

**FINAL AGENDA  
SAN DIEGO COUNTY PLANNING COMMISSION  
REGULAR MEETING  
Friday, April 13, 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](mailto:Cheryl.Jones@sdcounty.ca.gov) or the Project Manager.

- A. ROLL CALL**
- 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.
- D. Announcement of Handout Materials Related to Today's Agenda Items**
- E. Requests for Continuance**
- F. Formation of Consent Calendar**

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**Regular Agenda Items**

- 1. Dai Dang Meditation Center; P04-016; Bonsall Community Plan Area (Blackson) Continued from the meeting of March 9, 2012**

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.

2. **Roadrunner Club Mobilehome Park Major Use Permit Modification; P99-003W<sup>1</sup>; Borrego Springs Sponsor Group Area (Wright) Continued from the meeting of March 9, 2012**

The project is a Major Use Permit Modification to provide for maintenance of all common-use areas of the park associated with a pending Tentative Parcel Map to convert an existing rental mobile home park on a single lot into a 4-lot resident-owned air-space condominium mobile home park. The Major Use Permit will also provide for minor changes to the Major Use Permit plans such as identifying existing gates and signs. The project site is located at 1010 Palm Canyon Drive, Borrego Springs, California, in the Borrego Springs Sponsor Group area of the Desert Subregional Planning Area of unincorporated San Diego County. The site is subject to the Village Regional Category, Land Use Designation Village Residential VR-4.3. Zoning for the site is S88 (Roadrunner Club Specific Plan Area).

3. **Single-Family Residential Design Guidelines; POD 11-008; Countywide (Lubich)**

On April 13, 2011(1), the Board of Supervisors directed the Chief Administrative Officer to set preparation of countywide residential design guidelines as a priority and prepare a draft for public review no later than six months from the adoption of the General Plan Update. This action requests that the Planning Commission review the draft residential design guidelines and provide comments and recommendations prior to this item being brought to the Board of Supervisors. The proposed Residential Subdivision Design Guidelines would serve as a resource tool providing direction and guidance on how best to design residential subdivisions that meet the objectives of the General Plan, Community Plans, and Conservation Subdivision Program, while maintaining the existing character of unincorporated communities in San Diego County. As a resource tool the Residential Subdivision Design Guidelines would illustrate existing County policies, principles, and requirements related to residential subdivision projects.

4. **Alpine Center Zone Reclassification; R12-001; Alpine Community Plan Area (Stiehl)**

On August 3, 2011 (1), the Board of Supervisors approved the General Plan Update and related zoning changes. As part of the General Plan Update the land use designation for the town center of Alpine was changed to Village Core Mixed

Use to allow for future pedestrian oriented mixed use development. In conjunction with the General Plan Update, the zoning for the area was changed to S90 Holding Area in order to control development while a town center plan and appropriate zoning for the area is developed with community input. The zoning changes related to the General Plan Update affected thousands of parcels. It was inevitable there would be oversights in the process of modifying zones. Two parcels processing Site Plan Permit applications were submitted prior to the General Plan Update being approved. The proposed Rezone would amend the S90 zoning to C34 General Commercial Residential zoning to accommodate the proposed development project on these two parcels. The commercial zone proposed for the parcels would allow for the Site Plan applications to proceed while a town center plan is developed for Alpine. The project is located at the intersection of West Victoria Drive and Alpine Boulevard in the town center of Alpine.

5. **Wind Energy Ordinance Amendment; POD 10-007; Countywide (Schneider)**

The project is an amendment to the Zoning Ordinance and General Plan. The amendments to the Zoning Ordinance consist of clarifications, deletions, and revisions to provide an updated set of definitions, procedures, and standards for review and permitting of wind turbines and meteorological testing (MET) facilities. These amendments include allowing a temporary MET facility that complies with the height designator of the zone through a ministerial review process. The proposed amendments also include allowing small wind turbines that meet the definition and specifications of the Zoning Ordinance to be installed through a ministerial review process. Large wind turbines, as defined by the Zoning Ordinance, would continue to be subject to the Major Use Permit procedures and requirements, and would require separate project-specific environmental review. Amendments to the Zoning Ordinance related to large wind turbines are intended to bring development regulations up to date with current technologies and industry practices for large wind turbines. The project also includes a General Plan Amendment to modify the Boulevard Community Plan to allow more flexibility for large wind turbine projects and an amendment to the Borrego Springs Community Plan to allow more flexibility for small wind turbine projects.

6. **Wieghorst Way Wireless Telecommunication Facility Major Use Permit; P11-032; Valle De Oro Community Plan Area (Gungle)**

The applicant requests a Major Use Permit to authorize the construction and operation of an unmanned wireless facility. The facility would include the installation of twelve (12), six-foot (6') panel antennas mounted to an existing fifty seven-foot six-inch (57'-6") high Otay Water District water tank. Associated equipment would be located inside a new 42'-3" x 6' x 8' high CMU equipment

enclosure with a stucco finish to match the existing water tank. The project is subject to the Semi-Rural Regional Land Use Element Policy, Public/Semi-Public Facilities General Plan Land Use Designation and is zoned S90 (Special Purpose-Holding Area). The project site is located at 12885 Wieghorst Way, within unincorporated San Diego County (APN 502-240-09).

**7. Baxter Explosives Facility Major Use Permit Time Extension; P89-033TE; Lakeside Community Plan Area (Bennett)**

The project is for a five year time extension to allow continued storage of explosives at the site. The project site is located at 12485 Highway 67 in the Lakeside Community Planning Area, unincorporated San Diego County.

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**Administrative Agenda Items**

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

- Response to 03/09/12 PC Discussion on Hearing Procedures

**H. Report on actions of Planning Commission's Subcommittees.**

**I. Results from Board of Supervisors' Hearing(s) (Gibson).**

**March 14<sup>th</sup> BOS Hearing:**

- Highland Valley Ranch Appeal; P87-028<sup>1</sup> (Continued to March 28<sup>th</sup>)

**March 28<sup>th</sup> BOS Hearing:**

- Highland Valley Ranch Appeal; P87-028<sup>1</sup> (Continued from the meeting of March 14<sup>th</sup>)
- Zoning Ordinance Update No. 29, County Code and Administrative Code Amendments; POD 11-004 (First Reading: 3/28/12; Second Reading 5/2/12)
- Golf Club of California Open Space Vacation, VAC 10-001; Fallbrook Community Plan Area (Second Reading)

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

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

**L. Scheduled Meetings.**

April 27, 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**

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**Additional Information:**

This Agenda is now available on the County of San Diego’s Department of Planning and Land Use web page at [http://www.sdcounty.ca.gov/dplu/PC/sop/PCHearing\\_stream.html](http://www.sdcounty.ca.gov/dplu/PC/sop/PCHearing_stream.html). Click on the “Upcoming” tab and click “Title”. The Agenda will open and will appear on the right. To access staff reports click the PDF icon.

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)
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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.