



THE CITY OF SAN DIEGO

## REPORT TO THE HEARING OFFICER

HEARING DATE: June 11, 2014 REPORT NO. HO 14-034  
ATTENTION: Hearing Officer  
SUBJECT: VERIZON – GRACE CHURCH (MARBURY MESA)  
PROJECT NUMBER: 348610  
LOCATION: 9050 Mira Mesa Boulevard  
APPLICANT: Kerrigan Diehl, PlanCom, Inc., Agent for Verizon Wireless

### SUMMARY

Issue(s): Should the Hearing Officer approve a Wireless Communication Facility (WCF) at 9050 Mira Mesa Boulevard in the Mira Mesa Community Planning area?

Staff Recommendation(s) – Approve Conditional Use Permit No. 1297964 and Neighborhood Development Permit No. 1297965 (Attachment 6).

Community Planning Group Recommendation – On March 17, 2014, the Mira Mesa Community Planning Group voted 13-0-0 to recommend approval of the Verizon Grace Church project (Attachment 11).

Environmental Review: The project was determined to be exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15303, New Construction or Conversion of Small Structures. This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on February 28, 2014 and the opportunity to appeal that determination ended March 14, 2014 (Attachment 10).

### BACKGROUND

Verizon – Grace Church is an application for a Conditional Use Permit (CUP) and Neighborhood Development Permit (NDP) for a WCF. The project is located in the Mira Mesa Community Planning area in the AR-1-2 zone. The project is located at Grace Church, 9050 Mira Mesa Boulevard (Attachments 1, 2, and 3).

Verizon is proposing to construct a 35-foot tall architectural tower designed to integrate with the architecture of the existing church building (Attachment 8). The tower will completely conceal all

components of the WCF, which includes 12 panel antennas, 12 remote radio heads, a 4-foot diameter microwave dish and a generator located in the base of the tower. The associated equipment is located adjacent to the tower in a 225-square foot enclosure and a concrete block wall matching the design of the equipment enclosure will be located on the other side of the tower to balance out the design (Attachment 15).

WCFs are permitted on non-residentially used properties located in agricultural zones with a CUP, pursuant to Land Development Code Section 141.0420(e)(2). An NDP is required because the equipment enclosure size exceeds the 250-square foot maximum allowed in LDC Section 141.0420(g)(3).

The maximum height limit in the AR-1-2 zone is 30-feet, unless the front, side and rear setbacks are each increased by 10-feet for each 10-feet, or portion thereof, of structure height above 30-feet. In this case, the proposed tower height is 35-feet and is positioned on the property so that all of the minimum setbacks have been increased by a minimum of 5-feet.

As required by LDC section 141.0420(b)(1), Verizon submitted a Radio Frequency (RF) Electromagnetic Fields Exposure Report prepared by SiteSafe, which concluded that the project will comply with the Federal Communication Commission's (FCC) RF Safety Guidelines with the addition of a site access lock and signage. Both of these items are included as conditions of the permit.

The City's General Plan addresses Wireless Facilities in UD-A.15. The visual impact of WCF should be minimized by concealing WCF in existing structures, or utilizing camouflage and screening techniques to hide or blend them into the surrounding area. Facilities should be designed to be aesthetically pleasing and respectful of the neighborhood context. Equipment associated with the WCF should be located in underground vaults or unobtrusive structures.

This project complies with the General Plan recommendations because the antennas are concealed from view in a new architecturally designed tower that integrates into the church property. The associated equipment is located adjacent to the tower in a 225-square foot enclosure designed to match the tower and a concrete block wall extending out from the other side of the tower will lend balance to the overall design (Attachment 8).

Based on the design, the project complies with the WCF Regulations (LDC 141.0420). The project has received support from the community planning group, and draft findings have been made in the affirmative to approve the CUP /NDP (Attachment 5). Therefore, Staff recommends approval of CUP No. 1297964/NDP No. 1297965.

## ALTERNATIVES

1. Approve CUP No. 1297964/NDP No. 1297965, with modifications.
2. Deny CUP No. 1297964/NDP No. 1297965, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



Karen Lynch, Development Project Manager

Attachments:

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

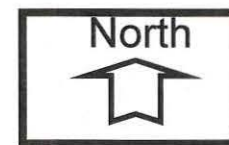




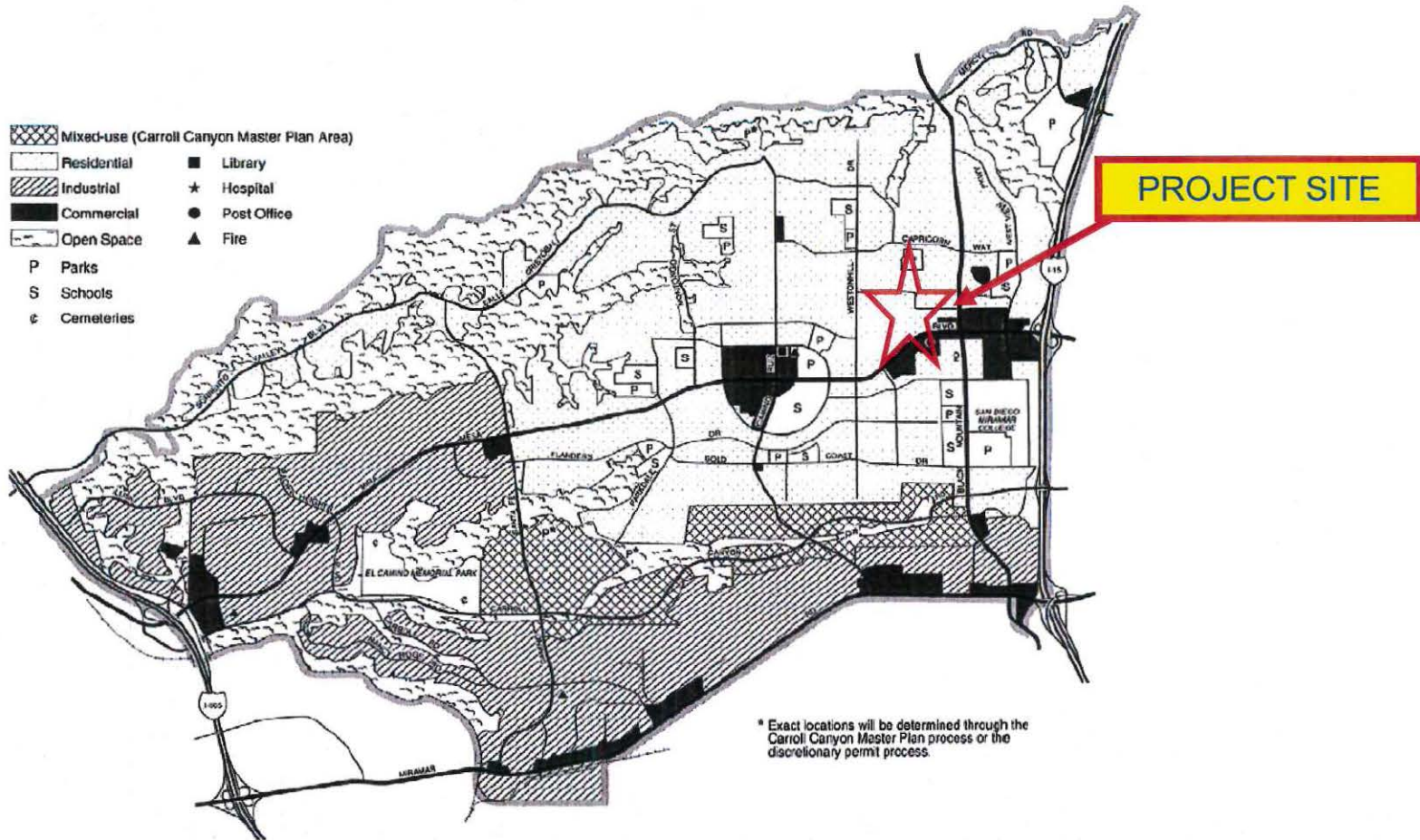
## Aerial Photo

VERIZON- GRACE CHURCH PROJECT NUMBER 348610

9050 MIRA MESA BOULEVARD







Land Use Map **1**  
Mira Mesa Community Plan **FIGURE**

# MIRA MESA COMMUNITY PLAN MAP



VERIZON- GRACE CHURCH PROJECT NUMBER 348610

9050 MIRA MESA BOULEVARD





## Project Location Map

**VERIZON- GRACE CHURCH PROJECT NUMBER 348610**

**9060 MIRA MESA BOULEVARD**





## PROJECT DATA SHEET

<b>PROJECT NAME:</b>	Verizon – Grace Church	
<b>PROJECT DESCRIPTION:</b>	A new 35-foot tall architectural tower concealing 12 panel antennas , 12 remote radio units and one 4-foot diameter microwave dish with associated equipment in the base of the tower and a 30kw generator in a 400-square foot enclosure.	
<b>COMMUNITY PLAN AREA:</b>	Mira Mesa	
<b>DISCRETIONARY ACTIONS:</b>	Conditional Use Permit/Neighborhood Development Permit.	
<b>COMMUNITY PLAN LAND USE DESIGNATION:</b>	Residential.	
<b><u>ZONING INFORMATION:</u></b>		
ZONE: AR-1-2		
<b><u>REQUIRED:</u></b>		
<b><u>PROPOSED:</u></b>		
<b>HEIGHT LIMIT:</b>	30-feet Increases permitted with additional setbacks.	35-feet
<b>FRONT SETBACK:</b>	25-feet	49-feet
<b>SIDE SETBACK:</b>	20-feet	154-feet, 9-inches
<b>REAR SETBACK:</b>	30-feet	62-feet, 5-inches
<b><u>ADJACENT PROPERTIES:</u></b>	<b>LAND USE DESIGNATION &amp; ZONE</b>	<b>EXISTING LAND USE</b>
<b>NORTH:</b>	Residential; RS-1-14.	Single-Family Residential
<b>SOUTH:</b>	Commercial; AR-1-2.	US Post Office
<b>EAST:</b>	Commercial; CC-1-3.	Commercial
<b>WEST:</b>	Residential; RS-1-14.	Church
<b>DEVIATIONS OR VARIANCES REQUESTED:</b>	A request to deviate from the 250-square foot maximum equipment enclosure size.	
<b>COMMUNITY PLANNING GROUP RECOMMENDATION:</b>	On March 17, 2014, the Mira Mesa Community Planning Group voted 13-0-0 to recommend approval of the Verizon Grace Church project with no conditions.	

**HEARING OFFICER  
RESOLUTION NO.  
CONDITIONAL USE PERMIT NO. 127964  
NEIGHBORHOOD DEVELOPMENT PERMIT NO. 1297965  
VERIZON – GRACE CHURCH  
PROJECT NO. 348610**

WHEREAS, Mira Mesa Grace Chapel, Owner and Verizon Wireless, Permittee, filed an application with the City of San Diego for a permit for a Wireless Communication Facility (WCF) (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No.'s 1297964/1297965), on portions of a 1.53-acre site;

WHEREAS, the project site is located at 9050 Mira Mesa Boulevard in the AR-1-2 zone of the Mira Mesa Community Planning area;

WHEREAS, the project site is legally described as That portion of the East Half of the Northwest Quarter of Section 31, Township 14 South, Range 2 West, San Bernardino Meridian, in the City of San Diego, County of San Diego, State of California;

WHEREAS, on June 11, 2014, the Hearing Officer of the City of San Diego considered Conditional Use Permit No. 1297964/Neighborhood Development Permit No. 1297965 pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on February 28, 2014, 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 15303; and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

BE IT RESOLVED by the Hearing Officer of the City of San Diego as follows:

That the Hearing Officer adopts the following written Findings, dated June 11, 2014.

FINDINGS:

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

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

While the Mira Mesa Community Plan does not specifically address WCF's, the City's General Plan, in Policy UD-A.15, states that the visual impact of wireless facilities should be minimized. This can be achieved by concealing wireless facilities in existing structures when possible, or by using camouflage and screening techniques to hide or blend them into the surrounding area. This project proposes a 35-foot tall architectural tower that will conceal 12 panel antennas, 12 remote radio units (RRU) and one 4-foot diameter microwave dish. The associated equipment will be located in the base of the tower and a 30kw generator will be located adjacent to the tower in a 400-square foot enclosure designed to match the architecture of the tower.



On the other side of a tower, a concrete block wall is proposed in the same architectural style to provide balance to the overall design. From the public right-of-way, the WCF will appear as an architectural focal point for the church. This project, as proposed, does not interfere with the church nor does it create any visual impacts for the neighborhood or surrounding community. Based on the design of this WCF, the project will not adversely affect the Mira Mesa Community Plan or the City of San Diego General Plan.

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

The project consists of 12 panel antennas, 12 RRUs and a 4-foot diameter microwave dish completely concealed within an architectural tower designed to match the existing church building. Equipment associated with the antennas is located in the base of the tower. A generator is proposed within an adjacent 400-square foot enclosure designed to match the tower. The project is located at 9050 Mira Mesa Boulevard in the Mira Mesa community plan area. The project was determined to be exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303 (New Construction or Conversion of Small Structures). The conditions of approval for the project will require compliance with several operational constraints and development controls intended to assure the continued public health, safety and welfare.

Additionally, the federal Telecommunication Act of 1996 preempts local governments from regulating the "placement, construction and modification of wireless communication facilities on the basis of the environmental effects of Radio Frequency (RF) emission to the extent that such facilities comply with the Federal Communication Commission's (FCC) standards for such emissions." A Radio Frequency Site Compliance Report, was submitted with the project and it concludes that with required warning signage (condition in the permit) and locked access, the WCF will comply with the FCC's RF Safety Guidelines. Therefore, the project would not result in any significant health or safety risks to the surrounding area within matters of the City's jurisdiction.

