

**SAN DIEGO COUNTY PLANNING COMMISSION
General Plan Update Meeting – February 19, 2010
DPLU Hearing Room, 9:00 a.m.**

The meeting convened at 9:00 a.m., recessed at 10:39 a.m., reconvened at a.m. 10:58 a.m., recessed at 12:22 p.m., reconvened at 12:47 p.m., recessed at 2:47 p.m., reconvened at 2:55 p.m. and adjourned at 3:13 p.m.

A. ROLL CALL

Commissioners Present: Beck, Brooks, Day, Norby, Pallinger, Riess, Woods

Commissioners Absent: None

Advisors Present: Anzures (OCC)

Staff Present: Gibson, Lardy, Murphy, Muto, Wong, Jones (recording secretary)

B. Statement of Planning Commission's Proceedings, Approval of Minutes for the Meeting of February 5, 2010

Deferred to March 5, 2010.

C. 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.

None.

D. Announcement of Handout Materials Related to Today's Agenda Items

E. Requests for Continuance

F. Formation of Consent Calendar

G. Director's Report:

- Installation of 2010 Planning Commission Chairman

Supervisor Jacob commends Commissioner Bryan Woods for his service as Planning Commission Chairman during 2009, and swears in Commissioner Michael Beck as the 2010 Chairman.

General Plan Update, Agenda Item 1:**1. General Plan Update; Planning Commission recommendation on Draft Text, Land Use Maps, Road Network, Community Plans, Implementation Plan and Conservation Subdivision Program (Muto) Continued from the meeting of December 4, 2009**

Continuation of the General Plan Update hearings held on November 6, 19, and 20, and December 4, 2009. The Planning Commission will continue discussions on various specific issues identified during the previous hearings related to the General Plan Update and its project components. A partial list of these issues includes the Conservation Subdivision Program, comments on the Draft Environmental Impact Report, equity mechanisms, economic impacts of the plan, the pipelining policy for development projects, General Plan Amendments following the General Plan Update, and population forecasts. A complete list of issues identified by the Planning Commission for follow up and supporting discussion is included in Staff's Report.

The General Plan Update is a comprehensive update of the San Diego County General Plan, establishing future growth and development patterns and policies for the unincorporated areas of the County. The General Plan Update would improve land use and protect the environment better than the current 1980's era General Plan, partly by shifting 20% of the projected growth to western unincorporated communities with established infrastructure. The proposed plan would also balance growth with the needs to control traffic congestion, protect the environment and ease the strain on essential services such as water and fire protection. The purpose of this hearing is to receive tentative recommendations from the Planning Commission regarding the draft General Plan text, land use maps, Mobility Element road network, draft Community Plans, draft Implementation Plan and the Conservation Subdivision Program.

Staff Presentation: Muto, Lardy, Wong

Staff informs the Planning Commission that the General Plan Update will be presented to the Board of Supervisors in late 2010, and requests that the Commission be prepared to make their final recommendations at their April 16, 2010 meeting, during which draft responses to public comments on the Environmental Impact Report will also be discussed. The Planning Commission is reminded that remaining issues pertaining to the communities of Pine Valley, Potrero, Sweetwater and Tecate will be discussed at a future General Plan Update hearing. In addition, zoning recommendations necessary for compliance with the General Plan Update will be presented to the Planning Commission in July 2010.

General Plan Update, Agenda Item 1:

A. Population Projections:

Several audience members request that the Planning Commission postpone taking action on the population projections until SANDAG's forecasts are clearer. Commissioner Pallinger reminds them that the Planning Commission's actions today are tentative and could change.

Action: Riess - Woods

Tentatively support Staff's recommendations regarding population projections.

Ayes: 7 - Beck, Brooks, Day, Norby, Pallinger, Riess, Woods
Noes: 0 - None
Abstain: 0 - None
Absent: 0 - None

B-1. Wynola-Hanafin:

Action: Brooks - Riess

Tentatively support Staff's recommendations of Rural Commercial zoning for the Wynola-Hanafin property.

