

FINAL AGENDA
SAN DIEGO COUNTY PLANNING COMMISSION
REGULAR MEETING
Friday, March 7, 2014, 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. Statement of Planning Commission's Proceedings** *(Read prior to the start of hearing)*
- B. Roll Call**
- 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. POD 14-001; Agriculture Promotion Program (Stiehl)

On June 26, 2013 (7), the Board of Supervisors directed the Chief Administrative Officer to look at reducing regulations and providing more opportunities for agricultural ventures, such as microbreweries and cheese-making, to further support small-scale agricultural operations and promote agricultural tourism throughout the unincorporated portions of the County. In response to the Board's direction staff has reviewed agriculture promotion efforts and drafted a work plan for a program promoting local agriculture through changes to regulations in zoning. Staff met with several of the County's agriculture stakeholders to gather input on formulating the program. A number of new agricultural initiatives, such as agricultural tourism and increasing public interest in the "farm to table" movement, are supporting local

agriculture and fostering the growth of new agricultural ventures. An analysis of the Zoning Ordinance indicates that there are opportunities to update and amend regulations to keep the County's agricultural regulations in line with current trends and expand opportunities for farmers and ranchers. The program would be to prepare Zoning Ordinance amendments and permit processing improvements that would be brought back to the Board for adoption in 24 - 30 months.

For additional documentation on this item, please visit:

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

2. General Plan Amendment & Rezone; PSRs (NM15, RM15, SD2 & SV17) GPA; PDS2012-GPA-12-012; PDS2013-REZ-13-003 (Johnston)

The project is a General Plan Amendment (GPA) and Rezone to facilitate the changes proposed with the Property Specific Requests (NM16, RM15, SD2, & SV17) GPA. Following the adoption of the General Plan Update in 2011, the Board of Supervisors (Board) held a series of workshop hearings in 2012 to review property specific requests (PSRs) that had arisen during public testimony on the General Plan Update and for which the requested Land Use designations were not included in the adopted General Plan. As a result of those 2012 workshop hearings, 47 PSRs were chosen by the Board to be included in County-initiated GPAs. The 47 PSRs were split between two GPAs. This first PSR GPA includes proposed changes to the Land Use Map for four PSRs, and the associated Rezone includes proposed zoning changes that are necessary for consistency with the proposed Land Use Map changes.

For additional documentation on this item, please visit:

<http://www.sdcounty.ca.gov/pds/advance/4PSRsGPA.html>

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).**
 - N/A

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

March 12, 2014

- Appeal of Oak Tree Ranch Tentative Map; TM 5574 (Gungle)
- 2013 General Plan Annual Progress Report (Citrano)
- Robert Ironside Reorganization Property Tax Exchange (Snyder)

K. Discussion of correspondence received by Planning Commission.

L. Scheduled Meetings.

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| April 11, 2014 | Regular Meeting, 9:00 a.m., COC Conference Center Hearing Room |
| May 16, 2014 | Regular Meeting, 9:00 a.m., COC Conference Center Hearing Room |
| June 13, 2014 | 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:

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| 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 \$1000.00.

*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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