

**FINAL AGENDA
SAN DIEGO COUNTY PLANNING COMMISSION
REGULAR MEETING
Friday, November 16, 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 7, September 21, and November 2, 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. [Robin Clegg; Tentative Map TM 5286RPL⁴, Lakeside Community Planning Area \(Continued from the hearing of September 7, 2007\) \(Slovick\)](#)

This is a request to subdivide 6.25 acres into 13 residential lots. The minimum lot size of the proposed lots is 15,000 square feet net. Approximately 0.20 acres of the proposed project site will be preserved in permanent open space and 0.20 acres will be within a limited building zone easement. The project site is subject to the (5) Residential General Plan Land Use Designation and Lakeside Community Plan. Zoning for the site is RS3 (Single-Family Residential) Use Regulations. The project site contains an existing single-family residence on proposed lot 13 that will remain. Access would be provided by a 40-foot wide private road that connects to East Lakeview Road. The project is located north of Interstate 8, west of Adlai Road on East Lakeview Road. This item was continued to allow the applicant time to resolve an access issue with the

neighboring property and provide written evidence of an agreement for off-site fire clearing to the north.

2. [Peppertree Park Revised Tentative Map, TM 4713RPL⁶R and Major Use Permit Modification, P87-069W¹, Fallbrook Community Planning Area \(Continued from the hearing of November 2, 2007\) \(Hingtgen\)](#)

The project proposes a Revised Tentative Map (TM 4713RPL⁶R) that will realign the crossing of Ostrich Farms Creek by Pepper Tree Lane and change the design of residential lots in Units 7 and 8 and office professional lots in Units 9 and 10. The crossing of Ostrich Farms Creek would be accomplished with a bridge approximately 450 feet south of the northern boundary of the project site, instead of with fill adjacent to the northern boundary as approved. The project also proposes a waiver in design speed requirement for Pepper Tree Lane that reduces design speed from 45 to 40 miles per hour. The project proposes two roundabouts on Pepper Tree Lane at the entrances to Units 7/8 and 9/10. The Revised Map proposes mass grading for Units 7-10 consisting of a total grading volume of 376,811 cubic yards that would be balanced on-site. Maximum heights of cut and fill would be 31 and 33 feet, respectively. The Major Use Permit Modification (P87-069W¹) proposes a design consistent with the proposed Revised Map as well as a reduction of the rear yard setback in the building envelopes for Units 7 and 8 from 35 feet to 25 feet. Variable front and rear yard setbacks are proposed (minimum 25 feet) for Lots 223, 224, 237-241, and 262-265. The project is located at the northern portion of the Peppertree Park Specific Plan Area approximately 640 feet east of South Mission Road within the Fallbrook Community Planning area. The General Plan Designation on the site is (21) Specific Plan Area and the zoning is RS1.17 Residential and S88 Specific Planning Area Use Regulations. This project was continued to allow time for staff to meet with the applicant to discuss the applicant's proposed revisions to the revised Tentative Map conditions.

3. [A Children's Village; Major Use Permit P04-036, Mountain Empire Subregional Plan Area \(Continued from the hearing of November 2, 2007\) \(Ramaiya\)](#)

This is a request for a Major Use Permit for an institutional facility for up to 200 foster and homeless children on an approximately 118-acre property. The proposed project would include homes for the children, kindergarten through 12th grade (K-12) school, an administration/medical center, dining hall, kitchen, caretaker's residence, gymnasium, athletic fields, and an interdenominational chapel. One hundred and thirty-seven (137) parking spaces would be provided for employees, residents, and visitors (an additional 35 spaces would be provided for overflow parking for a total of 172). An on-site sewage treatment system would be constructed to handle wastewater generated from the project and water needs would be served from on-site wells. The total population living on-site would be approximately 310 people (200 foster and homeless children, 50

life coaches, up to 50 biological children of life coaches, one site director with up to three family members of the director), and a maximum of six family guests would be allowed to stay on-site at any given time. The parcel is located at 1880 Lake Morena Drive within the Mountain Empire Subregional Plan area. The General Plan Land Use Designation is (18) Multiple Rural Use and the Use Regulation is S92 (General Rural).

