

MINUTES
SAN DIEGO COUNTY PLANNING COMMISSION
Regular Meeting – September 24, 2010
DPLU Hearing Room, 9:00 a.m.

The meeting convened at 9:01 a.m. and adjourned at 10:30 a.m.

A. ROLL CALL

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

Commissioners Absent: Woods

Advisors Present: Harron (OCC); Lantis (DPW)

Staff Present: Beddow, Chan, Farace, Gibson, Grunow, Morgan, Slovick, Stevens, Jones (recording secretary)

B. Statement of Planning Commission's Proceedings, Approval of Minutes for the Meeting of August 6 and August 20, 2010

Action: Brooks - Norby

Approve the Minutes of August 6 and August 20, 2010 as presented.

Ayes: 5 - Brooks, Day, Norby, Pallinger, Riess
Noes: 0 - None
Abstain: 1 - Beck
Absent: 1 - Woods

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.

Former Planning Commissioner Patsy Fritz reads and submits a letter submitted by Valley Center business and property owner Hans Britsch. The letter discusses potential detrimental impacts to private properties and businesses that could result from approval of the Accretive land-development proposal (PAA 09-007) and Road 3A. Mr. Britsch requests in his letter that the Planning Commission reopen discussions regarding Road 3A and recommend that the Board of Supervisors not place this proposed road on the General Plan Mobility Map.

Oliver Smith, chairman of the Valley Center Community Planning Group, also discusses the potential negative impacts of the Accretive land-development proposal and Road 3A, and urges the Planning Commission to direct that this road be removed from the Circulation Element. Mr. Smith states the Board of Supervisors requested that they be provided with additional alternative, and informs the Planning Commission that the Planning Group would prefer that West Lilac Road be improved.

Administrative:

Commissioner Pallinger reminds those in attendance that the Planning Commission has already made final recommendations on the General Plan Update, all of which will be presented to the Board of Supervisors in October. He encourages the speakers to voice their concerns about Road 3A and the Accretive proposal during the Board of Supervisors' public hearing.

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

E. Requests for Continuance (Item 1, POD 10-002)

F. Formation of Consent Calendar: Items 3 (P08-031); 4 (P69-101W⁴); and 7 (P09-028)

G. Director's Report:

None.

POD 10-002, Agenda Item 1:

1. Zoning Ordinance Update No. 28 and County Code Amendments, POD 10-002, Countwide

Series of proposed revisions to the Zoning Ordinance and County Code to allow certain limited uses on County-owned solid waste sites and buffer properties without requiring a discretionary permit, and amend various definitions, civic and commercial use regulations, height exceptions, temporary use regulations, accessory use regulations, procedures, as well as other miscellaneous revisions and clarifications. Also proposed are amendments to the County Code pertaining to surface mining to require that Reclamation Plans be filed with the County Recorder, minor clarifications pertaining to building permit exemptions and amendments to the Administrative Code pertaining to Staff Reports and training.

Staff Presentation: Steven

Proponents: 0; Opponents: 0

Discussion:

It is requested that the Planning Commission postpone consideration of the proposed amendments to allow additional review of language pertaining to temporary uses.

Action: Day - Riess

Continue consideration of POD 10-002 to the meeting of October 22, 2010.

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

GPA 09-008, R09-005, Agenda Item 2:

2. Bela General Plan Amendment (GPA) 09-008 and Zone Reclassification R09-005, Fallbrook Community Plan Area

Proposed General Plan Amendment (GPA 09-008) and Zone Reclassification (R09-005) are proposed to change the Land Use Designations from (20) General Agriculture to (17) Estate Residential on property located on Los Alisos Drive, east of South Live Oak Park Road in the Fallbrook Community Planning Area. The proposed change would enable the Planning Director to consider a proposed Tentative Parcel Map (TPM 21168) to subdivide an 11.35 acre portion of the project site located north of Los Alisos Drive into 4 lots and a remainder parcel.

Staff Presentation: Slovick

Proponents: 2; Opponents: 0

Discussion:

Chairman Beck refers to previous Planning Commission discussions regarding equity mechanisms, and questions whether the Commission's action today would result in any fee impositions on the applicant due to an increase in development potential if this proposal is approved. Staff will investigate, but does not believe the applicant will be affected by the Planning Commission's recommendations. Chairman Beck also discusses his disappointment that approval of the requested General Plan Amendment and Zone Reclassification will result in another loss of agricultural land.

Action: Day - Pallinger

Recommend that the Board of Supervisors:

1. Adopt the Environmental Findings;
2. Adopt the Resolution of Approval for the proposed General Plan Amendment (GPA 09-008); and
3. Adopt the Form of Ordinance (R09-005) to approve the proposed Zone Reclassification.

