



County of San Diego DPLU Update

December 2009

IMPORTANT December DATES:

- Dec. 4: Planning Commission:
General Plan Update
- Dec. 9: Board of Supervisors:
Landscape Ordinance
- Dec. 18: Planning Commission:
Zoning Ordinance Amendment
and Subdivision Ordinance
Amendment

For more information and additional
upcoming meetings, please visit the
General Plan Update [Web site](#).

Planning Commission Hearing:

When: 9:00 a.m., December 4th 2009
Where: 5201 Ruffin Road, Suite B,
San Diego, CA

[Additional information on location](#)

Advance Planning News

General Plan Update Planning Commission Continued Hearing

The Planning Commission's public hearings on the General Plan Update that began Nov. 6 will continue Dec. 4. The agenda has been posted and is available [here](#). Testimony will continue on the remaining communities not covered at the last Planning Commission Hearings (November 19th and November 20th). The tentative order is as follows:

December 4, 2009

- *Remaining Communities*
 - Valley Center (continued)
 - Rainbow
 - San Dieguito
 - Julian
 - Otay
 - Pendelton Deluz

Planning Commission Report

The staff report presented to the Planning Commission Nov. 6 is still available on the General Plan Update Index/What's New Web page. It includes an overview of the General Plan Update project and components in the [Planning Report](#). Additionally, an errata that was prepared for the Nov. 6 hearing is available on the [General Plan Update Website](#).

Policy and Ordinance Development

Subdivision Ordinance Update

Advance Planning staff has been working on a comprehensive "clean-up" of the County Subdivision Ordinance. The changes will improve the ordinance and make it easier to read and understand. The revised ordinance as well as the CEQA Negative Declaration are currently available on our [Web site](#) for public review and comment. The public review period for the ordinance's negative declaration ends Dec. 11. The proposed ordinance amendments will be presented to the County Planning Commission Dec. 18. (Staff Contact: [Heather Steven](#))

Landscape Ordinance

The County Board of Supervisors is scheduled to consider DPLU revisions to the County's Landscape Ordinance Dec. 9. The board directed DPLU on Oct. 15, 2008 to study and recommend options to make the County's existing Landscape Ordinance more fire-wise and water-wise. On Oct. 23, 2009 the County Planning Commission voted to recommend that the board approve the revised ordinance. The water conservation proposed in the revised Landscape Ordinance would be implemented through the County's Water Conservation in Landscaping Design Manual.

In addition, the County code is being improved by the addition of a new chapter based on changes in state law that will provide more comprehensive water conservation in landscaping regulations. The public can see our draft update to the Water Conservation in Landscaping Design Manual on the [Advanced Planning Web site](#). (Staff Contact: [Dixie Switzer](#))

Zoning Ordinance Update

The Board of Supervisors approved minor corrections and clarifications to the Zoning Ordinance, recommended by DPLU, Sept. 16. Staff is now working on a "Phase 2" Zoning Ordinance Update that would propose more extensive changes. The draft Zoning Ordinance amendments will be presented to the County Planning Commission Dec. 18. The draft ordinance and environmental documents can be viewed at the [Advance Planning website](#). (Staff Contact: [Heather Steven](#)).

Density Bonus Ordinance

Advance Planning staff is preparing a Zoning Ordinance amendment that will improve the County's Density Bonus provisions in several ways. The changes will: make the ordinance consistent with state requirements; implement the goals, policies and objectives of the County's housing element; and will provide clear guidance on the concessions and incentives for providing housing that qualify for a density bonus. The amendments also include a local Affordable Senior Housing Program that will allow the County to sunset Board Policy I-79 and revise the General Plan Regional Land Use Element Policy 3.6. The mobile home park density bonus program covered by General Plan Regional Land Use Element Policy 3.8 and Board Policy I-102 are proposed for repeal. Staff is currently reviewing comments submitted during public review. The Density Bonus Ordinance can be viewed at the [Policy and Ordinance Development website](#). (Staff Contact: [Dixie Switzer](#))

Medical Marijuana

The Board of Supervisors approved an interim urgency ordinance enacting a moratorium to prohibit the establishment of marijuana dispensaries in the unincorporated County. The urgency ordinance was approved for a 10 month and 15 day period consistent with State law to give staff time to research, study and propose options to regulate medical marijuana collectives. Staff intends to come back to the Board early next year with a

regulatory ordinance. The interim urgency ordinance can be viewed at the

[Policy and Ordinance Development website.](#) (Staff Contact: [Joseph Farace](#))

Renewable Energy Ordinance

Advance Planning staff has started working on amendments to the County Zoning Ordinance which would 1) update existing County regulations pertaining to wind turbine systems and 2) add new provisions related to the siting and permitting of solar energy systems and facilities. The ordinance will be presented to the County Board of Supervisors in 2010. (Staff Contact: [Carl Stiehl](#))

View our website for more information:
<http://www.sdcounty.ca.gov/dplu/advance/index.html> or
www.sdcounty.ca.gov/dplu/gpupdate

To unsubscribe, please email gpupdate.DPLU@sdcounty.ca.gov and request removal from email announcements.