

FINAL AGENDA
SAN DIEGO COUNTY PLANNING COMMISSION
REGULAR MEETING

Friday, April 17, 2015, 9:00 AM
COC Conference Center Hearing Room
5520 Overland Avenue, San Diego, California

Documents to be considered as evidence and PowerPoint presentations from the public shall be filed with the Secretary of the Planning Commission no later than the close of business of the second working day prior to the date the item to which they relate is scheduled to be considered. The Planning Commission may, however, receive such documents into evidence for good cause shown, or impose reasonable conditions on late-filed documents.

Note: The aforementioned does not apply to materials that are presented at the meeting as part of a visual presentation. If a member of the public intends to provide an electronic presentation at the hearing please contact Lisa Fitzpatrick, Planning Commission Secretary at Lisa.Fitzpatrick@sdcounty.ca.gov or the Project Manager for the item as listed on the agenda.

- A. Statement of Planning Commission's Proceedings**
- B. Roll Call**
- C. Public Communication:** Opportunity for members of the public to speak to the Commission on any subject matter within the Commission's jurisdiction but not an item on today's Agenda.
- D. Announcement of Handout Materials Related to Today's Agenda Items**
- E. Requests for Continuance**
- F. Formation of Consent Calendar**

For supporting documentation of agenda item(s), please visit:

<http://www.sandiegocounty.gov/content/sdc/pds/PC/150417-Supporting-Documents>

Regular Agenda Items**1. Boulder Ridge Villas Condominiums Conversion Tentative Map and Site Plan Modification: PDS2014-TM-5587, PDS2014-STP-06-009W¹; Ramona Community Plan Area (Smith)**

The applicant requests a one-lot Tentative Map to convert 11 existing residential apartment rental units into condominiums for sale. The existing residential apartments were built in 2008 pursuant to an approved Site Plan (STP 06-009). In order to comply with the current group useable open space requirement, the applicant proposes to add the abutting, vacant 7,125 square foot lot located to the northeast of the site. No new construction to the units is proposed. Access to the site would be provided by a private driveway connecting to Kelly Avenue. The project will rely on a previously adopted Negative Declaration dated December 11, 2007 and Addendum thereto dated April 17, 2015, on file with PDS as Environmental Review Number Log No 06-09-007A. The Negative Declaration and Addendum are part of the action. The project site is located at 1918 Kelly Avenue, in the Ramona Community Plan Area, within unincorporated San Diego County (APN 282-223-03 & 282-223-04).

2. SiteMaster Telecommunication Facilities Major Use Permit: PDS2014-MUP-14-005: Mountain Empire Subregional Plan Area (Smith)

The applicant requests a Major Use Permit for an unmanned telecommunication facility and fiber-optics station on a property with an existing fiber-optics station. The proposed project would consist of the installation of two microwave dishes mounted inside a 35-foot tall faux elevated water tank, which would communicate with a telecommunication facility located several miles southeast of the proposed site (White Star). The purpose of the facility is to run fiber-optics for an upgrade to Verizon's 4G network. The equipment and a 10kW emergency generator would be located inside a six-foot tall concrete masonry unit enclosure. A Notice of Exemption has been prepared for the project pursuant to Section 15303 of the State California Environmental Quality Act Guidelines, and is part of the action. The project site is located at 36549 Old Highway 80, in the Mountain Empire Subregional Plan Area (Boulevard), within unincorporated San Diego County (APN 609-040-09).

Administrative Agenda Items

G. Department Report: This is an informational/nonvoting item - no deliberation or action permitted

- **Results from Board of Supervisors' Hearing(s).**
 - **March 18, BOS Meeting**
 - Jackson Ridge Subdivision – TM 5423-1 (Sinsay)
 - Photovoltaic & Electric Vehicle Charging Readiness Ordinance (Nicoletti)
 - **April 8, BOS Meeting**
 - Olive Hill Estate TM4976-1 (Brazell)
 - Resolution rescinding County of San Diego Climate Action Plan and Addendum to General Plan Update Environmental Impact Report (Tylke)
- **Upcoming Board of Supervisors Agenda items and Designation of member to represent Commission at Board of Supervisors.**
 - **April 22, BOS Meeting**
 - Vista Valley Pool Major Use Permit and Open Space Vacation (Kraft)
 - Otay Business Park TM5505R (Slovick)
 - **May 6, BOS Meeting**
 - Stonemark Estates (Ehsan)
 - Old Mine Road Wireless Telecommunication Facility Major Use Permit (Smith)

H. Discussion of correspondence received by Planning Commission.

I. Scheduled Meetings.

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| May 15, 2015 | Regular Meeting, 9:00 a.m., COC Conference Center Hearing Room |
| June 19, 2015 | Regular Meeting, 9:00 a.m., COC Conference Center Hearing Room |

July 17, 2015

Regular Meeting, 9:00 a.m., COC Conference Center
Hearing Room

Adjournment

Additional Information:

This Agenda is now available on the County of San Diego's Planning & Development Services web page at http://www.sdcounty.ca.gov/pds/PC/sop/PCHearing_stream.html. Click on the "Upcoming" tab and click "Title". The Agenda will open and will appear on the right. To access staff reports click the PDF icon.

Planning Commission actions on items on this agenda are considered taken as of the adjournment of the meeting. Finality and effectiveness of those actions are governed by provisions of laws and ordinances, and may be affected by appeal provisions.

Appeals

Certain decisions of the Planning Commission may be appealed to the Board of Supervisors. Applicable County ordinances should be consulted regarding the actual requirements, which are summarized below:

Major Use Permits, Reclamation Plans & Site Plans Required by Specific Plans:	Filed in office of Planning Commission, within 10 days of Commission decision (Zoning Ord. §7366)
Tentative Maps:	Filed with Clerk of Board of Supervisors, within 10 days of Commission decision (S.D.Co. Code §81.307, Gov. Code §66452.5)
Environmental Determinations*	Filed in office of Planning Commission within 10 days of Environmental Determination or project decision, whichever is later (S.D.Co. Code §86.404)

No appeal is provided for Commission decisions on Administrative Appeals, Variances, or Minor Use Permits; the Commission decision is final. Commission recommendations on General and Specific Plans (and Amendments), Zoning Ordinance Amendments, and Zoning Reclassifications, are automatically presented to the Board of Supervisors, so no appeal is necessary.

The address for filing with the Board of Supervisors is: Clerk of the Board of Supervisors, 1600 Pacific Highway, Room 402, San Diego, CA 92101. The address for filing with the Planning Commission is: San Diego County Planning Commission, 5510 Overland Avenue, Ste 110, San Diego, CA 92123. Appeals must be accompanied by the appeal fee of \$1000.00.

*An "Environmental Determination" is a decision by a non-elected County decision maker, to certify an EIR, approve a Negative Declaration or Mitigated Negative Declaration, or determine that a project is not subject to CEQA.

PC041715AGENDA: If