

**FINAL AGENDA**  
**OFFICE OF THE ZONING ADMINISTRATOR**  
**Regular Meeting**  
**March 3, 2022, 8:30 A.M.**  
**County Operations Center**  
**5520 Overland Avenue, San Diego, CA 92123**

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

**1. Clarke Site Plan; PDS2020-STP-20-008; PDS2020-ER-09-08-007A (J. Madamba)**

The proposed Clarke Site Plan (Project) consists of a Site Plan permit (STP) to construct two separate commercial buildings consisting of a 5,000-square-foot veterinary clinic and a 3,240-square-foot dental clinic on an existing vacant 2.52-acre parcel. A bio-retention basin and a total of 56 on-site parking stalls, including 6 electric vehicle stalls, would also be constructed on site. Offsite improvements include the removal of existing driveway opening on the southeast end and a new driveway opening on the northeast connecting to Valley Center Road (APN 186-280-03), in the Valley Center Community Plan area within the unincorporated County of San Diego. Access to the site would be provided from a driveway off Valley Center Road. The Project would require 7,000 cubic yards of cut and 1,000 cubic yards of fill, with 6,000 cubic yards of exported material. The site is subject to the General Plan Regional Category Village, and a split Land Use Designation with a portion of the site designated General Commercial and the other portion of the site designated Village Residential. Zoning for the site is also split with a portion of the site zoned General Commercial (C36) and the other portion of the site zoned Rural Residential (RR) 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 Jessica Madamba at (619) 323-8672 or via email at [Jessica.Madamba@sdcounty.ca.gov](mailto:Jessica.Madamba@sdcounty.ca.gov).*