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

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

The WCF Regulations, Land Development Code Section 141.0420, require that WCFs utilize the smallest, least visually intrusive antennas, components, and other necessary equipment. The applicant is required to use all reasonable means to conceal or minimize the visual impact of the WCF through integration utilizing architecture, landscape, and siting. All components of the WCF are proposed to be completely concealed within the tower, the adjacent generator enclosure or the concrete block wall so that the finished project will result in an architectural focal point for the church. LDC Section 141.0420(g)(3) permits equipment enclosures to be a maximum of 250-square feet in size and the generator enclosure, at 400-square feet, requires a Neighborhood Development Permit (NDP) for the deviation. WCFs are permitted in agricultural zones with a Conditional Use Permit, Process 3, Hearing Officer approval. The requested deviation, allows the equipment and generator to more effectively integrate with the overall project. The WCF Design Requirements [LDC Section 141.0420(g)(2)] state that WCFs "shall utilize all reasonable means to conceal or minimize the visual impacts of the WCF through integration. Integration with existing structures or with existing uses shall be accomplished through the use of architecture, landscape, and siting solutions." All components of the project are screened from view and the resulting project is an architecturally balanced design that provides a focal point for the church property.



Based on this analysis, the project design, and permit required for the requested deviation, this project complies with the applicable regulations of the Land Development Code, and results in a more desirable project that is appropriate at this location, than if the project was designed in strict conformance with the regulations.

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

This WCF is proposed on a church property, zoned AR-1-2, and located on Mira Mesa Boulevard, immediately adjacent to a large residential subdivision. WCF are permitted in agricultural zones, where the antennas are located less than 100' from the property line of a residential use, day care, elementary school, or middle school, with a Process 3 Conditional Use Permit. The design of the WCF integrates well into the church property. It is sited so that it does not interfere with use of the church property or parking area and a new palm tree will be planted in front of the new concrete wall to lend balance to the existing palm tree that exists in front of the proposed generator enclosure. The use is appropriate at this location based on the integrated design and existing building use.

**Neighborhood Development Permit - Section 126.0404**

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

While the Mira Mesa Community Plan does not specifically address WCF's, the City's General Plan, in Policy UD-A.15, states that the visual impact of wireless facilities should be minimized. This can be achieved by concealing wireless facilities in existing structures when possible, or by using camouflage and screening techniques to hide or blend them into the surrounding area. This project proposes a 35-foot tall architectural tower that will conceal 12 panel antennas, 12 remote radio units (RRU) and one 4-foot diameter microwave dish. The associated equipment will be located in the base of the tower and a 30kw generator will be located adjacent to the tower in a 400-square foot enclosure designed to match the architecture of the tower. On the other side of a tower, a concrete block wall is proposed in the same architectural style to provide balance to the overall design. From the public right-of-way, the WCF will appear as an architectural focal point for the church. This project, as proposed, does not interfere with the church nor does it create any visual impacts for the neighborhood or surrounding community. Based on the design of this WCF, the project will not adversely affect the Mira Mesa Community Plan or the City of San Diego General Plan.

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

The project consists of 12 panel antennas, 12 RRUs and a 4-foot diameter microwave dish completely concealed within an architectural tower designed to match the existing church building. Equipment associated with the antennas is located in the base of the tower. A generator is proposed within an adjacent 400-square foot enclosure designed to match the tower. The project is located at 9050 Mira Mesa Boulevard in the Mira Mesa community plan area. The project was determined to be exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303 (New Construction or Conversion of Small Structures). The conditions of approval for the project will require compliance with several operational constraints and development controls intended to assure the continued public health, safety and welfare.

Additionally, the federal Telecommunication Act of 1996 preempts local governments from regulating the "placement, construction and modification of wireless communication facilities



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

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

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

The WCF Regulations, Land Development Code Section 141.0420, require that WCFs utilize the smallest, least visually intrusive antennas, components, and other necessary equipment. The applicant is required to use all reasonable means to conceal or minimize the visual impact of the WCF through integration utilizing architecture, landscape, and siting. All components of the WCF are proposed to be completely concealed within the tower, the adjacent generator enclosure or the concrete block wall so that the finished project will result in an architectural focal point for the church. LDC Section 141.0420(g)(3) permits equipment enclosures to be a maximum of 250-square feet in size and the generator enclosure, at 400-square feet, requires a Neighborhood Development Permit (NDP) for the deviation. WCFs are permitted in agricultural zones with a Conditional Use Permit, Process 3, Hearing Officer approval. The requested deviation, allows the equipment and generator to more effectively integrate with the overall project. The WCF Design Requirements [LDC Section 141.0420(g)(2)] state that WCFs "shall utilize all reasonable means to conceal or minimize the visual impacts of the WCF through integration. Integration with existing structures or with existing uses shall be accomplished through the use of architecture, landscape, and siting solutions." All components of the project are screened from view and the resulting project is an architecturally balanced design that provides a focal point for the church property.

Based on this analysis, the project design, and permit required for the requested deviation, this project complies with the applicable regulations of the Land Development Code, and results in a more desirable project that is appropriate at this location, than if the project was designed in strict conformance with the regulations.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, CUP No. 1297964/NDP No. 1297965 is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 1297964/1297965, a copy of which is attached hereto and made a part hereof.

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Karen Lynch  
Development Project Manager  
Development Services

Adopted on: June 11, 2014

Job Order No. 24004230

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

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

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24004230

**CONDITIONAL USE PERMIT NO 1297964**  
**NEIGHBORHOOD DEVELOPMENT PERMIT NO. 1297965**  
**VERIZON – GRACE CHURCH**  
**PROJECT NO. 348610**  
**HEARING OFFICER**

This Conditional Use Permit No. 1297964/Neighborhood Development Permit No. 1297965 is granted by the Hearing Officer of the City of San Diego to Mira Mesa Grace Chapel, Owner, and Verizon Wireless, Permittee, pursuant to San Diego Municipal Code [SDMC] section 141.0420 and Chapter 12, Article 6, Division 3 and Chapter 12, Article 6, Division 4. The 1.53-acre site is located at 9050 Mira Mesa Boulevard in the AR-1-2 zone of the Mira Mesa Community Planning area. The project site is legally described as: That portion of the East Half of the Northwest Quarter of Section 31, Township 14 South, Range 2 West, San Bernardino Meridian, in the City of San Diego, County of San Diego, State of California.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee for a Wireless Communication Facility (WCF) described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated June 11, 2014, on file in the Development Services Department.

The project shall include:

- a. A new 35-foot tall architectural tower concealing 12 panel antennas, 12 remote radio units, one 4-foot diameter microwave dish with associated equipment located in the base of the tower;
- b. A 400-square foot enclosure concealing a 30kw generator;
- c. Landscaping (planting, irrigation and landscape related improvements);



- d. The tower is for the primary purpose of providing an architectural focal point on the church property, but may have the secondary purpose of accommodating Permittee's Operations on the Premises.
- 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 June 25, 2017
2. The project complies with the Telecommunication Facility Guidelines as a Complete Concealment Facility and as a result, the permit will not contain an expiration date. It is the responsibility of the wireless carrier and owner(s) to maintain the appearance of the approved facility to condition set forth in this permit unless the site is removed and restored to its original condition. Code compliance shall be notified if the appearance or the scope of the project has changed without the approval of the City Manager.
3. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
  - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
  - b. The Permit is recorded in the Office of the San Diego County Recorder.
4. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
5. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
6. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.



7. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).

8. 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.

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

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

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

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



**ENGINEERING REQUIREMENTS:**

12. The project proposes to export 38 cubic yards of material from the project site. All excavated material listed to be exported, shall be exported to a legal disposal site in accordance with the Standard Specifications for Public Works Construction (the "Green Book"), 2003 edition and Regional Supplement Amendments adopted by Regional Standards Committee.
13. Prior to the issuance of any construction permit, the Permittee shall obtain a Nonexclusive Right-of-Way Use Agreement from the City of San Diego for the proposed work in the Westmore Road Right-of-Way.
14. Prior to the issuance of any construction permit, the Permittee shall obtain a Public Right-of-Way permit for the proposed work in the Westmore Road Right-of-Way.
15. Prior to the issuance of any construction permit, the Permittee shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance, satisfactory to the City Engineer.
16. 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.
17. 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 E of the City's Storm Water Standards.

**LANDSCAPE REQUIREMENTS:**

18. Prior to issuance of any construction permits for structures, the Permittee or Subsequent Owner shall submit complete landscape and irrigation construction documents consistent with the Land Development Manual, Landscape Standards to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit 'A,' Landscape Development Plan, on file in the Office of the Development Services Department.
19. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, consistent with the Landscape Standards.
20. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction document plans is damaged or removed during demolition or construction, it shall be repaired and/or replaced in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage.

**PLANNING/DESIGN REQUIREMENTS:**

21. A topographical survey conforming to the provisions of the SDMC may be required if it is determined, 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.
22. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located and in accordance with the applicable regulations in the SDMC.
23. All facilities and related equipment shall be: maintained in good working order; free from trash, debris, graffiti; and designed to discourage vandalism. Any damaged equipment shall be repaired or replaced within thirty (30) calendar days of notification by the City of San Diego.
24. 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 requiring the removal and the restoration of this site to its original condition.
25. The photosimulation(s) for the proposed project shall be printed (not stapled) on the building plans. This is to ensure the construction team building the project is in compliance with approved the Exhibit "A."
26. The approved antenna dimensions are 78" x 15" x 9.5" as illustrated on the Exhibit "A" dated June 11, 2014. Replacement of the antennas may occur in the future, subject to the Owner/Permittee notifying the Development Services Department prior to the replacement of the antennas and subject to the provision of providing an updated Radio Frequency (RF) report demonstrating compliance with the Federal Communication Commission's regulations in accordance with SDMC Section 141.0420(b)(1)(A) to the satisfaction of the Development Services Department.
27. The WCF shall conform to Exhibit "A" (consisting of the stamped approved plans and approved photosimulations) prior to receiving final inspection approval.
28. 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.
29. The Permittee shall provide site access locks and place appropriate signage on the WCF as required by CAL-OSHA/FCC and recommended by the SiteSafe RF Site Compliance Report to the satisfaction of the Development Services Department.
30. Use of or replacement of any building façade or mechanical screen with FRP material for purposes of concealing antennas shall not result in any noticeable lines or edges in the transition to the original building. All FRP shall be painted and textured to match the original building.



**INFORMATION ONLY:**

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

APPROVED by the Hearing Officer of the City of San Diego on June 11, 2014 by Resolution No. \_\_\_\_\_.

Permit Type/PTS Approval No.: CIP No. 1297964/NDP No. 1297965  
Date of Approval: June 11, 2014

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES  
DEPARTMENT

\_\_\_\_\_  
Karen Lynch  
Development Project Manager

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

\_\_\_\_\_  
**The undersigned Owner/Permittee**, by execution hereof, agrees to each and every condition of  
this Permit and promises to perform each and every obligation of Owner/Permittee hereunder.

**Mira Mesa Grace Chapel**  
Owner

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

**Verizon Wireless**  
Permittee

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

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





## PHOTO STUDY & KEY MAP

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PROPOSAL TO ESTABLISH AND OPERATE A  
NEW DIGITAL PCS  
COMMUNICATIONS FACILITY

**Verizon Wireless**  
**"Marbury Mesa"**  
9050 Mira Mesa Blvd.  
San Diego, CA 92126

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

Prepared by:  
**PlanCom, Inc.**  
*Contractor Representatives for*  
**Verizon Wireless**

