

**FINAL AGENDA**  
**SAN DIEGO COUNTY PLANNING COMMISSION**  
**Friday, February 28, 2025, 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. Roll Call**
- C. Statement (just cause) and/or Consideration of a Request to Participate Remotely (emergency circumstances) by a Commissioner, if applicable**
- D. Change of Chair**
- 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/250228-pc-hearing.html>

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**Regular Agenda Items****1. Kid Ventures Major Use Permit; PDS2022-MUP-22-007, PDS2022-ER-22-08-003; Proposed conformance with California Environmental Quality Act (CEQA) – Notice of Exemption (15301); San Dieguito Community Plan Area (B. Brown)**

The applicant requests a Major Use Permit (MUP) to authorize the operation of an existing small private school and childcare center. The project involves converting a former family recreation facility into a multi-use educational and childcare facility comprised of three main components: All Star Grace Academy, a small private school providing a full-day educational program for up to 25 students; Amazing Grace All-Star Academy, an afterschool program for up to 100 students; and Kid Ventures, a childcare center focused on early childhood education, accommodating up to 84 children aged five and under. The project site is located at 10760 Thornmint Road within the 4S Ranch Specific Plan area, part of the San Dieguito Community Planning area within unincorporated San Diego County. Site access will be facilitated by a driveway connecting to Thornmint Road. The site is zoned General Impact Industrial (M54) which permits the operation of a childcare center and small school, upon approval of a MUP. 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 678-292-19-00)

**2. Old San Marcos Schoolhouse Event Center Expansion; PDS2019-MUP-02-027W1; PDS2019-ER-03-08-044A; Proposed conformance with California Environmental Quality Act (CEQA) – Addendum to previously adopted Mitigated Negative Declaration; Twin Oaks Valley Community of North County Metropolitan Subregional Planning Area (S. Oberbauer)**

The applicant requests a Major Use Permit (MUP) Modification for the expansion of the existing event center that primarily holds events such as weddings by adding a new prep kitchen, an existing tent structure, an existing office building, and additional parking spaces and overflow parking spaces. The applicant also requests to add additional days and hours to the event schedule and operations. The original MUP authorized events for 150 people on Saturdays and Sundays from 8:00 a.m. to 9:00 p.m. Staff and visitors were permitted on the Project site on Saturdays and Sundays from 7:00 a.m. to 10:00 p.m. The MUP Modification will expand the operations to include Thursdays and Fridays and to allow staff to remain on property until 10:30 p.m. following events. Typical events and operations of the site are expected to occur between 10:00 a.m. to 10:00 p.m. primarily between March to October of a year during a typical wedding season. The project site is subject to an existing MUP for the operations of an event center approved by the Planning Commission in 2006. The project site is located at 236 Deer Springs Road within the Twin Oaks Community of

the North County Metropolitan Subregional Planning Area. The project site is subject to the Semi-Rural General Plan Land Use Designation and the Limited Agriculture (A70) Zoning Use Regulation which permits the operations of an event center upon approval of a MUP. The Planning Commission will determine whether to approve or deny the MUP Modification and whether to find the project in conformance with the California Environmental Quality Act through the processing of an addendum to a previously adopted Mitigated Negative Declaration. (APN: 182-073-04-00)

**3. Paradise Valley Road Wireless Telecommunication Facility Major Use Permit Appeal; PDS2022-MUP-22-012; PDS2022-ER-18-004; Proposed conformance with California Environmental Quality Act (CEQA) – Notice of Exemption (15303); Spring Valley Community Plan Area (C. Phan)**

The applicant requests consideration of the resubmittal of a revised application following an appeal of the April 19, 2024, Planning Commission’s denial of a Major Use Permit (MUP) for the Paradise Valley Road Wireless Telecommunication Facility project. The revised application, which relocates the wireless tower 11.5 feet to the east within the same project site, requests a MUP to construct, maintain, and operate a new wireless telecommunication facility. The proposed facility would include 12 panel antennas and 9 remote radio units (RRU’s) mounted upon a new 35-foot-tall faux mono-eucalyptus tree. The facility also includes supporting equipment located within a 300 square foot (8-foot-tall) concrete masonry unit (CMU) block wall enclosure. A 20kW emergency generator, One Global Positioning System (GPS) antenna, three equipment cabinets, and other supporting equipment would be located within the equipment enclosure. The project proposes trenching to install underground electrical and fiber conduit. No grading is proposed. The 3.04-acre project site is located at 8555 Paradise Valley Road in the Spring Valley Community Plan Area within unincorporated San Diego County. The site is owned by the San Diego County Water Authority and has an existing utility building. The project site is subject to the Public/Semi-Public Facilities (P/SP) General Plan Land Use Designation. Zoning for the site zoned Office-Professional (C30), which allows wireless telecommunication facilities under the Tier 4 Classification with the approval of a MUP in accordance with 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. The wireless telecommunication facility is defined as a high visibility facility and will have a term limit of 10 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: 586-170-15-00)

