

**FINAL AGENDA
SAN DIEGO COUNTY PLANNING COMMISSION
REGULAR MEETING
Friday, April 18, 2008, 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 March 21, 2008**
- 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. Announcement of Handout Materials Related to Today's Agenda Items**
- E. Formation of Consent Calendar**

Regular Agenda Items

[1. NATIONAL QUARRIES RECLAMATION PLAN MODIFICATION RP79-05W¹; BONSALL COMMUNITY PLANNING AREA \(Passon\)](#)

The project is a modification of an existing approved Reclamation Plan, RP79-05 (1979), as amended in 2002. This modification would address the reclamation of all of the currently disturbed lands and the lands intended to be mined in the future by the operator of the National Quarries mining facility. The proposed Reclamation Plan has been prepared in conformance with the current standards of the California Surface Mining and Reclamation Act (SMARA). The Plan depicts the configuration of the final reclaimed surface (i.e. the extent of excavation) and describes how this surface will be treated to allow the site to be left in a condition suitable for an alternate end use. This treatment includes re-vegetation, drainage improvements and engineering of the site access road.

National Quarries has established a vested right to mine the entire 210-acre site. Therefore, a Major Use Permit granted by the County of San Diego is not required for the ongoing operation of this facility.

2. HILTON HEAD, TENTATIVE MAP, 23 UNIT COMMERCIAL CONDOMINIUM CONVERSION, TM 5531RPL2 (Slovick)

The project proposes a Tentative Map to subdivide an existing 2-story, 40,223 square foot commercial office building into 23 commercial condominium units. The project is located east of Jamacha Road on Hilton Head Road. The commercial office building was constructed with an approved building permit in 2006. The building passed final building inspection on October 8, 2007. A landscape plan was required as a condition of building permit approval. A letter from a landscape architect was provided prior to occupancy that demonstrated that the required landscaping was installed per the approved plans. The landscaping consists of large deciduous and evergreen trees planted along the eastern property line. Access to the site is provided via two private driveways; one from Hilton Head Road and the other from Hilton Service Road. 181 parking spaces are provided on-site along with 30 bicycle spaces and 6 ADA compliant spaces. The project is subject to the (21) Specific Plan Area Land Use Designation of the Valle de Oro Community Plan and is subject to the Cottonwood Village Specific Plan Amendment (SPA 82-03), which was adopted by the Board of Supervisors on April 12, 1983. The project is subject to the Land Use Element Regional Category Current Urban Development Area (CUDA). The project site is subject to the C36, General Commercial Use Regulations, which allows Administrative and Professional Services.

3. REVISIONS TO BOARD OF SUPERVISORS POLICY I-63, GENERAL PLAN AMENDMENT AND ZONING GUIDELINES, POD 08-008 (Farace)

The project proposes revisions to Board Policy I-63, General Plan Amendment and Zoning Guidelines. Board Policy I-63 sets procedures requiring property owners or other interested persons to present private requests to initiate General Plan Amendments. This is referred to a Plan Amendment Authorization or "PAA". The proposed revisions of Board Policy I-63 would incorporate time limits as to when initiated PAAs expire and when appeals must be filed. The revisions also address the expiration date of already initiated PAAs.

Administrative Agenda Items

F. Director's Report

- **Results from Board of Supervisors' Hearing(s) of Items Previously Considered by the Planning Commission (Gibson)**

G. Report on actions of Planning Commission's Subcommittees.

H. Upcoming Board of Supervisors Agenda items and Designation of member to represent Commission at Board of Supervisors.

April 23 2008

- General Plan Amendment to County Public Safety Element GPA 08-001 – Farace**
- Zoning Ordinance Clean-Up Amendments POD 07-003 – Farace**
- Boutique Wineries Zoning Ordinance Amendment POD 07-001 – Nagem**

May 7 2008

Park Hill Lane Wireless Telecommunication Facility P06-011 (Continued from hearing of March 26 2008) – Maxson

I. Discussion of correspondence received by Planning Commission.

J. Scheduled Meetings.

April 18, 2008	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
----------------	---

May 2, 2008	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
-------------	---

Adjournment

Additional Information:

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".

Planning Commission actions on items on this agenda are considered taken as of the adjournment of the meeting. Finality and effectiveness of those actions are governed by provisions of laws and ordinances, and may be affected by appeal provisions.

Appeals

Certain decisions of the Planning Commission may be appealed to the Board of Supervisors. Applicable County ordinances should be consulted regarding the actual requirements, which are summarized below:

Major Use Permits, Reclamation Plans & Site Plans Required by Specific Plans:	Filed in office of Planning Commission, within 10 days of Commission decision (Zoning Ord. §7366)
Tentative Maps:	Filed with Clerk of Board of Supervisors, within 10 days of Commission decision (S.D.Co. Code §81.307, Gov. Code §66452.5)
Recommendations Against Zoning Reclassifications:	Filed with Board of Supervisors, within 40 days after Commission recommendation is transmitted to the Board (Zoning Ord. §7506.d)
Environmental Determinations*	Filed in office of Planning Commission within 10 days of Environmental Determination or project decision, whichever is later (S.D.Co. Code §86.404)

No appeal is provided for Commission decisions on Administrative Appeals, Variances, or Minor Use Permits; the Commission decision is final. Commission recommendations on General and Specific Plans (and Amendments), Zoning Ordinance Amendments, and favorable actions on Zoning Reclassifications, are automatically presented to the Board of Supervisors, so no appeal is necessary.

The address for filing with the Board of Supervisors is: Clerk of the Board of Supervisors, Room 402, 1600 Pacific Highway, San Diego, CA 92101. The address for filing with the Planning Commission is: San Diego County Planning Commission, 5201 Ruffin Road, Suite B, San Diego, CA 92123. Appeals must be accompanied by the appeal fee of \$500.00.

*An "Environmental Determination" is a decision by a non-elected County decision maker, to certify an EIR, approve a Negative Declaration or Mitigated Negative Declaration, or determine that a project is not subject to CEQA.