



## **CERTIFICATION OF DESIGN REVIEW BOARD ACTION**

**FILE:** Project 2024-1135 (Lowell Street)

**MEETING DATE:** April 14, 2025

**SUBJECT:** Consideration for a new wireless communication facility at 4200 Lowell Street, APN 475-050-06-00 in the R1 (Urban Residential) zone.

**DETERMINATION:** After reviewing the proposal, the Board made a motion to recommend approval of Project 2024-1135 based on plans stamped received by the City on November 4, 2024, and a materials board stamped received on March 11, 2025, and a finding that the project is consistent with the City's Wireless Facility Design Guidelines.

The vote on the motion was as follows:

Aye: Vice Chair Ruiz-Ostmeyer, Board Member Langdon, Board Member Morita,  
and Director of Community Development Santos

Nay: None  
Absent: None

**ATTEST:**

Lynnette Santos  
Director of Community Development



**Exhibit A**

**Project 2024-1135  
Conditions of Approval**

1. The project is conditionally approved as set forth on the application and project drawings received electronically by the City on November 4, 2024, consisting of fourteen (14) sheets total, including Sheet T1 – Title Sheet, Sheet LS-1 – 1A Certificate, Sheet LS-2 – Site Survey, Sheet LS-3 – Site Survey, Sheet PS-1 – Photosim, Sheet PS-2 – Photosim, Sheet PS-3 – Photosim, Sheet A1 – Overall Site Plan, Sheet A2 – Enlarged Site Plan, Sheet A3 – Proposed Antenna Plan & Schedule, Sheet A4 – Proposed Elevations, Sheet A5 – Proposed Elevations, Sheet A6 – Proposed Equipment Elevations, Sheet A7 – Enlarged Equipment Plan.
2. This approval shall not waive compliance with any section of the La Mesa Municipal Code and all other applicable City regulations in effect at the time of Building Permit issuance unless specifically waived herein.
3. Prior to any use or issuance of final occupancy of the project site pursuant to this approval, all conditions of approval contained herein shall be completed or secured to the satisfaction of the Community Development Department.
4. The applicant is responsible for coordinating civil, landscape, and architectural plans and supplemental materials at building permit submittal to ensure that all project plans and materials are internally consistent and consistent with each other. Inconsistent construction documents will not be accepted.
5. This does not constitute an approval of the discretionary entitlement. Approval from the Planning Commission is required for discretionary entitlement. Additional permits, including but not limited to building and grading permits, may be required by the Community Development Department or other City departments prior to commencement of construction and/or use. It is the property owner and applicant's responsibility to obtain all necessary permits required for the type of project proposed.
6. The Owner shall waive any claims of liability against the City and indemnify, hold harmless and defend the City and City's employees regarding any component of the City's approval, and shall execute an indemnity agreement in substantially the form as provided by the Community Development Department prior to building permit issuance, initiating use in reliance of this permit, and the Community Development Director is hereby authorized to execute the same.
7. The applicant shall consult with the landlord to determine a final painting design for the school logo on the equipment enclosure or utilize CMU blocks with natural color aggregates if no design is chosen. The final design shall be approved by the Director of Community Development.

**A. THE FOLLOWING CONDITIONS SHALL BE SATISFIED AT BUILDING SUBMITTAL:**



Building

1. Plans and calculations must be complete and stamped by a licensed professional before the Building Division can accept them into the plan review and permitting process.
2. The design shall meet all requirements for current adopted California Building Codes.

Engineering

1. Public improvement plans shall be complete and stamped by a licensed professional engineer.
2. All engineering permits (encroachment, grading, et cetera) for this development project shall be submitted concurrently. An encroachment permit (major) with a traffic control plan is required for work to be performed in the street right-of-way, e.g., utility installation; new curb and gutter, sidewalk and driveway approach; lighting; tree planting; parking of construction equipment; storage of materials; etcetera. Use of an appropriate regional standard traffic control plan is suggested.
3. The project shall comply with the applicable adopted City of La Mesa engineering standards and policies and San Diego County Regional Standard Drawings. All public and private improvements in the city right-of-way shall comply with City of La Mesa engineering standards.
4. The project shall comply with the City's stormwater quality and erosion control requirements.

**B. THE FOLLOWING CONDITIONS MUST BE SATISFIED PRIOR TO THE ISSUANCE OF BUILDING AND GRADING PERMITS:**

Engineering

1. All engineering bonds shall be secured and fees paid prior to issuance of engineering permits.

**C. THE FOLLOWING CONDITIONS MUST BE SATISFIED PRIOR TO CERTIFICATE OF FINAL OCCUPANCY:**

Building

1. The applicant shall obtain approvals from all departments for all issued permits: building, fire, planning, engineering, or other permits for the proposed improvements prior to final.

Engineering

1. The applicant shall obtain final inspections and approvals from all departments for all issued permits prior to the issuance of a certificate of occupancy.



**Agreement of acceptance**

I accept all the requirements for the project indicated above. I am aware that permits might not be granted if the requirements are not fulfilled. I, the applicant, or my lawfully authorized agent, acknowledge and agree to all the above-mentioned requirements imposed by the City of La Mesa.

\_\_\_\_\_  
Business owner/ owner's Agent

\_\_\_\_\_  
Date

\_\_\_\_\_  
Applicant's name and title

\_\_\_\_\_  
Date