

SAN DIEGO COUNTY PLANNING COMMISSION
Regular Meeting – April 16, 2010
DPLU Hearing Room, 9:00 a.m.

The meeting convened at 9:04 a.m., recessed at 10:25 a.m., reconvened at 10:56 a.m., recessed at 12:34, reconvened at 1:09 p.m., recessed at 3:51 p.m., and adjourned at 4:30 p.m.

A. ROLL CALL

Commissioners Present: Beck, Brooks, Day, Norby, Pallinger, Riess, Woods

Commissioners Absent: None

Advisors Present: Anzures (OCC)

Staff Present: Baca, Citrano, Fogg, , Lardy, Wong, Stiehl, Jones (recording secretary)

B. Statement of Planning Commission's Proceedings, Approval of Minutes for the Meeting of March 12, 2010.

Trailed.

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.

There were none.

D. Announcement of Handout Materials Related to Today's Agenda Items

E. Requests for Continuance: None

F. Formation of Consent Calendar: None

G. Director's Report:

- None.

General Plan Update, Agenda Item 1:**1. General Plan Update; Planning Commission recommendation on Draft Text, Land Use Maps, Road Network, Community Plans, Implementation Plan and Conservation Subdivision Program (continued from March 12, 2010)**

Culmination of the General Plan Update hearings held on November 6, 19, and 20 and December 4, 2009, and February 19, 2010 and March 12, 2010. The Planning Commission will complete discussions on issues identified during previous hearings related to the General Plan Update and its various project components, and finalize tentative recommendations on the General Plan Update Draft Text, Land Use Maps, Road Network, Community Plans, Implementation Plan and Conservation Subdivision Program.

The General Plan Update is a comprehensive update of the San Diego County General Plan, establishing the future growth and development patterns and policies for the unincorporated areas of the County. The General Plan Update would improve land use and protect the environment better than the current 1980's era General Plan, partly by shifting 20 percent of the project growth to western unincorporated communities with established infrastructure. The proposed plan would also balance growth with the needs to control traffic congestion, protect the environment and ease the strain on essential services such as water and fire protection. The purpose of this hearing is to receive tentative recommendations from the Planning Commission regarding the draft General Plan text, land use maps, Mobility Element road network, draft community plans, draft Implementation Plan and Conservation Subdivision Program.

Staff Presentation: Muto

Today's hearing will allow confirmation of the Planning Commission's previous recommendations, and resolution of issues pertaining to specific properties, the need for an equity mechanism, and other topics.

With respect to equity mechanisms, Staff reviews DPLU's current approach. It is explained that the Planning Commission could recommend that Staff develop a conceptual TDR program and present it to the Board of Supervisors with the General Plan in Fall 2010. Staff continues to recommend against having a TDR Program, but has developed criteria for guiding a program, which includes (1)

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ensuring that the program is mandatory; (2) limiting "sending" sites; (3) ensuring that "receiving" sites include all upzoned properties and future GPAs; (4) ensuring that physical and environmental constraints are factored in; (5) ensuring that transfers from outside the County Water Authority line to within are allowed with certain restrictions; and (6) ensuring that the program includes an expiration date.

Implementation of the Purchase of Agricultural Conservation Easements (PACE) program as an equity mechanism is supported by several property owners; they also support urging the Board of Supervisors to postpone their Fall 2010 deadline. Many audience members and community representatives voice support of Staff's draft recommendations. Others express concerns about the sufficiency of the EIR, secondary access requirements, emergency evacuation travel times, and whether the General Plan Update needs further refinement.

The Conservation Subdivision program remains controversial to those who oppose it, but those who support it insist that they must be allowed by-right. Several audience members are adamant that alternative septic systems should be encouraged, road standards must be tailored to the specific communities, and additional effort must be made to preserve agricultural lands. Discussion also touches on the proposed land use designation recommendations for several properties including SD-5 in the San Dieguito Community Plan Area, NC-9 in the North County Metropolitan Subregional Plan Area, APN 652-020-11 in the Jamul / Dulzura Community Planning Area, and the Stonegate/Merriam Mountains property. Following those discussions, Staff is directed by Commissioner Woods to revisit recommendations for APN 650-020-11. It is also recommended that the Tecate area be designated a Special Study Area, which is included in the staff recommendation.

