REPORT TO THE HEARING OFFICER

HEARING DATE: June 11, 2014
ATTENTION: Hearing Officer
SUBJECT: VERIZON – GRACE CHURCH (MARBURY MESA)
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

Rev 1/25/11 hmd
Aerial Photo
VERIZON- GRACE CHURCH PROJECT NUMBER 348610
9050 MIRA MESA BOULEVARD
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

<table>
<thead>
<tr>
<th>PROJECT NAME:</th>
<th>Verizon – Grace Church</th>
</tr>
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<tbody>
<tr>
<td>PROJECT DESCRIPTION:</td>
<td>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.</td>
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<tr>
<td>COMMUNITY PLAN AREA:</td>
<td>Mira Mesa</td>
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<tr>
<td>DISCRETIONARY ACTIONS:</td>
<td>Conditional Use Permit/Neighborhood Development Permit.</td>
</tr>
<tr>
<td>COMMUNITY PLAN LAND USE DESIGNATION:</td>
<td>Residential.</td>
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### ZONING INFORMATION:

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<tr>
<th>ZONE:</th>
<th>REQUIRED:</th>
<th>PROPOSED:</th>
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<tr>
<td>AR-1-2</td>
<td>30-feet</td>
<td>35-feet</td>
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<tr>
<td>HEIGHT LIMIT:</td>
<td>Increases permitted with additional setbacks.</td>
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<td>FRONT SETBACK:</td>
<td>25-feet</td>
<td>49-feet</td>
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<td>SIDE SETBACK:</td>
<td>20-feet</td>
<td>154-feet, 9-inches</td>
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<tr>
<td>REAR SETBACK:</td>
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<td>62-feet, 5-inches</td>
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### ADJACENT PROPERTIES:

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<th>LAND USE DESIGNATION &amp; ZONE</th>
<th>EXISTING LAND USE</th>
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<tr>
<td>NORTH:</td>
<td>Residential; RS-1-14.</td>
<td>Single-Family Residential</td>
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<td>SOUTH:</td>
<td>Commercial; AR-1-2.</td>
<td>US Post Office</td>
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<tr>
<td>EAST:</td>
<td>Commercial; CC-1-3.</td>
<td>Commercial</td>
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<tr>
<td>WEST:</td>
<td>Residential; RS-1-14.</td>
<td>Church</td>
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### DEVIATIONS OR VARIANCES REQUESTED:

A request to deviate from the 250-square foot maximum equipment enclosure size.

### 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 with no conditions.
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 FCCs RF Safety Guidelines. Therefore, the project would not result in any significant health or safety risks to the surrounding area within matters of the City's jurisdiction.

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

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

The WCF Regulations, Land Development Code Section 141.0420, require that 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.

Karen Lynch  
Development Project Manager  
Development Services  

Adopted on: June 11, 2014  

Job Order No. 24004230
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" conditions(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

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 from Westmore Drive & Marbury Avenue

View from Elderbury Court
Proposed Tower & Equipment Location from

Aerial View of Subject Site & Surroundings
Proposed antennas mounted within proposed tower

Proposed equipment enclosure

Proposed block wall with stucco finish to match other proposed structures

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.
Existing coverage

Proposed coverage
NOTICE OF EXEMPTION

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

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

PROJECT NO.: 348610
PROJECT TITLE: Verizon Grace Church

PROJECT LOCATION-SPECIFIC: 9050 Mira Mesa Boulevard, San Diego, CA 92126
PROJECT LOCATION-CITY/COUNTY: San Diego/San Diego

DESCRIPTION OF NATURE AND PURPOSE OF THE PROJECT: CONDITIONAL USE PERMIT (CUP) and NEIGHBORHOOD DEVELOPMENT PERMIT (NDP) for a new wireless communication facility consisting of a 35-foot tall architectural tower concealing 12 panel antennas and a 4-foot diameter microwave dish with associated equipment to be located in the bottom of the tower. A generator and mechanical units in a 164 square-foot enclosure are also proposed with this project. The project is located in the AR-1-2 zone, within the Mira Mesa Planning area and Council District 6.

