

**FINAL AGENDA
SAN DIEGO COUNTY PLANNING COMMISSION
REGULAR MEETING
Friday, February 10, 2012, 9:00 AM
DPLU Hearing Room
5201 Ruffin Road, Suite B, San Diego, California**

Documents to be considered as evidence and powerpoint presentations from the public shall be filed with the Secretary of the Planning Commission not later than the close of business of the second working day 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. If a member of the public intends to provide an electronic presentation at the hearing please contact Cheryl Jones, Planning Commission Secretary at Cheryl.Jones@sdcounty.ca.gov or the Project Manager.

- A. ROLL CALL**
- B. 2012 Planning Commission Chair Rotation**
- C. Statement of Planning Commission's Proceedings**
- D. 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.
- E. Announcement of Handout Materials Related to Today's Agenda Items**
- F. Requests for Continuance**
- G. Formation of Consent Calendar**

Regular Agenda Items

- 1. Zoning Ordinance Update No. 29 and County Code Amendments; POD 11-004; Countywide (Lingelser)**

The project is a series of proposed amendments to the Zoning Ordinance and County Code which are intended to make minor clarifications and additions to improve customer service and improve procedures. Amendments to the Zoning Ordinance related to various definitions, civic and commercial use classifications, development regulations, special area regulations, general regulations including temporary use regulations, accessory use regulations, off-premise and on-premise signs, other general regulations, procedures and other miscellaneous

revisions and clarifications. Amendments to the County Code relating to Procedures to Record Orders as Liens, Recordation of Notices of Violation, Sound Level Limits, Abandoned Vehicle Abatement, Grading or Clearing Within Open Space Easements and Adoption of Chapter 1, Division II of the California Building Code relating to Administration Provisions and an amendment to the Administrative Code relating to Hearing Officers.

2. **McCandless Tentative Map; TM 5564; Ramona Community Plan Area (Ehsan)**

The project is a Tentative Map to subdivide a 10.38 acre legal lot into five residential lots. Access for the four new homes would be provided by a private road connecting to Keyes Road, a public road. The principal residence located at the northwestern corner of the property would be retained, with its own driveway onto Keyes Road. The project would be served by on-site septic systems and water from the Ramona Municipal Water District. An existing well on the site would be retained and used for irrigation only. Earthwork would consist of approximately 2080 cubic yards cut and 1410 cubic yards of fill. The site is subject to the General Plan Regional Category Semi-Rural, and Land Use Designation SR-2. Zoning for the site is A70 Limited Agricultural Use Regulation with a minimum net lot size of 2 acres. The project is located at 1550 Keyes Road, Ramona.

3. **Settler's Point Tentative Map; TM 5423; Lakeside Community Plan Area (Hofreiter)**

The project is a residential subdivision for multi-family housing proposing a maximum of 266 units on 21.89 acres. The project includes a tentative map for four residential lots and one street lot. The tentative map would restrict future development to no more than 266 units. The project is located off Old Highway 80 approximately 550 feet west of the Los Coches Road / Highway 80 intersection within the Lakeside Community Planning Area within the unincorporated area of San Diego County.

4. **Dai Dang Meditation Center; P04-016; Bonsall Community Plan Area (Blackson)**

The project is a Major Use Permit (MUP) for a Buddhist meditation center and monastery on an 8.94-acre parcel. The center would operate as an instructional facility for 30 on-site residents during the week and would be open to a maximum of 300 visitors on Saturdays and Sundays. The project proposes to legalize an existing Religious Assembly and Group Residential Use Type and, in the future, to expand the amount of structural square footage devoted to these uses by 22,796 square feet for a total of approximately 33, 475 square feet. The conditions of the Major Use Permit would control certain operational requirements

of the meditation center such as the maximum number of visitors, hours of operation, and the number of temporary community events. The project is located at 6326 Camino Del Rey in the community of Bonsall.

