

FINAL AGENDA

SAN DIEGO COUNTY PLANNING COMMISSION

Friday, January 22, 2021, 9:00 A.M.
COC Conference Center Hearing Room
5520 Overland Avenue, San Diego, California

Documents to be considered as evidence from the public shall be filed with the Secretary of the Planning Commission 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 Planning Commission 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, Planning Commission Secretary, at Ann.Jimenez@sdcountry.ca.gov, or the Project Manager for the item as listed on the Agenda.

In Person Participation Prohibited

Due to the Coronavirus disease (COVID-19) public health emergency, in person participation at Planning Commission hearings is not allowed. Interested parties may watch and/or listen to Planning Commission hearings by going to www.sandiegocounty.gov/pds/PCHearing. This public hearing is accessible to individuals with disabilities. If interpreter services for the hearing impaired are needed, please call the hearing secretary at (858) 694-3816, or California Relay Service, if notifying by TDD, no later than seven days prior to the date of the hearing.

Public Testimony

Members of the public may submit e-comments or find instructions for participating in the hearing via teleconference by visiting the Planning Commission website at: www.sandiegocounty.gov/pds/PCHearing. 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 Planning Commission Secretary at Ann.Jimenez@sdcountry.ca.gov.

- A. **Statement of Planning Commission's Proceedings**
- B. **Appointment of New Commissioner- Ronald C. Ashman**
- C. **Roll Call**
- D. **Public Communication:** Opportunity for members of the public to speak to the Commission on any subject matter within the Commission's jurisdiction, but not an item on today's Agenda.
- E. **Announcement of Handout Materials Related to Today's Agenda Items**
- F. **Requests for Continuance**
- G. **Formation of Consent Calendar**

For supporting documentation of agenda item(s), please visit:

<https://www.sandiegocounty.gov/content/sdc/pds/PC/210122-pc-hearing.html>

Regular Agenda Items

1. **San Pasqual Valley Road Tentative Map, Agricultural Preserve Disestablishment Permit, and Rezone; PDS2017-TM-5620, PDS2017-REZ-17-001, PDS2017-AP-17-001 (H. Steven)**

The applicant proposes a Tentative Map (TM) to subdivide an approximately 18.2-acre property into 14 single-family residential lots. The project also includes an Agricultural Preserve Disestablishment Permit (AP) and a Rezone (REZ) to remove the site from an existing agricultural preserve and remove the 'A' Special Area Designator from the zone box for the site, respectively. The project is located at 2260 San Pasqual Valley Road (State Route 78) within the North County Metropolitan Subregional Plan area and is currently developed with an existing single-family dwelling unit that will remain. Access to the site will be provided by a single private road entrance connecting to San

Pasqual Valley Road. The Project will be served by onsite wastewater treatment systems for each lot and imported water from the City of Escondido. Proposed earthwork will be balanced on-site requiring the cut and fill of 26,300 cubic yards of material. The site is subject to the General Plan Regional Category Semi-Rural, Land Use Designation Semi-Rural (SR-1). The property is zoned Limited Agricultural (A70). The project has been reviewed for compliance with the California Environmental Quality Act (CEQA) and a 15183 Checklist was prepared. The Planning Commission will recommend to the Board of Supervisors whether to approve or deny the TM, AP, and REZ, and whether the project is exempt from further environmental review pursuant to Section 15183 of the CEQA Guidelines (APN: 234-261-23-00, 234-440-05-00, 234-430-21-00).

2. East Otay Mesa Specific Plan Amendment; PDS2020-SPA-20-002 (N. Gustafson)

The applicant requests a Specific Plan Amendment (Project) to the East Otay Mesa Business Park Specific Plan. The Project is considered a privately initiated project, in collaboration with the County of San Diego. The Project includes changes to land uses and the road network, the land use matrix and development regulations, updates to reflect Caltrans acquisitions for State Route 11 and 125, and increases to the development footprint for the new Port of Entry, and miscellaneous typographical and editorial updates to text, tables and figures. The Project is limited to regulatory changes and does not propose or grant property specific approvals or entitlements. Discretionary permits will be required for any future development proposals within the Specific Plan area. The Project site comprises the entire area of the East Otay Mesa Business Park Specific Plan, within unincorporated San Diego County. The site is subject to Village General Plan Regional Category and Specific Plan Area (SPA) Land Use Designation. Zoning for the site is Specific Plan (S88). The site is served by sewer through the San Diego County Sanitation District and water from the Otay Water District. The project relies on a previously adopted Final

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Environmental Impact Report for the East Otay Mesa Business Park Specific Plan, on file with PDS as Environmental Review Number ER-93-19-006. The Planning Commission will recommend to the Board of Supervisors whether to approve or deny the SPA and whether to adopt the CEQA findings (APNs – ALL).