NAME OF PUBLIC AGENCY APPROVING PROJECT: City of San Diego

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Leslie Vartanian, Verizon Wireless, 1505 Sand Canyon Avenue, Building D104, Irvine, CA 92618; (949) 286-8623

EXEMPT STATUS: (CHECK ONE)
( ) MINISTERIAL
( ) DECLARED EMERGENCY
( ) EMERGENCY PROJECT
( X ) CATEGORICAL EXEMPTION: SECTION 15303: NEW CONSTRUCTION OR CONVERSION OR SMALL STRUCTURES

REASONS WHY PROJECT IS EXEMPT: The project has been determined to be exempt from CEQA pursuant to Section 15303 of CEQA Guidelines. Section 15303 allows the construction of limited numbers of new, small facilities or structures. None of the exceptions listed in CEQA Guidelines Section 15003.2 apply, therefore, this exemption is applicable to the proposed project.

LEAD AGENCY CONTACT PERSON: M. Blake
TELEPHONE: (619) 446-5375

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

SIGNATURE/SENIOR PLANNER

DATE

CHECK ONE:
(X) SIGNED BY LEAD AGENCY
( ) SIGNED BY APPLICANT

DATE RECEIVED FOR FILING WITH COUNTY CLERK OR OPR:
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
2. John Horst
3. Craig Radke
4. Bruce Brown
5. Marvin Miles
6. Michael Linton
7. Julia Schriber
8. Bob Mixon
9. Eileen Magno
10. Pat O'Donohoe
11. Kent Lee
12. Ralph Carolin
13. Tom Derr

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 Wateridge 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 Wateridge 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.

      i. Last month’s agenda included link to the new draft 600-24 to be reviewed by the planning committee before recommendations
ii. There was a question 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 Brengei/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 52nd District.
      i. Dr. Fred Simon – former trauma director at Scripps La Jolla – has lived in the 52nd district for 25 years.
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 Brengei/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 Brengei/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 Brengen/Tom Derr. Motion carried 12-0-1.

6. Elected Officials/Government Agencies
   a. United States Congress – California 52nd 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 – jlv@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 2nd to April 21st – 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
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. Dedication is on track to take place on a Saturday in October 2014 as close to Jonas Salk’s 100th birthday as possible

vii. 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

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 22nd 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 – 45th anniversary/4th of July committees – 4th 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 (4th annual) will be on May 31st at Mira Mesa High School; not limited to Mira Mesa residents – auditions May 6th and May 13th; 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
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.
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**
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:**

---

Printed on recycled paper. Visit our website at: www.sandiego.gov/development-services

Upon request, this information is available in alternative formats for persons with disabilities.
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  ᵗ Tenant/Lessee

Street Address:
9050 Mira Mesa Blvd.

City/State/Zip:
San Diego, CA  92126

Phone No:
838-271-7730

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  ᵗ 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  ᵗ 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  ᵗ 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**

<table>
<thead>
<tr>
<th>Date</th>
<th>Action</th>
<th>Description</th>
<th>City Review Time</th>
<th>Applicant Response</th>
</tr>
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<tbody>
<tr>
<td>11/19/2013</td>
<td>Submittal for Completeness Check</td>
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<td>12/6/2013</td>
<td>Completeness Review Assessment</td>
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<td>First Assessment</td>
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<td>Second Submittal</td>
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<tr>
<td>4/24/14</td>
<td>Issues Resolved</td>
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<td>23 days</td>
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<td>6/11/2014</td>
<td>Hearing Officer Hearing</td>
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<td>1 month, 18 days</td>
<td></td>
</tr>
</tbody>
</table>

**TOTAL STAFF TIME**  
4 months  
13 days

**TOTAL APPLICANT TIME**  
2 months,  
23 days

**TOTAL PROJECT RUNNING TIME**  
6 months,  
23 days

**Based on 30 days equals to one month.**
DATE OF NOTICE: May 28, 2014

NOTICE OF PUBLIC HEARING

HEARING OFFICER

DEVELOPMENT SERVICES DEPARTMENT

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

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 or in person at the Development Services Department, located at 1222 First Avenue, 3rd Floor, San Diego, CA 92101.
The decision made by the Planning Commission is the final decision by the City.

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

LEGAL DESCRIPTION
All the land herein described is located in the County of San Diego, State of California, bounded as follows:

LOOKING WEST OF MIRA MESA BOULEVARD, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, AND DESCRIBED BY PARK, ALSO IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DATE 06/24/1960.

