

MINUTES
SAN DIEGO COUNTY PLANNING COMMISSION
Regular Meeting – June 25, 2010
DPLU Hearing Room, 9:00 a.m.

The meeting convened at 9:00 a.m. and adjourned at 9:30 a.m.

A. ROLL CALL

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

Commissioners Absent: Day, Woods

Advisors Present: Harron (OCC); Lantis (DPW)

Staff Present: Conners, Giffen, Hingtgen, Hofreiter, Murphy, Ramaiya, Schneider, Jones (recording secretary)

B. Statement of Planning Commission's Proceedings, Approval of Minutes for the Meeting of May 28, 2010

Action: Brooks - Riess

Approve the Minutes of May 28, 2010.

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

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.

Bryan Miguetto and Cheryl Barraco discuss their concerns regarding grading and truck travel impacts resulting from approval of Major Use Permit P05-007. Staff will conduct an investigation and report back to the Planning Commission.

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

E. Requests for Continuance

F. Formation of Consent Calendar: Items 2 (P08-004) and 3 (TM 5535/S07-021)

G. Director's Report:

No report provided.

GPA 10-03, Agenda Item 1:

1. General Plan Amendment (GPA 10-03), Countywide Amendment to the, Land Use Element to allow consideration of a Wineries Ordinance in the 18 MRU and other affected Land Use Designations

Proposed amendment to the County of San Diego General Plan, Regional Land Use Element to exempt Winery Use Classifications from provisions of the (18) Multiple Rural Use and (24) Impact Sensitive Land Use Designations relating to developments which may pose environmental impacts within these and certain other Designations.

Staff Presentation: Schneider

Proponents: 8; Opponents: 2

Discussion:

Those opposed to the proposed amendments maintain that they require revisions to and recirculation of the Wineries Ordinance EIR. They voice concern that the amendments do not address errors and inconsistencies with the land use designations and policies. Staff reminds those in attendance that CEQA requires recirculation of EIRs if new, significant information is brought forth, and clarifies that the issues raised today were previously addressed.

Chairman Beck and Commissioners Brooks and Riess remain concerned about unresolved issues pertaining patrons of the wineries utilizing private roads to access the establishments. Chairman Beck points out that homeowners contribute to the maintenance of those roads, and expresses discomfort with allowing by-right commercial enterprises that will result in increased ADTs on those private roads. He believes this must be reconciled and acknowledged in the Ordinance, or that some sort of private agreement between the property owners be required.

Commissioners Pallinger and Norby are also concerned about this issue. Commissioner Riess believes a Statement of Overriding Considerations acknowledging that the winery operations would increase the County's agricultural uses would be more legally defensible. Staff assures the Planning Commissioners that their concerns were clearly understood and will be presented to the Board of Supervisors in detail, and Counsel informs the Planning Commission that the Statement of Overriding Considerations is being prepared for the Board's consideration.

GPA 10-03, Agenda Item 1:

Motion: Pallinger - Brooks

1. Find that the Planning Commission has reviewed and considered the Draft Environmental Impact Report on file with the Department of Planning and Land Use; and
2. Recommend that the Board of Supervisors adopt the Resolution approving General Plan Amendment (GPA) 10-003.

Ayes: 3 - Brooks, Norby, Pallinger

Noes: 2 - Beck, Riess

Abstain: 0 - None

Absent: 2 - Day, Woods

The Motion fails, resulting in a recommendation of denial.

P08-004, Agenda Item 2:

2. Lydick Wireless Telecommunication Facility; Major Use Permit, P08-004; North County Metro Subregional Plan Area (Chan)

Proposed Major Use Permit to authorize construction and operation of an unmanned wireless telecommunication facility at 20891 Viente Valle Road, within the North County Metro Subregional Plan Area. The proposed facility would include a total of six panel antennas. Two of the six antennas would be architecturally and structurally integrated into the existing 18' tall chimney and the other four antennas would be mounted on a new 30' tall mono-broadleaf tree. Associated equipment would be enclosed by a 6'8" tall concrete masonry unit wall, and additional landscaping would be added to provide additional screening.

Staff Presentation: Chan

Proponents: 2; Opponents: 0

Discussion:

This Item is approved on consent.

Action: Pallinger - Riess

Grant Major Use Permit P08-004, and make the Findings and imposes the requirements and Conditions as set forth in the Form of Decision.

