

## AGENDA

OFFICE OF THE ZONING ADMINISTRATOR  
Regular Meeting  
August 21, 2014, 8:30AM  
COC Conference Center Hearing Room  
5520 Overland Avenue, San Diego, California 92123

**For additional documentation on this item, please visit:**

<http://www.sandiegocounty.gov/content/sdc/pds/ZA/2014-Zoning-Information/Supporting-Documents.html>

1.  [←Hess Wireless Telecommunication Facility Minor Use Permit; PDS2013-ZAP-13-003; Lakeside Community Plan Area \(Smith\)](#)

The applicant proposes a Minor Use Permit for a Verizon unmanned wireless telecommunication facility. The project consists of 12 panel antennas mounted upon a 60-foot tall faux pine tree. The applicant also proposes to construct a 278-square foot, 11-foot high equipment enclosure to house the associated equipment, cabinets, and a 30kW emergency generator. An exception to the height requirement is of the equipment enclosure is requested to allow the enclosure to be a height of 11 feet where 10 feet is the maximum. In addition, a waiver of landscaping the enclosure is requested. A Notice of Exemption (NOE) has been prepared for the project and is part of the action. The site is subject to the General Plan Designation Medium Impact Industrial, and Zoning for the site is General Impact Industrial (M54). The project site is located at 1681 North Magnolia Avenue, in the Lakeside Community Plan Area, within unincorporated San Diego County (APN 387-090-05). **Approved by Zoning Administrator to include exception to landscape requirements, height requirements, and the addition of requirement of height from 60ft to 62ft.**

2.  [←Pan Webster Minor Subdivision; 15183 Hearing CEQA; PDS2013-TPM-21204; Lakeside Community Plan Area \(Smith\)](#)

The applicant proposes a Tentative Parcel Map to subdivide a 3.6-acre property into four residential parcels and a Remainder Parcel. The purpose of the hearing is to make a finding that feasible mitigation measures have been applied to the project pursuant to CEQA Guidelines Section 15183, but is not to approve the project. Access to all parcels would be via a 40-foot wide easement connecting to Los Coches Road, a public road. Water would be provided by the Lakeside Water District, and sewer would be provided by the Lakeside Sanitation District. While no earthwork would be proposed at the mapping stage, future grading would consist of 8,000 cubic yards of balanced cut and fill for pads, driveways, and proposed private road, with no export. The site is subject to the General Plan Designation Village Residential, and Zoning for the site is Residential Single (RS). The project site is located at the northwest intersection of Los Coches Road and Bower Lane, in the Lakeside Community Plan Area, within unincorporated San Diego County (APN 397-060-80). **Approved. Findings show that feasible mitigation measures were undertaken to project pursuant to CEQA Guidelines Section 15183.**

 [Jonathan Minor Subdivision; 15183 Hearing CEQA; PDS2013-TPM-21208; Spring Valley Community Plan Area \(Smith\)](#)

The applicant proposes a Tentative Parcel Map to subdivide a 2.4-acre property into four residential parcels. The purpose of the hearing is to make a finding that feasible mitigation measures have been applied to the project pursuant to CEQA Guidelines Section 15183, but is not to approve the project. Access to Parcel 1 and 2 would be via private driveways from Ivy Lane. Access to Parcel 3 and 4 would be via a 40-foot wide easement connecting to Ivy Lane, a private road. Water would be provided by Helix Water District, and sewer would be provided by the Spring Valley Sanitation District. While no earthwork would be proposed at the mapping stage, future grading would consist of 5,740 cubic yards of balanced cut and fill for pads, driveways, and proposed private road, with no export. The site is subject to the General Plan Designation Semi-Rural Residential, and Zoning for the site is Rural Residential (RR). The project site is located south of Ivy Lane and west of Atlantis Street, in the Spring Valley Community Plan Area, within unincorporated San Diego County (APN 578-050-19). **Approved. Findings show that feasible mitigation measures were undertaken to project pursuant to CEQA Guidelines Section 15183. In addition, property owner has agreed to add additional temporary noise barrier to the southern property line to mitigate the noise levels during the grading process.**

This Agenda is now available on the County of San Diego's Planning & Development Services web page at [www.sdcountry.ca.gov/pds](http://www.sdcountry.ca.gov/pds); click "Public Hearing Information" then click, Watch Zoning Administrator Meetings/Find Agendas.

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