

FALLBROOK COMMUNITY PLANNING GROUP

And

DESIGN REVIEW BOARD

Regular Meeting

Monday 21 September 2020, 7:00 PM, ONLINE: www.zoom.us. See log-in information below
AGENDA as of 08/31/2020

NOTES: Seat # 15 is open on the Fallbrook Community Planning Group. Interested individuals should contact the chair (see below) to receive an application.

In keeping with San Diego County Board of Supervisors Guidelines, the Fallbrook Community Planning Group will conduct the September committee and full Planning Group meetings using the online meeting site: Zoom. Please download the app from www.zoom.us and log into the below meeting “room” at least ten minutes prior to the 7PM start.

**Topic: September Fallbrook Community Planning Group
Time: 21 September 07:00 PM Pacific Time (US and Canada)**

Join Zoom Meeting

<https://us02web.zoom.us/j/83754214979?pwd=SGloQzRWY2Z3M0Y0ZEpGays2c0tGUT0>
9

Meeting ID: 837 5421 4979

Passcode: 816338

Dial by your location

+1 669 900 6833 US (San Jose)

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 and Non-voting item.**
2. Approval of the minutes for the meeting of 17 August 2020. **Voting Item.**
3. Presentation by Eric Lardy, Chief of Advanced Planning, and PDS Staff who will present two options for revitalization of a subject area in downtown Fallbrook with the approximate boundaries of View Street to the north, Fallbrook St. to the south, Mission to the west, and Brandon St. to the east.
Option 1: Form Based Code
Option 2: Update Zoning Ordinance, Update Design Guidelines & street-scape plan for Main Ave.
Supervisor Desmond’s Community Revitalization subcommittee has been studying the options and recommends Option 2. **Community input. Voting item. (8/14)**
4. Review of the current Park Land Dedication Ordinance (PLDO) priority list for the Fallbrook area. In a County document available at

<https://www.sdparcs.org/content/sdparcs/en/AboutUs/Plans/pldo.html>, the Parks and Recreation Department staff outline requirements and specifications for setting priorities for funding and maintenance of parks in the County. Embedded in the annual report are criteria for establishing and maintaining parks and tables outlining fees and metrics for determining park allocations for Fallbrook as well as other county areas. That document with links to other documents and reports is too long to add to the packet. Interested parties and committee/planning group members should download pertinent portions before their respective meetings. County planner Emmet Aquino, Park Project Manager, emmet.acquino@sdcountry.ca.gov, 858-966-1351, and Nina Pasano, nina.pisano@sdcountry.ca.gov, 858-966-1353. **Parks and Recreation Committee. Community Input. Voting Item. (8/22)**

5. Request for exemption from site plan processing requirements for B Special Area Regulation. Illuminated wall sign for Metro by T-Mobile at 840 S. Main (APN 104-132-08-00). Applicant is Peter Lapsiwala, peterlapsiwala@permitsandmore.com, 619-323-4048 for Deborah Ramsey (owner). County planner Vanessa Pash, vanessa.pash@sdcountry.ca.gov, 858-694-3291, **Design Review. Community input. Voting item. (8/4)**
6. Request for Minor Deviation for Rite-Aid sign placement at 1331 South Mission Rd., Fallbrook (APN 104-200-79-00). The requested signs would be placed facing South Mission Rd. on the façade of the building. Applicant is Kasey Clark, senior project manager, AKC Permit Co., Kaseyuc@akcservices.net, 951-471-8419 for the owner, Jay Hwang, 17761 Old Winery Way, Poway, CA 92064. County planner Vanessa Pash, vanessa.pash@sdcountry.ca.gov, 858-694-3291. **Design Review. Community input. Voting item. (8/6)**
7. Discretionary permit application PDS 2020-ER-20-02-003 and PDS 2020-STP-20-021 for development of two new 6000 sq.ft. commercial retail buildings consisting of a 3250 sq.ft. convenience store with a six-pump gas station and associated parking at 3233 Old Highway 395, Fallbrook (APN 125-50-54-00). The existing commercial center consists of a 9075 sq.ft. commercial building, hamburger stand and nursery. A car wash on the premises is no longer in the proposal. Owner is Rafid Haimlka, 370 Bridgeton Ct., Las Vegas, NV 89148, 702-340-5116, epmnlv@yahoo.com, and applicant is Jason Greminger, CCI, 760-471-2365, Jason.greminger@cciconnect.com. County Planner Bradley Sonnenburg, 858-694-3640, Bradley.sonnenberg@sdcountry.ca.gov. **Design Review. Community Input. Voting Item. (8/20)**
8. Presentation of the final draft of by-laws with recommended revisions and updates from various members of the Planning Group. **Ad-Hoc By-Laws Committee. Community input. Non-voting item. (8/31)**

NOTE: The Planning Group occasionally has openings on its **Land Use** (Eileen Delaney 760-518-888), **Circulation** (Roy Moosa 760-723-1181), **Parks & Recreation** (Jim Loge 760-712-2773), **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.

Jack Wood, Chair, 760-715-3359