

MINUTES
SAN DIEGO COUNTY PLANNING COMMISSION
Regular Meeting – June 29, 2007
DPLU Hearing Room, 9:00 a.m.

The meeting convened at 9:03 a.m., recessed at 10:03 a.m., reconvened at 10:08 a.m. and adjourned at 10:25 a.m.

A. ROLL CALL

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

Commissioners Absent: Brooks, Day

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

Staff Present: Farace, Gibson, Hingtgen, Johnson, Johnston, Konar, Ramaiya, Russell, Stevenson, Jones (recording secretary)

B. Statement of Planning Commission's Proceedings, Approval of Minutes for the Meeting of June 15, 2007

Action: Riess - Pallinger

Approve the Minutes of June 15, 2007.

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

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: Items 3, 4, 5 and 6

TM 5404 and S04-076, Agenda Item 1:

1. Valencia Square, Tentative Map (TM) 5404 and Site Plan S04-076, Spring Valley Community Plan Area

Proposed construction of 20 new condominium units on a 1.52-acre site located at 8947-8949 and 8961-8963 Valencia Street near the intersection of Bancroft Street. The General Plan Regional Category is Current Urban Development Area (CUDA). The property is zoned RV15 (Variable Family Residential, 14.5 dwelling units per acre), and lies within the (8) Residential Land Use Designation.

Staff Presentation: Konar

Proponents: 0; **Opponents:** 0

This Item is approved on consent, though Chairman Kreitzer remains concerned about the adequacy of the proposed parking provisions.

Action: Beck – Riess

1. Adopt the Resolution approving TM 5404 that 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.
2. Grant Site Plan Review Permit S04-076 that 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: 4 - Beck, Pallinger, Riess, Woods
Noes: 1 - Kreitzer
Abstain: 0 - None
Absent: 2 - Brooks, Day

TM 5308RPL², Agenda Item 2:

2. DKST, Tentative Map (TM) 5308RPL², North County Metropolitan Subregional Plan Area – Twin Oaks Sponsor Group Area

Proposed 13-lot subdivision of a 21.7-acre project site located at the terminus of Fredas Hill Road, south of Buena Creek Road, and is within the Current Urban Development Area (CUDA) of the General Plan Regional Category. The Land Use Designation is (2) Residential (one dwelling unit per gross acre, and the entire site is zoned A70 (Limited Agriculture); however a 15.63-acre portion has a one-acre minimum lot size requirement and the remaining 6.03-acre area has a two-acre minimum lot size requirement.

Staff Presentation: Konar

Proponents: 1; Opponents: 1

Discussion:

Discussions center around illegal grading done on the site in 2002 by neighboring property owners because they did not have adequate land to meet the fire-clearing requirements of their insurance companies. Staff has taken steps to ensure that such incidents do not occur in the future.

Commissioner Beck points out that the cleared area contained Coastal sage scrub, and voices concern that this sensitive resource is being mitigated at a 2:1 ratio, instead of 3:1. Staff clarifies that Coastal sage scrub is not defined as a sensitive habitat under the Resource Protection Ordinance. Staff further clarifies that the resource agencies believe the 2:1 mitigation ratio is adequate.

Action: Pallinger – Riess

Adopt the Resolution approving TM 5308 that 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, Kreitzer, Pallinger, Riess, Woods
Noes: 0 - None
Abstain: 0 - None
Absent: 2 - Brooks, Day

P05-050, Agenda Item 3:

3. Bandy Canyon - Sprint Nextel, Major Use Permit P05-050, Ramona Community Plan Area

Proposed Major Use Permit 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 s a faux water tank. Two GPS antennas are to be mounted on a proposed prefabricated aggregate equipment shelter measuring 20' X 11.5' X 10' 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 property is zoned (20) General Agriculture, the Regional Category is ECA (Environmentally Constrained Area), and the Use Regulation is A70. The property is also subject to an "A" Agricultural Designator, which requires Findings pursuant to Section 5110 of the Zoning Ordinance.

Staff Presentation: Johnson

Proponents: 1; Opponents: 0

This Item is approved on consent.

