

**FINAL AGENDA
SAN DIEGO COUNTY PLANNING COMMISSION
REGULAR HEARING
Friday, June 29, 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 Meeting of June 15, 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. [Valencia Square; Tentative Map TM 5404 and Site Plan S04-076, Spring Valley Community Plan Area \(Konar\)](#)

The project proposes the construction of 20 new condominium units on a 1.52-acre site in the Spring Valley Community Plan area. The General Plan Regional Category is Current Urban Development Area (CUDA). The General Plan Land Use is (8) Residential Use (14.5 dwelling units per acre) and the Zoning is RV15 (Variable Family Residential) - 14.5 dwelling units per acre. The project is located at 8947-8949 and 8961-8963 Valencia Street near the intersection of Bancroft Street in Spring Valley.

2. **[DKST; Tentative Map TM 5308RPL²; North County Metro Subregional Plan Area \(Konar\)](#)**

The project proposes a 13-lot subdivision on a 21.7-acre site in the North County Metro Subregional Plan Area. The General Plan Regional category is CUDA. The General Plan Land Use Designation is (2) Residential Use (1 dwelling unit per gross acre). The entire site is zoned is A70 (Limited Agriculture); however, a 15.63-acre portion has a 1-acre minimum lot size requirement and the remaining 6.03-acre area has a 2-acre minimum lot size requirement. The project is located at the terminus of Fredas Hill Road, south of Buena Creek Road. The site is located in the Twin Oaks Sponsor Group area of the North County Metro Subregional Plan.

3. **[Bandy Canyon - Sprint Nextel; Major Use Permit P05-050, Ramona Community Planning Area \(Johnson\)](#)**

The proposed project is a Major Use Permit by Sprint/Nextel for an unmanned telecommunications facility consisting of 15-panel antennas mounted on a 35-foot mono-broadleaf tree. The proposed site is located approximately 30 feet from an existing T-Mobile wireless facility designed as a faux water tank. Two GPS antennas are proposed to be mounted on a proposed prefabricated aggregate equipment shelter measuring 20-feet x 11.5-feet x 10-feet tall. Access will be provided by an existing 17-foot wide paved driveway via Highland Valley Road which serves the existing T-Mobile wireless telecommunications facility. The project site is located in the Ramona Community Plan area on a hilly 9.8-acre parcel. The presence of an existing T-Mobile wireless facility makes this a preferred location according to Section 6986(2) of the San Diego County Zoning Ordinance. The General Plan Designation for this site is (20) General Agricultural; the Regional Category is ECA (Environmentally Constrained Area); and the Use Regulation is A70 (Limited Agriculture). The property is also subject to an "A" Agricultural Designator which requires findings pursuant to Section 5110 of the Zoning Ordinance.

4. **[T-Mobile Scott Residence; Major Use Permit P03-124, Crest- Dehesa Community Planning Area \(Farace\)](#)**

The project is a Major Use Permit for an unmanned wireless telecommunication facility. The project consists of the installation of one 35-foot high telecommunications tower designed to resemble a faux pine tree. The "monopine" would contain 12 panel antennas mounted at a height of 30 feet. Each antenna would be 7 inches by 52 inches in size. A 325 square-foot concrete block enclosure is proposed at the base of the monopine. The enclosure will be eight feet high without a roof. The project would enclose the following pieces of equipment within the equipment cabinet: (a maximum of four Ericsson Model 2106 equipment cabinets and an electrical sub-panel). Landscaping is proposed around the facility as well a new gravel pathway leading

to the monopine. The five-acre project is located 487 Alta Lane, El Cajon. The General Plan Land Use Designation is (1) Residential and the zoning is RR Rural Residential Use Regulations.

5. T-Mobile Crow's Nest; Major Use Permit P04-031, Crest/Dehesa/Harbison Canyon/Granite Hills Subregional Plan Area (Johnson)

This proposed Major Use Permit proposes an unmanned wireless facility in the Crest/Dehesa/Harbison Canyon/Granite Hills Subregional Plan. Project components include construction, operation, and maintenance of a T-Mobile 35-foot high faux mono broadleaf supporting 12 antennas. Supporting equipment will be housed in an 11 feet 8 inches wide x 16 feet long x 8 feet high equipment shelter located approximately 75 feet to the north of the proposed mono broadleaf. The proposed equipment cabinet is will be designed to match the existing on-site pump house. The project does not require water or sewer service. In addition, access will be provided by an existing dirt road which connects to Crow's Nest Lane at the east end of the parcel. The project is to be located on top of a hill on a relatively large parcel measuring 20.72 acres. The surrounding area is zoned A72. Several of the surrounding parcels contain single-family dwellings with the rest of the surrounding land remaining in its natural state. The subject parcel has a General Plan Designation of 18 (Multiple Rural Use) and a Regional Category of EDA (Estate Development Area). The project site is located at 987 Crow's Nest Lane in El Cajon.

6. Bonita Highlands Water Tank; Major Use Permit P07-006, Sweetwater Community Planning Area (Johnston)

This is a request from Cricket Communications for a Major Use Permit to mount and operate an unmanned wireless telecommunications facility and associated equipment shelter at 4400 Paseo de la Vista, in the Sweetwater Community Planning area. The proposed project consists of a total of three antennas which will be façade mounted on two existing 33-foot high water tanks. One antenna will be placed on the eastern exterior of the north water tank and two antennas will be placed on the eastern exterior of the south water tank. All antennas will be painted to match the color of the existing water tank. An associated outdoor equipment enclosure, measuring 10 feet long x 8 inches wide x 8 feet high, will be located at the southwest corner of the water tank compound. Access to the project is from Paseo de la Vista via an existing driveway.

Administrative Items

- E. Report on actions of Planning Commission's Subcommittees.**
- F. Designation of member to represent Commission at Board of Supervisors.**

G. Discussion of correspondence received by Planning Commission.

Department Report

H. Scheduled Meetings.

July 13, 2007	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
July 27, 2007	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
August 10, 2007	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
August 24, 2007	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
September 7, 2007	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
September 21, 2007	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
October 5, 2007	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
October 19, 2007	<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.