

FALLBROOK COMMUNITY PLANNING GROUP

And

DESIGN REVIEW BOARD

Regular Meeting

Monday 16 March 2015, 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 19 January 2015. Voting Item.
3. Proposed Fallbrook Community Plan additions – 2015 General Plan Clean-Up (GPA14-001). County Planner, Kevin Johnston, (858) 694-3084 kevin.johnston@sdcounty.ca.gov. Community input. Voting item.

Proposed Additions to the Fallbrook Community Plan, 2015 General Plan Clean-up			
Page	Section	Revision	Rationale
Fallbrook Community Plan			
13	1.1 Community Character Goal LU 1.1	Perpetuate the existing rural charm and village atmosphere <u>surrounded by semi-rural and rural lower density development</u> while accommodating growth.	Requested language revision of the Fallbrook Community Planning Group during the General Plan Update, that didn’t get carried forward into the approved Community Plan.
19	Community Beautification and Design Policy LU 2.4.10 (new policy proposal)	<u>Require special consideration in the development of large parcels. In addition to the allowable Floor Area Ratio(FAR) formula, encourage nonresidential buildings to limit the amount of impervious surface on a project site and to use a variety of building sizes and orientations to avoid large buildings that are not compatible with the character of Fallbrook.</u>	<u>Policy request of the Fallbrook Community Planning group during the General Plan Update, that did not get carried forward into the approved Community Plan.</u>
18	Commercial (new issue goal statement proposals, with a corresponding new policy proposal)	<u>Issue 2.2b The areas along Fallbrook’s major access roads serve as visual reminders of the rural heritage and contributes to the unique nature of Fallbrook’s community character.</u> <u>Goal 2.2b Land use development that preserves the rural character of the community along the major access routes.</u> <u>Policy2.2b1 Discourage Plan Amendments that would apply new commercial General Plan Land Use designations outside the village boundaries.</u>	Issue, goal, and policy requests of the Fallbrook Community Planning Group during the General Plan Update, that didn’t get carried forward into the approved Community Plan. Policy language from the CPG’s proposal document (see below) has been revised, while seeking to maintain the intent.

Requested policy language from the CPG	Prohibit General Plan Amendments that would create new commercial designations on South Mission Road south of Air Park Road and East Mission Road east of Industrial Way, to discourage the spread of the existing town center.		
18	Commercial (New issue and goal statement proposals, with a corresponding new policy proposal)	<p><u>Issue 2.2c Fallbrook is an agricultural community and relies on commercial ventures that support and enhance agriculture.</u></p> <p><u>Goal 2.2c Support business enterprises that promote and enhance agriculture activities.</u></p> <p><u>Policy 2.2c1 When reviewing proposed zone reclassifications for properties with agriculture supporting businesses, encourage the use of these zones that allow most commercial activities and storage to be conducted outside of an enclosure.</u></p>	<p>Issue, goal, and policy requests of the Fallbrook Community Planning Group during the General Plan Update, that didn't get carried forward into the approved Community Plan.</p> <p>Policy language from the CPG's proposal document (see below) has been revised, while seeking to maintain the intent.</p> <p>Note: we currently have the following zones available, which allow most uses (allowed by right or with discretionary permit in the zone) to be conducted outside of an enclosure – C37 (Heavy Commercial), C38 (Service Commercial), C40 (Rural Commercial), C42 (Visitor Serving Commercial, and C44 (Freeway Commercial).</p>
Requested policy language from the CPG	Refrain from applying zoning regulations that require all commercial and industrial activities to be conducted inside a structure in those cases where the use of the property is to benefit agriculture.		

4. ZAP15-001, T-Mobil SD02113 (Quality Inn Fallbrook). Request for a Minor Use Permit to construct a wireless telecommunication facility with a 40ft 8inch monopine cellular tower on the 1.83 acres located at 3135 Old highway 395 to regain the coverage lost because of the demolition of a nearby cell site during the recent Caltrans highway expansion. Owner Oceanic Fallbrook, LP, 858-210-7120 ext 201. Contact person Rocki Lam, 801-603-2052, rocki.lam@smartlinkjic.com. County Planner Benjamin Mills at 858 495-5234, Benjamin.Mills@sdcounty.ca.gov. **Public facilities Committee**. Community input. Voting item. (2/4)
5. Request for a change in the building type from what was previously approved on a waiver in December 2014. (For a car lot with no more than 3 cars for sale) County planner: Debra Frischer, Debra.frischer@sdcounty.ca.gov. Applicant: David Paulson. 416 N. Pico, Fallbrook. **DESIGN REVIEW COMMITTEE**. Community Input (2/13)
6. Request for a waiver of the B Designator Design Review requirement for a Site Plan to remove existing State Farm wall sign and install a new set of channel letters internally illuminated (14.3 SF) at 1097 S. Mission Road (APN 104-390-04). Owner Sudberry Prproperties 858-546-3000. Contact person Kristina Bernal, Matthews Signs Inc., 858-435-2287, Kristina@matthewssignsinc.com. County planner Debra Frischer 858-495-5201, debra.frischer@sdcounty.ca.gov. **Design Review Committee**. Community input. Voting item. (2/18).
7. Request for Waiver of Community Area B Designator for Site Plan for new signage at Fallbrook School of the Arts. Location: 310 East Alvarado. Contact: Mary Perhacs. mperhacs@fallbrookartcenter.org. County planner: Debra Frischer, Debra.frischer@sdcounty.ca.gov. **DESIGN REVIEW COMMITTEE**. 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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