

**MINUTES**  
**SAN DIEGO COUNTY PLANNING COMMISSION**  
**Regular Meeting – November 16, 2007**  
**DPLU Hearing Room, 9:00 a.m.**

The meeting convened at 9:02 a.m., recessed at 9:56 a.m., reconvened at 10:22 a.m. and adjourned at 1:07.m.

**A. ROLL CALL**

**Commissioners Present:** Beck (out at 12:55 p.m.), Brooks (out at 12:21 p.m.), Day (out at 12:42 p.m.), Kreitzer, Pallinger, Riess, Woods

**Commissioners Absent:** None

**Advisors Present:** Areigat, Thomas, DPW; Mead, Taylor (OCC)

**Staff Present:** Baca, Beddow, Bennett, Blackson, Fogg, Farace, Gibson, Grunow, Hingtgen, Johnston, Ramaiya, Russell, Slovick, Wright, Jones (recording secretary)

**B. Statement of Planning Commission's Proceedings, Approval of Minutes for the Meeting of September 7 and 21, 2007**

**Action:** Beck - Riess

Approve the Minutes of September 7 and 21, 2007.

Ayes: 7 - Beck, Brooks, Day, Kreitzer, Pallinger, Riess, Woods

Noes: 0 - None

Abstain: 0 - None

Absent: 0 - None

**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.

None.

**D. Formation of Consent Calendar:** Item 7 (continuance); Items 1, 5, 8 and 6.

TM 5286RPL<sup>4</sup>, Agenda Item 1:

1. Robin Clegg, Tentative Map (TM) 5286RPL<sup>4</sup>, Lakeside Community Planning Area

Proposed major subdivision of 6.25 gross acres into 13 lots, ranging in size from 16,799 to 41,780 square feet (gross) for single-family residential development. The project site is located at 13516 East Lakeview Road, is subject to the 1.1 Current Urban Development Area, is zoned RS3, and contains an existing single-family residence on proposed Lot 13, which will remain. Access would be provided by a private road connecting to East Lakeview Road. The project would be served by public sewer provided by the Lakeside Sanitation District and imported water from the Helix Water District. Earthwork will consist of a balanced cut and fill of 7,000 cubic yards of material. The project includes construction of an off-site storm drain facility from the project site to a location in the vicinity of Bubbling Wells Road. Placement of a biological open space easement, installation of signage and installation of permanent fencing to protect the dedicated open space from inadvertent disturbance by grading, brushing or clearing will be required.

Staff Presentation: Slovick

Proponents: 1; Opponents: 0

Discussion:

This Item is approved on consent.

Action: Riess - Pallinger

Adopt the Resolution approving Tentative Map (TM) 5286RPL<sup>4</sup>, which makes the appropriate Findings and includes those requirements and Conditions necessary to ensure that the project is implemented in a manner consistent with the Subdivision Ordinance and State law.

Ayes: 7 - Beck, Brooks, Day, Kreitzer, Pallinger, Riess, Woods  
Noes: 0 - None  
Abstain: 0 - None  
Absent: 0 - None

**TM 4713RPL<sup>6</sup> and P87-068, Agenda Item 2:****2. Peppertree Park Revised Tentative Map, TM 4713RPL<sup>6</sup>R and Major Use Permit Modification, P87-069W<sup>1</sup>, Fallbrook Community Plan Area**

Proposed Revised Tentative Map (TM 4713RPL<sup>6</sup>R) 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. The crossing of Ostrich Farms Creek would be accomplished with a bridge approximately 450' south of the northern boundary of the project site, instead of with fill adjacent to the northern boundary as approved. Also proposed is a waiver in design speed requirement for Pepper Tree Lane, reducing design speed from 45 to 40 miles per hour. The applicant 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 onsite. Maximum heights of cut and fill would be 31 and 33 feet, respectively. The Major Use Permit Modification (P87-069W<sup>1</sup>) 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 site is located at the northern portion of the Peppertree Park Specific Plan Area, approximately 640' east of South Mission Road in Fallbrook.

**Staff Presentation:** Hingtgen

**Proponents:** 6; **Opponents:** 1

**Discussion:**

This Item was continued from the November 2, 2007 Planning Commission meeting to allow further discussions concerning the applicant's proposed revisions to conditions in the Tentative Map Final Resolution. The Fallbrook Planning Group recommended approval of this proposal with a requirement that the proposed round-about be enlarged to two lanes. Staff has worked closely with the local fire district on this improvement, and informs the Planning Commission that traffic circulation will be at Level of Service "A" with a single-lane round-about. A two-lane improvement would result in a substantially wider road, possibly causing safety hazards.