302 State Place  
Escondido, CA 92029  
Contact: Shelly Kilbourn, Planning Consultant  
(619) 223-1357

October 28, 2013



View North



View South





View East



View West



View from Westmore Drive & Marbury Avenue



View from Elderbury Court





Proposed Tower & Equipment Location from



Aerial View of Subject Site & Surroundings



EXISTING



**Marbury Mesa**  
9050 Mira Mesa Blvd.  
San Diego, CA 92126



Proposed antennas mounted within proposed tower

Proposed equipment enclosure

Proposed block wall with stucco finish to match other proposed structures

ATTACHMENT 8

**PROPOSED**

*Photomontage of proposed telecommunications site*

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

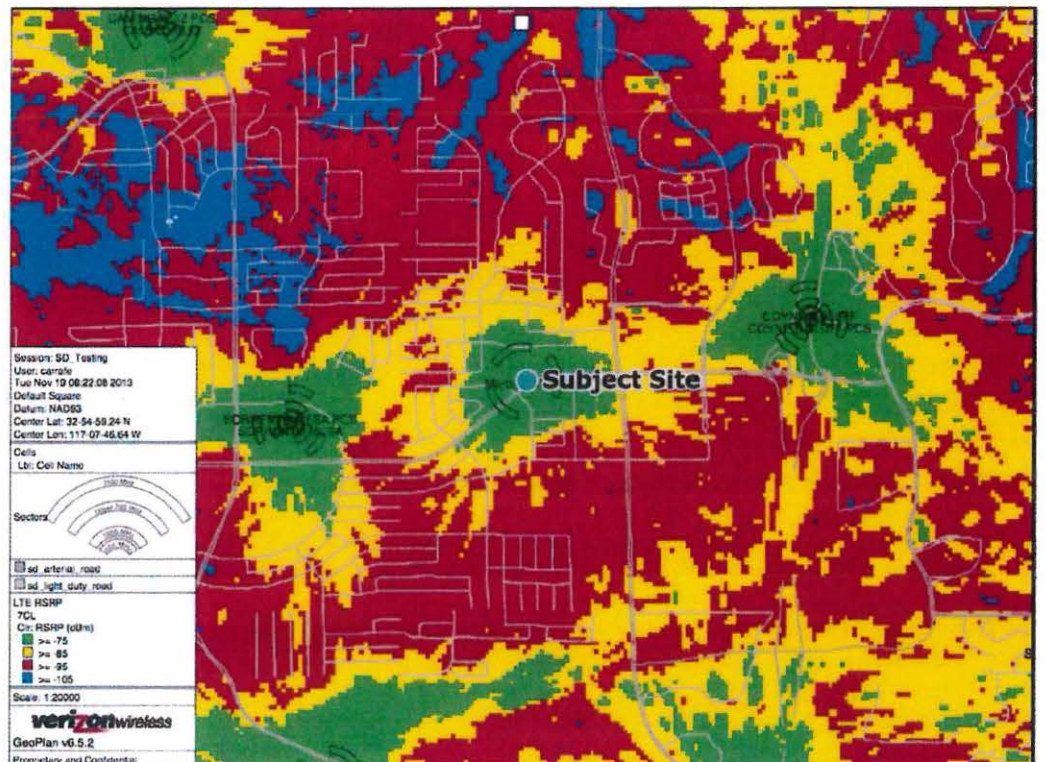
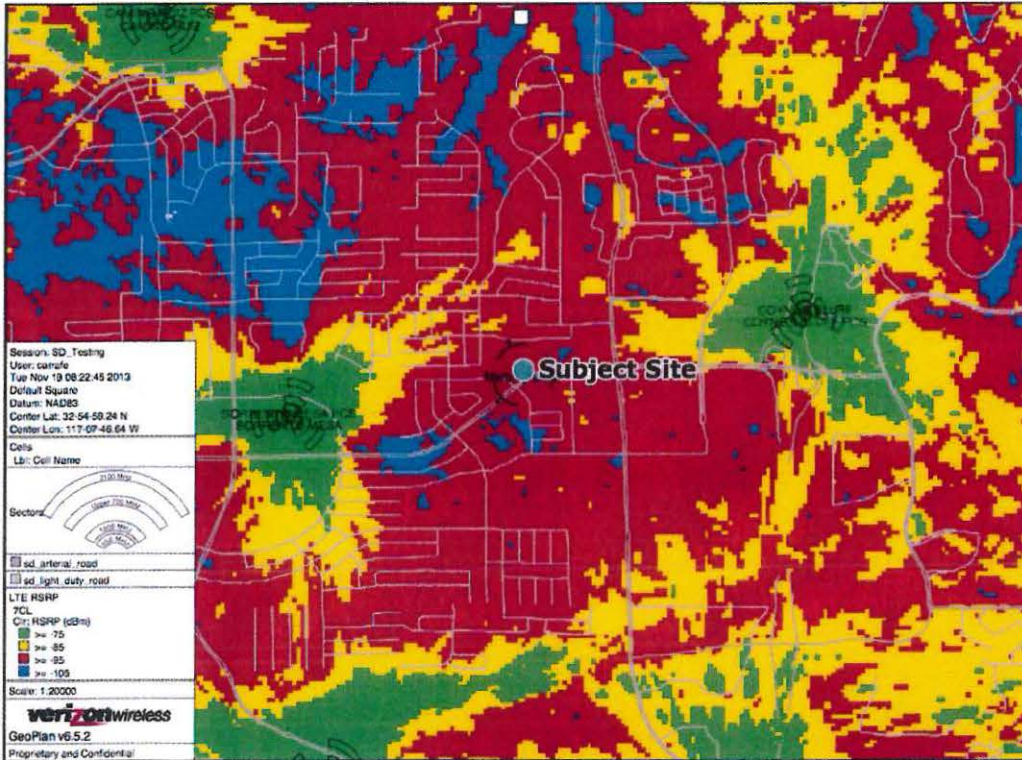
5/20/2014



**Irbury Mesa**  
 9050 Mira Mesa Blvd.  
 San Diego, CA 92126



**Existing coverage**



**Coverage Levels:**

- Excellent
- Good/Variable
- Poor

**Proposed coverage**





**Mira Mesa Community Planning Group  
Draft Agenda & Public Notice**

**Date/Time:** Monday, March 17, 7:00pm

**Location:** Vulcan Materials Conference Room, 7220 Trade Street, San Diego CA 92121

**Call to Order** – In attendance:

Call to Order:

- |                 |                   |                   |
|-----------------|-------------------|-------------------|
| 1. Ted Brengel  | 6. Michael Linton | 11. Kent Lee      |
| 2. John Horst   | 7. Julia Schriber | 12. Ralph Carolin |
| 3. Craig Radke  | 8. Bob Mixon      | 13. Tom Derr      |
| 4. Bruce Brown  | 9. Eileen Magno   |                   |
| 5. Marvin Miles | 10. Pat O'Donohoe |                   |

1. Non-Agenda Public Comments: None
2. Adopt Draft Agenda
  - a. Add 5b as action item: Direct-Access Ramp Traffic Mitigation with recommendations from the Mira Mesa Town Council (3 items referred to Planning Group)
    - i. Motion/Second made by Tom Derr/Ted Brengel. Motion carried 13-0-0.
3. Adopt Previous Meeting Minutes (Action).
  - a. January minutes: no corrections; adopted by unanimous consent
  - b. February minutes: Adding "West End of Mira Mesa Boulevard" to 7e; no other corrections; adopted by unanimous consent
4. Old Business
  - a. Wateridge Landscape SCR. (Action)
    - i. Representatives from Biomed Realty and Heaviland Enterprises Inc. – east side of Mira Mesa off of Lusk and Sorrento Parkway presenting completion of landscape renovation previously approved by Waterridge association and final permit pending from City of San Diego
    - ii. Purchased property in 2007 – plans for landscape renovation developed in 2013
    - iii. Project was completed at the end of December – includes 3 new seating areas, putting green, drought-resistant plants
    - iv. Question asked about Waterridge waterfall – noted that it is maintained outside of their association
    - v. Motion/Second to recommend approval by Bob Mixon/Tom Derr. Motion carried 13-0-0.
  - b. Council Policy 600-24 update. (Action).
    - i. Last month's agenda included link to the new draft 600-24 to be reviewed by the planning committee before recommendations

**Mira Mesa Community Planning Group  
Draft Agenda & Public Notice**

- ii. There was a questions previously regarding whether the majority required for action was meant for the entire group or just the quorum present – it was confirmed that the majority required is for the quorum present.
- iii. Community Planning Committee has been drafting this for over a year with extensive review; no major changes from the previous draft
- iv. Motion/Second by Pat O'Donohoe/Bruce Brown to recommend approval.  
Motion carried 13-0-0.

c. PlanCom for Verizon Wireless (Action on three items).

- i. Returning from the February meeting.
- ii. Kenemar (7756 Trade Street)
  - 1. 50-foot eucalyptus faux-tree on the back of the property – 12 antennas
  - 2. Matches with existing eucalyptus trees
  - 3. Motion/Second to recommend approval by Bruce Brown/Bob Mixon.  
Motion carried 13-0-0.
- iii. Miramar College (Wangenheim Elementary)
  - 1. While named Miramar College – the actual installation will be at Wangenheim Elementary with the AT&T co-locatable tree under construction
  - 2. No additional concerns outside of original concerns from the already approved AT&T project
  - 3. Board of Education forum had few opposing concerns
  - 4. Compliance met to all regulations for signal-output
  - 5. Mira Mesa Theater Guild lost one performance during last construction with power going out – notification asked for future power outages.
  - 6. Motion/Second to recommend approval by Ted Brengel/Bob Mixon.  
Motion carried 13-0-0.

iv. Marbury Mesa (Grace Church)

- 1. Proposal for a 35' church monument that integrates with the existing church buildings
- 2. This site is meant for data in-fill in addition to existing sites (ex: the one at the SD Ice Arena)
- 3. Request to provide paint color to the church so that they can touchup and repaint as necessary
- 4. Motion/Second to recommend approval by Bruce Brown/Ted Brengel.  
Motion carried 13-0-0.

5. New Business

- a. Fred Simon, candidate for US Congress, CA 52<sup>nd</sup> District.
  - i. Dr. Fred Simon – former trauma director at Scripps La Jolla – has lived in the 52<sup>nd</sup> district for 25 years.



**Mira Mesa Community Planning Group  
Draft Agenda & Public Notice**

- b. DAR Traffic Mitigation
  - i. Mira Mesa Town Council has requested 3 separate recommendations to be considered:
  - ii. Hillary Dr. eastbound towards Black Mountain Rd. (in front of Walker Elementary)
    - 1. Currently a dedicated left-turn and a shared straight and right-turn lane
    - 2. Recommendation is to swap this to make a shared left-turn straight lane with a dedicated right-turn lane
    - 3. Town Council carried this recommendation 24-0-2.
    - 4. Current issue is that when schools get out, students crossing the street prevent straight traffic with everyone waiting for the right-turn
    - 5. Motion/Second to request change by Ted Brengel/Bruce Brown. Motion carried 13-0-0.
  - iii. "No U-Turn" signs in both directions at Black Mountain Rd. at Woods and Village Green.
    - 1. Near senior mobile home park.
    - 2. Town Council carried this recommendation 24-1-1.
    - 3. Motion/Second to request change by Ted Brengel/Bruce Brown. Motion carried 12-1-0.
  - iv. Stop Sign Control on Marbury at either Ticket or Chart House streets
    - 1. Drivers tend to drive quickly down the road
    - 2. Committee has amended to specifically consider stop sign control on Marbury and Ticket St.
    - 3. Motion/Second to request change by Ted Brengel/Tom Derr. Motion carried 12-0-1.

6. Elected Officials/Government Agencies

- a. United States Congress – California 52<sup>nd</sup> District: No Info
- b. California Senate – District 39: No Info
- c. California Assembly – District 77: No Info
- d. San Diego County – Board of Supervisors District 3: No Info
- e. San Diego – Mayor's Office: New representative for Kevin Faulconer is John Ly – [jly@sandiego.gov](mailto:jly@sandiego.gov): No info
- f. San Diego – City Council District 6: Kenny Nakayama
  - i. Council has approved for US Open to return to San Diego in 2021
  - ii. Ara Pl. road issues with sizeable mounds – engineers went out to review it last week but there is no current update
  - iii. Kenny will be out of the office from April 2<sup>nd</sup> to April 21<sup>st</sup> – refer all contacts to Conrad Wear
- g. San Diego Unified School District: John Stokes with a Salk Elementary Update
  - i. Four buildings completely framed with roofs and stucco ready to go up
  - ii. First wing of three will be framed structurally by the end of the month

**Mira Mesa Community Planning Group  
Draft Agenda & Public Notice**

- iii. The project is currently two months ahead of schedule – if all continues to go well – the project should be substantially complete by Dec 31, 2014. The District will follow to commission mechanical, technological systems, etc.
  - iv. Site administrator planned to be on-board by May 2014. Administrative assistants and custodial to be brought in mid-Fall and teachers early 2015.
  - v. Water/sewer feed in place to provide for future potential installations at park
  - vi. All mitigation work is already done at Carroll Canyon and McAuliffe.
  - vii. Dedication is on track to take place on a Saturday in October 2014 as close to Jonas Salk's 100<sup>th</sup> birthday as possible
  - viii. Recommendation suggested to the City Council to resurface Parkdale ahead of the dedication
  - ix. Fire lane to the side of the school will also be usable as an access to the park
  - h. MCAS Miramar: Juan Lias
    - i. Controlled burns on base planned by fire department – notification will be provided once we know
    - ii. Miramar Air Show to take place early October
  - i. CalTrans: No Info
7. Announcements:
- a. Community plan on city website had a mis-link pointed to Fenton project; suggested Stone Creek plans be placed on site as well when ready
  - b. March 22<sup>nd</sup> Science Expo at Petco Park – free admission (pay for parking)
  - c. Rattlesnake season approaching – Tom is available to help remove any unwanted snakes (rattlesnake removal is \$50)
  - d. Mira Mesa Town Council – 45<sup>th</sup> anniversary/4<sup>th</sup> of July committees – 4<sup>th</sup> of July parade theme is “45 years of Community History”; limit to 60 units participating
  - e. Mira Mesa Theatre Guild – Mira Mesa's Got Talent (4<sup>th</sup> annual) will be on May 31<sup>st</sup> at Mira Mesa High School; not limited to Mira Mesa residents – auditions May 6<sup>th</sup> and May 13<sup>th</sup>; tickets are available on the theatre guild website
8. Reports
- a. Report of the Chair
    - i. Casa Mira View held grand opening today – Stuart Posnock of Garden Communities asked to express thanks to the committee for support
  - b. Stone Creek Subcommittee
    - i. Draft plan submitted to the city – next step will be EIR
    - ii. SANDAG population forecasts being used to fulfill city requirements
  - c. SD Ice Arena Cell Phone Antennae Applications Subcommittee – removed from agenda
  - d. Community Planners Committee
    - i. Presentation was provided by new Director of Development Services followed by question and answer roundtable session
    - ii. Discussed Civic San Diego
    - iii. General plan amendment action item was discussed and passed



**Mira Mesa Community Planning Group  
Draft Agenda & Public Notice**

- e. Los Peñasquitos Canyon Citizen's Advisory Committee
  - i. Meeting for March will take place Thursday, March 20, 2014

Adjourn: 8:30pm – 9:00pm

Motion/Second for adjournment by Ted Brengel/Bruce Brown. Motion carried by unanimous consent.



City of San Diego  
Development Services  
1222 First Ave., MS-302  
San Diego, CA 92101  
(619) 446-5000

# Ownership Disclosure Statement

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

**Project Title** \_\_\_\_\_ **Project No. For City Use Only** \_\_\_\_\_

VZ: "Marbury Mesa"

**Project Address:**

9050 Mira Mesa Boulevard, San Diego, CA 92126

**Part I - To be completed when property is held by Individual(s)**

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property, with the intent to record an encumbrance against the property. Please list below the owner(s) and tenant(s) (if applicable) of the above referenced property. The list must include the names and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all individuals who own the property). A signature is required of at least one of the property owners. Attach additional pages if needed. A signature from the Assistant Executive Director of the San Diego Redevelopment Agency shall be required for all project parcels for which a Disposition and Development Agreement (DDA) has been approved / executed by the City Council. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

Additional pages attached  Yes  No

Name of Individual (type or print): \_\_\_\_\_

Owner  Tenant/Lessee  Redevelopment Agency

Street Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

Phone No: \_\_\_\_\_ Fax No: \_\_\_\_\_

Signature : \_\_\_\_\_ Date: \_\_\_\_\_

Name of Individual (type or print): \_\_\_\_\_

Owner  Tenant/Lessee  Redevelopment Agency

Street Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

Phone No: \_\_\_\_\_ Fax No: \_\_\_\_\_

Signature : \_\_\_\_\_ Date: \_\_\_\_\_

Name of Individual (type or print): \_\_\_\_\_

Owner  Tenant/Lessee  Redevelopment Agency

Street Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

Phone No: \_\_\_\_\_ Fax No: \_\_\_\_\_

Signature : \_\_\_\_\_ Date: \_\_\_\_\_

Name of Individual (type or print): \_\_\_\_\_

Owner  Tenant/Lessee  Redevelopment Agency

Street Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

Phone No: \_\_\_\_\_ Fax No: \_\_\_\_\_

Signature : \_\_\_\_\_ Date: \_\_\_\_\_



Project Title:	Project No. (For City Use Only)
----------------	---------------------------------

**Part II - To be completed when property is held by a corporation or partnership**

**Legal Status (please check):**  
 Corporation     Limited Liability -or-     General) What State? CA    Corporate Identification No. C0913324  
 Partnership

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property with the intent to record an encumbrance against the property. Please list below the names, titles and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all corporate officers, and all partners in a partnership who own the property). A signature is required of at least one of the corporate officers or partners who own the property. 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. **Additional pages attached**     Yes     No

Corporate/Partnership Name (type or print):  
Mira Mesa Grace Chapel

Owner     Tenant/Lessee

Street Address:  
9050 Mira Mesa Blvd.

