

**FINAL AGENDA
SAN DIEGO COUNTY PLANNING COMMISSION
REGULAR MEETING
Friday, May 20, 2011, 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**
- 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**

Regular Agenda Items

[1. Options for Updating Equine Regulations in the Zoning Ordinance; POD 10-010; Countywide \(Stiehl\)](#)

On March 2, 2011 the Board of Supervisors directed staff to work with the equine community and investigate options that would protect and promote equestrian operations in the County. This action would present options for updating Equine Regulations in the Zoning Ordinance for the Planning Commission's consideration and recommendations to the Board.

[2. Status Report on Former Forest Conservation Initiative Lands; Countywide \(Farace\)](#)

The Forest Conservation Initiative (FCI) is a voter approved initiative which, among other things, set a minimum lot size of 40 acres for approximately 70,000 acres of private lands within the Cleveland National Forest in the County of San Diego. The FCI was originally approved in 1993 and expired on December 31, 2010, at which time these lands reverted to the General Plan designations that were in effect before FCI was approved. The Planning Commission will be provided an update on the Department of Planning and Land Use work plan and process for consideration of a General Plan Amendment to formerly designated FCI lands.

3. Los Willows Outdoor Event Facility; Major Use Permit, P03-127; Fallbrook Community Plan Area (Griffith)

The applicant requests a Major Use Permit to allow the operation of an outdoor event facility to conduct weddings, special occasion events, and corporate / team building events. The Major Use Permit would limit the number of events per week, number of attendees and hours of operation for the facility. No earthwork is proposed and the only construction would be as required to obtain appropriate Building, Electrical and/or Plumbing Permits for certain unpermitted structures on the site, and to retrofit certain structures to meet current code requirements for fire resistive construction. This authorization would correct a code violation resulting from the unpermitted use of the site as a wedding facility. The project site is located at 530 Stewart Canyon Road, north of India Lane and south of Taza Road in the Fallbrook Community Plan area, within unincorporated San Diego County. The site is zoned A70 (Limited Agricultural) and is subject to the General Plan Regional Category Estate Development Area, Land Use Designation (17) Estate Residential.

4. South County Animal Shelter Wireless Telecommunications Facility; Major Use Permit, P10-038; Sweetwater Community Plan Area (Gungle)

The applicant requests a Major Use Permit to authorize the construction and operation of an unmanned wireless facility. The facility includes a 55-foot tall mono-broadleaf tree to which twelve panel antennas will be mounted and associated equipment. The project site is subject to the 1.1 Current Urban Development Area (CUDA) General Plan Regional Category, the (22) Public/Semi-Public Lands Land Use Designation and is zoned RR2 (Rural Residential). The project site is located at 5821 Sweetwater Road in the Sweetwater Community Plan Area within unincorporated San Diego County.

5. Thousand Trails Wireless Telecommunications Facility; Major Use Permit, P10-045; Jamul-Dulzura Subregional Plan Area (Gungle)

The applicant requests a Major Use Permit to authorize the construction and operation of an unmanned wireless facility. The facility includes a 75-foot tall

mono-broadleaf tree to which twelve panel antennas will be mounted and associated equipment. The project site is subject to the 1.4 Rural Development Area (RDA) General Plan Regional Category, the (18) Multiple Rural Use Land Use Designation and is zoned A72 (General Agricultural). The project site is located at 14615 Otay Lakes Road in the Jamul-Dulzura Subregional Plan Area within unincorporated San Diego County.

6. Steele Canyon Golf Clubhouse; Major Use Permit Modification, P85-101W³; Valle De Oro and Jamul/Dulzura Community Plan Areas (Johnston)

The project is a request for a Major Use Permit Modification to authorize the remodeling and the construction of additions to the existing clubhouse. The project would include a (1) 322 square-foot foyer expansion, (2) 435 square-foot pro shop expansion including remodel, (3) 245 square-foot office expansion and remodel, (4) remodel of the kitchen area, (5) 188 square-foot storage area expansion, (6) 322 square-foot restroom expansion, (7) 728 square-foot outdoor, uncovered storage area, and (8) the addition of 2,050 square-feet of storage space under the existing deck. The project site is located at 3199 Stonefield Drive, in the Valle De Oro and Jamul/Dulzura Community Plan areas.

Administrative Agenda Items

G. Department Report: This is an informational/nonvoting item – no deliberation or action permitted

- **Status of Land Development Process in DPLU**

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

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

May 11th BOS Hearing:

- **Campus Park Master Planned Community; SPA 03-008**

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

June 15th BOS Hearing:

- **Sapien Major Subdivision Appeal; TM 5562**

K. Discussion of correspondence received by Planning Commission.

L. Scheduled Meetings.

June 3, 2011

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

June 24, 2011	Regular Meeting, 9:00 a.m., DPLU Hearing Room
July 8, 2011	Regular Meeting, 9:00 a.m., DPLU Hearing Room
July 22, 2011	Regular Meeting, 9:00 a.m., DPLU Hearing Room
August 12, 2011	Regular Meeting, 9:00 a.m., DPLU Hearing Room
August 26, 2011	Regular Meeting, 9:00 a.m., DPLU Hearing Room
September 9, 2011	Regular Meeting, 9:00 a.m., DPLU Hearing Room
September 23, 2011	Regular Meeting, 9:00 a.m., DPLU Hearing Room
October 7, 2011	Regular Meeting, 9:00 a.m., DPLU Hearing Room
October 21, 2011	Regular Meeting, 9:00 a.m., DPLU Hearing Room
November 4, 2011	Regular Meeting, 9:00 a.m., DPLU Hearing Room
November 18, 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
(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)

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)

Plan Amendment Authorization (General Plan Amendment)

Letter of request filed with Clerk of Board of Supervisors within 10 days of determination to decline initiation request by the Planning Commission (Board of Supervisors Policy I-63)

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 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.