

**FINAL AGENDA
SAN DIEGO COUNTY PLANNING COMMISSION
REGULAR MEETING
Friday, December 17, 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 November 19, 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**

Regular Agenda Items

1. [Cielo Village Condo Conversion Tentative Map & Major Use Permit, TM5565 and P10-017; San Dieguito Community Plan Area \(Wright\)](#)

The 21.46-acre project consists of a Tentative Map Condominium Conversion, and Major Use Permit to subdivide an existing commercial/office complex into six lots. Five of the parcels will be further subdivided into commercial air-space condominium units. The remaining parcel will encompass all existing open space and common areas including parking areas and utility easements. No physical changes or alterations to the site or existing buildings are proposed as a part of the Tentative Map and MUP. The Cielo Plaza was developed pursuant to Site Plan S01-062 (approved 6/21/2005 by the Director of Planning and Land Use) as

required by the Specific Plan for Rancho Cielo. The site is subject to the General Plan Regional Category Estate Development Area (EDA), Land Use Designation (17) Estate Residential. Zoning for the site is General Commercial C36; 29. The project site is located at the intersection of Calle Ambiente and Del Dios Highway in the San Dieguito Community Planning Group, within unincorporated San Diego County.

2. Baldwin Major Subdivision (14 Lots) Tentative Map & Administrative Permit; TM 5502 and AD10-042; Fallbrook Community Plan Area (Slovick)

This is a request to subdivide 31.9 acres into 14 residential lots ranging from 1.01 acres to 7.22 acres in size. The applicant proposes to utilize lot area averaging pursuant to Section 4230 of the Zoning Ordinance. Approximately 12 acres is proposed to be preserved in permanent open space. The project site is subject to the (17) Estate Residential Land Use Designation of the Fallbrook Community Plan. The zoning includes the A70, Limited Agricultural Use Regulations.

3. Camp Stevens Campground and Conference Center; Major Use Permit Modification, 3301 84-007-10 (P84-007W2); Julian Community Plan Area (Griffith)

The applicant requests a Modification to the Major Use Permit for an existing campground and conference center. The project consists of replacing fire lost and older structures with updated structures; alterations to previously approved, not yet constructed buildings; and one additional building. The project includes a minor revision to the boundary of the development bubble to include all fire fuel management zones within the development bubble. The swap would result in a zero net change to the development bubble. The site is subject to the General Plan Regional Category Rural Development Area, Land Use Designation (18) Multiple Rural Use. Zoning for the site is A70 (Limited Agricultural). The project site is located at 1108 Banner Road in the Julian Community Plan area, within unincorporated San Diego County (APNs 250-080-25, 45 & 46, 250-090-46, 250-100-16 through 19, and 250-150-16).

4. Marquart Tentative Map Resolution Amendment; (TM) 5410RA; Bonsall Community Planning Area (Sibbet)

This informational item is being presented to the Planning Commission to revise several conditions of an already approved Tentative Map. The Planning Commission approved this nine-lot residential subdivision on a 44.2-acre site on September 21, 2007. The site is located at 8724 West Lilac Road, just east of Interstate 15 in the Bonsall Community Planning Area. The requests proposes to minimize the road improvement requirements along the project's frontage on West Lilac Road, to switch the requirement for a Public Road District (PRD) to a Road Maintenance Agreement, to delete references to detention basins since

none are proposed and to revise the timing of the grading plan requirement from prior to Final Map to prior to building permit because the lots will be individually sold. For the exact revisions refer to the attached strikeout/ underline version of the Resolution.

5. Accretive Plan Amendment Authorization; 3801 09-007 (PAA); Valley Center Community Plan Area (Slovick)

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.

Administrative Agenda Items

- G. Report on actions of Planning Commission’s Subcommittees.**
- H. Results from Board of Supervisors’ Hearing(s) (Gibson).**
- I. Upcoming Board of Supervisors Agenda items and Designation of member to represent Commission at Board of Supervisors.**
- J. Discussion of correspondence received by Planning Commission.**
- K. Scheduled Meetings.**

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
February 25, 2011	Regular Meeting, 9:00 a.m., DPLU Hearing Room
March 11, 2011	Regular Meeting, 9:00 a.m., DPLU Hearing Room

March 25, 2011	Regular Meeting, 9:00 a.m., DPLU Hearing Room
April 15, 2011	Regular Meeting, 9:00 a.m., DPLU Hearing Room
April 29, 2011	Regular Meeting, 9:00 a.m., DPLU Hearing Room
May 20, 2011	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. 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.

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