

**FINAL AGENDA  
SAN DIEGO COUNTY PLANNING COMMISSION  
REGULAR MEETING  
Friday, October 19, 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 September 10, 2007 and October 5, 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**

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**Agenda Items**

- 1. **[Volvoman, Administrative Appeal of Director's Decision, AA 07-017; Jamul/Dulzura Subregional Planning Area \(Continued from the hearing of August 10, 2007\) \(Grunow\)](#)**

This is an appeal of the Director's Decision dated March 9, 2007, which determined that the proposed operation of a Volvo-only automobile repair shop from a detached garage/workshop on a private residential lot did not qualify as a Cottage Industry as defined by Section 6920 of the Zoning Ordinance. The proposed use is best classified as Automotive Equipment: Repairs, Light Equipment Use Type by Zoning Ordinance Section 1430(e), and is not permitted within the A70 Limited Agricultural zoned property. The two-acre site is located at 13903 Via de Jamul within the Jamul/Dulzura Subregional Planning area.

2. **T-Mobile Scott Residence; Major Use Permit P03-124, Crest-Dehesa Community Planning Area (Continued from the hearings of June 29, 2007 and August 10, 2007) (Farace)**

The project is a Major Use Permit for an unmanned wireless telecommunication facility, and consists of the installation of one 35-foot high telecommunications tower designed to resemble a faux pine tree. The "monopine" would contain 12 panel antennas mounted at a height of 30 feet. Each antenna would be 7 inches by 52 inches in size. A 325 square-foot concrete block enclosure is proposed at the base of the monopine. The enclosure will be eight feet high without a roof. The project would enclose the following pieces of equipment within the equipment cabinet: (a maximum of four Ericsson Model 2106 equipment cabinets and an electrical sub-panel). Landscaping is proposed around the facility, as well as a new gravel pathway leading to the monopine. The five-acre project site is located at 487 Alta Lane in El Cajon. The General Plan Land Use Designation is (1) Residential and the zoning is RR Rural Residential Use Regulations.

3. **West Lilac Farms; Tentative Map TM 5276RPL<sup>3</sup>, Bonsall Community Planning Area (Continued from the hearing of August 24, 2007) (Fogg)**

This is a request for a Tentative Map (TM 5276RPL<sup>3</sup>) for the development of the West Lilac Farms subdivision. The proposed project consists of 28 lots ranging in size from 2 to 4 acres on a 93.2-acre parcel. The project site is located south of Lilac Road and northeasterly of the intersection of Via Ararat Drive and Mt. Ararat Way, and is in the (1.3) Estate Development Area (EDA) Land Use Designation and (19) Intensive Agriculture of the General Plan. The site is zoned (A70) Limited Agriculture Land Use Regulation.

4. **T-Mobile – McMillin Water Tank Telecommunications Facility; Major Use Permit P04-028, Sweetwater Community Planning Area (Continued from the hearings of August 24, 2007 and September 21, 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 and is located at 5968 Steeplechase Road. The property is subject to the General Plan (3) Residential Use Regulations and is zoned RV2 (Residential Variable).

5. **Montemar Estates; Tentative Map TM 5316RPL<sup>2</sup>, Spring Valley Community Planning Area (Continued from the hearing of September 21, 2007) (Konar)**

The proposed project is a major subdivision to create 13 parcels on a 7.57-acre parcel in the Spring Valley Community Planning area. The General Plan Regional Category is Current Urban Development Area (CUDA). The General Plan Land Use Designation is (3) Residential (2 dwelling units per gross acre) and the zoning is RR2 (Rural Residential, 0.5 dwelling units per net acre). The project site is located on Montemar Drive between 9745 Austin Drive and 9575 Montemar Drive in the Dictionary Hill area of Spring Valley.

