

# FALLBROOK COMMUNITY PLANNING GROUP

And

## DESIGN REVIEW BOARD

Regular Meeting

Monday 21 November 2016, 7:00 P.M., Live Oak School, 1978 Reche Road, Fallbrook

AGENDA as of 11/9/16

There is one seat open on the Fallbrook Community Planning Group due to the resignation of Mr. Tom Harrington. Interested persons please contact Jim Russell, the chair of the FCPG. Contact information below. To be eligible, applicants must reside within the Fallbrook Planning Group Area, be registered to vote in that area, and be at least 18 years old.

### By-Laws of the Fallbrook Community Planning Group.

#### ARTICLE III - MEMBERSHIP

**Section 2** Vacancies: Vacancies shall be filled from the list of candidates in the most recent election in the order of the number of votes received.

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 17 October 2016. Voting Item.
3. Live Oak Park Bridge replacement. The County of San Diego Department of Public Works (DPW) is currently in the processing of designing a bridge to replace the culverts along Live Oak Park Road Bridge just southwest of Gum Tree Lane. Currently the culverts (technically a bridge by state and federal standards) have been classified as Structurally Deficient (SD) by the Caltrans Structures and Maintenance Inspection (SM&I) program, who have provided the County of San Diego a Bridge Inspection Report (BIR) identifying several deficiencies and an overall Sufficiency Rating (SR) of 32.9 (out of a total of 100 points). DPW has been working with Caltrans to develop a bridge to replace the SD bridge at the current location. Based on the feedback provided by Caltrans, DPW is in the process of completing our 30% design and incorporating comments from other functional groups within the County of San Diego. Project Manager Christopher Hanger, Christopher.hanger@sdcounty.ca.gov. **Circulation Committee.** Community input. Voting item.
4. The Department of Parks and Recreation (DPR) is seeking your input on Park Lands Dedication Ordinance (PLDO) and Recreation Programming priorities for the Fallbrook Local Park Planning Area (LPPA). DPR is seeking your recommendations for desired park facilities and recreational programs in your community. DPR requests that the Fallbrook Community Planning Group recommend projects eligible for PLDO funding for the 2016-2017 PLDO Priority Project List for the Fallbrook LPPA. The most recent PLDO Priority Project List received from your group is from 2015-16 and is attached.  
Pursuant to Board Policy F-26: Utilization of Park Lands Dedication Ordinance Fees and Interest, DPR annually requests a five-year priority list from each Community Planning and Sponsor Group to identify community recommendations for use of PLDO funds. Pursuant to the ordinance, PLDO funds can only be used to develop new or rehabilitate existing active recreation facilities or purchase park lands intended to be developed with active recreation facilities. Active

recreation facilities include, but are not limited to, sport fields and courts, playgrounds, community gardens, picnic areas, and recreation buildings. PLDO funds cannot be used to purchase or develop open space, create scenic overlooks, golf courses, trails, or parking areas. Board policy F-26 also requires a source of maintenance funding be identified for all new amenities proposed for construction through PLDO. The County may partner with other local agencies, such as water and school districts, for planning, acquiring, and developing active recreation facilities where another agency will provide maintenance and operation services.

#### **Current Project Priority List**

Acquire new parkland with skate park facility a high priority.

Develop multi-use parks in the community.

Continue to support the Community Center for improvements.

Active recreational improvements at Live oak Park.

Continue to support the Fallbrook Sports Park with improvements.

#### **Recreation Programming List**

Skateboarding, Soccer, Tennis/Pickleball, Basketball, Baseball/softball, Volleyball.

County planner Mark Massen, 858-966-1351, mark.masson@sdcounty.ca.gov.

**Parks and Recreation Committee.** Community input. Voting item.

5. On July 20, 2016 (10), the Board of Supervisors directed staff to realign the Local Park Planning Areas (LPPA) to be consistent with the Community and Sub regional Plan Areas as part of the Park Lands Dedication Ordinance (PLDO) Update. Currently, PLDO fees go into accounts based on LPPA boundaries; which do not align with the Community and Subregional Plan boundaries. Each year, the Department of Parks and Recreation (DPR) requests your input on how PLDO funding should be spent. Most LPPAs encompass two or more Community and Subregional Plan Areas, which makes prioritizing funding difficult. Please submit your recommendations to DPR no later than **December 9, 2016**. County planner Marcus Lubich, (858) 966-1348, marcus.lubich@sdcounty.ca.gov. **Parks and Recreation Committee.** Community input. Voting item. (10/28)
6. AD16-028 Administrative Permit for Agricultural Clearing for Agricultural use on the 5 acres located at 3736 E. Mission Road (APN 108-0-20-21). Owner Edger Gutierrez, 442-888-0306, kayfish4@gmail.com, County planner Dale Ritenour, 858-495-5452, dale.ritenour@sdcounty.ca.gov. **Land Use Committee.** Community input. Voting item. (10/7)
7. Request for a waiver of the B Designator Design Review requirement for a Site Plan to replace the existing signs with Sprint/Radio Shack signs at 1075 S. Mission Road, Suite 121, (APN 104-390-11). Owner Chin Ciarcella Properties, Inc. Applicant Sprint/Radioshack #7543. Contact person Pat Brady, 760-735-3255, pat@matthewssignsinc.com. **Design Review Committee.** Community input. Voting item. (10/17).
8. Request for a waiver of the B Designator Design Review requirement for a Site Plan for one new wall sign to be put on an existing awning on the side facing Main Avenue for the existing commercial business, the Twisted Barn located at 127 N Main Avenue, APN 103-264-21. Owner Kathie Morris, 760-715-5900, kathiemorris2000@yahoo.com. Contact person Sommer Walker, 808-225-1118, sommer@twistedbarn.com. **Design Review Committee.** Community input. Voting item. (10/26)

9. STP16-026 Site plan for the proposed construction of (6) apartment units, parking, circulation and amenities on a vacant infill Lot on Vine Street and Kalmia Street, APN 103-116-07. The Lot is presently 16,786 SF, but there will be a 25' dedication along Vine Street, and a 25' dedication along Kalmia Street, which will result in a Lot of 10,575 SF. all standard setbacks are proposed to be observed. The density is 24 DU/Acre, with allows 6 units for the project. Within the development, each unit is to be 823 SF, with two bedrooms and two bathrooms. There are 11 required parking spaces, and 11 provided parking spaces, including 1 Van accessible space. The Building is to be stucco and wood clad, with wood-trimmed vinyl windows, asphalt roof shingles, and horizontal wood accent siding or shingles, in select locations. Owner Chintu Patel, 760-855-8347, chintupatel180@gmail.com. Contact person Joe Holasek, 619-507-1001, joe@noaainc.com. County planner Heather Steven at (858)-495-5802, heather.steven@sdcounty.ca.gov. **Design Review Committee.** Community input. Voting item. (10/27)
10. Request from Jade Work, President, Integrity Golf , (760) 451-3400, jwork@integritygolf.us to make a presentation on his plan for the Fallbrook Golf Course on Gird Road. The property is currently in escrow. His plan is to place a conservation easement over the entire property and convert it to vineyards. The clubhouse will be remodeled as an Italian looking winery and a few small buildings will be built to hold special events. No homes are planned. Community input. Non-voting item (11/1)
11. Appoint a member of the Planning Group to replace Mr. Tom Harrington on the I-15 Corridor Design Review Board. 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,  
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