

FINAL AGENDA
SAN DIEGO COUNTY PLANNING COMMISSION
REGULAR MEETING
Friday, July 12, 2013, 9:00 AM
COC Conference Center Hearing Room
5520 Overland Avenue, 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 Lisa Fitzpatrick, Planning Commission Secretary at Lisa.Fitzpatrick@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**
- G. Informational Item:**

Montecito Ranch Revised Vesting Tentative Map; PDS2012-3182-5250 (TM 5250R); Ramona Community Plan Area (Hofreiter)

This informational item is being presented to the Planning Commission to revise a previously approved Vesting Tentative Map, VTM 5250. The originally approved Vesting Tentative Map was approved by the Board of Supervisors on August 4, 2010, concurrently with a General Plan Amendment, Specific Plan, Rezone, two Major Use Permits and a Site Plan. The originally approved project consisted of 417 single-family residences, an 8.3-acre active park, an 11.9-acre historic park and 571.2 acres of biological open space on 935.2 acres. The Revised Map reduces the amount of road improvements and grading amounts associated with the Vesting Tentative Map. Modifications are proposed to Ash Street, Montecito Ranch Road, Montecito Way, Montecito Road and to the Montecito Road/SR-67 and Ash Street/SR-78

intersections. The Revised Map would also reduce the projects interior, private roads from an improved width of 36-feet and 40-feet, to an improved width of 24-feet. The Revised Map would result in minor changes to the configuration of several lots, but it would maintain the 20,000-square foot minimum lot size requirement. The Revised Map does not propose any changes to the number of lots, the location of lots, the amount of biological open space or other amenities, including the parks and the trail network. The project is located approximately 1-mile northwest of the Ramona Town Center, south of State Route 78 and west of Ash Street in the Ramona Community Planning area, within the unincorporated San Diego County (APN 279-072-01 thru 18; 279-072-27 thru 34; 279-093-10, 37 & 38; 280-010-03, 08, & 09; 280-030-04 thru 06; 280-030-10, 15, 24, & 25; 280-031-01 thru 07; 281-521-01 thru 03).

If the Planning Commission wishes to hear this item or if a request for a public hearing is filed, then the item will be considered in a public hearing on August 16, 2013. If there is no desire to hear this item the preliminary approval decision dated June 25, 2013 will become final.

For additional documentation on this item, please visit:

<http://www.sdcounty.ca.gov/pds/PC/130712-Supporting-Documents/PDS2012-3182-5250/PDS2012-3182-5250.html>

Regular Agenda Items

1. **Rancho Cielo Specific Plan Zone Reclassifications; PDS2005-3600-05-010 and PDS2005-3600-05-011; San Dieguito Community Plan Area (Campbell)**

On September 26, 2012, the Board of Supervisors directed the applicant to continue working with the PDS staff and area residents to address concerns relating to the Rancho Cielo Specific Plan Amendment, PDS-2005-3813-05-004 (SPA). Since the Board hearing, and subsequent to meetings with area residents, the applicant revised the project from a 42 unit, detached condominium project to 24 single family, fee title lots. To reflect the change in the project description, revisions are required to be made to the Rancho Cielo Specific Plan and two zone reclassifications, two tentative maps, and two site plans first presented to the Planning Commission on March 9, 2012 and the Board of Supervisors on September 26, 2012. This is a request for the Planning Commission to evaluate revisions to the zoning reclassification in accordance with Government Code 65857 which gives authority to the Board of Supervisors to approve, deny, or modify the recommendation of the Planning Commission, provided that any modification of the proposed zone reclassification is referred to the Planning Commission, for report and recommendation. The modifications to the zone reclassifications would result in changes to the height and special area regulations. The General Plan land use designation of the subject properties is Specific Plan and the existing zoning is Variable Family Residential (RV)

which currently allows for the development of up to 42 units on Parcel H and General Commercial (C36) which currently allows for the development of commercial and civic uses on the Parcel Village Commercial (Parcel VC). The project sites are located on the north (Parcel H) and south (Parcel VC) sides of Via Ambiente west of El Brazo, at the Del Dios Highway, in the San Dieguito Community Planning area, within the unincorporated San Diego County (APN 264-382-16 & 264-410-02).

For additional documentation on this item, please visit:

[http://www.sdcounty.ca.gov/pds/PC/130712-Supporting-Documents/PDS2005-3600-05-010\(R\)/PDS2005-3600-05-010\(R\).html](http://www.sdcounty.ca.gov/pds/PC/130712-Supporting-Documents/PDS2005-3600-05-010(R)/PDS2005-3600-05-010(R).html)

2. Formation of an Ad Hoc Planning Commission Subcommittee

Planning & Development Services (PDS) requests the formation of an ad hoc subcommittee to assist and guide PDS with evaluating and developing recommendations to improve the analysis of community character compatibility. The subcommittee would be comprised of not more than three Planning Commissioners.

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).**

June 19th BOS Meeting:

- DGS: East Otay Mesa Specific Plan Area – Approve First Amendment to the Joint Community Facilities Agreement for Sheriff's Facilities in East Otay Mesa; **Approved** (Sibbet)
- DGS: Purchases for Agricultural Conservation Easement Program – First Reading; **Approved** (Schneider)
- Property Tax Exchange for Jurisdictional Changes – Meadow Master Planned Community; **Approved** (Gretler)

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

July 17th BOS Meeting:

- Bancroft Square; TM 5515-1, Consent (Sinsay)
- DGS: Purchases for Agricultural Conservation Easement Program – Second Reading; Consent (Schneider)

- Crosby Enclave Residential Subdivision: SPA11-001 (SPA); 15-30 mins (Hingtgen)
- Land Development Cost Recovery Proposal; 1-4/hrs (Nicoletti)

July 31st BOS Meeting:

- A New Tool for Conditions Land Use Development Projects – Site Implementation Agreement POD 08-006 (First Reading); Consent (Farace)
- Final Map Approval Ordinance Amendment (First Reading); Consent (Lantis)

August 7th BOS Meeting:

- Final Map Approval Ordinance Amendment (Second Reading) PDS 12345; Consent (Lantis)
- A New Tool for Conditions Land Use Development Projects – Site Implementation Agreement POD 08-006 (Second Reading); Consent (Farace)
- Rancho Cielo Specific Plan; Specific Plan Amendment; PDS2005-3813-05-004; 1-4 hours (Campbell)
- Building Permit Fee Waivers for Disable Veteran; Consent (Westling)

L. Discussion of correspondence received by Planning Commission.

M. Scheduled Meetings.

August 16, 2013	Regular Meeting, 9:00 a.m., COC Conference Center Hearing Room
September 20, 2013	Regular Meeting, 9:00 a.m., COC Conference Center Hearing Room
October 18, 2013	Regular Meeting, 9:00 a.m., COC Conference Center Hearing Room
November 15, 2013	Regular Meeting, 9:00 a.m., COC Conference Center Hearing Room
December 13, 2013	Regular Meeting, 9:00 a.m., COC Conference Center Hearing Room

Adjournment

Additional Information:

This Agenda is now available on the County of San Diego's Planning & Development Services web page at http://www.sdcounty.ca.gov/pds/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)

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)

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, 5510 Overland Avenue,

Ste 110, 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.

PC071213AGENDA: If