

**MINUTES**  
**SAN DIEGO COUNTY PLANNING COMMISSION**  
**Regular Meeting – February 9, 2007**  
**DPLU Hearing Room, 9:00 a.m.**

The meeting convened at 9:12 a.m. and adjourned at 9:34 a.m.

**A. ROLL CALL**

**Commissioners Present:** Brooks, Day, Kreitzer, Pallinger, Riess, Woods

**Commissioners Absent:** Beck

**Advisors Present:** Areigat, Beech, Brazell (DPW); Mehnert (OCC)

**Staff Present:** Pryor, Farace, Gibson, Maxson, Muto, Russell, Taylor, Wright, Jones (recording secretary)

**Note:** David Pallinger is sworn in as a Planning Commissioner, representing Supervisorial District 5.

**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.

There were none.

**D. Formation of Consent Calendar:**

AD 05-038, Agenda Item 1:

1. Appeal of Bonsall Horse Barns, Administrative Permit (AD) 05-038, Bonsall Community Planning Area

The project is an Administrative Permit that would allow two private-use horse barns with a total of 60 rooms/horse stalls with total square footage equating to 17,697 on property located at 31910 Aqueduct Road at the intersection of Calle de Talar. An 11,520 square-foot 40-stall horse barn is proposed for the western portion of the parcel. This barn will include a 2,160 square-foot second story for hay storage. A second barn will be located near the south-easterly portion of the property and will measure 6,177 square feet. This single-story, 20-stall horse barn will include a hay and equipment storage area as well as a tack room and buggy storage area. The project site contains an existing single-family residence that will remain. Access would be provided by a driveway connecting to Aqueduct Road. Earthwork will consist 12,000 cubic yards of cut-and-fill material to accommodate the barns and associated riding arenas.

Staff Presentation: Ramaiya

Proponents: 3; Opponents: 6

Staff requests that the Planning Commission postpone consideration of this appeal to allow adequate time to review newly submitted material.

Action: Woods – Kreitzer

Postpone consideration of AD 05-038 until the meeting of March 9, 2007. The applicant is to ensure that Staff receives any additional information with two weeks from today, and any rebuttals to that information are to be made within five days following receipt of that information.

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

P04-061, Agenda Item 2:

2. Campo (Nextel) Wireless Facility; Major Use Permit, P04-061, Mountain Empire Subregional Planning Area

Proposed Major Use Permit to allow construction of a wireless telecommunications facility. The project site is a 14-acre property located at 31075 Highway 96, west of the community of Campo and south of State Route 94. The proposed project will consist of a single pre-fabricated structure, 230 square feet in area and 20 feet high. The related equipment would be placed inside the structure. Twelve panel antennas will be mounted inside an approximately 138 square-foot cupola on top of the structure, and an existing private road will provide access from Highway 94 to the facility

Staff Presentation: Taylor

Proponents: 1; Opponents: 0

This Item is approved following clarification that Staff is unwilling to allow the applicant to maintain shrubbery and remove trees from the project site. Staff recommends that a change in the type of trees to be planted be allowed to ensure vehicular safety.

Action: Riess – Kreitzer

Grant Major Use Permit P04-061, and allow a change in the species of trees to be planted to accommodate line-of-site for the towers.

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

**P06-053, Agenda Item 3:**

3. **Lakeside Car Wash and Detail; Major Use Permit, P06-053; Lakeside Community Planning Area**

Proposed Major Use Permit to allow construction and operation of an automotive cleaning business on a 15,222 square-foot lot adjacent to and accessible from a service station at the southeast corner of Winter Garden Boulevard as well as from Woodside Avenue. The project will consist of a carwash and detailing operation that includes parking, signage and landscaping. Zoning Special Area Regulation "B" designator requires that the project comply with the Lakeside Design Review Guideline requirements. The facility will include a prefabricated car wash tunnel approximately 1,200 square feet in size with an attached 400 square-foot equipment room. The project site is located at 9757 Winter Gardens Boulevard near the intersection with Woodside Avenue.

**Staff Presentation:** Wright

**Proponents:** 1; **Opponents:** 0

This Item is approved on consent following assurances that the Lakeside Design Review Board's recommendations have been addressed and resolved.

**Action:** Riess – Kreitzer

Grant Major Use Permit P06-053, and allow a change in the species of trees to be planted to accommodate line-of-site for the towers.

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

**Administrative:**

**E. Director's Report:**

The Board of Supervisors approved Harmony Grove Village (approved by the Planning Commission on December 15, 2006).

Staff is developing new procedures for processing Wireless Facilities applications, which should be implemented by June 2007. In addition, a new Telecommunications Ordinance allowing applications to be processed as Site Plans, Major or Minor Use Permits and requiring that all facilities blend in with the environment is in effect.

**F. Report on actions of Planning Commission's Subcommittees:**

There were none.

**G. Designation of member to represent the Planning Commission at Board of Supervisors meeting(s):**

None were selected to attend the upcoming Board of Supervisors meeting.

**H. Discussion of correspondence received by the Planning Commission:**

Two Planning Commissioners are allowed to attend annual APA Conference, which will be held in Philadelphia this year.

**Department Report**

**I. Scheduled Meetings:**

|                   |   |
|-------------------|---|
| February 23, 2007 | Regular Meeting, 9:00 a.m., DPLU Hearing Room |
| March 9, 2007     | Regular Meeting, 9:00 a.m., DPLU Hearing Room |
| March 23, 2007    | Regular Meeting, 9:00 a.m., DPLU Hearing Room |
| April 6, 2007     | Regular Meeting, 9:00 a.m., DPLU Hearing Room |
| April 20, 2007    | Regular Meeting, 9:00 a.m., DPLU Hearing Room |

May 4, 2007                      Regular Meeting, 9:00 a.m., DPLU Hearing Room                      , **2007**  
May 19, 2007                      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 10:34 a.m. to 9:00 a.m. on February 23, 2007 in the DPLU Hearing Room, 5201 Ruffin Road, Suite B, San Diego, California.