

FINAL AGENDA

SAN DIEGO COUNTY PLANNING COMMISSION

**Friday, September 17, 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@sdcounty.ca.gov, or the Project Manager for the item as listed on the Agenda.

Public Participation

Members of the public may participate in the meeting in-person or via teleconference pursuant to the regulations in place at the time of the meeting.

Members of the public may submit e-comments or find instructions for participating in the hearing in-person or 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@sdcounty.ca.gov.

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.

- 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/210917-pc-hearing.html>

Regular Agenda Items

- 1. **American Legion Wireless Telecommunication Facility Major Use Permit; PDS2020-MUP-20-008, PDS2020-ER-20-11-001; Borrego Springs Community Plan Area (L. Yzaguirre)**

The applicant requests a Major Use Permit (MUP) to construct, operate, and maintain an unmanned wireless telecommunication facility. The proposed facility is a 97-foot-tall lattice tower with 12 panel antennas, one dish antenna, a 15-kilowatt backup generator, backup batteries, and other associated equipment located within an equipment cabinet surrounded by a 3,600 square foot, 6-foot-tall masonry unit wall enclosure. The project site is located at 4515 Borrego Springs Road within the Borrego Springs Community Plan Area, within unincorporated San Diego County. The project site is subject to the General Plan Regional Category Village and Land Use Designation Rural Commercial. The project site is split zoned General Commercial (C36), Service Commercial (C38), and Visitor-Serving Commercial (C42) all of which permit Wireless Telecommunication Facilities under the Tier 4 Classification with the approval of a MUP pursuant to Section

6985 of the Zoning Ordinance. The project itself is located within the C42 zone. Pursuant to Section 6985(c)(11) of the Zoning Ordinance, the facility will have a term limit of 15 years, as it is considered a high visibility facility. Additional time may be provided by modifying the permit, if it is found that no smaller or less visible technology is available or feasible to replace the facility at the time of the request for a modification. In addition, an exception to the 35-foot height limit is requested as part of the proposed MUP as required by Section 4610 of the Zoning Ordinance. 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, and whether to adopt the NOE (APN: 200-051-12-00).

2. Pinecrest Avenue General Plan Clean-Up; PDS2021-REZ-21-001, PDS2021-GPA-21-004 (N. Kling)

This is a request for the Planning Commission to evaluate and provide recommendations on the proposed Pinecrest Avenue General Plan Clean-Up General Plan Amendment and Zone Reclassification. The General Plan Clean-Up intends to resolve a mapping error for five parcels in the North County Metropolitan Subregional Plan Area, within unincorporated San Diego County. The mapping error occurred during the 2011 General Plan Update, when the parcels were assigned an incompatible General Plan Land Use Designation and Zoning. This item was originally heard by the Planning Commission as part of the 2019 General Plan Clean-Up, when it was referred back to staff for further analysis. PDS has analyzed five options to resolve the mapping error to be considered by the Planning Commission, each with a compatible General Plan Land Use Designation and Zoning Use Regulation. The five options range in density from one dwelling unit per acre to fifteen dwelling units per acre. Based on the analysis, staff recommends the Planning Commission recommend Option 4 to the Board of Supervisors for adoption. Option 4 would resolve the mapping error by amending the General Plan Land Use Designation from Village Residential 15 (VR-15)

to Village Residential 7.3 (VR-7.3) and reclassifying the zone of the property from Rural Residential (RR) to Variable Residential (RV). An Addendum to the County of San Diego's certified Final Environmental Impact Report (EIR) for the 2011 General Plan Update has been prepared for the project on file with PDS. The Planning Commission will provide a recommendation to the Board of Supervisors. (APNs: 235-110-09-00, 235-110-10-00, 235-110-11-00, 235-110-26-00, 235-110-27-00)

3. **Zoning Ordinance Amendment: Zoning Ordinance Amendments Related to Shelter and Housing Facilities for Persons Experiencing Homelessness PDS2020-POD-20-008. Countywide (L. Tessitore)**

This is a request for the Planning Commission to evaluate and provide recommendations on the Draft Zoning Ordinance Amendments Related to Shelter and Housing Facilities for Persons Experiencing Homelessness. On May 19, 2020, the County of San Diego (County) Board of Supervisors (Board) took action to assist persons experiencing homelessness through direction to expand the use classification of "Emergency Shelters." This included direction for staff to amend the Zoning Ordinance to facilitate the development of permanent ordinances that will assist persons experiencing homelessness, and minimize the impacts associated with homelessness on County facilities.

The direction also included expanding the use classification to include day shelter facilities, safe storage facilities, safe parking facilities that are not an RV park or a mobile home park, and safe camping facilities receiving direct financial assistance from the County. Additionally, the Board directed the Chief Administrative Officer (CAO) to provide additional opportunities for the County to find shelter and housing solutions for individuals experiencing homelessness in the unincorporated area by:

- Expanding the locations where County owned, operated, and leased emergency shelters and transitional and supportive housing facilities can be placed in the unincorporated areas of the county; and

- Authorizing the use of properties leased from the State of California located in the unincorporated areas of the county for emergency shelters.

On April 6, 2021, the Board directed staff to continue with the amendments to the Zoning Ordinance but directed staff to suspend the efforts on the development of the permanent ordinances to minimize impacts associated with homelessness on County facilities. At this time, the Board further directed staff to seek input from the community, led by appropriate Health and Human Services Agency (HHS) staff, to establish a framework for the appropriate siting of such locations, to determine the best approach to address environmental or other regulatory consideration that are current barriers to such changes.

This project will address the Board direction related to the Zoning Ordinance Amendment to allow:

- to allow:
 - A broader definition of the county-owned-and-operated facilities exemption in Section 1006 to include County owned or operated facilities, and County facilities that are leased or contracted by a third party to provide a public purpose, which would include emergency shelters and other health or social service facilities (and including a non-exclusive list of examples of such facilities) owned, operated, or financed by the County.
 - Expansion of the definition of “Emergency Shelter” to include safe parking, safe camping, safe storage, and day shelter activity.
 - Authorize use of properties leased from the State of California located in the unincorporated area of the County for emergency shelter.
 - A broader definition of the county-owned-and-operated facilities exemption in Section 1006 to include transitional and permanent

supportive housing owned, operated, or financed in whole or in part by the County.

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.

G. Administrative Agenda Item(s)

1. East Lakeview Revised Map/Time Extension; PDS2017-TM-5286RTE (S. Oberbauer)

The applicant requests approval of a Time Extension and a Revised Map for an approved tentative map to subdivide 6.24 acres into 13 residential lots. The applicant is requesting a Revised Tentative Map to construct two additional residential lots for a total of 15 residential lots which is consistent with the density allowed under the General Plan. The Project is located on East Lakeview Road, northwest of Interstate 8 and west of Adlai Road, in the Lakeside Community Plan Area. The new expiration date for the map would be November 16, 2023. (APN: 398-390-66-00)

H. Department Report

I. Scheduled Meeting

October 1, 2021	Regular Meeting, 9:00 a.m., COC Conference Center Hearing Room
October 29, 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

Planning Commission Agenda

September 17, 2021

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.