

**FINAL AGENDA**  
**OFFICE OF THE ZONING ADMINISTRATOR**  
**Regular Meeting**  
**November 16, 2023, 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. Paradise Valley Gas Station Minor Use Permit; PDS2019-ZAP-19-003, PDS2020-ER-20-18-001; Proposed conformance with California Environmental Quality Act (CEQA) –Mitigated Negative Declaration; Spring Valley Community Plan Area (J. Roland-Chase)**

The applicant requests a Minor Use Permit (ZAP) to construct and operate a gasoline service station, convenience store, and fully automated, enclosed carwash. The project would include a gas station with four multi-product dispensers to serve up to eight vehicles simultaneously and a 2,318-square foot (sf) canopy. The project would also include a 4,713-sf convenience store building, and an 855-sf carwash tunnel. The 0.5-acre project site is located at Paradise Valley Road/Elkelton Place, in the community of Spring Valley, within unincorporated San Diego County. The site is subject to the General Plan Regional Category, Village, Land Use Designation Medium Impact Industrial. The property is zoned Limited Impact Industrial/General Impact Industrial (M52/M54) which allows commercial gasoline sales and automotive and equipment cleaning uses pursuant to limitations “12” and “8,” respectively as noted in Section 2980 of the San Diego County Zoning Ordinance(all operations must be within an enclosed building and no open storage of goods or materials) and allows convenience retail operations with the approval of a ZAP in accordance with Section 2524 and 2544 of the Zoning Ordinance. 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 Zoning Administrator will determine whether to approve or deny the ZAP and whether to adopt the MND. (APN: 584-160-52)

*For additional information please contact Jae Roland Chase at (619) 380-3130 or via email at [Jae.RolandChase@sdcounty.ca.gov](mailto:Jae.RolandChase@sdcounty.ca.gov)*

**2. Verizon Monte Vista Minor Use Permit Modification; PDS2022-ZAP-00-142W3, PDS2022-ER-01-08-003C; Proposed Conformance with CEQA – Addendum to previously adopted Negative Declaration; Twin Oaks Valley Community within the North County Metropolitan Subregional Planning Area (P. Calderon)**

The applicant requests a Minor Use Permit (ZAP) Modification to renew an existing unmanned wireless telecommunication facility. The existing wireless facility is located on the rooftop of an existing single-family residence and will be concealed by a faux chimney that was approved by a previous Minor Use Permit Minor Deviation on May 11, 2022. Supporting equipment is located inside the basement of the residence as well as a detached 520 square foot generator enclosure surrounded by a 10-foot-tall CMU wall. No trenching or grading is proposed or required for the project as no new construction is being proposed. The 1.93-acre project site is located at 1329 Sugarbush Drive in the Twin Oaks Valley Community within the North County Metropolitan Subregional Planning Area, within unincorporated San Diego County. The project is subject to the Semi-Rural Residential (SR-1) General Plan Land Use Designation and is zoned Limited Agriculture (A70) which permits Wireless Telecommunication Facilities under the Tier 3 Classification upon the approval of a ZAP Modification for previously approved facilities pursuant to Section 6985(A) of the Zoning Ordinance. The ZAP Modification will bring the existing wireless telecommunication facility into conformance 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 15 years pursuant to Section 6985(C)(11) of the Zoning Ordinance. The Zoning Administrator will determine whether to approve or deny the ZAP Modification and whether to find the project in conformance with the California Environmental Quality Act through the processing of an addendum to the previously adopted Negative Declaration. (APN: 181-280-07).

*For additional information please contact Patricia Calderon at (619) 629-7535 or via email at [Patricia.Calderon@sdcounty.ca.gov](mailto:Patricia.Calderon@sdcounty.ca.gov)*