

AGENDA

SAN DIEGO COUNTY PLANNING COMMISSION

**Friday, March 24, 2023, 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 the Planning Commission Secretary, at PDS.PlanningCommission@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 PDS.PlanningCommission@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 (incl. Tagalog), Chinese (Mandarin), Vietnamese, Korean, Persian (incl. Farsi and Dari), Somali, and Arabic. These services can be made available upon request to the hearing secretary at (619) 517-4193 or via email at PDS.PlanningCommission@sdcounty.ca.gov no later than 72 hours prior to the date of the hearing.

- A. Statement of Planning Commission's Proceedings**
- B. Roll Call**
- C. Statement (just cause) and/or Consideration of a Request to Participate Remotely (emergency circumstances) by a Commissioner, if applicable**
- D. 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.
- E. Announcement of Handout Materials Related to Today's Agenda Items**
- F. Requests for Continuance**
- G. Formation of Consent Calendar**

For supporting documentation of agenda item(s), please visit:

<https://www.sandiegocounty.gov/content/sdc/pds/PC/230324-pc-hearing.html>

Regular Agenda Items

1. **Mobilitie Mt. Helix Wireless Telecommunication Facility Major Use Permit Modification; PDS2021-MUP-10-044W1; Proposed conformance with California Environmental Quality Act (CEQA) – Notice of Exemption (15303); Valle De Oro Community Plan Area (P. Mitcheom)**

The applicant requests a Major Use Permit Modification (MUP Modification) to continue operating and maintaining an existing wireless telecommunication facility. The existing facility includes a 24-foot-tall mono-eucalyptus and three boulders of different height: 9 feet tall, 12 feet tall, and 16.5 feet tall boulders. The facility also includes supporting equipment located within the existing 13-foot-tall equipment shelter with board and batten siding and shingle roof. The 2.16-acre project site is located at 4939 Mt. Helix Drive in the Valle De Oro Community Plan Area within unincorporated San Diego County. The project site is subject to the General Plan Regional Category Semi-Rural and Land Use Designation Semi-Rural Residential (SR-0.5). Zoning for the site is Rural Residential (RR) which allows wireless telecommunication facilities under the Tier 4 Classification with the approval of a MUP in accordance to Section 6985 of the Zoning Ordinance. The MUP Modification has been submitted in accordance with the amortization requirements outlined in Zoning Ordinance Sections 6985 and 6991, which this MUP Modification seeks to accomplish. The wireless telecommunication facility is defined as a high visibility facility and will have a term limit of 10 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 Modification and whether to adopt the NOE. (APN: 496-160-15-00 and 496-160-16-00)

H. Administrative Agenda Items

1. **Otay 250 Tentative Map Time Extension; PDS2022-TM-5607RTE, PDS2015-ER-15-98-190-13G; Otay Subregional Plan Area (G. Mattson)**

The applicant requests a six-year tentative map time extension, which was approved by the Board of Supervisors on July 25, 2018 (PDS2000-3100-5203) and received an automatic extension (18 months) from Assembly Bill 1561 to January 25, 2023. The Tentative Map (Project) consists of subdividing approximately 253 gross acres into a master planned community to include a mixed-use residential and employment land use category allowing for a maximum of 3,158 dwelling units, 78,000 square feet of general commercial uses and 765,000 square feet of employment uses. The subject property will also be subdivided into 29 lots, and one 51.3-acre permanent biological open space lot within the East Otay Mesa Specific Plan area. The Project is located generally north of Otay Lakes Road, east of State Route (SR)-125, and west of the proposed Lone Star Avenue extension. The Project is surrounded by light industrial uses to the south and west, and vacant parcels located to the north and east. The Project will be served by Otay Water District – Improvement District B for water and Otay Water District – Improvement District C for sewer, San Ysidro Elementary and Sweetwater High School Districts for schools, and the San Diego County Fire Authority for fire service. The subject site is in the Specific Plan General Plan Land Use Designation, and is subject to the S88, Specific Plan Use Regulations. The Planning Commission will determine whether to approve or deny the Tentative Time Extension. (APN's: 646-240-30, 646-310-17, 646-080-26, 27, 28, 29, 31, 32, and 33).

2. **Inclusionary Housing Ordinance Workshop; PDS2020-POD-007; Countywide (C. Easland)**

The Inclusionary Housing Ordinance for San Diego County is proposed to establish requirements that new housing developments above a certain project size to include affordable housing units as a proportion of the development for moderate and low-income households. Options for the ordinance include items such as the proportion and affordability level of the required affordable units, as well as alternative compliance options such as in-lieu fees, land donations, and allowing offsite affordable housing development. This item will be a workshop for the Planning Commission to receive a presentation and materials on the draft Inclusionary Housing Ordinance and have the opportunity to discuss potential program options developed through public input, an economic feasibility analysis, and best practice research.

I. Department Report

J. Scheduled Meeting

April 14, 2023

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

K. Adjournment

Additional Information:

This Agenda is available on the County of San Diego’s Planning & Development Services web page at http://www.sdcounty.ca.gov/pds/PC/sop/PCHearing_stream.html. 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)

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.