

MINUTES
SAN DIEGO COUNTY PLANNING COMMISSION
Regular Meeting – June 1, 2007
DPLU Hearing Room, 9:00 a.m.

The meeting convened at 9:03 a.m. and adjourned at 9:23 a.m.

A. ROLL CALL

Commissioners Present: Beck, Brooks, Kreitzer, Riess, Woods

Commissioners Absent: Day, Pallinger

Advisors Present: Mehnert (OCC); Sinsay (DPW)

Staff Present: Pryor, Baltazar, Johnson, Johnston, Konar, Murphy, Muto, Slovick, Jones (recording secretary)

B. Statement of Planning Commission's Proceedings, Approval of Minutes for the Meeting of May 18, 2007

Action: Woods - Brooks

Approve the Minutes of May 18, 2007.

Ayes: 5 - Beck, Brooks, Kreitzer, Riess, Woods

Noes: 0 - None

Abstain: 0 - None

Absent: 2 - Day, Pallinger

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.

There were none.

D. Formation of Consent Calendar: Items 1, 2, 3, 5 and 6

TM 5486, Agenda Item 1:

1. Ildica Condominiums, Tentative Map (TM) 5486, Spring Valley Community Plan Area

Proposed 11-unit condominium subdivision in a recently approved apartment complex that has been constructed but is not yet occupied. The apartment complex was approved per Site Plan S03-041. The 0.99-acre property is located at 8746 Ildica Street in the Spring Valley Community Plan.

Staff Presentation: Konar

Proponents: 0; Opponents: 0

This Item is approved on consent following Staff's reassurances regarding the adequacy of the proposed children's play area.

Action: Beck – Woods

Adopt the Resolution approving TM 5486, 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: 5 - Beck, Brooks, Kreitzer, Riess, Woods
Noes: 0 - None
Abstain: 0 - None
Absent: 2 - Day, Pallinger

P06-042, Agenda Item 2:

2. Cricket Communications, Lakeside Mini Storage Telecommunications Facility, Major Use Permit P06-042, Lakeside Community Plan Area

Proposed Major Use Permit for a wireless telecommunication facility comprised of a new 50-foot tall, 9-inch diameter flag pole with three panel antennas housed inside the flag pole. A Nortel compact metrocell outdoor equipment cabinet will be housed inside an existing 10' X 10' foot storage unit with a proposed 8' tall roll-up door. The subject property, located at 10046 River Street in the Lakeside Community Planning Area, is 2.21 acres in size and contains the Lakeside Mini Storage facilities.

Staff Presentation: Johnston

Proponents: 1; Opponents: 0

This Item is approved on consent.

Action: Beck – Woods

Grant Major Use Permit P06-042, 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: 5 - Beck, Brooks, Kreitzer, Riess, Woods
Noes: 0 - None
Abstain: 0 - None
Absent: 2 - Day, Pallinger

P64-091W¹, Agenda Item 3:

3. Cricket Communications, Hillside Community Church Telecommunications Facility, Major Use Permit Modification, P64-091W¹, Valle de Oro Community Plan Area

Proposed Modification of Major Use Permit P64-091, the Hillside Community Church and School, which was approved on August 14, 1964. The applicant proposes to place three antennas in an 18-foot high steeple on the existing church. The overall height will be 35 feet with the proposed antennas residing at approximately the same height. The equipment used by the antennas will be located adjacent to the existing church at ground level, in an attached 8-foot X 12-foot X 6-foot high Concrete Masonry Unit (CMU) equipment shelter. The design of the antennas is stealth and they will not be visible from adjacent parcels. The subject property is located at 1101 South Mollison Avenue.

Staff Presentation: Johnston

Proponents: 2; Opponents: 0

This Item is approved on consent.

Action: Beck – Woods

Grant Major Use Permit Modification P64-091W¹, 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: 5 - Beck, Brooks, Kreitzer, Riess, Woods
Noes: 0 - None
Abstain: 0 - None
Absent: 2 - Day, Pallinger

P06-043, Agenda Item 4:

4. Cricket Communications/SDG&E Serena, Major Use Permit, P06-043, Lakeside Community Plan Area

Proposed Major Use Permit for an unmanned telecommunications facility located on a 1.37-acre parcel on Serena Road in the Lakeside Community Plan Area. Project components include construction, operation, and maintenance of three antennas to be placed on an existing 132-foot tall lattice style SDG&E transmission tower. The antennas will be attached to the tower and located at a height of 64 feet 11 inches. Supporting equipment will be placed approximately 60 feet to the west of the transmission tower in a new concrete equipment shelter measuring 12' long X 9' wide X 8' tall. Landscaping is proposed on the south, west and north sides of the proposed equipment shelter to shield it from the view of surrounding houses. Access to the site is provided by a private access road connected to Serena Road.

