

MINUTES
SAN DIEGO COUNTY PLANNING COMMISSION
Regular Meeting – August 20, 2010
DPLU Hearing Room, 9:00 a.m.

The meeting convened at 9:04 a.m., recessed at 10:16 a.m., reconvened at 10:41 a.m. and adjourned at 11:49 a.m.

A. ROLL CALL

Commissioners Present: Beck, Brooks, Norby, Pallinger, Riess, Woods (in at 9:20 a.m.)

Commissioners Absent: Day

Advisors Present: Anzures, Harron (OCC); Lantis, Ortiz (DPW)

Staff Present: Aquino, Chan, Grunow, Hingtgen, Lardy, Murphy, Muto, Ramaiya, Stiehl, Wong, Jones (recording secretary)

B. Statement of Planning Commission's Proceedings, Approval of Minutes for the Meeting of August 6, 2010

It is requested that consideration of the Minutes of the August 6, 2010 meeting be postponed to allow review and comment by Commissioner Day.

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.

Former Planning Commissioner Patsy Fritz encourages the Planning Commissioners to continue their newly adopted system of alternating between project supporters and opponents when large groups of speakers are expected to participate in public hearings.

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

E. Requests for Continuance: None

F. Formation of Consent Calendar: Items 3 (P09-027), 4 (P94-019W²) and 5 (P74-132W²).

G. Director's Report: None

POD 10-004, Agenda Item 1:**1. General Plan Update/Amendment to the Zoning Ordinance, Zoning Classifications for Certain Properties, Clean-Up, POD 10-004, Countywide**

On July 9, 2010, the Planning Commission recommended approval of amending the Zoning Ordinance, zoning classifications for certain properties, the Resource Protection Ordinance and the Subdivision Ordinance for consistency with the General Plan Update, with certain exceptions referred back to Staff for further review. As a result of public testimony during that hearing, Staff was directed to revisit specific community and property issues related to the Ordinance Consistency review for further refinement. The purpose of today's hearing is to receive final recommendations from the Planning Commission regarding these remaining identified issues.

Staff Presentation: Stiehl

Proponents: 7; **Opponents:** 1

Discussion:

During their consideration of Staff's proposed amendments to the Zoning Ordinance, zoning classifications of certain properties, and the Resource Protection and Subdivision Ordinances, the Planning Commission referred recommendations for several communities and properties back to Staff for additional analysis/modification. Staff now proposes several refinements to the recommendations that will be submitted to the Board of Supervisors:

Alpine Community Plan Area:

Staff recommends a General Plan Designation of VR-15 for APNs 403-331-78-00 and 403-331-80-00, two commercial properties near Alpine Boulevard. Staff explains that a Commercial designation was initially recommended for these properties, but it was determined that VR-15 would be more appropriate.

Borrego Springs Sponsor Group Area:

With respect to specific parcels located on Stirrup Lane in Borrego Springs, property owners have requested either the Service Commercial Use Regulation, or that a Limited Service Commercial overlay be applied. Staff recommends retaining the current designation, C38 - Service Commercial, and continuing to work with the

POD 10-004, Agenda Item 1:

property owners on this and other issues. Staff acknowledges that the C-38 designation could possibly be eliminated with adoption of General Plan Update; if that occurs, Staff would then recommend application of the Impact Industrial Use Regulation. Commissioner Norby supports Staff's recommendation, as does Chairman Beck, who requests that Staff inform the Board of the Planning Commission's recommendation that the C38 - Service Commercial Use Regulation be retained.

Action: Norby - Riess

Recommend that the Board of Supervisors allow Staff to continue working with property owners along Stirrup Lane to resolve outstanding concerns, and retain the existing C38 - Service Commercial Use Regulation.

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

Valley Center Community Plan Area:

The owner of property located at the intersection of Cole Grade Road and St. Georges Lane (Hofler) discusses her concerns that Ordinances pertaining to veterinary hospitals are unclear. The property owner operates a veterinarian facility onsite. The property owner, the Planning Group and Staff agree that A70 zoning would be appropriate on a small portion of the property in question, to accommodate expansion of the existing veterinarian facility.

Action: Woods - Riess

Recommend that the Board of Supervisors adopt Staff's recommendation to apply the A70 zone to a portion of the Hofler property in the Valley Center Community Plan Area. Staff is to review the veterinary hospital and animal boarding regulations for possible revisions.

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

POD 10-004, Agenda Item 1:

Action: Riess - Norby

Recommend that the Board of Supervisors adopt Staff's recommendations on all remaining issues pertaining to POD 10-004, the General Plan Update/amendments to the Zoning Ordinance and Zoning classifications for certain properties.

