

FALLBROOK COMMUNITY PLANNING GROUP
And
DESIGN REVIEW BOARD

Regular Meeting

Monday 21 March 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 15 February 2016. Voting Item.
3. 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". Continued at the 2/15 meeting of the FCPG to provide for collaboration with the CSA81 committee. **Parks & Recreation Committee. The Parks and Recreation committee meeting will be a joint meeting with CSA81.** Community input. Voting item. (1/27)

4. 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@miaccontractor.com. County planner Vincent Kattoula, (858)-694-3959, Vincent.Kattoula@sdcounty.ca.gov. Continued at the request of the applicant at the 2/15 FCPG meeting. **Land Use Committee.** Community input. Voting item. (1/12)
5. Request from James Brennan, Brenson Realty Group, Inc., 951-695-9555, 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)
6. STP16-001 Site Plan request for a self service coin operated laundry with a 3,216 sqft building with 14 parking stalls including 2 ADA accessible stalls, landscaping, lighting, signs, storm drainage, and infrastructure on the 12,595 sqft lot at 1092 S. Main Avenue, APN 104-341-12.

Owner Ross Industrial Co., 760-745-5737. Applicant and contact person Janice De Young, 619-236-0595 Ext 331, Janice@mpa-architects.com. County planner, Bronwyn Brown at (858) 495-5516, Bronwyn.Brown@sdcountry.ca.go. Design Review committee. Community input. Voting (2/1)

7. Presentation by Robert Faudoa and Ted Walters of Gary Engineering, 858-483-0620, garyengca@aol.com on a proposed project 'Mission Canyon Center Project' located on the 6.4 acres between Mission Road and I-15 just north of their intersection. 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. **Land Use and Circulation Committees**. Community input. Non-voting item. (2/22)
8. MUP 16-002 Fallbrook Hacienda, Request for a Major Use Permit to use an existing courtyard and guest house for a wedding venue on the 20.42 acres located at 236 Old Highway 395 (Old Highway 395 and Sterling View Drive) APN108-350-13. Owner Roberto Fruila, 951-375-2052, Roberto@fruila.com. Contact person Michael Benesh, 760-731-6603, mibenesh@pacbell.net". **Design Review Committee**. Community input. Voting item. (3/1)
9. Appoint Ritch Billburg, 1383 Sunny Heights Rd, Fallbrook, 858 232-6683 as a non-elected member of the **Parks and Recreation Committee**. 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.

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