP WINDOWS TO BE PAINTED & TEXTURED TO MATCH EXISTING ADJACENT WALL COLOR & TEXTURE

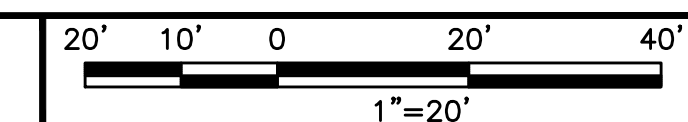
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PROPOSED DISH Wireless L.L.C. EQUIPMENT CABINET MOUNTED ON EXISTING RAISED STEEL FLOOR BEAMS INSIDE AN EXISTING CHAIN LINK FENCE EQUIPMENT ENCLOSURE AT GROUND LEVEL PARKING GARAGE. SEE EQUIPMENT FLOOR PLAN SHEET A-2

SEE ANTENNA PLAN - ALPHA & BETA SECTORS (SHEET A-3)

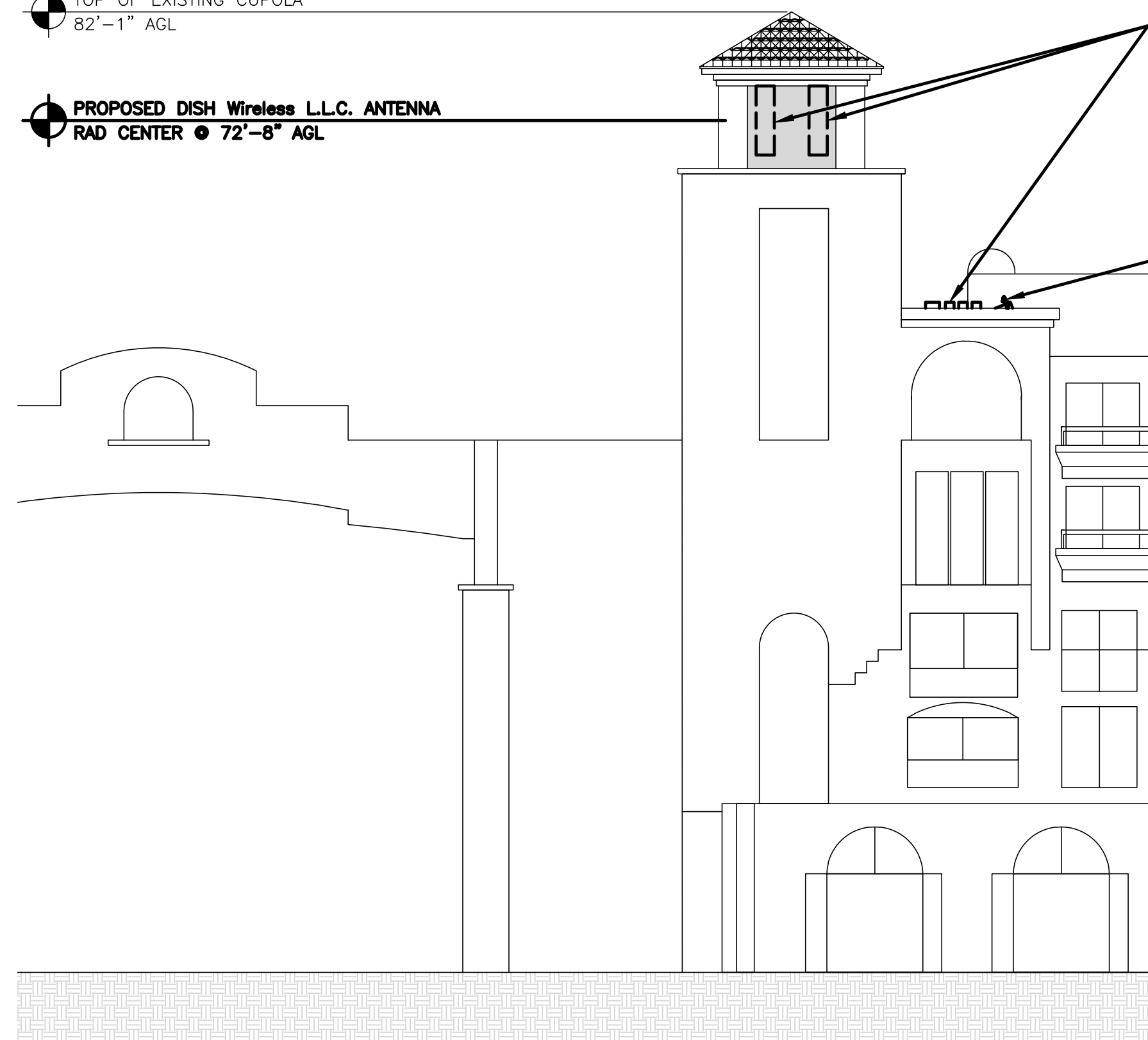


ROOF PLAN



TOP OF EXISTING CUPOLA
82'-1" AGL

PROPOSED DISH Wireless L.L.C. ANTENNA
RAD CENTER @ 72'-8" AGL



PROPOSED DISH Wireless L.L.C. ANTENNAS MOUNTED INSIDE EXISTING CUPOLA TOWER BEHIND NEW FRP WINDOWS WITH RRH UNITS & OVP UNIT MOUNTED ON NEW SLEDS ON EXISTING ADJACENT LOWER ROOF. NEW FRP WINDOWS TO BE PAINTED & TEXTURED TO MATCH EXISTING ADJACENT WALL COLOR & TEXTURE