City/State/Zip:  
San Diego, CA 92126

Phone No: 858-271-7730    Fax No:

Name of Corporate Officer/Partner (type or print):  
William E. Impey

Title (type or print):  
President

Signature:     Date: 10-28-2013

Corporate/Partnership Name (type or print):

Owner     Tenant/Lessee

Street Address:

City/State/Zip:

Phone No:    Fax No:

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature :    Date:

Corporate/Partnership Name (type or print):

Owner     Tenant/Lessee

Street Address:

City/State/Zip:

Phone No:    Fax No:

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature :    Date:

Corporate/Partnership Name (type or print):

Owner     Tenant/Lessee

Street Address:

City/State/Zip:

Phone No:    Fax No:

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature :    Date:

Corporate/Partnership Name (type or print):

Owner     Tenant/Lessee

Street Address:

City/State/Zip:

Phone No:    Fax No:

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature :    Date:

Corporate/Partnership Name (type or print):

Owner     Tenant/Lessee

Street Address:

City/State/Zip:

Phone No:    Fax No:

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature :    Date:

**Project Chronology  
Verizon – Grace Church  
PTS No. 348610**

<b>Date</b>	<b>Action</b>	<b>Description</b>	<b>City Review Time</b>	<b>Applicant Response</b>
11/19/2013	Submittal for Completeness Check			
12/6/2013	Completeness Review Assessment		27 days	
1/23/2014	First Full Submittal	Deemed Complete		1 month, 18 days
2/27/2014	First Assessment		1 month, 5 days	
2/28/2014	Environmental Determination			
3/14/2014	NORA Appeal Period Over			
4/1/2014	Second Submittal			1 month, 5 days
4/24/14	Issues Resolved		23 days	
6/11/2014	Hearing Officer Hearing		1 month, 18 days	
<b>TOTAL STAFF TIME**</b>			<b>4 months 13 days</b>	
<b>TOTAL APPLICANT TIME**</b>				<b>2 months, 23 days</b>
<b>TOTAL PROJECT RUNNING TIME**</b>			<b>6 months, 23 days</b>	

\*\*Based on 30 days equals to one month.





THE CITY OF SAN DIEGO

DATE OF NOTICE: May 28, 2014

# NOTICE OF PUBLIC HEARING HEARING OFFICER

DEVELOPMENT SERVICES DEPARTMENT

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<b>DATE OF HEARING:</b>	June 11, 2014
<b>TIME OF HEARING:</b>	8:30 A.M.
<b>LOCATION OF HEARING:</b>	Council Chambers, 12th Floor, City Administration Building, 202 C Street, San Diego, California 92101
<b>PROJECT TYPE:</b>	Conditional Use Permit/Neighborhood Development Permit Exempt from the California Environmental Quality Act (CEQA), Process 3
<b>PROJECT NO:</b>	<u>348610</u>
<b>PROJECT NAME:</b>	<u>VERIZON GRACE CHURCH</u>
<b>APPLICANT:</b>	KERRIGAN DEIHL, PLANCOM, INC.
<b>COMMUNITY PLAN AREA:</b>	Mira Mesa
<b>COUNCIL DISTRICT:</b>	6
<b>CITY PROJECT MANAGER:</b>	Karen Lynch, Development Project Manager
<b>PHONE NUMBER/E-MAIL:</b>	(619) 446-5351 / <a href="mailto:klynchash@sandiego.gov">klynchash@sandiego.gov</a>

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As a property owner, tenant, or person who has requested notice, please be advised that the Hearing Officer will hold a public hearing to approve, conditionally approve, or deny an application for a wireless communication facility consisting of a 35-foot tall architectural tower concealing 12 panel antennas, 12 remote radio units and a 4-foot diameter microwave dish. Associated equipment will be located in the base of the tower. An associated 30kw generator is proposed to be in an adjacent 400-square foot enclosure designed to match the tower and a concrete block wall, designed to match the generator enclosure is proposed on the other side of the tower. The project is located at 9050 Mira Mesa Boulevard.

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

## ATTACHMENT 14

The decision made by the Planning Commission is the final decision by the City.

This project was determined to be categorically exempt from the California Environmental Quality Act on February 28, 2014 and the opportunity to appeal that determination ended March 14, 2014.

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

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

(619) 321-3208 at least five working days prior to the meeting to insure availability. Assistive Listening Devices (ALD's) are also available for the meeting upon request.  
Internal Order Number: 24004230.

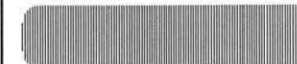
Revised 04/08/10 HRD





**MARBURY MESA**  
**9050 MIRA MESA BOULEVARD**  
**SAN DIEGO, CA 92126**

**Booth & Suarez**  
 ARCHITECTURE INCORPORATED  
 325 CARLSBAD VILLAGE DRIVE, SUITE D2  
 CARLSBAD, CA 92008 (760) 434-8474



PREPARED FOR  
**verizon wireless**

P.O. BOX 19707  
 IRVINE, CA 92623-9707  
 (949) 286-7000

APPROVALS

A&C	DATE
RE	DATE
RF	DATE
INT	DATE
EE/IN	DATE
OPS	DATE
EE/OUT	DATE

PROJECT NAME

**MARBURY MESA**

9050 MIRA MESA BOULEVARD  
 SAN DIEGO, CA 92126  
 SAN DIEGO COUNTY

DRAWING DATES

10/06/13	90% ZD (ic)
10/10/13	100% ZD (se)
10/18/13	100% ZD Revision 1 (ic)
10/30/13	100% ZD Revision 2 (ic)
01/15/13	100% ZD Revision 3 (hc)
02/24/14	100% ZD Revision 4 (se)
05/21/14	100% ZD Revision 5 (se)

SHEET TITLE

**TITLE SHEET & PROJECT DATA**

PROJECTS\VERIZON\13276

**T-1**

**VICINITY MAP**

THOMAS GUIDE PAGE: 1209 - D3

**ADDRESS**  
 9050 MIRA MESA BOULEVARD  
 SAN DIEGO, CA 92126

**DIRECTIONS:**  
 (FROM VZW'S OFFICES IN IRVINE): FROM 15505 SAND CANYON AVENUE, IRVINE, CA 92618, I-5 SOUTH, TO I-805 SOUTH, EXIT MIRA MESA BLVD, LEFT ON MIRA MESA BLVD. SITE IS ON LEFT SIDE OF MIRA MESA BLVD.

**SCALE**

THE DRAWING SCALES SHOWN IN THIS SET REPRESENT THE CORRECT SCALE ONLY WHEN THESE DRAWINGS ARE PRINTED IN A 24" x 36" FORMAT. IF THIS DRAWING SET IS NOT 24" x 36", THIS SET IS NOT TO SCALE. ALL DRAWINGS ARE SCHEMATIC. DO NOT SCALE DRAWINGS TO DETERMINE OR VERIFY ANY DIMENSIONS. DRAWINGS OF ANY SIZE SHALL NEVER BE SCALED FOR ANYTHING OTHER THAN GENERAL REFERENCE.

**CONSULTANT TEAM**

**ARCHITECT:**  
 BOOTH & SUAREZ ARCHITECTURE INC.  
 325 CARLSBAD VILLAGE DRIVE, SUITE D2  
 CARLSBAD, CA 92008  
 (760) 434-8474  
 (760) 434-8596 (FAX)

**SURVEYOR:**  
 JRN CIVIL ENGINEERS  
 232 AVENIDA FABRICANTE, SUITE 107  
 SAN CLEMENTE, CA 92672  
 (949) 248-4685

**LEASING/PLANNING:**  
 PLANCOM, INC.  
 GREG MOORAD  
 302 STATE PLACE  
 ESCONDIDO, CA 92029  
 (858) 603-2336

**LEGAL DESCRIPTION**

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

LOT 1 OF MIRA MESA GRACE CHAPEL IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 9886, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JUNE 20, 1980.

**PERMITS REQUIRED**

● PDP - PROCESS 4

**PROJECT SUMMARY**

**APPLICANT:** VERIZON WIRELESS  
 15505 SAND CANYON AVENUE  
 IRVINE, CA 92618  
**CONTACT:** GREG MOORAD  
 PHONE: (858) 603-2336

**OWNER:** MIRA MESA GRACE CHURCH  
 9050 MIRA MESA BOULEVARD  
 SAN DIEGO, CA 92126  
**SITE CONTACT:** BILL IMPLY  
 PHONE: (858) 353-3694

**PROJECT DESCRIPTION:**

- INSTALLATION OF VERIZON WIRELESS TELECOMMUNICATIONS EQUIPMENT RACKS INSIDE A PROPOSED 15'-0" x 15'-0" WOOD FRAMED MONUMENT TOWER.
- INSTALLATION OF THREE (3) VERIZON WIRELESS ANTENNA SECTORS, OF FOUR (4) ANTENNAS EACH (TOTAL OF TWELVE (12) ANTENNAS). ANTENNAS SHALL BE MOUNTED INSIDE A NEW 35'-0" HIGH MONUMENT TOWER PAINTED AND TEXTURED TO MATCH EXISTING BUILDING.
- INSTALLATION OF FOUR (4) VERIZON WIRELESS RRU UNITS PER SECTOR (TOTAL OF TWELVE (12) RRUS) MOUNTED BEHIND PROPOSED ANTENNAS.
- INSTALLATION OF ONE (1) VERIZON WIRELESS 4'-0" MICROWAVE DISH ANTENNA (FOR TELCO SERVICE FEED) MOUNTED INSIDE PROPOSED 35'-0" HIGH MONUMENT TOWER.
- INSTALLATION OF (2) TWO VERIZON WIRELESS E/911 GPS ANTENNAS
- INSTALLATION OF A 30kW ENCLOSED EMERGENCY GENERATOR WITH A 210 GALLON DIESEL TANK ON A CONCRETE PAD INSIDE NEW CONCRETE BLOCK WALL ENCLOSURE. (ENHANCED MUFFLER REQUIRED)
- INSTALLATION OF A NEW 200 AMP ELECTRICAL SERVICE FROM EXISTING SDG&E TRANSFORMER
- INSTALLATION OF A NEW TELCO SERVICE CONNECTION FROM AN EXISTING TELCO PEDESTAL
- NO LANDSCAPE OR IRRIGATION IS PLANNED FOR THIS PROJECT

**PROJECT ADDRESS:** 9050 MIRA MESA BOULEVARD  
 SAN DIEGO, CA 92126

**ASSESSORS PARCEL NUMBER:** 318-091-06

**EXISTING ZONING:** AR-1-2

**TOTAL SITE AREA:** 71,218 S.F.  
 = 1.63 ACRES

**PROPOSED PROJECT AREA:**

EQUIPMENT TOWER:	225 SF
CONCRETE BLOCK ENCLOSURE:	387 SF
<b>TOTAL:</b>	<b>612 SF</b>

**PROPOSED TYPE OF CONSTRUCTION:** TYPE VB

**PROPOSED OCCUPANCY:** B

**NOTE:** THERE ARE NO EXISTING TELECOMMUNICATION FACILITIES ON THIS PROPERTY

**SHEET SCHEDULE**

T-1	TITLE SHEET AND PROJECT DATA
A-0	SITE PLAN
A-1	EQUIPMENT FLOOR PLAN
A-2	ANTENNA PLANS & TOWER ROOF PLAN
A-3	EXTERIOR ELEVATIONS
L-1	LANDSCAPE DEVELOPMENT PLAN
C-1	TOPOGRAPHIC SURVEY

**APPLICABLE CODES**

ALL WORK SHALL COMPLY WITH THE FOLLOWING APPLICABLE CODES:  
 CALIFORNIA STATE BUILDING CODE, TITLE 24, 2010 EDITION  
 CALIFORNIA PLUMBING CODE, 2010 EDITION  
 CALIFORNIA MECHANICAL CODE, 2010 EDITION  
 CALIFORNIA ELECTRICAL CODE, 2010 EDITION  
 CALIFORNIA FIRE CODE, 2010 EDITION  
 CALIFORNIA ENERGY CODE, 2010 EDITION

IN THE EVENT OF CONFLICT, THE MOST RESTRICTIVE CODE SHALL PREVAIL

**ACCESSIBILITY DISCLAIMER**

THIS PROJECT IS AN UNOCCUPIED WIRELESS PCS TELECOMMUNICATIONS FACILITY AND, ACCORDING TO WRITTEN INTERPRETATION FROM THE CALIFORNIA DEPARTMENT OF THE STATE ARCHITECT, IS EXEMPT FROM DISABLED ACCESS REQUIREMENTS.



