

**FINAL AGENDA**  
**SAN DIEGO COUNTY PLANNING COMMISSION**  
**Friday, December 05, 2025, 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](mailto: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](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 [PDS.PlanningCommission@sdcounty.ca.gov](mailto: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, Tagalog (incl. Filipino), 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](mailto: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/251205-pc-hearing.html>

---

**Regular Agenda Items****1. ADU Ordinance Amendment Including the Separate Sale of ADUs (E. Flores)**

This item requests that the Planning Commission review and provide a recommendation to the Board of Supervisors on the proposed Accessory Dwelling Unit (ADU) Ordinance Amendment, which includes provisions to allow the separate sale of ADUs. The Amendment consists of two primary components. The first component updates the County's Zoning Ordinance to reorganize and clarify the ADU section for consistency with recent State housing legislation and to improve usability for the public. These updates align the County's regulations with new State ADU laws adopted in 2023 and 2024.

The second component proposes the development of a local program under Assembly Bill (AB) 1033 that would allow ADUs to be sold as individual condominium units in the unincorporated County. In March 2024, the Board of Supervisors directed staff to evaluate the feasibility of implementing AB 1033 locally, followed by direction in October 2024 to move forward with developing a program and to explore potential local criteria based on community and stakeholder feedback.

This action requests that the Planning Commission provide a recommendation to the Board of Supervisors on the proposed Ordinance and program options, including potential criteria for the separate sale of ADUs and the types of ADUs that would be eligible.

**2. Process Improvements Zoning Ordinance Updates; PDS2025-POD-25-004, PDS2025-ER-25-00-001; Proposed conformance with California Environmental Quality Act (CEQA) – 15162 through 15164 Addendum; all Community/Subregional Planning Areas (K. Johnston)**

This is a request for the Planning Commission to provide a recommendation to the Board of Supervisors to adopt amendments to the County Zoning Ordinance to allow amplified live music at Boutique Wineries and to extend the maximum permitting time for health care trailers. These changes will help small, by-right wineries enhance visitor experiences and diversify operations while maintaining compatibility with surrounding rural communities through clear limits on noise, occupancy, licensing, and other requirements. A draft Ordinance and CEQA Addendum with 15162 Findings have been prepared for Planning Commission consideration.

**H. Administrative Agenda Items**

**I. Department Report**

**J. Next Scheduled Meeting:** January 09, 2025 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](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)
--	---

---

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.