

**FINAL AGENDA
SAN DIEGO COUNTY PLANNING COMMISSION
REGULAR MEETING
Friday, July 27, 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 July 13, 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. [Grace Community Church; Major Use Permit Modification P78-121W⁴, Ramona Community Planning Area \(Spar\)](#)

The project is a proposed Major Use Permit Modification for the expansion of existing religious assembly facilities. The proposed modification would consist of construction of a 4,000 square-foot expansion to the existing sanctuary with a 2,750 square-foot canopy, a 1,440 square-foot shade trellis and a 15,600 square-foot education building. Total parking will include 234 spaces with six ADA compliant spaces. Proposed religious uses include Sunday services, weekday evenings and Sunday bible studies, and special events. The 5.2-acre project site is located at 1234 Barger Place. The General Plan Land Use Designation is (3) Residential and the zoning is A70-Limited Agricultural Use.

2. **Milton Sprint Nextel Telecommunications Facility; Major Use Permit P05-024, Jamul/Dulzura Community Planning Area (Tondro)**

This is a request for a Major Use Permit from Sprint Nextel to mount and operate an unmanned wireless telecommunications facility and associated equipment shelter at 19037 Highway 94, Dulzura, CA 91917, in the Jamul-Dulzura Planning area. The proposed project consists of a total of 12 panel antennas facing three sectors with four antennas per sector, mounted on a new 35-foot high support structure disguised as a broadleaf monotree; a 20-foot L x 11.6-foot W x 10-foot H equipment enclosure; a 6-foot, 5-inch high L-shaped sound attenuation wall; and two GPS antennas mounted to the top of the equipment cabinet. Four Italian Buckthorn trees, in 24-inch boxes, will provide landscaping. The complete facility will occupy approximately 800 square feet. The project site would be accessed via Little Tecate Road. The subject parcel is within the General Plan Designation (20) General Agriculture and zoned A72 (General Agriculture).

3. **Sweetwater Condominiums; Tentative Map TM 5392 and Site Plan S04-050, Spring Valley Community Planning Area (Konar)**

The project proposes the construction of ten new condominium units on a 1.15-acre site in the Spring Valley Community Plan area. The project will consist of two buildings, one with seven attached units and the other with three attached units. Each unit will have a two-car garage. Eight additional guest parking spaces will be provided. Access to the site will be provided by a private driveway easement connecting to Sweetwater Road via an existing private road easement. The site is currently vacant with the exception of an existing six-foot high berm along the western boundary which will be retained. Sewer service will be provided by the Spring Valley Sanitation District and water will be provided by the Helix Water District. The General Plan Land Use Designation is (7) Residential Use (10.9 dwelling units per gross acre) and the Zoning is RV11 (Variable Family Residential) – 10.9 dwelling units per net acre. The project is subject to the “B”, “D1”, and “D2” Special Area Zoning Designators for compliance with the Spring Valley Design Guidelines, criteria for development within the 100-year floodplain of Spring Valley Creek, and neighborhood noise standards. The project site is located east of Sweetwater Road, south of Illdica Street (adjacent to 2047 Sweetwater Road).

4. **Verizon Wireless Ballena Whales; Major Use Permit P06-091, Ramona Community Planning Area (Johnson)**

The proposed project is a Major Use Permit for an unmanned telecommunication facility located at 26975 Highway 78, near the intersection of Old Julian Highway in the Ramona Community Planning area. The proposed project will consist of a 35-foot tall faux wooden utility pole with three antennas and a 28-foot wide x 28-foot long x 6-foot tall wall encompassing an emergency generator as well as an equipment structure measuring 12 feet long x 16 feet wide x 12 feet, 4 inches tall. The equipment structure has been designed to match an existing shed and unmanned telecommunications on the parcel. While the equipment structures

are normally limited to 10 feet tall, Section 6985C of the Zoning Ordinance allows for additional height for architectural integration. Native landscaping consisting of lilac and coffeeberry is proposed on the north, east and west side of the Concrete Masonry Unit (CMU) wall. The project is subject to the Regional Category ECA (Environmentally Constrained Area) and General Plan Use Designation 20 (General Agriculture). The current zone for the property is A72.

5. **Crestlake Estates: Tentative Map (TM) 5082RPL³, Administrative Permit (AD 95-046 for Lot Area Averaging, Alpine, Lakeside and Crest/Dehesa/Granite Hills/Harbison Canyon Community and Subregional Plan Areas (Stocks)**

This is a request to subdivide 294.1 acres into 60 residential lots, three open space lots, two water district lots, and one stormwater facility lot. The minimum lot size of the proposed residential lots is one acre. The project proposes to utilize lot area averaging pursuant to Section 4230 of the Zoning Ordinance. Approximately 67 percent of the project site is proposed to be preserved in permanent open space. The project site is subject to the (17) Estate Residential Land Use Designation of the Lakeside Community Plan and the (18) Multiple Rural Use Land Use Designation of the Alpine Community Plan and the Crest/Dehesa/Granite Hills/Harbison Canyon Subregional Plan. The zoning includes the A70 and A72 Use Regulations. The project site is located south of the intersection of Viewside Lane and Dunbar Lane.

6. **SAN-250-A North Ramona, Major Use Permit P06-052, Ramona Community Planning Area (Slovick)**

The project is an application for a Major Use Permit to allow for the construction of a 50-foot monopole with three antennas, one antenna per sector and a 22-foot 6-inch x 9-foot equipment shelter. The equipment shelter will consist of a 6-foot high chain link fence with tan vinyl slats to match the existing fencing on-site. The equipment shelter will house two Nortel Compact Metrocell Outdoor (CMO) cabinets and one Positive Temperature Coefficient (PTC) cabinet. Also inside the enclosure will be a downward tilted light for maintenance purposes. The 50-foot monopole will be painted a non-reflective light gray. The project site is located at 514 Maple Street in Ramona, CA 92065, in the unincorporated San Diego County.

7. Appeal of Fallbrook Fresh and Easy Market/1101 S. Main Street; Alcoholic Beverage Permit ABC 07-008, Fallbrook Community Planning Area (Johnson)

This is an Appeal of the Director's Determination that public convenience or necessity would not be served by a Type 21 (off sale, general) Alcoholic Beverage Permit ABC 07-008 for a future Fresh and Easy Market located at 1101 S. Main Street in the Community of Fallbrook. The project is located in census tract 189.05 which is allowed to have four licenses, with seven currently existing. The site has a General Plan Designation of 13 (General Commercial), a Regional Category of CT (Country Towns) and is zoned C37 (Heavy Commercial). In addition, the site has a Special Area Regulation B; however, ABC applications are not subject to design review.

Administrative Items

E. Director's Report

- **DPLU Organizational and Functional Analysis Update" - DCAO, Chandra Wallar**

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

G. Designation of member to represent Commission at Board of Supervisors.

H. Discussion of correspondence received by Planning Commission.

Department Report

I. Scheduled Meetings.

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

Agenda

July 27, 2007

- 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
- November 16, 2007 Planning Commission Hearing; 9:00 a.m.
DPLU Hearing Room
- November 30, 2007 Planning Commission Workshop; 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.