CONSULTANT TEAM
ARCHITECT:
Booth & Suarez Architecture Inc.
3615 La Jolla Village Drive, Suite 203
La Jolla, CA 92037
(858) 454-6841
(858) 454-6844

SURVEYOR:
AVIES Surveyors
15600 Calle Patino, Suite 167
San Diego, CA 92127
(858) 240-4885

LEASING/PLANNING:
ForRent Inc.
12910 Westlake Avenue
Los Angeles, CA 90025
(310) 601-3238

PROJECT SUMMARY
APPLICANT:
Verizon Wireless
9050 Mira Mesa Blvd.
San Diego, CA 92126

OWNER:
Verizon Wireless

PROJECT DESCRIPTION:
Installation of various wireless telecommunications equipment, including but not limited to:
- 3 existing solar powered antennas
- New tower structure for a 20′ high tower
- New tower structure for a 50′ high tower
- New tower structure for a 40′ high tower
- New tower structure for a 75′ high tower
- New tower structure for a 80′ high tower

EXISTING EQUIPMENT:
- Existing tower structure

NEW EQUIPMENT:
- New tower structure
- New solar panels
- New antennas

ACCESSIBILITY DISCLAIMER
This Project is a Type III Exception under the California Telecommunications Facilities Accessible Facilities Act. The tower structure is exempt from the Telecommunications Accessibility Standards Act.

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 Electrical Code, 2010 Edition
- The most restrictive code shall prevail.

SHEET SCHEDULE
T-1

T-1 TITLE SHEET AND PROJECT DATA
A-2 SITE PLAN
A-3 EQUIPMENT ELEVATION PLAN
A-4 EXISTING FUNDAMENTAL
L-1 LANDSCAPE DEVELOPMENT PLAN
C-1 TOPOGRAPHIC SURVEY

PROJECT DATA
PROJECT NAME:
MARBURY MESA
9050 MIRA MESA BOULEVARD
SAN DIEGO, CA 92126

DRAWING SCHEDULE
Sheet
1
2
3
4
5
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7
8
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10
11
12
13

SHEET NAME
PROJECT
SUMMARY
CONSTRUCTION
PERMITS REQUIRED
LEGAL DESCRIPTION
SCALE
THOMAS GUIDE PAGE: 1209 - 03
ADDRESS
9050 MIRA MESA BOULEVARD
SAN DIEGO, CA 92126
DIRECTIONS:
THOMAS GUIDE PAGE: 1209 - 03
ADDRESS
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SAN DIEGO, CA 92126
DIRECTIONS:
THOMAS GUIDE PAGE: 1209 - 03
ADDRESS
9050 MIRA MESA BOULEVARD
SAN DIEGO, CA 92126
DIRECTIONS:
PROPOSED VERIZON WIRELESS ANTENNAS MOUNTED INSIDE PROPOSED 30'-0" HIGH MONUMENT TOWER BEHIND RF TRANSPARENT SCREENS

PROPOSED VERIZON WIRELESS 4'-D" MICROWAVE DISH ANTENNA MOUNTED INSIDE PROPOSED 30'-0" HIGH MONUMENT TOWER BEHIND RF TRANSPARENT SCREENS

ELEVATION NOTES:
1. PROPOSED VERIZON WIRELESS ENCLOSURE (SHOWN DASHED) WITH 4'-D" MICROWAVE DISH ANTENNA MOUNTED TO HOE FACE OF MONUMENT TOWER (SHOWN DASHED)
2. PROPOSED CONCRETE BASE WELDED TO HOE FACE OF MONUMENT TOWER (SHOWN DASHED)
3. PROPOSED CONCRETE BASE WELDED TO HOE FACE OF MONUMENT TOWER (SHOWN DASHED)
4. PROPOSED CONCRETE BASE WELDED TO HOE FACE OF MONUMENT TOWER (SHOWN DASHED)

NORTHWEST EXTERIOR ELEVATION
SOUTHWEST EXTERIOR ELEVATION

NORTEAST EXTERIOR ELEVATION
SOUTHEAST EXTERIOR ELEVATION

ATTACHMENT 15