

MINUTES
SAN DIEGO COUNTY PLANNING COMMISSION
Regular Meeting – December 14, 2007
DPLU Hearing Room, 9:00 a.m.

The meeting convened at 9:04 a.m., recessed at 10:10 a.m., reconvened at 10:39 a.m., recessed at 11:50 a.m., reconvened at 12:01 p.m. and adjourned at 2:16 p.m.

A. ROLL CALL

Commissioners Present: Beck, Brooks (out at 12:15p), Day, Kreitzer, Pallinger, Riess, Woods (out at 1:45p)

Commissioners Absent: None

Advisors Present: Shick, Thomas (DPW); Taylor (OCC)

Staff Present: Farace, Gibson, Giffen, Johnson, Johnston, Loy, Maxson, Russell, Jones (recording secretary)

B. Statement of Planning Commission's Proceedings, Approval of Minutes for the Meeting of November 2 and November 16, 2007

Postponed.

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.

Mike Thometz, a resident of Campo, commends Staff for the improvements to DPLU's automated services.

D. Formation of Consent Calendar: Items 3 (withdrawn), 5, 6, 7, 8, 9 and 10

P03-124, Agenda Item 1:

1. T-Mobile Telecommunications Facility, Major Use Permit P03-124, North County Metropolitan Subregional Plan Area (continued from November 16, 2007)

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: Farace

Proponents: 3; Opponents: 3

Staff is now aware of the availability of the Padre Dam water tank as a possible and more suitable location for this project and recommends denial of the Major Use Permit. The applicant explains that most of those opposed to the project do not object to the facility, merely it's currently proposed location.

Action: Beck – Woods

Accept the Form of Decision denying Major Use Permit P03-124.

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

P06-011, Agenda Item 2:

2. **Park Hill Lane Residence San-220-A; Major Use Permit P06-011, North County Metro Subregional Planning Area** (Continued from the hearing of November 2, 2007)

This is a Major Use Permit for an unmanned wireless telecommunication facility. The proposed facility consists of a faux Cypress tree, 50 feet in height, with antennas and an associated equipment shelter. The proposed faux tree will carry 3 panel type antennas covering three sectors with one antenna per sector. The proposed equipment shelter measures 14 feet long x 12 feet wide x 8 feet in height and would be located adjacent to the base of the faux tree. The project is subject to the General Plan Regional Category of Current Urban Development Area (CUDA), Land Use Designation Residential (3), and is zoned A70 (Limited Agriculture). The project is located at 1245 Park Hill Lane in the North County Metro Subregional Plan Area.

Staff Presentation: Johnston

Proponents: 3; **Opponents:** 2

Discussion:

At their November 2, 2007 meeting, the Planning Commission directed the applicant to evaluate alternate sites for this proposal. The proposed facility was subsequently relocated further away from the property line which, the applicant believes, minimizes the need for evaluating additional sites while still providing adequate coverage. Project opponents maintain that there are other sites available and remain concerned that the proposal will negatively impact property values. Project opponents are also concerned about the noise generated by operation of the facility.

Action: Riess – Day

Grant Major Use Permit P06-011, 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.

P06-011, Agenda Item 2:

Discussion of the Action:

Commissioner Woods states he will not support the motion. He believes the proposed facility remains too close to adjacent properties and questions whether the applicant considered co-locating the facility on another site. The applicant's representative indicates that no acceptable alternate sites were found. The closest site was 300 yards away and 150 feet below the proposed site. With respect to possible noise impacts, the applicant explains that the facility will be enclosed and the decibel levels will be less than what is currently authorized by the County of San Diego.

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

P06-085, Agenda Item 3:**3. Winter's Addition; Major Use Permit P06-085, Lakeside Community Planning Area (Continued from November 11, 2007)**

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 Plan 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.

Staff Presentation: Peck

Proponents: 0; **Opponents:** 0

The application for Major Use Permit P06-085 has been withdrawn by the applicant.

