



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: July 27, 2022 REPORT NO. HO--22-034

HEARING DATE: August 3, 2022

SUBJECT: VERIZON - PARABROOK Process Three

PROJECT NUMBER: [691452](#)

OWNER/APPLICANT: NEW SEASONS CHURCH/VERIZON WIRELESS

SUMMARY

Issue: Should the Hearing Officer approve a Conditional Use Permit (CUP) and a Neighborhood Development Permit (NDP) for a Wireless Communication Facility (WCF) at 7997 Paradise Valley Road in the Skyline Paradise Hills Community Planning area?

Staff Recommendation: Approve CUP No. 2566660 and NDP No. 2566661.

Community Planning Group Recommendation: On March 8, 2022, the Skyline – Paradise Hills Planning Committee voted 8-0-0 to recommend approval of the proposed project with conditions (Attachment 7).

Environmental Review: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 (Existing Facilities). There is no pending appeal of the environmental determination. The environmental exemption determination for this project was made on June 2, 2022, and the opportunity to appeal that determination ended June 16, 2022 (Attachment 6).

BACKGROUND

The WCF application consists of six (6) existing antennas on two 30-foot light poles in a church parking lot located at 7997 Paradise Valley Road, San Diego, CA 92139 in the RS-1-7 zone and Residential designation within the Skyline-Paradise Hills Community Plan. (Attachments 1, 2 and 3). An existing CUP No. 190758 for this site expired on February 10, 2020. All non-completely concealed WCF permits contain a 10 year expiration date condition to allow the decision maker to reconsider the site based on technology and design changes at the time of the new submittal. The existing CUP No. 190758 permitted six antennas on two 30-foot tall light standards within a 260 square foot enclosure. Under the current application, Verizon Wireless is not proposing any changes to the

existing facility and is requesting to continue to operate under the existing design. If approved, the permit will include a new 10 year expiration date condition.

[Council Policy 600-43](#) assigns preference levels to WCFs proposed on different land uses, with Preference 1 being the highest and Preference 4 the lowest. The most preferred locations, Preference 1, are generally non-residential uses/zones and are permitted ministerially. The least preferred locations, Preference 4, are residential uses in residential zones and require a CUP decided in accordance with Process Four. Various land uses and zones between those Preference levels dictate decision levels and required permits from a Neighborhood Use Permit, Process Two to a CUP, Process Three. This project is located in a residential zone, but the land use is non-residential which under [SDMC Section 141.0420\(c\)](#) may be permitted as a Preference 3, CUP, Process Three. Pursuant to LDC 141.0420e(3), the existing equipment enclosure exceeds the allowable 250-square feet for an equipment enclosure supporting a WCF. As a result, an NDP is required. The NDP can be supported, since all equipment are concealed within the existing 260-square foot enclosure and painted to match. The enclosure is located within the embankment and is painted to match the existing building. There is also existing mature landscaping that helps with screen the WCF from all views.

This WCF has been in Verizon's network since 2005. The aerial maps provided with the application indicate that the surrounding area is primarily single-family residential and the Preference 3 category remains the appropriate locational category. A coverage map shows the existing coverage and predicted loss of coverage without the site. According to the coverage map, there are no other nonresidential or preferred locations within the neighborhood grid to allow the construction of another WCF as residential development surrounds the site.

DISCUSSION

Verizon Wireless is not proposing any modifications to the facility or its appearance. The site contains six (6) 50-inch antennas located on two (2) 30-foot light standards. Each light standard contains three antennas located inside a 24-inch diameter radome to conceal the antennas from view. The facility also includes three (3) Remote Radio Units (RRUs) located inside an existing 260 square foot equipment enclosure located on the embankment north of the existing parking lot. The project site is located on Paradise Valley Road near the intersection of Paradise Valley Road and Meadowbrook Drive. The surrounding area is mostly residential with a library and commercial auto uses directly across the street.

The existing WCF has been on this property since 2005. The request is to continue operation of the WCF. The City of San Diego's WCF regulations require that applicants use all reasonable means to conceal or minimize visual WCF impacts through integration among other existing uses through the use of architecture, landscape, and siting solutions. Staff has reviewed the proposed project and the WCF is inconspicuous from view and appropriately screened by the 24-inch diameter radome mounted at the top of each existing light standard. Each radome will be painted to match the light pole to ensure proper integration and concealment consistent with the [City's WCF Design Guidelines](#). The radome is designed using Fiberglass Reinforced Panel (FRP) materials that allow the antennas to transmit signal without any interference. The antennas and all associated mounting apparatus are concealed appropriately inside the radome.

The ancillary equipment associated with this project is completely contained within a 260-square foot equipment enclosure with a pitch roof and vents. Existing mature landscaping is located along Paradise Valley Road and screens views of the facility from all directions.

Community Plan:

The Skyline-Paradise Hills Community Plan contains policies recommending that the City analyze visual impacts and ensure public review and comment for any WCF proposed in a residential area. Additionally, the City of San Diego's General Plan Urban Design Element (Policy UD-A.15) requires that the visual impact of wireless facilities be minimized by concealing wireless facilities in existing structures or using screening techniques to hide or blend them into the surrounding area. The plan also calls for these facilities to be designed to be aesthetically pleasing and respectful of the neighborhood context. Furthermore, the plan states that equipment associated with wireless facilities be concealed from view. The associated equipment is not visible from the public right-of-way because it is located in an enclosure on the embankment north of the existing parking lot.

Consistent with Community Plan and Policy UD-A.15, the WCF antennas are concealed inside 24-inch Fiberglass Reinforced Panel (FRP) radomes at the top of two 30-foot parking lot light poles. The radome, and the light poles are all painted to match for consistency. The ancillary equipment associated with this WCF is located inside an existing 260-square foot equipment enclosure, painted to match the existing church building. Existing mature landscaping nearby helps screen the equipment enclosure along Paradise Valley Road.

CONCLUSION

As designed, the entirety of the WCF is consistent with Council Policy 600-43, the WCF Design Guidelines and SDMC Section 141.0420 development regulations.

ALTERNATIVES

1. Approve Conditional Use Permit No. 2566660 and Neighborhood Development Permit No. 2566661 with modifications.
2. Deny Conditional Use Permit No. 2566660 and Neighborhood Development Permit No. 2566661, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



