

## FINAL AGENDA

### SAN DIEGO COUNTY PLANNING COMMISSION

Friday, January 21, 2022, 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](mailto:Ann.Jimenez@sdcounty.ca.gov), or the Project Manager for the item as listed on this 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](http://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](mailto: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.

Translation services for public speakers are available for this public hearing in languages with a Substantial Number of Limited English-Speaking Persons in the County (currently defined as Spanish, Filipino, Chinese, Vietnamese, and Arabic). These services can be made available upon request to the hearing secretary at (619) 517-4193 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**

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For supporting documentation of agenda item(s), please visit:  
<https://www.sandiegocounty.gov/content/sdc/pds/PC/220121-pc-hearing.html>

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**Regular Agenda Items**

- 1. San Pasqual Wireless Telecommunication Facility Major Use Permit; PDS2021-MUP-21-002; Ramona Community Plan Area (S. Sakdarak)**

The applicant requests a Major Use Permit (MUP) to revise, operate, and maintain a wireless telecommunication facility. The project consists of removing an existing, approximately 67-foot-tall monopole within a 3,000 square-foot lease area and replacing it with an approximately 67-foot-tall faux eucalyptus tree. All existing mounts, antennas and ancillary equipment on the existing monopole will be relocated to the new faux eucalyptus tree. The existing associated supporting equipment located within

the lease area on concrete pads will remain. The existing monopole was approved with a Minor Use Permit in 2000 but changes approved over several years mean that the maximum amount of change allowed by Minor Deviations has been reached. The County's current Zoning Ordinance requires a MUP for wireless telecommunication facilities on this site. The 15.28-acre parcel, located at 19591 Horizon View Drive within the Ramona Community Plan area within unincorporated San Diego County, is subject to the General Plan Regional Category Rural and Land Use Designation Rural Lands 40 (RL-40). Zoning for the site is Limited Agricultural (A70), which allows wireless telecommunication facilities with the approval of a MUP pursuant to Section 6985 of the Zoning Ordinance. The Project is a high visibility facility and will have a term limit of 15 years pursuant to Section 6985(C)(11) 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: 279-030-12).

**2. Double Z Wedding Facility Major Use Permit; PDS2020-MUP-20-011; Pendleton De Luz Community Plan Area (R. Lindebrekke)**

The applicant requests a Major Use Permit (MUP) to allow the operation of an existing unpermitted private event venue. The venue is to be located on 2.2 acres of an approximately 30-acre site and will be available for rent two days a week for wedding events only, with a maximum capacity of 156 people at each event. The site is located at 38149 De Luz Road, 330 feet east of Supale Ranch Road and north of the Marine Corps Base Camp Pendleton, in the Pendleton-De Luz Community Plan area, within unincorporated San Diego County. The site is subject to the General Plan Regional Category Rural, Land Use Designation Rural Lands 20 (RL-20) and is zoned Limited Agriculture (A70), which allows event venues upon approval of a MUP pursuant to Section 2705 of the Zoning Ordinance. The project has been reviewed for compliance

with the California Environmental Quality Act (CEQA) and a Notice of Exemption (NOE) was prepared. The Planning Commission will determine whether to approve or deny the MUP, and whether to adopt the NOE (APN 102-140-08).

**3. Inactive Project Ordinance Amendment; PDS2020-POD-20-013 (A. Truong)**

In November of 2019, the Board directed PDS to draft amendments to the County Zoning Ordinance and County Subdivision Ordinance to outline a new process for handling inactive projects. These amendments would replace Board Policy I-137, which is set to expire in April 2022. This proposal would amend the County Zoning Ordinance and County Subdivision Ordinance to automatically withdraw inactive discretionary permits after two consecutive years of inactivity with the option for an applicant to request an extension of an inactive permit application by an additional two years, plus an option for the applicant to request an extension of the inactive permit application for an additional two years due to extenuating circumstances, for a total length of time not to exceed six years. This is a request for the Planning Commission to consider the proposed Ordinance Amendments to Establish Procedures for the Closing of Inactive Permit Applications and make recommendations to the Board of Supervisors.

**G. Administrative Agenda Item(s)**

None

**H. Department Report**

**I. Scheduled Meeting**

February 25, 2022                      Regular Meeting, 9:00 a.m., COC Conference Center  
Hearing Room

March 11, 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](http://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)

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.