

**FINAL AGENDA
SAN DIEGO COUNTY PLANNING COMMISSION
REGULAR MEETING
Friday, February 23, 2007, 9:00 AM
DPLU Hearing Room
5201 Ruffin Road, Suite B, San Diego, California**

Documents to be considered as evidence shall be filed with the Secretary of the Planning Commission not later than one week 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.

- A. ROLL CALL**
- B. Statement of Planning Commission's Proceedings, Approval of Minutes for the Meetings of January 26, 2007 and February 29, 2007**
- 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. Formation of Consent Calendar**

Agenda Items

1. [Homeland Estates; Tentative Map \(TM\) 5362RPL; North County Metropolitan Subregional Plan \(Grunow\)](#)

The project is an application for a Tentative Map for the subdivision of 11.87-acres into nine single-family residential lots ranging in size from 1.03 to 1.68 gross acres and construction of a private access road. Site development will require approximately 22,700 cubic yards of earthwork, with a net import of 12,600 cubic yards of fill material. Water service to Lots 1-3 will be provided by the Rincon del Diablo Municipal Water District (MWD) and water services to Lots 4-9 will be provided by the City of Escondido. Fire services will be provided by the Rincon del Diablo Fire District. Each lot will utilize a private underground septic system to accommodate domestic waste discharges. Access to Lots 1-7 would be gained from a new private road off of Miller Avenue; Lots 8 and 9 would be accessed directly via Alexander Drive. The project site is designated with an A70 Use Regulation, with a density of one dwelling unit per acre. The project is bounded on the west by Miller Avenue, to the east by Alexander Drive, and to the south by Clarence Street.

2. **241 E. Bradley Condominium Conversion; Tentative Map (TM) 5455, Pepper Drive-Bostonia Community Planning Area (Ramaiya)**

This is a request for a Tentative Map to allow 15 apartments to be converted into 15 condominiums. The 0.52-acre site is located at 241 E. Bradley Avenue. The General Plan Land Use Designation is (9) Residential and the Use Regulation is RU29 (Urban Residential).

3. **T-Mobile Village Nursery Telecommunications Facility; Major Use Permit P04-026, North County Metropolitan Subregional Planning Area (Lowe)**

This is a request from T-Mobile for a Major Use Permit to construct and operate an unmanned wireless facility and associated equipment shelter at 2415 San Pasqual Valley Road. The project will occupy approximately 700 square feet of the 10.1-acre parcel. The proposed project consists of a total of 12 antennas, which will be mounted on a faux Mexican Fan Palm and painted a non-reflective green to match the branches. The palm is 40 feet tall and the antennas will not exceed 35 feet in height. The proposed antennas have an associated outdoor equipment masonry concrete CMU wall with dimensions of 35 feet x 20 feet x 10 feet 4 inches. Access to the project is from San Pasqual Valley Road via Old San Pasqual Road.

4. **Nextel Ballena Valley Telecommunications Facility; Major Use Permit P04-039, Ramona Community Planning Area (Lowe)**

The proposed project is for an unmanned telecommunications facility consisting of a total of 12 antennas, which will be mounted on a 35-foot tall faux broadleaf tree. The antenna midsection will not extend above 30 feet in height and will be painted to match the color of the branches. The proposed outdoor equipment cabinet has dimensions of 16 feet x 11 feet x 12 feet 6 inches, with a 2.5-foot pitched roof for architectural integrity. The project is located at 26353 Old Julian Road.

5. **Amendments to the San Diego County Zoning Ordinance Relating to the Regulation of Cargo Containers (POD 06-002) (Murphy)**

Code amendments are being proposed to the County of San Diego Zoning Ordinance in order to ensure that cargo containers are compatible with surrounding land uses and the community character.

Administrative Items**E. Director's Report**

- Rotation of the PC Chair

F. Report on actions of Planning Commission's Subcommittees.**G. Designation of member to represent Commission at Board of Supervisors.****H. Discussion of correspondence received by Planning Commission.****Department Report****I. Scheduled Meetings.**

March 9, 2007	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
March 23, 2007	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
April 6, 2007	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
April 20, 2007	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
May 4, 2007	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
May 18, 2007	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>

This Agenda is now available on the County of San Diego's web site at www.co.san-diego.ca.gov/dplu. Visit the Department of Planning and Land Use web page at "www.sdcdplu.org".

Adjournment

A proponent or protestant of record may appeal certain decisions of the Planning Commission to the Board of Supervisors (Attn: Clerk of the Board, Room 402, 1600 Pacific Highway, San Diego, CA 92101) accompanied by an appeal fee of \$500.00 (excluding Administrative Appeals).

The time period following the Planning Commission action within which an appeal must be filed is as follows:

Tentative Map Cases, Major Use Permits,
Reclamation Plans, Coastal Use Permit Cases,
Site Plans required by Specific Plans----- Within 10 calendar days after Planning
Commission action

Specific Plans, Specific Plan
Amendments, Road Matters, Rezones,
Agricultural Preserves, Plan Implementation
Hearings, General Plan Amendment
Hearings----- No appeal necessary since staff will
- automatically transmit case to Board of
Supervisors.

Administrative Appeals, Variances,
Minor Use Permits, Plan Amendment
Authorizations----- No appeal possible to Board of
- Supervisors; Planning Commission action
is final.