

**FINAL AGENDA
SAN DIEGO COUNTY PLANNING COMMISSION
REGULAR MEETING
Friday, March 9, 2012, 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**
- 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. White Star Wireless Telecommunication Facility Major Use Permit Modification; P90-018W⁴; Mountain Empire Subregional Community Plan Area (Gungle) Continued from the meeting of December 16, 2011**

The project is a Major Use Permit Modification to authorize the addition of four microwave dish antennas to an existing unmanned wireless telecommunication facility. The facility consists of an existing 100-foot tall lattice tower and associated equipment, neither of which would be expanded in size. The site is subject to the Rural Regional Category, RL-80 (Rural Lands) General Plan Land Use Designation and is zoned S92 (General Rural). The project site is located at 1676 Tierra Del Sol Road in the Mountain Empire Subregional Plan area, within unincorporated San Diego County (APN 610-121-09).

2. **Dai Dang Meditation Center; P04-016; Bonsall Community Plan Area (Blackson) Continued from the meeting of February 10, 2012**

The project is a Major Use Permit (MUP) for a Buddhist meditation center and monastery on an 8.94-acre parcel. The center would operate as an instructional facility for 30 on-site residents during the week and would be open to a maximum of 300 visitors on Saturdays and Sundays. The project proposes to legalize an existing Religious Assembly and Group Residential Use Type and, in the future, to expand the amount of structural square footage devoted to these uses by 22,796 square feet for a total of approximately 33, 475 square feet. The conditions of the Major Use Permit would control certain operational requirements of the meditation center such as the maximum number of visitors, hours of operation, and the number of temporary community events. The project is located at 6326 Camino Del Rey in the community of Bonsall.

3. **Rancho Cielo Specific Plan Amendment; Rancho Cielo Specific Plan Amendment; 3813-05-004 (SPA), 3600-05-010 (R), 3100-5440 (TM), 3500-05-043 (STP), 3600-05-011 (R), 3100-5441 (TM), 3500-05-044 (STP); San Dieguito Community Plan Area (Campbell)**

The proposed project involves six parcels within the Rancho Cielo Specific Plan. A Specific Plan Amendment is proposed to change the land use designations of five parcels: 1. Water Reclamation Facility (WR) to Country Estates (CE); 2. Village Center (VC) to Village Estates (VE); 3. Reclaimed Water Reservoir to Community Recreation (CR); and 4. Two parcels from Reclaimed Water Reservoir to Open Space. The Amendment also proposes to transfer a portion of unused dwelling unit allotment for the Village Estates to a neighboring parcel and add one dwelling unit to the Country Estates and overall Specific Plan unit count. These revisions would not result in an increase to the overall permitted density of the Specific Plan area of 0.27 dwelling units per acre. A Zone Reclassification is proposed to reflect the change in land use designations and would allow for the subdivision of two parcels. The project also includes the application of two subdivision maps to create a total of 42 detached residential condominiums which have been reviewed for conformance with the Rancho Cielo Specific Plan through the Site Plan process. Water and sewer service for the project will be provided by the Olivenhain Municipal Water District. The two subdivision projects are located along Via Ambiente north and west of El Brazo and the Water Reclamation Facility property is located at Camino de Arriba, in the San Dieguito Community Plan area, within unincorporated San Diego County (APNs 264-382-16 (TM5440), 264-410-02 (TM5441), 265-270-71 (WR), 264-321-32 (CR), 264-323-01 and 264-323-09 (2 Reclaimed Water Reservoir sites).

4. **Roadrunner Club Mobile Home Park Major Use Permit Modification; 3301 99-003-05(MUP); Borrego Springs Sponsor Group Area (Wright)**

The project is a Major Use Permit Modification to provide for maintenance of all common use areas of the park associated with a pending Tentative Parcel Map to convert an existing rental mobile home park on a single lot into a 4-lot resident-owned air-space condominium mobile home park. The Major Use Permit will also provide for minor physical changes to the park such as showing existing gates and adding new signs. The project site is located at 1010 Palm Canyon Drive, Borrego Springs, California, in the Borrego Springs Sponsor Group area of the Desert Subregional Planning Area of unincorporated San Diego County. The site is subject to the Village Regional Category, Land Use Designation Village Residential VR-4.3. Zoning for the site is S88 (Roadrunner Club Specific Plan Area).

5. **Santa Fe Heights Tentative Map; TM 5556; San Dieguito Community Plan Area (Hingtgen)**

The project is a major subdivision to divide 20.26 acres into eight 2-acre minimum residential lots. The site is subject to the Semi-Rural General Plan Regional Category, Land Use Designation SR-2. Zoning for the site is RR, Rural Residential. The site is currently undeveloped. Access would be provided by a private road connecting to Artesian Road. The project would be served with imported water from the Olivenhain Municipal Water District. Annexation to the Rancho Santa Fe Community Services District to obtain sewer service is required. Earthwork will consist of cut and fill of 12,500 cubic yards of material. The project consists of two parcels (APN 267-147-01 and 267-147-02) which are located south of Top of the Morning Way and north of Artesian Road in the San Dieguito Community Planning area, within unincorporated San Diego County.

