

**FINAL AGENDA (REVISED)**

**SAN DIEGO COUNTY PLANNING COMMISSION**

**Friday, September 13, 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](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/190913-pc-hearing.html>

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**Regular Agenda Items**

**1. In His Steps Christian Recovery Home Major Use Permit; PDS2018-MUP-18-007; Ramona Community Plan Area (H. Steven)**

The applicant requests a Major Use Permit to operate and maintain a 14-person Group Care Facility within an existing single-family home and accessory dwelling unit. Conversion of a detached garage and breezeway to an office is also proposed. All parking will occur on-site. The project is subject to the Semi-Rural (SR-2) General Plan Land Use Designation and is zoned Limited Agricultural (A70), which allows Group Care facilities with approval of a Major Use Permit pursuant to Sections 2705 and 7358 of the Zoning Ordinance. The 8.19-acre site is located at 1217 and 1219 Elm Street in the Ramona Community Plan area, within unincorporated San Diego County. 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 280-063-05).

**2. El Nopal Tentative Map; PDS2017-TM-5619; Lakeside Community Plan Area (N. Gustafson)**

This project proposes a Tentative Map consisting of 17 single-family residential lots on a 3.86-acres site. Access to the site is provided from a private road connecting to El Nopal Road. The project site is zoned Single Family Residential (RS) and is subject to Village Residential 7.3 (VR-7.3). The site is located at 11320 El Nopal Road, in the Lakeside Community Plan Area, within unincorporated San Diego. The project has been reviewed for compliance with the California Environmental Quality Act (CEQA) and the project qualifies for an exemption from additional environmental review pursuant to CEQA Guidelines §15183. A Notice of Exemption (NOE) has been prepared for the project and is on file with PDS. The Planning Commission will determine whether to approve or deny the TM, and whether to adopt the NOE (APN: 379-023-39).

**3. Aventine at Sweetwater Springs; PDS2018-GPA-18-004; PDS2018-SPA-18-002; PDS2018-REZ-18-002; PDS2018-TM-5627; PDS2018-STP-18-013; PDS2018-MUP-70-299W1M32; PDS2018-ER-18-19-003; Spring Valley Community Plan Area (D. Russell)**

The project is a General Plan Amendment (GPA), Specific Plan Amendment (SPA), Rezone (REZ), Tentative Map (TM), Site Plan (STP), and Major Use Permit (MUP)

Minor Deviation for a 92-unit residential development on a 10.6-acre property. The property is currently developed with a commercial shopping center. The proposed project is located at the corner of Sweetwater Springs Boulevard and Austin Drive in the Spring Valley Community Plan Area, within unincorporated San Diego County. The proposed GPA would change the General Plan Land Use Designation from General Commercial to Village Residential (VR-10.9) and would amend the Spring Valley Community Plan maps and text to be consistent with the project. The SPA would amend the Rancho San Diego (Sweetwater-Avocado) Specific Plan (SP-74-01) to change the land use designation from General Commercial to Multi-Family Residential, for consistency with the proposed GPA. The REZ would change the zoning designation from General Commercial (C36) to Multi-Family Residential (RM). A TM is required for the condominium subdivision, and a STP is required due to the “B” Special Area Designator, ensuring the project is consistent with the Spring Valley Design Guidelines. Finally, a Minor Deviation will be processed to remove the property from MUP-70-299. A Mitigated Negative Declaration (MND) has been prepared for the project pursuant to the California Environmental Quality Act and is on file with PDS as Environmental Review Number PDS2018-ER-18-19-003. The Planning Commission will recommend to the Board of Supervisors whether to approve or deny the GPA, SPA, REZ, TM, STP, and MUP Minor Deviation, and whether to adopt the MND. (APNs: 505-580-07, 08, 09, and 10).

**G. Administrative Agenda Items**

**1. Woodland and Watson Tentative Map Time Extension; PDS2018-TM-5594TE; North County Metropolitan Subregional Plan Area (S. Oberbauer)**

The applicant requests approval of a six-year Tentative Map Time Extension for an approved subdivision map which would subdivide 3.62 acres into 18 residential lots and a private road. The project site is located at the southeast corner of Woodland Drive and Watson Way in the North County Metropolitan Subregional Plan Area. The new expiration date is September 18, 2024. (APNs: 505-210-02 and 03, and 505-140-15).

**2. Orchard Hill Tentative Map 5570 Revised Tentative Map; PDS2018-TM-5570R; North County Metropolitan Subregional Plan Area (N. Gustafson)**

The applicant requests a Revise Map of previously approved Tentative Map 5570. The previous Tentative Map was approved by the Planning Commission on December 12, 2014, and allowed for a subdivision of 12.54 acres into 20 single-family residential lots.

A six-year Time Extension was approved on September 14, 2018 and now expires on December 12, 2023. The purpose of the Revised Map was to update grading quantities and pad elevations, make minor lot line adjustments and amend the design to satisfy the requirements of the 2013 Municipal Separate Storm Sewer System (MS4) Permit, implemented by the County of San Diego in February 2016. The project site is located at the northeast corner of Richland Road and Tide Way, in the North County Metropolitan Subregional Plan Area. The project has been reviewed for compliance with the California Environmental Quality Act (CEQA) and the project qualifies for an exemption from additional environmental review pursuant to CEQA Guidelines §15183. A Notice of Exemption (NOE) has been prepared for the project and is on file with PDS. (APNs: 218-220-10 and 17).

**H. Scheduled Meetings**

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| October 11, 2019 | Regular Meeting, 9:00 a.m., COC Conference Center Hearing Room |
| October 25, 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.sdcountry.ca.gov/pds/PC/sop/PCHearing\\_stream.html](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 (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.