

**FINAL AGENDA
SAN DIEGO COUNTY PLANNING COMMISSION
REGULAR MEETING
Friday, January 11, 2008, 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 November 2, November 16, and November 30, 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. Announcement of Handout Materials Related to Today's Agenda Items**
- E. Formation of Consent Calendar**

Agenda Items

- 1. [T-Mobile Telecommunications Facility; Major Use Permit P04-008, North County Metropolitan Subregional Plan Area \(Continued from the hearing of November 16, 2007\) \(Ramaiya\)](#)**

This is a request for Major Use Permit P04-008 for a T-Mobile Wireless Telecommunication Facility. The proposed project consists of a faux monopine tree 40 feet in height with antennas and an associated equipment shelter. The proposed faux tree will carry a total of 12 panel antennas at a maximum height of 37 feet. The proposed equipment shelter measures 12 feet x 18 feet 8 inches by 6 feet 8 inches and would be located near the base of the proposed faux tree. Additional shrubs and trees would be used to screen the proposed project. An existing entrance driveway would provide access to the site from Esplendido Avenue. The subject property is 3.6 acres in size and is improved with a single-family residence. The use is classified as a Minor Impact Facility pursuant to Section 1355 of the Zoning Ordinance and a Major Use Permit is required

pursuant to 6985 of the Zoning Ordinance. The applicant is also requesting an exception to the height limit for the monotree, from 35 feet to 40 feet, pursuant to 4622.b. of the Zoning Ordinance. The General Plan designates this site as (17) Estate Residential in the Estate Development Area (EDA). The Use Regulation is A70 (Limited Agricultural), and the site is located in the North County Metropolitan Subregional Plan area. The proposed project is located at 2141 Esplendido Avenue near the intersection of Campanero Avenue.

2. T-Mobile – McMillin Water Tank Telecommunications Facility; Major Use Permit P04-028, Sweetwater Community Planning Area (Continued from the hearings of August 24, September 21, October 19, and November 30, 2007) (Johnston)

This is a request for a Major Use Permit for the development of a T-Mobile wireless telecommunication facility. The proposed facility consists of 10 antennas attached to an existing 26-foot, 7-inch high steel water tank. Four Base Transceiver Station (BTS) equipment cabinets, one electric meter panel, and one telephone interface will be located within a 28-foot x 10-foot, 6-inch equipment area, enclosed within a 6-foot, 8-inch high chain link fence with green slats. The subject property is 0.4 acres in size. The property is subject to the General Plan (3) Residential Use Regulations and is zoned RV2-Residential Variable. The project is located at 5968 Steeplechase Road.

3. T-Mobile/Challenger Court/SD07010; Major Use Permit P07-003; Spring Valley Community Planning Area (Johnson)

This is a request for a Major Use Permit to authorize the construction and operation of an unmanned wireless facility. The facility includes a 30-foot tall light pole to which three antennas will be mounted. Associated equipment includes four Ericsson 2206 Cabinets and one T-Mobile battery rack that will be placed within an underground vault measuring 11 feet, 1 inch long by 7 feet, 2 inches wide located within the right-of-way of Pointe Parkway. Additional equipment will include two above ground vents measuring 2 feet, 8 inches tall and one meter pedestal measuring 1-foot, 4 inches wide by 3 feet, 4 inches long by 4 feet, 5 inches tall. The project will occupy approximately 158 square-feet of the .6-acre parcel. The project is subject to the Regional Land Use Element Policy – 1.1 Current Urban Development Area (CUDA), General Plan Land Use Designation (21) Specific Plan Area. It is zoned RS5 (Single-Family Residential) which permits Wireless Telecommunication Facilities under the Tier 4 Classification with the approval of a Major Use Permit pursuant to Section 6985A of the Zoning Ordinance. Furthermore, the site is subject to the special area regulation “P” (Planned Development Area) indicating that the project is located within a Specific Plan. The project site is located within the right-of-way of Pointe Parkway at Challenger Court within the Spring Valley Community Planning area.

4. [Winter Gardens; Major Use Permit P05-006, Lakeside Community Planning Area \(Johnston\)](#)

This is a request for a Major Use Permit to authorize the construction and operation of an unmanned wireless telecommunications facility consisting of nine panel antennas within three arrays, attached to an existing 38-foot water tank and an associated equipment shelter. Associated equipment will include three Compact Metrocell Outdoor (CMO) equipment cabinets, one electric meter panel, and one telephone interface. The project will occupy 336 square feet of the 0.78-acre parcel. The project is subject to the Regional Land Use Element Policy 1.1, Current Urban Development Area (CUDA) and General Plan Land Use Designation (1) Residential. It is zoned RR1 (Rural Residential) which permits Wireless Telecommunications Facilities under the Tier 4 Classification with the approval of a Major Use Permit pursuant to Section 6985A of the Zoning Ordinance. The project site is located at 8602 Sky Rim Drive within the Lakeside Community Planning area.

