

**FINAL AGENDA
SAN DIEGO COUNTY PLANNING COMMISSION
REGULAR MEETING
Friday, October 5, 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 August 10, August 24, and September 7, 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. Director's Report**
 - **Business Process Re-engineering Status Report**
- E. Formation of Consent Calendar**

Agenda Items

- 1. [Appeal of a Director's Determination that Public Convenience or Necessity would not be served by Alcoholic Beverage Permit ABC 07-005 for Longs Drugs Store, Alpine Community Planning Area \(Bilodeau\) \(Continued from the hearing of September 7, 2007\)](#)**

The applicant is requesting a Type 21 Off-Sale General License, which authorizes the sale of beer, wine, and distilled spirits for consumption off the premises. The project is an appeal of the determination by the County of San Diego that a public convenience or necessity will not be served by the issuance of a Type 21 License for the site. The proposed Longs Drug Store will be located at Alpine Boulevard and Tavern Road. This review is pursuant to the

requirements of Section 23958.4 of the State Business and Professions Code and the Board of Supervisor's Policy I-121. The project is located in Census Tract 0212.03 which is allowed to have six licenses. Ten currently exist.

2. [Raecorte Tentative Map Revision TM 5269R and Density Bonus Permit DBP 06-001; North County Metro Subregional Planning Area \(Wright\) \(Continued from the hearings of August 10, August 24, and September 21, 2007\)](#)

The project proposes a Revised Tentative Map and Density Bonus Permit. The original Tentative Map 5269 was approved by the County Planning and Environmental Review Board (PERB) on March 4, 2004 as a nine (9) lot single-family residential development on a 2.59-acre parcel. The application to revise the original map is to increase the number single-family lots from 9 to 14 pursuant to the current State of California Density Bonus Law. This law updated Government Code (GC) 65915 to encourage the development of affordable housing. GC 65915 provides a formula for determining allowed density increases and in the Raecorte project, the formula allows 4 additional lots for a total of 13. One of the 14 lots would be designated as very low income. The applicant requested an additional bonus lot as an incentive for a total of 14 lots. Staff recommended approval of 4 density bonus lots for a total of 13 lots with no incentives. Planning Commission tentatively approved staff recommendations September 21, 2007, with the project to be returned to the Commission for final approval following a revision of the Form of Decision. The project area is subject to the (6) Residential Land Use Designation (7.3 dwelling units per gross acre) and the RS4 Single-Family Residential (4.3 dwelling units per net acre) Land Use Regulation and is located at the intersection of Mycorte Drive and Hilcorte Drive in the North County Metropolitan Subregional Plan.

3. [Marquart Ranch; Tentative Map TM 5410RPL², Bonsall Community Planning Area \(Konar\) \(Continued from the hearing of September 21, 2007\)](#)

The project proposes a nine-lot residential subdivision on a 44.2-acre site in the Bonsall Community Plan area. The General Plan Regional Category is Estate Development Area (EDA). The General Plan Land Use Designation is (17) Estate Residential Use (0.5 dwelling units per gross acre) and the Zoning is RR.5 (Rural Residential, 0.5 dwelling units per net acre). The project is located at 8724 West Lilac Road just east of Interstate 15.

4. [Amendments to the Otay Ranch General Development Plan/Subregional Plan and Phases 1 and 2 Resource Management Plans; General Plan Amendment \(GPA\) 06-012, Otay Subregional Planning Area \(Goddard\)](#)

The Otay Ranch General Development Plan/Subregional Plan (GDP/SRP) was adopted by the Board of Supervisors and the City of Chula Vista on October 28, 1993 (1). In addition to the GDP/SRP, a number of other associated documents have been approved to implement the development of portions of Otay Ranch. These associated documents include the Resource Management Plan (RMP)

(Document No. 759221), Mitigation Monitoring Program, Village Phasing Plan, Facility Implementation Plans, and the Service/Revenue Plan. The proposed action would amend the GDP/SRP and Phases 1 and 2 RMPs by eliminating the Phase 2 RMP Preserve Conveyance Schedule and the RMP Coastal Sage Scrub Restoration Requirement. Elimination of the Conveyance Schedule is designed to facilitate conveyance of the Otay Ranch Preserve as planned, while recognizing implementation difficulties related to multiple ownerships. Elimination of the RMP Coastal Sage Scrub Restoration Requirement will bring the RMP into consistency with the adopted MSCP Subarea Plan. The project is located in southwestern San Diego County, south of the community of Jamul, north of Brown Field and the San Ysidro Mountains, east of the Otay Landfill, and west of the community of Dulzura. Part of the project is located within four miles of the U.S.-Mexico border. The western part of the irregularly shaped 23,000-acre project is located within the City of Chula Vista, while the eastern part is within the jurisdiction of the County of San Diego.

