

FINAL AGENDA

SAN DIEGO COUNTY PLANNING COMMISSION

**Friday, June 11, 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/210611-pc-hearing.html>

Regular Agenda Items

1. ***Continued from the May 14, 2021, Planning Commission Hearing - 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 Final Housing Element, Draft Final Safety Element, and Draft Final Environmental Justice Element. These elements are part of 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 per 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. This inaugural EJ Element follows State law and guidance for identifying disadvantaged communities in the unincorporated area that disproportionately suffer negative health effects from pollution. The EJ Element identifies these communities and 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.

2. Appeal of Sandia Creek Drive Gates; PDS2019-AD-19-030 (N. Koutoufidis)

This is an appeal to the Planning Commission of the Director’s approval of an Administrative Permit for the Sandia Creek Drive gates project (Project). The Administrative Permit will allow for the construction of two gates across a 2.2-mile private portion of Sandia Creek Drive to limit access. The northern gate, at the intersection of Rock Mountain Road and Sandia Creek Drive and the second gate, at the southern end of the private road, will control vehicular access in both northbound and southbound directions and will limit access to the privately maintained road to the 53 properties along Sandia Creek Drive. The Project will include three turnaround areas, one north of the northern gate for traffic traveling southbound on Sandia Creek Drive, one south of the northern gate which is located near the Sandia Creek Drive and Rock Mountain Road intersection, and one at the entrance to the southern gate. The appeal primarily challenges the project approval on the following grounds: 1) the Project does not comply with the California Environmental Quality Act (CEQA) and is not exempt from CEQA review; 2) the Project will result in impacts to the environment, specifically traffic, fire safety, and emergency access; 3) the Project is inconsistent with the General Plan and Fallbrook Mobility Element; and 4) the Project requires consent of all easement holders and a formation of a Permanent Road Division.

G. Administrative Agenda Item(s)

H. Department Report

I. Scheduled Meeting

July 9, 2021	Regular Meeting, 9:00 a.m., COC Conference Center Hearing Room
August 6, 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)

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)

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.

Planning Commission Agenda

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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.