Action: Beck – Pallinger

Grant Major Use Permit P05-050, 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, Kreitzer, Pallinger, Riess, Woods
Noes: 0 - None
Abstain: 0 - None
Absent: 2 - Brooks, Day

P03-124, Agenda Item 4:

4. T-Mobile – Scott Residence, Major Use Permit P03-124, Crest-Dehesa Community Plan Area

Proposed Major Use Permit for an unmanned telecommunications facility. The project consists of the installation of one 35' high telecommunications tower designed to resemble a faux pine tree. The "monopine" will contain 12 panel antennas mounted at a height of 30 feet. Each antenna will be 7" X 52" in size. A 325 square-foot concrete block enclosure is proposed at the base of the monopine. The enclosure will be 8' high without a roof. The equipment cabinet will contain four Ericsson Model 2106 cabinets and an electrical sub-panel. Landscaping is proposed around the facility, as well as a new gravel pathway leading to the monopine. The five-acre project site is located at 487 Alta Lane in El Cajon. The property is designated (1) Residential and the zoning is RR, Rural Residential.

Staff Presentation: Farace

Proponents: 1; Opponents: 0

This Item is approved on consent, following clarification from Staff that the applicant is required to provide mitigation within the MSCP or the Crestridge mitigation bank or do a habitat management plan.

Action: Beck – Pallinger

Grant Major Use Permit P03-124, 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, Kreitzer, Pallinger, Riess, Woods
 Noes: 0 - None
 Abstain: 0 - None
 Absent: 2 - Brooks, Day

Note: Following receipt of late-submitted Speaker Slips registering opposition to this proposal, this Major Use Permit, the Planning Commission votes to reconsider their previous action approving P03-124.

P03-124, Agenda Item 4:

Action: Woods –

Reconsider the Planning Commission's previous action approving Major Use Permit P03-124.

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

Proponents: 1; **Opponents:** 4

Project opponents are greatly concerned about a proliferation of telecommunications facilities in their community, pointing out that there is one 1.5 miles away from today's proposed project. They urge the Planning Commission to require that the applicant explore co-location.

Action: Woods - Beck

Postpone consideration of Major Use Permit P03-124 to the meeting of August 10, 2007. Staff is to prepare a letter from the Planning Commission to representatives of the Padre Dam Municipal Water District promoting co-location of these types of facilities.

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

P04-031, Agenda Item 5:

5. T-Mobile – Crow’s Nest, Major Use Permit P04-031, Crest/Dehesa/Har-bison Canyon/Granite Hills Subregional Plan Area

Proposed Major Use Permit for an unmanned wireless facility and associated equipment shelter on property located at 987 Crow’s Nest Lane in El Cajon. Project components include construction, operation and maintenance of a T-Mobile 35’ high faux mono broadleaf supporting 12 antennas. Supporting equipment will be housed in an 11’8” wide by 16’ long by 8’ high equipment shelter located approximately 75 feet to the north of the proposed mono broadleaf. The proposed equipment cabinet will be designed to match the existing onsite pump house. The project does not require water or sewer service, and access will be provided by an existing dirt road that 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 subject parcel is located at 987 Crow’s Nest Lane in El Cajon.

Staff Presentation: Johnson

Proponents: 1; Opponents: 0

This Item is approved on consent.

Action: Beck - Pallinger

Grant Major Use Permit P04-031, 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, Kreitzer, Pallinger, Riess, Woods
Noes: 0 - None
Abstain: 0 - None
Absent: 2 - Brooks, Day

P07-006, Agenda Item 6:

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

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. The proposed project consists of three antennas which will be façade mounted on two existing 33' 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' long X 8" wide X 8' 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.

Staff Presentation: Johnston

Proponents: 1; Opponents: 0

This Item is approved on consent.

Action: Beck - Pallinger

Grant Major Use Permit P07-006, 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, Kreitzer, Pallinger, Riess, Woods
Noes: 0 - None
Abstain: 0 - None
Absent: 2 - Brooks, Day

P07-006, Agenda Item 6:

E. Director's Report:

No report was provided.

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

No report was provided.

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:

Department Report

I. Scheduled Meetings:

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

Administrative:

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 10:25 a.m. to 9:00 a.m. on July 13, 2007 in the DPLU Hearing Room, 5201 Ruffin Road, Suite B, San Diego, California.