

FINAL AGENDA

SAN DIEGO COUNTY PLANNING COMMISSION

Friday, December 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 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/191213-pc-hearing.html>

Regular Agenda Items

1. **Mountain View Community Church Time Extension; PDS2019-MUP-95-007W1TE, PDS2019-ER-95-09-004B (R. Ochoa)**

The applicant requests a two-year Major Use Permit (MUP) Modification Time Extension for a previously approved MUP Modification that authorized the expansion to the existing church, construction of two educational buildings, a sanctuary, a pedestrian bridge and additional parking spaces over four separate development phases on the 12.9-acre site. The MUP Modification was approved by the Planning Commission on September 8, 2017. No changes to the project or conditions are proposed as part of this Time Extension. The project is subject to the Semi-Rural (SR-2) General Plan Land Use Designation, and is zoned Limited Agriculture (A70), which allows for religious assembly uses upon the approval of a MUP pursuant to Section 2705 of the Zoning Ordinance. The Planning Commission will determine whether to approve or deny the MUP Modification Time Extension and whether to find the project in conformance with the California Environmental Quality Act through the processing of an addendum to the previously adopted Mitigated Negative Declaration. (APN: 280-041-22 & -43)

2. **Las Palmas Wireless Telecommunication Facility Major Use Permit Modification; PDS2019-MUP-91-026W3, PDS2019-ER-91-18-06C (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's amortization requirements outlined in Sections 6985 and 6991. The project consists of the removal of an existing 58-foot tall monopole and the construction of a 58-foot tall faux mono-eucalyptus tree with a maximum capacity of up to three wireless carriers. All existing antennas and equipment will be relocated from the 58-foot tall monopole to the 58-foot tall faux mono-eucalyptus tree. Supporting equipment for the site is located within a faux residence equipment enclosure that was authorized by the originally approved MUP on March 26, 1992. The project is subject to the Village Residential (VR-4.3) General Plan Land Use Designation and is zoned Urban Residential (RU) which permits Wireless Telecommunication Facilities under the Tier 4 Classification upon the approval of a Major Use Permit Modification pursuant to the Zoning Ordinance.

3. **Saint Gregory of Nyssa Greek Orthodox Church; PDS2005-3300-05-010; PDS2005-3910-0514016 (S. Oberbauer)**

The applicant requests a Major Use Permit for the phased construction and operation of a religious assembly facility. The first phase of the project would authorize converting an as-built 4,360 square foot structure containing a 2,000 square foot sanctuary within the structure. The second phase of the project consists of constructing an approximately 6,400 square foot multi-purpose administration building for the church. The third and final phase of the project consists of the construction of a 3,820 square foot sanctuary adjacent to the multi-purpose administration building. The project is subject to the Semi-Rural Residential (SR-0.5) General Plan Land Use Designation and is zoned Rural Residential (RR) which permits the use of a religious assembly facility upon approval of a Major Use Permit. The project is located at 1454 Jamacha Road within the Valle De Oro Community Planning Area within the unincorporated area of San Diego County. 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 498-320-56-00).

4. **Streamlining the Discretionary Permit Process Workshop (M. Slovick)**

Staff will be providing a presentation on proposed efforts to streamline the discretionary permitting process and discussing the efforts with the Planning Commission in a workshop format. On July 24, 2019, the Board of Supervisors directed Planning & Development Services (PDS) to identify ways to reduce discretionary permit processing time and cost and to investigate the feasibility of options identified, including implementing a self-certification process for engineers, implementing permit and California Environmental Quality Act (CEQA) evaluation requirements, increasing final engineering flexibility, increasing opportunities to expand checklist exemptions to certain permit processes, implementing a project issue resolution process and increasing coordination and accountability between departments. PDS is to report back to the Board of Supervisors on this item within 180 days of July 24, 2019. This is a workshop to present information and allow public and Planning Commission input on this item, although no formal direction is required.

5. Ocean Breeze Ranch; PDS2016-TM-5615, PDS2016-MUP-16-012, PDS2016-MUP-16-013, PDS2016-STP-16-032, PDS2016-ER-16-02-006 (ER) (B. Brown)

The applicant requests a Tentative Map, Major Use Permit and Site Plan for the planned development and a Major Use Permit for the equestrian facility. The Ocean Breeze Ranch project includes two components, a planned residential development and a private equestrian facility. The residential development component consists of 396 residential lots, 15.7 acres for seven public and private parks, approximately 5.1 miles of trails, approximately 4 miles of pedestrian sidewalks, roads and landscaping. The residential development will be divided into three planning areas and is designed to be phased. The second component of the project consists of an existing equestrian facility with proposed minor improvements. The Project will preserve 953 acres of the 1,403-acre project site within a limited use easement and a biological open space easement. The project is subject to Village Residential (VR-4.3), Semi-Rural Residential (SR-4), Semi-Rural Residential (SR-10), Rural Lands (RL-20), and Rural Lands (RL-40) Land Use Designations and is zoned Variable Family Residential (RV), Limited Agriculture (A70), and Open Space (S80). 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 and is on file with PDS. The Project is located within the unincorporated community of Bonsall in northern San Diego County. The Project site is located at 5820 West Lilac Road, Bonsall. The majority of the project is located within the Bonsall Community Plan area, with a portion of the site within the and Fallbrook Community Plan Area. The Planning Commission will determine whether to approve or deny the project and whether to adopt the NOE (124-150-28, 124-150-34, 124-150-35, 125-080-21, 125-131-48, 125-131-49, 125-131-54, 126-060-78, 127-191-20, 127-230-59, 127-271-01, 127-271-02).

G. Administrative Agenda Items

1. Lake Jennings Park Road Tentative Map 5578 Time Extension (N. Gustafson)

The applicant requests approval of a six-year Tentative Map Time Extension for an approved subdivision map to divide a 5.2-acre site into 18 residential lots and two private roads. The project site is located at the northeast corner of Blossom Valley Road and Lake Jennings Park Road, within the Lakeside Community Plan Area. The new expiration date would be October 9, 2024 (395-220-11).

H. Scheduled Meeting

January 10, 2020	Regular Meeting, 9:00 a.m., COC Conference Center Hearing Room
January 24, 2020	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, 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.