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

P08-031, Agenda Item 3:

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

Proposed Major Use Permit (P08-031) to allow installation of a 30' tall faux water tower with 12 panel antennas and 24 tower-mounted amplifiers at 29505 Hoxie Ranch Road in the Bonsall Community Plan Area. The equipment enclosure for two existing wireless telecommunications facilities would be removed and new 8' tall concrete masonry unit block wall would be built to enclose the existing and proposed equipment. The supporting equipment would include 8 outdoor equipment cabinets, an electric meter, a telephone interface panel, and one GPS antenna to be located inside the concrete masonry unit enclosure. Additional landscaping is also proposed to provide screening for the equipment enclosure. The project site subject to the Estate Development Area Regional Category, the (17) Estate Residential Land Use Designation and is zoned A70 (Limited Agricultural).

Staff Presentation: Morgan

Proponents: 1; Opponents: 0

This Item is approved on consent.

Action: Norby - Riess

Grant Major Use Permit P08-031, make the Findings and impose the requirements and conditions as set forth in the Form of Decision.

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

P69-101W⁴, Agenda Item 4:

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

Requested Major Use Permit Modification (P69-101W⁴) to authorize modification of an unmanned wireless telecommunication facility located at 402 Hardell Lane Vista in the North County Metropolitan Subregional Plan Area. The applicant proposes the installation of 3 panel antennas and 7 directional antennas to an existing 195' tall lattice tower. 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 site is subject to the Estate Development Area (EDA) Regional Land Use Category, the (18) Multiple Rural Land Use Designation, and is zoned RR.25, Rural.

Staff Presentation: Chan for Kanani

Proponents: 1; Opponents: 0

This Item is approved on consent.

Action: Norby - Riess

Grant Major Use Permit P69-101W⁴, make the Findings and impose the requirements and conditions as set forth in the Form of Decision.

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

P10-005, Agenda Item 5:**5. Lakeside Fire Station, Major Use Permit P10-005, Lakeside Community Plan Area**

Requested Major Use Permit (P10-005), which would authorize construction and operation of an unmanned wireless telecommunication facility at 15245 Oak Creek Road in the Lakeside Community Plan Area. The project consists of a 50' tall mono-pine tree that would be mounted with 12 panel antennas. Associated equipment would include 6 equipment cabinets and would be surrounded by an 8' foot tall concrete masonry unit block wall. No new trenching is proposed, as the proposed equipment cabinets would utilize the existing telco and power lines already in place. The existing wireless telecommunication facility, consisting of a 56' tall monopole, cable tray and cabinets, would be removed. The onsite septic systems and the existing leach line would be relocated prior to occupancy. The site is developed with the Lakeside Fire Station and is subject to the Estate Development Area Regional Category, the (17) Estate Land Use Designation, and is zoned A70 (Limited Agriculture). Access would be provided by an existing driveway connecting to Oak Creek Road.

Staff Presentation: Chan for Kanani

Proponents: 1; **Opponents:** 1

Discussion:

Following Staff's brief presentation, Commissioner Day verifies that the existing Use Permit granted for the fire station contains landscaping requirements that are not being met, and a neighboring property owner requests that the applicant be required to abide by those landscaping requirements in place prior to the 2007 wildfires. The neighboring property owner also requests that the Planning Commission deny the applicant the use of audible alarms at the facility. Staff assures the Planning Commission that the proposed Major Use Permit will eliminate the need for audible alarms. Staff also assures the Planning Commission that the applicant will be required to fulfill all landscaping requirements, and Staff will report back to the Planning Commission on this issue.

Action: Riess - Day

Grant Major Use Permit P10-005, make the Findings and impose the requirements and conditions as set forth in the Form of Decision.

P10-005, Agenda Item 5:

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

P95-025W², Agenda Item 6:

6. Verizon Wireless Telecommunication Facility; Major Use Permit, P95-025W², County Island (Lincoln Acres)

Requested Major Use Permit Modification to allow installation and operation of an emergency generator at an existing wireless telecommunications facility at 2909 Shelby Drive in the Lincoln Acres Area. The project site is subject to the Current Urban Development Area (CUDA) Regional Category, the (5) Residential Land Use Designation, and is zoned S87, Limited Control. The project site contains an existing single family residence, several accessory structures, and a wireless telecommunications facility, all of which will be retained. Access would be provided by a driveway connecting to Shelby Drive.

Staff Presentation: Morgan

Proponents: 1; Opponents: 0

The Planning Commissioners discuss the extreme unattractiveness of the existing wireless telecommunications facility and the need aesthetic improvements so that it meets today's standards, but they are informed that the applicant has no desire to invest in such improvements. Staff reminds the Commission that their options are somewhat limited with respect to what can be required of the applicant at this time. In addition, the current Use Permit does not contain an amortization clause, but approval of today's Major Use Permit Modification will trigger amortization and result in either removal of the facility in 2013 or modifications to make it more aesthetically palatable.

Action: Riess - Day

Grant Major Use Permit Modification P95-025W², make the Findings and impose the requirements and conditions as set forth in the Form of Decision.

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

P09-028, Agenda Item 7:

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

Requested Major Use Permit to allow construction, operation and maintenance of an unmanned wireless telecommunication facility at 1524 Kimberly Way in the Campo/Lake Morena Community Plan Area. The proposed project is comprised of two 39' tall faux cross-arm utility poles which will accommodate four wireless carriers. Each proposed faux utility pole would support 12 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 subject to the 1.4 Rural Development Area (RDA) Regional Category, the (18) Multiple Rural Land Use Designation, and is zoned S92 (General Rural). Site contains an existing single family residence that would be retained. Access would be provided by a driveway connecting to Kimberly Way.