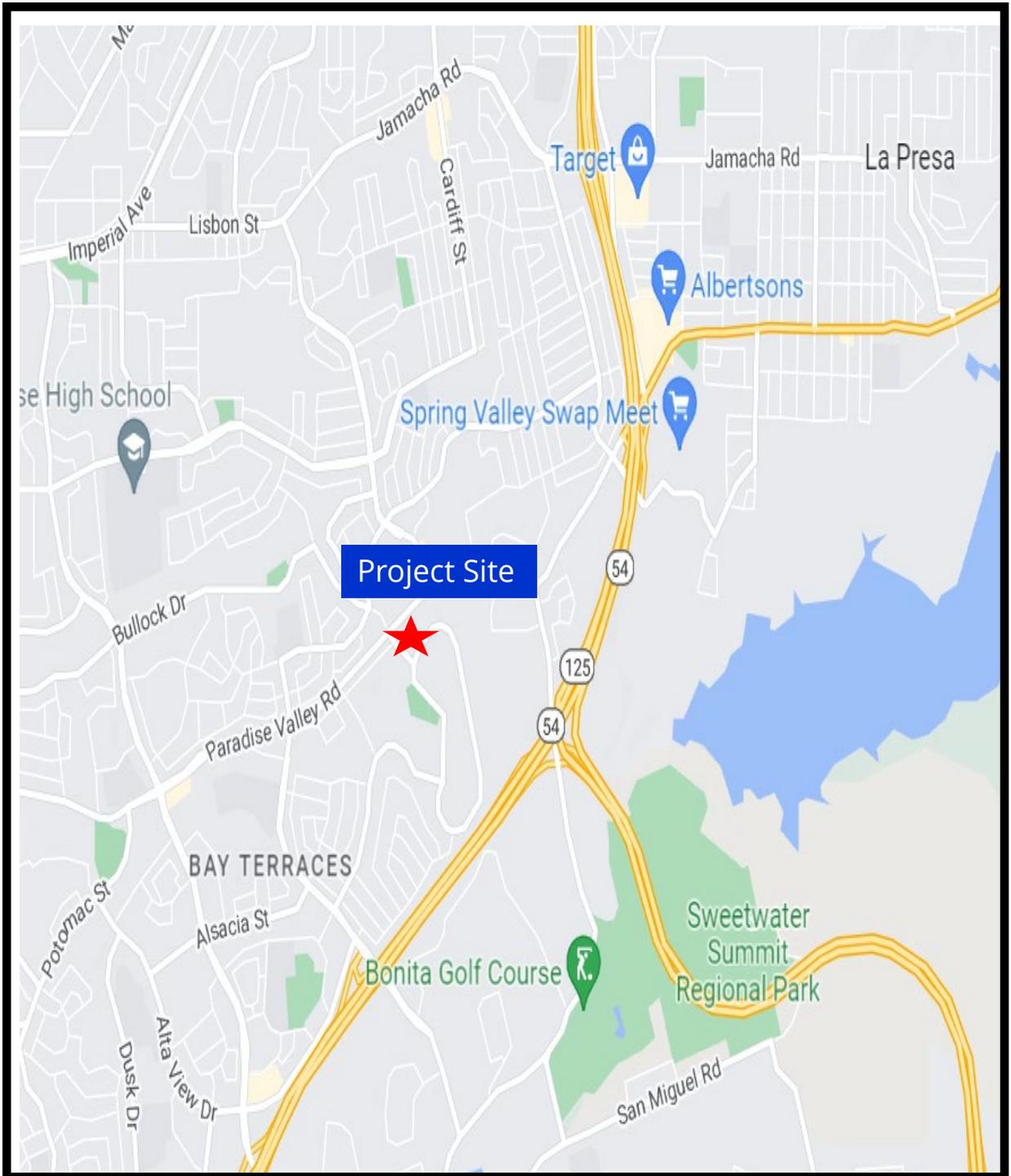
Karen Howard, Development Project Manager

Attachments:

1. Project Location Map
2. Community Plan Land Use Map
3. Aerial Photograph

4. Draft Resolution with Findings
5. Draft Permit with Conditions
6. Environmental Exemption
7. Community Planning Group Recommendation
8. Ownership Disclosure Statement
9. Project Plans

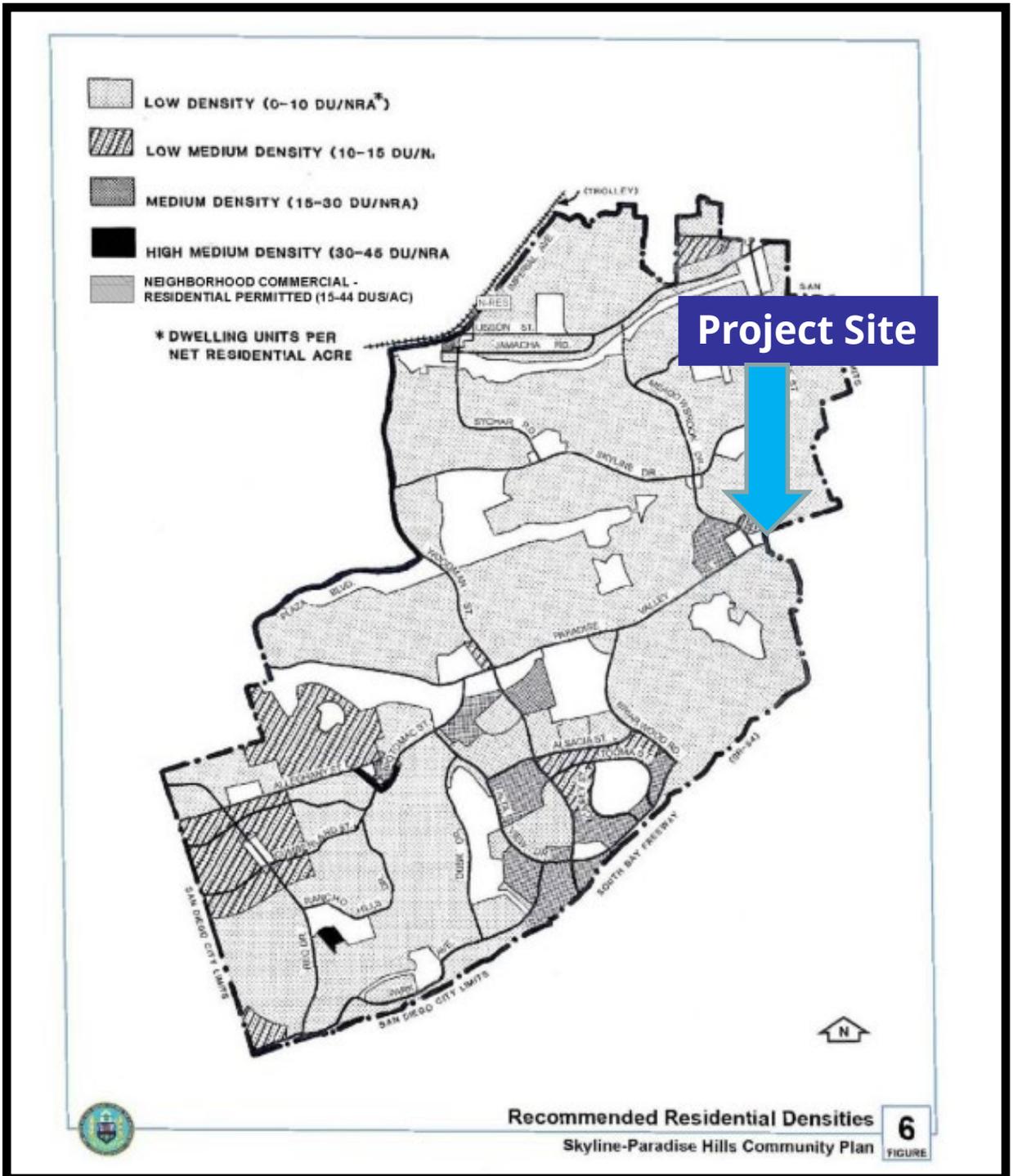
Rev 2/10/16pjf



Project Location

Parabrook-Verizon, Project No. 691452
7997 Paradise Valley Road







Project Site



Skyline-Paradise Hills - Aerial

**Parabrook-Verizon, Project No. 691452
7997 Paradise Valley Road**



HEARING OFFICER
RESOLUTION NO.
CONDITIONAL USE PERMIT NO. 2566660
NEIGHBORHOOD DEVELOPMENT PERMIT NO. 2566661
VERIZON WIRELESS PARABROOK
PROJECT NO. 691452

WHEREAS, NEW SEASONS CHURCH, a California non-profit corporation, Owner, and VERIZON WIRELESS, Permittee, filed an application with the City of San Diego for a permit to continue the use of an existing Wireless Communication Facility (WCF) (as described in and by reference to the approved Exhibits "A") on portions of a 2.06 acre site;

WHEREAS, the project site is located at 7997 Paradise Valley Road in the RS-1-7 zone of the Skyline Paradise Hills Community Plan;

WHEREAS, the project site is legally described as Lot 2 of Baptist Heights, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 6030, filed in the Office of the County Recorder of San Diego County on January 23, 1968;

