

FALLBROOK COMMUNITY PLANNING GROUP
And
DESIGN REVIEW BOARD

Regular Meeting

Monday 15 June 2015, 7:00 P.M., Live Oak School, 1978 Reche Road, Fallbrook

AGENDA

NOTICE. There is one opening on the Fallbrook Community Planning Group and Design Review Board for one elected member to be appointed by the Board of Supervisors. Interested community members please send your resumes to the chairman at the below e-mail address.

1. Open Forum. Opportunity for members of the public to speak to the Planning Group on any subject matter within the Group's jurisdiction but not on today's agenda. Three minute limitation. Non-discussion, & Non-voting item.
2. Approval of the minutes for the meetings of 18 May 2015. Voting Item.
3. Draft Plan for the 2015 General Plan Clean-Up General Plan Amendment and Rezone (GPA14-001; REZ14-001). The General Plan Clean-Up is intended to provide a regular mechanism for making changes to the General Plan to allow for corrections discovered during the General Plan's implementation or to reflect changing circumstances. This is the second General Plan Clean-Up processed since the adoption of the General Plan Update in 2011. The types of changes included in the current project fall into the following categories: Land Use Map and zoning, General Plan text revisions, Mobility Element Network, and community/subregional plans. I should note that the zoning changes in this project are property-specific, for consistency with General Plan designations (no text changes to the Zoning Ordinance). The attached one-page introduction to the current project provides a good summary. For information on each proposed change in the project, see the link to the Draft Plan on the project web page here –
www.sandiegocounty.gov/content/sdc/pds/advance/2015gpcclean-up.html

On that page, if you scroll down below the link to the Draft Plan and the background information, you'll find maps (countywide and community-level) and analysis worksheets of each proposed Land Use Map and/or zoning change proposed in the project (these types of changes are only proposed in nine communities).

If you'd like to go straight to the Draft Plan for the project, here is the link for that –
<http://www.sandiegocounty.gov/content/dam/sdc/pds/advance/2015gpcclean-up/2015gpcclean-updraftplan.pdf>

Section 4.1 of the Draft Plan applies to each unincorporated community, as this section includes changes to the text of the General Plan and the General Plan Implementation Plan. This section starts on page 4-3 (page 51 in the pdf page counter). You'll see the items on page 4-3 and 4-4 (51 & 52 in the pdf counter) deal with correcting inconsistencies between sections of the General Plan text and mapping practices, in terms of applying Regional Categories to the Open Space (Conservation), Open Space (Recreation), and Public/Semi-Public Facilities designations. I'd like to discuss these items with each Chair before your planning group meeting on this, as I think

additional explanation will be helpful. If you have a chance, please give me a call (858-694-3084) sometime this week or next week, when you have these two pages in front of you.

We are circulating the Draft Plan for GPA public review from April 15 through June 1. Planning groups will have a little longer to provide their group recommendations. **Please forward your CPG/CSG recommendations to me by June 30.** You can go ahead and place this item on one of your upcoming agendas, and please forward this email to your members. Everyone should feel free to contact me with any questions.

Here is a rundown of the sections that should be reviewed by each community –

- Section 4.1 (GP text changes) pages 4-3 through 4-5 (51-53 in the pdf page counter) – **all** items in those communities.

County planner Kevin Johnston, 858-694-3084, Kevin.johnston@sdcounty.ca.gov. **Land Use Committee.** Community input. Voting item.

