

FINAL AGENDA
SAN DIEGO COUNTY PLANNING COMMISSION
Friday, December 1, 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 (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 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/sop/231201-pc-hearing.html>

Regular Agenda Items

1. **Los Coches Plaza; PDS2020-MUP-20-006; PDS2021-TPM-21293; PDS2020-ER-20-14-005; Proposed conformance with California Environmental Quality Act (CEQA) – Mitigated Negative Declaration; Lakeside Community Plan Area (S. Oberbauer)**

The project consists of a Major Use Permit (MUP) and a Tentative Parcel Map (TPM) to construct a commercial center and subdivide an approximately 2.89-acre parcel on four parcels. An approximately 2,660 square foot fast foot drive-thru restaurant, a 7,385 square foot automotive parts sales business, and a car wash would be constructed on three of the parcels. The existing gas station would be retained on the fourth parcel. The site is subject to the Village General Plan Regional Category and the General Commercial (C-1) General Plan Land Use Designation. The Zoning Use Regulation for the site is General Commercial (C36). Earthwork consists of approximately 4,000 cubic yards of cut, 15,504 cubic yards of fill, and 11,405 cubic yards of import. Access will be provided by two existing driveways connecting to Los Coches Road as well as a new signalized intersection connecting to Los Coches Road. The car wash is permitted within the General Commercial (C36) Zoning Use Regulation upon approval of a Major Use Permit and all other primary and accessory uses proposed for the Project are permitted within the General Commercial (C36) Zoning Use Regulation. The project has been reviewed for compliance with the

California Environmental Quality Act and a Mitigated Negative Declaration (MND) was prepared for the project and circulated for public review. The Planning Commission will determine whether to approve or deny the MUP and TPM and whether to find the project in conformance with the California Environmental Quality Act through the adoption of an MND. (APN: 400-381-02-00)

2. ATC Starvation Mountain Wireless Telecommunication Facility Major Use Permit Modification; PDS2022-MUP-09-010W1; PDS2022-ER-09-09-004A; Proposed conformance with California Environmental Quality Act (CEQA) – Notice of Exemption (15303); Ramona Community Plan Area (H. Makinster)

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 45-foot-tall faux pine tree. The facility also includes supporting equipment located within the existing 8-foot-tall concrete masonry unit (CMU) block wall enclosure. No trenching or grading is proposed or required for the project as the footprint of the existing lease area and equipment enclosure is not expanding. The 20-acre project site is located at 16225 Highland Trails Drive in the Ramona Community Plan Area within unincorporated San Diego County. The project site is subject to the General Plan Regional Category Semi-Rural, Land Use Designation Semi-Rural Residential (SR-10). Zoning for the site is General Agriculture (A72), which allows wireless telecommunication facilities under the Tier 4 Classification with the approval of a MUP in accordance with 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: 276-100-56-00)

H. Administrative Agenda Items

I. Department Report

J. Scheduled Meetings

January 19, 2024 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.sdcountry.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)
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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 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.