PROPOSED DISH Wireless L.L.C. GPS ANTENNA AT MINIMUM 12" ABOVE PARAPET WALL, MOUNTED ADJACENT TO RRH UNITS ON ROOF.

NOTES

1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.
2. CONTRACTOR SHALL MAINTAIN A 10'-0" MINIMUM SEPARATION BETWEEN THE PROPOSED GPS UNIT, TRANSMITTING ANTENNAS AND EXISTING GPS UNITS.

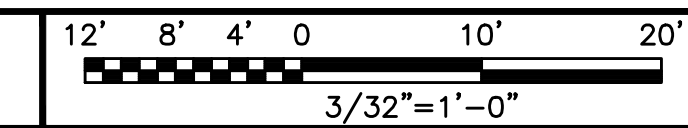


5701 SOUTH SANTA FE DRIVE
LITTLETON, CO 80120



TELECOMMUNICATIONS PROJECT MANAGEMENT
302 STATE PLACE,
ESCONDIDO, CALIFORNIA 92029

BUILDING SOUTH ELEVATION



1

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.

DRAWN BY: CHECKED BY: APPROVED BY:
RD --- ---

RFDS REV #: ---

ZONING DOCUMENTS

SUBMITTALS		
REV	DATE	DESCRIPTION
B	04/15/2022	FINAL ZD
C	04/22/2022	REVISED FINAL ZD
D	05/04/2022	FINAL ZD - ADD 3RD RRU
E	05/09/2022	FINAL ZD - LANDLORD REVISIONS
F	09/28/2022	FZD - ANTENNA LOCATION REV.
G	11/22/2022	FZD - KEEP (E) IMPROVEMENTS
H	11/28/2022	FZD - TIC COMMENTS