Several audience members remain concerned about industrial wind turbines, the financial implications of the recommended downzoning, and the need to address infrastructure and housing impacts resulting from casino operators, employees and visitors. The Planning Commission is asked to recommend that the Board of Supervisors extend their Fall 2010 deadline, to allow continued discussion and resolution of these issues.

Action: Woods - Pallinger

SD-5: Recommend that SD-5 be designated SR-2.

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Ayes: 6 - Brooks, Day, Norby, Pallinger, Riess, Woods
Noes: 1 - Beck
Abstain: 0 - None
Absent: 0 - None

Motion: Pallinger - Day

Twin Oaks Valley: Recommend that APN 174-300-31 in Twin Oaks Valley be designated SR-4.

Discussion of the Motion:

Staff reminds the Planning Commission that adoption of the SR-4 designation on this parcel will result in split zoning, in that the property is entirely surrounded by SR-10.

Ayes: 2 - Day, Pallinger
Noes: 5 - Beck, Brooks, Norby, Riess, Woods
Abstain: 0 - None
Absent: 0 - None

The Motion fails; Staff's recommendation for the SR-10 designation on APN 174-300-31 stands.

Motion: Day - Pallinger

Pine Valley: Recommend that APN 412-090-01-00 in Pine Valley be designated SR-10 where the previous tentative motion proposes RL-20.

Ayes: 2 - Day, Pallinger
Noes: 5 - Beck, Brooks, Norby, Riess, Woods
Abstain: 0 - None
Absent: 0 - None

The Motion fails; the Planning Commission's tentative recommendation for APN 412-090-01-00 stands at RL-20.

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Action: Day - Riess

Valley Center: Recommend that the Board of Supervisors support the Valley Center Community Planning Group's recommendations of VR-2 for Item "A" (VR-2), and Office Professional for Item "C" in their presentation; recommend that Items "B" and "D" be designated SR-1.

Ayes: 7 - Beck, Brooks, Day, Norby, Pallinger, Riess, Woods
Noes: 0 - None
Abstain: 0 - None
Absent: 0 - None

NC-9: Chairman Beck prefers that this property retain its existing zoning, including the residential component. Commissioner Day explains that the site has historically contained commercial uses. He recommends designating three acres of the site for rural commercial uses, and Commissioner Norby is somewhat supportive of Commissioner Day's recommendation.

Motion; Beck - Riess

Recommend that NC-9 be designated SR-2.

Ayes: 3 - Beck, Pallinger, Riess
Noes: 4 - Brooks, Day, Norby, Woods
Abstain: 0 - None
Absent: 0 - None

The Motion fails.

Motion: Norby - Riess

Recommend that the Board of Supervisors designate two acres of the NC-9 property for commercial uses.

Ayes: 2 - Norby, Riess
Noes: 5 - Beck, Brooks, Day, Pallinger, Woods
Abstain: 0 - None
Absent: 0 - None

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The Motion fails; the Planning Commission's November 20, 2009 tentative recommendation that the commercial designation on NC-9 be expanded to three acres and that the remainder of the parcel is to be designated SR-2 stands.

Action: Pallinger - Brooks

Close any further testimony regarding specific properties.

Ayes: 7 - Beck, Brooks, Day, Norby, Pallinger, Riess, Woods
Noes: 0 - None
Abstain: 0 - None
Absent: 0 - None

Action: Beck - Day

Revise Policy M-12.9 to include "wildlife linkages and corridors".

Ayes: 7 - Beck, Brooks, Day, Norby, Pallinger, Riess, Woods
Noes: 0 - None
Abstain: 0 - None
Absent: 0 - None

Discussion:

The Planning Commissioners insist that an equity mechanism must be included in Staff's presentation to the Board of Supervisors. Staff explains that numerous discussions were held with stakeholders regarding TDRs, and discussions were also recently held with Commissioners Day and Norby.