4. **Spring Valley Housing Tentative Map; PDS2019-TM-5636, PDS2021-AD-21-011, PDS2019-ER-19-19-006; Proposed Conformance with California Environmental Quality Act (CEQA) – Notice of Exemption (15183); Spring Valley Community Plan Area (C. Jacobs)**

The applicant requests a Tentative Map (TM) to subdivide a 9.88-acre parcel into seven single-family residential lots and one 5.86-acre open space lot and an Administrative Permit (AD) to allow lot area averaging. The seven single-family residential lots range in size from 0.50 to 0.89 acres and the average lot size including the open space lot is 1.24 acres. The project site is located on the west side of Grand Avenue, at Eucalyptus Street, in the Spring Valley Community Plan Area within unincorporated San Diego County. The project is subject to the Village General Plan Regional Category, and Semi-Rural Residential (SR-1) Land Use Designation. Zoning for the site is Rural Residential (RR). Access to each residential lot is provided by proposed private driveways which either front directly on Grand Avenue or take easement access to Grand Avenue. A Notice of Exemption (15183) 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 TM and AD permit and whether to find the project in conformance with CEQA (APN: 578-161-02-00).

5. **Oswal Coastal Plan Administrative Appeal; PDS2024-AA-24-002; Conformance with California Environmental Quality Act (CEQA) - Not a Project As Defined In CEQA Guidelines Section 15378; San Dieguito Community Plan Area (M. Johnson)**

The applicant submitted an administrative appeal of the November 22, 2024 determination by the Director of Planning & Development Services (PDS) that a Coastal permit is required for a proposed detached 1,199 square foot accessory dwelling unit (ADU), 572 square foot attached garage, 913 square foot roof deck, and a 231 square foot storage basement. The project would also involve extension of an existing driveway to serve the proposed structure. The project site is located at 3993 Stonebridge Court, Rancho Santa Fe, 92091. The site subject to the General Plan Land Use Designation Semi-Rural Residential (SR-2) and San Dieguito Community Plan. Zoning for the site is Rural Residential (RR). The project site contains a Flood Plain (F) and Coastal Resource Protection Area (R) special area designator. The property is also located within a portion of the County of San Diego Local Coastal Program that is designated as an appealable area to the Coastal Commission. However, the Planning Commissions decision on this administrative appeal will be final. This appeal is not subject to CEQA because it is not a "project" as defined in CEQA Guidelines Section 15378. The Planning Commission will decide whether to uphold the Director's determination or grant the appeal. (APN 262-190-10-00)

**6. Bradley Court Convalescent Center Major Use Permit Modification- PDS2021- MUP 85-053W2, ER 21-14-004; Proposed conformance with California Environmental Quality Act (CEQA)- Mitigated Negative Declaration (MND); Lakeside Community Plan Area (D. Hofreiter)**

The applicant requests a Major Use Permit (MUP) Modification for an expansion of the existing Bradley Court Convalescent Center. The project includes the construction of a new 25,515 square-foot adult residential building with 66 resident beds, and a new 10,613 square foot 31-bed skilled nursing building, for a total of 97 new beds. Upon completion of the expansion, the project site would include four buildings with 87 skilled nursing beds and 66 transitional care beds, for a total of 153 beds. The site currently takes access from Bradley Avenue, a County maintained road. This driveway is proposed to be relocated eastward to be more centered to the project site. The proposed project would include a new fire lane access road allowing access to the rear of existing Building 2 and the new Building 3. The existing parking area would be redesigned to accommodate the proposed buildings and provide 73 parking spaces, including 3 electric vehicle (EV) charging spaces. Access would continue to be provided off East Bradley Avenue. The project would be served by Padre Dam Municipal Water District for sewer with imported water from Helix Water District. Fire service would be provided by the San Miguel Fire Protection District. A Mitigated Negative Declaration (MND) 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 Modification and whether to adopt the MND (APN 387-142-36).

**I. Administrative Agenda Items**

**J. Department Report**

**K. Scheduled Meeting:** March 21, 2025 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 \$1,000.00.

\*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.