

FINAL AGENDA
SAN DIEGO COUNTY PLANNING COMMISSION
REGULAR MEETING
Friday, July 13, 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 29, 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. [East Otay Mesa; Specific Plan Amendment SPA 06-003; Circulation Element Amendment GPA 06-013; and Bicycle Transportation Plan Amendment; Otay Mesa Subregional Plan \(Nagem\)](#)**

Amendments are being proposed to the Plan to realign/delete certain Specific Plan and Circulation Element roads and bicycle transportation paths to accommodate Caltrans' realignment of State Routes (SR) -125, -905 and -11. Other minor amendments are being included to address issues relating to sidewalk design standards, fencing requirements, transit stops, revisions to the noise standards in Subarea 2 to conform to the standards currently in place for Subarea 1, and the elimination of the Site Plan requirement for development/improvement of new/existing County parks.

2. 4S Ranch; Tentative Map Time Extension TM 5290TE, San Dieguito Community Plan (Bush)

This is a request for a Time Extension of a major subdivision which consists of 19.2 acres subdivided into 25 lots ranging in size from 12,408 to 51,035 square feet, and two (2) open space lots of 2.5 and .65 acres. The Tentative Map was approved on May 14, 2004. The site is located at Ralphs Ranch Road, east of Alva Road between Hedera Hills Road and Hutters Ridge Lane in the 4S Ranch Specific Plan. The site is subject to the General Plan Regional Category Current Urban Development Area (CUDA), Land Use Designation Specific Plan (21), Zoning is Specific Plan (S88) and Single-Family Residential (RS3).

3. Sprint Nextel via Ararat Telecommunications Facility; Major Use Permit P06-090, Bonsall Community Planning Area (Johnston)

This is a request for Major Use Permit P06-090 for a Sprint Nextel Wireless Telecommunication Facility. The proposed Sprint Nextel facility consists of a faux broadleaf tree 35 feet in height with antennas and an associated equipment shelter. The proposed faux tree will carry up to 15 panel type antennas covering three "sectors" with up to five antennas per sector. The panel antennas would measure 6 feet in height and be painted to match the color of the tree. The proposed equipment shelter measures 20 feet x 11.5 feet x 10 feet in height and would be adjacent to the base of the faux tree. The subject property is 117.5 acres in size. The subject property has an A70 Limited Agriculture zoning designation, is subject to the General Plan (21) Specific Plan Area Regulations (Dulin Ranch Specific Plan Area) and is located at 5820 West Lilac Road.

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 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>

Agenda

July 13, 2007

- September 7, 2007 Planning Commission Hearing; 9:00 a.m.
DPLU Hearing Room
- September 21, 2007 Planning Commission Hearing; 9:00 a.m.
DPLU Hearing Room
- October 5, 2007 Planning Commission Hearing; 9:00 a.m.
DPLU Hearing Room
- October 19, 2007 Planning Commission Hearing; 9:00 a.m.
DPLU Hearing Room
- November 2, 2007 Planning Commission Hearing; 9:00 a.m.
DPLU Hearing Room

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.