APPROVALS

A&C	DATE
RE	DATE
RF	DATE
INT	DATE
EE/IN	DATE
OPS	DATE
EE/OUT	DATE

PROJECT NAME  
**MARBURY MESA**  
 9050 MIRA MESA BOULEVARD  
 SAN DIEGO, CA 92126  
 SAN DIEGO COUNTY

DRAWING DATES

10/08/13	90% ZD (ic)
10/10/13	100% ZD (se)
10/18/13	100% ZD Revision 1 (ic)
10/30/13	100% ZD Revision 2 (ic)
01/15/13	100% ZD Revision 3 (ic)
02/24/14	100% ZD Revision 4 (se)
05/21/14	100% ZD Revision 5 (se)

SHEET TITLE  
**SITE PLAN**

PROJECTS\VERIZON\13276

**A-0**

**Lessor's Certificate**  
 Standard Wireless Facility Project  
 For Post-construction BMP's

I/we the undersigned, as lessor of a portion of the property described as  
 9050 MIRA MESA BOULEVARD, SAN DIEGO, CA 92126  
 (Address or legal description)

understand that, in accordance with the San Diego Municipal Code, Land Development Manual - Storm Water Standards, this project is required to "Identify Pollutants from the Project Area" and incorporate "Site Design" and "Source Control" BMP's.

I certify to the best of my knowledge, that the pollutants anticipated by the proposed land use are as follows:

- Sediments
- Nutrients
- Trash & debris
- Oxygen Demanding Substance
- Oil & Grease
- Bacteria & Viruses
- Pesticides

I/we will incorporate the following into the site design:

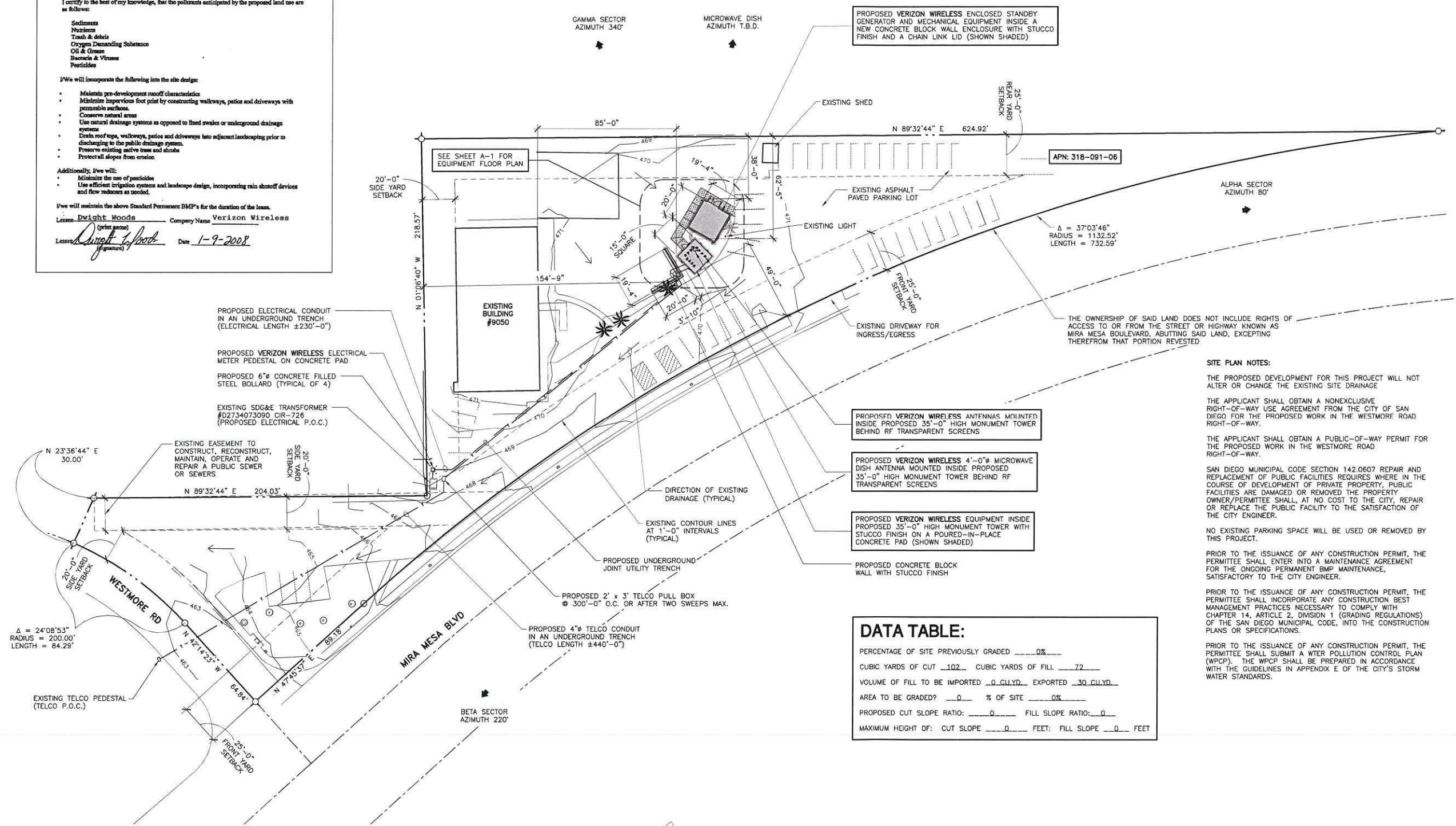
- Maintain pre-development runoff characteristics
- Minimize impervious foot print by constructing walkways, patios and driveways with permeable surfaces.
- Conserve natural areas
- Use natural drainage systems as opposed to lined swales or underground drainage systems
- Grade roof tops, walkways, patios and driveways into adjacent landscaping prior to discharging to the public drainage system.
- Preserve existing native trees and shrubs
- Protect all slopes from erosion

Additionally, I/we will:

- Minimize the use of pesticides
- Use efficient irrigation systems and landscape design, incorporating rain shutoff devices and flow reducers as needed.

I/we will maintain the above Standard Permanent BMP's for the duration of the lease.

Lessor: **Dwight Woods** Company Name: **Verizon Wireless**  
 Lessee: **Dwight Woods** Date: **1-9-2008**



**DATA TABLE:**

PERCENTAGE OF SITE PREVIOUSLY GRADED 0%

CUBIC YARDS OF CUT 102 CUBIC YARDS OF FILL 72

VOLUME OF FILL TO BE IMPORTED 0 CU.YD. EXPORTED 30 CU.YD.

AREA TO BE GRADED? 0 % OF SITE 0%

PROPOSED CUT SLOPE RATIO: 0 FILL SLOPE RATIO: 0

MAXIMUM HEIGHT OF: CUT SLOPE 0 FEET: FILL SLOPE 0 FEET

**SITE PLAN NOTES:**

THE PROPOSED DEVELOPMENT FOR THIS PROJECT WILL NOT ALTER OR CHANGE THE EXISTING SITE DRAINAGE

THE APPLICANT SHALL OBTAIN A NONEXCLUSIVE RIGHT-OF-WAY USE AGREEMENT FROM THE CITY OF SAN DIEGO FOR THE PROPOSED WORK IN THE WESTMORE ROAD RIGHT-OF-WAY.

THE APPLICANT SHALL OBTAIN A PUBLIC-OF-WAY PERMIT FOR THE PROPOSED WORK IN THE WESTMORE ROAD RIGHT-OF-WAY.

SAN DIEGO MUNICIPAL CODE SECTION 142.0607 REPAIR AND REPLACEMENT OF PUBLIC FACILITIES REQUIRES WHERE IN THE COURSE OF DEVELOPMENT OF PRIVATE PROPERTY, PUBLIC FACILITIES ARE DAMAGED OR REMOVED THE PROPERTY OWNER/PERMITTEE SHALL, AT NO COST TO THE CITY, REPAIR OR REPLACE THE PUBLIC FACILITY TO THE SATISFACTION OF THE CITY ENGINEER.

NO EXISTING PARKING SPACE WILL BE USED OR REMOVED BY THIS PROJECT.

PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE PERMITTEE SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE ONGOING PERMANENT BMP MAINTENANCE, SATISFACTORY TO THE CITY ENGINEER.

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.

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 E OF THE CITY'S STORM WATER STANDARDS.

**EASEMENTS:**

EASEMENTS SHOWN REFLECT PRELIMINARY RECORDS RESEARCH OF RECORDED PARCEL MAPS & PRELIMINARY TITLE REPORT. EASEMENTS ARE SUBJECT TO REVIEW OF FINAL TITLE REPORT. SEE SHEET C-1 FOR ADDITIONAL INFORMATION ON NON PLOTTABLE EASEMENTS

**BOUNDARY NOTE:**

THE PROPERTY BOUNDARY LINES SHOWN ON THIS DRAWING ARE FOR REFERENCE ONLY. A BOUNDARY SURVEY WAS NOT PERFORMED

**SITE PLAN**  
 SCALE: 1" = 30'-0"



APPROVALS

A&C	DATE
RE	DATE
RF	DATE
INT	DATE
EE/IN	DATE
OPS	DATE
EE/OUT	DATE

PROJECT NAME  
**MARBURY MESA**  
 9050 MIRA MESA BOULEVARD  
 SAN DIEGO, CA 92126  
 SAN DIEGO COUNTY

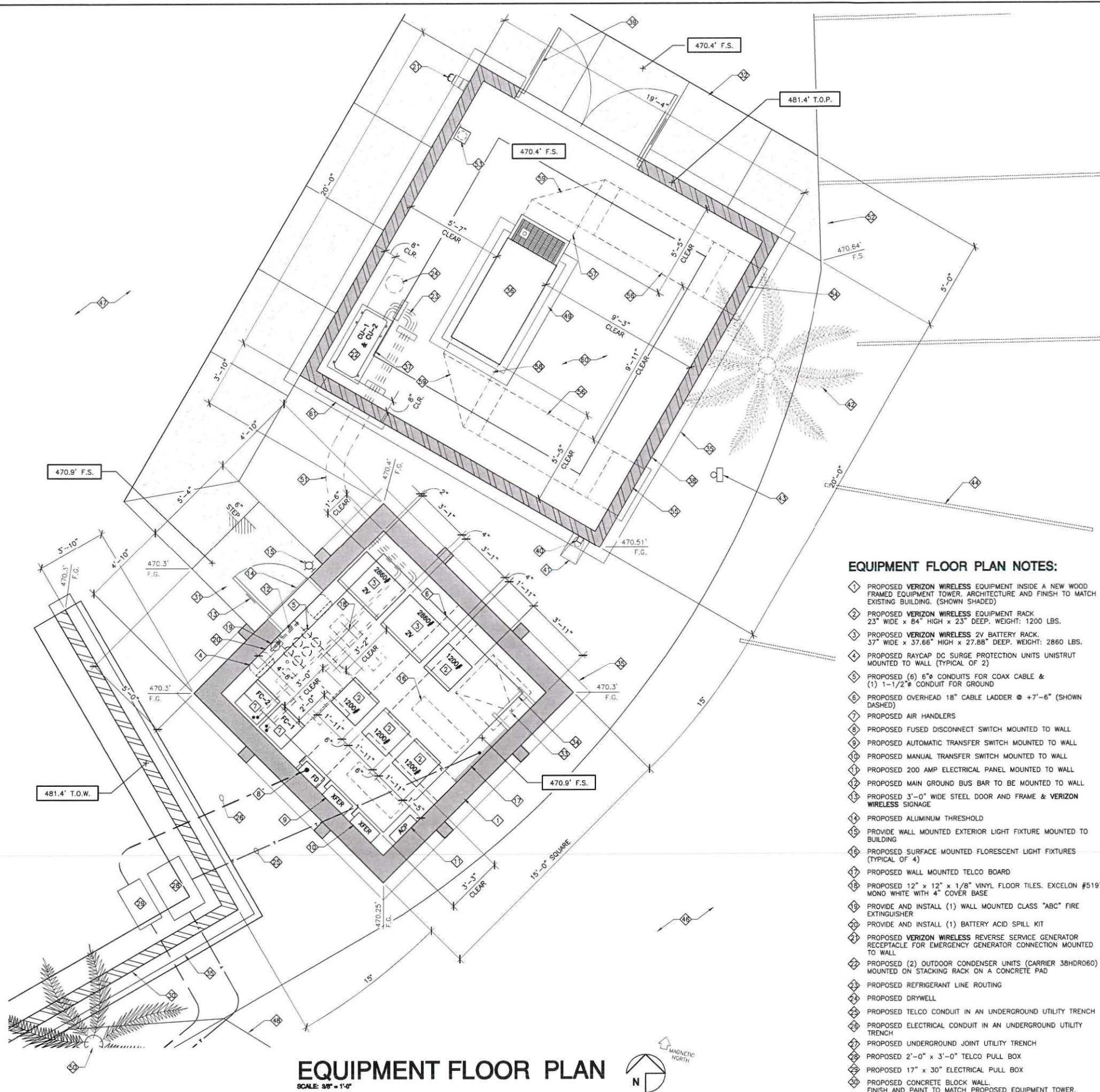
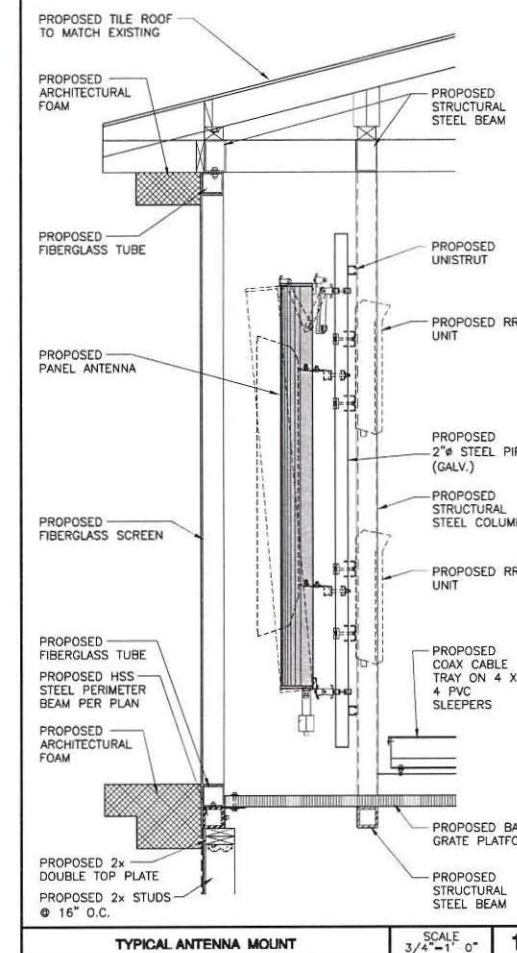
DRAWING DATES