Staff Presentation: Johnson

Proponents: 1; Opponents: 11

The applicant has requested that this Item be removed from today's Agenda to allow development of a redesigned proposal and further resolution of issues raised by project opponents.

Action: Riess - Brooks

Remove Major Use Permit P06-043 from today's Agenda. Staff is to readvertise this application for public hearing when appropriate and be prepared to detail SDG&E's responsibilities with respect to maintaining Serena Road.

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

BC 07-0004, Agenda Item 5:

5. B/C 07-0004, of Planned Development "P" Special Area Regulation, Pala-Pauma Subregional Plan Area

Requested waiver of the "P" Special Area Regulation Designator per Section 5804 (c) of the Zoning Ordinance. This section of the Zoning Ordinance allows the Planning Commission to waive the application of a Planned Development on a parcel of not more than five acres in area upon a finding that such a waiver is consistent with the General Plan and the purpose of these regulations.

The waiver will allow construction of a single-family residence and second dwelling unit. The "P" Special Area Regulation was adopted on May 7, 1986 by the Board of Supervisors. The addition of the "P" Special Area Regulation was recommended by the Pala-Pauma Sponsor Group, the Planning Commission, and the Department of Planning and Land Use in General Plan Amendment GPA 86-01. The 4.99-acre net site is located off Pauma Valley Drive on Cuesta de Camillia, a 60-foot wide private road easement in the Pala-Pauma Subregional Plan Area.

Staff Presentation: Slovick

Proponents: 0; Opponents: 0

This Item is approved on consent.

Action: Beck – Woods

1. Grant the attached Form of Decision approving a waiver of the "P" Special Area Regulation, requiring a Planned Development, to allow for the construction of single-family residence and second dwelling unit with the appropriate Findings made; and
2. Find that the proposed project is exempt from the California Environmental Quality Act (CEQA) as specified under Section 15061 of the CEQA Guidelines for the reasons detailed in the Notice of Exemption dated May 8, 2007.

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

TM 5188TE, Agenda Item 6:

6. Don Hensel, Tentative Map (TM) 5188TE, Ramona Community Plan Area

Request for administrative approval of a Tentative Map Time Extension for an approved subdivision map that proposes 12 single-family residential lots on 3.75 gross acres located at 11th Street and San Vicente Road.

Staff Presentation: Baltazar

Proponents: 0; Opponents: 0

This Item is approved on consent.

Action: Beck – Woods

Approve the requested Time Extension for Tentative Map 5188, with an expiration date of January 30, 2009.

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

Administrative:

E. Director's Report:

The appeal of Administrative Permit (AD 06-070), which was continued to the June 15, 2007 Planning Commission meeting, has been withdrawn by the appellant.

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

There were 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:

There was none.

Administrative:

I. Scheduled Meetings:

June 15, 2007	Regular Meeting, 9:00 a.m., DPLU Hearing Room
June 29, 2007	Planning Commission Workshop, 9:00 a.m., DPLU Hearing Room
July 13, 2007	Regular Meeting, 9:00 a.m., DPLU Hearing Room
July 27, 2007	Regular Meeting, 9:00 a.m., DPLU Hearing Room
August 10, 2007	Regular Meeting, 9:00 a.m., DPLU Hearing Room
August 24, 2007	Regular Meeting, 9:00 a.m., DPLU Hearing Room
September 7, 2007	Regular Meeting, 9:00 a.m., DPLU Hearing Room
September 21, 2007	Regular Meeting, 9:00 a.m., DPLU Hearing Room
October 5, 2007	Regular Meeting, 9:00 a.m., DPLU Hearing Room
October 19, 2007	Regular Meeting, 9:00 a.m., DPLU Hearing Room
November 2, 2007	Regular Meeting, 9:00 a.m., DPLU Hearing Room
November 16, 2007	Regular Meeting, 9:00 a.m., DPLU Hearing Room
November 30, 2007	Planning Commission Workshop, 9:00 a.m., DPLU Hearing Room
December 14, 2007	Regular Meeting, 9:00 a.m., DPLU Hearing Room
December 28, 2007	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 9:23 a.m. to 9:00 a.m. on June 15, 2007 in the DPLU Hearing Room, 5201 Ruffin Road, Suite B, San Diego, California.