

**SAN DIEGO COUNTY PLANNING COMMISSION**  
**Friday, March 12, 2010**

**General Plan Update; Planning Commission recommendation on Draft Text,  
Land Use Maps, Road Network, Community Plans, Implementation Plan and  
Conservation Subdivision Program**

Continued from the meeting of February 19, 2010

**DRAFT SUMMARY OF MEETING**

**A. Roll Call:** All commissioners present.

**B. Community Specific Issues**

**B1. SV17**

Commissioner Day motioned to tentatively recommend that SV17 revert back to the Referral Map designation. Commissioner Pallinger seconded the motion. The motion carries 4-3 with Commissioners Beck, Norby, and Riess in opposition.

**B2. Permissive vs. Restrictive Language**

Staff Recommends Following Language be inserted into the Draft General Plan Document on Page 1-5: To page 1-5 of the draft General Plan add the following: The policies contained within this General Plan were written to be a clear statement of policy but also to allow flexibility when it comes to implementation. Policies cannot be applied independently; rather, implementation of the policies must be balanced with one another and will address details such as how and when the policy is applied and any relevant exceptions. For example, a policy to conserve open space is not a mandate for preservation of 100 percent of the existing undeveloped land in the County. It must be balanced with other policies that allow development and other uses of the land. In this case, implementation of the policy in new developments will be achieved through

regulations such as the Resource Protection Ordinance, Biological Mitigation Ordinance, and California Environmental Quality Act, which will guide to what degree open space must be conserved.

Commissioner Norby motioned to tentatively support staff's recommended language for General Plan Update policies. Commissioner Riess seconded the motion. The motion carries 7-0.

### **B3. Village Core Mixed Use Designation Standards**

Commissioner Woods motioned to tentatively support staff's recommendations to:

- Revise the maximum Floor Area Ratio (FAR) for Village Core Mixed Use designation from 1.3 to 0.7; and
- Add a footnote to Draft Land Use Element Table LU-1 that specifies the maximum FAR in the Village Core Mixed Use designation is 0.7 unless offsite parking is provided in conjunction with the proposed development; in which case the maximum FAR could be up to 1.3.

Commissioner Pallinger seconded the motion. The motion carries 7-0.

### **B4. Forest Conservation Initiative (FCI)**

Commissioner Woods motioned to tentatively support staff's recommendations for remapping FCI lands on a separate track from the General Plan, with the goal of completing remapping by early 2011. Commissioner Riess seconded the motion. The motion carries 6-0-1 with Commissioner Day abstaining.

### **B5. I-15 Corridor Build-out**

Commissioner Pallinger motioned to reaffirm the PC tentative land use map recommendation, and allow staff to evaluate proposed GPAs separate from the General Plan Update. Staff is to review and revise as necessary the I-15 Corridor Design Guidelines as part of the General Plan Update implementation. Commissioner Riess seconded the motion. The motion carries 4-0-1 with Commissioners Norby and Woods absent and Commissioner Day abstaining.

**B6. Tracking General Plan Update Implementation**

Commissioner Riess motioned for staff to provide a discussion on General Plan Implementation prior to the first annual report. Commissioner Woods seconded the motion. The motion carries 7-0.

**B7. Comparison of RL-20**

No action needed. Commissioner Day requests that staff provide an analysis of the multiple/rural land use designation (one dwelling unit per 4, 8 or 20 acres) as compared to what designation they are receiving in the General Plan Update.

Staff will provide more details regarding the various options that could be included in Transfer of Development Rights (TDR) and/or Purchase of Development Rights (PDR) programs at the April 16, 2010 Planning Commission hearing, as well as information regarding specific standards for reduced minimum lot sizes.