



County of San Diego DPLU Update

July 2010

IMPORTANT DATES:

- July 9: Planning Commission:
(1) Zoning Consistency Review
(2) Transfer of Development Rights
- July 23: Planning Commission: Solar Energy Ordinance
(1) Solar Energy Ordinance
(2) Interim Wind Energy Ordinance
- Aug. 4: Board of Supervisors:
(1) Density Bonus Ordinance
(2) Tiered Winery Ordinance

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

Advance Planning News

General Plan Update

Planning Commission Hearing – July 9

Two General Plan Update related items will be considered at the July 9th Planning Commission hearing:

- (1) Ordinances amending the Zoning Ordinance, Zoning Classifications of Certain Properties, Resource Protection Ordinance and Subdivision Ordinance Relating to Consistency with the General Plan Update, and
- (2) The draft Transfer of Development Rights program.

[The agenda is available at online.](#)

The report that shows the proposed changes can be seen on the [General Plan Update Website](#). The linked report also includes the reference maps for the zoning changes to individual properties. All of the proposed changes were released for public review from June 1 through June 30. The proposed Zoning Ordinance changes were also sent to the County's community advisory groups for review in January, and to people whose properties would be affected for review from April 29 to June 1.

The Transfer of Development Rights Planning report can be seen on the [General Plan Update website](#). The report includes the Draft Concept Transfer of Development Rights Program, which was approved by the Planning Commission (6-1 vote, Riess opposed), at its April 16 meeting. The program was developed and based on two public workshops held in May and June.

The Hearing is held at the Planning Commission Hearing Room 5201 Ruffin Road, Suite B, San Diego, CA 92123, during our hours from Monday – Friday, 8:30 – 11:45 A.M & 12:30 – 4:00 P.M.

For more information contact Department of Planning and Land Use staff at (858) 694-2488 or at gpupdate.DPLU@sdcounty.ca.gov, or visit during our regular business hours Monday – Friday, 8:30 – 11:45 A.M & 12:30 – 4:00 P.M.

Policy and Ordinance Development

Solar Energy Ordinance Scheduled for July 23 Planning Commission Hearing

Advance Planning has been working on amendments that would update the Zoning Ordinance's renewable energy regulations. As a result of public comments received during public review of a proposed Green Energy ordinance last spring, staff will instead move forward with two separate ordinances; one for solar energy the other for wind energy (see the following item for more on wind energy). The draft Solar Energy Ordinance has just completed public review and is scheduled to be brought to the Planning Commission on July 23. The public can view the Solar Energy Ordinance at the [DPLU Advance Planning Website](#) (Staff Contact: [Marcus Lubich](#))

Interim Wind Energy Ordinance Available for Public Review. Planning Commission Hearing Scheduled for July 23

In addition to the Solar Energy portion of the Green Energy Ordinance, Advance Planning staff has been working on comprehensive updates to the existing wind energy regulations. Additional environmental analysis will be required for the entire ordinance, however in the interim; staff is bringing forward minor changes to the small wind energy system portion of the existing Zoning Ordinance to allow for additional small wind turbine systems with an Administrative Permit. The interim ordinance is currently out for public review and the ordinance will be before the Planning Commission on July 23. The public can view the Interim Wind Energy Ordinance at the [DPLU Advance Planning Website](#) (Staff Contact: [Carl Stiehl](#))

Medical Marijuana Ordinance Approved by Board of Supervisors

On June 30, the Board of Supervisors approved Zoning Ordinance amendments (with revisions) that provide guidelines about how medical marijuana collectives could be sited within the unincorporated county and also approved Regulatory Code amendments as to the operation of medical marijuana collectives. The ordinances will become effective on July 30. The adopted ordinances can be viewed on the [DPLU Advance Planning Website](#). (Staff Contact: [Joseph Farace](#))

Density Bonus Ordinance Scheduled for August 4 Board Hearing

The Planning Commission voted 7-0 at its April 30 meeting to recommend the Board of Supervisors approve the Density Bonus Ordinance. The Board will consider the Density Bonus Ordinance at its Aug 4 meeting. [Advance Planning website](#). (Staff Contact: [Dixie Switzer](#))

Tiered Winery Ordinance Recommended for Approval and Scheduled for August 4 Board Hearing

On April 30 the Planning Commission recommended that the Tiered Winery Ordinance be approved with revisions. The Planning Commission vote was 5-2 with Commissioners Beck and Reiss voting no. On June 25 a motion by the Planning Commission to recommend approval of a General Plan Amendment required to accommodate the proposed Tiered Winery Ordinance failed (3-2-0 with two members absent) because it did not receive at least four votes. The Tiered Winery Ordinance would amend the Zoning Ordinance by introducing one new winery classification (Small Winery), revising two existing winery classifications and allowing Boutique Wineries as by-right use. The Ordinance is anticipated to be before the Board of Supervisors on August 4. The ordinance can be viewed at: [Policy and Ordinance Development website](#) (Staff Contact: [Matt Schneider](#)).

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

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