

# FALLBROOK COMMUNITY PLANNING GROUP

And

## DESIGN REVIEW BOARD

Regular Meeting

Monday 15 February 2016, 7:00 P.M., Live Oak School, 1978 Reche Road, Fallbrook

### AGENDA

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 January 2016. Voting Item.
3. TM5510RPL1 (PACIFICA ESTATES) Request to subdivide the 17.3 acres located at 2270 Mission Road into 25 lots for 21 dwelling units, 2 open space lots, and 2 Home Owner Association Common lots. Owner F. Martinez and J.L. Islas 210-265-1306. Contact person Mark Sanchez, 760-207-8421, jmsconsulting56@gmail.com . County planner David Sibbet, 858.694-3091, david.sibbet2sdcounty.ca.gov and Marisa Smith, 858-694-2621. **Circulation Committee.** Community input. Voting item
4. Proposed update to the Parkland Dedication Ordinance The Board of Supervisors directed county staff to perform a comprehensive update of the ordinance. In addition to the Board directed actions, the Board Letter also asked staff to:
  - Provide a new toolbox for developing parks associated with discretionary projects while balancing the needs of the community and park users
  - Incorporate working with neighboring jurisdictions
  - Provide more flexibility for developers to meet requirements
  - Look into revising park planning areas to be consistent with planning group areas
  - Align with the General Plan, Live Well San Diego, and the County's Strategic Plan
  - Include information on the level of service standards and community needs

Staff is asking for input from Community Planning/Sponsor Groups on how to improve the ordinance.

**Marcus Lubich**, (858) 966-1348 office | (858 )378-3878 cell. Marcus.lubich@sdcounty.ca.gov" .

**Parks & Recreation Committee.** Community input. Voting item. (1/27)

5. TPM 21233 Request to subdivide the 6.37 acres located at 4342 Ramona drive into three lots for three single family dwelling units. The existing residence on lot#1 to remain. Owner and contact person Mike Amos, 760-801-1603, mikeamos@miacontractor.com. County planner Vincent Kattoula, (858)-694-3959, Vincent.Kattoula@sdcounty.ca.gov. **Land Use Committee.** Community input. Voting item. (1/12)
6. The changes to the Fallbrook Community Plan to add two new parcels to the Grand Tradition is tentatively planning for the Grand Tradition General Plan Amendment and Rezone to be considered by the County Planning Commission on March 11<sup>th</sup>. In addition to the proposed land

use and zoning changes, changes to the Fallbrook Community Plan Policy LU2.2a1 are necessary to incorporate the two new Commercial parcels. The draft changes to the policy are provided below. County planner Robert Citrano, 858-694-3229, [Robert.Citrano@sdcounty.ca.gov](mailto:Robert.Citrano@sdcounty.ca.gov). Land Use Committee. Community input. Voting item. (1/27)

**Policy LU2.2a1** APNs 104-250-34, 104-250-35, 104-350-14, ~~and~~ 106-410-36, [106-410-59](#) and [106-410-61](#) contain The Grand Tradition. In this iteration of the Fallbrook Community Plan a category of Commercial was placed on those parcels to facilitate that business (The Grand Tradition) and only that business. It is primarily a wedding venue for reserved group activities with an outdoor/indoor commercial area with three separate facilities: the Beverly Mansion (15,000 SF), Arbor Terrace (5,000 SF) and a third site yet to be constructed, Tuscany/Vineyard (5,000 SF), plus the possibility of a future hotel to support those group activities. In this case, the total square footage permitted for the entire ~~22~~ [30](#)-acre venue shall be **80,000 SF**. If the business of The Grand Tradition ceases to exist on these parcels, the Land Use Designation will revert to a [Village Residential 2 designation](#) ~~residential with 0.5 acre zoning~~.

7. Request from James Brennan, Brenson Realty Group, Inc., 951-695-9555, [james@brensonrealty.com](mailto:james@brensonrealty.com), to hear a proposed use for the 1.94 acres located on west Alvarado Ave west of Summit Avenue to build multifamily dwelling units consisting of 2 and 3 bedroom apartments. **Land Use Committee**. Community input. Non-voting item. (1/27)
8. Presentation by Robert Faudoa and Ted Walters of Gary Engineering, 858-483-0620, [garyengca@aol.com](mailto:garyengca@aol.com) on a proposed project 'Mission Canyon Center Project' located on the 6.4 acres on the south side of east Mission Road west of Ranger Road. Proposed project would require a zone change from agriculture to commercial, Tentative Map to subdivide property into 3 lots, a Major Use Permit and a General Plan Amendment. The proposal is for a 3,000 SqFt Arco am/pm Food Mart, Car Wash, Electric Charging Station, 2,500 SqFt drive-thru restaurant, 8,000 SqFt commercial strip, facilities to have 4, 2,000 SqFt tenants. Community input. Non-voting item. (2/5)

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.

Jim Russell, Chairman, 205 Calle Linda, Fallbrook, California 92028, (760) 728-8081,  
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