

**FINAL AGENDA**  
**SAN DIEGO COUNTY PLANNING COMMISSION**  
**Friday, September 20, 2024, 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 the Planning Commission Secretary, at [PDS.PlanningCommission@sdcounty.ca.gov](mailto:PDS.PlanningCommission@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 Planning Commission website at: [www.sandiegocounty.gov/pds/PCHearing](http://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 [PDS.PlanningCommission@sdcounty.ca.gov](mailto:PDS.PlanningCommission@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.

Translation services for public speakers are available for this public hearing in languages with a Substantial Number of Limited English-Speaking Persons in the County. Currently

defined as Spanish, Tagalog (incl. Filipino), Chinese (Mandarin), Vietnamese, Korean, Persian (incl. Farsi and Dari), Somali, and Arabic). These services can be made available upon request to the hearing secretary at (619) 517-4193 or via email at [PDS.PlanningCommission@sdcounty.ca.gov](mailto:PDS.PlanningCommission@sdcounty.ca.gov) no later than 72 hours prior to the date of the hearing.

- A. Statement of Planning Commission's Proceedings**
- B. Onboarding New Commissioner:** New Commissioner Molly Weber, District 3
- C. Roll Call**
- D. Statement (just cause) and/or Consideration of a Request to Participate Remotely (emergency circumstances) by a Commissioner, if applicable**
- E. 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.
- F. Announcement of Handout Materials Related to Today's Agenda Items**
- G. Requests for Continuance**
- H. Formation of Consent Calendar**

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

<https://www.sandiegocounty.gov/content/sdc/pds/PC/sop/240229-pc-hearing.html>

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**Regular Agenda Items**

**1. Fallbrook Sub-Area Plan; PDS2020-POD-20-003, PDS2024-REZ-24-001, PDS2024-ER-24-00-001; Fallbrook Community Planning Area (T. Vertino)**

This is a request for the Planning Commission to provide a recommendation to the Board of Supervisors on the proposed Fallbrook Sub-Area Plan (Plan). The Plan includes three main components, 1) Fallbrook Village Zoning Ordinance amendments including a rezone of four privately owned parcels in the village core, 2) an update to the Fallbrook Design Guidelines, and 3) a Streetscape Plan on Main Avenue. The Plan area, also known as the Sub-Area, is mostly defined as 93 acres surrounding Main Avenue bookended by North Mission Road and Fallbrook Street. Staff has engaged with community groups, residents, stakeholders, and businesses to develop a Plan that lays out a long-term vision for revitalizing the Fallbrook village. The goals of the Plan include pedestrian mobility and safety improvements, amendments to the regulatory documents to help attract and retain businesses and residents while increasing tourism, and maintaining the rural, small-town, historic character.

**2. SDSAN00442B Wireless Telecommunication Facility Major Use Permit; PDS2022-MUP-22-002; PDS2022-ER-22-19-001; Proposed conformance with California Environmental Quality Act (CEQA) – Notice of Exemption (15303); Spring Valley Community Plan Area (E. Scott)**

The applicant requests a Major Use Permit (MUP) to construct, maintain, and operate a new Dish wireless telecommunication facility. The proposed telecommunication facility will consist of three panel antennas, six remote radios and one surge suppressor unit, below the antennas located within a radome enclosure, mounted on a new 84.8-foot-tall football field light. The associated equipment including power and telephone cabinets will be installed within a 100 square foot (8-foot-tall) concrete masonry unit (CMU) block wall enclosure with a chain link topper, and will be located behind the stadium bleachers. The 30.18-acre project site is located at Monte Vista High School at 3230 Sweetwater Springs Boulevard, in the Spring Valley Community Plan Area within unincorporated San Diego County. The project site is currently developed with school playing fields and two existing wireless telecommunication facilities also located on 84.8-foot-tall light poles. The project site is subject to the Public/Semi-Public Facilities (P/SP) General Plan Land Use Designation. Zoning for the site is Residential-Single (RS), which allows wireless telecommunication facilities under the Tier 4 Classification with a MUP per Section 6985 of the Zoning Ordinance. The MUP has been submitted in accordance with the amortization requirements outlined in Zoning Ordinance Sections 6985 and 6991, which this MUP seeks to

accomplish. The wireless telecommunication facility is defined as a high visibility facility and will have a term limit of 15 years pursuant to Section 6985(C)(11) of the Zoning Ordinance. A Notice of Exemption (NOE) has been prepared for this project pursuant to the California Environmental Quality Act and is on file with PDS. The Planning Commission will determine whether to approve or deny the MUP and whether to adopt the NOE. (APN: 505-210-03-00)

