

# San Diego Planning Commission Meeting

## **PHONE-IN TESTIMONY PERIOD NOW OPEN FOR** **Project No. 1084692 VERIZON SPRING CANYON**

**Telephone** - Dial 669-254-5252 or (Toll Free) 833-568-8864.

When prompted, input Webinar ID: **160 407 5570**

### **How to Speak to a Particular Item or During Non-Agenda Public Comment:**

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**Development Services Department**

# **VERIZON SPRING CANYON**

## **Project No. 1084692**

**Item # 3**

**Planning Commission**

**April 16, 2026**

# Project Scope

**Location:** 12227 Spring Canyon Road, Scripps Miramar Ranch Community Plan area, RS-1-8 Zone

**Approvals:** Process Four  
Conditional Use Permit No. 3265403  
Planned Development Permit No. 3265404  
CEQA Determination (EXEMPT) - 15302  
(Replacement or Reconstruction)

# Project Scope

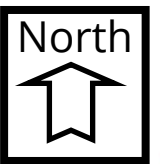
- Proposes to modify an existing Verizon Wireless Communication Facility (WCF)
- WCF contains:
  - Existing 48-foot faux mono-eucalyptus tree that will be rebranched.
  - Twelve (12) total panel antennas.
    - Replace six (6) existing panel antennas.
    - Six (6) existing panel antennas.
  - Nine (9) existing Remote Radio Units (RRUs)
  - One (1) existing microwave antenna.
  - Existing 237-square-foot equipment enclosure.

# Aerial Photograph with Land Use



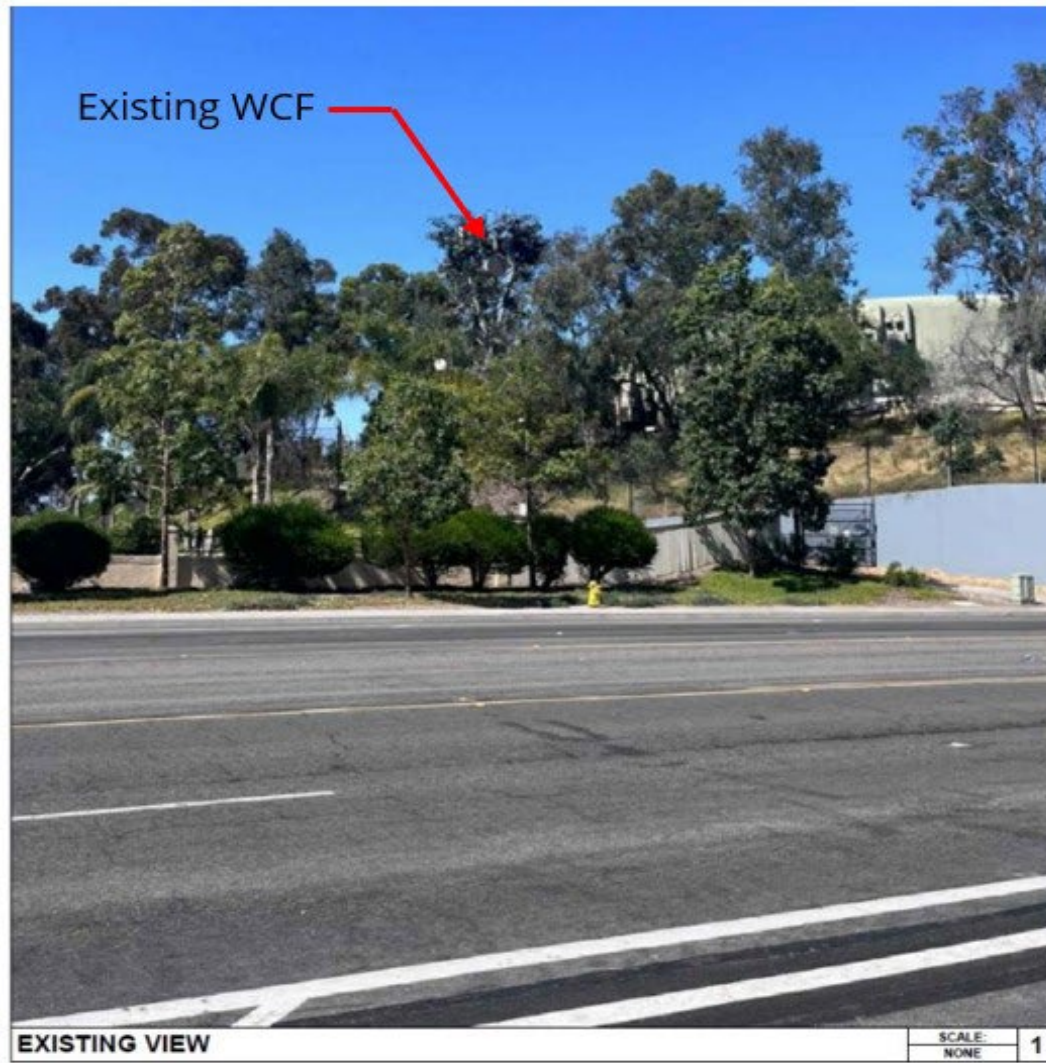
**Legend**

- Various Density Residential
- Open Space
- Location of the proposed WCF



# Photo Simulation

Existing and proposed, looking South-West toward the WCF



# Community Planning Group

**Date:** March 7, 2025

- Scripps Miramar Ranch Community Planning Group
- Approve: 19-0-0 the Conditional Use Permit and Planned Development Permit

# Approvals

## **Conditional Use Permit**

- The Project is located in a residential zone on premises that does not contain residential development but is located less than 100 feet from a residential property.

## **Planned Development Permit**

- A deviation to the maximum zone height.



# Deviations

## Planned Development Permit

<b>DEVIATIONS SUMMARY</b>			
<b>Table 1</b>			
<b>Deviation Description</b>	<b>Deviation from SDMC</b>	<b>Allowed/Required</b>	<b>Proposed</b>
<b>Max structure height</b>	<a href="#"><u>SDMC Section 126.0602</u></a>	35-feet	48-feet



# Staff Recommendation

APPROVE

**Conditional Use Permit No. 3265403**

**Planned Development Permit No. 3265404**

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