

MINUTES
SAN DIEGO COUNTY PLANNING COMMISSION
Regular Meeting – July 27, 2007
DPLU Hearing Room, 9:00 a.m.

The meeting convened at 9:02 a.m., recessed at 9:59 a.m., reconvened at 10:21 a.m. and adjourned at 10:46 a.m.

A. ROLL CALL

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

Commissioners Absent: Beck, Pallinger

Advisors Present: Beech, Brazell (DPW); Harron (OCC)

Staff Present: Farace, Fogg, Gibson, Johnson, Konar, Lubich, Muto, Murphy, Russell, Stocks

B. Statement of Planning Commission's Proceedings

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 and 6

P78-121W⁴, Agenda Item 1:

1. Grace Community Church, Major Use Permit P78-121W⁴, Ramona Community Plan Area

Proposed Major Use Permit Modification to allow expansion of the existing Grace Community Church in Ramona. Proposed is the construction of a 4,000 square-foot addition to the existing sanctuary (to accommodate seats for 502 parishioners); a 2,750 square-foot canopy at the sanctuary entrance; a 1,440 square-foot shade trellis located adjacent to the canopy; a 15,600 square-foot two-story education building; and a play yard in lieu of existing temporary structures located west of the education building. The western parking lot will be expanded and wrapped southern portion of the site. Parking will total 234 spaces, including six ADA spaces. Construction would occur in four phases and includes road improvements to Barger Way to coincide with construction of the education building at Phase Four. The 5.2-acre site is located at 1234 Barger Place. The General Plan Land Use Designation for the site is (3) Residential and it is within the CUDA Regional Category. The project site is zoned RR2 and is subject to the "G" Height Regulations restricting height to 35 feet.

Staff Presentation: Spar

Proponents: 0; Opponents: 0

Discussion:

Concerns are raised about existing drainage problems, possible increases in traffic and the need for certain road improvements. Department of Public Works representatives remind the Commissioners that improvements will be made to Barger Way and the applicant is also required to provide a fair-share contribution towards future road improvements. In addition, measures have been taken to ensure that this project will not adversely impact any of the property owners.

Action: Riess – Day

Grant the attached Form of Decision approving Major Use Permit P78-121W⁴, 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 - Brooks, Day, Kreitzer, Riess, Woods
Noes: 0 - None
Abstain: 0 - None
Absent: 2 - Beck, Pallinger

P05-024, Agenda Item 2:

2. Milton Sprint Nextel Telecommunications Facility, Major Use Permit P05-024, Jamul/Dulzura Community Plan Area

Requested Major Use Permit from Sprint Nextel to mount and operate an unmanned wireless telecommunications facility and associated equipment shelter at 19037 Highway 94 in Dulzura. Proposed are a total of 12 panel antennas facing three sectors with four antennas per sector, mounted on a new 35' tall support structure disguised as a broadleaf mono-tree, in addition to a 20' x 11'6" x 10' equipment enclosure; a 6'5" L-shaped sound attenuation wall, and two GPS antennas mounted to the top of the equipment cabinet. Four Italian Buckthorn trees, in 24' boxes, will provide landscaping. The complete facility will occupy approximately 800 square feet. The project site is within the General Plan Designation (20) General Agriculture and zoned A72 (General Agriculture), and would be accessed via Little Tecate Road.

Staff Presentation: Tondro

Proponents: 0; Opponents: 0

This Item is approved on consent.

Action: Woods – Riess

Grant Major Use Permit P05-024, 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 - Brooks, Day, Kreitzer, Riess, Woods

Noes: 0 - None

Abstain: 0 - None

Absent: 2 - Beck, Pallinger

TM 5392 and S04-050, Agenda Item 3:

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

Proposed is the construction of 10 new condominium units on a 1.15-acre site located east of Sweetwater Road, south of Ildica Street (adjacent to 2047 Sweetwater Road). The General Plan Land Use Designation is (7) Residential (allowing 10.9 dwelling units per acre), and the zoning is RV11 (Variable Family Residential, allowing 10.9 dwelling units per net acre. The proposal 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.

Staff Presentation: Konar

Proponents: 0; Opponents: 0

This Item is approved on consent.

Action: Riess – Woods

1. Adopt the Resolution approving TM 5392, 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; and
2. Grant Site Plan S04-050, 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.

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

P06-091, Agenda Item 4:

4. Verizon Wireless Ballena Whales, Major Use Permit P06-091, Ramona Community Plan Area

Proposed Major Use Permit to allow construction and operation of an unmanned telecommunications facility located at 26975 Highway 78. The proposed project will consist of a 35' tall faux wooden utility pole with three antennas and a 28' x 28' x 6' tall wall encompassing an emergency generator, as well as an equipment structure measuring 12' x 16' x 12'4". The equipment structure has been designed to match an existing shed and unmanned telecommunications on the parcel. While equipment structures are normally limited to 10' 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 site is subject to the Regional Category ECA (Environmentally Constrained Area) and General Plan Use Designation 20 (General Agriculture). The current zoning for the property is A72.