**3. Woodside Self-Storage Major Use Permit; PDS2022-MUP-22-006, TPM 21302, ER-21-14-003; Proposed conformance with California Environmental Quality Act (CEQA)-Mitigated Negative Declaration; Lakeside Community Plan Area (D. Hofreiter)**

The applicant requests a Major Use Permit (MUP) and Tentative Parcel Map (TPM) to authorize the construction and operation of a self-storage facility on a 0.79-acre site. The self-storage facility consists of a three-story building totaling 102,236 square feet (sf) of floor space with one story below-grade level. An approximately 1,180-sf office area would be provided on the ground floor. The project would provide 14 parking spaces on the north side of the building, and a recessed loading bay would be located on the south side of the building. Approximately 6,715 sf of landscape area would be provided, and the remainder of the project site would be asphalt or concrete impervious surfaces. Access to the site would be from Cactus Street via an existing driveway and the proposed project would include sidewalk improvements along the project frontage on Cactus Street. Approximately 317 cubic yards (cy) of vegetation and debris would be hauled from the project site during construction. The project would also require approximately 8,131 cy of cut and 486 cy of fill and would export approximately 8,471 cy of soil. The project site is subject to the General Plan Village Category, General Commercial Land Use Designation. The zoning for the site is General Commercial (C36). Self-storage facilities are authorized in the C36 Use Regulation upon approval of a MUP pursuant to the County of San Diego (County) Zoning Ordinance Section 2365.c. A Mitigated Negative Declaration (MND) was prepared for this project pursuant to the California Environmental Quality Act and is on file with PDS. The Planning Commission will determine whether to approve or deny the MUP and TPM and whether to adopt the MND. (APN: 394-122-16-00)

**4. Honey Hill Ranch Tentative Map Condominium Conversion; PDS2023-TM-5650, PDS2023- ER-23-15-002; Proposed conformance with California Environmental Quality Act (CEQA)-15301(k) Exemption; Alpine Community Plan Area (B.Brown)**

The applicant requests a Tentative Map (TM) for condominium conversion purposes for 17 existing residential units. The 4.17-acre project site is located at Jubilee Lane and Verity Court off Honey Ranch Road in the Alpine Community Plan Area, within the unincorporated San Diego County. Access is provided by an existing private road called Jubilee Lane which merges into a private cul-de-sac called Verity Court. This private road connects to Honey Hill Ranch Road, a County-maintained road. The project is subject to the General Plan Regional Category Village, Land Use Designation General Commercial which permits subdivision of land for condominium conversion purposes upon the approval of a TM pursuant to Section 81.105 of the Subdivision Ordinance. Zoning for the site is General Commercial Residential (C34). A Notice of Exemption (NOE) has been prepared for this project pursuant to the California Environmental Quality Act (CEQA) and is on file with the Department of Planning and Development Services. The Planning Commission will determine whether to approve or deny the TM and whether to adopt the NOE. (APN: 404-032-73-00).

**I. Administrative Agenda Items**

**J. Department Report**

**K. Scheduled Meeting:** October 18, 2024 Regular Meeting, 9:00 a.m., COC Conference Center Hearing Room

**L. Adjournment**

**Additional Information:**

This Agenda is available on the County of San Diego’s Planning & Development Services web page at [http://www.sdcounty.ca.gov/pds/PC/sop/PCHearing\\_stream.html](http://www.sdcounty.ca.gov/pds/PC/sop/PCHearing_stream.html). Click on the “Upcoming” tab 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)
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Tentative Maps:	Filed with Clerk of Board of Supervisors, within 10 days of Commission decision (S.D.Co. Code §81.310, Gov. Code §66452.5)
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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)
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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 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.