

FINAL AGENDA

SAN DIEGO COUNTY PLANNING COMMISSION

Friday, September 18, 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: 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@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 hearings is not allowed. Interested parties may watch and/or listen to Planning Commission hearings 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

Members of the public may submit e-comments or find instructions for participating in the hearing 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-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/200918-pc-hearing.html>

Regular Agenda Items

1. **Liberty Charter High School Major Use Permit; PDS2018-MUP-15-027 (D. Russell)**

The applicant is proposing a Major Use Permit (MUP) for the construction and operation of a charter high school on a 7.7-acre vacant property. The proposed Liberty Charter High School includes a 48,000 square-foot, two story building that would house 22 classrooms, administrative offices, and a gymnasium. At full capacity, the proposed school would serve 450 students and have 33 faculty and staff. The Project is located west of Jamacha Road and south of Chase Avenue in the Valle De Oro Community Plan area, within unincorporated San Diego County. The site is subject to the General Plan Regional Category Semi-Rural, Land Use Designation Semi-Rural (SR-0.5). The property is zoned Rural Residential (RR), which allows schools, classified as Major Impact Services and Utilities, upon approval of a 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 Mitigated Negative Declaration (MND) was prepared. The Planning Commission will determine whether to approve, approve with modifications, or deny the MUP, and whether to adopt the MND (APN 498-330-39).

2. International Industrial Park Tentative Map; PDS2008-3100-5549 (N. Gustafson)

The applicant requests a Tentative Map to subdivide approximately 170 acres of vacant land into eight (8) lots. The project is located within the East Otay Mesa Business Park Specific Plan. The project consists of six (6) developable lots and two (2) lots preserved by open space easements. Access to the site would be provided through two internal cul-de-sac roads connecting directly to Lone Star Road (also known as Paseo De La Fuente). The project would be served by sewer and imported water from the Otay Water District and fire service would be provided by the San Diego County Fire Authority Community Service Area 135. The site is subject to the General Plan Regional Category Village, Land Use Designation Specific Plan Area (SPA), and zoning designation Specific Planning Area (S-88), which allows the proposed use by right. The project relies on a previously adopted Final Environmental Impact Report for the East Otay Mesa Business Park Specific Plan, on file with PDS as Environmental Review Number ER-93-19-006. The Planning Commission will determine whether to approve or deny the Tentative Map, and whether to adopt the Addendum (APNs 646-080-34, and 648-040-20 and 25).

3. Bonsall Carefield Facility Site Plan and Rezone; PDS2019-STP-19-005, PDS2019-REZ-19-001 (A. Truong)

The applicant requests a Site Plan and Rezone for the development of an assisted care facility on a 3.9-acre vacant property. The proposed assisted care facility includes a 74,000-square-foot assisted care facility, with a total of 86 beds in 56 assisted living units and 24 memory care units. At full capacity, the proposed assisted care facility would serve 86 residents and have 41 staff. The project is located at the intersection of Thoroughbred Lane and Mission Road/State Route-76 in the Bonsall Community Plan area, within unincorporated San Diego County. The site is subject to the General Plan Regional Category Village, Land Use Designation Office Professional. Zoning for the site is Office Professional (C30). The project includes a proposed zoning reclassification to change the zoning for the site from C30 (Office Professional) to C46 (Medical Center Use Regulations). The proposed use is allowed in C46 zone with an approval of a Site Plan, which is being processed concurrently. 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 recommend to the Board of Supervisors whether to approve or deny the REZ and STP, and whether to adopt the MND (APN 126-230-55-00).

G. Administrative Agenda Items

1. Pacifica Estates Tentative Map Time Extension; TM-5510TE (S. Sakdarak)

The applicant requests approval of a six-year Tentative Map Time Extension for an approved subdivision map to divide 17.3 acres into 21 residential lots, two detention basins, and two open space lots. The project site is located east of South Mission Road and north of Stagecoach Lane in the Fallbrook Community Plan Area. The new expiration date would be April 22, 2025. (106-251-01 & 03, 106-251-18 & 24, 106-151-12 & 13).

2. Rabbit Run Tentative Map 5478 Time Extension; PDS2020-TM-5478TE, Valley Center Community Plan Area (H. Steven)

The applicant requests approval of a four-year Tentative Map Time Extension for an approved subdivision map, to divide a 17.7-acre site into seven residential lots. A two-year time extension was previously approved. The project site is located at 9220 Duffwood Lane, within the Valley Center Community Plan Area. The new expiration date would be June 19, 2024 (APN: 188-160-54).

H. Department Report

I. Scheduled Meeting

October 23, 2020	Regular Meeting, 9:00 a.m., COC Conference Center Hearing Room
November 13, 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 www.sandiegocounty.gov/pds/PCHearing. 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.