

FINAL AGENDA (REVISED)

SAN DIEGO COUNTY PLANNING COMMISSION

**Friday, July 19, 2019, 9:00 A.M.
COC Conference Center Hearing Room
5520 Overland Avenue, San Diego, California**

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/190719-planning-commission-hearing.html>

Regular Agenda Items**1. Eucalyptus Hills Cell Site; PDS2018-MUP-18-020; Lakeside Community Plan Area (B. Sonnenburg)**

The applicant proposes a Major Use Permit to construct, operate and maintain an unmanned wireless telecommunication facility. The proposed project will consist of 64-foot, 6-inch tall faux monopalm and associated equipment will be located within an existing equipment enclosure inside the existing single-family residence. The site is located at 12212 Coping Place, in the Lakeside Community Plan Area, within unincorporated San Diego County. The project is subject to the Semi-Rural Residential (SR-1) General Plan Land Use Designation and is zoned Limited Agriculture (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 379-102-38).

2. Sage Hill PDS2018-MUP-94-019W3; North County Metropolitan, Hidden Meadows Community (S. Oberbauer)

The applicant requests a Major Use Permit (MUP) Modification for an existing unmanned wireless telecommunication facility. The project consists of the conversion of an existing 50-foot tall monopole into a 56-foot tall faux mono-eucalyptus tree on the southwestern portion of the property. Supporting equipment for the site includes an existing standby generator that was authorized by a previously approved Major Use Permit Modification on August 10, 2010. 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 site is located at 9537 Sage Hill Way in the North County Metropolitan Subregional Planning area, within unincorporated San Diego County. The project is subject to the Public/Semi-Public Facilities (P/SP) General Plan Land Use Designation and is zoned Single Family Residential (RS) which permits Wireless Telecommunication Facilities under the Tier 4 Classification upon the approval of a MUP Modification pursuant to Section 6985A of the Zoning Ordinance. The Planning Commission will determine whether to approve or deny the MUP Modification and whether to find the project in conformance with the California Quality Act through the processing of an addendum to the previously adopted Negative Declaration. (APN: 186-021-15-00)

3. Zoning Ordinance Update for Small Cell Wireless Facilities; PDS2019-POD-19-003 (T. Lieberman)

This is a request for the Planning Commission to evaluate the proposed Zoning Ordinance Update for new regulations of Small Cell Wireless Facilities (Zoning Ordinance Update). Today's proposed update includes changes to the Wireless Telecommunication Facilities Zoning Ordinance section. The amendments to the Zoning Ordinance include changes to definitions, development standards, compliance and monitoring standards, application requirements, and application processing.

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).

G. Administrative Agenda Items

1. Rancho Nuevo Tentative Map Time Extension; PDS2017-TM-5475TE; Alpine Community Planning Area (S. Sakdarak)

The applicant requests approval of a six-year Tentative Map Time Extension for an approved subdivision map to subdivide 60.15 acres into 13 residential lots and three private roads lots. The project site is located at Via Tesoro in the Alpine Community Plan Area. The new expiration date is July 20, 2023. (APN 520-060-08; 520-160-02).

2. Alpine Heights Tentative Map 5262 Time Extension; PDS2016-TM-5262TE; Alpine Community Plan Area (J. Smyser)

The applicant requests approval of a six-year Tentative Map Time Extension for an approved subdivision map, to divide 19.93 acres into 15 residential lots. The project site is located at the intersection of Alpine Heights Road and Via Corina in the Alpine Community Plan Area. The new expiration date is October 5, 2023. (APN: 404-340-11).

H. Scheduled Meetings

September 13, 2019	Regular Meeting, 9:00 a.m., COC Conference Center Hearing Room
September 20, 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. 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.