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

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GPA 05-010, SP 03-003, R04-008,
TM 5295RPL⁷ and S04-015, Agenda Item 2:

2. Sugarbush, General Plan Amendment (GPA) 05-010, Specific Plan (SP) 03-003, Zone Reclassification R04-008), Tentative Map (TM) 5295RPL⁷ and Site Plan S04-015, North County Metropolitan Subregional Plan Area

Proposed development of 45 residential lots on a 115.5-acre project site located at the southern terminus of Sugarbush Drive, and western terminuses of Cleveland Trail and Lone Oak Lane. The General Plan Amendment (GPA 05-010) would change the Land Use Designation from (17) Estate Development Area to (21) Specific Plan. The Specific Plan (SP 03-003) and Zone Reclassification (R04-008) would limit overall density to 0.39, require a minimum lot size of 0.5 acres, and change the zoning designation from A70 to S88, including a variable setback designator. Access to the site will be provided via Sugarbush Drive, with a gated emergency access to Cleveland Trail. A total of 322,000 cubic yards of cut and fill, balanced onsite, is estimated for the project. Maximum heights of cut and fill slopes will be 47 feet and 42 feet, respectively at a 2:1 ratio. Total onsite open space area proposed for the project is approximately 77 acres.

Staff Presentation: Hingtgen, Grunow

Proponents: 4; Opponents: 15

Discussion:

Following Staff's presentation, Commissioner Norby questions whether grading required in the initial project is comparable to the grading necessary to implement the revised project, and is informed that today's proposed clustered development would result in substantially less grading. The applicant's representative provides a brief overview of the project from its initial conception. The applicant's representatives maintain that the project is consistent with the existing and proposed General Plan. He reminds the Planning Commission that 47 residential units were originally proposed. Following receipt of comments from the various resource agencies and property owners, the applicant was directed by Staff to prepare a clustered development proposal. This was done, and the residential units were subsequently reduced to 45. Staff directed that a fire management plan be prepared following the 2003 fires, and that plan was approved in 2004. The applicant's representative further explains that 67% of the project site will be preserved as open space, thus reducing biological impacts. The applicant will also

GPA 05-010, SP 03-003, R04-008,
TM 5295RPL⁷ and S04-015, Agenda Item 2:

provide a 100-foot buffer at the western boundary of the project site, and a gated emergency access road.

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GPA 05-010, SP 03-003, R04-008,
TM 5295RPL⁷ and S04-015, Agenda Item 2:

Members of the audience opposed to the project maintain that it violates the intent of the future General Plan. A representative of the Twin Oaks Valley Sponsor Group informs the Planning Commission that the subject property is proposed for annexation to the Twin Oaks Valley community but the project is not compatible with the Community Plan and would greatly impact community character. Sponsor Group representatives have consistently voiced opposition to the project, and they insist that the proposed density is inappropriate for the site. Chairman Beck reminds the Sponsor Group representative that the project as proposed today will result in less density than the adjacent neighborhood, and the Sponsor Group representative concedes that the Group is unsupportive of the proposed clustering. Others opposed to the project voice concerns regarding possible impacts on high-value biological resources, discuss possible alternate proposals, and voice concerns regarding whether the applicant has secured easements to perform the required improvements to Cleveland Trail. They also voice concerns about the project's incompatibility with surrounding lot sizes, construction noise, increased traffic, the lack of adequate water resources and inadequate sewer capacity.

The applicant's representatives clarify that lot sizes will average 3/4 acre, and will include large setbacks, additional landscaping and realignment of the residences. With respect to the improvement of Cleveland Trail for use as an emergency access road, the applicant has obtained and submitted the required easement documentation to Staff; however, Cleveland Trail is to be widened only if it is to be used as the primary access road out of the area. The applicant's representative also informs the Planning Commission that existing Cleveland Trail currently serves seven existing lots (outside the project site).

Following close of public testimony, Commissioners Norby and Woods discuss a photograph submitted of the existing bridge, and note that it appears to be in need of improvements. DPW Staff clarifies that what has been referred to as a bridge is actually a road segment; visual inspection has not shown any structural problems with this segment, and the fire department has signed off on it. Commissioner Norby reminds the audience that the applicant is actually proposing less density than what could be achieved and Commissioner Woods notes that the proposed clustered development is a good example of a conservation subdivision.

GPA 05-010, SP 03-003, R04-008,
TM 5295RPL⁷ and S04-015, Agenda Item 2:

Action: Woods - Pallinger

Recommend that the Board of Supervisors:

1. Adopt the environmental findings;
2. Adopt the Resolution approving General Plan Amendment 10-003;
3. Adopt the Resolution approving Specific Plan 03-003;
4. Adopt the Ordinance changing the zoning classification for certain property in the North County Metropolitan Subregional Plan Area, R04-008;
5. Adopt the Resolution conditionally approving Tentative Map (TM) 5295RPL⁷, which includes those requirements and conditions necessary to ensure that the project is implemented in a manner consistent with State law and County of San Diego regulations; and
6. Grant Site Plan S04-015, and impose the requirements and conditions set forth in the Site Plan Form of Decision.

