



AGENDA REPORT

Department: Planning
Prepared by: David Welch, Principal Planner
Meeting Date: Tuesday, April 7, 2026
Approved by: Alejandro Hernandez, Acting City Manager

SUBJECT:

Notice of Decision – Planning Commission Approval of a Planned Development (PD) Permit for Reduced Rear Yard Setbacks Within an Approved 10-Lot Subdivision Located at 3410 Valley Road.

RECOMMENDATION:

Staff recommends Approval of a Planned Development (PD) Request for Reduced Rear Yard Setbacks Within the 10-Lot Subdivision, Subject to the Recommended Conditions in the Attached Planning Commission Resolution No. 2026-04, and a Determination that the Project is Exempt from CEQA. The Project is Consistent with the General Plan and Meets all Applicable Findings for a PD Request.

BOARD/COMMISSION/COMMITTEE PRIOR ACTION:

The Planning Commission recommended approval of the Planned Development permit, with modified conditions, by unanimous vote of those present at a public hearing conducted on March 16, 2026. One seat on the Planning Commission is currently vacant and Commissioner Valenzuela was absent. The motion to recommend approval of the project included a request for an additional condition of approval related to the provision of a six-foot high privacy fence or wall along abutting residential properties.

EXPLANATION:

The applicant requests modified rear yard setbacks for a previously approved 10-lot subdivision to construct single-family homes and accessory dwelling units (ADUs) on each lot. The development includes 10 single-family residential lots with a private street connecting the development to Plaza Bonita Center Way. The subdivision will also include a biofiltration basin on-site for stormwater management purposes. The bioretention area, private street, and common area have dedicated lots that are separate from the 10 residential lots.

The average parcel size is approximately 5,443 square feet in size, although the properties vary in size from 5,005 to 6,667 square feet in size. Due to the shape of the lots and design of the homes, reduced rear yard setbacks of 15 feet are being requested for the development. The standard rear yard setback in the RS-2 zone is 25 feet.

At the public hearing, two community members communicated concerns related to the privacy of neighboring residential properties in the unincorporated community of Bonita, part of San Diego County. The Planning Commission voted to recommend approval of the request with modified conditions related to privacy fencing. Approval was based on the findings in and subject to the Conditions of Approval in the attached resolution. The attached Planning Commission staff report describes the proposal in detail.

FINANCIAL STATEMENT:

An application fee of \$1,500 was paid with the submittal of the subject PD. Fees are anticipated to cover the cost of staff review time and processing the permit. A reduced fee for a conformance review was recommended by staff due to the previous review and approval of the tentative subdivision map associated with the proposed development.

RELATED CITY COUNCIL 2020-2025 STRATEGIC PLAN GOAL:

Housing and Community Development

ENVIRONMENTAL REVIEW:

This is a project under CEQA subject to a Categorical Exemption. Minor Alterations in Land Use Limitations. CCR 15305.

PUBLIC NOTIFICATION:

The Agenda Report was posted at least 72 hours before the Regular Meeting date and time, and 24 hours before a Special Meeting in accordance with the Ralph M. Brown Act.

ORDINANCE:

Not Applicable

EXHIBITS:

Exhibit A – PC Resolution 2026-04 (draft)

Exhibit B – 2025-36 PD Staff Report with attachments

Exhibit C – PC PowerPoint Slides