TM 4713RPL<sup>6</sup> and P87-068, Agenda Item 2:

The Planning Group chairman reminds the Planning Commission that the road doesn't exist today so SANDAG's traffic forecast model could be inaccurate. He believes traffic will significantly increase once the road is constructed. The applicant explains that SANDAG's forecasts include the expected increases in traffic.

Commissioner Beck points out that impacts on Ostrich Farms Creek due to the proposed bridge were evaluated using the single-lane round-about concept. He concurs that these impacts would increase substantially if the round-about were doubled in size.

**Action:** Pallinger – Riess

1. Adopt the Resolution approving Revised Map TM 4713RPL<sup>6R</sup>, which makes the appropriate findings and includes those requirements and conditions necessary to ensure that the project is implemented in a manner consistent with the Subdivision Ordinance and State law; and
2. Grant Major Use Permit Modification P87-069W<sup>1</sup>, which makes the appropriate findings and includes those requirements and conditions necessary to ensure that the project is implemented in a manner consistent with the Zoning Ordinance.

Ayes: 7 - Beck, Brooks, Day, Kreitzer, Pallinger, Riess, Woods  
Noes: 0 - None  
Abstain: 0 - None  
Absent: 0 - None

P04-036, Agenda Item 3:

3. A Children’s Village, Major Use Permit P04-036, Mountain Empire Subregional Plan Area

Proposed 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 will be provided for employees, residents, and visitors (an additional 35 spaces will be provided for overflow parking for a total of 172). An onsite sewage treatment system would be constructed to handle wastewater generated from the project and water needs will be served from onsite wells. The total population living onsite will 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 will be allowed to stay onsite at any given time. The property is located at 1880 Lake Morena Drive in the Mountain Empire Subregional Plan Area.

Staff Presentation: Ramaiya

Proponents: 21; Opponents: 5

Discussion:

Staff has not had adequate time to ascertain whether documents submitted during the last five days by project opponents contain new or significant information, and requests that the Planning Commission postpone consideration of this proposal. Several Planning Commissioners indicate that they’ve reviewed the documents and they contain no new or significant information.

Action: Riess – Day

Do not postpone consideration of Major Use Permit P04-036.

Ayes:	5 -	Brooks, Day, Kreitzer, Pallinger, Riess, Woods
Noes:	2 -	Beck, Kreitzer
Abstain:	0 -	None
Absent:	0 -	None

P04-036, Agenda Item 3:

The Planning Commission is informed that the applicant and his representatives attended the recent Planning Group meeting and provided a presentation on this project. The Planning Group's motion to approve the proposal failed.

Project supporters urge the Planning Commission to approve this proposal. They believe the facility will not only benefit the children residing within, but also the community and the County. They believe the project will be an asset to the community and provide a healthy, safe environment for the children, and they remind the Commission that the proposal meets all County land-use requirements. Project supporters believe this proposal could serve as a transition area between the clustered development in Lake Morena and the community of Campo.

Planning Group representatives and others opposed to the project insist that the proposed development is inconsistent with community character and too large for the community. They remain concerned about increasing the life of the Permit to seven years, possible impacts to infrastructure, visual quality and groundwater, and they question whether there is adequate emergency service availability. They also discuss concerns that the proposal is not energy efficient or environmentally friendly. The applicant's representatives believe all the concerns pertaining to community character, fire protection, groundwater availability and the proposed wastewater treatment plan have been addressed, as does Staff.

With respect to water storage onsite, the applicant's representative informs the Commission that the existing 400,000+ gallon reservoir onsite is more than double that required. There is also an optional storage tank that will hold approximately 20,000 gallons, a fire pump for standby use, and hydrants will be provided, all accessible to emergency service providers. Commissioner Beck believes many concerns would be alleviated if the applicant provided funding for a local fire protection agency. Commissioner Beck also recommends that the groundwater quantity and quality test results be provided semi-annually for the first two years and annually thereafter.

Further describing the project, Staff explains that lighting will conform to the Light Pollution Code, and Conditions have been developed for security lighting/motion sensors. The applicant has also agreed to provide a ranchland easement.

Commissioner Beck is concerned, as are some of the project opponents that the village will not incorporate the use of solar energy or green construction. Staff reminds him that the County doesn't currently have a policy requiring this type of construction, but the applicant isn't opposed to it. Commissioner Woods recommends that the use of solar energy become a component of construction if this project is approved.

**P04-036, Agenda Item 3:**

In response to questions from Commission Beck regarding the proposed wastewater treatment plant, the applicant clarifies that the system's capacity is designed and limited to this project and this Permit, and will be privately owned and operated.

