

FINAL AGENDA
SAN DIEGO COUNTY PLANNING COMMISSION
REGULAR MEETING
Friday, June 25, 2010, 9:00 AM
DPLU Hearing Room
5201 Ruffin Road, Suite B, 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 not later than the close of business of the second working day prior to when the item to which they relate is scheduled to be considered. The Planning Commission may, however, receive 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 Cheryl Jones, Planning Commission Secretary at Cheryl.Jones@sdcounty.ca.gov or the Project Manager.

- A. ROLL CALL**
- B. Statement of Planning Commission's Proceedings, Approval of Minutes for the Meeting of May 28, 2010**
- 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**
- G. Director's Report**

Regular Agenda Items

- [1. An Amendment to the San Diego County General Plan, Land Use Element to Allow Consideration of a Wineries Ordinance in the 18 MRU \(and other affected designations\) Land Use Designations; General Plan Amendment, GPA 10-03; Countywide \(Schneider\)](#)**

The project is an amendment to the County of San Diego General Plan, Regional Land Use Element to exempt Winery Use Classifications from provisions of the (18) Multiple Rural Use and (24) Impact Sensitive Land Use Designations

relating to developments which may pose environmental impacts within these designations.

2. Lydick Wireless Telecommunication Facility; Major Use Permit, P08-004; North County Metro Subregional Plan Area (Chan)

The applicant requests the approval of a Major Use Permit to authorize the construction and operation of an unmanned wireless telecommunication facility. The proposed facility would include a total of six panel antenna. Two of the six antennas would be architecturally and structurally integrated with the existing 18-foot tall chimney and the other four antennas would be mounted on a new 30-foot tall mono-broadleaf tree. Associated equipment would be enclosed by a six-foot eight inches tall Concrete Masonry Unit (CMU) wall and additional landscaping would be added to provide additional screening. The project is subject to the General Plan Regional Category Estate Development Area (EDA) and Land Use Designation (19) Intensive Agricultural. The project site is located at 20891 Viente Valle Road, within the North County Metro Subregional Plan Area.

3. Village Walk Townhomes; Tentative Map, TM 5535 and Site Plan, S07-021; Ramona Community Plan Area (Conners)

The project is a Tentative Map and Site Plan to develop approximately 1.31 net acres into 14 detached, 2 story townhomes that would be approximately 1,764 square feet. The project site is located at the intersection of La Brea St, Pala St and Robertson St, approximately 700 feet north of Main Street in the Ramona Community Plan Area, within unincorporated San Diego County (APN 282-130-13). The site is subject to the General Plan Regional Category of 1.1 Current Urban Development Area (CUDA), Land Use Designation 13 (General Commercial). Zoning for the site is C34 (General Commercial/Residential). A Site Plan is proposed in accordance with the "B" and "D3" Special Area Regulations for Community Design Review. The site is currently undeveloped. Access would be provided via a private driveway accessing La Brea and Robertson St. The project would be served by the Ramona Municipal Water District for sewer and water. Earthwork would consist of balanced cut and fill of 1,150 cubic yards of material.

4. Settlers Point; Tentative Map, TM 5423; Lakeside Community Plan Area (Hofreiter)

The project is a residential subdivision for multi-family housing proposing no more than 266 units on 21.89 acres. The project is located off Old Highway 80 approximately 550 feet west of the Los Coches Road / Highway 80 intersection within the Lakeside Community Planning Area within the unincorporated area of San Diego County. The project includes a tentative map for four residential lots and one street lot and a zone reclassification to rezone 19.64 acres. The

residential lot sizes range in size from 7.19 acres to 4.72 acres. The tentative map would restrict future development to no more than 266 units. The site is subject to the General Plan Regional Category Current Urban Development Area (CUDA), Land Use Designation (8) Residential (14.5 du/acre) on 19.64 acres of the project site and (5) Residential (4.3 du/acre) on the remaining 2.25 acres of the project site. Current zoning for the entire project site is RS4 with 10,000 square feet minimum lot size. The rezone proposes RV-14.5 Zoning on 19.64 acres of the project site, but maintains the RS-4 zoning on 2.25 acres in the north. The RV-14.5 Zone will specify “A” Animal Regulations, “K” Building Type, “G” Height and “H” Setbacks. The RV-14.5 Zone will not specify a minimum lot size. This rezone will allow up to 266 dwelling units to be developed on the site with a density of 14.5 du’s/acre on each of the proposed lots. The rezone would include a “B” designator that would require a subsequent site plan to be reviewed for consistency with the Lakeside Design Guidelines for any future development. The project will take access from Highway 8 Business loop that will connect to Wellington Hill Drive in the north.

Administrative Agenda Items

H. Report on actions of Planning Commission’s Subcommittees.

I. Results from Board of Supervisors’ Hearing(s) (Gibson).

June 23rd BOS Hearing:

- Medical Marijuana Collective Facility Ordinance; POD 09-007
- Fire Mitigation Fee Program: Resolution Setting Fire Mitigation Fee Ceilings

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

K. Discussion of correspondence received by Planning Commission.

L. Scheduled Meetings.

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
October 8, 2010	Regular Meeting, 9:00 a.m., DPLU Hearing Room
October 23, 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

Adjournment

Additional Information:

This Agenda is now available on the County of San Diego’s Department of Planning and Land Use web page at www.sdcounty.ca.gov/dplu/index.html. Click on “Agendas/Board of Supervisors/Planning Commission”, and then click on “Planning Commission Agendas”.

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)

Recommendations Against Zoning
Reclassifications:

Filed with Board of Supervisors, within 40 days after Commission recommendation is transmitted to the Board (Zoning Ord. §7506.d)

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 favorable actions on 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, 5201 Ruffin Road, Suite B, San Diego, CA 92123. Appeals must be accompanied by the appeal fee of \$500.00.

*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.