DISH Wireless L.L.C.
PROJECT INFORMATION

SDSAN00122A
820 W. "G" STREET
SAN DIEGO, CA 92101

SHEET TITLE
SOUTH ELEVATION

SHEET NUMBER

A-4

NOT USED

2

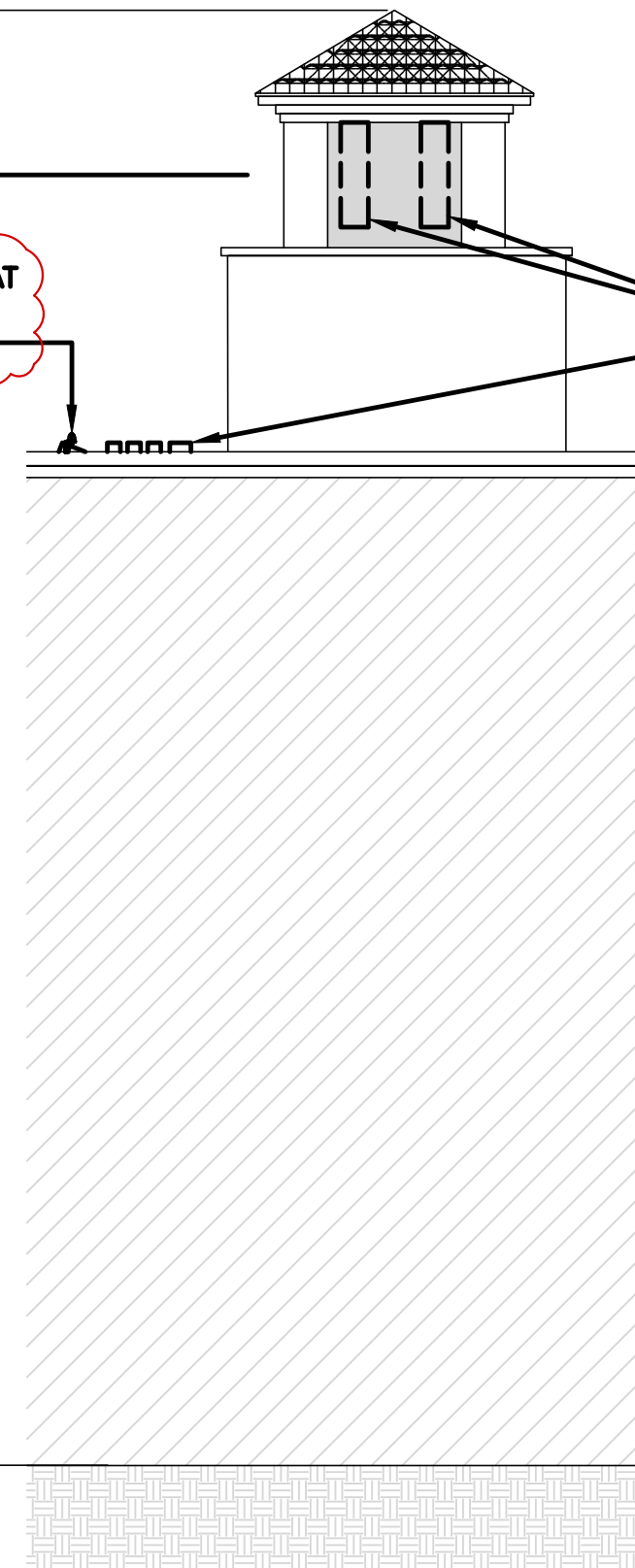
TOP OF EXISTING CUPOLA
82'-1" AGL

PROPOSED DISH Wireless L.L.C. ANTENNA
RAD CENTER ● 72'-8" AGL

PROPOSED DISH Wireless L.L.C. GPS ANTENNA AT
MINIMUM 12" ABOVE PARAPET WALL, MOUNTED
ADJACENT TO RRH UNITS ON ROOF.

PROPOSED DISH Wireless L.L.C. ANTENNAS
MOUNTED INSIDE EXISTING CUPOLA TOWER
BEHIND NEW FRP WINDOWS WITH RRH UNITS
& OVP UNIT MOUNTED ON NEW SLEDS ON
EXISTING ADJACENT LOWER ROOF. NEW FRP
WINDOWS TO BE PAINTED & TEXTURED TO
MATCH EXISTING ADJACENT WALL COLOR &
TEXTURE

EXISTING GRADE LEVEL
0'-0" AGL



NOTES

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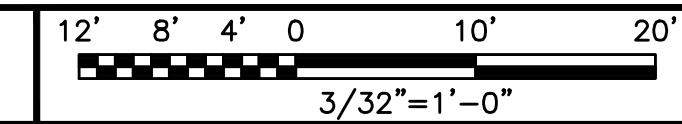


5701 SOUTH SANTA FE DRIVE
LITTLETON, CO 80120



TELECOMMUNICATIONS PROJECT MANAGEMENT
302 STATE PLACE,
ESCONDIDO, CALIFORNIA 92029

BUILDING NORTH ELEVATION



1

NOTES

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DRAWN BY: CHECKED BY: APPROVED BY:

