

REVISED

FINAL AGENDA

SAN DIEGO COUNTY PLANNING COMMISSION

**Friday, April 3, 2020, 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: If a member of the public intends to provide an electronic presentation for 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 in advance of the meeting.

In Person Participation Prohibited

Due to the Coronavirus disease (COVID-19) public health emergency, including the order by the State of California public health officials for anyone living in the state to stay home, in person participation at Planning Commission meetings will not be allowed. Interested parties may watch and/or listen to Planning Commission Meetings by going to http://www.sdcounty.ca.gov/pds/PC/sop/PCHearing_stream.html. This public hearing is accessible to individuals with disabilities. If interpreter services for the hearing impaired are needed, please call the hearing secretary at (858) 694-3816, or California Relay Service, if notifying by TDD, no later than seven days prior to the date of the hearing.

Public Testimony via Teleconference

Members of the public may participate in the meeting via a teleconference. If you wish to participate through teleconference, please visit the Planning Commission website at: https://www.sandiegocounty.gov/content/sdc/pds/PC/sop/PCHearing_stream.html.

Instructions on how to view and participate in the meeting via teleconference are available

[through this link](#). Large groups wishing to comment on a common item are encouraged to submit comments in writing or to identify one spokesperson to join the teleconference on behalf of the group. If you have any questions, please contact the Planning Commission Secretary at Ann.Jimenez@sdcounty.ca.gov.

- 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/200403-pc-hearing.html>

**Regular Agenda
Items**

1. **Rite Aid ABC Appeal: PDS2019-ABC-19-002- *Continued from the cancelled March 20, 2020, Planning Commission Hearing* (D. Cook)**

This project is an appeal by the Valley Center Community Planning Group (CPG) of the Director's Determination of Public Convenience or Necessity, dated November 15, 2019, for a Type 21 alcoholic beverage control (ABC) license for the Rite-Aid store located at 28535 Cole Grade Road in Valley Center. A Type 21 ABC license grants

the sale of beer, wine, and spirits for off-site consumption. The property is subject to the General Plan Regional Category Village, Land Use Designation General Commercial. The proposed ABC permit is not subject to CEQA. The Planning commission will determine whether to approve or deny the Valley Center CPG’s appeal of the Rite Aid ABC Permit project (APN 188-250-19).

2. **Anza Street Townhomes; PDS2018-REZ-18-003; PDS2018-TM-5628; PDS2018-ER-18-14-006; Lakeside Community Plan Area- *Continued from the cancelled March 20, 2020, Planning Commission Hearing* (D. Russell)**

The Project is a Rezone (REZ) and Tentative Map (TM) for a 39-unit residential development on a 3.2-acre property. The property is currently developed with several existing single-family residences that will be removed with the Project. The Project is located north of Broadway and east of North Anza Street in the Lakeside Community Plan Area, within unincorporated San Diego County. The REZ will change the zoning designation from building type “F,” duplexes and stacked single-family dwellings, to “K,” allowing multi-family dwelling units on the same lot. The Project also proposes a “J” open space designator to require a minimum of 350 square feet of Private and 150 square feet of Group Usable Open Space per unit. A TM is required for the condominium subdivision. 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 as Environmental Review Number PDS2018-ER-18-14-006. The Planning Commission will recommend to the Board of Supervisors whether to approve or deny the REZ and TM, and whether to adopt the NOE. (APNs: 484-291-01 and 484-092-31, -33, -34, -35)

3. **Otay Ranch Village 14 and Planning Areas 16/19- Proposed Project Amendment; PDS2019-SPA-19-001, PDS2019-TM-5616R, PDS2019-STP-19-029, PDS2019-ER-16-19-006A; Jamul/Dulzura Subregional Plan Area- *Continued from the cancelled March 20, 2020, Planning Commission Hearing* (G. Mattson)**

The Proposed Project Amendment (“Project Amendment”) includes a Specific Plan Amendment (“SPA”), Revised Vesting Tentative Map (“VTM”), and Vesting Site Plan (“VSTP”) for a planned community within Otay Ranch Village 14 (“Village 14) and Planning Areas 16/19 (“PA 16/19”). The Board of Supervisors approved the Village 14 and PA 16/19 project on June 26, 2019 and authorized County Counsel to execute a Dispute Resolution Agreement (Agreement) by and among the California Department of Fish and Wildlife (CDFW), the County, the US Fish and Wildlife Service,

and the applicant. The Project Amendment is based on the Agreement and a proposed land exchange between the owner/applicant and the State of California. The Project Amendment proposes changes to the approved project which would result in a reconfigured development footprint which consolidates development in Village 14. The Project Amendment includes up to 1,266 dwelling units; up to 10,000 square feet of neighborhood commercial; a public safety site (fire station and Sheriff's storefront); an elementary school site; public/private parks; 372 acres of Preserve, and 25 acres of Conserved Open Space within the 914-acre Project site. The Project Amendment includes 1,253 dwellings units in Village 14, 13 units in Planning Area 19, and no units in Planning Area 16. The applicant/owner will also convey an additional 549 acres within their ownership to the Otay Ranch Resource Management Plan (RMP) Preserve. The Project site is located along Proctor Valley Road between State Route 125 (SR-125) and State Route 94 (SR-94), in the westernmost portion of the Jamul/Dulzura Subregional Plan Area, within unincorporated San Diego County. The Revised VTM proposes the subdivision of the site into 1,000 single family residential lots, one detached courtyard residential lot, five multifamily lots, two mixed use lots, 20 preserve/open space lots, 25 park private and public parks, 62 open space lots, one school lot and one public safety lot. The Final Environmental Impact Report (EIR) for the approved project was certified by the Board of Supervisors on June 26, 2019 pursuant to the California Environmental Quality Act and is on file with PDS as Environmental Review Number PDS2016-ER-16-19-006. The Project changes were compared to the EIR and an EIR Addendum was prepared and is on file with PDS as Environmental Review Number PDS2019-ER-16-19-006A. The Planning Commission will recommend to the Board of Supervisors whether to approve or deny the SPA, VTM and VSTP. (APNs: 597-190-23; 597-130-013; 597-140-04, -05, -06, 07; 597-020-06, -10; 597-150-03, -07, -08, -12, -13; 598-010-02; 598-011-01; 598-020- 04, -06; 598-021-01, -02; and 598-070-07, -09).