Staff Presentation: Johnson

Proponents: 1; Opponents: 0

This Item is approved on consent.

Action: Riess – Woods

1. Grant the Form of Decision approving Major Use Permit P06-091 with the appropriate Findings made and including those requirements and Conditions necessary to ensure that the project is implemented in a manner consistent with the Zoning Ordinance; and
2. Find that the proposed project is exempt from the California Environmental Quality Act (CEQA) as specified under Section 15303 of the CEQA Guidelines for the reasons detailed in the Notice of Exemption dated April 24, 2007.

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

TM 5082RPL³ and
AD 95-046, Agenda Item 5:

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

Request for approval of a Tentative Map and Administrative Permit to allow subdivision of 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 applicant proposes to utilize lot area averaging pursuant to Section 4230 of the Zoning Ordinance. Approximately 67% of the project site is proposed to be preserved in permanent open space. This description reflects the "Reduced Project Alternative" as set forth in the project Environmental Impact Report (EIR). 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.

Staff Presentation: Stocks

Proponents: 8; Opponents: 2

Neighboring property owners request that the Planning Commission postpone consideration of this Item to allow resolution of issues pertaining to easement rights. The applicant's representative opposes the requested continuance and informs the Commission that he is willing to consent to forming an agreement with the neighboring property owners to resolve issues related to the easement. In an effort to assuage the neighboring property owners' concerns, Commissioner Day clarifies that the Final Map for this project will not be approved if there are outstanding issues related to the easement. The remaining Planning Commissioners prefer that this be resolved prior to taking action on this application.

TM 5082RPL³ and
AD 95-046, Agenda Item 5:

Action: Woods – Brooks

Postpone consideration of TM 5082RPL³ and AD 95-046 until the meeting of August 24, 2007.

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

Noes: 0 - None

Abstain: 0 - None

Absent: 2 - Beck, Pallinger

P06-052, Agenda Item 6:

6. SAN-250-A North Ramona, Major Use Permit P06-052, Ramona Community Plan Area

Request for a Major Use Permit to authorize the location and use of a Tier IV unmanned wireless telecommunications facility pursuant to Zoning Ordinance Section 6985. Proposed is the construction of a 50' tall monopole to be painted non-reflective gray with three antennas, with one antenna per sector, and a 22'6" x 9' equipment shelter. The equipment shelter will consist of a 6' tall 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, and contain a downward tilted light for maintenance purposes. The proposed project is to be located on a parcel zoned M54 (General Impact Industrial), subject to General Plan Land Use Designation (16) General Impact Industrial. Pursuant to Section 6958 of the San Diego County Zoning Ordinance Section, non-camouflaged monopoles, lattice towers and guyed towers are prohibited in Residential and Rural zones. The M54 Use Regulation is defined as an Industrial Zone and thus, the facility is not required to be camouflaged. The project site is subject to Special Area Regulations "B", Design Review, "F" for Flood Plain and "S" for Scenic, and is located on Maple Street, south of Olive Street and currently occupied by an amusement storage facility.

Staff Presentation: Slovick

Proponents: 1; Opponents: 0

This Item is approved on consent.

Grant the Form of Decision approving Major Use Permit P06-052, 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.

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

ABC 07-008, Agenda Item 7:

7. **Appeal of Fallbrook Fresh and Easy Market, Alcoholic Beverage Permit (ABC) 07-008, Fallbrook Community Plan Area**

Appeal of the Director of Planning and Land Use's Determination that no public convenience or necessity would be served by issuance of a Type 21 (off sale, general) Alcoholic Beverage Permit ABC 07-008 for a future Fresh and Easy Market located at 1101 South Main Street in Fallbrook. The project site is located in census tract 189.05, which is allowed to have four licenses. Seven currently exist. The project is designated (13) General Commercial, with 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.

Staff Presentation: Johnson

Proponents: 1; **Opponents:** 1

Due to a scheduling conflict on the applicant's part, the applicant's legal representative has requested that consideration of this Item be postponed for two weeks.

Action: Day – Riess

Postpone consideration of Alcoholic Beverage Control (ABC) Permit 07-008 until the meeting of August 10, 2007.

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

Administrative:

E. Director's Report:

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

DCAO Wallar provides a brief oral presentation to the Planning Commission.

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

No reports.

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:

None.

Department Report

I. Scheduled Meetings:

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| 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 |

Administrative:

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| 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 10:47 a.m. to 9:00 a.m. on August 10, 2007 in the DPLU Hearing Room, 5201 Ruffin Road, Suite B, San Diego, California.