

**FINAL AGENDA
SAN DIEGO COUNTY PLANNING COMMISSION
REGULAR MEETING
Friday, September 24, 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 August 6, 2010 and August 20, 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. [Zoning Ordinance Update No. 28 and County Code Amendments; POD 10-002; Countywide](#) (Steven)

The project is a series of proposed amendments to the Zoning Ordinance and County Code which are intended to amend the applicability of the ordinance to allow certain limited uses on County-owned solid waste sites and buffer properties without requiring a discretionary permit, to amend various definitions, civic and commercial use regulations, height exceptions, temporary use regulations, accessory use regulations, procedures and other miscellaneous

revisions and clarifications. Amendments to the County Code relating to Surface Mining to require Reclamation Plans to be filed with the County Recorder, minor clarifications relating to building permit exemptions and amendments to the Administrative Code relating to staff reports and training.

2. Bela General Plan Amendment and Zone Reclassification; 3800-09-008 (GPA), 3600-09-005 (Rezone); Fallbrook Community Plan Area (Slovick)

A General Plan Amendment (GPA) and Zone Reclassification (Rezone) are proposed to change the Land Use Designations from (20) General Agriculture to (17) Estate Residential. The proposed change would enable the Planning Director to consider a proposed Tentative Parcel Map (TPM 21168) to subdivide the 11.35 acre portion of the project site located north of Los Alisos Drive into 4 Lots and a Remainder Parcel. The project site is located on Los Alisos Drive, east of South Live Oak Park Road in the Fallbrook Community Planning Area within the unincorporated area of San Diego County.

3. Montgomery Wireless Telecommunications Facility; Major Use Permit, P08-031; Bonsall Community Plan Area (Morgan)

The applicant proposes the installation of a 30-foot tall faux water tower with twelve panel antennas and 24 Tower Mounted Amplifiers (TMAs). The equipment enclosure for the two existing wireless telecommunications facilities would be removed and new eight-foot tall CMU would be built to enclose the existing and proposed equipment. The supporting equipment would include eight outdoor equipment cabinets, and electric meter, a telephone interface panel, and one GPS antenna to be located inside the CMU enclosure. Additional landscaping is also proposed to provide screening for the equipment enclosure. The project is located at 29505 Hoxie Ranch Road in the Bonsall Community Plan Area and is subject to the General Plan Regional Category of Estate Development Area (EDA), Land Use Designation of Estate Residential (17), and is zoned A70 (Limited Agricultural).

4. San Marcos Wireless Telecommunication Facility; Major Use Permit Modification, P69-101W⁴; North County Subregional Plan Area (Kanani)

The applicant requests a Major Use Permit Modification to authorize modification of an unmanned wireless telecommunication facility. The applicant proposes the installation of three panel antennas and seven directional antennas to an existing 195-foot tall lattice tower (P69-101). An associated equipment rack would be placed within an existing 800 square-foot equipment shelter located at the base of the lattice tower. In addition, a GPS antenna would be mounted on the façade of the equipment shelter. The project would occupy an 800 square-foot lease area on a 10.5 acre site. The project is subject to the Regional Land Use Element Policy 1.3 Estate Development Area (EDA) and General Plan Land Use

Designation_Multiple Rural Use (18). It is zoned Rural Residential (RR.25) which permits Wireless Telecommunication Facilities under the Tier 4 Classification with the approval of a Major Use Permit pursuant to Section 6985A of the Zoning Ordinance. However, this project is a Modification to an existing Major Use Permit, MUP 69-101, which was submitted prior to the adoption of the current Wireless Ordinance. The project is located at 402 Hardell Lane Vista in the North County Subregional Plan Area.

