

**FINAL AGENDA  
SAN DIEGO COUNTY PLANNING COMMISSION  
REGULAR MEETING  
Friday, March 5, 2010, 9:00 AM  
DPLU Hearing Room  
5201 Ruffin Road, Suite B, San Diego, California**

Documents to be considered as evidence and powerpoint presentations from the public shall be filed with the Secretary of the Planning Commission not later than the close of business of the second working day prior to when the item to which they relate is scheduled to be considered. The Planning Commission may, however, receive 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 Cheryl Jones, Planning Commission Secretary at [Cheryl.Jones@sdcounty.ca.gov](mailto:Cheryl.Jones@sdcounty.ca.gov) or the Project Manager.

- A. ROLL CALL**
- B. Statement of Planning Commission's Proceedings, Approval of Minutes for the Meeting of February 5, 2010 and February 19, 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.
- D. Announcement of Handout Materials Related to Today's Agenda Items**
- E. Requests for Continuance**
- F. Formation of Consent Calendar**

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**Regular Agenda Items**

**[1. Cielo Azul; Tentative Map, TM 5395; San Dieguito Community Plan Area \(Grunow\) Continued from the meeting of January 8, 2010](#)**

The project is an 18 lot residential subdivision of an approximately 100 acre property with lot sizes ranging from 2 to 11.7 net acres. The project site is located on Harmony Grove Road in the San Dieguito Community Plan Area. The Department of Planning and Land Use recommends that the project be denied because adequate infrastructure and public facilities are not available to serve the property and because the proposal is inconsistent with the General Plan Public Facilities Element, the San Dieguito Community Plan, the Subdivision Map

Act, Section 81.401(c) of the County Subdivision Ordinance, the State SRA Fire Safe Regulations and the County Fire Code.

**2. Orchard Run; Site Plan, S05-055; Valley Center Community Plan Area (Wright)**

The action before the Planning Commission is an appeal by the Valley Center Community Planning Group (VCCPG) of the Director's decision to approve Site Plan S05-055. The Site Plan is required to satisfy conditions of Tentative Map TM5087RPL<sup>1</sup>, and Specific Plan SP95-004 that were approved for single- and multi-family development by the Board of Supervisors on June 17, 1998. Approval of the Site Plan is a requirement for the recordation of the final phases of the Tentative Map. The project site is currently undeveloped and has been used for agricultural purposes. The project is located on Lilac Road at Betsworth Road in the unincorporated community of Valley Center. The project is subject to the Country Town (CT) Regional Land Use Category and General Plan Land Use Designation (21) Specific Plan Area. Zoning for the site is S88, Specific Plan.

**3. Rancho L' Abri; Major Use Permit, P79-026W<sup>3</sup>; Jamul-Dulzura Community Plan Area (Aquino)**

The project is a Major Use Permit Modification that would extend the time limit for the existing operation of a group care facility for a maximum period of ten years. The existing facility would continue to serve 34 clients for chemical abuse recovery and treatment. Existing structures include a total of four mobile homes and coaches, a residence, a barn used for a laundry facility, green house, covered exercise room, pool, cabana, and storage structures. One additional mobile home is vested but has not yet been placed on the property. The project site is located on 18091 Bee Canyon Road, south of the State Route 94 and Community Building Road intersection in the Jamul-Dulzura Subregional Plan Area, within unincorporated San Diego County. The site is subject to the General Plan Regional Category 1.4 Rural Development Area (RDA), and Land Use Designation (18) Multiple Rural Use. Zoning for the site is A72 (General Agricultural).

**4. Fallbrook Ranch; Tentative Map, TM 5532 & Site Plan, S07-012; Fallbrook Community Plan Area (Slovick)**

The project is a request for a Tentative Map and Site Plan to subdivide 41 acres into 11 lots in the Fallbrook Community Plan area within the unincorporated portion of San Diego County. Lots would range in size from two to four acres. The project site contains an existing single family residence that would remain on lot 4. Access would be provided by private roads from Sterling View Drive and Mission Road. The project site would be served by the Rainbow Municipal Water District for water service and private on-site septic systems. The project

site is subject to the Estate Development Area (EDA) Regional Category, (17) Estate Residential Land Use Designation and A70, Limited Agricultural Use Regulations. The project site is located at the intersection of Mission Road and Old Highway 395.