10/09/13	90% ZD (ic)
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01/15/13	100% ZD Revision 3 (ic)
02/24/14	100% ZD Revision 4 (se)
05/21/14	100% ZD Revision 5 (se)

SHEET TITLE  
**EQUIPMENT FLOOR PLAN**

PROJECTS\VERIZON\13276

**A-1**



**EQUIPMENT FLOOR PLAN NOTES:**

- 1. PROPOSED VERIZON WIRELESS EQUIPMENT INSIDE A NEW WOOD FRAMED EQUIPMENT TOWER. ARCHITECTURE AND FINISH TO MATCH EXISTING BUILDING. (SHOWN SHADED)
- 2. PROPOSED VERIZON WIRELESS EQUIPMENT RACK 23" WIDE x 84" HIGH x 23" DEEP. WEIGHT: 1200 LBS.
- 3. PROPOSED VERIZON WIRELESS 2V BATTERY RACK. 37" WIDE x 37.66" HIGH x 27.88" DEEP. WEIGHT: 2860 LBS.
- 4. PROPOSED RAYCAP DC SURGE PROTECTION UNITS UNISTRUT MOUNTED TO WALL (TYPICAL OF 2)
- 5. PROPOSED (6) 6" CONDUITS FOR COAX CABLE & (1) 1-1/2" CONDUIT FOR GROUND
- 6. PROPOSED OVERHEAD 18" CABLE LADDER @ +7'-6" (SHOWN DASHED)
- 7. PROPOSED AIR HANDLERS
- 8. PROPOSED FUSED DISCONNECT SWITCH MOUNTED TO WALL
- 9. PROPOSED AUTOMATIC TRANSFER SWITCH MOUNTED TO WALL
- 10. PROPOSED MANUAL TRANSFER SWITCH MOUNTED TO WALL
- 11. PROPOSED 200 AMP ELECTRICAL PANEL MOUNTED TO WALL
- 12. PROPOSED MAIN GROUND BUS BAR TO BE MOUNTED TO WALL
- 13. PROPOSED 3'-0" WIDE STEEL DOOR AND FRAME & VERIZON WIRELESS SIGNAGE
- 14. PROPOSED ALUMINUM THRESHOLD
- 15. PROVIDE WALL MOUNTED EXTERIOR LIGHT FIXTURE MOUNTED TO BUILDING
- 16. PROPOSED SURFACE MOUNTED FLORESCENT LIGHT FIXTURES (TYPICAL OF 4)
- 17. PROPOSED WALL MOUNTED TELCO BOARD
- 18. PROPOSED 12" x 12" x 1/8" VINYL FLOOR TILES. EXCELON #51973 MONO WHITE WITH 4" COVER BASE
- 19. PROVIDE AND INSTALL (1) WALL MOUNTED CLASS "ABC" FIRE EXTINGUISHER
- 20. PROVIDE AND INSTALL (1) BATTERY ACID SPILL KIT
- 21. PROPOSED VERIZON WIRELESS REVERSE SERVICE GENERATOR RECEPTACLE FOR EMERGENCY GENERATOR CONNECTION MOUNTED TO WALL
- 22. PROPOSED (2) OUTDOOR CONDENSER UNITS (CARRIER 38HDR060) MOUNTED ON STACKING RACK ON A CONCRETE PAD
- 23. PROPOSED REFRIGERANT LINE ROUTING
- 24. PROPOSED DRYWELL
- 25. PROPOSED TELCO CONDUIT IN AN UNDERGROUND UTILITY TRENCH
- 26. PROPOSED ELECTRICAL CONDUIT IN AN UNDERGROUND UTILITY TRENCH
- 27. PROPOSED UNDERGROUND JOINT UTILITY TRENCH
- 28. PROPOSED 2'-0" x 3'-0" TELCO PULL BOX
- 29. PROPOSED 17" x 30" ELECTRICAL PULL BOX
- 30. PROPOSED CONCRETE BLOCK WALL. FINISH AND PAINT TO MATCH PROPOSED EQUIPMENT TOWER.
- 31. PROPOSED CONCRETE LANDING
- 32. PROPOSED CONCRETE SIDEWALK
- 33. PROPOSED ACCESS HATCH ABOVE
- 34. PROPOSED STEEL ACCESS LADDER
- 35. PROPOSED ARCHITECTURAL TRIM
- 36. PROPOSED VERIZON WIRELESS 30kw ENCLOSED STANDBY GENERATOR WITH A 210 GALLON DOUBLE WALL SUBBASE FUEL TANK ON A POURED-IN-PLACE CONCRETE PAD. "GENERAC" S0030 GENERATOR UNIT OR EQUIVALENT SIZED UNIT WITH A SINGLE UNIT SOUND PRESSURE LEVEL OF 64 dBA AT A REFERENCE DISTANCE OF 23 FEET. (ENHANCED MUFFLER REQUIRED)
- 37. PROPOSED CONCRETE PAD
- 38. PROPOSED CONCRETE BLOCK WALL ENCLOSURE. FINISH AND PAINT TO MATCH PROPOSED EQUIPMENT TOWER.
- 39. PROPOSED EXTERIOR 4'-0" WIDE SOUND TRANSMISSION CONTROL, STEEL, SOLID CORE DOOR, WITH 54 STC RATING BY "DOOR COMPONENTS INC."
- 40. PROPOSED DOWNSPOUT FOR ROOF DRAIN
- 41. PROPOSED SPLASH BLOCK
- 42. EXISTING PALM TREE
- 43. EXISTING LIGHT POLE
- 44. EXISTING PARKING STRIPE (TYPICAL)
- 45. EDGE OF ASPHALT PAVING
- 46. EXISTING ASPHALT PAVED PARKING AREA
- 47. EXISTING GRASS LANDSCAPE AREA
- 48. EXISTING CONTOUR LINES @ 1'-0" INTERVALS (TYPICAL)
- 49. PROPOSED CONCRETE CONTAINMENT CURB
- 50. PROPOSED PALM TREE
- 51. PROPOSED UNDERGROUND TRENCH
- 52. PROPOSED ROOF OVERHANG (SHOWN DASHED)
- 53. PROVIDE AND INSTALL (1) WALL MOUNTED CLASS 4A:40B:C FIRE EXTINGUISHER INSIDE A NEMA 3R CABINET
- 54. PROPOSED 36" x 24" LOUVERED AIR INTAKE VENT (MODEL ALA-HV-24)
- 55. PROPOSED 36" x 24" LOUVERED AIR EXHAUST VENT (MODEL ALA-HV-24)
- 56. PROPOSED DUCT (SHOWN DASHED) LINED WITH 2" THICK NOISE ABSORBING LINING
- 57. PROPOSED AIR INLET INLINE SILENCER (SHOWN DASHED) LINED WITH 2" THICK NOISE ABSORBING LINING
- 58. PROPOSED AIR OUTLET INLINE SILENCER (SHOWN DASHED) LINED WITH 2" THICK NOISE ABSORBING LINING
- 59. PROPOSED FLEXIBLE DUCT (SHOWN DASHED) LINED WITH 2" THICK NOISE ABSORBING LINING
- 60. PROPOSED POURED-IN-PLACE CONCRETE PAD
- 61. PROPOSED 48" x 48" LOUVERED AIR EXHAUST VENT (MODEL ALA-HV-8)



PREPARED FOR



P.O. BOX 19707  
IRVINE, CA 92623-9707  
(949) 286-7000

APPROVALS

A&C	DATE
RE	DATE
RF	DATE
INT	DATE
EE/IN	DATE
OPS	DATE
EE/OUT	DATE

PROJECT NAME

**MARBURY MESA**

9050 MIRA MESA BOULEVARD  
SAN DIEGO, CA 92126  
SAN DIEGO COUNTY

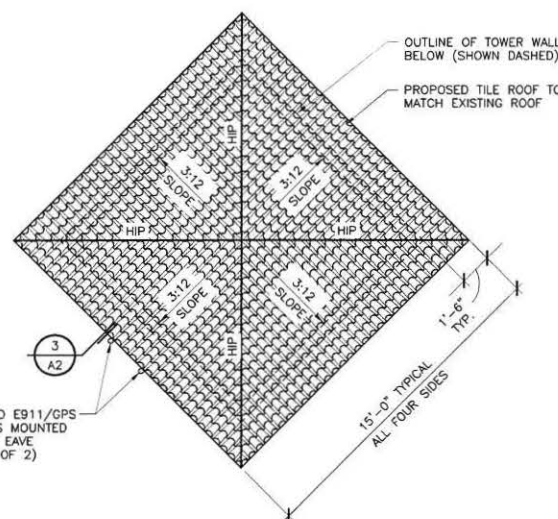
DRAWING DATES

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05/21/14	100% ZD Revision 5 (se)

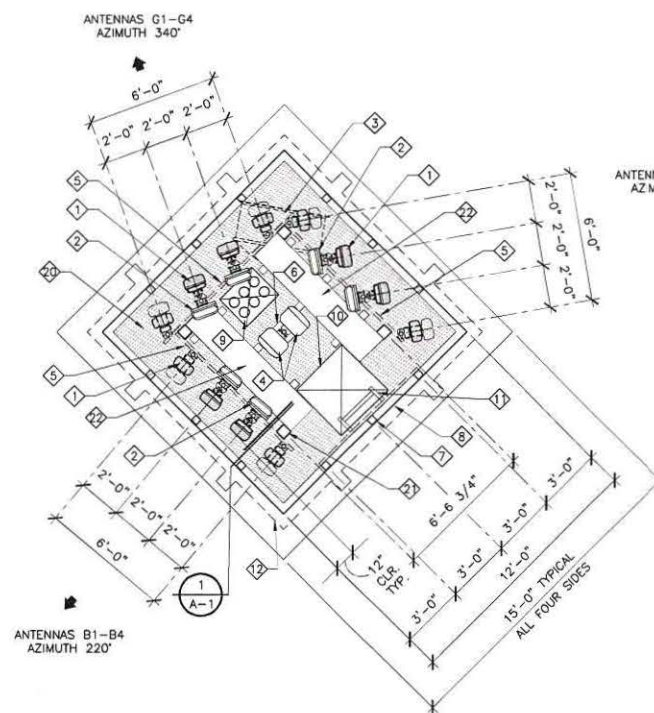
SHEET TITLE

**ANTENNA PLANS & TOWER ROOF PLAN**

PROJECTS\VERIZON\13276

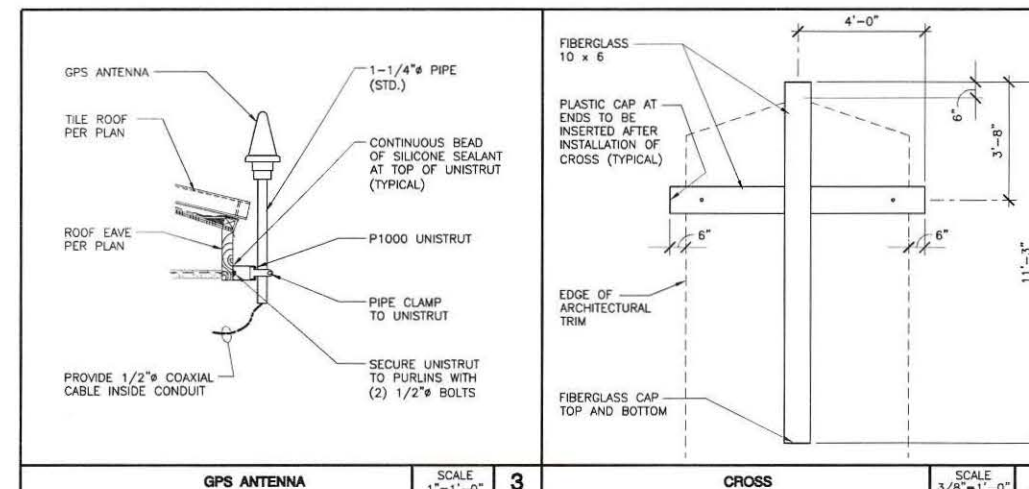


**TOWER ROOF PLAN**  
SCALE: 1/4" = 1'-0"



**UPPER LEVEL ANTENNA PLAN**  
SCALE: 1/4" = 1'-0"

SECTOR ANTENNA	DIRECTION	AZIMUTH	DOWNTILT	SKW ANGLE	SIZE	NUMBER OF CABLES PER SECTOR	COAX. CABLE LENGTH (+ / - 5')	JUMPER LENGTH (+ / - 3')	COAX SIZE
ALPHA1	EAST	80°	0°	N/A	78" L x 15" W x 9.5" D	6 COAX	30'-0"	6'-0"	7/8"
ALPHA2					78" L x 15" W x 9.5" D				
ALPHA3					78" L x 15" W x 9.5" D				
ALPHA4					78" L x 15" W x 9.5" D				
BETA1	SOUTHWEST	220°	0°	N/A	78" L x 15" W x 9.5" D	6 COAX	50'-0"	6'-0"	7/8"
BETA2					78" L x 15" W x 9.5" D				
BETA3					78" L x 15" W x 9.5" D				
BETA4					78" L x 15" W x 9.5" D				
GAMMA1	NORTH	340°	0°	N/A	78" L x 15" W x 9.5" D	6 COAX	40'-0"	6'-0"	7/8"
GAMMA2					78" L x 15" W x 9.5" D				
GAMMA3					78" L x 15" W x 9.5" D				
GAMMA4					78" L x 15" W x 9.5" D				
MICROWAVE DISH	T.B.D.	-	-	-	4'-0" DIAMETER	1	35'-0"	-	1 1/4"



GPS ANTENNA

SCALE 1/8" = 1'-0"

