

FINAL AGENDA

SAN DIEGO COUNTY PLANNING COMMISSION

Friday, October 29, 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.

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@sdcountry.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/211029-pc-hearing.html>

Regular Agenda Items

- 1. **Adopt a Resolution Authorizing Teleconferenced Public Meetings Pursuant to Government Code Section 54953(e) (A. Smith)**

This item is for the Planning Commission to consider whether to utilize the new Brown Act special teleconferencing rule authorized by AB 361 and if so, adopt the initial resolution. If approved, Planning & Development Services staff will bring back any future findings the Planning Commission may need to make to continue to operate under the special teleconferencing rule.

- 2. **Fallbrook Regional Health District Community Health and Wellness Center; PDS2019-MUP-76-141W2; PDS2019-ER-77-02-002B; Fallbrook Community Plan Area (S. Oberbauer)**

The applicant requests a Major Use Permit (MUP) Modification for a health and wellness center on a site formerly used as the St. Stephen Evangelical Lutheran Church as well as a private elementary school. The site is developed with an existing sanctuary with an attached community hall, a basketball court with a shade structure,

a sports field, a residence that was used by the clergy member of the church, and an education building with classrooms. All structures are proposed to be retained as part of the Project and no new buildings are proposed. The Project is located on an approximately 4.8-acre parcel located at 1636 East Mission Road within the Fallbrook Community Planning Area within the unincorporated County of San Diego. The Project site is subject to the Village General Plan Regional Category and the Village Residential (VR-2) General Plan Land Use Designation. Zoning for the site is Rural Residential (RR) which permits all uses associated with the health and wellness center through the processing of a MUP. The project has been reviewed for compliance with the California Environmental Quality Act (CEQA) and a Notice of Exemption (NOE) has been prepared for the Project. The Planning Commission will determine whether to approve or deny the MUP Modification, and whether to find the project in conformance with CEQA through the processing of an NOE. (APN: 105-092-22-00).

3. AT&T South County Animal Shelter Wireless Telecommunication Facility Major Use Modification; PDS2020-MUP-10-038W1; PDS2020-ER-00-18-006D; Sweetwater Community Plan Area (T. Tonekaboni)

The applicant requests a Major Use Permit (MUP) Modification to operate and maintain an existing unmanned wireless telecommunication facility. The applicant proposes to renew the existing 55-foot faux mono-pine tree, equipment shelter, and other associated equipment. The project site is located at 5821 Sweetwater Road within the Sweetwater Community Plan Area, within unincorporated San Diego County. The site is subject to the General Plan Land Use Designation Public/Semi-Public Facilities and is zoned Rural Residential (RR) which permits Wireless Telecommunication Facilities under the Tier 4 Classification with the approval of a MUP Modification pursuant to Section 6985A 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 Modification, and whether to adopt the NOE (APN: 586-051-02-00).

G. Administrative Agenda Item(s)

1. Meadowood Revised Map; PDS2021-TM-5354R2; Fallbrook Community Plan (S. Oberbauer)

The applicant is requesting a Revised Vesting Tentative Map to alter the timing of multiple conditions related to road improvements, remove the requirement for an offsite road, and revise the design of a road at the southwest portion of the development in accordance with an agreement with the North County Fire Protection District. The Director’s decision will become final unless the Planning Commission takes action to schedule the Revised Vesting Tentative Map for consideration at a noticed hearing. The Project is located at the northeastern quadrant of the Interstate 15 (I-15) and State Route 76 Interchange within the Fallbrook Community Planning Area and I-15 Design Review Corridor.

H. Department Report

I. Scheduled Meeting

December 10, 2021 Regular Meeting, 9:00 a.m., COC Conference Center
Hearing Room

January 21, 2022 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

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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.