

FINAL AGENDA
SAN DIEGO COUNTY PLANNING COMMISSION
Friday, October 18, 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 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. 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

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 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 4
- 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**

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

<https://www.sandiegocounty.gov/content/sdc/pds/PC/sop/241018-pc-hearing.html>

Regular Agenda Items

1. **1140 N 1st Street Tentative Map Condominium Conversion; PDS2024-TM-5654, PDS2024- ER-24-14-008; Proposed conformance with California Environmental Quality Act (CEQA)-15301(k) Exemption; Lakeside Community Plan Area (B.Brown)**

The applicant requests a Tentative Map for condominium conversion purposes for 40 existing residential units. The 1.84-acre project site is located at N 1st Street in the Lakeside Community Plan Area, within the unincorporated San Diego County. The project is subject to the General Plan Regional Category Village, Land Use Designation Village Residential (VR-15) which permits subdivision of land for condominium conversion purposes upon the approval of a Tentative Map pursuant to Section 81.105 of the Subdivision Ordinance. Zoning for the site is Variable Family Residential (RV). Access is provided by an existing private driveway which merges into a private parking area for the residential development. This driveway connects to N 1st Street, a County-maintained Road. A Notice of Exemption (NOE) has been prepared for this project pursuant to the California Environmental Quality Act (CEQA) and is on file with PDS. The Planning Commission will determine whether to approve or deny the Tentative Map and whether to find the project in conformance with CEQA. (APN: 484-092-21-00).

2. **ATC Via Rancho Wireless Telecommunication Facility Major Use Permit Modification; PDS2022-MUP-11-020W1; PDS2022-ER-11-08-007A; Proposed conformance with California Environmental Quality Act (CEQA) – Notice of Exemption (15301); North County Metropolitan Community Plan Area (A. Pulley)**

The applicant requests a Major Use Permit (MUP) Modification for an existing, unmanned, wireless telecommunication facility. The applicant is proposing to renew the term of the existing, previously permitted, 35-foot-tall mono-broadleaf. The footprint of the existing lease area is not expanding, the location of the faux tree will remain the same, and no new equipment nor antennas are being proposed. The 5.44-acre project is located at 3153 Purer Road in the North County Metropolitan Plan area. The subject parcel is zoned Rural Residential (RR), and the General Plan Designation is Semi-Rural Residential (SR-1), which permits Wireless Telecommunications facilities under the Tier 4 Classification upon approval of a MUP Modification for previously approved facilities pursuant to Section 6985(A) of the Zoning Ordinance. Access to the site is provided by Purer Road, which ultimately connects to Via Rancho Parkway, a County maintained road. The MUP Modification has been reviewed in accordance with the amortization requirements outlined in Zoning Ordinance Sections

6985 and 6991, which this MUP Modification seeks to accomplish. A Notice of Exemption (NOE) has been prepared for this project pursuant to the California Environmental Quality Act (CEQA) and is on file with PDS. The Planning Commission will determine whether to approve or deny the MUP Modification and whether to find the project in conformance with CEQA. (APN: 270-350-12-00)

3. Designating dates and times for regular meeting of the Planning & Development Services Planning Commission Calendar 2025

The Planning Commission annually adopts a calendar for regular meetings. This ensures that the public is well informed of the meetings and can plan for active participation in local government.

I. Administrative Agenda Items

J. Department Report

K. Scheduled Meeting: December 06, 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. 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.