RD --- ---

RFDS REV #: ---

ZONING DOCUMENTS

SUBMITTALS

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G	11/22/2022	FZD - KEEP (E) IMPROVEMENTS
H	11/28/2022	FZD - TIC COMMENTS

DISH Wireless L.L.C.
PROJECT INFORMATION

SDSAN00122A
820 W. "G" STREET
SAN DIEGO, CA 92101

SHEET TITLE
NORTH & EAST
ELEVATIONS

SHEET NUMBER

A-5

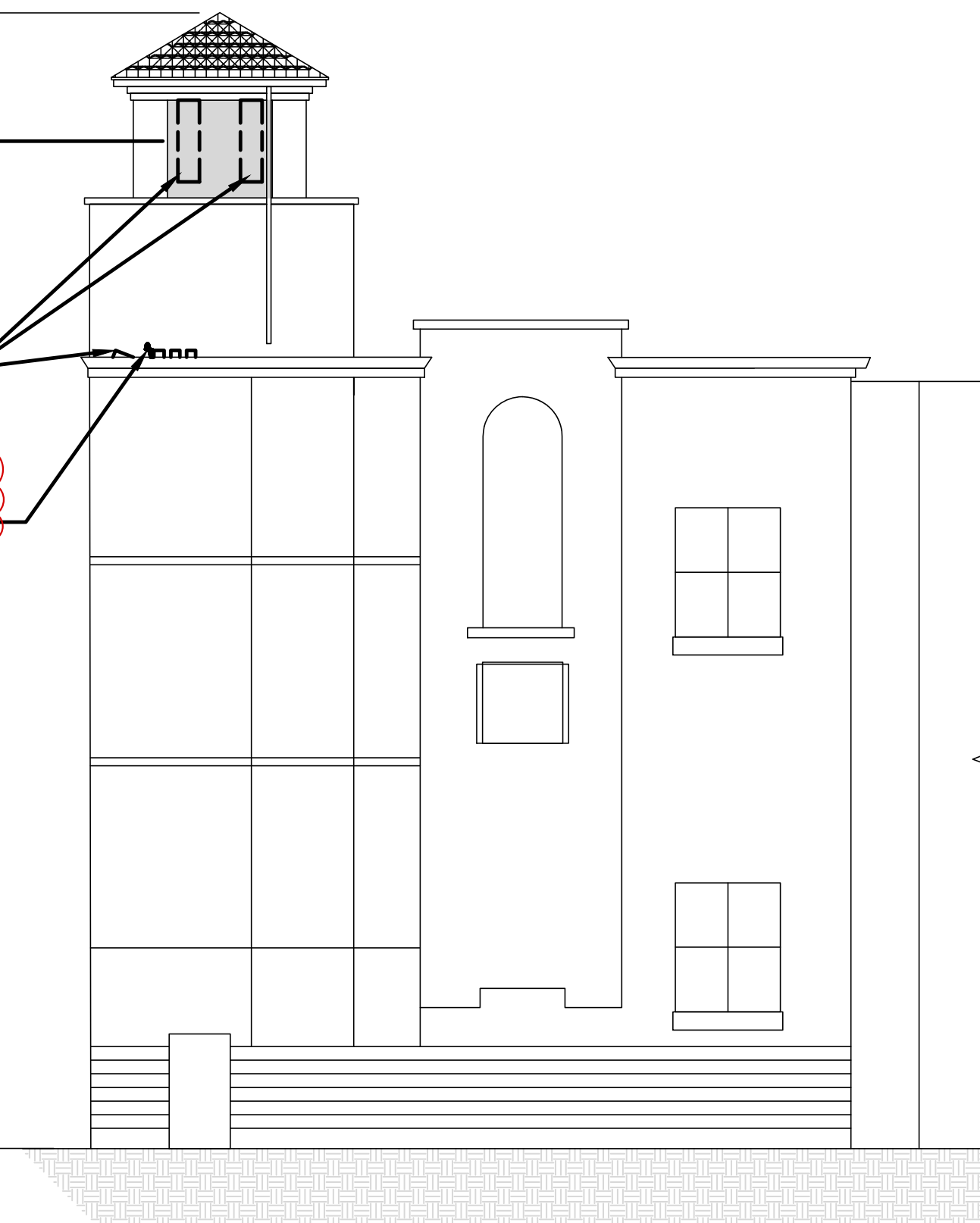
TOP OF EXISTING CUPOLA
82'-1" AGL

PROPOSED DISH Wireless L.L.C. ANTENNA
RAD CENTER ● 72'-8" AGL

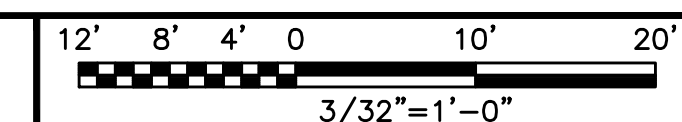
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PROPOSED DISH Wireless L.L.C. GPS ANTENNA AT
MINIMUM 12" ABOVE PARAPET WALL, MOUNTED
ADJACENT TO RRH UNITS ON ROOF.

