

FINAL AGENDA

SAN DIEGO COUNTY PLANNING COMMISSION

Friday, May 31, 2019, 9:00 A.M.
County Administration Center
1600 Pacific Highway, Room 310, San Diego, California 92101

Documents to be considered as evidence 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/190531-planning-commission-hearing.html>

Regular Agenda Items

1. **AT&T De Luz Hop Site Wireless Telecommunication Facility Major Use Permit; PDS2018-MUP-18-018; Pendleton-De Luz 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 two microwave dishes on an existing water tank owned and operated by Fallbrook Public Utilities District. The equipment necessary for the facility will be located within an eight-foot-tall concrete masonry unit block wall enclosure at the base of the water tank. The site is located at 2559 Donnil Lane in the Pendleton-De Luz Community Plan Area, within unincorporated San Diego County. The project is subject to the Rural Lands General Plan Land Use Designation (RL-20) 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 (APNs 102-081-09, -20, 102-082-11).

2. **Local Coastal Program Implementation Plan; PDS2013-POD-13-009; PDS2016-REZ-16-007 (D. Campbell)**

This is a request for the Planning Commission to evaluate the proposed Local Coastal Program Implementation Plan and amendments to various sections of the Zoning Ordinance to implement the adopted Local Coastal Program Land Use Plan. The Zoning Ordinance amendment is needed to: 1) remove or amend language pertaining to the Coastal Zone; 2) consolidate all land use regulations within the Coastal Zone to a single section (Part Nine); 3) specify permitted uses and remove incompatible uses within the Coastal Zone and 4) establish Coastal Administrative and Coastal Development Permits for uses within the unincorporated County Coastal Zone. The project is located within the approximately 1,050-acre County Coastal Zone, which is generally bounded by Rancho Santa Fe Boulevard to the north, El Camino Real to the east, Villa De La Valle to the south, and the San Elijo Lagoon Ecological Reserve to the west. This action is exempt from CEQA pursuant to Section 15265 of the State CEQA Guidelines. The Planning Commission will provide a recommendation for the project to the Board of Supervisors.

Administrative Agenda Items

G. York Drive Tentative Map 5443 Time Extension; PDS2016-TM-5443TE; North County Metropolitan Subregional Plan Area (J. Leavitt)

The applicant requests approval of a six-year Tentative Map Time Extension for an approved subdivision map, to divide a 3.0-acre site into 5 residential lots. The project site is located at 1505 York Drive, within the North County Metropolitan Subregional Plan Area. The new expiration date would be July 17, 2022. (184-012-12).

H. Scheduled Meetings

June 21, 2019 Regular Meeting, 9:00 a.m., **CAC** Board of Supervisors Chambers *

July 19, 2019 Regular Meeting, 9:00 a.m., **COC** Conference Center Hearing Room

* Please note address change

I. 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.