

**FINAL AGENDA  
SAN DIEGO COUNTY PLANNING COMMISSION  
REGULAR MEETING  
Friday, March 1, 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](mailto:Lisa.Fitzpatrick@sdcounty.ca.gov) or the Project Manager.

- A. Annual Selection of Officers**
- 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**

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**Regular Agenda Items**

- 1. San Dieguito Specific Plan Area and Community Plan General Plan Amendment; GPA 12-008; San Dieguito Community Plan Area (Stiehl)**

In 2012, it came to the attention of Planning staff that portions of the San Dieguito Community Plan and General Plan land use map were inconsistent within certain Specific Plan Areas. The land use map was changed as part of the General Plan Update in August of 2011 to designate some public and open space areas within the Specific Plans with the new public and open space designations. These areas are proposed to revert back to Specific Plan Area designations, as they were prior to August of 2011, with a General Plan Amendment that would correct the land use map in the San Dieguito Community

Planning area. Two areas with inconsistent land use designations of SR-2 are also proposed to change to Specific Plan Area for consistency throughout the Specific Plans and the community. The Community Plan is proposed to be updated with language that matches the adopted Specific Plans.

For additional documentation on this item, please visit:

<http://www.sdcounty.ca.gov/pds/ordamend.html>

2. **General Plan Housing Element Update; GPA 12-009 – Fifth Revision; Countywide (Switzer)**

The project is an update to the County's Housing Element, a requirement under state law, to ensure that adequate housing needs of lower and moderate income households are available and that sites have been identified that will accommodate the County's Regional Housing Needs Assessment (RHNA) for each income level. Because the Housing Element was comprehensively updated as part of the 2011 General Plan Update, there are very few changes required under this update.

For additional documentation on this item, please visit:

<http://www.sdcounty.ca.gov/pds/advance/HousingElementUpdate.html>

3. **Golf Green Estates; Tentative Map 5498RPL<sup>4</sup>; Bonsall Community Plan Area (Blackson)**

The project is a major residential subdivision to subdivide 29.4 gross acres (20.05 net acres) into 101 lots of which 94 will be single-family residential and 7 will be HOA lots. The project site is located on Camino Del Rey and Old River Roads in the Bonsall Community Planning Group, within an unincorporated area of San Diego County.

For additional documentation on this item, please visit:

<http://www.sdcounty.ca.gov/pds/PC/130301-SUPPORTING-DOCUMENTS/PDS2006-3100-5498/PDS2006-3100-5498.html>

4. **Sprint/Gaty Wireless Telecommunication Facility Major Use Permit Modification; P12-018; San Dieguito Community Plan Area (Smith)**

The project is a Major Use Permit to authorize the construction and operation of an unmanned wireless facility. The facility includes a 52-foot tall faux mono-eucalyptus tree to which six panel antennas and two microwave antennas would be mounted. Associated equipment would be enclosed by a six-foot, eight-inch high concrete pre-fabricated equipment shelter, which would be painted tan and screened with faux vines. The project site is located at 1790 Rancho Summit Drive, in the San Dieguito Community Plan area within unincorporated San Diego

County (APN 264-591-12 &13). The project is subject to the Public/Semi-Public General Plan Land Use Designation (P/PS), and is zoned Rural Residential (RR) 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. The project site currently contains a water tank owned by the Olivenhain Municipal Water District, along with several accessory buildings on site for the water district. In addition, there are three existing wireless facilities, one which is located on the water tower, and the other two which are co-located on one monopole. Access to the site would be provided off of Aliso Canyon Road.

**For additional documentation on this item, please visit:**

<http://www.sdcounty.ca.gov/pds/PC/130301-SUPPORTING-DOCUMENTS/P12-018/P12-018.html>

**5. Glen Oaks Wireless Telecommunication Facility Major Use Permit Modification; P04-049<sup>1</sup>; Alpine Community Plan Area (Smith)**

The applicant requests a Major Use Permit Modification to add one fuel cell cabinet and two hydrogen storage cabinets to an existing unmanned wireless telecommunication facility. The purpose of the additional equipment is to allow the telecommunication facility to continue functioning if it were interrupted during an emergency situation, power outage, or natural disaster. All equipment would be placed within an existing CMU block wall. No expansion or grading is required or necessary. The project site is located at 9590 Chocolate Summit Drive, east of the intersection of Interstate 8 and Dunbar Lane, in the Alpine Community Plan area within unincorporated San Diego County (APN 402-201-23 & 25-00). The property is subject to the General Plan Village Residential. Zoning for the site is Limited Agricultural (A70) and is currently developed with a church. Access to the site would be provided off of Chocolate Summit Drive.

**For additional documentation on this item, please visit:**

<http://www.sdcounty.ca.gov/pds/PC/130301-SUPPORTING-DOCUMENTS/P04-049W1/P04-049W1.html>

**6. Cordiano Major Use Permit; P11-028: Ramona Community Plan Area (Aquino)**

The project is a Major Use Permit to authorize an expansion of an existing winery and to allow limited special events pursuant to Zoning Ordinance Section 2705c & d. The proposal includes a 510 square foot kitchen and bathroom structure, an outdoor patio above an existing storage building, and additional parking to accommodate for outdoor special events on site. The previously approved tasting room and host home would be retained as part of this Major Use Permit. The site

is subject to the Rural Lands Land Use Designation (RL-20). Zoning for the site is Limited Agricultural (A70). The site is developed with an existing boutique winery and host home with access provided by a private driveway connecting to Highland Valley Road. The project would be served by on-site septic systems and water from the Ramona Municipal Water District. Minor earthwork is required for the proposed parking area that is comprised of grading not to exceed 200 cubic yards of cut and fill. The project is located at 15732 Highland Valley Road within the unincorporated area of San Diego County (APN: 276-030-59-00).

**For additional documentation on this item, please visit:**

<http://www.sdcounty.ca.gov/pds/PC/130301-SUPPORTING-DOCUMENTS/P11-028/P11-028.html>

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

#### **March 13<sup>th</sup> BOS Meeting:**

- Sunroad Tech Centre, Tentative Map 5139-2 – Consent (Shick) 2<sup>nd</sup> hearing
- Ranch Canada RV Park Expansion – Consent (Hofreiter)

#### **March 20<sup>th</sup> BOS Meeting:**

- No items at this time

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

- L. Scheduled Meetings.**

March 29, 2013                      Regular Meeting, 9:00 a.m., COC Conference Center  
Hearing Room

April 19, 2013                      Regular Meeting, 9:00 a.m., COC Conference Center  
Hearing Room

May 17, 2013	Regular Meeting, 9:00 a.m., COC Conference Center Hearing Room
June 14, 2013	Regular Meeting, 9:00 a.m., COC Conference Center Hearing Room
July 12, 2013	Regular Meeting, 9:00 a.m., COC Conference Center Hearing Room

### **Adjournment**

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#### **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](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.

PC030113AGENDA: If