6. **Cielo Village LLC Site Plan; S01-062W³; San Dieguito Community Plan Area (Chan)**

This is an appeal of the Director of Planning and Land Use Decision to approve the Cielo Village Sign Free-Standing Sign. The Site Plan Modification is to authorize the installation of a twelve-foot tall, non-illuminated, on-premise free-standing sign for the commercial center located at the intersection of Del Dios Highway and Calle Ambiente, within the San Dieguito Community Plan Area. The proposed sign would be double-faced and attached to a support structure with a stone veneer finishing to match the architectural style of the existing commercial center and retaining wall. The sign area is approximately 57.5 square feet for each side and would be utilized to display the name of the commercial center and tenants' name. In addition, the applicant proposes to eliminate one of the previously approved sign areas (175 square feet) located at the entrance of the commercial center. The project site is located at the intersection of Calle

Ambiente and Del Dios Highway, within unincorporated San Diego County (APN 265-493-11-00).

7. **Sunroad Tentative Map; TM 5538; East Otay Mesa Specific Plan Area (Ehsan)**

The project is a Tentative Map to subdivide 253.1 gross acres into 55 lots: 52 technology business park lots ranging in size from 1.8 to 5.3 acres, 1 lot for a sewer pump station, 1 stormwater detention lot, and a 51.3 acre dedicated open space lot. Approximately 38 acres of the proposed project would be granted as public rights-of-way. Proposed on-site public roadways and frontage improvements include Sunroad Boulevard, Vann Center Boulevard, Tech Centre Way, David Ridge Drive, Harvest Road, Otay Mesa Road, Vann Center Blvd, and Lone Star Road. The map is organized into five units for purposes of grading and map recordation. The project is located northeast of the intersection of SR-125 and Otay Mesa Road in the East Otay Mesa Specific Plan Area within the Otay Subregional Plan.

8. **California Crossings Major Use Permit; P06-102; East Otay Mesa Specific Plan Area (Ehsan)**

The applicant requests a Major Use Permit for collective parking per Zoning Ordinance section 6788 and signs per Zoning Ordinance section 6252.x, and to fulfill the Site Plan requirement per section 3.3.4 of the East Otay Mesa Specific Plan. The proposed project is a 325,502 sq. ft. retail commercial center on a 29.64 acre undeveloped site. The primary access would be from Harvest Road, with limited access on Otay Mesa Road. The project includes two pylon signs along the SR-125 and six smaller signs along Harvest Road and Otay Mesa Road. The shopping center would be composed of a Target anchor store, three other major tenants, one sub-major tenant, three restaurant pads, and a series of smaller shops, with parking for 1453 cars and 131 bicycles. The project would be served by existing sewer and water utilities with no extension required. Earthwork would consist of 157,000 cubic yards of cut and fill. The project is located at the northeast corner of SR-125 and Otay Mesa Road in the East Otay Mesa Specific Plan Area within the Otay Subregional Plan.

9. **Four Gee Water Tank Wireless Telecommunication Facility Major Use Permit; P11-018; San Dieguito Community Plan Area (Gungle)**

The project is a Major Use Permit to authorize the construction and operation of an unmanned wireless facility. The facility would include a 35-foot tall faux eucalyptus tree to which twelve panel antennas would be mounted. Associated equipment would be enclosed by a 8-foot high Concrete Masonry Unit (CMU) wall painted to match the existing water tank. The project is subject to the Semi-Rural Regional Land Use Element Policy, Specific Plan General Plan Land Use

Designation and is zoned S80 (Special Purpose). The project site is located at 17299 Four Gee Road, north of Camino Santa Fe within unincorporated San Diego County (APN 678-060-03).

Administrative Agenda Items

- G. Department Report: This is an informational/nonvoting item - no deliberation or action permitted**
 - **Organized Presentations**

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

- I. Results from Board of Supervisors’ Hearing(s) (Gibson).**
 - February 29th BOS Hearing:**
 - **Golf Club of America Open Space Vacation; VAC10-001**

- J. Upcoming Board of Supervisors Agenda items and Designation of member to represent Commission at Board of Supervisors.**
 - March 14th BOS Hearing:**
 - **Amendment to Agreement with San Diego Data Processing Corporation for Geographic Information Systems Services (GIS)**
 - **Highland Valley Ranch Appeal; P87-028¹**

- K. Discussion of correspondence received by Planning Commission.**

- L. Scheduled Meetings.**

April 13, 2012	Regular Meeting, 9:00 a.m., DPLU Hearing Room
May 18, 2012	Regular Meeting, 9:00 a.m., DPLU Hearing Room
June 8, 2012	Regular Meeting, 9:00 a.m., DPLU Hearing Room
July 20, 2012	Regular Meeting, 9:00 a.m., DPLU Hearing Room
August 17, 2012	Regular Meeting, 9:00 a.m., DPLU Hearing Room
September 21, 2012	Regular Meeting, 9:00 a.m., DPLU Hearing Room
October 19, 2012	Regular Meeting, 9:00 a.m., DPLU Hearing Room
November 16, 2012	Regular Meeting, 9:00 a.m., DPLU Hearing Room
December 14, 2012	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)

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)

Plan Amendment Authorization (General
Plan Amendment)

Letter of request filed with Clerk of Board
of Supervisors within 10 days of
determination to decline initiation request
by the Planning Commission (Board of
Supervisors Policy I-63)

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 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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