

## FINAL AGENDA

### SAN DIEGO COUNTY PLANNING COMMISSION

Friday, June 29, 2018, 9:00 A.M.  
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 Je'Rae Bailey, Planning Commission Secretary, at [JeRae.Bailey@sdcountry.ca.gov](mailto:JeRae.Bailey@sdcountry.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**

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

<http://www.sandiegocounty.gov/content/sdc/pds/PC/180622-Supporting-Documents.html>

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**Regular Agenda Items**

***(Continuance from 6/22/18 Planning Commission Hearing)***

**1. Property Specific Requests General Plan Amendment (GPA) and Rezone (REZ) for 23 Analysis Areas consisting of 41 Property Specific Requests (PSRs) and areas of the former Champagne Gardens Specific Plan GPA-12-005; REZ-14-006 (K. Johnston)**

The Project is a General Plan Amendment (GPA - PDS2012-3800-12-005) and Rezone (REZ - PDS2014-REZ-14-006) for 23 Analysis Areas including 41 Property Specific Requests (PSRs) and the area of the former Champagne Gardens Specific Plan. In June 2012, the Board of Supervisors (Board) directed staff to analyze proposed General Plan land use designation changes for 41 PSRs as part of 21 Analysis Areas. In addition to the Board directed PSRs, two Analysis Areas covering the area of the former Champagne Gardens Specific Plan were included for analysis and are part of the project. The proposed General Plan land use designation and zoning changes in the project cover approximately 882 parcels over 9,336 acres. The total increase in potential dwelling units associated with the Proposed Project, the highest density options, is estimated to be 1,826. Alternative Maps are provided for most of the Analysis Areas. The project also includes zoning changes when necessary for consistency, a proposed revision to Valley Center Community Plan Residential Policy 8, and changes to the Mobility Element of the General Plan. The Planning Commission will recommend to the Board of Supervisors whether to certify the SEIR, in addition to providing recommendations on each Analysis Area.

**Administrative Agenda Items**

**G. Time Extensions:**

- **None at This Time**

**Board of Supervisors' Tentative Schedule:**

- **Results from Board of Supervisors' Hearing(s)**
  - **None At This Time**
- **Upcoming Board of Supervisors (tentative) Agenda items and (tentative) designation of member to represent Commission at Board of Supervisors**

- **July 25, 2018**
  - **Otay 250 Specific Plan Amendment – David Pallinger, Chairman, Planning Commission**
  - **Valiano General Plan Amendment – David Pallinger, Chairman, Planning Commission**
  - **Harmony Grove Village South General Plan Amendment – David Pallinger, Chairman, Planning Commission**

**H. Department Report**

**I. Scheduled Meetings**

July 13, 2018	Regular Meeting, 9:00 a.m., COC Conference Center Hearing Room
July 20, 2018	Regular Meeting, 9:00 a.m., COC Conference Center Hearing Room
July 27, 2018	Regular Meeting, 9:00 a.m., COC Conference Center Hearing Room
August 3, 2018	Regular Meeting, 9:00 a.m., COC Conference Center Hearing Room

**J. 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.