Ayes: 7 - Beck, Brooks, Day, Norby, Pallinger, Riess, Woods
Noes: 0 - None
Abstain: 0 - None
Absent: 0 - None

B-2. NC-9:

Staff recommends placing a "D" Designator on this property to trigger Site Plan review during development application review. Chairman Beck reminds those in attendance that this property also falls within the City of San Diego's jurisdiction, and their representatives should weigh in on any recommendations for zoning. Commissioner Day notes that tentative recommendations for this property were discussed on more than one occasion. Commissioner Norby appreciates Chairman Beck's concerns, but believes the long-standing commercial activity on the property must be recognized and preserved. Commissioner Woods concurs, and Commissioner Brooks recommends that Staff consider placing the village core/mixed use designation on the property.

General Plan Update, Agenda Item 1:

Action: AD -

Maintain the PC's previous tentative recommendation that NC-9 is to be expanded to 3 acres and that the remainder of the parcel is to be zoned SR-2.

The Motion fails due to lack of a second.

B-2. NC-9:

Action: Woods - Riess

Trail further discussions on NC-9 to April 16, 2009.

Ayes: 6 - Beck, Brooks, Norby, Pallinger, Riess, Woods
Noes: 1 - Day
Abstain: 0 - None
Absent: 0 - None

B-3. Chihuahua Valley:

Due to receipt of new information, Staff recommends that this property be designated SR-10 and RL-80. Commissioners Woods and Day support RL-20. Commissioner Day also agrees with Commissioner Pallinger's position that fire-service response time should not be considered in determining land-use designations.

Action: Woods - Day

Tentatively support designating the portion of the property shown as SR-10 in Staff's recommendation as SR-10; the portion shown as SR-10 only in the property owner's recommendation as RL-20; and the remainder of the property as RL-80.

Ayes: 4 - Brooks, Norby, Pallinger, Woods
Noes: 3 - Beck, Norby, Riess
Abstain: 0 - None
Absent: 0 - None

B-4. Cehade Split Designation:

During Staff's review of the recommended split designation on the Cehade property, it was discovered that this property is actually one legal lot, not two.

General Plan Update, Agenda Item 1:

Action: Riess - Brooks

Tentatively support Staff's recommendation of SR-1 zoning on the Chehade property.

Ayes: 7 - Beck, Brooks, Day, Norby, Pallinger, Riess, Woods
Noes: 0 - None
Abstain: 0 - None
Absent: 0 - None

B-5. Cummings Ranch/Gaye Miller:

Motion: Woods - Pallinger

Tentatively support Staff's recommendation of SR-2 for the Cummings Ranch/Gaye Miller properties.

This Motion is withdrawn following a request from the property owner's representative that the project engineer be allowed time to review Staff's recommendation. The Planning Commission will resume this discussion on April 16, 2010.

B-6. Morgan Run:

Staff's recommendation proposes changes in the definition of recreation open space, by including uses such as hotels, clubhouses, pools, golf courses, tennis courts and restaurants. Concern is raised that this could negatively affect thousands of acres of impact-sensitive areas. Those concerned point out that the proposed language would allow open space to become high-density residential use - in this instance, 20 dwelling units per acre - without going through the General Plan Amendment process. Commissioners Beck and Pallinger are somewhat unsupportive of the proposed language, and Commissioner Norby explains that he is only willing to support Staff's revised definition for the Morgan Run.

Action: Norby - Pallinger

Tentatively support Staff's recommendation with removal of Staff's new language.

Ayes: 7 - Beck, Brooks, Day, Norby, Pallinger, Riess, Woods
Noes: 0 - None
Abstain: 0 - None
Absent: 0 - None

General Plan Update, Agenda Item 1:

B-7. Whispering Palms:

The Planning Commission is requested to postpone taking action on this property to obtain additional feedback from the Planning Group and the Whispering Palms property owners. Staff explains that the intent is to ensure that the commercial zoning remains.

Action: Day - Pallinger

Tentatively support Staff's recommendations of VR-7.3, VR-10.9, VR-15, VR-20 and General Commercial for the Whispering Palms property.