SPA 01-004, TM 5270RPL², P85-084W⁵,
P85-064W^R, BC 03-0250, BC 03-0221,
SPA 03-006 & VAC 03-018, Agenda Item 4:

4. The Bridges Unit 6 and Driving Range Expansion: SPA 01-004, TM 5270RPL², P85-084W⁵, P85-064W⁴, B/C 03-0250, B/C 03-0221, Santa Fe Creek: SPA 03-006, VAC 03-018, San Dieguito Community Plan Area

This project is comprised of the following three components: (1) A request to amend the Canyon Creek (The Bridges) Specific Plan to change an approximately 8.46-acre area currently designated for open space to residential use and to allow the extension of Calle Ponte Bella Road, which is needed to provide access to five new lots. Other implementing permits include: A Tentative Map to subdivide the new residential area into 5 lots ranging in size from 1 to 1.81 acres; two Major Use Permit Modifications to accommodate the new residential development; a boundary adjustment to extend Calle Ponte Bella and the construction of an emergency access road connecting to Bumann Road to the west. This Tentative Map will also vacate an open space easement. (2) A request to expand The Bridges Golf Course driving range through modification of the Golf Course Major Use Permit; a boundary adjustment to create a legal lot to be used for part of such expansion; and the use of certain land within the adjoining Santa Fe Creek Specific Plan for a portion of the expansion; and (3) A request to amend the Santa Fe Creek Specific Plan to allow recreational open space on the rear half of Lots 1-5 located along the west boundary of the Specific Plan in order to expand The Bridges Golf Course driving range; and the vacation of existing open space easements over such portion of those lots (about 3.95 acres) and the rededication of the area with a recreational open space easement. The project as a whole is subject to the (17) Estate Residential, (24) Impact Sensitive and (21) Specific Plan Area Land Use Designations of the San Dieguito Community Plan and the RR.5, A70 and S88 Use Regulations. The Bridges Specific Plan is located north of the intersection of Aliso Canyon Road and Avenida de Duque. Unit 6 is located in the northwesterly corner of the Specific Plan at the current terminus of Calle Ponte Bella. The Santa Fe Creek Specific Plan is located north of the northerly terminus of Via de las Flores.

Staff Presentation: Russell

SPA 01-004, TM 5270RPL2,
P85-084W5, P85-064W4,
B/C 03-0250, B/C 03-0221,
Santa Fe Creek: SPA 03-006,
VAC 03-018, Agenda Item 4:

Discussion:

Following Staff's report and public testimony, several of the Planning Commissioners voice dissatisfaction with the existing barbed-wire fencing along the northern boundary of the project site, golf balls being allowed to fall into the Creek, the existing Eucalyptus trees, fire-works during or following certain events, and an illegal tennis court and pro-shop on adjacent property. Several of the Commissioners also voice concerns about the vulnerability of the property previously known as Unit 7, and the possibility that this open space could be developed in the future. It is clarified that Unit 7 is not part of today's project.

Commissioner Beck also has concerns about the expanded driving range, and questions whether this expansion changes the buffer leading to the Creek. Staff explains that the three-acre buffer easement and a very small sliver of biological open space are both being vacated. Both were placed on the project as part of the habitat loss permit. That land is mowed non-native grasses, and there will be no change in its function as a buffer. Commissioner Beck points out that the buffer is intended to separate the proposed residences from the Creek

Commissioners Pallinger and Day do not consider this proposal growth-inducing, as alleged by a few project opponents. In addition, all of the Commissioners note that Fish and Wildlife representatives have indicated approval of the project.

Action: Riess – Woods

Unit 6 is part of an entire residential Specific Plan. Adjacent to a primary service road for this project is an equestrian/pedestrian circulation feature. This feature is an enhancement and an inducement to the expansion of Unit 6.

