

**FINAL AGENDA**  
**OFFICE OF THE ZONING ADMINISTRATOR**  
**Regular Meeting**  
**AUGUST 23, 2018, 8:30 A.M.**  
**COC Conference Center Hearing Room**  
**5520 Overland Avenue, San Diego, California 92123**

**For additional documentation on this item, please visit:**  
<https://www.sandiegocounty.gov/content/sdc/pds/ZA/180823-Supporting-Documents.html>

**Village Place Apartments Site Plan; PDS2015-STP-15-026: Ramona Community Plan Area (J. Smyser)**

The project proposes a Site Plan (STP) for 25 apartment units on a 3.4-acre site. The vacant site is located at 521 16<sup>th</sup> Street Road, in the Ramona Community Plan Area. Access to the site would be provided by a private driveway connecting to 16<sup>th</sup> Street, a public road. Sewer, water, and fire services will be provided by Ramona Municipal Water District. The site is subject to the Village Residential (VR-24) Land Use Designation, and is zoned Urban Residential (RU). The project is consistent with the General Plan density requirements Zoning Ordinance development regulations. The project has been reviewed for compliance with California Environmental Quality Act (CEQA) Guidelines and the project qualifies for an exemption from additional environmental review pursuant to CEQA Guidelines Section 15183. CEQA Guidelines Section 15183 provides an exemption from additional environmental review for projects that are consistent with the development density established by the General Plan for which an Environmental Impact Report (EIR) was certified. For the proposed project, the planning level document is the General Plan Update EIR, certified by the Board of Supervisors on August 3, 2011. Additional environmental review is only for project-specific significant effects which are peculiar to the project or its site. The project will not cause any significant effects on the environment with the mitigation measures identified in the General Plan EIR as applied to this project. The Zoning Administrator will determine if the mitigation measures identified in the General Plan Update EIR will be undertaken for the proposed Site Plan pursuant to California Environmental Quality Act (CEQA) Guidelines §15183(e)(2). As the decision on the Site Plan project itself is under the jurisdiction of the Director of Planning & Development Services, the decision on the project will not be made at the hearing and testimony will be limited to the finding required by CEQA Guidelines. (APN: 282-261-60).

This Agenda is now available on the County of San Diego's Planning & Development Services web page at <http://www.sandiegocounty.gov/content/sdc/pds.html>; click "Menu," "Public Hearing Information" then click, "Watch Zoning Administrator Meetings/Find Agendas."