

FINAL AGENDA

SAN DIEGO COUNTY PLANNING COMMISSION

Friday, January 25, 2019, 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/190125-planning-commission-hearing.html>

Regular Agenda Items

1. Ramona Form Based Code (T. Vertino)

This is a request for the Planning Commission to evaluate a proposed update to the Ramona Village Form Based Code (RVFBC) for necessary corrections to inconsistencies discovered during implementation, consideration of an expansion of the RVFBC boundary, and the application of residential zoning density to parcels located off Main Street. The project is located along State Route 67 (Main Street) and extends from Etcheverry Road to the west and 3rd Avenue to the east, encompassing approximately 690 acres. An Addendum to the County of San Diego’s certified Final EIR for the General Plan Update has been prepared for the project on file with PDS. The Planning Commission will provide recommendation for the project to the Board of Supervisors.

2. Zoning Ordinance Update No. 31 and County Code Amendments (T. Lieberman)

This is a request for the Planning Commission to evaluate proposed amendments to the Zoning Ordinance and County Code which are intended to make minor clarifications, revisions, and additions the code. An Addendum to the County of San Diego’s certified Final EIR for the General Plan Update has been prepared for the project on file with PDS. The Planning Commission will provide recommendation for the project to the Board of Supervisors.

Administrative Agenda Items

G. Time Extensions

1. Anderson Tentative Map 5278 Time Extension; PDS2017-TM-5278TE; San Dieguito Community Plan Area (A. Truong)

The applicant requests approval of a six-year Tentative Map Time Extension for an approved subdivision map, to divide a 19-acre site into five residential lots. The project site is located at Elfin Forest Road and Aguilera Lane, within the San Dieguito Community Plan Area. The new expiration date would be June 8, 2023, (679-100-12).

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**
 - **February 27, 2019**
 - Ramona Form Based Code
 - Zoning Ordinance Update No. 31 and County Code Amendments

H. Department Report

I. Scheduled Meetings

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|-------------------|--|
| February 8, 2019 | Regular Meeting, 9:00 a.m., COC Conference Center Hearing Room |
| February 22, 2019 | Regular Meeting, 9:00 a.m., COC Conference Center Hearing Room |

J. Adjournment

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. 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)
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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.