

**FINAL AGENDA
SAN DIEGO COUNTY PLANNING COMMISSION
REGULAR MEETING
Friday, July 23, 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 July 9, 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**
- G. Director's Report**

Regular Agenda Items

[1. Solar Energy Ordinance; POD 09-006; Countywide \(Lubich\)](#)

This project consists of amendments to the San Diego County Zoning Ordinance that would codify the Zoning Ordinance to ensure consistency with current County practices for the permitting of Solar Energy Systems. Solar Energy Systems utilized for on-site energy consumption are currently and would continue to be allowed by-right in the County as an accessory use in all Agricultural, Civic, Commercial, Industrial, and Residential zones upon approval of a building permit. Furthermore, Solar Energy Systems utilized for offsite energy use (power

plant) are currently required to obtain a Major Use Permit. The proposed ordinance amendments would continue to require a Major Use Permit for Offsite Solar Energy System for project areas 10 acres or larger and would now require an Administrative Permit for project areas less than 10 acres. As a result, all Offsite Solar Energy Systems would continue to require discretionary review. Furthermore, the proposed amendments would not change the current setback or height regulations applicable to Solar Energy Systems in the Zoning Ordinance. The proposed ordinance amendments are intended to set forth reasonable standards and procedures for the installation and operation of Solar Energy Systems to improve and enhance public welfare and safety, and to implement the San Diego County General Plan.

2. Wind Turbine System Revisions; POD 10-007; Countywide (Stiehl)

The project proposes an amendment to the Zoning Ordinance for interim changes to Wind Turbine Regulations while more comprehensive changes to these regulations are under further environmental review. The amendment will allow for additional small-sized wind turbines with an Administrative Permit under the Medium Wind Turbine provisions. Existing size limitations will remain in place. The amendment will also remove references to California Assembly Bill 1207 that was repealed in 2006.

3. East Otay Mesa Specific Plan Amendment, SPA 10-001; Zone Reclassification, REZ 10-001; Otay Subregional Plan Area (Rowan, Rosenberg)

The primary objective of the East Otay Mesa Specific Plan is to facilitate its development as a major employment area for southern San Diego County by providing adequate land for light and heavy industrial use. This item would modify the East Otay Mesa Business Park Specific Plan - Subareas 1 and 2 - to recombine the two subarea plans into a single plan called the East Otay Mesa Business Park Specific Plan. The proposed Amendment and Zone Reclassification would modify the boundary of the Specific Plan in response to Prop A, the East Otay Mesa Recycling Collection Center and Landfill Ordinance, and would change the zone for approximately 33 acres of land from S-88 to RS-40. The Amendment would make minor changes to the Land Use and Circulation Element of the Specific Plan and it would update certain policies and development regulations defined by the Specific Plan. The primary purpose of the proposed modifications is to streamline the permitting process for numerous, active permit applications within East Otay Mesa and to bring the Specific Plan into conformance with changes made to the General Plan by Prop A. (Thomas Guide: Page 1352, A/4-E/4).

4. Mt. Miguel Covenant Village; Major Use Permit Modification, 3301 76-07-012 (MUP Mod) and Rezone 3600 07-012 (REZ); Spring Valley Community Plan Area (Wright)

The project is a Major Use Permit Modification and Rezone to allow new construction and the reconfiguration of an existing continuing care retirement community known as the Mount Miguel Covenant Village. The 26.5 acre project was originally established in 1965 and currently consists of 275 residential units including 48 assisted living units and 99 skilled nursing beds. The proposed modification would permit 54 additional residential units, or a total of 329 units. The proposed Rezone would change the story limit from 2 to 3 stories for the proposed Village Center building, and would change the current Zoning from RR2 (Rural Residential) to RU 14.5 (Residential Urban), which matches the General Plan density of 14.5 du/acre. The project address is 325 Kempton Street, south of San Carlos Street, east of Kempton Street, and west of Sacramento Avenue in the Spring Valley Community Planning area, within unincorporated San Diego County.

5. Yellow Brick Road Wireless Telecommunication Facility; Major Use Permit, P08-041; Valley Center Community Plan Area (Morgan)

The applicant requests a Major Use Permit to allow for the construction, operation, and maintenance of an unmanned wireless telecommunications facility. The proposed project consists of a total of 12 panel antennas and 24 transition modifying antennas (TMAs) on two 40-foot tall faux broadleaf elm trees. Four of the twelve antennas will be installed at 35 feet on the tree located at the northeast corner of the property, and eight of the twelve antennas will be installed at 35 feet on the tree located at the southwest corner of the property. Supporting equipment includes six equipment cabinets mounted on a concrete pad, enclosed by a 9ft 8in high CMU block wall. The site contains an existing 48-foot high water tank and two lattice towers (40-feet high and 32-feet high) that also would be retained. Access would be provided by a road easement connecting to Yellow Brick Road. The project site is located on 30230 Yellow Brick Road in the Valley Center Community Planning Area, within unincorporated San Diego County. 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 A70.

6. Borrego Boys and Girls Club Addition; P00-025W²; Desert Subregional Plan Area (Johnston)

The project is a Major Use Permit Modification to authorize the construction and use of a 315 square-foot addition to the existing multi-purpose building. The addition would be placed on an existing pad, and would not require any new plumbing, outdoor mechanical equipment, or outdoor lighting. The project is subject to the General Plan Regional Category Country Town (CT) and Land Use

Designation (5) Residential. Zoning for the site is RS4 (Residential Single). The project site is located a 630 Cahuilla Road in the Desert Subregional Plan Area.

Administrative Agenda Items

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

August 4th BOS Hearing:

- Land Use Element GPA Batch, 10-002; Item A: Tiered Winery Zoning Ordinance Amendment (POD08-012) Item B: Density Bonus Ordinance (POD08-002, GPA 09-003) Item C: Montecito Ranch GPA (GPA04-013; SP01-001; R04-022; TM 5250RPL6, MUP04-045, P09-023, S08-019)
- Energy Upgrade San Diego

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

L. Scheduled Meetings.

August 6, 2010	Regular Meeting, 9:00 a.m., DPLU Hearing Room
August 20, 2010	Regular Meeting, 9:00 a.m., DPLU Hearing Room
September 10, 2010	Regular Meeting, 9:00 a.m., DPLU Hearing Room
September 24, 2010	Regular Meeting, 9:00 a.m., DPLU Hearing Room
October 8, 2010	Regular Meeting, 9:00 a.m., DPLU Hearing Room
October 23, 2010	Regular Meeting, 9:00 a.m., DPLU Hearing Room
November 5, 2010	Regular Meeting, 9:00 a.m., DPLU Hearing Room
November 19, 2010	Regular Meeting, 9:00 a.m., DPLU Hearing Room
December 3, 2010	Regular Meeting, 9:00 a.m., DPLU Hearing Room
December 17, 2010	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.sdcounty.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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