FINAL AGENDA

SAN DIEGO COUNTY PLANNING COMMISSION

Friday, December 4, 2026, 9:00 A.M.
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.

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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/261204-pchearing.html

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Regular Agenda Items

1. **Chi CC in-lieu of TM & Final Map; PDS2026-TMC-26-0029, PDS2026-ER-26-08-014; Proposed conformance with California Environmental Quality Act (CEQA) – Notice of Exemption (21159.25 Residential or Mixed-Use Housing Project); North County Metropolitan Subregional Plan Area (B. Cereceres)**
   The applicant requests a Certificate of Compliance (CC) in Lieu of a Tentative Map (TM) and Final Map for a condominium project on a single parcel. The 0.6-acre site is currently vacant and has a previous Density Bonus and grading permit approval for 7-units plus 1 Accessory Dwelling Unit (ADU) residential project. The site is subject to the General Plan Regional Category Village, Land Use Designation Village Residential (VR-7.3) and Zoning for the site is Rural Residential (RR), both of which permit residential development on the site. 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 CC in Lieu of a TM and Final Map and whether to adopt the NOE. (APN: 183-074-04-00)

2. **Ramona 9th Street Tentative Map, Site Plan Permit, & Density Bonus Permit; PDS2025-TM-5665, PDS2026-STP-26-006, PDS2025-DB-25-005, PDS2025-ER-25-09-003; Proposed conformance with California Environmental Quality Act (CEQA) – Notice of Exemption (15183); Ramona Community Planning Area (A. Pulley)**

   The project consists of a Tentative Map, Density Bonus, and Site Plan Permit application to subdivide approximately 19.65 acres across three parcels into 88 single-family residential lots and 12 lettered lots intended for private streets, open space, drainage, water quality facilities, and utilities. The project will also include a subsequent request for a Roadway Vacation. The project includes 11 deed-restricted affordable housing units, consisting of eight very-low-income units and three moderate-income units, allowing for density bonus incentives and waivers under California Density Bonus Law. The project site is located at 915 9th Street in the Ramona Community Planning Area within unincorporated San Diego County. The site is subject to the General Plan Regional Category Village and Land Use Designations Village Residential 2 (VR-2) and Village Residential 7.3 (VR-7.3). Zoning for the site is a mix of Rural Residential (RR) and Variable Family Residential (RV). The site is mostly undeveloped, aside from one existing home that will remain and an older barn that will be removed. The project will be accessed by private internal streets connecting to 9th Street, with a portion of 10th Street vacated and restricted to gated emergency-only access. Sewer and water service will be provided by the Ramona Municipal Water District. The project will include

required roadway frontage improvements and grading activities. Key design measures include preserving the existing residence, providing on-site water quality facilities, added common green space, and implementing stormwater and erosion control practices. A Notice of Exemption (NOE) has been prepared for this project pursuant to Section 15183 of the California Environmental Quality Act and is on file with PDS as Environmental Review Number PDS2025-ER-25-09-003. The Planning Commission will determine whether to approve or deny the Tentative Map, Site Plan Permit, and associated Density Bonus Permit, and whether to adopt the NOE. (APNs: 284-202-21-00, 284-203-08-00, 284-205-01-00, & 284-244-01-00)

3. **Designating dates and times for regular meeting of the Planning & Development Services Planning Commission Calendar 2027**

The Planning Commission annually adopts a calendar for regular meetings. This ensures that the public is well informed of the meetings and can plan for active participation in local government.

H. Administrative Agenda Items

I. Department Report

J. Next Scheduled Meeting: January 15, 2027 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.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.

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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.

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*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.

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