3. Request to Appeal North County Environmental Resources; PDS2008-3500-08-015, PDS2013-BC-13-0019, PDS2008-3910-0808012 (R. Ochoa)

On November 3, 2020, the Director of Planning & Development Services approved a Site Plan and a Boundary Adjustment with a Certificate of Compliance for the North County Environmental Resources Project located at 25568 Mesa Rock Road within the Twin Oaks Valley Community and the Interstate 15 (I-15) Design Review Corridor of the North County Metropolitan Subregional Plan Area. A request seeking permission to appeal the Director's decision in accordance with Section 7166(a)(3) of the Zoning Ordinance has been submitted from persons not having interest in property located within 300 feet from the exterior boundaries of the project site. This item is strictly limited to whether permission to allow the appeal will be authorized. If the Planning Commission chooses to accept the appeal, the appeal itself will be heard at a subsequent meeting of the Planning Commission. (APNs: 187-100-23, 187-100-31, 187-100-33, 187-100-35, 187-100-37, and 187-100-38)

4. Alpine Family Apartments Appeal; PDS2020-STP-17-039W1 (D. Cook)

This is a request for the Planning Commission to evaluate an appeal of the Director's decision of approval of the Alpine Family Apartments Site Plan Modification (Project). The Project will allow for the construction of a 38-unit affordable housing apartment complex on a 1.86-acre property located on Marshall Road between Marshall Way and Alpine Boulevard. The project site is subject to the Village General Plan Regional Category, Land Use Designation Village Residential (VR-15), which allows for a total density of 28 units. Zoning for the site is Variable Residential. The Project is utilizing the Density Bonus Program as outlined in the County's Zoning Ordinance (Section

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6350) to exceed the allowed density by 10 units. The Project consists of 37 one-, two, and three-bedroom apartments for low and very-low income residents, with one manager unit. The Project includes four 35-foot tall buildings, three for residential units and one for the leasing office, residential units, laundry, and recreation area. A total of 59 parking spaces are provided in accordance with Zoning Ordinance Section 6370 which allows lower parking ratios for affordable housing projects. As part of the Density Bonus program to maximize the affordable unit count, the applicant requested incentives including allowing three story buildings, and allowing retaining walls that exceed maximum heights. Access to the site is provided from Marshall Road, a private road connecting to Marshall Way, a public road. A Notice of Exemption (NOE) has been prepared for this project pursuant to the California Environmental Quality Act Section 21159.25 and is on file with PDS. The Planning Commission will determine whether to approve or deny the appeal of the Project. (APNs: 403-271-20, -21)

H. Administrative Agenda Items

None at this time

I. Department Report

J. Scheduled Meeting

February 5, 2021 Regular Meeting, 9:00 a.m., COC Conference Center Hearing Room

February 19, 2021 Regular Meeting, 9:00 a.m., COC Conference Center Hearing Room

K. Adjournment

Additional Information:

This Agenda is available on the County of San Diego’s Planning & Development Services web page at www.sandiegocounty.gov/pds/PCHearing. Click on the “Upcoming” tab

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and click "Title". The Agenda will open and will appear on the right. To access staff reports, click the PDF icon.

Planning Commission actions on items on this agenda are considered taken as of the adjournment of the meeting. Finality and effectiveness of those actions are governed by provisions of laws and ordinances and may be affected by appeal provisions.

Appeals

Certain decisions of the Planning Commission may be appealed to the Board of Supervisors. Applicable County ordinances should be consulted regarding the actual requirements, which are summarized below:

Major Use Permits, Reclamation Plans & Site Plans Required by Specific Plans:	Filed in office of Planning Commission, within 10 days of Commission decision (Zoning Ord. §7366)
Tentative Maps:	Filed with Clerk of Board of Supervisors, within 10 days of Commission decision (S.D.Co. Code §81.307, Gov. Code §66452.5)
Environmental Determinations*	Filed in office of Planning Commission within 10 days of Environmental Determination or project decision, whichever is later (S.D.Co. Code §86.404)

No appeal is provided for Commission decisions on Administrative Appeals, Variances, or Minor Use Permits; the Commission decision is final. Commission recommendations on General and Specific Plans (and Amendments), Zoning Ordinance Amendments, and Zoning

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Reclassifications, are automatically presented to the Board of Supervisors, so no appeal is necessary.

The address for filing with the Board of Supervisors is: Clerk of the Board of Supervisors, 1600 Pacific Highway, Room 402, San Diego, CA 92101. The address for filing

with the Planning Commission is: San Diego County Planning Commission, 5510 Overland Avenue, Ste. 110, San Diego, CA 92123. Appeals must be accompanied by the appeal fee of \$1000.00.

*An "Environmental Determination" is a decision by a non-elected County decision maker, to certify an EIR, approve a Negative Declaration or Mitigated Negative Declaration, or determine that a project is not subject to CEQA.