

Palomar Mountain Planning Organization Meeting: General Plan Update Meeting 10:00 am - Saturday, May 3, 2008

There was discussion on the General Plan Update and other items that affect Land Use Regulation on Palomar Mountain. It was described that the General Plan is a top level land use document that shows land use distribution and density, using its land use designations. It was further described that the Zoning Ordinance places specific use regulations on each property, including building type, minimum parcel size, setbacks, and height regulations. The group was informed that the update to the Zoning Ordinance would occur in two to three years, after completion of the general plan. Additionally it was stated that the Community Plan, which are a part of the General Plan, will also be worked on with the General Plan Update in the future.

The impacts of the Forest Conservation Initiative were discussed, and how the group should look at different classifications to place on the areas currently designated Rural Lands 40 after FCI sunsets.

Key Topics

- Low/No-Growth vs. Rural Village—support for Rural Village AND low growth
- Possibility of Clustering – little support for
- Property rights vs. maintaining rural & quiet nature of the mountain—support for BOTH
- Availability of zoning used to allow uses such as Bailey's, the Lodge and the Observatory to continue without placing a Rural Commercial designation on them.
- FCI presently limiting the ability of nonconforming uses to rebuild in case of fire deemed a negative

Question; Does the Palomar Observatory have a Major Use Permit?

Answer: Yes Major Use Permit 04-14467 has been approved for the Observatory

There was a map drawn in front of the group which shows the Potential Rural Commercial Area that a majority of the group agreed with.

Straw Votes at the end of the meeting

- A majority agreed that they would like to continue to see Rural Commercial at;
 - The Summit—and about 5 parcels around it (do you need these?)
- A majority agreed that they would like to see special zoning to allow the quasi commercial uses as presently exist (or slightly expanded for):
 - Bailey's Palomar Resort
 - Palomar Mountain Lodge
 - Palomar Observatory
- About half of the group indicated that they would like to see additional commercial then what is existing—I think this was a majority.

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