

## AGENDA

OFFICE OF THE ZONING ADMINISTRATOR  
Regular Meeting  
April 21, 2016, 8:30AM  
COC Conference Center Hearing Room  
5520 Overland Avenue, San Diego, California 92123

For additional documentation on this item, please visit:

<http://www.sandiegocounty.gov/content/sdc/pds/ZA/160421-Supporting-Documents.html>

1. **Winter Gardens Apartments Site Plan; 15183 Hearing CEQA; PDS2014-STP-14-013, LOG NO. PDS2014-ER-14-14-008: Lakeside Community Plan (M. Smith)**

The proposed project is a 60-unit apartment complex located at 9208-9224 Winter Gardens Boulevard, Lakeside. The units are either three-bedroom or four-bedroom, and one-story, in stacked buildings. Amenities would include a pool, four separate group usable open space areas, and a children's play area. Access to the site would be provided by a driveway connecting to Winter Gardens Boulevard. Water would be provided by the Lakeside Water District and sewer would be provided by the County of San Diego Sanitation District. Earthwork will consist of 8,850 cubic yards of cut and 7,500 cubic yards of fill, with 1,350 cubic yards of export. The site is subject to the Village Residential General Plan Land Use Designation (VR-20 and VR-4.3), Regional Category Village. Zoning for the site is Urban Residential (RU). The project is consistent with the density requirements of the General Plan and Zoning Ordinance (APN 382-191-40, 44, 49).

The purpose of the hearing is to make a finding under section 15183(e) (2) for the proposed project. As the project decision is under the jurisdiction of the Director of PDS, the decision on the project will not be made at the hearing. Testimony will be limited to the finding required by CEQA Guidelines 15183(e)(2). The project includes a finding that feasible mitigation measures have been applied to the project pursuant to CEQA Guidelines Section 15183.

**The decision on the Site Plan is under the jurisdiction of the Director of Planning & Development Services; therefore, hearing testimony will be limited to the finding required by CEQA Guidelines section 15183.**

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."

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