5. **Cottonwood Wireless Telecommunication Facility; Major Use Permit Modification, P96-001W3; Valle De Oro Community Plan Area (Slovick)**

The applicant requests a Major Use Permit Modification to authorize the replacement of one existing omni-antenna and the addition of one omni-antenna to an existing unmanned wireless telecommunications facility. The facility consists of an existing 40-foot tall monopole and associated equipment, neither of which would be expanded. The project site is located at 12118 Campo Road in the Valle de Oro Community Plan area, within unincorporated San Diego County. The project is subject to the Public Agency Lands General Plan Land Use Designation and is zoned S90 (Holding Area), which permits Wireless Telecommunication Facilities under the Tier 4 Classification with the approval of a Major Use Permit pursuant to Section 6985A of the Zoning Ordinance (APN 506-021-06-00).

6. **Old Castle Wireless Telecommunication Facility Major Use Permit; P10-001; Valley Center Community Plan Area (Slovick)**

The applicant requests a Major Use Permit to authorize the construction and operation of an unmanned wireless telecommunications facility. The facility would consist of a new 35-foot high faux monobroadleaf tree that would be mounted with twelve panel antennas and one microwave dish antenna on the south side of an existing residence on site. Associated equipment would consist of three outdoor equipment cabinets and an emergency generator located within a 10-foot high CMU enclosure with a solid steel gate. The project site is located at 30641 Rolling Hills Drive in the Valley Center Community Plan Area within unincorporated San Diego County. The project site is within the Semi-Rural General Plan Regional Category and the Semi-Rural Residential (SR-2) Land Use Designation. The site is zoned Limited Agricultural (A70) (APN 129-170-07-00).

7. **Lydick Wireless Telecommunications Facility Major Use Permit Modification; P08-004W1; North County Metropolitan Subregional Plan Area (Abbott)**

The applicant requests a Major Use Permit Modification to authorize the construction and operation of an unmanned wireless telecommunications facility. The proposal includes the replacement of two existing antennas and the addition of one antenna inside an existing garden chimney. In addition, six 8' 8" antennas would be replaced with six new antennas, and two antennas would be added to an existing thirty foot faux monobroadleaf tree. Two new outdoor equipment

cabinets would be added inside of the existing concrete masonry unit block enclosure. The site is subject to the Semi Rural Lands General Plan Regional Category and Semi-Rural General Plan Land Use Designation (SR-2), and is zoned Limited Agricultural (A70). The project site is located at 20891 "C" Viento Valle Road within unincorporated San Diego County (APNs 241-100-20-00 and 241-100-23-00).

8. Otay Campo Water District Wireless Telecommunications Facility Major Use Permit Modification; P08-021W1; Valle de Oro Community Plan Area (Abbott)

The applicant requests a Major Use Permit Modification to authorize the construction and operation of an unmanned wireless telecommunications facility. The facility would include the removal of six existing antennas and replace them with six new panel antennas on an existing Otay Water District water tank. The proposed project also includes the installation of two LTE equipment cabinets inside a proposed equipment enclosure extension. The site is subject to the Rural Lands General Plan Regional Category and the Public Agency Lands General Plan Land Use Designation, and is zoned S90 (Holding Area). The project site is located at 12118 Campo Road within unincorporated San Diego County. The applicant requests a Major Use Permit Modification to authorize the construction and operation of an unmanned wireless telecommunications facility. The facility would include the removal of six existing antennas and replace them with six new panel antennas on an existing Otay Water District water tank. The proposed project also includes the installation of two LTE equipment cabinets inside a proposed equipment enclosure extension. The site is subject to the Rural Lands General Plan Regional Category and the Public Agency Lands General Plan Land Use Designation, and is zoned S90 (Holding Area). The project site is located at 12118 Campo Road within unincorporated San Diego County (APN 506-021-06-00).

9. Yaqui Pass Wireless Facility Major Use Permit; P10-033; Borrego Springs Community Plan Area (Gungle)

The project is a Major Use Permit to authorize the construction and operation of an unmanned wireless telecommunication facility. The facility would include a 60-foot tall faux windmill to which two sectors, each containing 12 panel antennas and a 4-foot diameter microwave dish would be mounted. Associated equipment would consist of two prefabricated concrete equipment enclosures including back up diesel generators which would be surrounded by an 8-foot tall CMU block wall. The project is subject to the Semi-Rural General Plan Regional Category, General Commercial Land Use Designation and is zoned C38 (Service Commercial). The project site is located at 3774 Yaqui Pass Road in the Borrego Springs Community Plan area, within unincorporated San Diego County (APN 200-051-07).