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

TM 5535, S07-021, Agenda Item 3:

3. Village Walk Townhomes; Tentative Map, TM 5535 and Site Plan, S07-021; Ramona Community Plan Area

Proposed Tentative Map (TM 5535) and Site Plan (S07-021) to develop approximately 1.31 net acres into 14 detached, 2-story townhomes that would be approximately 1,764 square feet in size. The project site is located at the intersection of La Brea Street, Pala Street and Robertson Street, approximately 700 feet north of Main Street in the Ramona Community Plan Area. The site is subject to the 1.1 Current Urban Development Area (CUDA) General Plan Regional Category, and the 13 (General Commercial) Land Use Designation. Zoning for the site is C34 (General Commercial/Residential). The Site Plan is proposed in accordance with the "B" and "D3" Special Area Regulations for Community Design Review. The project site is currently undeveloped. Access would be provided via a private driveway accessing La Brea and Robertson Streets. The project would be served by the Ramona Municipal Water District for sewer and water. Earthwork would consist of balanced cut and fill of 1,150 cubic yards of material.

Staff Presentation: Conners

Proponents: 0; Opponents: 0

Discussion:

This Item is approved on consent.

Action: Pallinger - Riess

1. Adopt the environmental findings;
2. Adopt the Resolution approving TM 5535, which makes the appropriate Findings and includes those requirements and Conditions necessary to ensure that the project is implemented in a manner consistent with the and State law and County of San Diego regulations; and
3. Approve Site Plan S07-021 and impose the requirements and conditions set forth in the Site Plan Form of Decision.

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

TM 5423, R05-004, Agenda Item 4:

4. Settlers Point; Tentative Map (TM) 5423 and Zone Reclassification R05-004, Lakeside Community Plan Area

Proposed Tentative Map (TM 5423) to allow subdivision of 21.89 acres into a 266-unit residential subdivision for multi-family housing. The project site is located off Old Highway 80 approximately 550 feet west of the Los Coches Road/Highway 80 intersection within the Lakeside Community Plan Area. The Tentative Map would allow four residential lots and one street lot and the Zone Reclassification would rezone 19.64 acres. The residential lot sizes range in size from 7.19 acres to 4.72 acres. The Tentative Map would restrict future development to no more than 266 units. The site is subject to the Current Urban Development Area (CUDA) General Plan Regional Category, the (8) Residential Land Use Designation (14.5 dwelling units per acre) on 19.64 acres of the project site, and the (5) Residential Land Use Designation (4.3 dwelling units per acre) on the remaining 2.25 acres of the project site. Current zoning for the entire project site is RS4 with 10,000 square-foot minimum lot sizes. The Zone Reclassification proposes RV-14.5 zoning on 19.64 acres of the project site, but maintains the RS-4 zoning on 2.25 acres in the north. The RV-14.5 zone will specify "A" Animal Regulations, "K" Building Type, "G" Height and "H" Setbacks. The RV-14.5 zone will not specify a minimum lot size. This Zone Reclassification will allow up to 266 dwelling units to be developed on the site with a density of 14.5 dwelling units per acre on each of the proposed lots, and would include a "B" designator that would require a subsequent Site Plan to be reviewed for consistency with the Lakeside Design Guidelines for any future development. The project site will take access from Highway 8 Business loop that will connect to Wellington Hill Drive in the north.

Staff Presentation: Hofreiter

Proponents: 0; Opponents: 0

It is recommended that this Item be removed from today's Agenda to allow further resolution of issues pertaining to easements.

Action: Riess - Pallinger

Remove TM 5423 and Zone Reclassification R05-004 from today's Agenda. Staff will readvertise this project for public hearing when appropriate.

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

Administrative:

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

No reports were provided.

I. Results from 06/23/10 Board of Supervisors' Hearing(s):

No report was provided.

J. Upcoming Board of Supervisors Agenda items and Designation of member to represent Commission at Board of Supervisors:

Designation of a representative at the July 14, 2010 Board of Supervisors meeting will be determined at the July 9, 2010 Planning Commission meeting.

K. Discussion of correspondence received by Planning Commission:

There was none.

L. Scheduled Meetings:

July 9, 2010	Regular Meeting, 9:00 a.m., DPLU Hearing Room
July 23, 2010	Regular Meeting, 9:00 a.m., DPLU Hearing Room
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

Administrative:

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 9:30 a.m. to 9:00 a.m. on July 9, 2010 in the DPLU Hearing Room, 5201 Ruffin Road, Suite B, San Diego, California.