EXISTING GRADE LEVEL
0'-0" AGL

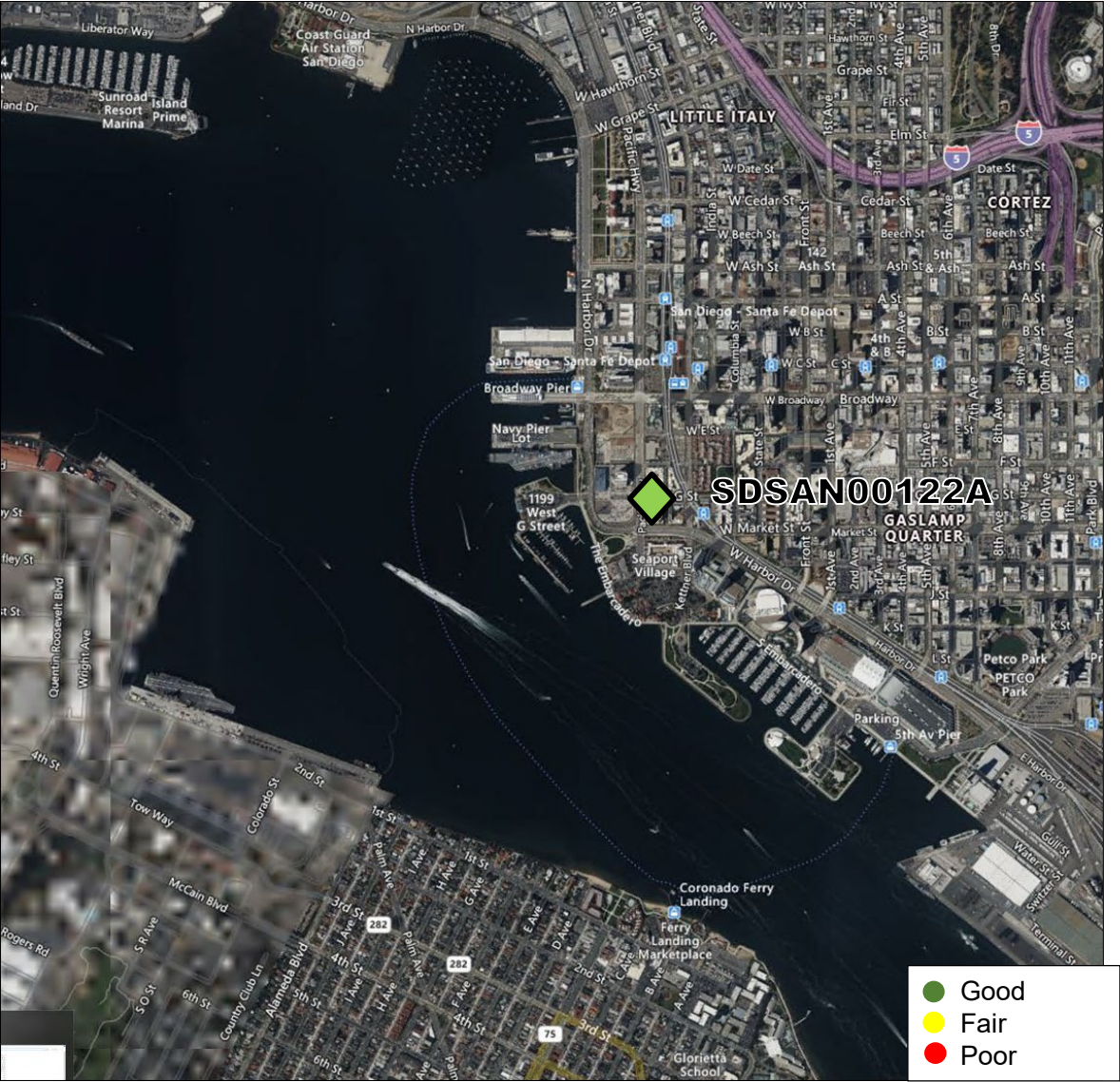


BUILDING EAST ELEVATION

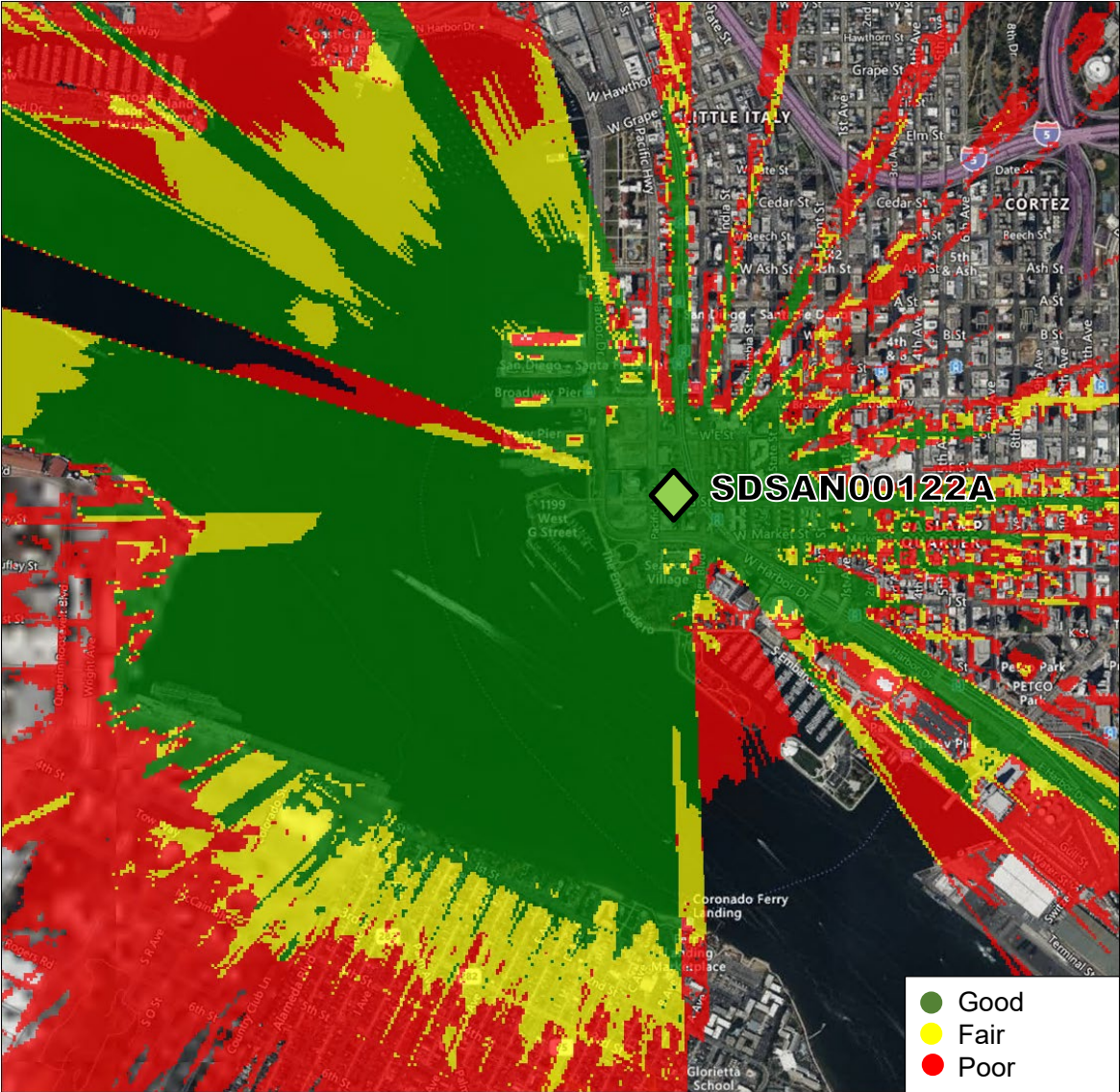


2

SDSAN00122A No Current Coverage



SDSAN00122A Coverage



This site will provide coverage to the southwest area of Downtown San Diego. It will cover west of Seaport Village, Pacific Highway, West and North Harbor Drive and 1st St in Coronado.



**Dish: SDSAN00122A – HARBORVIEW
SITE JUSTIFICATION REPORT
820 W G STREET**

PROJECT DESCRIPTION

Dish Wireless is a new wireless carrier constructing a wireless network in the San Diego market. Dish is requesting approval to construct a new wireless communication facility on a property located at 820 W G Street in the Downtown Core. The property is developed with residential apartment units. The property is situated east of the Navy's Broadway Complex and North of Seaport Village in the former Marina Planned District. An aerial photograph of the property and surrounding area has been provided with this application.

The subject property is a Preference 3 location under Council Policy 600-43. It is zoned MPD-MARINA and developed with a residential apartment building. A zoning justification map has been provided to demonstrate the MPD-Marina zoning designation. A Neighborhood Use Permit (Process 2) is required for this project.

