

FALLBROOK COMMUNITY PLANNING GROUP

And

DESIGN REVIEW BOARD

Regular Meeting

Monday 21 October 2019, 7:00 P.M., Live Oak School, 1978 Reche Road, Fallbrook

Agenda as of 9/30/2019

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 meeting of 16 September 2019. Voting item.
3. Presentation by Supervisor Jim Desmond and county staff on form based code. The supervisor has heard many requests from the community regarding changes to the regulations of the downtown area, many of which can be achieved through a form based code update. The purpose is to solely present the idea to the group to see if this is something the community would like to pursue. Contact person, Marisol Edrozo, 619-531-5515, Marisol.Edrozo@sdcounty.ca.gov. Community input. Non-voting item.
4. Presentation by County Planner Koutoufidis, Nicholas, 858-495-5329, Nicholas.Koutoufidis@sdcounty.ca.gov on ZAP19-001 a minor use permit for the Fluence Fallbrook Energy Storage System (BESS) proposed address: 1405 East Mission Road, APN: 105-410-19-00 by AES would help SDG&E meet their energy storage mandate while also providing local area capacity for electrical system reliability and flexibility. AES and SDG&E have already entered into an agreement for SDG&E to purchase the system from AES once operational. As part of the California Public Utility Commission's (CPUC's) energy and environmental policies for the electricity sector, which mandate that SDG&E must procure and maintain a minimum amount of electric power capacity, Community input. Non-voting item. (9/21)

The project was approved by the FCPG on 18 Feb 2019 with the following recommendations:

1. The County should, after reviewing the application and the considerations of the Fallbrook Community Planning Group and community considerations, determine whether or not the applicant should be requesting a Major Use Permit or Minor Use Permit;
2. The applicant and County should assess the impact of the facility on the Lavender Hill Charter School a short distance from the project site;
3. The approval by the Fallbrook Community Planning Group is for the project as presented and future decisions will be based on signage, landscaping and other design considerations;
4. The Planning Group requires a reclamation plan for decayed batteries as they near the end of their useful life;
5. The Planning Group requests information pertaining to the traffic anticipated at the site over a month;

6. The parties (Arnold Raskin, Fluence/AES and SDG&E) should work together to facilitate access to the adjacent parcel.
5. Pursuant to Board Policy F-26: Utilization of Park Lands Dedication Ordinance Fees and a Sponsor Group to identify community recommendations for use of PLDO funds
The Department of Parks and Recreation (DPR) is seeking input from the Fallbrook community on the Park Lands Dedication Ordinance (PLDO) and Recreation Programming priorities for the Fallbrook Local Park Planning Area (LPPA). The Department of Parks and Recreation requests that the Fallbrook Community Planning Group recommend projects eligible for PLDO funding for 2019-2020. The most recent PLDO Priority Project List received from your group as of 9/17/18 is:
 1. Acquire park lands;
 2. Upgrade Live Oak Park with ADA exercise equipment;
 3. Additional bikeways and hiking pathways;
 4. Multi-use facilities including hiking/biking pathways and team sports courts, fields, etc. Additionally a list of recreational programming.

Fallbrook's current list is:

1. Soccer facilities;
2. Skateboard facilities;
3. Hiking/Biking pathways in the community;
4. Basketball and Volleyball courts.

County planner Marcus Lubich, Senior Park Project Manager, 858-966-1348,
Marcus.Lubich@sdcounty.ca.gov. **Parks and Recreation Committee**. Community input.
Voting item. (8/29)

6. Request for a B-designator waiver of a site plan for signage and remodel for The Kentucky Fried Chicken at 1077 South Mission Road, 104-390-11-00. The application for KFC has two parts: One is for signage with tim@championpermits.com, 619-993-8846, as the applicant; and the second is for the color scheme with joe.honn@davacoinc.com, Joe.honn@davacoinc.com, 630-441-0963, as the applicant. County planner Chloe Hird, Chloe.hird@sdcounty.ca.gov, 858-495-5201. **Design Review Committee**. Community input. Voting item. (9/3)
7. Request for approval of traffic calming bulb-outs on Main Ave. (phase 1). Project initiated by Supervisor Desmond's Revitalization Programs Infrastructure Subcommittee (presented last month for information only). Contact: Lila MacDonald. Fallbrook Chamber of Commerce. Community Input. 760.728.5845,
lila.macdonald@fallbrookchamberofcommerce.org. **Circulation Committee**. Community input. Voting item. (9/16)
8. AD19-024 Request for an administrative permit for an animal raising project to raise up to 15 alpacas on the 2.5 acres located at 1104 Arroyo Pacifica, APN 105-310-30. Also to hold classes for up to 3 hours on the alpacas one Saturday a month for up to eight children ages 5 to 14 with adults. Owner and point of contact Anita Caole, 760-212-2146,

n2alpacas@gmail.com. County planner Lauren Yzaguirre, 858-495-5362,
lauren.yzaguirre@sdcounty.ca.gov. **Land Use Committee**. Community input. Voting item
(9/25)

9. OCEAN BREEZE - PDS2016-TM-5615, PDS2016-MUP-16-012, PDS2016-MUP-16-013 a proposed development of the 1387.28 acres at 5820 West Lilac Road, Bonsall, CA for 396 residential lots and a privately owned and operated equestrian facility. Plus possible traffic calming at the Monserate Mobil Home Park. County planner Bronwyn Brown, (858) 495-5516, Bronwyn.Brown@sdcounty.ca.gov. Contact person Pete Fagrell, 760-533-7261, pfagrell@sbcglobal.net. **Circulation Committee**. Community input. voting item (9/27)
10. Request for a B-designator waiver of a site plan for signage for The Union Bank at 1678 Mission Road. Contact person, Karl Henning, khenning@matthewssign.com. County planner Regan Watt, regan.watt@sdcountyca.gov. **Design Review Committee**. Community input. Voting item. (9/28)

NOTE: The Planning Group occasionally has openings on its **Land Use** (Jack Wood 760-715-3359), **Circulation** (Roy Moosa 760-723-1181), **Parks & Recreation** (Eileen Delaney 760-518-8888), **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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