Recommend that the Board of Supervisors approve SPA 01-004, TM 5270RPL², P85-084W⁵, P85-064W⁴, BC 03-0250, BC 03-0221, SPA 03-006 and VAC 03-018 with the following Conditions:

1. The applicant is to resolve the safety of this Circulation Element amenity by either realigning the trail into adjacent property or by placing the water pumping facilities under the surface of the road;

SPA 01-004, TM 5270RPL2,
P85-084W5, P85-064W4,
B/C 03-0250, B/C 03-0221,
Santa Fe Creek: SPA 03-006,
VAC 03-018, Agenda Item 4:

2. The barbed-wire is to be removed from the project perimeter where deer or other wildlife could be entangled;
3. Fences are to be improved to keep golf balls out of the creek and any drainage areas where water may flow;
4. It is suggested, but not required, that the applicant develop a plan for the retirement of eucalyptus trees and the replacement of them with more fire-resistant and non-invasive species;
5. Fireworks are no longer to be allowed on the property; and
6. The open space easement that is being created adjacent to Unit 6 is to be drafted so that it would state the reasons for its existence and creation, and that any right-of-way would be prohibited within that easement.

Ayes: 5 - Day, Kreitzer, Pallinger, Riess, Woods
Noes: 1 - Beck
Abstain: 0 - None
Absent: 1 - Brooks

P06-009, Agenda Item 5:

5. Whelan Residence Telecommunications Facility; Major Use Permit P06-009, North County Metro Subregional Planning Area

This is a Major Use Permit for an unmanned wireless telecommunications facility. The project consists of a co-locatable 50-foot faux palm tree with antennas and an associated equipment shelter. Three panel type antennas covering three sectors will be mounted to the faux palm tree, inside a faux pineapple palm nut. A Compact Metrocell Outdoor (CMO) equipment cabinet, Positive Temperature Coefficient (PTC) cabinet, and GPS unit will be placed inside a proposed Concrete Masonry Unit (CMU) equipment compound, measuring 14 feet long x 10 feet wide x 6 feet in height, located 10 feet northwest of the faux palm. The project is subject to the General Plan Regional Category of Current Urban Development Area (CUDA), Land Use Designation (1) Residential, and is zoned A70 (Limited Agriculture). The project is located at 2702 Mary Lane in the North County Metro Subregional Planning area.

Staff Presentation: Johnston

Proponents: 1; Opponents: 0

This Item is approved on consent.

Action: Riess - Pallinger

Grant Major Use Permit P06-009, 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

P06-045, Agenda Item 6:

6. Spring Wagon; Major Use Permit P06-045, Ramona Community Planning Area

This is a Major Use Permit for an unmanned wireless telecommunications facility. The project consists of three panel antennas attached to an existing 81-foot monopole and an associated equipment shelter. The antennas will be façade mounted to the monopole, at 48 feet and painted to match the monopole. A Compact Metrocell Outdoor (CMO) equipment cabinet, Positive Temperature Coefficient (PTC) cabinet, and Global Positioning System (GPS) will be placed inside a proposed Concrete Masonry Unit (CMU) equipment shelter, measuring 14 feet long x 12 feet wide x 8 feet in height, located 20 feet north of the existing monopole. The project is subject to the General Plan Regional Category of Estate Development Area (EDA), Land Use Designation (19) Intensive Agriculture, and is zoned A70 (Limited Agriculture). The project is located at 18303 Spring Wagon Road in Ramona.

Staff Presentation: Johnston

Proponents: 1; Opponents: 0

This Item is approved on consent.

Action: Riess – Pallinger

Grant Major Use Permit P06-045, 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

P06-082, Agenda Item 7:

7. San 225 C Kozyra Residence; Major Use Permit P06-082, Ramona Community Planning Area

The project is a Major Use Permit to authorize the construction and operation of an unmanned wireless telecommunications facility. The project consists of a 29-foot, 1-inch faux chimney with antennas and an associated equipment shelter. Three panel type antennas covering three sectors will be mounted inside the faux chimney. A CMO equipment cabinet, PTC cabinet, and GPS will be placed inside a proposed Concrete Masonry Unit (CMU) equipment shelter, measuring 10 feet, 8 inches long x 7 feet, 4 inches wide x 8 feet in height, located 30 feet west of the faux chimney. The project site is subject to the Estate Development Area (EDA) Regional Category of the General Plan, (19) Intensive Agricultural Land Use Designation, and is zoned A70 (Limited Agriculture). The project is located at 15338 Sky High Road in Ramona.