Commissioner Day voices support for letters B, D, E and F of Staff's recommended criteria for a TDR program outlined in the staff report, but prefers to withhold judgment on the other recommendations. He announces he cannot recommend adoption of the General Plan Update or its programs. Commissioner Day insists that designations of 80- and 160-acre zoning must be removed from the recommendations, and that TDRs must be part of the Update package. Commissioner Norby announces he won't recommend adoption of the Update package if it doesn't include some sort of equity mechanism, and Commissioner Day recommends that Staff verify with the Board of Supervisors whether the Fall 2010 deadline stands.

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Action: Woods - Brooks

Staff is to continue developing a TDR program, and present it to the Planning Commission prior to the Fall 2010 Board of Supervisors General Plan Update hearings.

Ayes: 6 - Beck, Brooks, Day, Norby, Pallinger, Woods
Noes: 1 - Riess
Abstain: 0 - None
Absent: 0 - None

Action: Woods - Norby

Recommend that the Board of Supervisors adopt Staff's recommendations as reflected in Staff's Report and Errata, with the exception of those specific items and properties discussed today. The TDR program is to be presented to the Board of Supervisors as part of the General Plan Update package, following review by the Planning Commission.

Discussion of the Action:

Commissioner Day commends Staff's endeavors but announces he will not support the motion. He points out that the Commission has yet to review Staff's responses to public comments. He also reiterates that he cannot support 80- or 160-acre zoning.

Ayes: 6 - Beck, Brooks, Norby, Pallinger, Riess, Woods
Noes: 1 - Day
Abstain: 0 - None
Absent: 0 - None

Administrative:

G. Report on actions of Planning Commission's Subcommittees.

No report provided.

H. Results from Board of Supervisors' Hearing(s)

No report provided.

I. Designation of member to represent Commission at Board of Supervisors.

No one was designated to attend the April 28, 2010 Board of Supervisors meeting.

J. Discussion of correspondence received by Planning Commission.

None.

K. Scheduled Meetings

April 30, 2010	Planning Commission Workshop, 9:00 a.m., DPLU Hearing Room
May 14, 2010	Regular Meeting, 9:00 a.m., DPLU Hearing Room
May 28, 2010	Regular Meeting, 9:00 a.m., DPLU Hearing Room
June 11, 2010	Regular Meeting, 9:00 a.m., DPLU Hearing Room
June 25, 2010	Regular Meeting, 9:00 a.m., DPLU Hearing Room
July 9, 2010	Regular Meeting, 9:00 a.m., DPLU Hearing Room
July 23, 2010	Regular Meeting, 9:00 a.m., DPLU Hearing Room
August 6, 2010	Regular Meeting, 9:00 a.m., DPLU Hearing Room
August 20, 2010	Regular Meeting, 9:00 a.m., DPLU Hearing Room
September 10, 2010	Regular Meeting, 9:00 a.m., DPLU Hearing Room
September 24, 2010	Regular Meeting, 9:00 a.m., DPLU Hearing Room

Administrative:

October 8, 2010	Regular Meeting, 9:00 a.m., DPLU Hearing Room
October 22, 2010	Regular Meeting, 9:00 a.m., DPLU Hearing Room
November 5, 2010	Regular Meeting, 9:00 a.m., DPLU Hearing Room
November 19, 2010	Regular Meeting, 9:00 a.m., DPLU Hearing Room
December 3, 2010	Regular Meeting, 9:00 a.m., DPLU Hearing Room
December 17, 2010	Regular Meeting, 9:00 a.m., DPLU Hearing Room

There being no further business to be considered at this time, the Chairman adjourned the meeting at 4:30 p.m. to 9:00 a.m. on April 30, 2010 in the DPLU Hearing Room, 5201 Ruffin Road, Suite B, San Diego, California.