5. [Sprint/Nextel – West Lilac; Major Use Permit P06-066, Valley Center Community Planning Area \(Tondro\)](#)

This is a request for a Major Use Permit to authorize the construction and operation of an unmanned wireless facility. The facility includes a 35-foot tall faux monobroadleaf to which fifteen (15) panel antennas will be mounted. Associated equipment will consist of two ground-mounted HVAC units and a 10-foot and 7-inch wide by 21-foot and 6-inch long by 13-foot tall equipment enclosure. The project will occupy 210 square-feet of the 3.77-acre parcel. The project site is subject to the Regional Land Use Element Policy Estate Development Area (EDA) and General Plan Land Use Designation (17) Estate Residential. It is zoned A70 (Limited Agriculture) which permits Wireless Telecommunication Facilities under the Tier 4 Classification with the approval of a Major Use Permit pursuant to Section 6985A of the Zoning Ordinance. The project site is located at 29843 Red Mountain Drive within the Valley Center Community Planning area.

6. [SD960 Williams; Major Use Permit P03-134, Bonsall Community Plan Area \(Hughes\)](#)

The project is an unmanned telecommunications site consisting of the installation of three antenna sectors of four antennas each (a total of 12 antennas), mounted on a new 40-foot high broadleaf monotree located directly east of the existing on-site two-story residence. Four BTS outdoor equipment cabinets will be located in new 11 feet 4-inch x 17 feet 4-inch x 10-foot high concrete block equipment shelter situated approximately 20 feet south of the proposed broadleaf monotree. The project site is subject to the General Plan Regional Category of (1.3) Estate Development Area (EDA) and Land Use Designation of (17) Estate Residential,

and is zoned RR5 (Rural Residential). The project site is located at 5240 San Jacinto Circle within the Bonsall Community Planning area.

7. [El Sendero Major Use Permit Cell; Major Use Permit P05-014; Pala-Pauma Subregional Plan Area \(Hughes\)](#)

The project is a Major Use Permit to authorize the construction and operation of an unmanned wireless telecommunications facility. The facility will consist of six, 4-foot high antennas, mounted onto two 6-foot high metal frames (a total height of 10 feet); two (2) Global Positioning System (GPS) units; and a single Concrete Masonry Unit (CMU) equipment shelter with dimensions 20 feet x 11 feet, 6 inches x 10 feet height. Two air conditioning units will be located directly adjacent to the equipment shelter at the east end, and surrounded by an L-shaped, 6-foot high CMU block wall for noise attenuation. The project site is subject to the General Plan Regional Category of 1.3 Estate Development Area (EDA) and Land Use Designation of Multiple Rural Use (18), and is zoned A70 (Limited Agriculture). The project site is located at 14111 W. Fork Road, in the Pala-Pauma Subregional Plan area.

8. [Highway Los Coches; General Plan Amendment GPA 06-006 and Zone Reclassification R06-009, Lakeside Community Planning Area \(Passon\)](#)

The project is a General Plan Amendment (GPA) to change the underlying land use designation from (8) Residential to (13) Commercial, and a Zone Reclassification to change the zoning from RS7 (Single-Family) to C36 (General Commercial) to bring an existing non-conforming use (a gas station) into compliance, and to allow for future commercial uses on the site. The zone reclassification will include a "B" designator requiring future uses on the site to obtain Site Plan approval. The project site is located at 8445 Los Coches Road within the Lakeside Community Planning area.

Administrative Items

F. **Director's Report**

- **2007 Wildfire – DPLU Response and Recovery (Gibson/Murphy/Gretler/Miller/Steinhoff)**
- **County Operations Center Development Plan (Gibson/Murphy)**
- **PC Chair Rotation Discussion and Presentation of Staff Alternative (Farace/Gibson)**
- **Results from Board of Supervisors' Hearing(s) of Items Previously Considered by the Planning Commission (Gibson)**

G. **Report on actions of Planning Commission's Subcommittees.**

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

No Planning Commission items.

I. Discussion of correspondence received by Planning Commission.

J. Scheduled Meetings.

January 25, 2008	<u>Planning Commission Hearing; 9:00 a.m. DPLU Hearing Room</u>
February 8, 2008	<u>Planning Commission Hearing; 9:00 a.m. DPLU Hearing Room</u>
February 22, 2008	<u>Planning Commission Hearing; 9:00 a.m. DPLU Hearing Room</u>
March 7, 2008	<u>Planning Commission Hearing; 9:00 a.m. DPLU Hearing Room</u>
March 21, 2008	<u>Planning Commission Hearing; 9:00 a.m. DPLU Hearing Room</u>

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 “Public Hearing Information”.

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 “Public Hearing Information”.

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)

Recommendations Against Zoning Reclassifications:

Filed with Board of Supervisors, within 40 days after Commission recommendation is transmitted to the Board (Zoning Ord. §7506.d)

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)

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 favorable actions on 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, Room 402, 1600 Pacific Highway, 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.