

FINAL AGENDA
SAN DIEGO COUNTY PLANNING COMMISSION
REGULAR MEETING
Friday, September 20, 2013, 9:00 AM
COC Conference Center Hearing Room
5520 Overland Avenue, 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 Lisa Fitzpatrick, Planning Commission Secretary at Lisa.Fitzpatrick@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. North Island Credit Union Specific Plan Amendment and MUP Modification; PDS2012-SPA-13-001 & PDS2012-3301-98-009-03; Valle De Oro Community Planning Area (Slovick)**

The applicant is proposing an amendment to the Rancho San Diego Specific Plan and a Major Use Permit Modification to remove a restriction that an existing office building can only be used as offices and to allow additional commercial uses. The proposed commercial uses would be consistent with the existing C36 (General Commercial) zone. This request would only apply to the vacant office building nearest Jamacha Road. Additional language would be added to the Rancho San Diego Specific Plan explaining the changes to the commercial uses. The site is

subject to the Village General Plan Regional Category with Land Use Designations of Specific Plan Area and Open Space (Conservation). Access is provided by two existing private driveways connecting to Willow Glen Drive. The project includes the installation of a vegetated swale to treat stormwater runoff. No physical changes to the existing structures are proposed at this time. Location: 3777 Willow Glen Drive in the Valle de Oro Community Plan area within unincorporated San Diego County. APN: 506-020-63 & 64.

For additional documentation on this item, please visit:

<http://www.sdcounty.ca.gov/pds/PC/130920-Supporting-Documents/PDS2012-SPA-13-001/PDS2012-SPA-13-001.html>

2. Santa Fe Irrigation District AT&T Unmanned Telecommunications Facility; PDS2013-MUP-11-023W2; San Dieguito Community Planning Area (Johnson)

The project is a Major Use Permit Modification to a previously approved, un-built, unmanned telecommunications facility. The project is being modified to support an additional carrier (AT&T) and consists of increasing the height of the previously approved mono-pine by 10-feet to a total height of 60-feet, adding a new equipment enclosure, and adding 12 panel antennas. The Verizon antennas approved under P11-023W1 will be raised to a height of 55-feet and the new AT&T antennas will be placed at a height of 44-feet. The site is subject to the General Plan Land Use Designation Public/Semi-Public Facilities and Zoning for the site is Limited Agricultural (A70). Location: 18535 Aliso Canyon Road, in the San Dieguito Community Plan area, within unincorporated San Diego County. APN: 265-270-78.

For additional documentation on this item, please visit:

<http://www.sdcounty.ca.gov/pds/PC/130920-Supporting-Documents/PDS2013-MUP-11-023W2/PDS2013-MUP-11-023W2.html>

3. Riverview Courts Revised Tentative Map; PDS2013-TM-5536R; Lakeside Community Plan Area (Gungle)

The applicant proposes a Revised Tentative Map to waive the requirements for undergrounding of existing utilities which is required per Standard Tentative Map Condition 8. A Planning Commission hearing has been scheduled at the Director's request pursuant to Section 81.317(f) of the Subdivision Ordinance. The previously approved project consists of 26 condominium units on a 2.6 acre site. The Revised Tentative Map does not propose any changes to the layout of the Tentative Map. The Revised Tentative Map would eliminate the requirement to underground the existing utilities along the project frontage and instead relocate the two existing utility poles along the western side of Riverview Avenue. All new onsite utilities would be undergrounded. The site is subject to the Village General Plan Regional Category and includes a Land Use Designation of VR-15 (Village Residential). Zoning for the

site is RU; Urban Residential. The site is located at 9702 Riverview Avenue, south of Highway 67 and west of Wintergardens Boulevard in the Lakeside Community Plan area, within unincorporated San Diego County. APN: 382-060-03, 04, 05, 06, 11, 12.

Administrative Agenda Items

- G. Department Report: This is an informational/nonvoting item - no deliberation or action permitted**
- H. Report on actions of Planning Commission's Subcommittees.**
- I. Results from Board of Supervisors' Hearing(s).**

September 11th BOS Meeting:

- Building Permit Fee Waivers for Disable Veteran; (2nd Reading) Consent (Westling)
- Tiered Equine Ordinance; POD 11-011; 30 mins – 1 hour (Stiehl)
- Comprehensive Renewable Energy Plan POD 13-007; 15-30 mins (Schneider)

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

September 25th BOS Meeting:

- Meadow Run Major Subdivision-TM5383-1; Consent (Sinsay)
- Tiered Equine Ordinance; (2nd Reading) POD 11-011; 30 mins – 1 hour (Stiehl)

October 9th BOS Meeting:

- Wisecarver Estates – TM5002-1 (Final Map No.14533); Consent (Brazell)
- Beacon Sun Ranch Open Space Easement Vacation; VAC 13-001; Consent (Gungle)

- K. Discussion of correspondence received by Planning Commission.**
- L. Scheduled Meetings.**

October 18, 2013	Regular Meeting, 9:00 a.m., COC Conference Center Hearing Room
November 15, 2013	Regular Meeting, 9:00 a.m., COC Conference Center Hearing Room
December 13, 2013	Regular Meeting, 9:00 a.m., COC Conference Center Hearing Room

Adjournment

Additional Information:

This Agenda is now available on the County of San Diego’s Planning & Development Services web page at http://www.sdcounty.ca.gov/pds/PC/sop/PCHearing_stream.html. Click on the “Upcoming” tab and click “Title”. The Agenda will open and will appear on the right. To access staff reports click the PDF icon.

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)

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, 5510 Overland Avenue, Ste 110, 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.

PC092013AGENDA: If