

FALLBROOK COMMUNITY PLANNING GROUP
And
DESIGN REVIEW BOARD

Regular Meeting

Monday 21 December 2015, 7:00 P.M., Live Oak School, 1978 Reche Road, Fallbrook

AGENDA

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 meetings of 16 November 2015. Voting Item.
3. TM5510RPL1 (PACIFICA ESTATES) Request to subdivide the 17.3 acres located at 2270 Mission Road into 25 lots for 21 dwelling units, 2 open space lots, and 2 Home Owner Association Common lots. Owner F. Martinez and J.L. Islas 210-265-1306. Contact person Mark Sanchez, 760-207-8421, jmsconsulting56@gmail.com . County planner David Sibbet, 858.694-3091, david.sibbet2sdcounty.ca.gov and Marisa Smith, 858-694-2621. The FCPG voted unanimously to recommend denial of this project on 21 Jan 2008 and the County Planning Commission voted 6 0 to continue the item on 17 July 2015. **Land Use Committee**. Community input. Voting item
4. Request for a site plan waiver for the B Designator for 1075 S. Mission Rd, #12L, (APN 104-390-11) for two wall signs for "Radio Shack" (being replaced) and "Sprint" (adding new Sprint sign next to Radio Shack). Applicant, Kristina Bernal, 760-735-3255. County planner Peggy Hobson, 858-495-5044, peggyhobson@sdcounty.ca.gov. Continued at the 19 Oct and 16 November FCPG meetings. **Design Review Committee**. Community input. Voting item (9/17)
5. MUP-15-026 Request for a Major Use Permit to establish a religious assembly use at 1375 S. Mission Road (APN 104-200-54). The site is 2.32 acres, fully developed with a light industrial manufacturing use that occupies an existing single story, 25,525 sqft building. The current General Plan designation is Limited Impact Industrial and the Zoning is M52, Limited Industrial. Owner Anthony Duchi Jr, Applicant North Coast Church, 760-704-6700/760-522-0053. County planner Donald Kraft, 858 694-3856, Donald.kraft@sdcounty.ca.gov. **Land Use Committee**. Community input. Voting item. (11/03).
6. POD 15-003. Subject: PUBLIC REVIEW of San Diego County Code related to Amendments to the Water Conservation in Landscaping Ordinance (POD 15-003). On April 1 ,2015 the Governor issued an Executive Order pertaining to the existing drought conditions facing California. As part of the Executive Order a number of State requirements were created to address and mitigate the on-going emergency drought condition. One of the requirements directed the State's Department of Water Resources (DWR) to amend their Model Water Efficiency Landscape Ordinance (MWELo). The County is now required to adopt the State's amended MWELo or adopt a County ordinance as effective as the State's ordinance at conserving water. The County is proceeding with amendments to our local ordinance to address the State's amendment to their MWELo. Notable changes to the County's ordinance to reflect the State's MWELo include:

- Ordinance applicability - threshold for when landscaping requirements are to be applied must be amended. The State has reduced the threshold for applicability to include all new development projects with a landscaped area equal to or greater than 500 s.f. Current thresholds contained in the County's Landscape Ordinance are 1,000 s.f. for multi-family, commercial and industrial and 5,000 s.f. for single family residential.
- Water budgets - water budget formulas have been revised.
- Irrigation Systems - required use of more efficient irrigation systems.
- Graywater Use - promotes use of graywater.
- Stormwater capture - rainwater retention requirements added.
- Prescriptive Compliance Checklist - assist in streamlining review process in some instances.
- Monitoring and reporting - updated monitoring and reporting requirements.

County planner Joseph Farace, 858-694-3690, joseph.farache@sdcounty.ca.gov. **Land Use and Design Review Committees**. Community input. Voting item. (11/30)

7. STP15-023 Site Plan for the removing of the existing structure which consists of two mechanic bays and convenience store for a total of 1,937 SqFt and proposing a new structure consisting of only a convenience store for a total of 2,084 SqFt. The new structure is designed to conform to Fallbrook Community Character, Fallbrook Design Guidelines, plus a site plan waiver for the B Designator for new signs, including the AmPm logo on building, located at 1161 South Main Avenue. Owner Attiq & Asper Inc., 619-559-1660, attiqf@yahoo.com. Contact person Paris Hagman, 619-954-3864, parishag@pacbell.net. County planner Dag Bunnemeyer, (858) 694-2581, or Michael Johnson, 858-694-3429, michael.johnson@sdcounty.ca.gov. **Design Review Committee**. Community Input. Voting item. (12/4)
8. Appoint Scott Atkins, 3075 Reche Road, 760-728-2700 to the Circulation Committee as a non-elected member. Community input. Voting item

NOTE: The Planning Group occasionally has openings on its **Land Use** (Jack Wood 760-731-3193), **Circulation** (Anne Burdick 760-728-7828), **Parks & Recreation** (Jackie Heyneman 760-728-5395), **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.

Jim Russell, Chairman, 205 Calle Linda, Fallbrook, California 92028, (760) 728-8081, russellfarms@roadrunner.com