WHEREAS, on June 2, 2022, 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 Guidelines Section 15301 and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

WHEREAS, on August 3, 2022, the Hearing Officer of the City of San Diego considered Conditional Use Permit No. 2566660 and Neighborhood Development Permit No. 2566661 pursuant to the Land Development Code of the City of San Diego; NOW THEREFORE,

BE IT RESOLVED by the Hearing Officer of the City of San Diego, that it adopts the following findings with respect to Conditional Use Permit No. 2566660 and Neighborhood Development Permit No. 2566661:

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

1. Findings for all Conditional Use Permits

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

The Skyline-Paradise Hills Community Plan contains policies recommending that the City analyze visual impacts and ensure public review and comment for any WCF proposed in a residential area. The project is an existing WCF, consisting of six panel antennas concealed inside a 24-inch diameter radome on two 30-foot tall light standards. The ancillary equipment associated with this WCF is located inside an existing 257257-square foot equipment enclosure located on the embankment north of the existing parking lot, painted to match the color of the New Seasons church building located on the project site. The existing permit associated with this WCF expired and a new permit is required in accordance with the SDMC regulations applicable at the time of the application submittal. A 10-year permit expiration date is added to all non-completely concealed WCF to allow City staff and decision makers to assess technology and design changes.

As part of this application, Verizon Wireless is proposing to maintain the existing design and to continue to operate the existing WCF without any changes. The existing site, located in the RS-1-7 zone of the Skyline Paradise Hills Community Plan area, has been designed to comply with the WCF Design Guidelines. The two light standards housing the WCF antennas and radomes serve a primary purpose to provide lighting to the parking area and a secondary purpose for the use of a WCF. Consistent with the WCF design guidelines, the antennas are concealed inside the 24-inch Fiberglass Reinforced Panel (FRP) radome. The radome, and the light poles are all painted to match for consistency.

The ancillary equipment associated with this WCF is located inside an existing 257-square foot equipment enclosure, painted to match the existing church building. Existing mature landscaping nearby helps screen the equipment enclosure along Paradise Valley Road.

The project is located in a Preference Level 3 location in accordance with Council Policy 600-43. During staff's review, Verizon Wireless indicated their desire for the existing WCF to stay at this location. Due to the existing area and topography, no other locations were considered. Instead, Verizon Wireless is proposing for the WCF to stay at the current location which provides the necessary coverage objective with a WCF design that complies with the City WCF Design requirements. The smaller scale, 24-inch diameter radomes concealing the antennas on the light standards continue to be proportional and appropriate to the current setting. Since the antennas will continue to be concealed, the WCF is consistent with SDMC Section 141.0420 requirements for visual impacts.

Additionally, the City of San Diego's General Plan Urban Design Element (Policy UD-A.15) requires that the visual impact of wireless facilities be minimized by concealing wireless facilities in existing structures or using screening techniques to hide or blend them into the surrounding area. The plan also calls for these facilities to be designed to be aesthetically pleasing and respectful of the neighborhood context. Furthermore, the plan

states that equipment associated with wireless facilities be concealed from view.

Through the use of reasonable means to conceal or minimize visual WCF impacts, integration among other existing uses and the use of architecture, landscape, and siting solutions, the proposed WCF complies with the City's Land Development Code, SDMC Section 141.0420, Wireless Communication Facilities, as well as the requirements of the Community Plan and the City's General Plan. The proposed WCF does not adversely affect the applicable land use plan or the City's General Plan.

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

The project is an existing WCF, consisting of six panel antennas concealed inside 24-inch diameter radome on two light standards. The ancillary equipment associated with this WCF is located inside an existing 257-square foot equipment enclosure, painted to match the church building. The existing permit associated with this WCF expired and a new permit is required in accordance with the regulations applicable at the time of the application submittal. A 10-year permit expiration date is added to all non-completely concealed WCF to allow City staff and decision makers to assess technology and design changes.

The project was determined to be exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 (Existing Facilities). 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. All proposed improvement plans associated with the project will be reviewed prior to issuance of construction permits and inspected during construction to ensure the project will meet or exceed all relevant and applicable building, electrical, mechanical, plumbing and fire codes.

The Telecommunications Act of 1996 preempts local governments from regulating the "placement, construction and modification of wireless communication facilities on the basis of the environmental effects of Radio Frequency (RF) emissions to the extent that such facilities comply with the Federal Communication Commission's (FCC) standards for such emissions." A Radio Frequency Safety Survey Report was prepared by Dtech Communications dated April 2, 2021 which concluded that the project is in compliance with FCC standards for RF emissions. The project would not result in any significant health or safety risks to the surrounding area within matters of the City's jurisdiction. Therefore, the proposed project will not be detrimental to the public health, safety and welfare.

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

The project is an existing WCF, consisting of six panel antennas concealed inside 24-inch diameter radome on two light standards. The equipment associated with this WCF is located inside an existing 257-square foot equipment enclosure, painted to match the church building. The existing permit associated with this WCF expired and a new permit

is required in accordance with the regulations applicable at the time of the application submittal. A 10-year permit expiration date is added to all non-completely concealed WCF to allow City staff and decision makers to assess technology and design changes.

Land Development Code, SDMC Section 141.0420(c)(1)(A) permits WCFs on sites zoned RS-1-7 with a CUP since the antennas associated with this WCF are located 100-feet away from any dwelling units, child center, or school enrolled in any grade kindergarten through grade 8 and there is no residential use on the premises. The WCF is currently located in a residential zone, and within the parking lot of an existing church property. The light standards as designed provide lighting as the primary use and the use of WCF as a secondary function. The overall architecture of the light standards are consistent with the City of San Diego WCF Design Guidelines.

Pursuant to SDMC Section 141.0420(e)(3), the existing equipment enclosure exceeds the allowable 250-square feet for an equipment enclosure supporting a WCF. As a result, an NDP is required. The NDP can be supported because the associated equipment is appropriately designed and located within an enclosure that is both painted to match the church building onsite and screened by existing mature landscaping that helps screen the facility. Aside from exceeding the WCF equipment footprint for which a NDP is required and supported, the project complies with the development regulations of the RS-1-7 zone and no deviations are proposed. Therefore, the proposed development will comply with the regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.

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

This WCF is located in a Preference Three location as outlined in Council Policy 600-43. The policy sets forth locational categories that correspond to the process levels contained within the Land Development Code (LDC) at SDMC Section 141.0420, WCF Regulations. These guidelines establish a hierarchy from the most preferred location (Preference 1) to the least preferred location (Preference 4). Applications for sites either in Preference 2, 3 or 4 locations should include additional information from the applicant substantiating why a lower preference location was not used.

The site is zoned RS-1-7 and designated in the community plan for residential uses. A Conditional Use Permit (Process 3) is required for a WCF on this site. A Neighborhood Development Permit (Process 2) is also required to allow an equipment enclosure that exceeds 250 square feet.

SDMC Section 141.0420(c)(1)(A) permits WCFs on sites zoned RS-1-7 with a CUP since the antennas associated with this WCF are located 100-feet away from the any dwelling units, child center, or school enrolled in any grade kindergarten through grade 8 and there is no residential use on the premises. The overall objective of the WCF regulations is to identify process levels and provide design requirements. The trend to eliminate land line phones and the resulting demand for wireless coverage in residential areas was recognized in the development of the WCF regulations by encouraging use of non-residential properties. This is an existing WCF on a site with a non-residential use surrounded by residential uses. In this situation, maintaining the site on the church

property is preferable to pursuing a new location in a residential backyard or the creation of several public right-of-way sites, which compared to this project, could create visual impacts in this residential area.

Therefore, the use is appropriate at this location because it is designed appropriately and integrates well into the light standards and the context of the neighborhood.