5. Lakeside Fire Station; Major Use Permit, P10-005; Lakeside Community Plan Area (Kanani)

The project is a Major Use Permit to authorize the construction and operation of an unmanned wireless telecommunication facility. The project consists of a 50-foot tall mono-pine tree that would be mounted with twelve panel antennas. Associated equipment would include six equipment cabinets and would be surrounded by an eight-foot tall Concrete Masonry Unit (CMU) block wall. No new trenching is proposed as the proposed equipment cabinets would utilize the existing telco and power lines that are already in place. The existing wireless telecommunication facility, consisting of a 56-foot tall monopole, cable tray and cabinets, would be removed. The on-site septic systems and the existing leach line would be relocated prior to occupancy. The site is developed with the Lakeside Fire Station and is located at 15245 Oak Creek Road in the Lakeside Community Plan Area, within unincorporated San Diego County. The site is subject to the General Plan Regional Category Estate Development Area (EDA), Land Use Designation (17) Estate Residential, and A70 (Limited Agricultural) zone. Access would be provided by an existing driveway connecting to Oak Creek Road.

6. Verizon Wireless Telecommunication Facility; Major Use Permit, P95-025W2; County Islands Community Plan Area (Morgan)

The Applicant requests a Major Use Permit Modification for the installation and operation of an emergency generator at an existing wireless telecommunications facility. The project site is located on 2909 Shelby Drive in the County Islands Community Planning Group, within unincorporated San Diego County. The site is subject to the Current Urban Development Area (CUDA) General Plan Regional Category, (5) Residential Land Use Designation. Zoning for the site is S87, Limited Control. The site contains an existing single family residence, several accessory structures, and a wireless telecommunications facility that would be retained. Access would be provided by a driveway connecting to Shelby Drive.

7. Kimberly Way Wireless Telecommunication Facility; Major Use Permit, P09-028; Campo/Lake Morena Community Plan Area (Morgan)

The applicant requests a Major Use Permit for the construction, operation and maintenance of an unmanned wireless telecommunication facility. The proposed project consists of two 39-foot high faux cross arm utility poles to accommodate four wireless carriers. Each proposed faux utility pole would support twelve panel antennas. Associated equipment would consist of outdoor equipment cabinets and one emergency generator, all of which would be enclosed by a concrete masonry wall with a solid metal gate. The project site is located on 1524 Kimberly Way in the Campo/Lake Morena Community Plan Area, within unincorporated San Diego County. The site is subject to the 1.4 Rural Development Area (RDA) General Plan Regional Category and the (18) Multiple Rural Use General Plan Land Use Designation. Zoning for the site is S92 (General Rural). Site contains an existing SFR that would be retained. Access would be provided by a driveway connecting to Kimberly Way.

8. Upcoming Policy and Ordinance Developments (Farace)

The Policy and Ordinance Development (POD) division is tasked to continually analyze and review existing County Ordinances and Codes to assure their effectiveness as well as streamline processes for the benefit of our County customers. Additionally the POD division is tasked to recognize changes to technologies or other advances in land use planning that could ultimately be incorporated into County planning functions. Today's action is intended to provide the Planning Commission with a status report on completed projects and describe on-going efforts currently being undertaken by the POD division.

Administrative Agenda Items

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

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

September 15th BOS Hearing:

- Wind Turbine Revisions; POD 10- 007
- Solar Energy Ordinance Amendments; POD 09-006
- Potrero Valley Road Tentative Map; 3100 5484 (TM)/ 3000 07-058 (AD)/ ER 06-19-004
- 2010 East Otay Mesa Specific Plan Amendment
- McKenna TPM; 3200 20958

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

September 29th BOS Hearing:

- Withdrawal of Salvation Army Retreat Center; P70-379W2

- Mt. Miguel Covenant Village; 07-012 (REZ)
- Energy Upgrade San Diego

K. Discussion of correspondence received by Planning Commission.

L. Scheduled Meetings.

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)
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Tentative Maps:	Filed with Clerk of Board of Supervisors, within 10 days of Commission decision (S.D.Co. Code §81.307, Gov. Code
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§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.