**5. Accretive Plan Amendment Authorization; PAA 09-007; Valley Center Community Plan Area (Slovick)**

This is a request to initiate a Plan Amendment Authorization (PAA) pursuant to Board of Supervisors Policy I-63 for a master planned community within the Valley Center Community Plan area consisting of a maximum of 1,746 dwelling units, a school, a neighborhood-serving commercial village center with retail uses and an active park. The PAA includes a change in the General Plan Land Use Designation from (17) Estate Residential to (21) Specific Plan Area, with an overall density of 4.3 dwelling units per gross acre, a change in the regional category from 1.3 Estate Development Area (EDA) to 1.1 Current Urban Development Area (CUDA), an amendment to the Circulation Element to include Road 3A and an amendment to the Valley Center Community Plan to include a description of the proposed Specific Plan Area. The request for a PAA was previously declined by the Director of DPLU because the proposal would not be consistent with the existing General Plan or the proposed General Plan Update.

**6. Broadway Manor Condominium Conversion; Tentative Map, TM 5558; Lakeside Community Plan Area (Slovick)**

The project is a request for a Tentative Map to convert 11 existing apartment units into condominium units on 0.81 acres in the Lakeside Community Plan area within the unincorporated portion of San Diego County. The apartments consist of (2) four unit buildings and (1) three unit building and each are a maximum height of two stories and 23 feet. Each unit contains an attached two car garage. An additional six guest parking spaces are provided on-site, including one ADA compliant space. The project site is served by the Helix Water District for water service and the Padre Dam Municipal Water District for sewer service. The project site is subject to the Current Urban Development Area (CUDA) Regional Category, (8) Residential Land Use Designation and the RV15, Variable Family Residential Use Regulations, which allow a maximum density of 14.5 dwelling units per acre.

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**Administrative Agenda Items**

- G. Report on actions of Planning Commission's Subcommittees.**
- H. Results from Board of Supervisors' Hearing(s) (Gibson).**

**February 24<sup>th</sup> BOS Hearing:**

- Amendment to the Biological Mitigation Ordinance to allow impacts in the County’s Multiple Species Conservation Program (MSCP) Subarea to be mitigated outside the Subarea
- Vista Valley Country Club – Clubhouse Expansion, Specific Plan Amendment 3813 08-003 (SPA) and Major Use Permit Modification 3301 77-128-05 (P77-128W3), ER Number 84-08-009A
- Adoption of Revisions to San Diego County Public Road Standards

**March 3<sup>rd</sup> BOS Hearing:**

- Peppertree Park Resolution Amendment, TM 4713RPL6R RA

**I. Upcoming Board of Supervisors Agenda items and Designation of member to represent Commission at Board of Supervisors.**

**J. Discussion of correspondence received by Planning Commission.**

**K. Scheduled Meetings.**

March 12, 2010	Special 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
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

**Adjournment**

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**Additional Information:**

This Agenda is now available on the County of San Diego’s Department of Planning and Land Use web page at [www.sdcounty.ca.gov/dplu/index.html](http://www.sdcounty.ca.gov/dplu/index.html). Click on “Agendas/Board

of Supervisors/Planning Commission”, and then click on “Planning Commission Agendas”.

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)
Tentative Maps:	Filed with Clerk of Board of Supervisors, within 10 days of Commission decision (S.D.Co. Code §81.307, Gov. Code §66452.5)
Recommendations Against Zoning Reclassifications:	Filed with Board of Supervisors, within 40 days after Commission recommendation is transmitted to the Board (Zoning Ord. §7506.d)
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)

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 favorable actions on 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, 5201 Ruffin Road, Suite B, San Diego, CA 92123. Appeals must be accompanied by the appeal fee of \$500.00.

\*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.

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