B. Neighborhood Development Permit SDMC Section 126.0604

1. Findings for all Neighborhood Development Permits:

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

The Site Development Permit Finding at A.1.a. above and all supporting facts therein are adopted and incorporated herein by reference in their entirety.

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

The Site Development Permit Finding at A.1.b. above and all supporting facts therein are adopted and incorporated herein by reference in their entirety.

c. 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 Site Development Permit Finding at A.1.c. above and all supporting facts therein are adopted and incorporated herein by reference in their entirety. Pursuant to SDMC Section 141.0420e(3), the existing ancillary equipment enclosure exceeds the allowable 250-square feet for an equipment enclosure supporting a WCF. As a result, an NDP is required. The NDP can be supported, since all equipment is concealed within the existing 257-square foot enclosure, located within an embankment and painted to match the existing building on site. There is also existing mature landscaping that helps screen the WCF from all views.

Aside from exceeding the WCF equipment footprint for which a NDP is required and supported, the project complies with the development regulations of the RS-1-7 zone and no deviations are proposed. Therefore, the proposed development will comply with the regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.

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

BE IT FURTHER RESOLVED that, based on these findings adopted by the Hearing Officer,

ATTACHMENT 4

Conditional Use Permit No. 2566660 and Neighborhood Development Permit No. 2566661 are hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit Nos. 2566660 and 2566661 a copy of which is attached hereto and made a part hereof.

Karen Howard
Development Project Manager
Development Services

Adopted on: August 3, 2022

IO#: 11004545

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

**WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501**

INTERNAL ORDER NUMBER: 11004545

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CONDITIONAL USE PERMIT NO. 2566660
NEIGHBORHOOD DEVELOPMENT PERMIT NO. 2566661
VERIZON WIRELESS PARABROOK PROJECT NO. 691452
HEARING OFFICER

This Conditional Use Permit No. 2566660 and Neighborhood Development Permit No. 2566661, are granted by the Hearing Officer of the City of San Diego to NEW SEASONS CHURCH, a California non-profit corporation, Owner, and VERIZON WIRELESS, Permittee, pursuant to San Diego Municipal Code [SDMC] Sections 126.0301, 126.0401 and 141.0420. The site is located at 7997 Paradise Valley Road in the RS-1-7 zone of the Skyline Paradise Hills Community Plan area. The project site is legally described as Lot 2 of Baptist Heights, in the City of San Diego, County of San Diego, State of California, according to Map Thereof No. 6030, filed in the Office of the County Recorder of San Diego County on January 23, 1968.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner and Permittee for a wireless communication facility, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"], dated August 3, 2022, on file in the Development Services Department.

The project shall include:

- a. A Wireless Communication Facility (WCF) consisting of six (6) antennas on two 30-foot tall light standards in a church parking lot. Antennas shall be concealed inside a 24-inch diameter radome on each light standard designed using Fiberglass Reinforced Panel (FRP), painted to match the entirety of the pole. This Conditional Use Permit will replace Conditional Use Permit No. 190758;
- b. The equipment associated with this project located within a 257-square foot enclosure on the embankment north of the existing parking lot, designed to match the existing church buildings, and painted to match the color of the existing church building;

- c. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36-month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by August 17, 2025.
2. This Conditional Use Permit [CUP] and Neighborhood Development Permit [NDP] and corresponding use of this site shall expire on August 17, 2032. Upon expiration of this approval, the facilities and improvements described herein shall be removed from this site and the property shall be restored to its original condition preceding approval of this permit unless the applicant of record files a new application for a facility which will be subject to compliance with all regulations in effect at the time.
3. No later than ninety (90) days prior to the expiration of this approval, the Owner/Permittee may submit a new application to the Development Services Department for consideration with review and a decision by the appropriate decision maker at that time. Failure to submit prior to the deadline will be cause for enforcement for noncompliance, which may include penalties and fines.
4. Under no circumstances does approval of this permit authorize the Owner/Permittee to utilize this site for WCF purposes beyond the permit expiration date. Use of this permit approval beyond the expiration date of this permit is prohibited.
5. 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.
6. 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.

ATTACHMENT 5

7. 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.
8. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
9. 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.).
10. 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.
11. Construction plans shall be in substantial conformity to Exhibit "A" dated August 3, 2022, on file in the Development Services Department. Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.
12. 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.
13. 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.

STANDARD REQUIREMENTS:

14. Every aspect of this project is considered an element of concealment including but not limited to the dimensions, bulk and scale, color, materials and texture. Any future modifications to this permit must not defeat concealment. No overhead cabling is permitted.
15. Use of or replacement of any building façade or mechanical screen with RF-transparent material for purposes of concealing antennas shall not result in any noticeable lines or edges in the transition to the original surface. All RF-transparent material shall be painted and textured to match the original and adjacent surfaces. The WCF shall conform to the approved construction plans.
16. All conduits related to this project shall be concealed inside the 24-inch diameter radome painted to match the surface to which they are attached to the satisfaction of the Development Services Department.
17. No exposed pipes or mounting apparatus without antennas shall be present at any time. Mounting pipes shall not be longer than the antennas.
18. Photo simulations shall be printed in color on the construction plans.
19. The City may require the Owner/Permittee to provide a topographical survey conforming to the provisions of the SDMC if the City determines during construction that there may be a conflict between the building(s) under construction and a condition of this Permit or a regulation of the underlying zone. The cost of any such survey shall be borne by the Owner/Permittee.
20. The Owner/Permittee shall install and maintain appropriate warning signage on the WCF as required by State and Federal regulations. The Owner/Permittee shall be responsible for complying with all State and Federal regulations.
21. Antennas and associated components, such as, but not limited to, remote radio units (RRUs), surge suppressors, etc., shall not exceed the height of any existing or proposed FRP Radome.
22. The accuracy and validity of the Radio Frequency (RF) Compliance Report, submitted by the Permittee, shall be assured while the WCF is in operation. If requested by the City, Owner/Permittee shall provide an updated RF Compliance Report to address any issues associated with the emitting components of the WCF.

ATTACHMENT 5

23. All equipment, including transformers, emergency generators and air conditioners belonging to the Owner/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.
24. All facilities and related equipment shall be maintained in good working order. Any damaged equipment shall be repaired or replaced within thirty (30) calendar days of notification by the City of San Diego.
25. 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, in which case, the removal and the restoration of this site to its original condition is required.

INFORMATION ONLY:

- Please note that a Telecom Planning Inspection Issue will be placed on the project prior to Final Clearance from the City's Building Inspector to ensure compliance with the approved plans and associated conditions. Prior to calling for your Final Inspection from your building inspection official, please contact the Development Services Department Wireless Communication Facilities staff listed on City webpage, <https://www.sandiego.gov/development-services/codes-regulations/wireless-communication-facilities>, to schedule an inspection of the completed facility. Please schedule this administrative inspection at least five working days ahead of the requested Final Inspection date.
- The issuance of this discretionary permit alone does not allow the immediate commencement or continued operation of the proposed use on site. Any operation allowed by this discretionary permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Hearing Officer of the City of San Diego on August 3, 2022 and Resolution No.

ATTACHMENT 5

CUP No. 2566660
NDP No. 2566661
Date of Approval: August 3, 2022

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Karen Howard
Development Project Manager

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

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

New Seasons Church
Owner

By _____
Le Neldon Henderson

Verizon Wireless
Permittee

By _____

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

NOTICE OF EXEMPTION

(Check one or both)

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

FROM: CITY OF SAN DIEGO
DEVELOPMENT SERVICES DEPARTMENT
1222 FIRST AVENUE, MS 501
SAN DIEGO, CA 92101

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

Project No.: 691452

Project Title: Verizon Paradise Valley

PROJECT LOCATION-SPECIFIC: The project is located at 6065 Skyline Drive , San Diego, CA.

