

FINAL AGENDA

SAN DIEGO COUNTY PLANNING COMMISSION

Friday, July 17, 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 at the hearing, please contact Ann Jimenez, Planning Commission Secretary, at Ann.Jimenez@sdcountry.ca.gov, or the Project Manager for the item as listed on the Agenda.

In Person Participation Prohibited

Due to the Coronavirus disease (COVID-19) public health emergency, 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 www.sandiegocounty.gov/pds/PCHearing. 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 submit e-comments or find instructions for participating in the meeting via teleconference by visiting the Planning Commission website at: www.sandiegocounty.gov/pds/PCHearing. Large groups wishing to comment on a common item are encouraged to submit e e-comments 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@sdcountry.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/200717-pc-hearing.html>

Regular Agenda Items

- 1. Request to Appeal KA Gas Station and Convenience Store; PDS2017-STP-17-028; PDS2017-BC-17-0069; PDS2017-ER-17-08-008 (S. Oberbauer)**

On June 5, 2020, the Director of Planning & Development Services approved a Site Plan and a Boundary Adjustment with a Certificate of Compliance for the KA Shell Gas Station and Convenience Store Project located at the Southwest Corner of Deer Springs Road and North Centre City Parkway in the Hidden Meadows Community and the Interstate 15 (I-15) Design Review Corridor of the North County Metropolitan Subregional Plan Area. A request seeking permission to appeal the Director's decision in accordance with Section 7166(a)(3) of the Zoning Code has been submitted from persons not having interest in property located within 300 feet from the exterior boundaries of the project site property. This item is strictly limited to whether permission to appeal will be authorized. If the Planning Commission chooses to accept the appeal, the appeal itself will be heard at a subsequent meeting of the Planning Commission.

- G. Administrative Agenda Items**

None at this time

H. Department Report

I. Scheduled Meeting

July 31, 2020	Regular Meeting, 9:00 a.m., COC Conference Center Hearing Room
September 18, 2020	Regular Meeting, 9:00 a.m., COC Conference Center Hearing Room

J. 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.