The new wireless facility consists of three (3) antennas concealed within an existing architectural cupola with integrated FRP screening. The associated equipment will be located on the rooftop within Sprint's former existing equipment area which has been vacated/removed.

COVERAGE CONSIDERATIONS

As Dish is a new wireless carrier in the San Diego market, every site is integral to the new network. As the network is being developed, this site's operation will be closely coordinated with other new sites in the area. Coverage maps have been provided to demonstrate the proposed coverage for this site. No surrounding coverage exists or is available at this time.

SDSAN00122A
820 W. "G" Street
San Diego, CA 92101



EXISTING

Existing Sprint antennas to be removed by Sprint under separate Permit



Proposed antennas mounted within existing cupola tower behind new FRP windows painted and textured to match existing surface

Proposed RRH and OVP units mounted on new sleds on roof



PROPOSED

These simulations are intended for graphical purposes only and not intended to be part of or to replace the information provided on the construction drawings
11/23/2022

EXISTING

SDSAN00122A
820 W. "G" Street
San Diego, CA 92101

dish wireless

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Proposed RRH and OVP units mounted on new sleds on roof



PROPOSED

These simulations are intended for graphical purposes only and not intended to be part of or to replace the information provided on the construction drawings
11/23/2022

Photosimulation of proposed telecommunications site: View looking west at Alpha and Beta sectors

EXISTING

Existing Sprint antennas to be removed by Sprint under separate Permit



Proposed antennas mounted within existing cupola tower behind new FRP windows painted and textured to match existing surface



PROPOSED



PHOTO STUDY

PROPOSAL FOR A NEW
WIRELESS COMMUNICATION FACILITY

**SDSAN00122A
HARBOVIEW**

820 W G Street
San Diego, CA 92101

Prepared for:
Development Services Department
Telecom - WCF
City of San Diego
1222 First Avenue, San Diego, CA 92101

Prepared by:

PlanCom, Inc.
Contractor Representatives for
Verizon Wireless

302 State Place
Escondido, CA 92029
Kerrigan Diehl, Planning Consultant
(760) 587-3003

December 1, 2022



View North



View East



View West



View South



North Elevation



West Elevation



South Elevation

KEY MAP