Commissioner Riess notes that the children onsite and residing in the facility will be attending private schools, which can be very isolating. The applicant's representative assures him that the children will be kept busy with learning, sports, recreation and other activities, and representatives from the local schools will be consulted to provide assistance in helping the children interface with community residents.

Commissioner Day believes the proposal has met all requirements and is consistent with the General Plan, the Community Plan, the Groundwater Ordinance and CEQA. He believes it will provide services that are critically needed for a very vulnerable section of our society, and support's Staff's recommendation to extend the Use Permit for seven years. Commissioner Pallinger concurs, stating his belief that the applicant has done a tremendous job.

**Action:** Pallinger – Woods

Grant Major Use Permit P04-036 for seven years, including the ranchland easement. Lighting will include motion sensors, and the applicant is encouraged to use sustainable design principles, incorporating not only solar, but other design features.

**Discussion of the Action:**

Commissioner Beck is hesitant to use the word "encourage". It is his belief sustainable design is only achieved through specific requirements. Commissioner Beck doesn't support extending the Use Permit for seven years, noting that the environment could change substantially in seven years and so, .

**Amended Action:** Pallinger – Woods

Extend the life of the Use Permit to five years. The applicant is required to utilize solar water/heating services and incorporate LEED design standards/ principals. The results of the semi-annual water quantity and quality tests must be provided to the Planning Commission. Any services that can be made better by the use of solar are required to be provided.

P04-036, Agenda Item 3:

Ayes:	6 -	Beck, Day, Kreitzer, Pallinger, Riess, Woods
Noes:	0 -	None
Abstain:	0 -	None
Absent:	1 -	Brooks

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

Requested Major Use Permit P04-008 to allow construction and operation of a T-Mobile Wireless Telecommunication Facility at 2141 Esplendido Avenue near the intersection of Campanero Avenue. The proposed facility consists of a faux monopine tree 40' tall 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'. The proposed equipment shelter measures 12' X 18.8' X 6.8' 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 contains a single-family residence. The applicant is also requesting an exception to the height limit for the faux tree, from 35' to 40'. The site is designated (17) Estate Residential and the Use Regulation is A70 (Limited Agriculture).

**Staff Presentation:** Ramaiya

**Proponents:** 2; **Opponents:** 5

**Discussion:**

The Planning Group chairman recommends that the proposed facility be relocated so that it is closer to the center of the property. He also recommends that the proposal be sent back so the applicant can work with the neighbors, because they remain concerned about visual impacts resulting from the Telecommunications Ordinance's 50-foot setback requirement. Neighboring residents are also concerned about potential decreases in property values if this project is approved.

The applicant's representative informs the Commission that other locations onsite were investigated but didn't provide the same level of coverage. He reminds the Commission that visual impacts have been addressed, and landscaping will be provided to further lessen possible visual impacts. The applicant states most of the community's residents have voiced overwhelming support of this proposal.

P04-008, Agenda Item 4:

**Action:** Woods – Pallinger

Continue consideration of Major Use Permit P04-008 to the meeting of January 11, 2008. The applicant is to relocate the tower closer to the middle of the project site.

**Discussion of the Action:**

Commissioner Pallinger directs the applicant to consider installing cypress trees to further shield the facility from view.

Ayes: 4 - Kreitzer, Pallinger, Riess, Woods  
Noes: 0 - None  
Abstain: 0 - None  
Absent: 3 - Beck, Brooks, Day

**Action:** Woods - Pallinger

Staff is to return with an amendment to the Telecommunications Ordinance, increasing the 50' setback to 100' from the property line.

Ayes: 4 - Kreitzer, Pallinger, Riess, Woods  
Noes: 0 - None  
Abstain: 0 - None  
Absent: 3 - Beck, Brooks, Day

P07-005, Agenda Item 5:

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

Proposed Major Use Permit to authorize the construction and operation of an unmanned telecommunications facility at 1329 Sugarbush Drive. The proposed Sprint Nextel facility consists of the installation of an equipment shelter measuring 12' X 22' X 13.2'. 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 site is subject to the Current Urban Development Area (CUDA) Regional Category, and is zoned A70 (Limited Agriculture).

Staff Presentation: Johnston

Proponents: 1; Opponents: 0

This Item is approved on consent.

Action: Riess – Pallinger

Grant Major Use Permit P07-005, which makes the appropriate Findings and includes those requirements and Conditions necessary to ensure that the project is implemented in a manner consistent with the Zoning Ordinance and State law.

