

FALLBROOK COMMUNITY PLANNING GROUP

&

DESIGN REVIEW BOARD

Regular Meeting
Monday, May 17, 2021
7:00 PM
Zoom Meeting

Meeting ID: 816 4886 6166 – Passcode: AVOCADO – Dial in by Phone: 669-900-9128 (Phone Passcode: 4665015)
<https://us02web.zoom.us/j/81648866166?pwd=eWdVTUdBNlNTMzlkSFFJQm4yUG9aQT09>

AGENDA

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Approval of the minutes for the meeting held April 19, 2021. **Voting item.**
5. Approval of the minutes for the special meeting held March 1, 2021. **Voting item.**
6. **PUBLIC FORUM.** Opportunity for members of the public to speak to the Fallbrook 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.*
7. Appointment of Jim Loge to the Fallbrook Planning Group Land Use Committee. **Voting item.**
8. Request for Site Plan Waiver. Revised signage plans for Circle K Store. Address: 4730 Hwy 76, Fallbrook. Contact: Sorin Enache (sorin@promotionplusinc.com). County Planner: Rachael Lindebrekke (rachael.lindebrekke@sdcounty.ca.gov) and Dag Bunnemeyer (dag.bunnemeyer@sdcounty.ca.gov). *Previously denied by Design Review Board Committee and continued from April 2021 Fallbrook Planning Group meeting.* **Design Review Board Committee. Community input. Voting item.**
9. Commercial plan and an alternate residential plan for the undeveloped 19.7 acres of Peppertree Park Villages, now referred to as Units 9 & 10. The south portion of the site (Unit 9) is 13.0 acres with plans for proposed 57 detached single-family condominiums. It remains the same for both alternatives. The proposed commercial plan is for 65,000 sq ft of commercial development on the remaining 6.7 acres. The proposed residential plan is for 67 multi-family condominiums in a townhouse configuration on the remaining 6.7 acres. Applicant: Duane Urquhart, (duane@ncinvests.com). County Planner: Jeff Smyser (jeffrey.smyser@sdcounty.ca.gov), Nick Gustafson (nicolas.gustafson@sdcounty.ca.gov), and Bronwyn Brown (bronwyn.brown@sdcounty.ca.gov). **Land Use Committee. Community input. Voting item.**
10. Fallbrook Planning Group to make a recommendation to the San Diego County Parks & Recreation Department regarding the naming of the new park on Fallbrook Street. **Parks & Recreation Committee. Community input. Voting item.**
11. Continuing discussion and recommendations on the social equity portion of the County Cannabis Ordinance. Discussion and recommendations on zoning. Discussion and recommendations on local input and control. Discussion and recommendations on other cannabis-related board directives and recommendations. County Planner: Donald Chase (donald.chase@sdcounty.ca.gov). **Ad-hoc Cannabis Ordinance Committee. Community Input. Voting Item.**
12. Presentation by Fallbrook Public Utility District to update the Waste Management Act and the Water Conservation Act of 2009. This is required every five years by the State. The presenter will be General Manager Jack Bebee. Contact person is Noelle Denke (noelle@fpud.com) and 451-609-4035.
13. Adjournment

NOTE: The Fallbrook Planning Group occasionally has openings on its Land Use Committee (Chair Eileen Delaney: eileendelaneymail@gmail.com), Circulation Committee (Chair Roy Moosa: 760-723-1181), Parks & Recreation Committee (Chair Stefani Baxter: sbaxter.fcpg@gmail.com), Public Facilities Committee (Chair Roy Moosa: 760-723-1181), and Design Review Committee (Chair Eileen Delaney: eileendelaneymail@gmail.com) for non-elected citizens. *There are currently vacancies on the Circulation Committee, Parks & Recreation Committee, and Public Facilities Committee.* Interested persons are directed to please contact the respective committee chair. **This is a preliminary agenda. If any changes are made, a final agenda will be posted at the Fallbrook Chamber of Commerce (111 S Main Avenue) at least 72 hours prior to the meeting as well as in the digital Dropbox (bit.ly/FallbrookPlanningGroup).** To sign up for notifications for the digital Dropbox, please contact Ross L. Pike (rosspike.fallbrook@gmail.com) or visit bit.ly/FallbrookPlanningGroup.