

**REVISED FINAL AGENDA**

**SAN DIEGO COUNTY PLANNING COMMISSION**

**Friday, February 10, 2017, 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](mailto: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. Annual Selection of Officers**
- C. Roll Call**
- D. 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.
- E. Announcement of Handout Materials Related to Today's Agenda Items**
- F. Requests for Continuance**
- G. Formation of Consent Calendar**

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

<http://www.sandiegocounty.gov/content/sdc/pds/PC/170210-Supporting-Documents.html>

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**Regular Agenda Items****1. Zoning Ordinance Amendments to ban Medical and Non-Medical Marijuana Facilities; PDS2016-POD 16-001: Countywide (Farace)**

The project consists of proposed amendments to the Zoning Ordinance, including Parts One and Six, to prohibit and ban Medical and Non-Medical Marijuana Facilities. On January 25, 2017, the Board of Supervisors directed staff to return with Ordinance Amendments to ban Medical and Non-Medical Marijuana Facilities in the unincorporated County. This action would amend and/or repeal existing language in the Zoning Ordinance pertaining to Medical and Non-Medical Marijuana Facilities and update the amortization provisions applicable to existing and vested non-conforming Medical Marijuana Collective Facilities. This is a request for the Planning Commission to evaluate the proposed amendments and make recommendations to the Board of Supervisors.

**2. General Plan Housing and Safety Element Update; PDS2016-GPA-16-003: All Community Plan Areas and Districts (Alvey)**

The County is drafting updates to the General Plan Housing Element and Safety Element. Updates to the Housing Element Background Report will include an assessment of land use and housing needs in the unincorporated County and identify strategies to preserve and develop an adequate supply of housing for all income levels. Updates to the Safety Element will include safety considerations in the planning process.

**3. Agriculture Promotion Program ; PDS2016-GPA-16-004, PDS2014-POD-14-001, PDS2015-ER-15-00-001: All Community Plan Areas and Districts (Campbell)**

A proposed County of San Diego Zoning Ordinance Amendment and a General Plan Amendment (GPA) to the Mobility Element (ME), to establish an Agriculture Promotion Program (Program) throughout the unincorporated County. The Zoning Ordinance amendment would update definitions and add procedures and review standards for permitting agriculture-related accessory uses, such as but not limited to: homestays; microbreweries; micro-distilleries; cideries; agricultural retail; agritourism; animal raising; aquaponics; creameries/dairies; fishermen's markets; and mobile butchering. Implementation of the Program would require a GPA to reflect existing and new ME Roadways that would require acceptance at a failing Level-of-Service (LOS) "E" or "F."

4. **Mesa Rock Road Wireless Telecommunication Facility Major Use Permit; PDS2015-MUP-15-017: North County Metropolitan Subregional Plan Area (Smith)**

The applicant proposes a Major Use Permit for an unmanned wireless telecommunication facility for Verizon Wireless on a site that is developed with three existing cellular facilities. The proposed project would consist of a 35-foot tall faux mono-eucalyptus tree with nine panel antennas, nine remote radio units, one microwave antenna and associated equipment. The equipment and a 15kW emergency generator would be contained in a concrete masonry unit (CMU) enclosure. The 1.5 acre site is located at the terminus of Mesa Rock Road, in the North County Metropolitan Subregional Plan area, within unincorporated County of San Diego. The site has split General Plan and Zoning designations. However, where the facility is proposed is subject to the General Plan Designation Office Professional and is zoned Office Professional (C30) which permits Wireless Telecommunication Facilities under the Tier 4 Classification with the approval of a Major Use Permit pursuant to Section 6985.A of the Zoning Ordinance (APN: 186-611-22).

5. **Harbison Canyon Wireless Telecommunication Facility Major Use Permit; PDS2016-MUP-16-001: Crest/Dehesa/Harbison Canyon/Granite Hills Subregional Plan Area (Brown)**

The applicant proposes a Major Use Permit for an unmanned wireless telecommunication facility for Verizon Wireless on a site that is developed with two existing cellular facilities. The project would consist of a 35-foot tall faux mono-broadleaf tree with 12 panel antennas, 12 remote radio units, one microwave antenna and associated equipment. The equipment and a 15kW emergency generator would be contained in a concrete masonry unit (CMU) enclosure. The 18 acre site is located at 987 Crows Nest Lane in the Crest/Dehesa/Harbison Canyon/Granite Hills Subregional Plan Area within the unincorporated County of San Diego. The project is subject to the Rural-Lands General Plan Land Use Designation (RL-20), and is zoned General Agricultural (A72). The site is zoned such that Wireless Telecommunication Facilities are allowed under the Tier 4 Classification with the approval of a Major Use Permit pursuant to Section 6985.A of the Zoning Ordinance (APN 510-081-16).

6. **Denlinger Wildcat Canyon Wireless Telecommunication Facility Major Use Permit; PDS2016-MUP-16-008: Lakeside Community Plan Area (Brown)**

The applicant proposes a Major Use Permit for an unmanned wireless telecommunication facility for Telespan. The project would consist of a 75-foot tall faux mono-eucalyptus tree with 48 panel antennas for up to four separate providers, along with associated equipment. The equipment, along with four emergency generators, would be contained in a prefabricated equipment enclosure. The project proposes an exception to Section 4620(g) of the Zoning Ordinance to allow the

proposed facility to be 75 feet in height, where 35 feet is the maximum. The 3.7 acre site is located at 12918 Wildcat Canyon Road in the Lakeside Community Plan Area, within the unincorporated County of San Diego. The project is subject to the Semi-Rural General Plan Land Use Designation (SR-10), and is zoned Limited Agricultural (A70). The site is zoned such that Wireless Telecommunication Facilities are allowed under the Tier 4 Classification with the approval of a Major Use Permit pursuant to Section 6985.A of the Zoning Ordinance (APN 329-160-38).

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### Administrative Agenda Items

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

#### Board of Supervisor's Tentative Schedule:

- **Results from Board of Supervisors' Hearing(s).**
  - **December 14, 2016 BOS Meeting**
    - McMillan Farm Agricultural Establishment
    - Forest Conservation Initiative General Plan Amendment
    - Campo/Lake Morena Community Plan Update
    - Pine Valley Community Plan Update
  - **January 11, 2017 BOS Meeting**
    - None at this time
  - **January 25, 2017 BOS Meeting**
    - Local Coastal Program – Land Use Plan
    - Medical Marijuana Collective Facilities Ordinance Options
- **Upcoming Board of Supervisors (tentative) Agenda items and (tentative) designation of member to represent Commission at Board of Supervisors.**
  - **February 15, 2017 BOS Meeting**
    - Comprehensive Renewable Energy Plan
    - Country Estates Tentative Map Time Extension
    - Building Code Update

- I. **Discussion of correspondence received by Planning Commission.**

**J. Scheduled Meetings.**

March 10, 2017	Regular Meeting, 9:00 a.m., COC Conference Center Hearing Room
April 7, 2017	Regular Meeting, 9:00 a.m., COC Conference Center Hearing Room
May 12, 2017	Regular Meeting, 9:00 a.m., COC Conference Center Hearing Room

**Adjournment**

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**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](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.

PC170210AGENDA: If