

FINAL AGENDA
SAN DIEGO COUNTY PLANNING COMMISSION
Friday, May 08, 2026, 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, 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@sdcountry.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 of need to appear remotely 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/260508-pc-hearing.html>

Regular Agenda Items

1. Quail Ridge Condominiums; PDS2025-TM-5663; PDS2025-ER-25-14-014; LOG NO. PDS2025-ER-25-14-014; Proposed conformance with California Environmental Quality Act (CEQA) – Notice of Exemption (15301); Lakeside Community Plan Area (J. Cleveland)

The project consists of a Tentative Map (TM) to convert 16 apartments on a single parcel into condominiums. The apartments were approved with a Site Plan Permit (Record ID: PDS2019-STP-19-012), in accordance with a ‘D’ Special Area Designator for design review criteria for the site and are currently under construction in accordance with an approved Grading Permit (Record ID: PDS2020-LDGRMJ-30305). The apartments consist of four buildings with four units in each building with attached garages and 22 guest parking spaces. The approximately 3.96-acre project site is located near 9201, 9203, 9205, and 9207 Pinkard Lane in the Lakeside Community Planning area, within unincorporated San Diego County. The site is subject to the Village Regional Category and the Village Residential (VR-4.3) General Plan Land Use Designation. The Zoning Use Regulation for the site is Variable Family Residential (RV). Access will be provided by a driveway connecting to Pinkard Lane. A Notice of Exemption has been prepared for this project in accordance with Section 15301(k) of the California Environmental Quality Act (CEQA) and is on file with PDS. The Planning Commission will determine whether to approve, approve with modifications, or deny the TM and whether to find the project in conformance with CEQA. (APN: 398-330-18-00)

2. York Drive Senior Living; PDS2021-MUP-21-008; PDS2021-CC-21-0120; LOG NO. PDS2021-ER-21-08-008; Proposed conformance with California Environmental Quality Act (CEQA) – Mitigated Negative Declaration; North County Metropolitan Subregional Plan Area (S. Oberbauer)

The project consists of a Major Use Permit (MUP) and a Certificate of Compliance for merging lots for a 183-unit deed-restricted senior living development on an approximately 4.27-acre property. The MUP would authorize the construction of a four-story senior living development in a single main building. The proposed building is approximately 46-feet tall and each floor ranges in size from 34,233 square feet to 34,762 square feet. The development will include amenities for the residents such as a library and a community kitchen primarily on the first floor. The majority of units will be distributed through the second, third, and fourth floors. The remaining portions of the project site include a parking lot, landscaping, signage, and stormwater and drainage facilities. The project will include widening of York Drive along the project frontage to accommodate a longer turn lane onto South Santa Fe. The project will result in the replacement of a bench with a shelter at a nearby North County Transit District bus stop along South Santa Fe Avenue as well as repainting of the existing crosswalk at the intersection of South Santa Fe Avenue and York Drive. The project will also include offsite sewer improvements including

replacement of sewer lines along and near portions of El Valle Opulento. The General Plan Designation for the Site is Village Residential (VR-2) and the General Plan Regional Category for the site is Village. The Zoning Use Regulation of the site is Rural Residential (RR). The project is located on an approximately 4.27-acre site near 1822-1864 York Drive within the North County Metropolitan Subregional Planning Area. The project has been reviewed for compliance with the California Environmental Quality Act (CEQA) 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 whether to find the project in conformance with CEQA through the adoption of an MND. (APNs: 184-040-04-00, 184-040-21-00, 184-040-22-00, 184-040-20-00, 184-040-19-00, 184-040-18-00)

H. Administrative Agenda Items

I. Department Report

J. Next Scheduled Meeting: June 12, 2026 Regular Meeting, 9:00 a.m., **NEW TEMPORARY LOCATION**

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)

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 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.