4. Hart Drive TM Condominium Conversion (J. Smyser)

The applicant requests a Tentative Map (TM) for converting 14 existing rental homes into condominiums on a one-acre site at 512 Hart Drive in the Lakeside Community Plan Area. The homes were constructed in 2004 and have been managed as rental units on one lot. The condominium conversion will allow them to be sold as individual units. No new construction is proposed. The project qualifies for a CEQA Categorical Exemption for projects that involve the operation of existing structures involving no expansion of existing use. A Notice of Exemption has been prepared. The site is

subject to the General Plan Regional Category Village, Land Use Designation Village Residential 15 (VR-15). The site is zoned Variable Family Residential (RV). The Planning Commission will determine whether to approve or deny the TM (APN 483-101-11).

5. Persimmon Avenue TM Condominium Conversion (J. Smyser)

The applicant requests a Tentative Map (TM) for converting eight existing rental homes into condominiums on a 0.74-acre site at 1178 Persimmon Avenue in the Lakeside Community Plan Area. The homes were constructed in 2004 and have been managed as rental units on one lot. The condominium conversion will allow them to be sold as individual units. No new construction is proposed. The project qualifies for a CEQA Categorical Exemption for projects that involve the operation of existing structures involving no expansion of existing use. A Notice of Exemption has been prepared. The site is subject to the General Plan Regional Category Village, Land Use Designation Village Residential 15 (VR-15). The site is zoned Variable Family Residential (RV). The Planning Commission will determine whether to approve or deny the TM (APN 484-101-23).

6. Landscape Ordinance Update (CAP W1.2 & A2.1) (M. Kelly)

Staff will be providing a presentation on proposed water efficiency updates to the Landscape Ordinance to implement the Climate Action Plan (CAP). The County's CAP requires revisions to Title 8 of the San Diego County Code of Regulatory Ordinances to implement two measures, Measure W-1.2, "Reduce Outdoor Water Use", and A-2.1, "Increase Residential Tree Planting." These measures reduce greenhouse gasses in the atmosphere by reducing the amount of water used in landscaping and increasing the amount of carbon sequestration from trees planted in residential projects. Measures W-1.2 and A-2.1 are currently being implemented through the CAP Consistency Review Checklist for discretionary projects. The proposed ordinance update would codify these Measure requirements for projects that must comply with the Landscape Ordinance through the building, grading, or discretionary permit review process. PDS is to bring this ordinance update to the Board of Supervisors in 2020. The Planning Commission will determine whether to recommend the Board of Supervisors approve or deny the changes to the Landscape Ordinance and whether to approve the environmental findings.

7. Ivy Dell RV Park Major Use Permit; PDS2018-MUP-18-015; North County Metropolitan Subregional Plan Area (H. Steven)

The applicant requests a Major Use Permit (MUP) to reestablish a Recreational Vehicle (RV) Park which was closed in 2016. The Ivy Dell RV Park, located on a 13.21-acre site, will provide 42 temporary camping spaces, an existing manager's residence, an existing caretakers residence, an existing storage building, replacement of an existing restroom/laundry building, remodeling the existing recreation building, and installation of a new fencing, entry gates and associated landscaping. Access to the site is from Ivy Dell Lane. The site is located at 25235 North Centre City Parkway, on the northeast corner of North Centre City Parkway and Ivy Dell Lane in the Hidden Meadows area of the North County Metropolitan Subregional Plan area, within unincorporated San Diego County. The site is west of Jesmond Dene Road and north of North Nutmeg Street. The site is subject to the General Plan Regional Category Semi-Rural, Land Use Designation Semi-Rural (SR-1). The property is zoned Rural Residential (RR), which allows Transient Habitation: Campground/ Recreational Vehicle Parks upon approval of an MUP, pursuant to Section 2185 of the Zoning Ordinance. The project has been reviewed for compliance with the California Environmental Quality Act (CEQA) and a Notice of Exemption (NOE) was prepared. The Planning Commission will determine whether to approve or deny the MUP, and whether to adopt the NOE (APN 187-170-57).

G. Administrative Agenda Items

1 VMT/SB- 743 Guideline (R. Efirm)

Staff will be providing an informational presentation to the Planning Commission related to California Senate Bill 743 (SB743), which changes the way the California Environmental Quality Act (CEQA) evaluates the transportation impacts of plans and projects. The law applies statewide and goes into effect on or before July 1, 2020. Information presented to the public and Planning Commission will explain the history and intent of SB743, how it changes CEQA transportation review, potential implications to County plans and projects, and steps the County is taking in response to the law. The informational item will include a presentation and discussion between staff, the Planning Commission, and the public. No recommendation is requested from the Planning Commission.

H. Scheduled Meeting

April 17, 2020	Regular Meeting, 9:00 a.m., COC Conference Center Hearing Room
May 1, 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)
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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)

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.