

**FINAL AGENDA  
SAN DIEGO COUNTY PLANNING COMMISSION  
REGULAR MEETING  
Friday, August 6, 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](mailto: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 July 23, 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. Accretive Plan Amendment Authorization; PAA 09-007 \(3801 09-007\); Valley Center Community Plan Area \(Slovick\) Continued from the meeting on June 12, 2010](#)**

This is a Plan Amendment Authorization (PAA) pursuant to Board of Supervisors Policy I-63 for authorization to file a General Plan Amendment for a master planned community within the Valley Center Community Plan Area, consisting of a maximum of 1,746 dwelling units, a school, a neighborhood-serving

commercial village center with retail uses, and an active park. The PAA includes a change in the General Plan Land Use Designation from (17) Estate Residential to (21) Specific Plan Area, with an overall density of 4.3 dwelling units per gross acre, a change in the regional category from 1.3 Estate Development Area (EDA) to 1.1 Current Urban Development Area (CUDA), an amendment to the Circulation Element to include Road 3A and an amendment to the Valley Center Community Plan to include a description of the proposed Specific Plan Area. The request for a PAA was previously denied by the Director of DPLU because the proposal would not be consistent with the existing General Plan or the proposed General Plan Update. This item is continued from the meeting on June 12, 2010.

**Administrative Agenda Items**

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

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

**August 4<sup>th</sup> BOS Hearing:**

- Land Use Element GPA Batch, 10-002; Item A: Tiered Winery Zoning Ordinance Amendment (POD08-012) Item B: Density Bonus Ordinance (POD08-002, GPA 09-003) Item C: Montecito Ranch GPA (GPA04-013; SP01-001; R04-022; TM 5250RPL6, MUP04-045, P09-023, S08-019)
- Energy Upgrade San Diego

**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.**

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.sdcountry.ca.gov/dplu/index.html](http://www.sdcountry.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.

PC100806AGENDA; pc