3

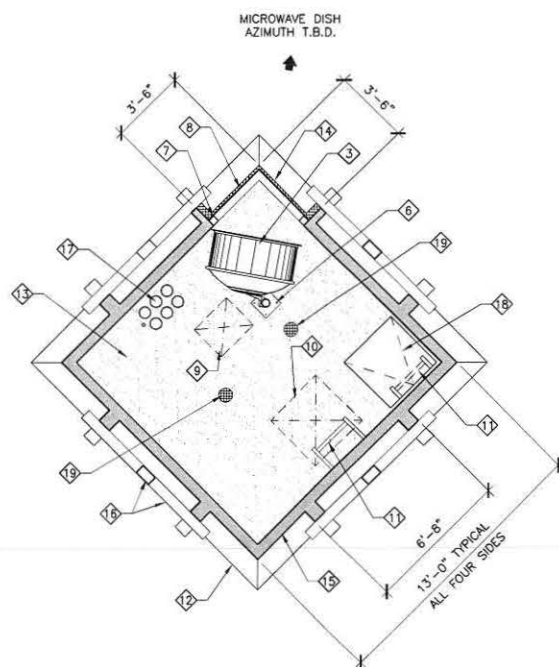
CROSS

SCALE 3/8" = 1'-0"

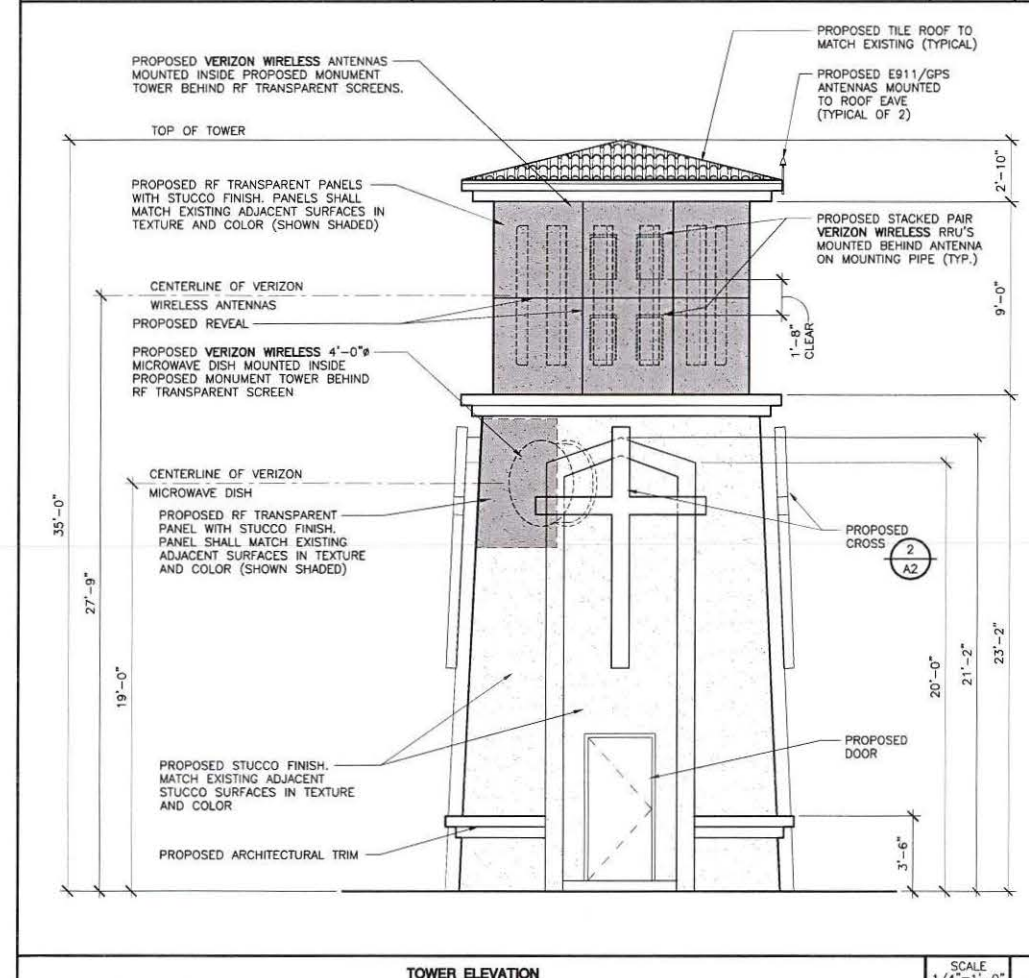
2

**ANTENNA PLAN NOTES:**

- 1 PROPOSED VERIZON WIRELESS ANTENNAS MOUNTED INSIDE PROPOSED MONUMENT TOWER BEHIND RF TRANSPARENT SCREENS. (TYP.)
- 2 PROPOSED STACKED PAIR VERIZON WIRELESS RRU'S MOUNTED BEHIND ANTENNA ON MOUNTING PIPE (TYP.)
- 3 PROPOSED VERIZON WIRELESS 4'-0" MICROWAVE DISH MOUNTED INSIDE PROPOSED MONUMENT TOWER BEHIND RF TRANSPARENT SCREEN (BELOW SHOWN DASHED)
- 4 PROPOSED RAYCAP DC SURGE PROTECTION UNITS MOUNTED TO STEEL PIPE (TYPICAL OF 2)
- 5 PROPOSED UNISTRUT
- 6 PROPOSED STEEL PLATE (GALV.)
- 7 PROPOSED 4" x 4" x 1/4" FIBERGLASS TUBE (TYPICAL)
- 8 PROPOSED RF TRANSPARENT SCREEN
- 9 PROPOSED OPENING IN BAR GRATE FOR COAX CABLE ROUTING (ABOVE SHOWN DASHED)
- 10 PROPOSED ACCESS OPENING IN BAR GRATE (ABOVE SHOWN DASHED)
- 11 PROPOSED STEEL ACCESS LADDER (BELOW SHOWN DASHED)
- 12 OUTLINE OF WALL BELOW
- 13 PROPOSED WATERPROOF DECK
- 14 PROPOSED DECORATIVE ARCHITECTURAL FOAM
- 15 PROPOSED 2x STUD WALL (SHOWN SHADED)
- 16 PROPOSED CROSS (TYPICAL)
- 17 PROPOSED COAX CABLE PENETRATION WITH (6) 6" NONCOMBUSTIBLE SLEEVES IN FLOOR
- 18 PROPOSED ACCESS HATCH
- 19 PROPOSED FLOOR DRAIN (TYPICAL OF 2)
- 20 PROPOSED "BAR GRATE" DECK
- 21 PROPOSED STEEL COLUMN (TYPICAL OF 4)
- 22 PROPOSED COAX CABLE TRAY ON 4 X 4 PVC SLEEPERS



**LOWER LEVEL ANTENNA PLAN**  
SCALE: 1/4" = 1'-0"



TOWER ELEVATION

SCALE 1/4" = 1'-0"

1





PREPARED FOR  
**verizon wireless**

P.O. BOX 19707  
 IRVINE, CA 92623-9707  
 (949) 286-7000

APPROVALS

A&C	DATE
RE	DATE
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PROJECT NAME

**MARBURY MESA**

9050 MIRA MESA BOULEVARD  
 SAN DIEGO, CA 92126  
 SAN DIEGO COUNTY

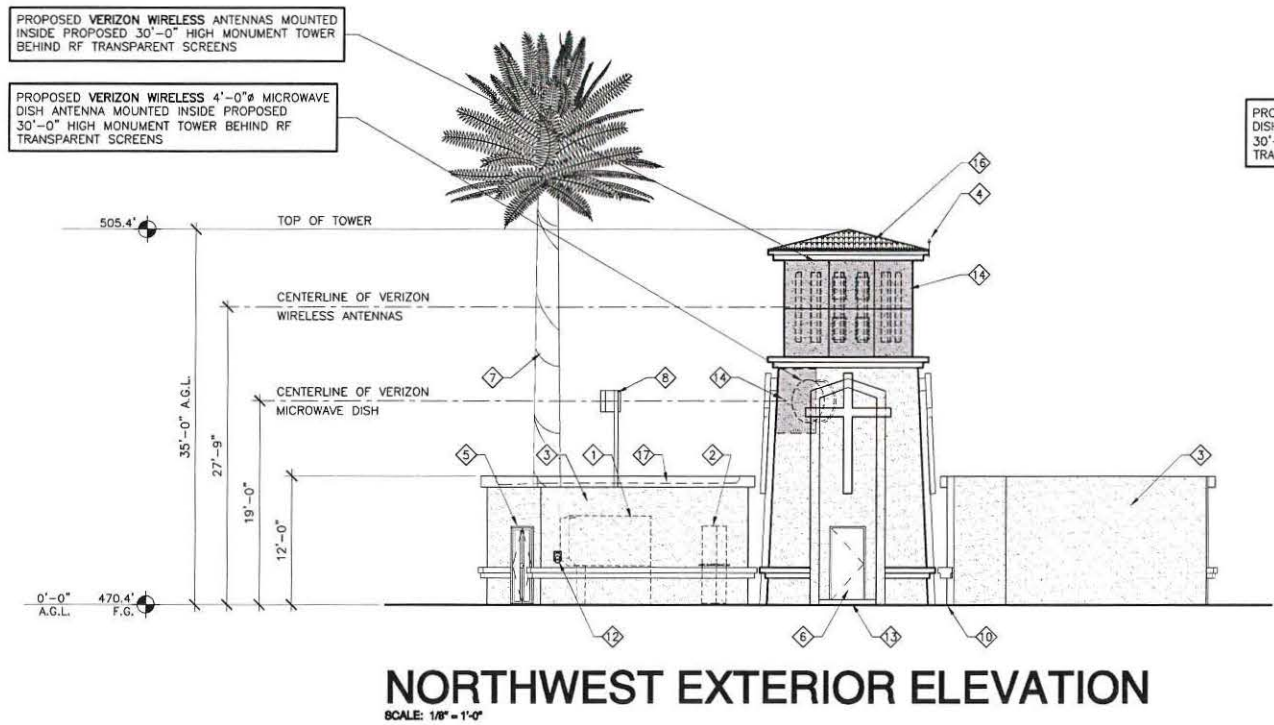
DRAWING DATES

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05/21/14	100% ZD Revision 5 (se)

SHEET TITLE

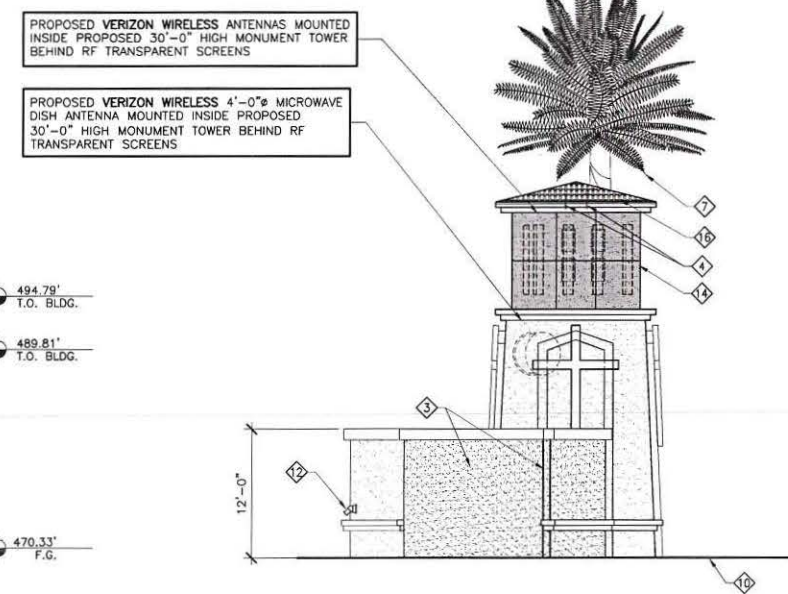
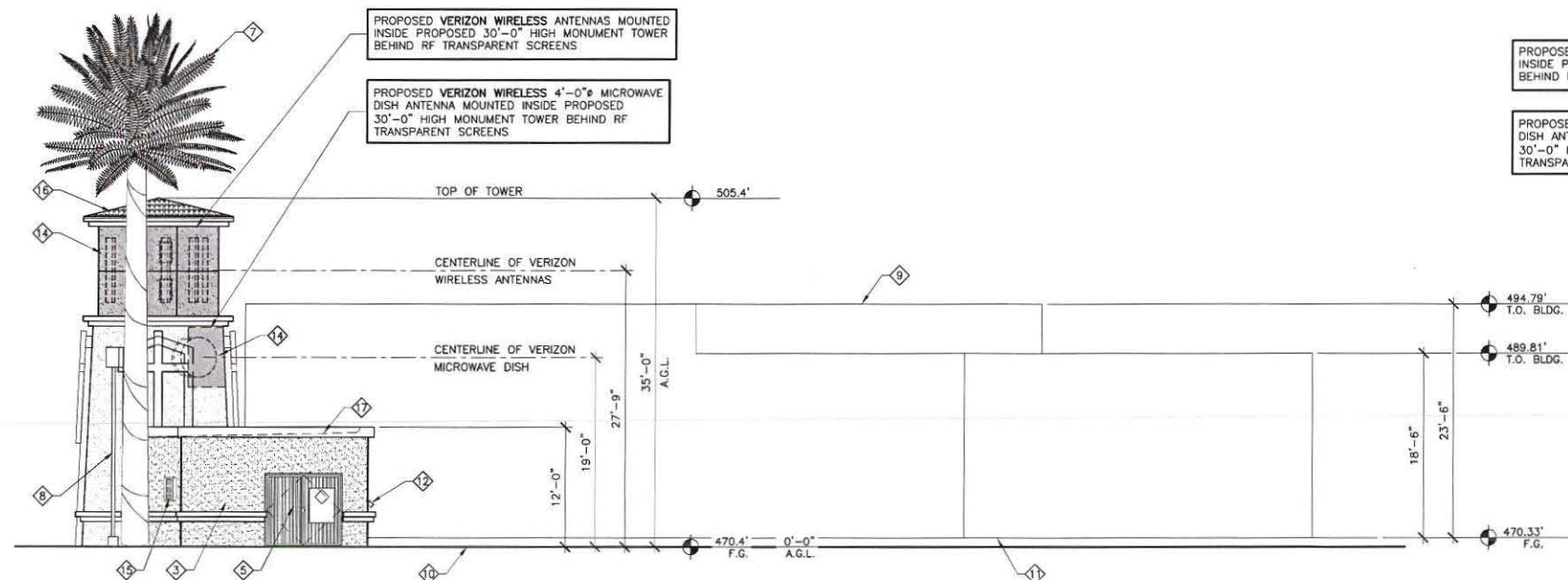
**EXTERIOR ELEVATIONS**