6. **Project 2000 Shooting Range; Major Use Permit Modification P83-031W<sup>1</sup>, Valle de Oro Community Plan Area (Konar)**

The project proposes a Major Use Permit Modification to construct replacement structures for a restroom, administrative office, and covered patio (to become a covered range). The project also proposes to extend the term of the existing Major Use Permit to 25 years, subject to standard enforcement with no set intervals, since the project has been in existence for 47 years. The Major Use Permit Modification would include an approximately 1.25-acre expansion of the project site, incorporating parcel APN 517-021-84, and previous grading for the archery range as well as future fire fuel modification around existing structures and the proposed replacement structures. The General Plan Regional Category is Current Urban Development Area (CUDA) and Estate Development Area (EDA). The General Plan Land Use Designation is (18) Multiple Rural Use (1 dwelling unit per 4, 8, 20 gross acres) and (17) Estate Residential Use (0.5 dwelling units per gross acre). The zoning is A72 (General Agriculture, 0.25 dwelling units per net acre) and A70 (Limited Agriculture, 0.5 dwelling units per net acre). The project site is located at 2082 Willow Glenn Drive in the Valle de Oro Community Planning area.

7. **Country Hills Condominium Conversion; Tentative Map TM 5414, Valle de Oro Community Planning Area (Farace)**

The proposed project is the conversion of 676 apartment units to 676 condominium units on a 29.3-acre site in the Valle de Oro Community Plan area. The apartment complex was approved under Major Use Permit P84-072. The General Plan Regional category is Current Urban Development Area. The General Plan Land Use Designation is (21) Specific Plan Area which is covered by the Cottonwood Village Specific Plan (Cottonwood III Subarea). The site is zoned RU29 (Urban Residential) with a density of 29 dwelling units per net acre, and is located at 2450 Hilton Head Place & Hilton Head Road. Access to the site is from Hilton Head Road, Hilton Head Place, and Hilton Head Court.

8. **Welk Garden Villas; Major Use Permit Modification P98-015W<sup>1</sup>, North County Subregional Plan Area (Stiehl)**

The project is a Major Use Permit Modification to phase the construction of the Garden Villas at Welk Resort approved as a part of P98-015 and TM 5134. The Modification would permit the buildings to be occupied in phases provided the landscaping, parking and common areas within each phase have been completed. The project consists of six phases. The phasing will consist of Buildings 5 & 6 (Phase 1A), the recreation building & laundry building H2 (Phase 1B) and Buildings 3 & 4 (Phase 1C) occurring in the first phase. Buildings 1 and 2 will occur in the second phase (Phase 2), Buildings 7 and 8 will occur in the third phase (Phase 3), Buildings 9 and 10 will occur in the fourth phase (Phase 4), Buildings 11, 12 and laundry Building H1 will occur in the fifth phase (Phase 5) and Buildings 13 and 14 will occur in the sixth phase (Phase 6). The project site is located on Welk View Drive within the Lawrence Welk Village Specific Plan in the Hidden Meadows Planning area in the North County Metropolitan Subregional Plan area. The site is subject to the General Plan Regional Category CUDA, with a Land Use Designation of (17) Estate Residential and (18) Multiple Rural Use. Zoning for the site is RV5. Access is provided by private roads connected to Welk View Drive.

9. **San Elijo Hills – 2 CA8996A; Major Use Permit P06-008, San Dieguito Community Planning Area (Hughes)**

The proposed project is for the construction and operation of an unmanned wireless telecommunications facility. The facility includes twelve (12) antennas that will be mounted to the top of a block wall stucco equipment shelter that measures 12 feet wide x 20 feet long x 19 feet high. Associated equipment will be located along the outside of the equipment building. The project is subject to the General Plan Regional Category of Estate Development Area (EDA) and Land Use Designation of (18) Multiple Rural Use. The project is zoned RR.25 (Rural Residential) and is located at 21247 Questhaven Road, in Escondido.

10. **4S Ranch Sheriff Substation – Second Amendment to Public Benefit Agreement for Sheriff Substation Enhancements; DA 07-001, San Dieguito Community Planning Area (Grunow)**

The proposed second amendment provides for the installation of additional improvements requested by the San Diego County Sheriff's department for the 4S Ranch Sheriff substation. The improvements needed are: 1) Modifications to a roadway in front of the substation secured parking lot and construction of a left-turn lane to that lot; 2) Expansion of the secured parking lot to accommodate additional sheriff patrol vehicle parking; and 3) Addition of patrol duty lockers and an enclosure to house those lockers. The project is located on Rancho Bernardo Road at 4S Ranch Parkway North within the 4S Ranch Specific Plan in the San Dieguito Community Planning area.

**Administrative Items**

**E. Director's Report**

- **GP2020 Status Report (Muto)**

**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.**

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](http://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.