

**FINAL AGENDA**  
**OFFICE OF THE ZONING ADMINISTRATOR**  
**September 16, 2021, 8:30 A.M.**  
**County Operations Center Hearing Room**  
**5520 Overland Avenue, San Diego, CA 92123**

Documents to be considered as evidence from the public shall be filed with the Secretary of the Zoning Administrator no later than the close of business of the second working day prior to the date the item to which they relate is scheduled to be considered. The Zoning Administrator may, however, receive such documents 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 Ann Jimenez, Zoning Administrator Secretary, at [Ann.Jimenez@sdcounty.ca.gov](mailto:Ann.Jimenez@sdcounty.ca.gov), or the Project Manager for the item as listed on the Agenda.

**Public Participation**

Members of the public may participate in the meeting in-person or via teleconference pursuant to the regulations in place at the time of the meeting.

Members of the public may submit e-comments or find instructions for participating in the hearing in-person or via teleconference by visiting the Zoning Administrator website at: [www.sandiegocounty.gov/content/sdc/pds/zanext.html](http://www.sandiegocounty.gov/content/sdc/pds/zanext.html). Large groups wishing to comment on a common item are encouraged to submit e-comments or to identify one spokesperson to join the teleconference on behalf of the group. If you have any questions, please contact the Zoning Administrator Secretary at [Ann.Jimenez@sdcounty.ca.gov](mailto:Ann.Jimenez@sdcounty.ca.gov).

This public hearing is accessible to individuals with disabilities. If interpreter services for the hearing impaired are needed, please call the hearing secretary at (619) 517-4193 or California Relay Service, if notifying by TDD, no later than seven days prior to the date of the hearing.

For additional documentation on this item, please visit:  
<https://www.sandiegocounty.gov/content/sdc/pds/zanext.html>

**1. Sweetwater Springs Triangular Parking Lot; PDS2021-STP-21-019; PDS2021-ER-21-19-004 (R. Lindebrekke)**

The purpose of the hearing is not to approve or deny the proposed Site Plan 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 Site Plan pursuant to California Environmental Quality Act (CEQA) Guidelines §15183(e)(2). The ultimate approval or denial of the Site Plan will be made by the Director of Planning & Development Services. The Site Plan will allow for the construction and maintenance of a fleet storage parking lot (Project). The vacant, 2.1-acre triangularly shaped parcel is located behind 2500 Sweetwater Springs Boulevard, approximately 850 north of the terminus of US Elevator Road (APN 505-231-03-00), in the Spring Valley Community Plan area within the unincorporated County of San Diego. Access to the site will be provided through a collective parking agreement with the adjacent parcel (APN 505-231-35-00) to establish access to Sweetwater Springs Boulevard and US Elevator Road, both public roads. The Project will require 6,200 cubic yards of cut and 5,200 cubic yards of fill, with 1,000 cubic yards of exported material. The Project will consist of sixty-nine (69) parking spaces, two (2) retaining walls with a maximum height of nineteen feet, one (1) six-foot tall wall for screening and safety purposes, and security lighting. The Project site is subject to the General Plan Regional Category Village, Land Use Designation High Impact Industrial (I-3). Zoning for the site is High Impact Industrial (M58) with a "B" Special Area Designator for Community Design Review. The proposed use is consistent with the Zoning and General Plan Land Use Designation of the property 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).

*For additional information please contact Rachael Lindebrekke at (619) 323-7872 or via email at [Rachael.Lindebrekke@sdcounty.ca.gov](mailto:Rachael.Lindebrekke@sdcounty.ca.gov).*

**2. Greens Storage Valley Center Expansion; PDS2020-STP-03-026W1; PDS2020-ER-03-08-029A (T. Tonekaboni)**

The purpose of the hearing is not to approve or deny the proposed Site Plan Modification 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 Site Plan Modification pursuant to California Environmental Quality Act (CEQA) Guidelines §15183(e)(2). The ultimate approval or denial of the Site Plan Modification will be made by the Director of Planning & Development Services. The Site Plan Modification will allow for the expansion of an existing 88,253 square foot self-storage facility (Project). The Project will modify the existing Site Plan (STP-03-026) to encompass a 1.78-acre neighboring parcel (APN 188-250-15) to construct a new 2-story, 36,724 square foot self-storage facility for a total floor area of 124,977 square feet. The site contains an existing single-family residence and accessory structure that will be removed. The project is located at 28435 Lizard Rocks Road in the Valley Center Community Planning area, within the unincorporated County of San Diego. Access will be provided by an existing driveway at Lizard Rocks Road. The project will be served by onsite wastewater treatment systems and imported water from the Valley Center Municipal Water District. The Project will require 9,380 cubic yards of cut and 1,390 cubic yards of fill with 7,990 cubic yards of exported material. The project site is subject to the General Plan Regional Category Village, Land Use Designation Limited Impact Industrial (I-1) and Medium Impact Industrial (I-2). Zoning for the site is Limited Industrial (M52) with a "B" Special Area Designator for Community Design Review. The proposed use is consistent with the Zoning and General Plan Land Use Designations of the property 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).

*For additional information please contact Tabina Tonekaboni at (619) 323-7299 or via email at [Tabina.Tonekaboni@sdcounty.ca.gov](mailto:Tabina.Tonekaboni@sdcounty.ca.gov).*