

FINAL AGENDA

SAN DIEGO COUNTY PLANNING COMMISSION

Friday, August 3, 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, 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:

<https://www.sandiegocounty.gov/content/sdc/pds/PC/180803-planning-commission-hearing.html>

Regular Agenda Items**1. Peacock Hill Zone Reclassification, Tentative Map, and Site Plan: PDS2015-REZ-15-002; PDS2015-TM-5598; PDS2015-STP-15-003; PDS2015-ER-15-14-003
(N. Gustafson)**

The project proposes a Zone Reclassification (REZ), Tentative Map (TM), and a Site Plan (STP) for a 4.83-acre residential development consisting of 64 multi-family residential units, including a common area with pool, spa and recreation room. The REZ changes the existing General Commercial Use Regulation (C-36) to the General Commercial/Residential Use Regulation (C-34). In addition, the proposed reclassification would change the existing development regulations for density, setbacks and open space to reflect the proposed use. The TM creates one lot for 64 condominiums. The STP is required by the "B" Community Design Review Area regulations to ensure the project is in substantial conformance to the Lakeside Design Guidelines. The site is located directly north of Highway 8 Business, between East Lakeview Road/El Dorado Parkway and Los Coches Road. Access to the site is provided from a proposed private driveway connecting to Highway 8 Business. The project site is zoned General Commercial (C-36) and is subject to General Commercial (C-1) General Plan Land Use Designations. A Mitigated Negative Declaration (MND), dated February 15, 2018, was prepared and is on file with PDS as Environmental Review number PDS2015-ER-15-14-003. The MND identified that the project will avoid or mitigate to a less than significant impact on the environment. The project site is located at 13586 Highway 8 Business, in the Lakeside Community Plan area, within unincorporated San Diego County (APN: 398-210-03).

**2. Terrace Hill Tentative Map: Lakeside Community Plan Area, PDS2015-TM-5599
(M. Chan)**

The project proposes a TM for a residential development to subdivide a 2.9-acre site into nine residential lots in the Lakeside Community Plan Area. The proposed lots range in size from 0.2 acres to 0.6 acres. Access to the site will be provided by a new private road connecting to Terrace Hill Drive. Water service will be provided by Helix Water District, and sewer service will be provided by the San Diego County Sanitation District. Earthwork will consist of 9,980 cubic yards of balanced cut and fill. The site is subject to the Village General Plan Regional Category and Village Residential (VR 4.3) Land Use Designation. Zoning for the site is Single Family Residential (RS). The project is consistent with the requirements of the General Plan and Zoning Ordinance. The site is located south of Pepper Drive and along Terrace Hill Drive in the Lakeside Community Plan Area. (APN:400-330-30)

3. Otay Ranch Phase 2 Resource Management Plan Update, PDS2016-RMP-16-003 (C. Oakes)

The 3. Otay Ranch Phase 2 Resource Management Plan Update (Management Plan) is a planning document that establishes requirements for resource management within the Otay Ranch master-planned community. Development and resource management within Otay Ranch are guided by the Otay Ranch General Development Plan/Subregional Plan (Subregional Plan), which was approved by the County of San Diego and the City of Chula Vista in 1993. A Phase 1 Resource Management Plan (RMP) for Otay Ranch was approved by the County in 1993. The County Board of Supervisors adopted portions of the Phase 2 RMP in 1996, and amended those adopted portions in 2002 and 2007, but has never adopted the entire Phase 2 RMP document.

The proposed action would adopt a comprehensive update to the 1996 Phase 2 RMP including amendments from 2002 and 2007. The changes incorporated within the Management Plan are procedural in nature; they memorialize Board actions, ownership changes, and other resource management-related actions that have occurred since the Subregional Plan was originally approved in 1993. Changes include but are not limited to: updates to land use plans, adoption of habitat conservation plans, changes to ownership, and refinements to biological management and monitoring standards.

4. MET Facilities Administrative Permit, PDS2018-AD-18-007: Boulevard Community Plan Area (B. Mills)

This is a request for the Planning Commission to evaluate an Appeal of the Director of Planning & Development Services Approval for an Administrative Permit for Temporary Meteorological Facilities. The applicant is requesting an Administrative Permit for meteorological testing (MET) facilities to determine the wind energy potential at the subject property. The project consists of three temporary tilt-up towers with a proposed height of 197 feet and two temporary sonic detection and ranging (SoDAR) units that will be utilized to measure the wind profile of the lower layer of the atmosphere. The project is subject to the Rural Lands General Plan Land Use Designation (RL-80) and is zoned General Rural (S92). A Notice of Exemption (NOE) has been prepared for this project pursuant to the California Environmental Quality Act and is on file with PDS. The project site is located off Ribbonwood Road in the Boulevard Community Planning area, within unincorporated San Diego County (APNs 529-060-01, 529-090-02, 529-130-01).

5. Valley Center Rite Aid Site Plan, PDS2015-STP-15-022, PDS2015-ER-08-021 (B. Mills)

This is a request for the Planning Commission to evaluate an Appeal of the Director of Planning & Development Services Approval for a Site Plan for a Rite Aid Pharmacy. The project consists of an 11,872 square foot commercial building and parking lot with 47 spaces. The project proposes landscaping, including a 20-foot to 25-foot landscaping buffer along Valley Center Road and Cole Grade Road. Access will be provided by Valley Center Road and Cole Grade Road. Earthwork will consist of 1,275 cubic yards of cut and 739 cubic yards of fill, resulting in an export of 536 cubic yards. The site is developed with an operating restaurant with a drive-through. Water and sewer will be provided by the Valley Center Municipal Water District. The project site is subject to the Village General Plan Regional Category, Land Use Designation General Commercial. Zoning for the project site is General Commercial (C36) with a B Special Area Designator (Design Review). The project has been reviewed for compliance with California Environmental Quality Act (CEQA) Guidelines and the project qualifies for an exemption from additional environmental review pursuant to CEQA Guidelines Section 15183. CEQA Guidelines Section 15183 provides an exemption from additional environmental review for projects that are consistent with the development density established by the General Plan for which an Environmental Impact Report (EIR) was certified. The proposed project is located at the intersection of Valley Center Road and Cole Grade Road in the Valley Center Community Planning Area, within unincorporated San Diego County (APN 188-250-19).

6. Housing Affordability Strategy (PDS2017-MISC-17-012) – Informational Presentation (T. Lieberman)

Staff will be providing an informational presentation on housing affordability in the unincorporated County. This is an informational item only; no action will be taken by the Planning Commission.

Administrative Agenda Items

G. Time Extensions

Board of Supervisor’s 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.**
 - **None At This Time**

H. Department Report

I. Scheduled Meetings

August 17, 2018	Regular Meeting, 9:00 a.m., COC Conference Center Hearing Room
September 14, 2018	Regular Meeting, 9:00 a.m., COC Conference Center Hearing Room
September 21, 2018	Regular Meeting, 9:00 a.m., COC Conference Center Hearing Room

J. 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.