



THE CITY OF SAN DIEGO
Development Services Department
7650 Mission Valley Road, San Diego, CA 92108

Project Address 6419 Reflection Dr
San Diego, CA 92124

Project Type Discretionary Project

Primary Contact Imcclung@networkconnex.com

Instructions

<p>The following issues require corrections to the documents submitted.</p>

Scope of Work

T-MOBILE: SD36XC282 FRIARS / I-5 WCF CUP 4

Other

DSD-Telecom WCF Review

Nilia Safi
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(619) 446-5236

[Comment 00001 | Page | Closed]

T-Mobile is requesting a new permit for the existing Wireless Communication Facility (WCF), to maintain two (6) antennas and six (6) RRUs within the chimney of an existing building. The equipment to remain inside a 233 Square-foot enclosure on the ground. The site is located at 6419 Reflection Drive in the RM -2-5 Zone of the Tierrasanta Community Plan.

[Comment 00002 | Page | Closed]

Pursuant to SDMC Section 141.0420 (c)(2)(B), placement of a WCF in a residential zone on premises that contains residential development, requires processing of a Conditional Use Permit (CUP) a Process 4, Planning Commission approval.

[Comment 00005 | Page | Closed]

The project review takes into consideration the screening of the antennas, how well integrated they are with the existing building and the screening of the equipment enclosure, in order to minimize any visual impact. Please reference SDMC Section 141.0420 for Design and screening and the WCF Design Manual for details.



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The existing CUP No. 1014277/ PTS 289065 for this site has expired on 5-21-2023 and the continuation of the use for this project requires processing of a new permit. Staff have reviewed the application package, and the following application material need to be submitted, in order to continue the review of the application. Even though this is an existing facility the new permit takes into consideration all aspects of the project as a new application during the review to ensure compliance with the current SDMC regulation and WCF Design Guidelines.

[Comment 00007 | Page | Closed]

The following findings must be made for approval of this project:

Findings for all Neighborhood Use Permits

- (1) The proposed development will not adversely affect the applicable land use plan;
- (2) The proposed development will not be detrimental to the public health, safety, and welfare; and
- (3) The proposed development will comply with the regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.

[Comment 00008 | Page | Closed]

Submit a 300-foot radius map and noticing package (owner and occupant lists) for the public notices.

[Comment 00009 | Page | Closed]

Submit a photo to show the existing equipment enclosure.

[Comment 00010 | Page | Closed]

Submit a LOA from the property owner.

[Comment 00011 | Page | Closed]

Submit a Radio Frequency (RF) Study to indicate compliance with the FCC regulation for the Health and Safety.

[Comment 00012 | Page | Closed]

Submit a photo survey of the antennas location on the roof and the equipment enclosure.

[Comment 00018 | Page | Closed]

Please clarify the exact number of antennas on the elevation sheet of the plans and in the project description, title sheet of the site plan.

[Comment 00019 | Page | Closed]

Submit a telecom Justification Map showing coverage.

[Comment 00020 | Page | Closed]



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Please note that the initial Notice of Application has not been sent out yet since a noticing package was not included in the application. The project must be noticed first before the project is presented to the Community Planning Group.

[Comment 00022 | Page | Open]

The project is located with the Tierrasanta Community Planning Area, the project approval requires a vote from the Tierrasanta Community Planning Group (CPG). The initial Notice of Application must be sent first before presenting to the CPG, in order to get the residents to be notified Please contact the CPG Chair to get on their agenda for their review and vote and submit the result of their vote with your next resubmittal:

Chris Shamoon

858-732-4747

Shamoon.tcc@gmail.com

[Comment 00025 | Page | Open]

Submit an applicant response with your next resubmittal to show how you have addressed the above issues.

[Comment 00054 | Page | Open]

The latest resubmittal for this site has been reviewed. The public notice will be mailed out soon.

[Comment 00055 | Page | Open]

Note: The SDMC latest update includes changes to the approval process for telecom sites and the approval process for the WCFs in the residential zone.

Pursuant to the updated SDMC Section 141.0420 C (1)(A)(i), the approval to of this CUP is subject to a Process 3, approval. Due to recent code update you have the option to pursue the application at a lower process level three.

All review processes remain the same, including the CPG recommendation, except the approval level, a change from Process 4, Planning Commission Approval to a Process 3, Hearing Officer Approval.

[Comment 00056 | Page | Open]

Please let us know if you would like to pursue the project review under Process 3.