

FINAL AGENDA

SAN DIEGO COUNTY PLANNING COMMISSION

Friday, May 14, 2021, 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 (619) 517-4193 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/210514-pc-hearing.html>

Regular Agenda Items

1. **ATC Bottle Peak Wireless Telecommunication Facility Major Use Permit Modification; PDS2020-MUP-08-016W1, PDS2020-ER-08-08-007A; North County Metropolitan Subregional Plan Area (L. Yzaguirre)**

The applicant requests a Major Use Permit (MUP) Modification to continue to operate and maintain an existing unmanned wireless telecommunication facility. The facility includes an existing 50-foot-tall faux mono-pine tree, an emergency generator, a 184 square foot prefabricated equipment shelter, and other associated equipment located within an 840 square-foot fenced leased space. No changes to the existing facility are proposed. The project site is located at 15453 Lake Wohlford Road within the North County Metropolitan Subregional Plan Area, within unincorporated San Diego County. The project site is subject to the General Plan Regional Category No Jurisdiction and Land Use Designation Public Agency Lands. Zoning for the site is General Agriculture (A72) which permits Wireless Telecommunication Facilities under the Tier 4 Classification with the approval of a Major Use Permit pursuant to Section 6985 of the Zoning Ordinance. The Project is required to bring the existing wireless telecommunication facility into conformance with the amortization requirements outlined in Zoning Ordinance Sections 6985 and 6991. 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 Modification, and whether to adopt the NOE (APN: 190-110-17).

2. **General Plan Amendment; Housing, Safety, and Environmental Justice Element PDS2020-GPA-20-002; PDS2019-GPA-19-001; and PDS2017-GPA-17-004. Countywide (R. Talleh, R. Efird, T. Lieberman)**

This is a request for the Planning Commission to evaluate and provide recommendations on the draft Housing Element, draft Safety Element, and draft new Environmental Justice Element. Elements are the chapters that comprise the County of San Diego's General Plan. The Housing Element is being updated as required by State law to demonstrate alignment with the 6th Cycle Regional Housing Needs Allocation (RHNA) for the years 2021-2029. The update includes a new housing site inventory, background report, updated goals and policies, and implementation actions. The Safety Element is being updated concurrently with the Housing Element as required by State law and includes updates to hazard mapping and goals and policies, including the introduction of new climate change vulnerability, adaptation, and resilience goals and policies. A new Environmental Justice (EJ) Element is also being prepared concurrently with the Housing and Safety Elements. The EJ Element follows State law and guidance for identifying disadvantaged communities in the unincorporated area that disproportionately suffer negative health effects from pollution. It includes goals and policies to address the effects of pollution, increase public engagement, and to prioritize investment in the identified areas. The EJ Element also includes certain policies that apply to the entire unincorporated area. An Addendum to the County of San Diego's certified Final EIR for the 2011 General Plan Update has been prepared for the project on file with PDS.

3. **Request to Appeal Sandia Creek Drive Gates; PDS2019-AD-19-030 (N. Koutoufidis)**

On March 3, 2021, the Director of Planning & Development Services approved an Administrative Permit for the Sandia Creek Drive Gates Project located west of Interstate 15 (I-15), within the Fallbrook Community Plan Area. Two requests seeking permission to appeal the Director's Decision in accordance with Section 7201(a)(3) of the Zoning Ordinance have been submitted from persons not having interest in property located within 300 feet from the exterior boundaries of the Project site. This item is strictly limited to consideration of whether to authorize the appeals. If the Planning Commission chooses to accept the appeals, the appeals themselves will be heard at a subsequent meeting of the Planning Commission. (APNs: 101-361-12, -41)

G. Administrative Agenda Items

1. Otay 250 Revised Tentative Map (J. Madamba)

The applicant requests approval of a Revised Tentative Map for the approved Otay 250 Tentative Map (TM-5607). The Revised Tentative Map will remove portions of two internal roads, Harvest Road and Sunroad View Drive, and resize lots to accommodate the road removal. The project site is 250 acres and consists of 24 lots ranging in size from 1.68 acres to 51 acres. The project site is located within the East Otay Mesa Business Park Specific Plan within the Otay Subregional Plan area. The site is subject to the General Plan Regional Category Village, Land Use Designation Specific Plan Area. Zoning for the site is Specific Plan Area (S88).

2. Peppertree Park Unit's 9 and 10 (M. Slovick)

This is an update on the project that was discussed at the April 16, 2021 Planning Commission Hearing. This is an informational update on the project and no action can be taken and the project will be docketed as a decision item in the future.

The project is a General Plan Amendment, a Specific Plan Amendment, a Zone Reclassification, Tentative Map, Major Use Permit Modification and Site Plan for a proposed single-family and commercial development. The proposed development is situated on an approximately 19.76-acre site and includes 57 single-family condominium units on the southern portion, Unit 9, and either commercial uses or 60 multifamily condominium units on the northern portion, Unit 10. The site is located east of Mission Road, in the Fallbrook Community Plan Area, within unincorporated San Diego County (APNs: 104-350-21-00, 104-350-14-00, 106-410-44, 106-041-55, 104-351-018, 104-360-59).

H. Department Report

I. Scheduled Meeting

June 25, 2021	Regular Meeting, 9:00 a.m., COC Conference Center Hearing Room
July 9, 2021	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)
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Tentative Maps:	Filed with Clerk of Board of Supervisors, within 10 days of Commission decision (S.D.Co. Code §81.310, Gov. Code §66452.5)
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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)
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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.