

**FINAL AGENDA
SAN DIEGO COUNTY PLANNING COMMISSION
REGULAR MEETING
Friday, June 14, 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**

Regular Agenda Items

- 1. **Ruiz Wireless Telecommunication Facility Major Use Permit; PDS2012-MUP-12-017; Mountain Empire Subregional Plan Area (Smith)**

The applicant proposes a Major Use Permit for a proposed unmanned wireless telecommunications facility. The project consists of 16 panel antennas and 32 remote radio units (RRU's) inside a new 45-foot tall faux rustic elevated water tank. The outdoor equipment cabinets would be located inside an 8-foot high concrete masonry wall (CMU) enclosure for noise attenuation. Earthwork would occur in conjunction with two utility trenches. Electrical lines would be undergrounded from the tank and connect with an existing utility pole in the southeast corner of the lease area. Telecommunication lines would be undergrounded and connect with an existing utility pole. No landscaping is proposed. The site is subject to the General Plan

Designation, RL-80 (Rural Lands) and Zoning for the site is S92 (General Rural). The site is presently developed with a mobile home and several accessory structures. The project site is located at 41749 Old Highway 80, within unincorporated San Diego County (APN 613-030-10).

For additional documentation on this item, please visit:

<http://www.sdcounty.ca.gov/pds/PC/130614-Supporting-Documents/PDS12-017/PDS12-12-017.html>

2. **Crosby Enclave; PDS2011-3813-11-001 (SPA), 3600 11-001 (R), 3100 5569 (TM), 3500 11-014 (STP); San Dieguito Community Plan Area (Hingtgen)**

The proposed project includes a Specific Plan Amendment, Tentative Map, Rezone and Site Plan for the subdivision of an eight-acre parcel for the development of 13 residential lots. The property is located within Subarea II-31 of the Santa Fe Valley (SFV) Specific Plan and is designated as Low Medium Residential, allowing for three single-family residences. The Specific Plan Amendment would transfer unused density from Subarea II-32 which is designated High Residential with a maximum unit count of 60 single-family residences. To date, only 50 units have been developed in Subarea II-32. The Specific Plan Amendment would re-designate Subarea II-31 as Medium Residential to allow a maximum unit count of 13 single-family residences and Subarea II-32 would be re-designated as Medium High Residential to allow a maximum unit count of 50. This transfer of density would not increase the allowed number of residential units (1,200) within the Specific Plan or change the overall density of 0.4 dwelling units per acre.

A rezone is also proposed to change the existing use regulations for the site from A70 (Limited Agriculture), S88 (Specific Plan) and RR (Rural Residential) to RS (Single Family Residential) with a minimum lot size of 6,000 square feet and Variable (V) setbacks. The Site Plan is required for the D1 (Design Review) Special Area Designator to address architectural quality and visual impacts. The site has been previously graded, partially paved and developed with temporary sales and administrative offices for the Crosby Estates management team. Access to the site would be provided by one existing driveway along Bing Crosby Boulevard, located south of Del Dios Highway. The site is subject to the General Plan land use designation of Specific Plan Area regional category (APN 267-190-03).

For additional documentation on this item, please visit:

<http://www.sdcounty.ca.gov/pds/PC/130614-Supporting-Documents/PDS11-001/PDS11-001.html>

3. **AT&T The Bridges Wireless Telecommunications Facility Major Use Permit; PDS2013-MUP-13-001; San Dieguito Community Plan Area (Chan)**

The project is a Major Use Permit to authorize the installation of a wireless telecommunication facility within The Bridges Specific Plan Area. The applicant proposes to extend one existing architectural element on the club house by eight feet to accommodate 12 panel antennas. In addition, the associated equipment, including outdoor equipment cabinets and two GPS antennas would be placed within a 10' x 25' concrete masonry unit (CMU) equipment enclosure that would be placed adjacent to the employee parking area. The project site is located at the terminus of Seven Bridges Road in the San Dieguito Community Plan Area. The site is subject to the Open Space General Plan Designation and Rural Residential (RR) zoning regulations (APN: 264-103-10-00).

For additional documentation on this item, please visit:

<http://www.sdcountry.ca.gov/pds/PC/130614-Supporting-Documents/PDS13-001/PDS13-001.html>

4. **Alpine Car Wash Facility Major Use Permit; PDS2012-3300-12-019; Alpine Community Plan Area (Kraft)**

The applicant's request is a Major Use Permit for a car wash facility, signage, and design review. The Major Use Permit is for the construction of a 4,374 square foot, two-story structure that includes a car wash tunnel, lube and oil change area, convenience store, equipment room, carport, office and storage area. Parking would be provided for 17 car and a noise attenuation wall, monument and trellis signs, and landscaping would be installed. Operating hours would be from 7 a.m. to 7 p.m. The project is located at 1250 Tavern Road in the Alpine Community Plan Area, within unincorporated San Diego County. The project is subject to the General Plan Village regional category and General Commercial land use designation. Zoning for the site is C36 (General Commercial) (APN 403-390-27).

For additional documentation on this item, please visit:

<http://www.sdcountry.ca.gov/pds/PC/130614-Supporting-Documents/PDS12-019/PDS12-019.html>

5. **Tiered Equine Ordinance; POD 11-011; Countywide (Stiehl)**

The Equine Policy and Ordinance Development project (POD 11-011) is to update the County of San Diego's Zoning Ordinance with regard to equine uses. On July 13, 2011(1) the Board of Supervisors directed staff to develop an ordinance for the permitting of a commercial horse stable. The action being presented is a tiered system of permitting that eliminates the need for a discretionary permit for some horse stables depending on the numbers of horses and the size of usable acreage for

a stable. The specific direction to staff was to work with the equine community to investigate ordinance options that would protect and promote equine operations including permitting options. The focus of the changes is to regulations for commercial horse stables, in particular the requirement for a Major Use Permit in certain areas. The project should provide greater permit flexibility with regulation tiers that are more restrictive with the intensity of the equine options starting with a ministerial approval for the least intensive.

For additional documentation on this item, please visit:

<http://www.sdcountry.ca.gov/pds/advance/Equine.html>

Administrative Agenda Items

- G. Department Report: This is an informational/nonvoting item - no deliberation or action permitted**
- H. Report on actions of Planning Commission's Subcommittees.**
- I. Results from Board of Supervisors' Hearing(s).**
- N/A**
- J. Upcoming Board of Supervisors Agenda items and Designation of member to represent Commission at Board of Supervisors.**

June 19th BOS Meeting:

- DGS: Purchases for Agricultural Conservation Easement Program – First Reading; 15-30/mins (Schneider)
- Property Tax Exchange for Jurisdictional Changes – Meadow Master Planned Community; 15-20/mins (Gretler)

June 26th 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; Consent (Sibbet)
- DGS: Purchases for Agricultural Conservation Easement Program – Second Read; 15-30/mins (Schneider)

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

L. Scheduled Meetings.

July 12, 2013	Regular Meeting, 9:00 a.m., COC Conference Center Hearing Room
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

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.

PC061413AGENDA: If