

FINAL AGENDA
OFFICE OF THE ZONING ADMINISTRATOR
Regular Meeting
December 19, 2019, 8:30 A.M.
County Administration Center
1600 Pacific Highway, Room 310, San Diego, California 92101

For additional documentation on this item, please visit:
<https://www.sandiegocounty.gov/content/sdc/pds/ZA/191219-za-hearing.html>

1. Bernesser Wireless Telecommunication Facility PDS 2019-ZAP-99-015W2 (S. Oberbauer)

The applicant requests a Minor Use Permit (ZAP) Modification for the conversion of an existing 35-foot tall monopole into a 38-foot faux mono-eucalyptus tree in the Valley Center Community Planning Area. Supporting equipment for the site includes two equipment cabinets located on a concrete pad directly adjacent to the proposed 38-foot tall faux mono-eucalyptus tree. The ZAP Modification has been submitted in order to bring the existing wireless telecommunication facility into conformance with the County of San Diego Zoning Ordinance amortization requirements outlined in Sections 6985 and 6991. A height exception in accordance with Section 4622 of the Zoning Ordinance is required to authorize additional height for the facility to accommodate faux branching for the faux tree design. No trenching or grading is proposed or required for the project as all construction will occur within the same footprint of the existing lease area and equipment enclosures. The project is located at 28407 Gordon Hill Road in the Valley Center Community Planning Area within unincorporated San Diego County. The project is subject to the Semi-Rural Residential (SR-4) Land Use Designation and is zoned Limited Agriculture (A70) which permits Wireless Telecommunication Facilities with the approval of a Minor Use Permit Modification for a facility authorized by a previously approved Minor Use Permit in accordance with Section 6985B of the Zoning Ordinance. (APNs: 185-180-66-00 & 185-180-67-00)

2. Haskel and McIntyre Wireless Telecommunication Facility PDS2018-ZAP-96-022W1 (H. McDonald)

The applicant requests a Minor Use Permit (ZAP) Modification for the conversion of an existing 43-foot tall monopole into a 45-foot tall faux mono-elm within the Bonsall Community Planning Area. The ZAP Modification has been submitted in order to bring the existing wireless telecommunication facility into conformance with the County of San Diego Zoning Ordinance amortization requirements outlined in Sections 6985 and 6991. A height exception in accordance with Section 4622 of the Zoning Ordinance is required to authorize additional height for the facility to accommodate faux branching for the faux tree design. No trenching or grading is proposed or required for the project

as all construction will occur within the same footprint of the existing lease area and equipment, and no changes to either of the two existing equipment cabinets, located at the base of the existing monopole, are proposed. The project is located at 31972 Palos Verdes Drive in the Bonsall Community Planning Area within unincorporated San Diego County. The project is subject to the Semi-Rural Residential (SR-10) Land Use Designation and is zoned Rural residential (RR) which permits Wireless Telecommunication Facilities with the approval of a Minor Use Permit Modification for a facility authorized by a previously approved Minor Use Permit in accordance with Section 6985B of the Zoning Ordinance.(APN: 127-061-01)

3. Borrego Fire Wireless Telecommunication Facility PDS2019-ZAP-89-025W9 (T. Tonekaboni)

The applicant requests a Minor Use Permit (ZAP) Modification to re-construct, operate, and maintain an existing unmanned wireless telecommunication facility. The project includes the removal of four 8-foot omni “whip” antennas from the top of the tower and the addition of six new 8-foot panel antennas with a maximum height of 104 feet. A height exception in accordance with Section 4622 of the Zoning Ordinance is required to authorize additional height for the facility to accommodate the new panel antennas. No trenching or grading is proposed or required for the project as all construction will occur within the same footprint of the existing lease area and equipment enclosures. The project is located at 2324 Stirrup Road in the Borrego Springs Community Planning Area within unincorporated San Diego County. The project is subject to Public/Semi Public Facilities Land Use Designation and is zoned Service Commercial (C38) which permits Wireless Telecommunication Facilities with the approval of a Minor Use Permit Modification for a facility authorized by a previously approved Minor Use Permit in accordance with Section 6985B of the Zoning Ordinance.(APN: 141-193-48)

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.”