

**FINAL AGENDA
SAN DIEGO COUNTY PLANNING COMMISSION
REGULAR MEETING
Friday, March 9, 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 Meeting of February 23, 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. [Amendments to the San Diego County Zoning Ordinance Relating to the Regulation of Cargo Containers \(POD 06-002\) \(Murphy\) \(Continued from the hearing of February 23, 2007\)](#)

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. Continued from the hearing of February 23, 2007.

2. [Appeal of Bonsall Horse Barns; Administrative Permit \(AD\) 05-038, Bonsall Community Planning Area \(Ramaiya\) \(Continued from the hearings of January 26, 2007 and February 9, 2007\)](#)

The project is an Administrative Permit to allow for two private use horse barns with a total of 60 rooms/horse stalls for a total square footage of 17,697. 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 site is subject to the General Plan Regional Category 1.3 (EDA) Estate Development Area and General Plan (19) Intensive Agriculture. Zoning for the site is A70 (Limited Agricultural). The site contains an existing single-family residence that will be retained. Access would be provided by a driveway connecting to Aqueduct Road. Earthwork will consist of cut and fill of 12,000 cubic yards of material to accommodate the barns and associated riding arenas. The proposed project is located at 31910 Aqueduct Road at the intersection of Calle de Talar. The applicant requested a continuance from the January 26th hearing to February 9th to have adequate time to review the newly submitted materials

3. [Pala Mesa Highlands; Specific Plan Amendment \(SPA 99-005\), Zone Reclassification \(R99-020\), Tentative Map \(TM 5187RPL¹¹\), Major Use Permit \(P04-024\), Fallbrook Community Planning Area \(Loy\)](#)

The project is a Planned Residential Development (PRD) of 124 units and related recreational facilities on 84.6 acres and within areas C, D, and E of the Pala Mesa Private Development Plan (PDP). The PDP has the (21) Specific Plan Area Land Use Designation with overall density of 2.75 dwelling units per acre. A Specific Plan Amendment, SPA 99-005, would combine Areas C, D, and E and establish a density of 1.5 dwelling units per acre. The PDP limitation on the number of bedrooms for each unit in Areas C and E would be deleted. A concurrent Rezone, R99-020, is proposed to update the A70, RS7, and Provisional RV3 and RV4 (Variable Residential zoning with no minimum lot size) to the S88 Specific Plan Use Regulations with a net density of 1.7 dwelling units per acre and minimum lot size of 5,500 square feet. The "B" and "P" Special Area Regulations would remain to ensure compliance with the I-15 Corridor and Fallbrook Design Guidelines and the requirement for a PRD. The reclassifications are required to make the Specific Plan and zoning designations consistent with current County land use standards. Tentative Map TM 5187RPL¹¹ proposes to develop 48.1 acres with 36.5 acres in an open space lot. It is conditioned to require a Revised Final Map to incorporate six of the residential lots into the main recreational area resulting in 124 residential lots with a minimum lot size of 5,500 square feet and a 2.4-acre (net usable) main recreation area (3.9 gross acres) instead of the 1.8 acre area previously proposed. This area contains a swimming pool, clubhouse, playground, open turf area, putting green, tennis court and parking. The second proposed recreation area is a private pocket park of about 0.4 acres in size with a BBQ and picnic area, benches and open turf play area. A third passive recreation area is proposed about 0.07-acre in size and would provide a pedestrian linkage for the existing residential development to the south of the project to the project trail system. A private trail available to residents as well as residents of the development to the south is proposed to be about 0.7 mile long. A public trail

would be constructed along Old Highway 395. Major Use Permit P04-024 is proposed to implement the PRD requirements and maintain the recreation facilities. Project includes public improvements to the intersection of Old Highway 395 and SR 76, as well as along the project frontage on Pala Mesa Drive and Old Highway 395.

4. Church of Nativity; Major Use Permit Modification - P86-045W⁴ and Specific Plan Amendment - SPA 04-005, San Dieguito Community Planning Area (Grunow)

The project proposes a Major Use Permit Modification to allow for the construction of an 11,967 square-foot gymnasium and a 906 square-foot art classroom within the existing Church of Nativity religious assembly complex. A Specific Plan Amendment will also be considered by the Board of Supervisors to remove the 800 square-foot limitation on accessory structures and to limit the use of such structures to school purposes only. The 8.63-acre site is located at 6309 El Apajo Road. The General Plan Land Use Designation for the site is (21) Specific Plan Area and the project is within the adopted El Apajo Specific Plan Area. The property is zoned S88 Specific Planning Area Use Regulation and is subject to the "F" Floodplain Special Area Regulations.

Administrative Items

E. Director's Report

- Business Process Reengineering, Phase II (Gibson, Covic)

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 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>

Agenda

March 9, 2007

- April 20, 2007 Planning Commission Hearing; 9:00 a.m.
DPLU Hearing Room
- May 4, 2007 Planning Commission Hearing; 9:00 a.m.
DPLU Hearing Room
- May 18, 2007 Planning Commission Hearing; 9:00 a.m.
DPLU Hearing Room
- June 1, 2007 Planning Commission Hearing; 9:00 a.m.
DPLU Hearing Room
- June 15, 2007 Planning Commission Hearing; 9:00 a.m.
DPLU Hearing Room

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.