4. **T-Mobile Telecommunications Facility; Major Use Permit P04-008, North County Metropolitan Subregional Plan Area (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.

5. **Buena Creek; Major Use Permit P07-005, North County Metro Subregional Planning Area (Johnston)**

The project is a Major Use Permit to authorize the construction and operation of an unmanned telecommunications facility. The proposed Sprint Nextel facility consists of the installation of an equipment shelter measuring 12 feet x 22 feet x 13 feet 2 inches in height. The equipment shelter will be integrated as an attachment to the existing garage. Twelve (12) panel antennas are proposed to be façade mounted to the side of the equipment shelter and garage. The antennas will be placed behind fiberglass screens, painted and textured to match the equipment shelter and existing garage. The project is subject to the General Plan Regional Category of Current Urban Development Area (CUDA), Land Use Designation Residential (2), and is zoned A70 (Limited Agriculture). The project site is located at 1329 Sugarbush Drive in the North County Metro Subregional Planning area.

6. [Sprint Nextel - Alpine Road Station; Major Use Permit P04-054, Alpine Community Planning Area \(Johnston\)](#)

This is a Major Use Permit for an unmanned wireless telecommunication facility. The proposed Sprint Nextel facility consists of a 35-foot monopine tree with antennas and an associated equipment shelter. Twelve (12) panel type antennas covering three sectors with four antennas per sector will be mounted to the monopine tree. The panel antennas will measure 6 feet in height and be painted to match the color of the tree. The proposed equipment shelter, including a power rack, radio, rectifier, and batteries measures 20 feet long x 11.5 feet wide x 10 feet in height and will be located adjacent to the base of the monopine. The project is subject to the General Plan Regional Category of Estate Development Area (EDA), Land Use Designation Public/Semi-Public (22), and is zoned A70 (Limited Agriculture). The project site is located at 2914 Tavern Road in the Alpine Community Planning area.

7. [Winter's Addition; Major Use Permit P06-085, Lakeside Community Planning Area \(Peck\)](#)

The project requests a Major Use Permit to allow a 6-person residential group care facility to expand to a 14-person facility within an existing, 3,015 square-foot, single-family dwelling. The proposed expansion would include an approximately 4,285 square-foot, 8-bedroom and 5 bathroom addition to the existing residence and construction of an on-site, 7-stall parking area to accommodate the increased occupancy. The project site is located at 16925 Deer Hill Estates in the Lakeside Community Planning area. The property is designated (18) Multiple Rural Use and is within General Plan Regional Category 1.4 Rural Development Area (RDA). The site is zoned A70 (Limited Agriculture), which allows residential group care facilities in excess of six persons subject to a Major Use Permit pursuant to Section 2705.b of the Zoning Ordinance. Fire protection would be provided by the Lakeside Fire Protection District. Potable water would be provided by existing wells and on-site septic systems would accommodate domestic waste discharges.

8. [VC Development Tentative Map TM 5458RPL³; Valley Center Community Plan Area \(Passon\)](#)

The project proposes a major subdivision of 17.4 acres to create 8 lots for residential development. The minimum lot size is two acres. The existing structures on Lot 8 will be removed. An existing house on proposed Lot 3 in the southwest corner of the property will remain. Single-family homes will be constructed on the remaining seven lots. The project will gain access from Valley Center Road. It will be served by the Valley Center Municipal Water District, the Valley Center Fire Protection District, Pauma Unified School District, and private septic systems. The project includes an exception request to County Public Road Standards Section 6.1.C.2, which requires non-Circulation Element

roads entering into a Circulation Element road to have centerlines separated by at least 300 feet. The project also includes a request to waive the requirement of full-width improvements of the project's Valley Center Road frontage including power pole relocations. Both of these waiver requests are supported by the County of San Diego, Department of Public Works. The project site is located at the intersection of Molly Anne Court and Valley Center Road in the Valley Center Community Planning area.

Administrative Items

E. Director's Report

- Fire Response and Recovery (Gibson, Murphy, Gretler)

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 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>
January 11, 2008	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
January 25, 2008	<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.