

FALLBROOK COMMUNITY PLANNING GROUP  
PRELIMINARY AGENDAS FOR SUB-COMMITTEE MEETINGS

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FALLBROOK COMMUNITY PLANNING GROUP will meet online using Zoom,  
7 PM, Monday, 21 December 2020

<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)

Meeting ID: 361 530 7770

Passcode: 660510

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Jack Wood, Chair 760-715-3359

**Land Use Committee** will meet Tuesday, 15 December 2020 10 AM using the online meeting service, Zoom.

Topic: Zoom Meeting

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

Meeting ID: 361 530 7770

Passcode: 9Ct1wX

One tap mobile

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Meeting ID: 361 530 7770

Passcode: 660510

1. Open Forum. Opportunity for members of the public to speak to the Land Use Committee on any subject matter within the committee's jurisdiction but not on today's agenda. **Three-minute limitation. Non-voting item. No discussion.**
2. Approval of the minutes for the last meeting.
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@sdcounty.ca.gov](mailto:Lauren.Moreno@sdcounty.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](mailto:ashley.smith@sdcounty.ca.gov), 858-495-5375. **Land Use and Design Review committees. Community input. Non-voting item. (12/1)**

Eileen Delaney, Chair 760-518-8888

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**Circulation Committee** will meet Tuesday, 15 December 2020 at 2 PM using Zoom, the online meeting service.

Join Zoom Meeting

<https://us02web.zoom.us/j/3615307770?pwd=QWtpaTBzSnhRNEhrMm9rciVBL0lqZz09>

Meeting ID: 361 530 7770

Passcode: 9Ct1wX

Dial by your location

+1 669 900 6833 US (San Jose)

Meeting ID: 361 530 7770

Passcode: 660510

1. Open Forum. Opportunity for members of the public to speak to the Circulation Committee on any subject matter within the committee's jurisdiction but not on today's agenda. **Three-minute limitation. Non-voting item. No discussion.**
2. Approval of the minutes for the last meeting.
3. 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 collisions 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. **Circulation Committee. Community input. Voting item. (11/24)**

4. 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)**

Roy Moosa, Chair 760-723-1181

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**Design Review Committee** will meet Wednesday, 16 December 2020 9:30 AM using Zoom, the online meeting service.

<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)

Meeting ID: 361 530 7770

Passcode: 660510

1. Open Forum. Opportunity for members of the public to speak to the Design Review Committee on any subject matter within the committee's jurisdiction but not on today's agenda. **Three-minute limitation. Non-voting item. No discussion.**
2. Approval of the minutes for the last meeting.
3. 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](mailto:ashley.smith@sdcounty.ca.gov), 858-495-5375. **Land Use and Design Review committees. Community input. Non-voting item. (12/1)**

4. 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](mailto:danafadler@gmail.com), 760-522-1256. County planner A. J. Morales, [a.j.morales@adcounty.ca.gov](mailto:a.j.morales@adcounty.ca.gov), 858-694-3036. **Design Review. Community input. Voting item (11/9)**
5. 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](mailto:vaughnrents@gmani.com), 760-735-2495; applicant is Daniel Mannix, AIA, [dan@mannixarch.com](mailto:dan@mannixarch.com), 619-588-7730. County Planner is John Leavitt, [john.leavitt@sdcounty.ca.gov](mailto:john.leavitt@sdcounty.ca.gov), 858-495-5448. **Design Review. Community input. Voting item. (11/24)**
6. Review of projected designs for a 1392-square-foot combination office/residence at the corner of Pico and Fig streets. The current 8750-square-foot lot is vacant. The part-time residence will be 410 square feet. Applicant is looking for preliminary Design Review input before submitting plans to the County. Applicant is Dr. Mark Watkins, [hyperlexic1@gmail.com](mailto:hyperlexic1@gmail.com), 760-347-9754. **Design Review. Community Input. Non-voting item. (11/5)**
7. Workshop on Design Guidelines update. Preliminary discussion of thoughts and ideas. **Community input. Non-voting item.**

Eileen Delaney, Chair 760-518-8888

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**Parks and Recreation Committee** will not meet Wednesday, 16 December 2020 at 12:30 PM.

Jim Loge, Chair, 760-712-2773

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**Public Facilities Committee** will not meet Wednesday, 16 December 2020 at 2:30PM.

Roy Moosa, Chair 760-723-1181

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