

# FALLBROOK COMMUNITY PLANNING GROUP

And

## DESIGN REVIEW BOARD

Regular Meeting

Monday 20 August 2012, 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 16 July 2012. Voting Item.
3. Discussion on Section 2.9 Parking in the proposed new Fallbrook Community Plan, see below. Question, will the proposed new county parking regulations relieve the need for the below language in the FCCP. County planner, Kevin Johnston, (858) 694-3084, [Kevin.Johnston@sdcountry.ca.gov](mailto:Kevin.Johnston@sdcountry.ca.gov). **Circulation Committee.** Community input. Voting item. (7/16)  
On the parking issue, please have a look at the information in this link – starting on page 11  
[http://www.sdcountry.ca.gov/dplu/advance/POD\\_11-005\\_Draft\\_Zoning\\_Ordinance\\_Amendments\\_Clean\\_Copy.pdf](http://www.sdcountry.ca.gov/dplu/advance/POD_11-005_Draft_Zoning_Ordinance_Amendments_Clean_Copy.pdf)

## 2.9 Parking - Parking for Community Needs

**Issue CM2.9** Adequate parking for the community's residential and commercial needs are essential.

**Goal CM2.9.1** Elimination of on-street parking in all areas possible outside the Fallbrook town center and the creation of additional parking wherever possible.

**Policy CM2.9.1.1** Require new single family residential developments to provide off-street parking for all residents and adequate parking accommodations for all visitors and guests.

**Policy CM2.9.1.2** Require sufficient on-site parking to accommodate all residents and tenants of multi-family, office professional, and commercial/industrial development projects and adequate parking accommodations for all visitors and guests.

**Policy CM2.9.1.3** Special attention must be paid when planning parking for large projects to ensure adequate parking in locations where it is needed. Increase the number of required parking spaces per development to ensure that all parking associated with a project does not spill into local streets.

**Policy CM2.9.1.4** Discourage multi-family, office professional, commercial, and industrial development projects from relying on on-street parking to satisfy parking ordinances, with the exception of infill projects within the Fallbrook town center where shared parking facilities are available.

**Policy CM2.9.1.5** Encourage existing developments to add additional off-street parking.

4. POD 08-006 Site Implementation Agreement request from the Department of Planning and Land Use Planners, Marcus Lubich, [Marcus.Lubich@sdcountry.ca.gov](mailto:Marcus.Lubich@sdcountry.ca.gov) and Joseph Farace, [Joseph.Farace@sdcountry.ca.gov](mailto:Joseph.Farace@sdcountry.ca.gov) for comments and recommendations on a draft Site Implementation Agreement County of Regulatory Code amendments. The proposed ordinance introduces a new framework for a Site Implementation Agreement (SIA). The SIA would serve the function of a companion permit, in most instances, for subdivision maps. The SIA would assist in assuring the implementation of project requirements (i.e. conditions) associated with the development of subdivisions, mitigation of identified impacts, and on-going requirements after map recordation. **Land Use Committee.** Community input. Voting item. (7/19)

5. Request for a waiver of the B designator site plan requirement for 2 wall signs for Fallbrook Liquor, 1051 S. Main Avenue, APN 104-341-32 & 33. Owner Ran Pac Commercial. Contact person Jesse Vindiela, 619-233-3373. County planner Loren Conley, 858-694-3036, [lorna.conley@sdcounty.ca.gov](mailto:lorna.conley@sdcounty.ca.gov). **Design Review Committee**. Community input. Voting item. 7/20
6. Request from Frances Sarace, [francesarace@yahoo.com](mailto:francesarace@yahoo.com), to install two solar powered display signs one at each end of Lake Circle Dr. to try and slow down the speeding that is taking place before we have a bad accident. I know the other Association which is Lake Rancho Viejo is interested in installing 2 of these signs at the each end of Dulin Rd. County Planner Giselle Finley, [Giselle.finley@sdcounty.ca.gov](mailto:Giselle.finley@sdcounty.ca.gov) **Circulation Committee**. Community input. Voting item. (7/24)
7. Appoint Eileen Delaney as the Fallbrook Community Planning Group's representative on the Fallbrook Revitalization Council. Community input. Voting item.

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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