Ayes:	5-	Beck, Brooks, Day, Norby, Pallinger
Noes:	2-	Riess, Woods
Abstain:	0 -	None
Absent:	0 -	None

C. Conservation Subdivision Program:

The Planning Commission's Conservation Subdivision Subcommittee met on March 5, 2010 with Staff and many interested parties to discuss this issue as well as several other concerns that arose during past General Plan Update hearings. The Subcommittee support's Staff's recommendations and made several additional recommendations. They believe conservation subdivisions should not be allowed by-right, but should be allowed to complete the review process if the proposals comply with regulations and design guidelines. They also recommend that: (1) community design guidelines be prepared to facilitate implementation of the program; (2) additional consideration should be given to limits on lot sizes in the Groundwater Ordinance when developing community standards; (3) Land Use Policy LU-14.4 (regarding limitations on sewer service areas) should be further reviewed; (4) accommodations should be made for alternative wastewater systems; (5) open space easements dedicated as part of conservation subdivision programs should involve third parties to ensure long-term preservation of the easements; and (6) minimum lot size standards are appropriate in each community, but additional community coordination and consideration of the draft standards is necessary.

Commissioner Day recommends that Land Use Policy LU-14.4 be revised to include exceptions for existing sewer district boundaries and where specifically allowed in Community Plans. Several Planning Commissioners and members of the public voice support for Commissioner Day's recommendation.

General Plan Update, Agenda Item 1:

Action: Brooks - Pallinger

Tentatively support revising LU-14.4 to include exceptions for existing sewer district boundaries, and where specifically allowed in Community Plans.

Ayes: 7 - Beck, Brooks, Day, Norby, Pallinger, Riess, Woods
Noes: 0 - None
Abstain: 0 - None
Absent: 0 - None

Action: Riess - Brooks

Tentatively support Staff's recommendations for the Conservation Subdivision program, with clarifications that conservation subdivisions are not allowed by right, but applications can be submitted for processing if they meet certain criteria.

Discussion of the Action:

Commissioner Day recommends making the language stronger by indicating that additional consideration shall be given to limits on lot sizes in the Groundwater Ordinance when developing community standards. Commissioner Woods agrees.

Ayes: 7 - Beck, Brooks, Day, Norby, Pallinger, Riess, Woods
Noes: 0 - None
Abstain: 0 - None
Absent: 0 - None

D. Equity Mechanisms:

Many concerns have been raised in past hearings regarding the need for equity mechanisms to offset potential loss of property values due to downzoning. Staff recommends that the Planning Commission support the Purchase of Agricultural Conservation Easements (PACE) program, which will allow creation of local and statewide strategies for making farming, ranching and forestry economically viable and environmentally sustainable. Staff recommends that the Planning Commission give future consideration to Trust Development Rights (TDR) programs, and revise the General Plan Implementation Program to include consideration of TDRs.

General Plan Update, Agenda Item 1:

Recommendations from the public on this issue include creation of a "development bank" into which property owners can place units for potential reimbursements; and designating RL-20, 40 and 80-acre properties as "sending sites" with densities of one dwelling unit per 12 acres while allowing units to be transferred to "receiving sites" in rural villages. Commissioner Norby proposes a 20% tax on up-zoned properties. Staff is somewhat reluctant to consider these recommendations because (1) there is frequently inadequate infrastructure near "receiver site" areas; (2) the recommendations are incompatible with the General Plan; and (3) the recommendations would result in extensive time delays due to EIR review. Staff is encouraged, by the Planning Commissioners, to continue exploring possible solutions for these property owners, and Commissioners Day and Norby are nominated to assist Staff in researching possible equity mechanisms, including Commissioner Norby's proposed fee imposition on up-zoned properties.

E. Farm Bureau Issues:

Most of the issues raised by the Farm Bureau have been resolved.

Action: Riess - Woods

Tentatively reaffirm the Planning Commission's support of the Conservation Subdivision Program, the PACE Program, and Staff's recommendations for the RL-80 designation on agricultural lands.

