

FALLBROOK COMMUNITY PLANNING GROUP

And

DESIGN REVIEW BOARD

Regular Meeting

Monday 20 January 2014, 7:00 P.M., Live Oak School, 1978 Reche Road, Fallbrook
AGENDA

1. **Notice.** There is an opening on the Planning Group and Design Review Board for one elected member to be appointed by the Board of Supervisors. If you are interested please e-mail your resume to the Group's secretary at Thomas.Harrington@sdcounty.ca.gov.
2. **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.
3. Approval of the minutes for the meetings of 16 December 2013. Voting Item.
4. Presentation by Mr. Mark Massen, 858-966-1352, SD County Parks Sr. Project Manager, On the following two items. Continued from the 16 December 2013 meeting. **Parks and Recreation Committee.** Community input. Voting item.
 - 1: Naming Rights for Park Amenities
 - 2: Update of the Parks and Recreation Long Term Business Plan –(Updated Fee Ranges
5. TM5577 Berks Estates. Request to subdivide the 26.48 acres located at 1650 Winterhaven Road into 21 lots for 21 dwelling unit. Owner and applicant Jeffery S. Berk and Nancy B. Berk, 949-468-6448, berkjs@bv.com. Contact person Larry Paxton, 760-743-2461, Paxtonsurvey@yahoo.com. County planner Larry Hofreiter, (858) 694-8846, Larry.Hofreiter@sdcounty.ca.gov. **Land Use Committee.** Community input. Voting item. (11/6)
6. MUP 13-021 Major Use Permit for Verizon Wireless to install 12 antennas, 21 remote radio units, and 1 microwave dish antenna on a new 55' high monobroadleaf on the 5.15 acres located at 1844 Winter Haven Road, (APN 106-300-36-00). Owner Fallbrook United Methodist Church. Applicant Verizon Wireless. Contact person Margie Sullivan 760-613-3488 or Ted Marioncelli, 760-807-1850, ted.plancom@sbcglobal.net. County planner: Marisa Smith, 858 694-2621, Marisa.Smith@sdcounty.ca.gov. **Public Facilities Committee.** Community input. Voting item. (12/16) POD 13-014 Property Zoning Cleanup Draft Changes Summary
7. POD 13-014 Property Zoning Cleanup 2013. County planner Carl Stiehl, 858.694.2216, carl.stiehl@sdcounty.ca.gov. **Land Use Committee.** Community input. Voting item. (12/19)

Building Type Changes

Sub-Area No. FA-BT-1 Old Building Type W. Proposed building type L APN 1043514700. Address Rockycrest Road, (south west corner of Rockycrest and south Mission Roads). Owner Chaffin. General Plan Land Use Designations: General Commercial

Sub-Area No FA-BT-2 Old Building Type F. Proposed building type K. APNs1041323500, 1041324300, 1041324400. Address, Old Stage Road (north west corner of E. Aviation and Old Stage Roads). Owners: Fallbrook Village Aviation LLC. General Plan Land Use Designations: Village Residential VR-15

Discussion: Property owner requests from representative Lee & Associates to Change the building type from "W" which allows no residential uses, to a staff recommended "L" to allow for mixed use on area NO.1. As the existing zone is C34 Commercial Residential Use Regulations, which is a mixed use zone, a building type allowing both

residential and commercial buildings should be instituted with the General Plan Update. This was an oversight from the Update and the building type should have changed back then in 2011. An additional request to change from "F" to "K" in a residential zone RV Variable Family Residential is on area No.2. This would be a more flexible building type to allow development of the parcels with an existing density of 15 from the General Plan Update. The building type of "F" would necessitate a subdivision of the property to reach full yield in density. The building type of "K" would allow other patterns of development which may not require a subdivision for development.

No additional dwelling units would be allowed under either scenario than what was already approved in the General Plan Update, the change in building type for each would allow for a more flexible pattern of development for the parcels as requested.

8. Request for a waiver of the Site plan requirement for a 22 Sq.Ft. sign of internally illuminated channel letters, 15" in height to be located on the Eave face edge located at 1374 Mission Ave. on the El Tigre Grocery Store, apn 104-201-22-00. Owner El Tigre Grocery Store, Sharri Sesslib 760-594-4907. Contact person Incha Lockhart 760-736-6070, incha@westernsign.com. County planner Debra Frischer 858.495.5201, debra.frischer@sdcountry.ca.gov. **Design Review Committee**. Community input. Voting item. (12/20)
9. Request for a waiver of the Site Plan requirements for a sign renovation program for the Fallbrook Mercantile Center located at the south west corner of Main Avenue and Fallbrook Street. Contact person John Panuzzo, (858) 569-1400 x 4115, gpanuzzo@ultrasigns.com. County planner Debra Frischer 858.495.5201, debra.frischer@sdcountry.ca.gov. **Design Review Committee**. Community input. Voting item. (12/20)
10. Revisions to the Campus Park West Specific Plan documents The link to the EIR, which has not been revised, is: <http://www.sdcountry.ca.gov/pds/ceqa/GPA05003-SP05001-REZ05005-TM5424-HLPXXXXX.html> . The Planning and Development Services Department is requesting a final recommendation on the project and requests that the FCPG hear it at our January 2014 meetings. Contact person Camille Passon, (619) 881-3464, camillep@projectdesign.com. County planner Dennis Campbell, 858.505.6380, dennis.campber@sdcountry.ca.gov. **Land Use, Circulation, Parks & Recreation and Design Review Committees**. Community input. Voting item. (12/20)
11. Request for authorization to open a used car sale business at 208 W. Aviation, Fallbrook Auto Connection. Applicant Dan Katje, 760-728-6482, socalpool@yahoo.com. **Design Review Committee**. Community input. Voting item.
12. MUP14-001 Request for a Major Use Permit from Verizon Wireless, 858-694-3029 for a unmanned telecommunication site at 5045 Olive Hill Road consisting of 12 antennas, 12 remote radio units, and 1 microwave dish antenna on a new 55' high faux eucalyptus. The equipment necessary to operate the facility will be located in a proposed 22' x 12' stick built building. Installation of an emergency generator will be inside a 12' x 14' concrete block wall enclosure. Owner Black Family Trust. Contact person Margie Sullivan 760-613-3488. County planner Lisa Sims 858-694-3029. **Public Facilities Committee**. Community input. Voting item.
13. There is an opening on the Planning Group and Design Review Board for one elected member to be appointed by the Board of Supervisors. If you are interested please e-mail your resume to the Group's secretary at Thomas.Harrington@sdcountry.ca.gov Discussion and voting on a recommendation to fill that position. Community input. Voting item.
14. Election of officers, Chairman, 1st Vice Chair, 2nd Vice Chair, and Secretary. 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.

Jim Russell, Chairman, 205 Calle Linda, Fallbrook, California 92028, (760) 728-8081 Russellfarms@Roadrunner.com