

**FINAL AGENDA  
SAN DIEGO COUNTY PLANNING COMMISSION  
REGULAR MEETING  
Friday, February 28, 2014, 9:00 AM  
COC Conference Center Hearing Room  
5520 Overland Avenue, San Diego, California**

Documents to be considered as evidence and powerpoint presentations from the public shall be filed with the Secretary of the Planning Commission not later than the close of business of the second working day prior to when the item to which they relate is scheduled to be considered. The Planning Commission may, however, receive 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 Lisa Fitzpatrick, Planning Commission Secretary at [Lisa.Fitzpatrick@sdcounty.ca.gov](mailto:Lisa.Fitzpatrick@sdcounty.ca.gov) or the Project Manager.

- A. Statement of Planning Commission's Proceedings** *(Read prior to the start of hearing)*
- B. Roll Call**
- C. Annual Selection of Officers**
- D. Special Presentations:** John Reiss, Planning Commissioner & Jack Phillips, Valle de Oro Community Planning Group
- E. 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.
- F. Announcement of Handout Materials Related to Today's Agenda Items**
- G. Requests for Continuance**
- H. Formation of Consent Calendar**

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**Regular Agenda Items**

**1. POD 13-014; Property Zoning Cleanup 2013 (Stiehl)**

The project is a countywide cleanup rezone which corrects errors, omissions, oversights and split zoning regulations that resulted from adoption of the General Plan in 2011. The General Plan Implementation Plan provides for periodic cleanups of zoning to allow for development to proceed. This is the second consecutive yearly cleanup of zoning under the Implementation Plan.

**For additional documentation on this item, please visit:**  
<http://www.sdcounty.ca.gov/pds/advance/zoningcleanup13.html>

**2. Tecate Wireless Telecommunication Facility Major Use Permit; PDS2013-MUP-13-010; Mountain Empire Subregional Plan (Tylke)**

The applicant proposes a Major Use Permit for an unmanned wireless telecommunication facility. The project consists of 12 panel antennas to be mounted upon a new 70-foot tall monopole. The equipment necessary to operate the facility would be enclosed within a new 230-square foot prefabricated equipment enclosure. Earthwork would occur in conjunction with trenching for power and telco purposes. A new overhead line would be established on-site in conjunction with the installation of a new utility pole. The site is subject to the General Plan Designation Limited Impact Industrial, and Zoning for the site is Basic Industrial (M50). The site includes a warehouse and associated structures. The project site is located at 23949 Tecate Mission Road, in the Mountain Empire Subregional Plan Area, within unincorporated San Diego County (APN 652-170-63).

For additional documentation on this item, please visit:

<http://www.sdcountry.ca.gov/pds/PC/140228-Supporting-Documents/PDS2013-MUP-13-010/PDS2013-MUP-13-010.html>

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**Administrative Agenda Items**

- I. **Department Report: This is an informational/nonvoting item - no deliberation or action permitted**
- J. **Report on actions of Planning Commission's Subcommittees.**
- K. **Results from Board of Supervisors' Hearing(s).**

**January 29, BOS Meeting:**

- **Impact Fees Deferral Program Extension** – Approved on Consent; (Westling)
- **Property Tax Exchange – Rancho Santa Fee Community Services District** – Approved on Consent (Farace)
- **Adopt Resolutions & Ordinance for Formation of Community Facilities District No. 2013-01 (Horse Creek Ridge Maintenance)** – Approved on Consent (DPW)
- **Community Signs & Banners In Public Right-of-Way Program** – Approved on Consent (DPW)

**February 5, BOS Meeting:**

- N/A

**February 26, BOS Meeting:**

- **Hidden Valley Estates OSE Vacation: VAC 13-004;** Consent (Gungle)

**L. Upcoming Board of Supervisors Agenda items and Designation of member to represent Commission at Board of Supervisors.**

- N/A

**M. Discussion of correspondence received by Planning Commission.**

**N. Scheduled Meetings.**

March 7, 2014	Regular Meeting, 9:00 a.m., COC Conference Center Hearing Room
April 11, 2014	Regular Meeting, 9:00 a.m., COC Conference Center Hearing Room
May 16, 2014	Regular Meeting, 9:00 a.m., COC Conference Center Hearing Room

**Adjournment**

**Additional Information:**

This Agenda is now 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](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 §81.307, 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.

PC022814AGENDA: If