Discussion of the Action:

Commissioner Brooks commends the involved parties for developing a proposal that greatly reduces grading, and Commissioner Riess announces his support of the project.

Chairman Beck and Commissioner Woods discuss the Biological Resource Impact Report provided by Staff and recommend that future reports be written to reflect that the project(s) will avoid impacts, rather than written with a focus on mitigation. Chairman Beck also requests that the Planning Commission be provided with copies of the Resource Management Plan for this project.

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

P09-027, Agenda Item 3:

3. Rincon Del Diablo Water Tank Wireless Telecommunication Facility, Major Use Permit P09-027, North County Metropolitan Subregional Plan Area

Proposed Major Use Permit to allow construction, operation and maintenance of an unmanned wireless telecommunication facility at 1828 Country Club Drive. The applicant proposes to install two 40' tall mono-trees onto which eight panel antennas and 16 tower-mounted amplifiers (TMAs) would be mounted on the mono-tree to be located on the east side of the existing water tanks, and four panel antennas and eight TMAs would be mounted on the other mono-tree to be located on the east side of the water tanks. Associated equipment would include eight outdoor equipment cabinets surrounded by a 7'4" tall concrete masonry unit block wall. The project site is subject to the Estate Development Area (EDA) General Plan Regional Category, the (19) Intensive Agriculture Land Use Designation, is zoned A70 (Limited Agriculture), and contains two water tanks that would be retained. Access would be provided via a private road connecting to Country Club Drive.

Staff Presentation: Morgan

Proponents: 1; Opponents: 0

This Item is approved on consent.

Action: Pallinger - Riess

Adopt the environmental findings, grant Major Use Permit P09-027, make the Findings, and impose 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

P94-019W², Agenda Item 4:

4. Verizon Wireless Telecommunication Facility, Major Use Permit P94-019W², Hidden Meadows Community Plan Area

Proposed Major Use Permit Modification to authorize the installation and operation of a 30-kw emergency generator to be located at an existing unmanned wireless telecommunications facility at 9857 Sage Hill Way in the unincorporated portion of Escondido. The proposed generator would be located within a new 12' tall noise attenuation enclosure. The project site is subject to the 1.5 Country Towns (CT) General Plan Regional Category, the (21) Specific Plan Land Use Designation, and is zoned RS4 (Single Family Residential).

Staff Presentation: Lubich

Proponents: 0; Opponents: 0

This Item is approved on consent.

Action: Pallinger - Riess

Adopt the environmental findings and grant Major Use Permit Modification P94-019W², 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

P74-132W², Agenda Item 5:

5. Sprint/South County Animal Shelter Wireless Telecommunications Facility, Major Use Permit Modification P74-132W², Sweetwater Community Plan Area

Proposed Major Use Permit Modification to allow the removal of an existing monopole at 5821 Sweetwater Road, to be replaced by a new 55' tall mono-pine. Six additional panel antennas will be added to the nine existing panel antennas, and three directional antennas would be mounted to the new mono-pine. Associated equipment would include an equipment rack and would be installed inside the existing equipment shelter. Additional landscaping, including two Canary Island Pines, would be added to screen the proposed mono-pine from public view. The project site is subject to the Current Urban Development Area Land Use Designation, and is zoned RR2 (Rural Residential).

Staff Presentation: Chan

Proponents: 0; Opponents: 0

This Item is approved on consent.

Action: Pallinger - Riess

Adopt the environmental findings and grant Major Use Permit Modification P74-132W³, 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

P09-001, Agenda Item 6:

6. Vista Rodeo Wireless Telecommunication Facility, Major Use Permit P09-001, Valle de Oro Community Plan Area

Proposed co-location of two wireless telecommunication facilities on a single structure. The existing mono-palm at 2440 Vista Rodeo Drive would be removed and a new 40' tall mono-broadleaf tree would be constructed. All panel antennas from the existing mono-palm and three additional panel antennas would be mounted onto the new mono-broadleaf. A new equipment shelter would also be constructed to enclose the existing and proposed equipment. The project site is subject to the Current Urban Development Area (CUDA) General Plan Regional Category, the (2) Residential Land Use Designation, and is zoned RR1 (Rural Residential).

Staff Presentation: Chan

Proponents: 1; Opponents: 1

A neighboring property owner is opposed to this project because he believes it is inconsistent with this community's CC&Rs. Staff reminds the property owner that CC&Rs are not within the Planning Commission's jurisdiction, and Commissioner Norby informs him that he must address his concerns through the court system.

Action: Riess - Pallinger

Adopt the environmental findings and grant Major Use Permit P09-001, 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:	1 -	Woods
Absent:	1 -	Day

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):

None.

K. Discussion of correspondence received by the Planning Commission:

None.

L. Scheduled Meetings:

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 11:49 a.m. to 9:00 a.m. on September 10, 2010 in the DPLU Hearing Room, 5201 Ruffin Road, Suite B, San Diego, California.