

**REVISED  
FINAL AGENDA**

**SAN DIEGO COUNTY PLANNING COMMISSION**

**Friday, March 11, 2016, 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 no later than the close of business of the second working day prior to the date the item to which they relate is scheduled to be considered. The Planning Commission may, however, receive such documents 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](mailto:Lisa.Fitzpatrick@sdcounty.ca.gov) or the Project Manager for the item as listed on the agenda.

- A. Statement of Planning Commission's Proceedings**
- B. Roll Call**
- 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**

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**For supporting documentation of agenda item(s), please visit:**

<http://www.sandiegocounty.gov/content/sdc/pds/PC/160311-Supporting-Documents.html>

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### Regular Agenda Items

1. **Grand Tradition General Plan/Zoning Amendment; GPA-15-005/REZ-15-006: Fallbrook Community Plan Area (Citrano)**

This project is a General Plan Amendment and Zoning Amendment for eight parcels in the Fallbrook CPA under a single ownership. The project will change the designation of two parcels to General Commercial and change the zoning use regulation for the entire project area to C42 Visitor Serving Commercial. Additional changes are proposed to building type, setback and special area designator. A change to the Fallbrook Community Plan is also proposed to incorporate the proposed new Commercial land use into Policy LU2.2a1, which requires the property to revert back to a residential use should the Grand Tradition wedding venue cease to exist.

2. **Lone Oak Tentative Map and Major Use Permit; PDS2014-TM-5585; PDS2014-MUP-14-017: (Johnson)**

This project is a Tentative Map (TM) and Major Use Permit (MUP) for a Planned Residential Development. The TM proposes to subdivide a 14.15-acre parcel into 24 residential lots and 6 non-buildable lots. The MUP proposes a Planned Residential Development pursuant to Section 6600 of the Zoning Ordinance to allow for reduced interior setbacks and residential lots ranging in size from 8,509 to 17,863 square feet. Access to the site would be provided by a gated private road connecting to Lone Oak Road and Cleveland Trail. Road improvements are also proposed to Lone Oak Road and Cleveland Trail. Earthwork would consist of 73,850 cubic yards of cut and fill. The property is zoned A70 (Limited Agriculture) and RR (Rural Residential). The General Plan Designation is Village Residential 2 (VR2) (APNs: 181-162-06 and 184-080-01).

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### Administrative Agenda Items

G. **Department Report: This is an informational/nonvoting item - no deliberation or action permitted.**

- **Results from Board of Supervisors' Hearing(s).**
  - **March 2, 2016 BOS Meeting**
    - TM 5394-1 South County Commerce Center
    - Kelly-Aufmann-Lau Open Space Vacation & Boundary Adjustment

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

▪ **March 16, 2016 BOS Meeting**

- Kelly-Aufmann-Lau Open Space Vacation & Boundary Adjustment
- 2015 General Plan Annual Progress Report
- TM 5355-1 Carriage Hills

▪ **April 13, 2016 BOS Meeting**

- No Items at this time

**I. Discussion of correspondence received by Planning Commission.**

**J. Scheduled Meetings.**

April 22, 2016	Regular Meeting, 9:00 a.m., COC Conference Center Hearing Room
May 20, 2016	Regular Meeting, 9:00 a.m., COC Conference Center Hearing Room
June 17, 2016	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](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 \$1000.00.

\*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.

PC160311REVISED-AGENDA: If