

FINAL AGENDA
SAN DIEGO COUNTY PLANNING COMMISSION

Friday, August 07, 2026, 9:00 A.M.

REGULAR LOCATION

COC Conference Center Hearing Room
5520 Overland Ave San Diego, CA 92123

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. If you would like to speak at the meeting, via in person or by phone, you can sign up by visiting <https://PublicComment.SanDiego.County.gov>. On the form, please enter all required fields and choose how you wish to participate. If you choose to speak by phone, please be sure to add a valid phone number so we can identify you when you call. Select the agenda item(s) you wish to comment on and select your position in favor, opposed, or neutral. After you submit the form, you will receive a confirmation email.

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@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 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/260807-pchearing.html>

Regular Agenda Items**1. Tarpon Towers - Verizon "Blue Bird Canyon" Major Use Permit; PDS2025-MUP-25-003; PDS2025-ER-25-08-004; Proposed conformance with California Environmental Quality Act (CEQA) – Notice of Exemption (15303); North County Metropolitan Subregional Plan Area (A. Pulley)**

The applicant requests a Major Use Permit (MUP) to build and operate an unmanned wireless telecommunications facility. The project consists of the construction and operation of a 50-foot-high antenna support structure that will be camouflaged as a faux water tower. The project includes an approximately 400 square-foot concrete masonry unit (CMU) block wall enclosure at the base of the tower to house associated project equipment. The project site is located at 3742 Blue Bird Canyon Road, in the North County Metropolitan Subregional Plan Area. The site is subject to the Semi-Rural Residential (SR-2) General Plan Designation and Zoning for the site is A70 (Limited Agriculture). The site is developed with an existing nursery and associated structures that would be retained. 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: 181-180-64-00 & 182-200-32-00)

2. Housing Unlocked Zoning Ordinance Amendment – Phase I; PDS2025-POD-25-005; Proposed California Environmental Quality Act (CEQA) – Addendum (15164); Countywide (G. Plagemann)

This is a request for the Planning Commission to evaluate and provide a recommendation on the proposed Housing Unlocked Zoning Ordinance Amendment – Phase I (Amendment) that would apply within the unincorporated San Diego County. The purpose of the Housing Unlocked project is to simplify development standards, provide greater flexibility and predictability in the land development process, and reduce unnecessary regulatory constraints. These amendments are intended to help projects achieve the housing capacity already anticipated by the General Plan, particularly attainable and infill housing, without increasing the allowable density or intensity of development. By facilitating housing within areas already planned for growth, the amendments help address the County's housing needs, make efficient use of existing and planned infrastructure, and preserve the General Plan's long-established growth strategy.

H. Administrative Agenda Items

I. Department Report

J. Next Scheduled Meeting: September 11, 2026 Regular Meeting, 9:00 a.m.,
COC Conference Center Hearing Room 5520 Overland Ave, San Diego, CA
92123

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)

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.