Ayes:	7 -	Beck, Brooks, Day, Norby, Pallinger, Riess, Woods
Noes:	0 -	None
Abstain:	0 -	None
Absent:	0 -	None

F. General Plan Amendments and Plan Amendment Authorizations:

Staff explains that the GPA/PAA process is very complex and will require amendments to Board of Supervisors Policy I-63. Commissioner Day has concerns about LU-1.2 and, following his comments, Commissioners Woods and Pallinger recommend trailing further discussion until the Commission's April 16, 2010 meeting. Commissioner Day remains convinced that Staff should defer to State law with respect to General Plan Amendments.

General Plan Update, Agenda Item 1:

Action: Norby - Beck

Tentatively support Staff's recommended language contained in Policies LU-1.2 and LU-1.3.

Ayes: 4- Beck, Brooks, Norby, Riess
Noes: 3 - Day, Pallinger, Woods
Abstain: 0 - None
Absent: 0 - None

P. Public Testimony:

Action: Riess - Pallinger

Continue consideration of the remaining Items on today's Agenda to March 12, 2010. Concerns raised during Item P on today's Agenda are to be first on the Agenda.

Ayes: 7 - Beck, Brooks, Day, Norby, Pallinger, Riess, Woods
Noes: 0 - None
Abstain: 0 - None
Absent: 0 - None

Administrative:

H. Report on actions of Planning Commission's Subcommittees:

No reports.

I. Results from Board of Supervisor Hearing(s):

No reports.

J. Designation of member to represent the Planning Commission at Board of Supervisors meeting(s):

Commissioner Pallinger will represent the Planning Commission at the March 3, 2010 Board of Supervisors meeting.

K. Discussion of correspondence received by the Planning Commission:

None.

L. Scheduled Meetings:

March 5, 2010	Regular Meeting, 9:00 a.m., DPLU Hearing Room
March 12, 2010	Regular Meeting, 9:00 a.m., DPLU Hearing Room
March 19, 2010	Regular Meeting, 9:00 a.m., DPLU Hearing Room
April 2, 2010	Regular Meeting, 9:00 a.m., DPLU Hearing Room
April 16, 2010	Regular Meeting, 9:00 a.m., DPLU Hearing Room
April 30, 2010	Planning Commission Workshop, 9:00 a.m., DPLU Hearing Room
May 14, 2010	Regular Meeting, 9:00 a.m., DPLU Hearing Room
May 28, 2010	Regular Meeting, 9:00 a.m., DPLU Hearing Room
June 11, 2010	Regular Meeting, 9:00 a.m., DPLU Hearing Room
June 25, 2010	Regular Meeting, 9:00 a.m., DPLU Hearing Room
July 9, 2010	Regular Meeting, 9:00 a.m., DPLU Hearing Room
July 23, 2010	Regular Meeting, 9:00 a.m., DPLU Hearing Room

Administrative:

August 6, 2010	Regular Meeting, 9:00 a.m., DPLU Hearing Room
August 20, 2010	Regular Meeting, 9:00 a.m., DPLU Hearing Room
September 10, 2010	Regular Meeting, 9:00 a.m., DPLU Hearing Room
September 24, 2010	Regular Meeting, 9:00 a.m., DPLU Hearing Room
October 8, 2010	Regular Meeting, 9:00 a.m., DPLU Hearing Room
October 22, 2010	Regular Meeting, 9:00 a.m., DPLU Hearing Room
November 5, 2010	Regular Meeting, 9:00 a.m., DPLU Hearing Room
November 19, 2010	Regular Meeting, 9:00 a.m., DPLU Hearing Room
December 3, 2010	Regular Meeting, 9:00 a.m., DPLU Hearing Room
December 17, 2010	Regular Meeting, 9:00 a.m., DPLU Hearing Room

There being no further business to be considered at this time, the Chairman adjourned the meeting at 3:13 p.m. to 9:00 a.m. on March 5, 2010 in the DPLU Hearing Room, 5201 Ruffin Road, Suite B, San Diego, California.