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) to continue operation of the existing Wireless Communication Facility (WCF). The existing WCF consists of six (6) antennas on two 30'-0" poles in a church parking lot. The project is located at 7997 Paradise Valley Road, San Diego, CA 92139 in the RS-1-7 zone and within the Skyline-Paradise Hills Community Plan.

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Shelly Kilbourn, 302 State Place, Escondido CA 92029. (619) 208-4685

EXEMPT STATUS: (CHECK ONE)

- MINISTERIAL (SEC. 21080(b)(1); 15268);
- DECLARED EMERGENCY (SEC. 21080(b)(3); 15269(a));
- EMERGENCY PROJECT (SEC. 21080(b)(4); 15269 (b)(c)..
- CATEGORICAL EXEMPTION: 15301 (Existing Facilities)
- STATUTORY EXEMPTION:

REASONS WHY PROJECT IS EXEMPT: The City of San Diego conducted an environmental review and determined that the project would qualify to be categorically exempt from CEQA pursuant to Section 15301 (Existing Facilities). Section 15301 allows for the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing facilities (public or private), involving negligible or no expansion of use beyond that existing at the time of the determination. Since the project would only permit the continual operation of an existing WCF with only minor improvements the exemption was deemed appropriate. The project is located on a developed site and no environmental impacts would occur and none of the exceptions described in CEQA Guidelines Section 15300.2 apply.

LEAD AGENCY CONTACT PERSON: Jeffrey Szymanski

TELEPHONE: 619 446-5324

IF FILED BY APPLICANT:

1. ATTACH CERTIFIED DOCUMENT OF EXEMPTION FINDING.
2. HAS A NOTICE OF EXEMPTION BEEN FILED BY THE PUBLIC AGENCY APPROVING THE PROJECT?
() YES () NO

IT IS HEREBY CERTIFIED THAT THE CITY OF SAN DIEGO HAS DETERMINED THE ABOVE ACTIVITY TO BE EXEMPT FROM CEQA

 _____ /SENIOR PLANNER
SIGNATURE/TITLE

7/19/2022
DATE

CHECK ONE:

(X) SIGNED BY LEAD AGENCY

DATE RECEIVED FOR FILING WITH COUNTY

CLERK OR OPR:



Minutes of March 8, 2022

sph.cpc@gmail.com

Attendees

John Mooney
Soriano Kalaney
Carol Ann Flanagan
Ranielle Cunanan

Guy Pruess
Cynthia Romero
Liz Enloe
Gary Rollins

Absent

Cathy Ramsey
William Glover
Wayne English
Samantha Jenkins
Harry Bennett

7:00 p.m. Call to order.

7:06 p.m. Announcements & Non-agenda Public Comment.

7:10 p.m. Motion to approve agenda by G. Pruess; 2nd - C. Flanagan approved, 8-0.

7:12 p.m. Motion to approve February 8, 2022 minutes by S. Kalaney, 2nd - G. Pruess; approved, 8-0.

7:09 p.m. Treasurer's Report. \$236.00 on account. Treasurer not present.

7:10 p.m. Reports

1. Eric Henson for City Councilmember Monica Montgomery - current issues.

<https://www.sandiego.gov/citycouncil/cd4>

7:50 p.m. Information items

1. B18071/B18073 Sewer & AC Water Group 765A construction project. The project plans to replace water and sewer mains within the Paradise Hills neighborhood between August 2022 and May 2025. Jonard Talamayan, PE

7:43 p.m. Action items

1. G. Pruess motioned to recommend approval for Verizon Parabrook PTS 691452 7997 Paradise Valley Road; 2nd - C. Flanagan. Y-8, N- 0, Abstain -0.
2. G. Pruess motioned to recommend approval for PTS-697700 Briarwood - Six lots adjacent to Bell Middle School. 2nd - S. Kalaney. Y-5, N-3, Abstain -0.
3. G. Pruess motioned to recommend to the City Council that the city "maintain its current rules for cannabis retailers." 2nd - C. Flanagan. Y -7 N- 0, Abstain -0.

8:30 p.m. Meeting adjourned.

Minutes submitted by John Mooney.

	City of San Diego Development Services 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000	<h1 style="text-align: center;">Ownership Disclosure Statement</h1>	FORM DS-318 October 2017

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

Project Title: VZW Parabrook **Project No. For City Use Only:** _____
Project Address: 7997 Paradise Valley Road

Specify Form of Ownership/Legal Status (please check):
 Corporation Limited Liability -or- General - What State? CA 50123 Corporate Identification No. _____
 Partnership Individual

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter will be filed with the City of San Diego on the subject property with the intent to record an encumbrance against the property. Please list below the owner(s), applicant(s), and other financially interested persons of the above referenced property. A financially interested party includes any individual, firm, co-partnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver or syndicate with a financial interest in the application. If the applicant includes a corporation or partnership, include the names, titles, addresses of all individuals owning more than 10% of the shares. If a publicly-owned corporation, include the names, titles, and addresses of the corporate officers. (A separate page may be attached if necessary.) If any person is a nonprofit organization or a trust, list the names and addresses of ANY person serving as an officer or director of the nonprofit organization or as trustee or beneficiary of the nonprofit organization. A signature is required of at least one of the property owners. Attach additional pages if needed. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

Property Owner
 Name of Individual: New Seasons Church Owner Tenant/Lessee Successor Agency
 Street Address: 2300 Bancroft Drive
 City: Spring Valley State: CA Zip: 91977
 Phone No.: 619-788-3046 Fax No.: _____ Email: leneldona@sbcglobal.net
 Signature: [Signature] Date: 1-29-21
 Additional pages Attached: Yes No

Applicant
 Name of Individual: Verizon Wireless Owner Tenant/Lessee Successor Agency
 Street Address: 15505 Sand Canyon Avenue
 City: Irvine State: CA Zip: 92618
 Phone No.: _____ Fax No.: _____ Email: _____
 Signature: _____ Date: _____
 Additional pages Attached: Yes No

Other Financially Interested Persons
 Name of Individual: _____ Owner Tenant/Lessee Successor Agency
 Street Address: _____
 City: _____ State: _____ Zip: _____
 Phone No.: _____ Fax No.: _____ Email: _____
 Signature: _____ Date: _____
 Additional pages Attached: Yes No

Printed on recycled paper. Visit our web site at www.sandiego.gov/development-services.
 Upon request, this information is available in alternative formats for persons with disabilities.

NOTES:

- THE WIRELESS COMMUNICATION FACILITY COMPLIES WITH FEDERAL STANDARDS FOR RADIO FREQUENCY IN ACCORDANCE WITH THE TELECOMMUNICATION ACT OF 1996 AND SUBSEQUENT AMENDMENTS AND ANY OTHER REQUIREMENTS IMPOSED BY STATE OR FEDERAL REGULATORY AGENCIES.

