

FALLBROOK COMMUNITY PLANNING GROUP
And
DESIGN REVIEW BOARD

Regular Meeting
AGENDA as of 12/1/2020
21 December 2020 @ 7PM

Scheduled Zoom meeting.

Join Zoom Meeting
<https://us02web.zoom.us/j/3615307770?pwd=QWtpaTBzSnhRNEhrMm9rc1VBL0lqZz09>

Meeting ID: 361 530 7770
Passcode: 9Ct1wX

Dial by your location
+1 669 900 6833 US (San Jose)

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Passcode: 660510

In keeping with San Diego County Board of Supervisors Guidelines, the Fallbrook Community Planning Group will conduct the December 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.

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 16 November 2020. **Voting Item.**
3. Review of new County ordinances prohibiting certain activities including living and storage in drainage and flood control channels and other county maintained facilities; fire prevention issues; activities that may either interfere with the function of that property or threaten safety on that property. County planner Lauren.Moreno@sdcountry.ca.gov. **Land Use Committee. Community Input. Voting Item (11/30)**
4. On February 12, 2020, the Board of Supervisors (Board) approved implementation of 14 options to streamline the discretionary review process, grouped into seven categories, to reduce the time and cost of discretionary permit processing and further the goal of providing affordable housing in the County. Three of the 14 options, CEQA Submittal Requirements, Final Engineering Flexibility, and Expanding Exemption Checklists require ordinance revisions that the County seeks committee feedback on. The County is reaching out for Planning &

Development Services (PDS) staff to present information regarding these efforts at our December meetings:

- a. **CEQA Submittal Requirements** – The CEQA streamlining opportunities during discretionary review include an option for a schematic design, or early phase of project design, for both storm water and flood. Essentially, final-design detail would not be required until the site design or grading stages. Staff is currently working on this effort by updating the Guidelines for Determining Significance for Hydrology and Water Quality and is expected to be circulated for public disclosure in December 2020.
- b. **Final Engineering Flexibility** – Discretionary permits require a subsequent discretionary permitting process when changes are made to the project. Through this effort, we aim to provide increased flexibility to modify projects when changes are required to comply with changes in Federal and State requirements. As part of this effort, staff has proposed changes to the County Zoning, Subdivision and Grading Ordinances.
- c. **Expanding Exemption Checklists** – This effort includes increasing the use and availability of Site Plan waivers and checklist exemptions, shifting certain discretionary permits to ministerial processes, and creating a checklist process for Time Extensions of Tentative Parcel Maps and Tentative Maps.

County Planner Ashley Smith, ashley.smith@sdcounty.ca.gov, 858-495-5375.

Land Use and Design Review committees. Community input. Non-voting item. (12/1)

5. PDS2020-RESALT-008765. Request for exemption from a site plan permit processing requirements for B special area regulation pertaining to a garage addition at 521 De Luz Road (APN 103-117-03-00). The new attached garage will be on a multi-family parcel. Applicant Dana Adler. danafadler@gmail.com, 760-522-1256. County planner A. J. Morales, a.j.morales@adcounty.ca.gov, 858-694-3036. **Design Review. Community input. Voting item (11/9)**
6. PDS2019-AD-19-030 Administrative Permit for one gate on Sandia Creek Drive just north of Sandia Creek and Rock Mountain Road. The subject segment of Sandia Creek Drive (approximately 2.2 miles) would limit access to the privately maintained road to residents only. Currently, the road serves local rural residences and business. It is also as an alternate route to Interstate 15 (I-15) by commuters between Riverside and northern San Diego counties. A section of the road is privately maintained, and area residents have requested it be gated to limit that segment to local residential traffic only. On-going maintenance issues, speeding and accidents are listed among the issues the proposed gate project is intended to address. The gate would control vehicular access in both northbound/southbound directions and emergency access would be maintained. For non-residents, vehicle turnarounds would be provided in both directions. A southbound turnaround area would be constructed, and a northbound turnaround would be accommodated via the Rock Mountain Road intersection. The gate would utilize an

access system for local residents only. Applicants are: Megan Gamble, megangamblescrc@gmail.com, and Rick Saathoff, ricksaathoff_1@hotmail.com. County Planner, Nicholas Koutoufidis, Nicholas.koutoufidis@sdcountry.ca.gov, 858-495-5329. **Circulation Committee. Community input. Voting item. (11/24)**

7. PDS 2020-STP-20-026. Request for a discretionary permit to refurbish the former McDonalds restaurant at 1050 S. Main Ave. (APN 104-341-30-00) into a bi-level (main floor and basement) commercial building linked by ownership and use to the laundromat under construction. There will be a total of 1638 square feet of additions to the existing structure. The existing drive-through will be converted to interior space along with a 1047-square-foot addition. The existing patio will also be converted to interior space. The owner is Ross Rose, vaughnrents@gmani.com, 760-735-2495; applicant is Daniel Mannix, AIA, dan@mannixarch.com, 619-588-7730. County Planner is John Leavitt, john.leavitt@sdcountry.ca.gov, 858-495-5448. **Design Review. Community input. Voting item. (11/24)**
8. Request for a letter from the Fallbrook Community Planning Group and drafted by the Circulation Committee addressed to the County via Supervisor Desmond and DPW asking for a feasibility study for a proposed pathway or trail along Stage Coach Lane between South Mission and Reche roads, with prioritized segments in order of importance. This request arose from a recent community meeting with Supervisor Desmond's Fallbrook Revitalization Committee, DPW, DPR, community members and other community organizations. **Circulation Committee. Community input. Voting Item. (11/30)**

NOTE: The Planning Group occasionally has openings on its **Land Use** (Eileen Delaney, eileendelaneymail@gmail.com), **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, eileendelaneymail@gmail.com) 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