

SAN DIEGO COUNTY PLANNING COMMISSION
Friday, February 19, 2010, 9:00 AM

General Plan Update; Planning Commission recommendation on Draft Text, Land Use Maps, Road Network, Community Plans, Implementation Plan and Conservation Subdivision Program

Continued from the meeting of December 4, 2009

DRAFT SUMMARY OF MEETING

A. Population Projections

The Planning Commission determined that the General Plan Update is consistent with the SANDAG forecasts and contains a reasonable share of the growth for the region.

B. Community Specific Issues

B1. Wynola-Hanafin (APN 248-060-03-00)

The Planning Commission supported staff's recommendation to remap a portion of the subject to Rural Commercial.

B2. San Pasqual Valley Road (NC 9)

No action was taken on this site at this time, the Planning Commission requested staff review additional information and bring the item back for consideration to the Planning Commission at a future hearing.

B3. Chihuahua Valley (NM6, 7 and 11-B)

The Planning Commission recommended that the portion of the subject property being requested to be SR10 by the applicant be designated RL20.

B4. Chehade Split Designation

The Planning Commission supported staff's recommendation to remap the entire property as SR-1.

B5. Cummings Ranch/Gaye Miller (Ramona)

No action taken to allow time for the Cummings Ranch applicant to investigate to the proposed designation. This item will be brought back to Planning Commission at a future hearing.

B6. Morgan Run (San Dieguito)

The Planning Commission recommended that the Open Space Recreation description not be changed as proposed by staff.

B7. Whispering Palms (San Dieguito)

The Planning Commission supported staff's recommendation for various village residential and commercial designations consistent with the existing underlying zoning.

C. Conservation Subdivision Program

The Planning Commission recommended that draft General Plan policy LU-14.4 be revised as follows:

Sewer Facilities. Prohibit sewer facilities that would induce unplanned growth. Require sewer systems to be planned, developed, and sized to serve the land use pattern and densities depicted on the Land Use Map. Sewer systems and services shall not be extended beyond either Village boundaries or extant Urban Limit Lines, whichever is more restrictive, except:

- 1) When necessary for public health, safety, or welfare;
- 2) When within existing sewer district boundaries; or
- 3) Where specifically allowed in the Community Plan.

The Planning Commission supported the staff proposed CSP and recommend that:

1. A sidebar be added to the draft General Plan at Policy 6.3 clarifying that approval of CSP projects is not guaranteed by-right but shall be allowed to process if consistent with applicable minimum lot sizes, design guidelines and regulations
2. The Implementation Plan be revised to place greater emphasis and priority on Community Design Guidelines
3. The Implementation Plan be revised to place greater emphasis and priority on accommodating alternative wastewater (septic) systems
4. DPLU research possible options for involving a 3rd party or other assurances with open space easements and report back prior to dedication of any easements under the CSP program
5. That staff continue to follow their approach to developing recommended minimum lot size standards on a community-by-community basis, except with greater emphasis on Groundwater Ordinance limits for groundwater dependent areas, and return with proposals for all communities at the next hearing showing with any differences in community preference

D. Equity Mechanisms

No action taken to allow time for further investigation. This item will be brought back to Planning Commission at a future hearing.

E. Farm Bureau Issues

The Planning Commission:

1. Reaffirmed their support of the Conservation Subdivision Program as presented to staff subject to the modifications recommended by the Commission
2. Reaffirmed their support of the PACE Program
3. Reaffirmed their tentative recommendations on the General Plan Update land use maps with specific reference to the Rural Lands 80 designations

F. Future Process for GPAs

The Planning Commission:

1. Supported draft policies LU 1.2 and 1.3 as proposed
2. Directed staff to return to discuss possible revisions to Board Policy I-63 at the time that the amendments are initiated

P. Public Testimony

The Planning Commission took public testimony from those commenting on items not on the agenda and requested that the testimony be continued to the beginning of the hearing on March 12 for those speakers that indicated that they could attend that hearing. These speakers were Justin Rasas, Rick Crafts, and Patsy Fritz. The Planning Commission also indicated that it would accept testimony specific to SV17 from Lara Lowes of the Spring Valley Community Planning Group.

The Planning Commission continued Items G-O to an additional hearing on March 12.