Ayes: 7 - Beck, Brooks, Day, Kreitzer, Pallinger, Riess, Woods  
Noes: 0 - None  
Abstain: 0 - None  
Absent: 0 - None

P04-054, Agenda Item 6:

6. Sprint Nextel - Alpine Road Station; Major Use Permit P04-054, Alpine Community Plan Area

Proposed Major Use Permit to allow the construction and operation of an unmanned Sprint-Nextel wireless telecommunications facility at 2914 Tavern Road. The proposed facility consists of a 35' tall 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' tall and will be painted to match the color of the tree. The proposed equipment shelter, including a power rack, radio, rectifier, and batteries measures 20' X 11.5' X 10' and will be located adjacent to the base of the monopine. The project site is subject to the Estate Development Area (EDA) Regional Category, and is zoned A70 (Limited Agriculture).

Staff Presentation: Johnston

Proponents: 1; Opponents: 0

This Item is approved on consent.

Action: Riess – Pallinger

Grant Major Use Permit P04-054, which makes the appropriate Findings and includes those requirements and Conditions necessary to ensure that the project is implemented in a manner consistent with the Zoning Ordinance and State law.

Ayes: 7 - Beck, Brooks, Day, Kreitzer, Pallinger, Riess, Woods  
Noes: 0 - None  
Abstain: 0 - None  
Absent: 0 - None

P06-085, Agenda Item 7:

7. Winter's Addition, Major Use Permit P06-085, Lakeside Community Plan Area

Requested Major Use Permit to allow a six-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, eight-bedroom and five-bathroom addition to the existing residence and construction of an on-site, seven-stall parking area to accommodate the increased occupancy. The project site is located at 16925 Deer Hill Estates, designated (18) Multiple Rural Use, and is zoned A70 (Limited Agriculture), which allows residential group care facilities in excess of six persons with a Major Use Permit.

Staff Presentation: Peck

Proponents: 1; Opponents: 1

Discussion:

It has been requested that consideration of this Item be postponed to allow the applicant additional time to resolve concerns raised by Staff.

Action: Day – Riess

Continue consideration of Major Use Permit P06-085 to the meeting of December 14, 2007.

Ayes: 7 - Beck, Brooks, Day, Kreitzer, Pallinger, Riess, Woods  
Noes: 0 - None  
Abstain: 0 - None  
Absent: 0 - None

TM 5458RPL<sup>3</sup>, Agenda Item 8:

8. VC Development, Tentative Map TM 5458RPL<sup>3</sup>, Valley Center Community Plan Area

Requested Tentative Map to allow the subdivision of 17.4 acres into eight lots for residential development. The minimum lot size is two acres and the existing structures on Lot 8 will be removed. The project site is located at the intersection of Molly Anne Court and Valley Center Road. 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. Access will be provided via Valley Center Road, and services will be provided by the Valley Center Municipal Water District, the Valley Center Fire Protection District, the Pauma Unified School District, and private septic systems. The applicant requests a waiver of 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. Also requested is a waiver of the requirement for 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 Department of Public Works.

Staff Presentation: Passon

Proponents: 2; Opponents: 0

This Item is approved on consent.

Adopt the Resolution approving Tentative Map (TM) 5458RPL<sup>3</sup>, which makes the appropriate Findings and includes those requirements and Conditions necessary to ensure that the project is implemented in a manner consistent with the Subdivision Ordinance and State law.

Ayes: 7 - Beck, Brooks, Day, Kreitzer, Pallinger, Riess, Woods  
Noes: 0 - None  
Abstain: 0 - None  
Absent: 0 - None

**Administrative:**

**E. Director's Report:**

- **Fire Response and Recovery**

**F. Report on actions of Planning Commission's Subcommittees:**

**G. Designation of member to represent the Planning Commission at Board of Supervisors meeting(s):**

**H. Discussion of correspondence received by the Planning Commission:**

**Department Report**

**I. Scheduled Meetings:**

December 14, 2007	Regular Meeting, 9:00 a.m., DPLU Hearing Room
December 28, 2007	Regular Meeting, 9:00 a.m., DPLU Hearing Room
January 11, 2008	Regular Meeting, 9:00 a.m., DPLU Hearing Room
January 25, 2008	Regular Meeting, 9:00 a.m., DPLU Hearing Room
February 8, 2008	Regular Meeting, 9:00 a.m., DPLU Hearing Room
February 22, 2008	Regular Meeting, 9:00 a.m., DPLU Hearing Room

There being no further business to be considered at this time, the Chairman adjourned the meeting at 1:07 p.m. to 9:00 a.m. on December 14, 2007 in the DPLU Hearing Room, 5201 Ruffin Road, Suite B, San Diego, California.