

**FINAL AGENDA
SAN DIEGO COUNTY PLANNING COMMISSION
REGULAR MEETING
Friday, September 7, 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 August 10, 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. [Jamacha Road Townhomes; Tentative Map TM 5519, Spring Valley Community Planning Area \(Konar\)](#)

The project proposes the conversion of 16 existing apartment units, previously approved under Site Plan S03-078, to 16 condominium units. The existing unoccupied apartment building is located on a 0.85-acre property in the Spring Valley Community Planning area. The General Plan Regional Category is CUDA. The General Plan Land Use Designation is (10) Residential Use (24 dwelling units per gross acre) and the zoning is RU24 (Urban Residential - 24 units per net acre). The project site is located at 8940 Jamacha Road.

2. **[Robin Clegg; Tentative Map TM 5286RPL⁴, Lakeside Community Planning Area \(Slovick\)](#)**

The project is a major subdivision of 6.25 gross acres into 13 lots, ranging in size from 16,799 to 41,780 square feet (gross) for single-family residential development. The project site is located at 13516 East Lakeview Road in the Lakeside Community Planning area. The site is subject to the General Plan Regional Category 1.1 Current Urban Development Area (CUDA), Land Use Designation (5) Residential. Zoning for the site is RS3. The site contains an existing single-family residence on proposed Lot 13 that will remain. Access would be provided by a private road connecting to East Lakeview Road. The project would be served by public sewer provided by the Lakeside Sanitation District and imported water from the Helix Water District. Earthwork will consist of a balanced cut and fill of 7,000 cubic yards of material. The project includes construction of an off-site storm drain facility from the project site to a location in the vicinity of Bubbling Wells Road. Placement of a biological open space easement, installation of signage and installation of permanent fencing to protect the dedicated open space from inadvertent disturbance by grading, brushing or clearing will be required.

3. **[Appeal of a Director's Determination that Public Convenience or Necessity would not be served by Alcoholic Beverage Permit ABC 07-005 for Longs Drugs Store, Alpine Community Planning Group Area \(Bilodeau\)](#)**

The applicant is requesting a Type 21 Off-Sale General License, which authorizes the sale of beer, wine, and distilled spirits for consumption off the premises. The project is an appeal of the determination by the County of San Diego that public convenience or necessity will not be served by the issuance of a Type 21 License for the site. The proposed Longs Drug Store will be located at Alpine Boulevard and Tavern Road. This review is pursuant to the requirements of Section 23958.4 of the State Business and Professions Code and the Board of Supervisor's Policy I-121. The project is located in Census Tract 0212.03 which is allowed to have six licenses. Ten currently exist.

4. **[An Ordinance Amending the Zoning Ordinance to Introduce Boutique Wineries as a Packing and Processing Use Type; POD 07-001 \(Nagem\)](#)**

The project is an amendment to the San Diego County Zoning Ordinance to introduce a new winery classification, Boutique Winery. Under the proposed amendment, the "Packing and Processing: Boutique Winery" Use Type would be allowed "by right," meaning no discretionary permit would be required, in the A70 Limited Agriculture and the A72 General Agriculture Use Regulations. The Boutique Winery Use Type can produce up to 12,000 gallons of wine per year and will include specified standards and limitations on the size of the winery and on activities that can occur. The proposed amendment would apply to the unincorporated areas of San Diego County within the A70 Limited Agriculture and A72 General Agriculture Use Regulations.

5. Report of Administrative Action:

1059 Bradley Resolution Amendment: TM 5422RPL¹RA; RU24 Use Regulation, Lakeside Community Plan Area (Ehsan)

Request for administrative approval of a Tentative Map Resolution Amendment for an approved subdivision map which proposes 30 units on 1.25 acres located at 1059 Bradley Avenue.

Administrative Items

E. Director’s Report

- **Business Process Re-engineering Status Report**

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.

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>
October 19, 2007	<u>Planning Commission Hearing; 9:00 a.m. DPLU Hearing Room</u>
November 2, 2007	<u>Planning Commission Hearing; 9:00 a.m. DPLU Hearing Room</u>
November 16, 2007	<u>Planning Commission Hearing; 9:00 a.m. DPLU Hearing Room</u>
November 30, 2007	<u>Planning Commission Workshop; 9:00 a.m. DPLU Hearing Room</u>
December 14, 2007	<u>Planning Commission Hearing; 9:00 a.m. DPLU Hearing Room</u>
December 28, 2007	<u>Planning Commission Hearing; 9:00 a.m.</u>

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.