NOTES:

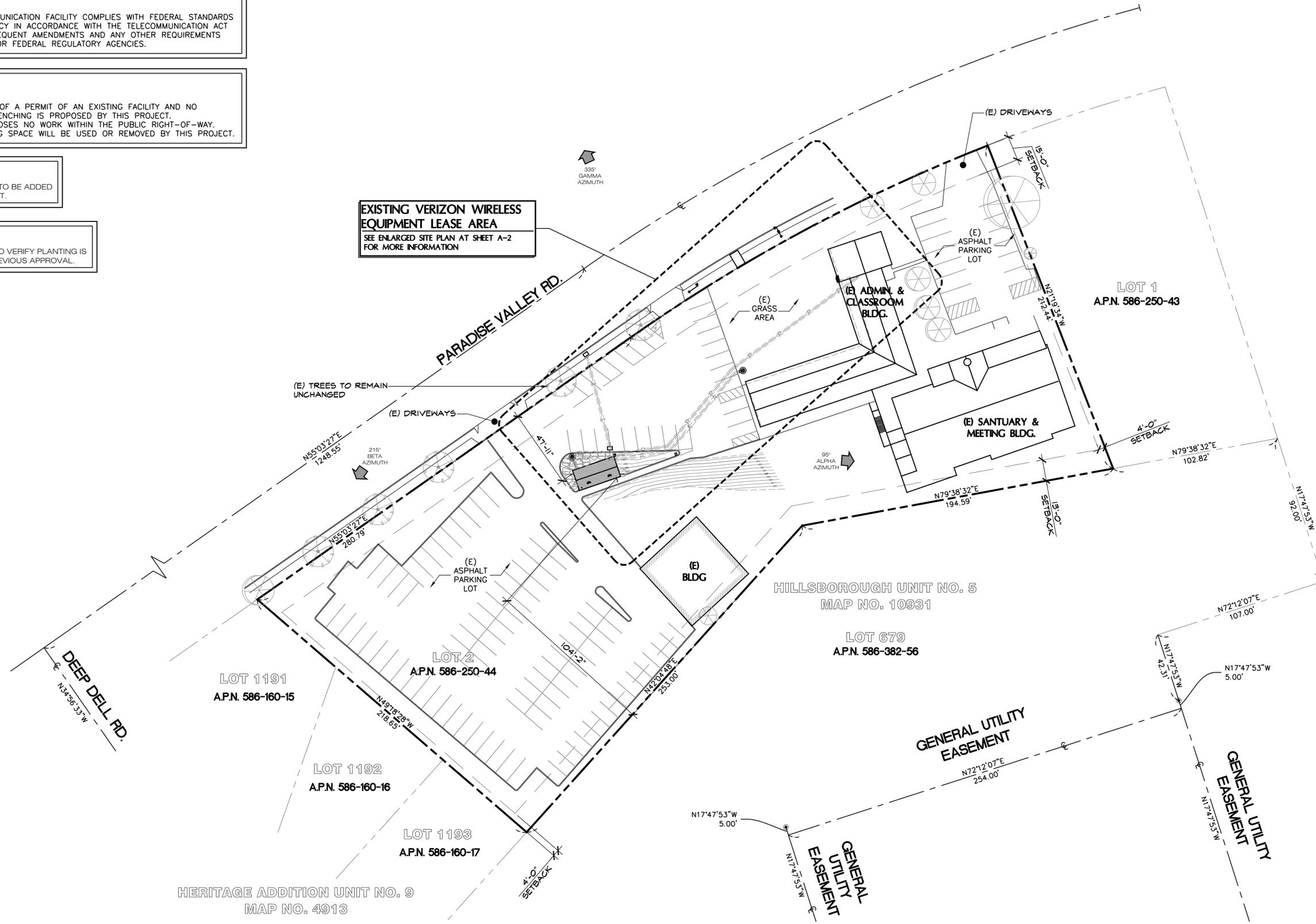
- THIS IS A RENEWAL OF A PERMIT OF AN EXISTING FACILITY AND NO DISTURBANCE OR TRENCHING IS PROPOSED BY THIS PROJECT.
- THIS PROJECT PROPOSES NO WORK WITHIN THE PUBLIC RIGHT-OF-WAY.
- NO EXISTING PARKING SPACE WILL BE USED OR REMOVED BY THIS PROJECT.

NOTES:

NO NEW BATTERIES ARE TO BE ADDED AS PART OF THIS PROJECT.

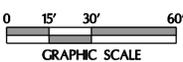
NOTES:

VERIZON WIRELESS GC TO VERIFY PLANTING IS IN COMPLIANCE WITH PREVIOUS APPROVAL.



EXISTING VERIZON WIRELESS EQUIPMENT LEASE AREA
SEE ENLARGED SITE PLAN AT SHEET A-2 FOR MORE INFORMATION

SITE PLAN



Dept. Approved	
A&C	
RE	
RF	
INT	
EE	
OPS	
EE/OUT	

verizon
15505 Sand Canyon Ave.
Building 1D, First Floor
Irvine, CA, 92618
(949) 286-7000

PARABROOK
(CUP RENEWAL)
7997 PARADISE VALLEY ROAD
SAN DIEGO, CA 92139
SITE PLAN
ZONING DRAWINGS

derra
495 E. Rincon Street, Suite 204
Corona, Ca. 92079
Ph: 951.268.1650 Fax: 951.268.1651

Revisions			
0	9/20/20	80% ZD REVIEW	
	JJR	CUP RENEWAL	
0	5/10/21	100% ZD REVIEW	
	JJR	CUP RENEWAL	
	8/2/21	100% ZD REVIEW	
	JJR	CUP RENEWAL - EME SIGNAGE	

EXISTING ANTENNA SCHEDULE

SECTOR	AZIM-UTH	CABLE RUN	CENTER LINE	CABLE TYPE/ SIZE	ANTENNA TYPE
ALPHA 1	95°	±60'	26'-4"	(4) 7/8" COAX	SBNH-1D6565A
ALPHA 2	95°	±150'	26'-4"		SBNH-1D6565A
BETA 1	215°	±60'	26'-4"	(4) 7/8" COAX	SBNH-1D6565A
BETA 2	215°	±150'	26'-4"		SBNH-1D6565A
GAMMA 1	335°	±60'	26'-4"	(4) 7/8" COAX	SBNH-1D6565A
GAMMA 2	335°	±150'	26'-4"		SBNH-1D6565A
TOTAL:	-	-	-	(12) 7/8" COAX	(6) ANTENNAS