Staff Presentation: Johnston

Proponents: 1; Opponents: 0

This Item is approved on consent.

Action: Riess – Pallinger

Grant Major Use Permit P06-082, 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

P06-084, Agenda Item 8:

8. T-Mobile/Tierra Verde/SD 06735A; Major Use Permit P06-084, North County Metro Subregional Planning Area

The proposed project is a Major Use Permit to authorize the construction and operation of an unmanned wireless telecommunications facility. The facility includes a 50-foot tall mono-palm to which 12 panel antennas will be mounted. Associated equipment will consist of 4 Ericsson RBS 2106 cabinets and one T-Mobile PPC/Telco cabinet. The equipment will be located in the center of the parcel and will be enclosed by a 7-foot 8-inch high Concrete Masonry Unit (CMU) wall and will occupy 250 square-feet of the 1.57-acre parcel. The project is subject to the Regional Land Use Element Policy 1.1 (Current Urban Development Area) and General Plan Land Use Designation 2 (Residential – 1 dwelling unit per gross acres). The parcel is zoned RR1 (Rural Residential). The project is located at 2230 Tierra Verde Road within the North County Metro Subregional Planning area.

Staff Presentation: Johnson

Proponents: 1; Opponents: 0

This Item is approved on consent.

Action: Riess – Pallinger

Grant Major Use Permit P06-084, 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

R07-006, Agenda Item 9:

9. Mountain Gate: Zone Reclassification R07-006; North County Metro Subregional Plan Area (Farace/Nguyen)

The project proposes a Rezone from A70 with a Provisional S88 to a S88 Specific Plan Use Regulation with Subareas A, A1, B, B1, C and C1 to implement the Mountain Gate Tentative Map Time Extension. The Rezone is needed because of modifications to the lot design, due to fire clearing requirements and conformance with the Natural Communities Conservation Plan, created split zoning on the lots with four lots not within residential zoning. The project site is located south of Mountain Meadow Road between Stickley Ranch Road and the community of Jesmond Dene, north of the City of Escondido and east of Interstate 15 in the North County Metro Subregional Planning area.

Staff Presentation: Farace, Nguyen

Proponents: 1; Opponents: 0

This Item is recommended for approval on consent.

Action: Riess – Pallinger

- a. Find that the Planning Commission has reviewed and considered the information contained in the final Environmental Impact Report certified July 6, 1983 and Addendum adopted November 7, 2001 on file with the Department of Planning and Land Use, and Addendum thereto dated November 16, 2007 on file with the Department of Planning and Land Use prior to making its decision on the project; and recommend that the Board of Supervisors:
- b. Adopt the Form of Ordinance changing the zoning classification of certain property in the North County Metropolitan Subregional Plan Area, Ref.: R07-006.

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

Agenda Item 10:

10. **County Counsel's Quarterly Report** (Continued from the workshop of November 30, 2007)

County Counsel's quarterly report to the Commission on legal developments in Planning and Land Use, covering the period from July 1 through September 30, 2007.

Presentation: Taylor (OCC)

Note and file.

Administrative:

E. Director's Report:

- **Cancellation of December 28, 2007 Planning Commission Meeting (Gibson)**

This discussion will be provided on January 11, 2008.

- **2007 Wildfire – DPLU Response and Recovery (Gibson, Murphy, Miller, Steinhoff)**

This discussion will be provided on January 11, 2008.

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

None.

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

None.

H. Discussion of correspondence received by the Planning Commission:

None.

I. Scheduled Meetings:

Action: Riess – Day

Cancel the meeting of December 28, 2007.

Ayes: 5 - Beck, Day, Kreitzer, Pallinger, Riess

Noes: 0 - None

Abstain: 0 - None

Absent: 2 - Brooks, Woods

There being no further business to be considered at this time, the Chairman adjourned the meeting at 2:17 p.m. to 9:00 a.m. on January 11, 2008 in the DPLU Hearing Room, 5201 Ruffin Road, Suite B, San Diego, California.