4. TM5293R (Barr Ranch) Modification to the approved subdivision of the 3.51 acres located at 530 Golden Road (APN 105-841-02 & 03) into 24 lots for 23 single family dwelling units. The existing building on lot #5 will remain. The applicant wants to remove the requirement to make Golden Road a public road and keep it as a private road but to make all of the improvements necessary to make it a public road. Owner Barr Ranch LLC 760-723-7205. Contact person Bill Lundstrom 619-814-1220-x302, bill@lundstrom.cc. County planner Benjamin Mills, 858-495-5234, Benjamin.Mills@sdcounty.ca.gov. Continued at the 18 May FCPG meeting. **Land Use Committee.** Community input. Voting item. (3/12)
5. PDS2015-TM-5187R Revised Tentative Map for 124 single family dwelling units on 85.39 acres at 4135 Old Highway 395 , The applicant is proposing to reduce the noise wall design based on a 13 May 2015 revised noise study and to revise improvements to Pala Mesa Drive to match the current General Plan designation. Owner Beazer Homes. Contact person Nick Psychogios, 858-554-1500, npsychogios@fuscoe.com. County planner Michael Johnson, 858) 694-3429, Michael.Johnson1@sdcounty.ca.gov. **Land Use Committee.** Community input. Voting item. (5/19)
6. The Grand Tradition is in need of your urgent assistance and support. We have found that there is a conflict arising out of the County General Plan (GP 20/20) implemented two years ago. At that time the Grand Tradition zoning was changed from a Major Use Permit (MUP) to commercial zoning and we were supportive and excited with this change. What we were not aware of was that due to some bureaucratic error or oversight the new commercial zoning prevents the Grand Tradition from conducting the type of business we have done for over 31 years and that is outdoor events including weddings, receptions and special events. By being forced to use the old MUP until this zoning matter is resolved, we are being prevented from hosting more than one event at a time and from hosting events over 300 guests.
This seems like an easy matter to resolve but since we are dealing with the County nothing is easy. Because of this issue the County has informed us that they cannot address this matter until late in 2016 with an update to the General Plan in 2017.

Because of this conflict we must operate some of our business activities that qualify under the previous Major Use Permit and some of our activities under the commercial zoning. For example our Veranda Restaurant is prohibited under the Major Use Permit but can operate under the commercial zoning. Outdoor Weddings can be operated under the Major Use Permit but are prohibited under commercial zoning. Go figure!!!! It looks like if our zoning is changed from C-40 to C-42 everything would be ok. Good news except this cannot be accomplished until 2017. Since our Major Use permit currently prevents any event from exceeding 300 in attendance at any one time or from hosting more than one event at a time, any large event must be done via a Temporary Community Event Permit (TCEP) however the majority of our events are public/private and not community events.

It looks like a temporary solution would be to request a "Minor Deviation" to our Major Use permit of which we are submitting next week. It has been suggested that we obtain letters of support from community organizations to help support our request. Applicant Don McDougal, 760-275-4708, don@grandtradition.com. County planner Kevin Johnston, 858-694-3084, kevin.johnston@sdcounty.ca.gov, and Dag Bunnemeyer, 858-694-2581, dag.bunnemeyer@sdcounty.ca.gov. **Land Use Committee**. Community input. Possible Voting item. (5/23)

7.Request for a waiver of the B Designator Design Review requirement for a Site Plan for Used car sales with 2 parking spaces and approximately 80 Sq Ft of office space, located at 300 N Brandon Road #16 (APN 105-810-01). Owners and contact persons Paul and Rhonda Palsson, 760-822-6664, pandpcars@gmail.com. County planner Lorna Conley, 858-694-3036, lorna.conley@sdcounty.ca.gov. **Design Review Committee**. Community input. Voting item. (5/29)

NOTE: The Planning Group occasionally has openings on its **Land Use** (Jack Wood 760-731-3193), **Circulation** (Anne Burdick 760-728-7828), **Parks & Recreation** (Jackie Heyneman 760-728-5395), **Public Facilities** (Roy Moosa 760-723-1181) and **Design Review** (Eileen Delaney 760-518-8888) Committees for non-elected citizens. Interested persons please contact the Chairman. This is a preliminary agenda. If any changes are made, a final agenda will be posted at the North County Fire District, 315 E. Ivy Street, Fallbrook, at least 72 hours prior to the meeting.

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