

FINAL AGENDA

SAN DIEGO COUNTY PLANNING COMMISSION

Friday, October 25, 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 Ann Jimenez, Planning Commission Secretary, at Ann.Jimenez@sdcounty.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/191025.html>

Regular Agenda Items**1. Lavender and Olive Event Venue Major Use Permit; PDS2018-MUP-18-013; Ramona Community Plan Area (D. Russell)**

The applicant requests a Major Use Permit for the development and operation of a public event venue. The venue, located on a 5.16-acre site, will be available to rent seven (7) days a week with a maximum capacity of 225 people, for events such as weddings, corporate gatherings, community events, and various other social gatherings. The site is located at 633 Montecito Way, on the northeast corner of Montecito Road and Montecito Way in the Ramona Community Plan area, within unincorporated San Diego County. The site is just north of the Ramona Airport and south of the existing Copper Meadows Equestrian Training Center. The site is subject to the General Plan Regional Category Semi-Rural, Land Use Designation Semi-Rural (SR-1). The property is zoned Limited Agriculture (A70), which allows event venues upon approval of a MUP pursuant to Section 2705 of the Zoning Ordinance. The project has been reviewed for compliance with the California Environmental Quality Act (CEQA) and a Mitigated Negative Declaration (MND) was prepared. The Planning Commission will determine whether to approve or deny the MUP, and whether to adopt the MND (APN 281-540-38).

2. AT&T Lawson Valley Wireless Telecommunication Facility Major Use Permit; PDS2019 -MUP-17-018; Jamul/Dulzura Subregional Plan Area (D. Russell)

The applicant requests a Major Use Permit to construct, operate and maintain an unmanned wireless telecommunication facility. The proposed project will include a 48-foot tall faux mono-broadleaf tree with seven panel antennas, one global positioning system antenna, five fixed wireless local loop antennas, 24 remote radio units, and four surge suppressors. One eight-foot tall concrete masonry unit equipment enclosure surrounding the 48-foot tall faux mono-broadleaf tree is proposed for the necessary equipment, which includes one equipment cabinet and one 15-kilowatt diesel stand-by generator. The site is located at 17822 Lawson Valley Road in the Jamul/Dulzura Community Plan Area, within unincorporated San Diego County. The project is subject to the Semi-Rural General Plan Land Use Designation (SR-10) 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 522-050-70).

G. Administrative Agenda Items

1. Sunset Ridge Tentative Map 5269R Time Extension; PDS2019-TM-5269RTE, North County Metropolitan Subregional Plan Area (A. Truong)

The applicant requests approval of a one-year Tentative Map Time Extension for an approved subdivision map to divide a two-acre site into 14 residential lots. The project site is located at Mycorte Drive, within the North County Metropolitan Subregional Plan Area. The new expiration date would be October 25, 2020, (226-280-19).

H. Scheduled Meetings

October 25, 2019	Regular Meeting, 9:00 a.m., COC Conference Center Hearing Room
November 8, 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)

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)

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)

No appeal is provided for Commission decisions on Administrative Appeals, Variances, por 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.