Administrative Agenda Items

H. **Department Report: This is an informational/nonvoting item - no deliberation or action permitted**

I. **Report on actions of Planning Commission’s Subcommittees.**

J. **Results from Board of Supervisors’ Hearing(s) (Gibson).**

January 25th BOS Hearing:

- **Mobilitie Shelter Valley Wireless Telecommunication Facility; P10-021**
- **Sajady Minor Subdivision Appeal; 3200 21069**

K. **Upcoming Board of Supervisors Agenda items and Designation of member to represent Commission at Board of Supervisors.**

February 28th BOS Hearing:

- **Golf Club of America Open Space Vacation; VAC10-001**

L. **Discussion of correspondence received by Planning Commission.**

M. **Scheduled Meetings.**

March 9, 2011	Regular Meeting, 9:00 a.m., DPLU Hearing Room
April 13, 2012	Regular Meeting, 9:00 a.m., DPLU Hearing Room
May 18, 2012	Regular Meeting, 9:00 a.m., DPLU Hearing Room
June 8, 2012	Regular Meeting, 9:00 a.m., DPLU Hearing Room
July 20, 2012	Regular Meeting, 9:00 a.m., DPLU Hearing Room
August 17, 2012	Regular Meeting, 9:00 a.m., DPLU Hearing Room
September 21, 2012	Regular Meeting, 9:00 a.m., DPLU Hearing Room
October 19, 2012	Regular Meeting, 9:00 a.m., DPLU Hearing Room
November 16, 2012	Regular Meeting, 9:00 a.m., DPLU Hearing Room
December 14, 2012	Regular Meeting, 9:00 a.m., DPLU Hearing Room

Adjournment

Additional Information:

This Agenda is now available on the County of San Diego's Department of Planning and Land Use web page at www.sdcountry.ca.gov/dplu/index.html. Click on "Agendas/Board of Supervisors/Planning Commission", and then click on "Planning Commission Agendas".

Planning Commission actions on items on this agenda are considered taken as of the adjournment of the meeting. Finality and effectiveness of those actions are governed by provisions of laws and ordinances, and may be affected by appeal provisions.

Appeals

Certain decisions of the Planning Commission may be appealed to the Board of Supervisors. Applicable County ordinances should be consulted regarding the actual requirements, which are summarized below:

Major Use Permits, Reclamation Plans
& Site Plans Required by Specific Plans:

Filed in office of Planning Commission,
within 10 days of Commission decision
(Zoning Ord. §7366)

Tentative Maps:

Filed with Clerk of Board of Supervisors,
within 10 days of Commission decision
(S.D.Co. Code §81.307, Gov. Code
§66452.5)

Environmental Determinations*

Filed in office of Planning Commission
within 10 days of Environmental
Determination or project decision,
whichever is later (S.D.Co. Code §86.404)

Plan Amendment Authorization (General
Plan Amendment)

Letter of request filed with Clerk of Board
of Supervisors within 10 days of
determination to decline initiation request
by the Planning Commission (Board of
Supervisors Policy I-63)

No appeal is provided for Commission decisions on Administrative Appeals, Variances, or Minor Use Permits; the Commission decision is final. Commission recommendations on General and Specific Plans (and Amendments), Zoning Ordinance Amendments, and Zoning Reclassifications, are automatically presented to the Board of Supervisors, so no appeal is necessary.

The address for filing with the Board of Supervisors is: Clerk of the Board of Supervisors, 1600 Pacific Highway, Room 402, San Diego, CA 92101. The address for

filing with the Planning Commission is: San Diego County Planning Commission, 5201 Ruffin Road, Suite B, San Diego, CA 92123. Appeals must be accompanied by the appeal fee of \$500.00.

*An "Environmental Determination" is a decision by a non-elected County decision maker, to certify an EIR, approve a Negative Declaration or Mitigated Negative Declaration, or determine that a project is not subject to CEQA.

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