

## FINAL AGENDA

### SAN DIEGO COUNTY PLANNING COMMISSION

Friday, November 16, 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:

<https://www.sandiegocounty.gov/content/sdc/pds/PC/181116-planning-commission-hearing.html>

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## Regular Agenda Items

1. **Verizon Holly Lane Wireless Telecommunication Facility Major Use Permit Modification; PDS2018-MUP-90-031W3; Bonsall Community Plan Area (A. Truong)**

The applicant proposes a Major Use Permit Modification to construct, operate and maintain an unmanned wireless telecommunication facility. The proposed project will consist of the installation of 12 panel antennas mounted on a 60-foot faux mono-broadleaf tree. The equipment necessary for the facility is located within a concrete masonry unit block wall enclosure located at the base of the faux mono-broadleaf tree. The site is located at 4163 Holly Lane, in the Bonsall Community Plan Area, within unincorporated San Diego County. The project is subject to the Semi-Rural (SR-2) and Rural Lands (RL-40) General Plan Land Use Designations, and is zoned Limited Agricultural (A70) which permits Wireless Telecommunication Facilities under the Tier 4 Classification with the approval of a Major Use Permit pursuant to Section 6985A of the Zoning Ordinance. 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 Planning Commission will determine whether to approve or deny the MUP Modification, and whether to adopt the NOE (APN 126-140-29).

2. **Marshall Road Tentative Map and Site Plan; PDS2017-TM-5621, PDS2017-STP-17-039; Alpine Community Plan Area (D. Russell)**

The project proposes a Tentative Map (TM) consisting of a 23-unit condominium development on one 1.78 acre common lot. The site is located on Marshall Road between Marshall Way and Alpine Boulevard. Access to the site is provided from a proposed private road connecting to Marshall Road. The project site is zoned Variable Residential (RV) and is subject to Village Residential (VR-15) Land Use Designation. The project site is located at 1460 Marshall Road, in the Alpine Community Plan Area, within unincorporated San Diego. The project has been reviewed for compliance with the California Environmental Quality Act (CEQA) and the project qualifies for an exemption from additional environmental review pursuant to CEQA Guidelines §15315. A Notice of Exemption (NOE) has been prepared for the project and is on file with PDS. The Planning Commission will determine whether to approve or deny the TM and Site Plan, and whether to adopt the NOE (APNs: 403-271-20 & -21).

**3. Chinese Bible Church Specific Plan Amendment, Major Use Permit, and Open Space Vacation; PDS2014-SPA-14-001, PDS2012-3940-12-002, PDS2010-3300-10-037, PDS2014-3910-9508007L; San Dieguito Community Plan Area (M. Chan)**

The project is a Specific Plan Amendment, Major Use Permit, and a Vacation in order to construct and operate a church complex on a 9.1-acre site. The Project includes five buildings to be constructed in two phases, and totaling 89,234 square feet (SF). The buildings would consist of a sanctuary/administration building (43,500 SF), education building (12,934 SF), meeting building (5,932 SF), fellowship hall (13,812 SF) and learning center (13,056 SF). Parking would be provided for 417 vehicles. Project facilities would operate from 8 AM to 10 PM seven days a week. Access to the site would be along a private easement connecting to Four Gee Road. The project site is zoned Specific Plan (S88) and is subject to Specific Plan Area (SP) Land Use Designation. The project site is located at 16919 Four Gee Road, in the San Dieguito Community Plan Area, within unincorporated San Diego. A Supplemental Environmental Impact Report (SEIR) has been prepared for the project and is on file with PDS. The Planning Commission will provide recommendation for the project to the Board of Supervisors. (APNs: 678-060-27,678-422-03, 678-490-01).

**Administrative Agenda Items**

**G. Time Extensions**

- None At This Time

**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**

December 7, 2018            Regular Meeting, 9:00 a.m., COC Conference Center  
Hearing Room

December 14, 2018        Regular Meeting, 9:00 a.m., COC Conference Center  
Hearing Room

**J. Adjournment**

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**Additional Information:**

This Agenda is 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)
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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)

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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.