

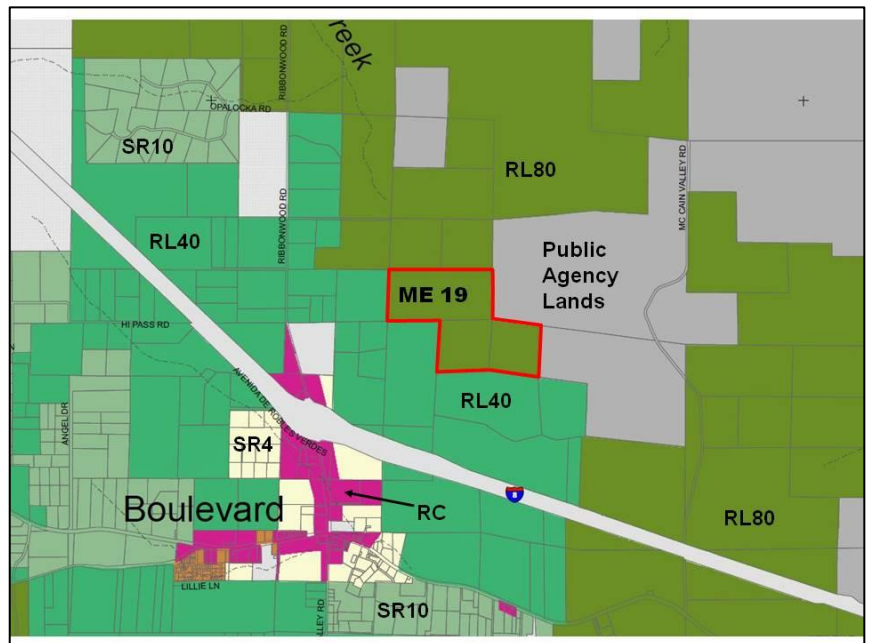
ME19

Existing GP Designation(s)	RL80
Requestor(s) Position: Request Rural Commercial	
Area (acres): 164.7	
# of parcels: 3	

Workplan Designation(s) Evaluated	Food Production Rezone
CPG Position	N/A
Opposition Expected	No
# of Additional Dwelling Units	N/A
Complexity	N/A

Discussion: This property owner requested a Commercial designation that would allow food production on their property. The Boulevard CPG is unanimously opposed to the designation change due to the distance from the core commercial area, the potential for other by-right commercial uses in the future, and the current inclusion of some of the subject property in a solar energy project (see attached). The County's Zoning Ordinance currently classifies food production as an Industrial use and therefore the use can currently only be accommodated with an Industrial or Heavy Commercial designation. Both of these designations are inappropriate for this location and would potentially allow for numerous other uses that could have detrimental impacts to this rural area. Therefore, rather than changing the designation on this particular property, staff recommends that the Board consider an amendment to the County's Zoning Ordinance that allows for limited food production in rural and agricultural areas.

Existing General Plan Designations:



Workplan Designation(s) Evaluated:

N/A

For Additional Information (January 9, 2012 Staff Report): [ME19](#)

Johnston, Kevin

From: donnatisdale@hughes.net
Sent: Thursday, February 23, 2012 10:05 AM
To: Johnston, Kevin
Subject: Re: General Plan Update Property Specific Requests
Attachments: Notice of meeting 2-2-12.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Hello Kevin,

The only property specific request for Boulevard Planning Area was Frankie Thibodeau's ME 19 request for change to commercial.

ME 19 was on our Feb 2 agenda. See item 5-D on attached agenda. Frankie was notified via e-mail and responded that she would not be attending our meeting and had already met with County staff.

After public discussion, including the staff's position, the distance from the core commercial area, the potential for other by-right commercial uses in the future, and the current inclusion of some of Thibodeau's property in the commercial industrial Rugged Solar MUP/project (3992-1108): , the Group voted unanimously to deny Thibodeau's request for a change to commercial:

M/S: McKernan/ Nolan: Deny Thibodeau request for commercial for reasons stated distance from core commercial zone; potential for other by-right uses; Thibodeau's property already included in Soitec's Rugged Solar MUP 3992-1108) : Passed 6-0-0 (Seat 2 vacant)

In years gone by, the Boulevard Planning Group approved Frankie (Smith) Thibodeau's proposed subdivision that was eventually terminated by the County after her failure to comply with requirements in a timely manner.

Donna Tisdale
619-766-4170

On Feb 23, 2012, **Johnston, Kevin** <Kevin.Johnston@sdcounty.ca.gov> wrote:

Donna,

Could you let me know when your group will have the General Plan Update Property Specific Requests on your agenda for recommendations?

Thanks

Kevin

Kevin Johnston, MCP