

FINAL AGENDA
OFFICE OF THE ZONING ADMINISTRATOR
Regular Meeting
August 8, 2019, 8:30 A.M.
COC Conference Center Hearing Rooms
5520 Overland Avenue, San Diego, California 92123

For additional documentation on this item, please visit:
<https://www.sandiegocounty.gov/content/sdc/pds/ZA/190808-zoning-administrator-hearing.html>

1. Nordahl Parcel Map; PDS2017-TPM-21250; PDS20107-ER-17-08-004: (H. McDonald)

The purpose of the hearing is not to approve or deny the proposed Tentative Parcel Map but to make a finding in accordance with the California Environmental Quality Act (CEQA) §15183. The request is for the Zoning Administrator to make a finding that the mitigation measures identified in the General Plan Update Environmental Impact Report (GPU EIR) will be undertaken for a proposed Tentative Parcel Map pursuant to California Environmental Quality Act (CEQA) Guidelines §15183(e)(2). The ultimate approval or denial of the Tentative Parcel Map will be made by the Director of Planning & Development Services. The proposed project is a TPM to subdivide a 3.1-acre property into four residential parcels and a single remainder parcel. Access to the site will be provided by shared private driveways connecting to Nordahl Road and Rock Springs Road, both public roads. Water and Sewer will be provided by the Vallecitos Water District, and earthwork will consist of 5,256 cubic yards of cut and 5,263 cubic yards of fill with 7 cubic yards of import required. The project is subject to the General Plan Regional Category Village, Land Use Designation Village Residential (VR-7.3). Zoning for the site is Single-Family Residential (RS). The proposed project is consistent with the development density established by the General Plan Update for which an Environmental Impact Report (EIR) was certified by the Board of Supervisors on August 3, 2011 (GPU EIR).

2. Jennings Residence Wireless Telecommunication Facility Minor Use Permit Modification; PDS2018-ZAP-96-054W1: (B. Sonnenburg)

The applicant requests a Minor Use Permit Modification to bring an existing wireless telecommunication facility in conformance with the County of San Diego's Wireless Telecommunication Ordinance. The original Minor Use Permit was approved by the Zoning Administrator on January 23, 2001, for nine antennas on a monopole and associated equipment. The Modification would convert the existing 35-foot tall monopole into a 35-foot tall faux mono-eucalyptus tree and amortize the facility for a period of 10 years. The project is subject to the Semi-Rural Residential (SR-2) General Plan Land Use Designation and is zoned Limited Agriculture (A70) which permits Wireless Telecommunication Facilities under the Tier 4 Classification with the approval of a Major Use Permit pursuant to Section 6985A of the Zoning Ordinance. Pursuant to Section 6985B of the Wireless Telecommunication Ordinance, any proposed facility on a structure currently subject to a Minor Use Permit shall obtain approval of the facility through the modification of the permit in accordance with Section 7378 for a Use Permit.

Zoning Administrator Agenda

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