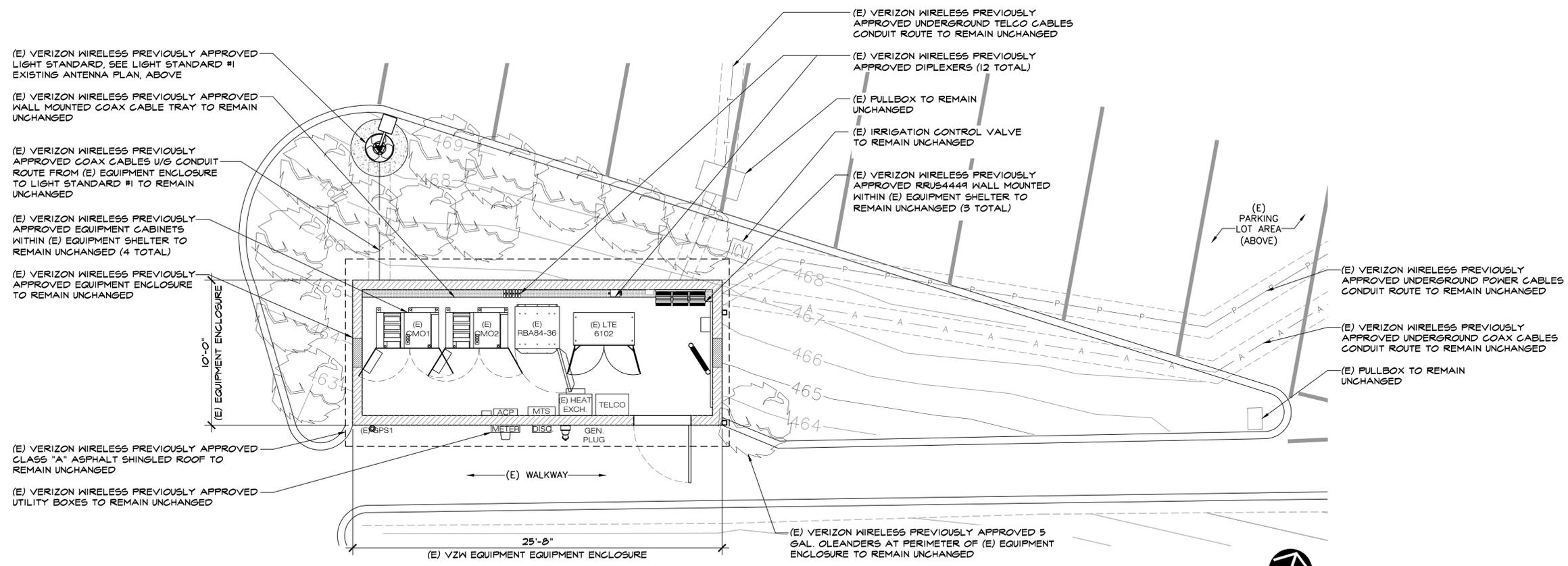
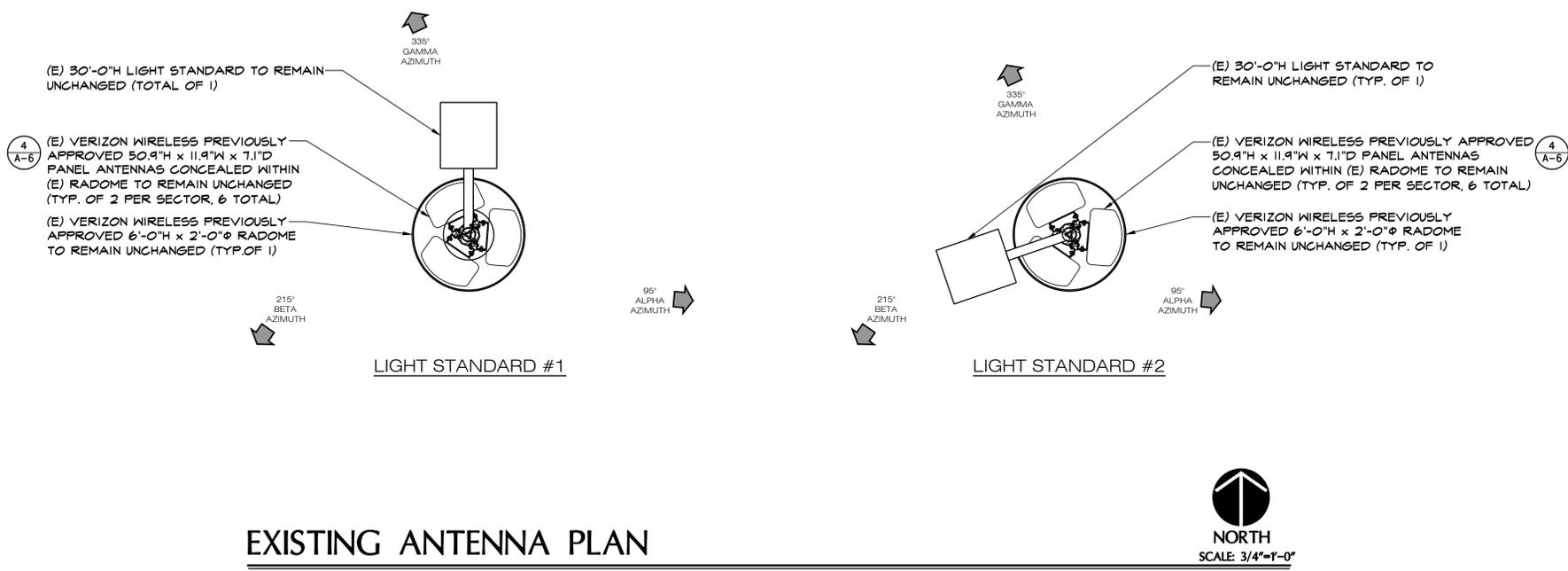
Dept. Approved Date	
A&C	
RE	
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OPS	
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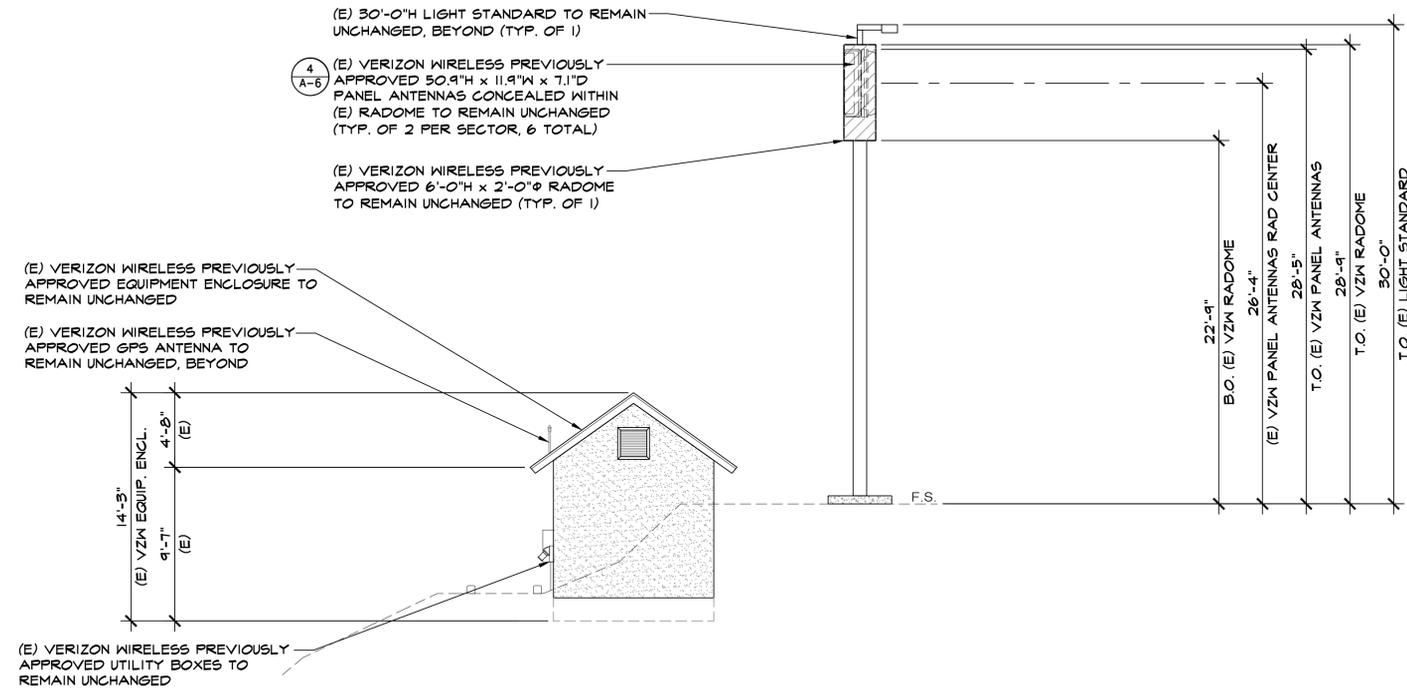
PARABROOK
 (CUP RENEWAL)
 7997 PARADISE VALLEY ROAD
 SAN DIEGO, CA 92139
 EXISTING EQUIPMENT LEASE PLAN
 AND ANTENNA PLAN
 ZONING DRAWINGS

derra
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REVISIONS	DATE	BY	REASON
0	9/20/20	JJR	80% 2D REVIEW CUP RENEWAL
0	5/10/21	JJR	100% 2D REVIEW CUP RENEWAL
0	8/2/21	JJR	100% 2D REVIEW CUP RENEWAL - EME SIGNAGE

