

**FINAL AGENDA
SAN DIEGO COUNTY PLANNING COMMISSION
REGULAR MEETING
Friday, October 22, 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 or the Project Manager.

- A. ROLL CALL**
- B. Statement of Planning Commission's Proceedings, Approval of Minutes for the Meeting of October 8, 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**
- G. Director's Report**

Regular Agenda Items

- 1. [Zoning Ordinance Update No. 28 and County Code Amendments; POD 10-002; Countywide](#) (Steven) Continued from the meeting of September 24, 2010**

The project is a series of proposed amendments to the Zoning Ordinance and County Code which are intended to amend the applicability of the ordinance to allow certain limited uses on County-owned solid waste sites and buffer properties without requiring a discretionary permit, to amend various definitions, civic and commercial use regulations, height exceptions, temporary use

regulations, accessory use regulations, procedures and other miscellaneous revisions and clarifications. Amendments to the County Code relating to Surface Mining to require Reclamation Plans to be filed with the County Recorder, minor clarifications relating to building permit exemptions and amendments to the Administrative Code relating to staff reports and training.

2. Blu Flayme; ABC 10-004; Spring Valley Community Plan Area (Switzer)

This project is an appeal of the Director's Decision that Public Convenience or Necessity would not be served by a type 40 (on sale, beer only) ABC permit for the Blu Flayme, a hookah lounge located at 3515 Sweetwater Springs Blvd., Suite 4 in the community of Spring Valley. The site has a General Plan Designation of 13 (General Commercial) and a Regional Category of CUDA (Current Urban Development Area). The site is Zoned C36.

3. Greenwood Cemetery Wireless Telecommunication Facility; Major Use Permit, P10-019; County Islands Community Plan Area (Kanani)

The applicant requests a Major Use Permit for an unmanned wireless telecommunications facility. The project consists of six façade mounted panel antennas and three directional antennas to an existing rooftop. An accessory equipment cabinet will be located on the rooftop and screened by the existing parapet. The project site is located at 4300 Imperial Avenue in the County Islands Community Plan area, within unincorporated San Diego County. The site is subject to the General Plan Regional Category 1.1 Current Urban Development Area, Land Use Designation (10) Residential. Zoning for the site is S80 (Open Space). The site is developed with several existing buildings, including a mausoleum, for the Greenwood Cemetery that would be retained. Access would be provided by a series of private roads/driveways connecting to Imperial Avenue.

4. Monte Vista High School Wireless Telecommunications Facility; Major Use Permit, P10-019; Spring Valley Community Plan Area (Morgan)

This project is an Major Use Permit to authorize the installation of six panel antennas and three directional antennas mounted to an existing 100-foot high stadium light at the Monte Vista High School football stadium. The proposed antennas would be mounted at 88 feet. The project also includes one equipment cabinet enclosed in a seven-foot tall concrete masonry unit (CMU) wall with a steel deck topper. The proposed project is located at 3230 Sweetwater Springs, Blvd. in the Spring Valley Community Plan Area.

5. San Miguel Fire Protection District Regional Training Facility; Major Use Permit, P09-007; Valle De Oro Community Plan Area (Lubich)

The applicant requests a Major Use Permit for a joint regional emergency services and public utilities training center in partnership with the Otay Water District and the San Miguel Consolidated Fire Protection District. The training facility would provide emergency services training for firemen and public utilities personnel to meet modern day training standards and requirements. The facility would have three personnel on duty from 8:00 am to 5:00 pm, Monday through Friday. There would also be periods, during emergency conditions, that the site would be manned 24 hours a day. During emergency conditions or natural disasters, the proposed facility would also serve as an alternative Emergency Operations Center. The project site is subject to the Current Urban Development Area (CUDA) General Plan Regional Category and the (21) Specific Plan Area and (22) Public/Semi Public Lands Land Use Designations. Zoning for the site is S88 (Specific Plan) and S80 (Open Space). The project site is located at 11880 Campo Road, Spring Valley, CA 91978 (APN#: 502-030-51/506-010-10) in the Valle De Oro Community Plan Area, an unincorporated portion of San Diego County.

6. Amendments to Planning Commission Policy PC-2 (Farace)

This item proposes revisions to Planning Commission Policy PC-2 pertaining to "Planning Commission Procedural Rules for Conduct of Zoning and Planning Hearings". Amendments consists of revisions to time limits when addressing the Commission. The proposed changes will include minor revisions to the existing provisions as well as the addition of new procedures addressing Community Planning Group and group presentation time limits and guidance on filing of speaker slips.

Administrative Agenda Items

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

I. Results from Board of Supervisors' Hearing(s) (Gibson).

October 13th BOS Hearing:

- Raecorte Tentative Map 5269R and Density Bonus DBP 06-001
- GPA Batch 10-003; Item A: Bela Minor Subdivision (GPA 09-008, R09-005, AP 09-001) Item B: Sugarbush Major Subdivision
- Energy Upgrade San Diego

October 20th BOS Hearing:

- County of San Diego General Plan Update

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

K. Discussion of correspondence received by Planning Commission.

L. Scheduled Meetings.

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
January 7, 2011	Regular Meeting, 9:00 a.m., DPLU Hearing Room
January 21, 2011	Regular Meeting, 9:00 a.m., DPLU Hearing Room
February 4, 2011	Regular Meeting, 9:00 a.m., DPLU Hearing Room
February 25, 2011	Regular Meeting, 9:00 a.m., DPLU Hearing Room
March 11, 2011	Regular Meeting, 9:00 a.m., DPLU Hearing Room
March 25, 2011	Regular Meeting, 9:00 a.m., DPLU Hearing Room

Adjournment

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. 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
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(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.