

## FINAL AGENDA

### SAN DIEGO COUNTY PLANNING COMMISSION

Friday, June 21, 2019, 9:00 A.M.  
Board of Supervisors North Chamber Room 310  
1600 Pacific Highway, 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](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/190621-planning-commission-hearing.html>

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## Regular Agenda Items

**1. Puerta La Cruz Wireless Telecommunication Facility Major Use Permit Modification; PDS2018-MUP-07-004W1: (S. Oberbauer)**

The applicant requests a Major Use Permit (MUP) Modification for an existing unmanned wireless telecommunication facility. The MUP modification has been submitted in order to bring the existing wireless telecommunication facility into conformance with the County of San Diego Zoning Ordinance pursuant to the amortization requirements outlined in sections 6985 and 6991. The project consists of the removal of an existing 50-foot tall faux utility pole and the construction of a 55-foot tall faux mono-oak tree with a maximum capacity of up to three wireless carriers. All existing antennas and equipment for three carriers will be relocated from the 50-foot tall faux utility pole to the 55-foot tall faux mono-oak tree. Supporting equipment for the site includes a 30kW standby generator that was authorized by the originally approved MUP on February 27, 2009. No trenching or grading is proposed or required for the project as all construction will occur within the same footprint of the existing lease area and equipment enclosure. The project is subject to the Public Agency Lands General Plan Land Use Designation, and is zoned General Agriculture (A72) which permits Wireless Telecommunication Facilities under the Tier 4 Classification upon the approval of a Major Use Permit Modification pursuant to Section 6985A of the Zoning Ordinance.

**2. Vista Wireless Telecommunication Facility Major Use Permit Modification; PDS2018-MUP-83-063W2; North County Metropolitan Subregional 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 removal of the existing 60-foot tall monopole, and the relocation of the proposed faux mono-broadleaf tree. The project includes 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 2374 Edgehill Road, in the North County Metropolitan Subregional Plan Area, within unincorporated San Diego County. The project is subject to the Public/Semi-Public Facilities General Plan Land Use Designations, and is zoned Rural Residential (RR) 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 174-270-05).

3. **Tran (Phap Vuong) Monastery; PDS2014-MUP-14-010; North County Metropolitan Subregional Plan (J. Smyser)**

The project is a Major Use Permit to allow a Religious Assembly use with a new monastery building. The proposed new monastery is a two-story structure (33 feet high) of 8,272 square feet with a maximum allowable occupancy of 300. The new structure would operate as a monastery, meditation hall, and residence for four monks. The new structure will include: a large meditation room, small meditation room, kitchen, social room and guest room on the first floor, and four bedrooms and a sitting area on the second floor. The proposed monastery would be open daily and also will host up to four special events each year. The project includes a new parking lot with a total of 76 parking spaces. The project site is located at 715 Vista Avenue in the North County Metropolitan Subregional Plan area within unincorporated San Diego County. Access to the proposed monastery would be provided by a driveway connecting to North Ash Street. The project would be served by a new on-site septic system and imported water from the City of Escondido. The project is subject to the Semi-rural (SR-1) General Plan Land Use Designation and is zoned Single-Family Residential (RS), which allows Religious Assembly uses with a Major Use Permit.

4. **Warner Springs Cultural Trust Protective Fence; PDS2015-STP-004; PDS2019-AA-18-001 (D. Beddow)**

This item was continued from the March 22, 1922 Planning Commission Hearing. 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 Plan 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

G. **The Arbors Tentative Map 5268 Time Extension; PDS2016-TM-5268TE; Fallbrook Community Plan Area (B. Sonnenburg)**

The applicant requests approval of a six-year Tentative Map Time Extension for an approved subdivision map, to divide 12.91 acres into 17 residential lots. The project site is located at

the intersection of Gum Tree Lane and Stage Coach Lane in the Fallbrook Community Plan Area. The new expiration date is November 13, 2022. (APNs: 105-380-19, -20, -54, -55, -56)

**H. Scheduled Meetings**

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

**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](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**

## Planning Commission Agenda

June 21, 2019

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.