PROJECTS\VERIZON\13276



ELEVATION NOTES:

- 1 PROPOSED VERIZON WIRELESS ENCLOSED STANDBY GENERATOR WITH A DOUBLE WALL SUBBASE FUEL TANK ON A POURED-IN-PLACE CONCRETE PAD (SHOWN DASHED)
- 2 PROPOSED (2) STACKED MECHANICAL UNITS MOUNTED ON A CONCRETE PAD (SHOWN DASHED)
- 3 PROPOSED CONCRETE BLOCK WALL WITH STUCCO FINISH
- 4 PROPOSED E911/GPS ANTENNAS MOUNTED TO INSIDE FACE OF PARAPET WALL (TYPICAL OF 2)
- 5 PROPOSED EXTERIOR 4'-0" WIDE SOUND TRANSMISSION CONTROL, STEEL, SOLID CORE DOOR, WITH 54 STC RATING BY "DOOR COMPONENTS INC."
- 6 PROPOSED 3'-0" WIDE STEEL DOOR AND FRAME WITH VERIZON WIRELESS SIGNAGE
- 7 EXISTING PALM TREE
- 8 EXISTING LIGHT POLE
- 9 OUTLINE OF EXISTING BUILDING BEYOND
- 10 EXISTING GRADE
- 11 EXISTING GRADE AT EXISTING BUILDING
- 12 PROPOSED VERIZON WIRELESS REVERSE SERVICE GENERATOR RECEPTACLE FOR EMERGENCY GENERATOR CONNECTION MOUNTED TO CONCRETE BLOCK WALL
- 13 PROPOSED CONCRETE PAD
- 14 PROPOSED RF TRANSPARENT SCREENS (SHOWN SHADED)
- 15 PROPOSED LOUVERED AIR VENT
- 16 PROPOSED TILE ROOF TO MATCH EXISTING ROOF
- 17 PROPOSED ROOF SURFACE (SHOWN DASHED)
- 18 PROPOSED DOWNSPOUT FOR ROOF DRAIN
- 19 PROPOSED SPLASH BLOCK





PREPARED FOR



P.O. BOX 19707  
IRVINE, CA 92623-9707  
(949) 222-7000

CONSULTANT

**JRN**  
**CIVIL ENGINEERS**  
232 AVENIDA FABRICANTE,  
SUITE 107  
SAN CLEMENTE, CA 92672  
(949) 248-4685

PROJECT NAME

VERIZON MARBURY MESA

9050 MIRA MESA BLVD  
SAN DIEGO, CA 92126

SAN DIEGO COUNTY

DRAWING DATES  
10/9/13 - COMMENTS

SHEET TITLE  
TOPOGRAPHIC SURVEY

PROJECTS\VERIZON\13077 ACM

C1

**LEGAL DESCRIPTION:**

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

LOT 1 OF MIRA MESA GRACE CHAPEL IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 9686, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JUNE 20, 1986.

ASSESSOR'S PARCEL NUMBER: 318-091-06

**ITEMS CORRESPONDING TO SCHEDULE "B":**

BY: COMMONWEALTH LAND TITLE COMPANY COMMITMENT NO.: 08020332  
4100 NEWPORT PLACE DR., SUITE 120 TITLE OFFICER: CHRIS MAZAR  
NEWPORT BEACH, CA 92660 DATED: AUGUST 30, 2013  
(949) 724-0706

THE FOLLOWING ITEMS WERE FOUND IN SAID COMMITMENT AND ARE REFERENCED ON THIS MAP. COVENANTS AND AGREEMENTS LISTED HEREON CONTAIN NUMEROUS ITEMS THAT AFFECT THE SUBJECT PROPERTY, CONTENTS SHOULD BE REVIEWED TO DISCERN SPECIFICS

- 1 WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS. THE EXTENT TO WHICH THIS ITEM AFFECTS THE SUBJECT PROPERTY CAN NOT BE DETERMINED FROM THE TITLE REPORT OR DOCUMENTS PROVIDED AND IS NOT PLOTTED HEREON.
- 2 AN EASEMENT TO CONSTRUCT, RECONSTRUCT, MAINTAIN, OPERATE AND REPAIR A PUBLIC SEWER OR SEWERS AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT RECORDED DECEMBER 8, 1960 AS INSTRUMENT NO. 238883 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
- 3 THE FACT THAT THE OWNERSHIP OF SAID LAND DOES NOT INCLUDE RIGHTS OF ACCESS TO OR FROM THE STREET OR HIGHWAY KNOWN AS MIRA MESA BOULEVARD, ADJUTING SAID LAND, SUCH RIGHTS HAVING BEEN SEVERED FROM SAID LAND BY THE DOCUMENT RECORDED JANUARY 3, 1961 AS INSTRUMENT NO. 281, OF OFFICIAL RECORDS, EXCEPTING THEREFROM THAT PORTION REVESTED PER QUITCLAIM DEED RECORDED JULY 22, 1980 AS INSTRUMENT NO. 80-229795 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS SHOWN HEREON.
- 4 AN EASEMENT FOR PUBLIC UTILITIES, INGRESS AND EGRESS AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT RECORDED OCTOBER 7, 1980 AS INSTRUMENT NO. 80-330520 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY BUT THE EXACT LOCATION CANNOT BE DETERMINED FROM RECORD AND IS NOT PLOTTED HEREON.
- 5 A CERTIFICATE OF CORRECTION TO MIRA MESA GRACE CHAPEL, MAP NO. 9686, RECORDED JULY 17, 1981 AS INSTRUMENT NO. 81-225818 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY BUT IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
- 6 AN EASEMENT FOR PUBLIC UTILITIES, INGRESS AND EGRESS AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT RECORDED DECEMBER 31, 1987 AS INSTRUMENT NO. 87-718204 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY BUT THE EXACT LOCATION CANNOT BE DETERMINED FROM RECORD AND IS NOT PLOTTED HEREON.
- 7 AN EASEMENT FOR PUBLIC UTILITIES, INGRESS AND EGRESS AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT RECORDED AUGUST 1, 2003 AS INSTRUMENT NO. 2003-0928644 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY BUT THE EXACT LOCATION CANNOT BE DETERMINED FROM RECORD AND IS NOT SHOWN HEREON.
- 8 THE MATTERS CONTAINED IN A DOCUMENT ENTITLED "CONDITIONAL USE PERMIT NO. 596245 PLANNED DEVELOPMENT PERMIT NO. 742743 CLEARWIRE - GRACE CHURCH PROJECT NO. 196501 PLANNING COMMISSION" RECORDED JULY 23, 2010 AS INSTRUMENT NO. 2010-0371501 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY BUT IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.

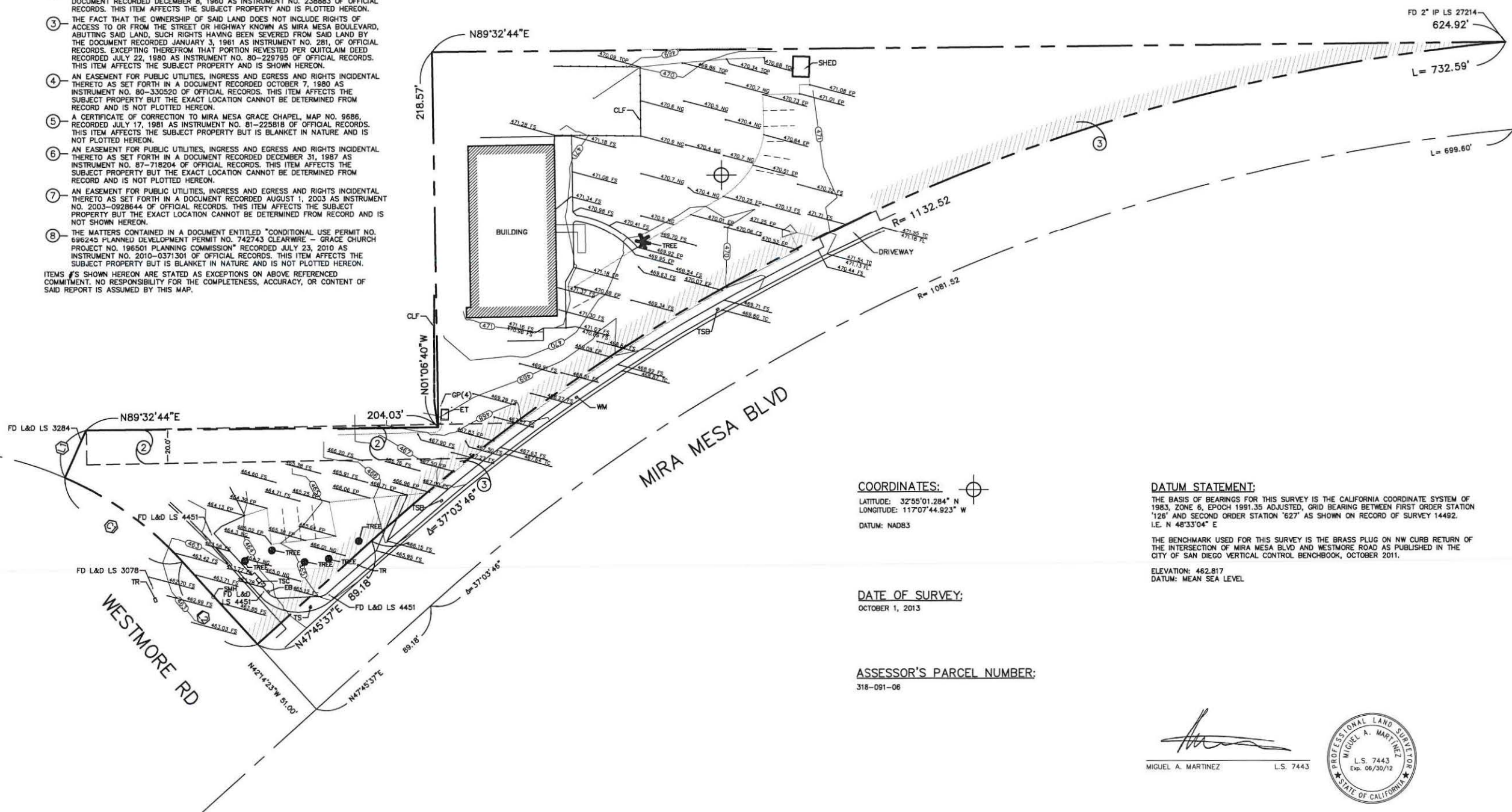
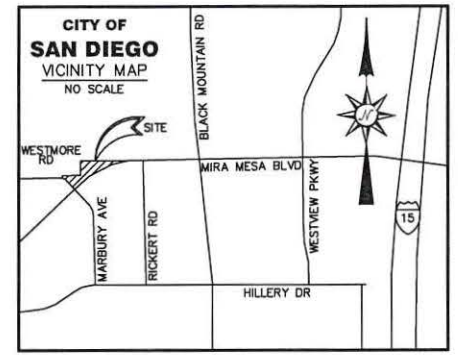
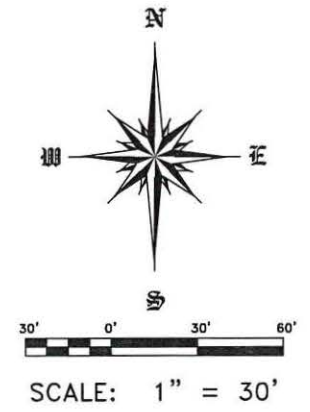
ITEMS NOT SHOWN HEREON ARE STATED AS EXCEPTIONS ON ABOVE REFERENCED COMMITMENT. NO RESPONSIBILITY FOR THE COMPLETENESS, ACCURACY, OR CONTENT OF SAID REPORT IS ASSUMED BY THIS MAP.

**LEGEND:**

- CLF - CHAIN LINK FENCE
- E - EAST
- EB - ELECTRIC BOX
- ET - ELECTRIC TRANSFORMER
- EP - EDGE OF PAVEMENT
- FD - FOUND
- FL - FLOW LINE
- FS - FINISH SURFACE
- GP - GUARD POST
- IP - IRON PIPE
- L&D - LEAD AND DISK
- LS - LICENSED SURVEYOR
- N - NORTH
- NG - NATURAL GROUND
- S - SOUTH
- SMH - SEWER MANHOLE
- TR - TELEPHONE RISER
- TS - TRAFFIC SIGNAL
- TSB - TRAFFIC SIGNAL BOX
- TSC - TRAFFIC SIGNAL CABINET
- TC - TOP OF CURB
- W - WEST
- WM - WATER METER

**LINE AND CURVE DATA:**

- ① N23°36'44"E 30.00'
- ② N42°14'23"W 64.84'
- Δ = 24°08'53"
- R = 200.00'
- L = 84.29'



**COORDINATES:**  
LATITUDE: 32°55'01.284" N  
LONGITUDE: 117°07'44.923" W  
DATUM: NAD83

**DATUM STATEMENT:**  
THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6, EPOCH 1991.35 ADJUSTED, GRID BEARING BETWEEN FIRST ORDER STATION '126' AND SECOND ORDER STATION '627' AS SHOWN ON RECORD OF SURVEY 14462. I.E. N 48°33'04" E

THE BENCHMARK USED FOR THIS SURVEY IS THE BRASS PLUG ON NW CURB RETURN OF THE INTERSECTION OF MIRA MESA BLVD AND WESTMORE ROAD AS PUBLISHED IN THE CITY OF SAN DIEGO VERTICAL CONTROL BENCHMARK, OCTOBER 2011.

**DATE OF SURVEY:**  
OCTOBER 1, 2013

**ASSESSOR'S PARCEL NUMBER:**  
318-091-06

MIGUEL A. MARTINEZ L.S. 7443

