

FINAL AGENDA

SAN DIEGO COUNTY PLANNING COMMISSION

Friday, March 22, 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. **Swearing in New Commissioner:** Yolanda Calvo, District 4
- 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**
- H. **Department Report**

Public Health Position Statement on Human Health Effects of Wind Turbines

Presentation by County staff to update the Planning Commission on research conducted by the County of San Diego Health and Human Services Agency (HHSA) regarding the human health effects of wind turbines.

Regular Agenda Items

1. Rebecca’s Retreat Senior Group Care; PDS2018-MUP-18-016 (N. Koutoufidis)

The applicant requests a Major Use Permit to utilize an existing single-family home as a 14-person Senior Group Care Facility. A six-person Senior Group Care Facility is currently being operated in the same home. No new construction or expansion is proposed and all parking will occur on-site. Patients will leave the site no later than 3:30 p.m. each day and there will be no overnight stays. The project is subject to the Village Residential (VR-4.3) General Plan Land Use Designation, and is zoned Single Family Residential (RS) which allows Group Care upon approval of a Major Use Permit pursuant to Sections 2705 and 7358 of the Zoning Ordinance.

2. ATC Casa De Oro Wireless Telecommunication Facility Major Use Permit Modification; PDS2018-MUP-69-129W6; Spring Valley Community Plan Area (D. Russell)

The applicant proposes a Major Use Permit Modification to remove and replace a 63-foot tall faux mono-palm tree with a new 63-foot tall faux mono-pine tree in the same location, and relocate an existing wireless facility from the existing church sanctuary to the new faux mono-pine tree. The equipment necessary for the facility will be located within an existing concrete masonry unit block wall enclosure located next to the faux mono-pine tree. The site is located at 3902 Kenwood Drive, in the Spring Valley Community Plan Area, within unincorporated San Diego County. The project is subject to the Village General Plan Land Use Designation (VR-7.3), and is zoned Single Family Residential (RS) 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. An Addendum to a previously adopted Negative Declaration 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 Addendum (APN 499-250-42).

3. Warner Springs Cultural Trust Protective Fence; PDS2015-STP-004; PDS2018-AA-18-001 (D. Beddow)

This is a request for the Planning Commission to evaluate an Appeal of the Director of Planning & Development Services approval of a Site Plan for a fence to protect a cultural preserve. The applicant requested a six-foot high fence with multi-strand barbed wire on top around a portion of a cultural preserve (approximately 7,644 feet) to deter and prevent unauthorized access. The project is subject to the Specific Plan Area General Plan Land Use Designation (SPA) and is zoned Specific Planning Area (S88). A Mitigated Negative Declaration has been prepared for this project pursuant to the California Environmental Quality Act and is on file with PDS. The project site is located on State Route 79 north of the Warner Springs Ranch Resort in the Greater Warner Springs Community Planning area, within unincorporated San Diego County (APNs 137-091-02 and 137-100-01).

Administrative Agenda Items

I. Time Extensions

1. Rabbit Run Tentative Map 5478 Time Extension, PDS2018-TM-5478TE, Valley Center Community Plan Area (A. Truong)

The applicant requests approval of a two-year Tentative Map Time Extension for an approved subdivision map, to divide a 17.7-acre site into seven residential lots. The project site is located at 9220 Duffwood Lane, within the Valley Center Community Plan Area. The new expiration date would be June 19, 2020 (APN: 188-160-54).

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**

J. Scheduled Meetings

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| April 5, 2019 | Regular Meeting, 9:00 a.m., COC Conference Center Hearing Room |
| April 26, 2019 | Regular Meeting, 9:00 a.m., COC Conference Center Hearing Room |

K. Adjournment

Additional Information:

This Agenda is available on the County of San Diego’s Planning & Development Services web page at http://www.sdcountry.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
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(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.

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

<https://www.sandiegocounty.gov/content/sdc/pds/PC/180322-planning-commission-hearing.html>