Staff Presentation: Morgan

Proponents: 1; Opponents: 0

This Item is approved on consent.

Action: Norby - Riess

Grant Major Use Permit P09-028, make the Findings and impose the requirements and conditions as set forth in the Form of Decision.

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

PODs, Agenda Item 8:**8. Upcoming Policy and Ordinance Developments**

The Policy and Ordinance Development (POD) Division of the Department of Planning and Land Use is tasked with continually analyzing and reviewing existing County Ordinances and Codes to ensure effectiveness, and streamline processes for the benefit of County customers. Additionally the POD Division is tasked with recognizing changes in technologies or other advances in land use planning that could ultimately be incorporated into County of San Diego planning functions. Today's action is intended to provide the Planning Commission with a status report on completed projects and describe ongoing efforts currently being undertaken by the POD Division.

Staff Presentation: Farace

Proponents: 0; **Opponents:** 0

Discussion:

Staff reviews the Policy and Ordinance (POD) Division's accomplishments since August 2009, which include significant amendments to Ordinances pertaining to Farm Employee Housing, Landscaping, Medical Marijuana Dispensaries, Tiered Winery, Density Bonus, Solar Energy and Wind Energy, as well as the annual Zoning Ordinance Clean-up and various other amendments. Additional accomplishments include updates to the Bicycle Plan, Accessory and Second Dwelling Unit regulations and the MET Facilities Ordinances, revisions to Board Policy I-63 and some of the Planning Commission policies.

The Planning Commission is also informed that the POD Division serves as the administrator of the Upper San Diego River Improvement Plan redevelopment area, provides assistance to the San Diego River Conservancy and the Lakeside River Conservancy, and developed a form-based Code for Ramona's Main Street.

The POD Division's new Work Plan assignments include amendments to the Wireless Telecommunications, Noise and Equestrian Use Ordinances, the Wind Energy Ordinance EIR, and amendments regarding Temporary Uses and Minor Deviations. Also to be address is establishment of a Site Implementation Plan Permit, and development of a Community Evacuation Plan. The POD Division will continue providing assistance with coordination efforts for the Vegetation Management Plan, develop a Climate Action Plan to address AB 32 issues, further review the PACE Program, and provide support to the County's Retrofit Audit and various green-building programs. Following adoption of the General Plan, the POD Division will also perform a comprehensive update of the Zoning Ordinance,

PODs, Agenda Item 8:

develop Design Guidelines for the County's rural areas and provide refinements for the General Plan's Implementation Plan. In addition, the POD Division will continue review of Board Policy I-63 to ensure it reflects General Plan goals and policies, develop context-sensitive parking requirements for the unincorporated areas, work on FCI re-mapping, and review the legal and processing implications of Community Planning and Sponsor Groups' responsibilities.

Following Staff's presentation, Commissioner Day seeks and receives assurance that off-road vehicle stakeholders will be heavily involved in discussions related to further amendment of the Noise Ordinance. Commissioner Norby recommends that Staff develop project review procedures that are based on the merits of reducing energy consumption, and focus on development that will take emerging electric and hybrid automobile technology into consideration. Commissioner Norby also believes more consideration must be given to developing methods for protecting and increasing the County's agricultural land.

Chairman Beck is confident that the County's renewable energy ordinances and policies will encourage and facilitate development of renewable energy resources, but believes incentives must be established for private-use energy systems to ensure that these systems are accommodated and encouraged. Chairman Beck also believes Staff should focus on identifying where large solar and wind energy facilities would be most appropriately located, streamline the Permit process for these uses and develop a process for determining mitigation areas for the impacts associated with these facilities, rather than determining those areas project-by-project.

Chairman Beck believes the County should take the lead on encouraging vertical axis facilities, which would also address bird and bat kills resulting from operation of standard wind energy systems. He also discusses the need for development of parking design requirements and standards that encourage permeable road surfaces and shading. In addition, Chairman Beck discusses the past endeavors and accomplishments of the Planning Commission's Vegetation Management Subcommittee, and states his belief that vegetation management is implemented by local fire districts, not the County of San Diego. The reality is that the special districts decisions will continue to override County recommendations unless changes are made.

Administrative:

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

No reports were provided.

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

No reports were provided.

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

As of today, Commissioners Woods and Riess, and Chairman Beck will represent the Planning Commission during the Board of Supervisors consideration of the General Plan Update.

K. Discussion of correspondence received by Planning Commission.

There was none.

J. Scheduled Meetings:

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
January 7, 2011	Regular Meeting, 9:00 a.m., DPLU Hearing Room
January 21, 2011	Regular Meeting, 9:00 a.m., DPLU Hearing Room
February 4, 2011	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 10:30 a.m. to 9:00 a.m. on October 8, 2010 in the DPLU Hearing Room, 5201 Ruffin Road, Suite B, San Diego, California.