5. **[Sprint/Nextel Yuima Creek CA-8449C; Major Use Permit P06-076, Pala-Pauma Community Planning Area \(Johnston\)](#)**

This is a request for a Major Use Permit (P06-076) to authorize the construction and operation of an unmanned wireless telecommunications facility pursuant to Zoning Ordinance Section 6985. The project proposes to construct three 18-foot H-frame structures with five panel antennas mounted to each, for a total of 15 antennas. The proposed Concrete Masonry Unit (CMU) equipment shelter will measure 20 feet long x 11.5 feet wide x 10 feet high and will be finished with an earth tone aggregate to match the existing landscape. The subject property is 1.68 acres in size. The project is located at 32798 Avenida de las Estrella in the Pala-Pauma Community Planning area. The project is subject to the General Plan Land Use Designation Multiple Rural Use Regulations (18), Regional Category of Estate Development Area (EDA), and is zoned A70 (Limited Agriculture).

6. **[Sprint Nextel – Barrett Telecommunications Facility; Major Use Permit P05-019, Mountain Empire Subregional Planning Area \(Johnston\)](#)**

This is a request for a Major Use Permit to authorize the construction and operation of an unmanned wireless telecommunications facility pursuant to Section 6985 of the Zoning Ordinance. The project proposes to construct a 35-foot faux broadleaf tree with antennas and an associated equipment shelter. Twelve (12) panel type antennas will be mounted to the proposed faux tree covering three sectors with four antennas per sector. The panel antennas will measure 6 feet in height and will be painted to match the color of the tree. The proposed equipment shelter measures 20 feet long x 11.5 feet wide x 10 feet in height and will be located adjacent to the base of the faux tree. The project is located at 24052 State Route 94 in the Mountain Empire Subregional Planning area. The project is subject to the (18) Multiple Rural Use Regulations of the

General Plan Land Use Designation, Rural Development Area (RDA) Regional Category, and is zoned S92 (General Rural).

7. **August Subdivision; Tentative Map TM 5262RPL³, Alpine Community Planning Area (Konar)**

The proposed project is a Tentative Map to subdivide 19.93 acres into 15 residential lots ranging in size from 1.0 to 2.08 net acres. An existing single-family dwelling and garage located on Lot 12 will remain. The General Plan Land Use Designation is (1) Residential (1 dwelling unit per 1, 2, or 4 acres). The zoning is A70 (Limited Agriculture). Access will be provided by a private road connecting to Alpine Heights Road. The project will be served by on-site septic systems and imported water from the Padre Dam Municipal Water District. No extension of water utilities will be required by the project. Earthwork will consist of approximately 40,000 cubic yards of balanced cut and fill. The project is located at 616 Alpine Heights Road, between Avenida Del Cielo and Via Corina, in the Alpine Community Planning area.

8. **Saint Adelaide Catholic Church; Major Use Permit P04-056, Mountain Empire Subregional Planning Area (Passon)**

The project is a Major Use Permit to allow a religious assembly use with an elementary school on an approximately 5.13-acre site to be constructed in three phases. The applicant is also requesting an exception to the height limit for a proposed steeple and cross to a total height of 47 feet 10 inches. Phase 1 features the construction and use of a meeting hall and temporary worship space, a covered arcade, a trash enclosure, and all necessary infrastructure and utility improvements, parking spaces, and landscaping. Phase 2 features the construction and use of a new sanctuary building and covered lobby. Phase 3 features the construction and use of an elementary school building for Kindergarten through Sixth Grade education. The General Plan Land Use Designation is (1) Residential and the zoning for the site is RR1 (Rural Residential). The project is located at the northeast corner of the intersection of Cluster Road and Sheridan Road in Campo, just east of SR 94 and the Old San Diego and Arizona Eastern Railroad line.

9. **Major Use Permit Batch Denial (TC 07-001); Wireless Telecommunication Cases with Inadequate Progress (Tondro)**

The projects included in this batch of Major Use Permits each request the construction and operation of unmanned wireless telecommunications facilities within varying Community Planning Areas. The batch, consisting of seven projects, is being pursued for denial due to inadequate progress by the applicants. TC 07-001 includes the following seven Major Use Permits: P03-014 within the Fallbrook Community Planning area, P03-025 within the Fallbrook Community Planning area, P03-027 within the Bonsall Community Planning area,

P03-028 within the Valley Center Community Planning area, P03-067 within the North County Metro Community Planning area, P03-131 within the Jamul/Dulzura Community Planning area, and P 04-001 within the Jamul/Dulzura Community Planning area. The applicants for the above projects include the following representatives: Mark Berlin from Velocitel, Lynn Van Aken from Velocitel on behalf of AT&T, Krystal Patterson from Cingular, Tim Kolset from Cingular, and Doug Munson from AT&T.

Administrative Items

- 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.

October 19, 2007	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
November 2, 2007	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
November 16, 2007	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
November 30, 2007	<u>Planning Commission Workshop; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
December 14, 2007	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
December 28, 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 Department of Planning and Land Use web page at www.sdcounty.ca.gov/dplu/index.html. Click on "Public Hearing Information".

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.