

FINAL AGENDA

SAN DIEGO COUNTY PLANNING COMMISSION

Friday, April 5, 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/190405-planning-commission-hearing.html>

Regular Agenda Items

1. Verizon Sweet Jam Wireless Telecommunication Facility Major Use Permit; PDS2019-MUP-19-001; Spring Valley Community Plan Area (D. Russel)

The applicant proposes a Major Use Permit to construct, operate and maintain an unmanned wireless telecommunication facility consisting of the installation of 12 panel antennas and three screening walls mounted at 44 feet in various locations on top of an existing 40-foot tall self-storage building. The equipment necessary for the facility will be located within a self-storage unit on the first floor of the building. The site is located at 1247 Sweetwater Road in the Spring Valley Community Plan Area, within unincorporated San Diego County. The project is subject to the General Commercial General Plan Land Use Designation, and is zoned General Commercial (C36) which typically permits Wireless Telecommunication Facilities under the Tier 2 Classification with the approval of a Site Plan pursuant to Section 6985A of the Zoning Ordinance, however the proposed facility requests an exception to the height limit, therefore a Major Use Permit is required. 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, and whether to adopt the NOE (APNs 578-172-52 & 579-172-53).

2. AT&T East Washington Wireless Telecommunication Facility Major Use Permit; PDS2018-MUP-18-005; Ramona Community Plan Area (D. Russell)

The applicant proposes a Major Use Permit 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 35-foot tall faux mono-eucalyptus tree. The equipment necessary for the facility will be located within a concrete masonry unit block wall enclosure at the base of the faux tree. The site is located at 374 Washington Street in the Ramona Community Plan Area, within unincorporated San Diego County. The project is subject to the Semi-Rural General Plan Land Use Designation (SR-4), 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, and whether to adopt the NOE (APN 279-120-50).

Administrative Agenda Items

G. Time Extensions

1. Circle P Tentative Map 5468 Time Extension; PDS2016-TM-5468TE; Hidden Meadows Community Plan Area (N. Gustafson)

The applicant requests approval of a six-year Tentative Map Time Extension for an approved subdivision map, to divide a 15.4-acre site into 11 residential lots. The project site is located at Mountain Meadow Road and Circle P Lane, within the Hidden Meadows area of the North County Metropolitan Subregional Plan Area. The new expiration date would be November 13, 2022. (186-300-72, 73 and 85).

H. Department Report

- **None At This Time**

I. Scheduled Meetings

April 26, 2019	Regular Meeting, 9:00 a.m., COC Conference Center Hearing Room
May 10, 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.