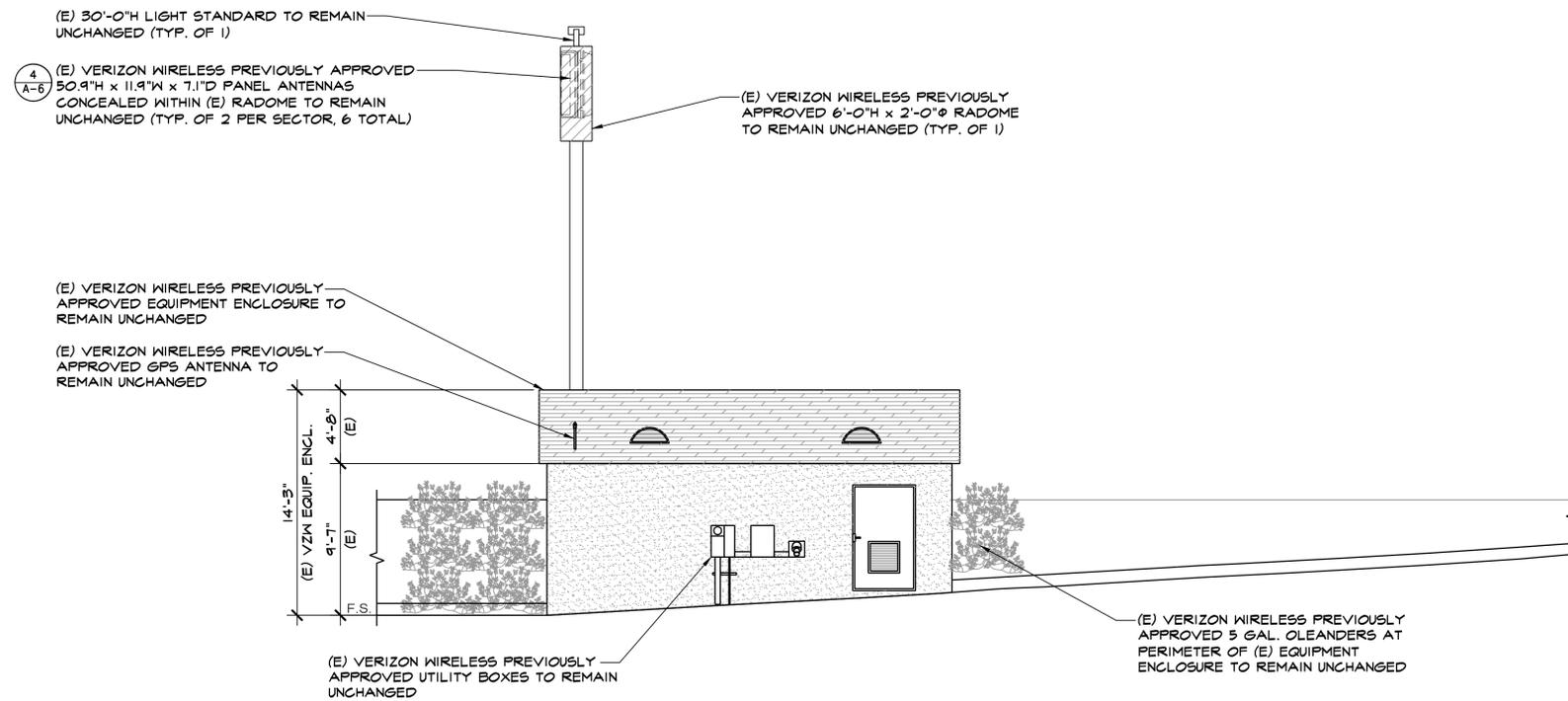
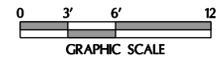


Z.A. CASE NO.:



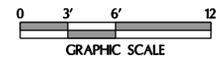
EXISTING EAST ELEVATION

SCALE: 3/16"=1'-0"



EXISTING SOUTH ELEVATION

SCALE: 3/16"=1'-0"



Dept. Approved	
A&C	
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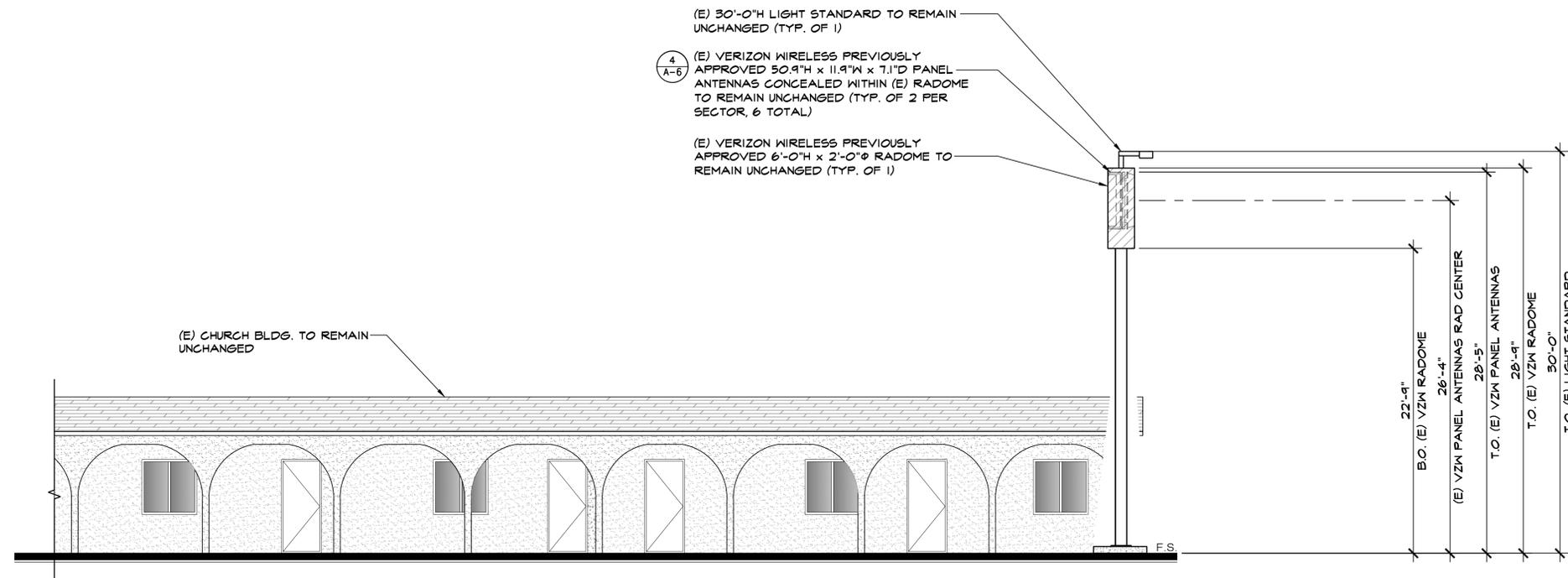
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 EXISTING SOUTH AND
 EAST ELEVATIONS
 ZONING DRAWINGS

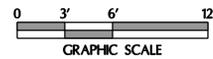
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Revisions	DATE	BY	REVISION
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0	5/10/21	JJR	100% 2D REVIEW CUP RENEWAL
0	8/2/21	JJR	100% 2D REVIEW CUP RENEWAL - EME SIGNAGE

Z.A. CASE NO.:



EXISTING WEST ELEVATION



SCALE: 3/16"=1'-0"

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A&C	
RE	
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Revisions			
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0	5/10/21	100% 2D REVIEW	
	JJR	CUP RENEWAL	
	8/2/21	100% 2D REVIEW	
	JJR	CUP RENEWAL - EME SIGNAGE	

Z.A. CASE NO.:
A-5
 Job No. 2005D