

FALLBROOK COMMUNITY PLANNING GROUP
And
DESIGN REVIEW BOARD

Regular Meeting

Monday 21 January 2019, 7:00 P.M., Live Oak School, 1978 Reche Road, Fallbrook
AGENDA as of 1/6/2019

NOTE. Due to the resignation of William Leach, seat #1 is open on the Fallbrook Community Planning Group. Interested individuals please contact the chair, (see below) to receive an application.

1. Vice-chairman Jack Wood to administer the oath of office to our recently elected, Stephen Brown, Eileen Delaney, Guy R. Howard, Mark Mervich, Kim Murphy, Jim Russell, and Victoria Stover
2. Appoint Eileen Delaney as secretary for this meeting. Community input. Voting item.
3. 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.
4. Approval of the minutes for the meeting of 17 December 2018. Voting Item.
5. Request for a Minor Deviation to a Site Plan or Use permit for new signage for the Union Oil station at 1202 S. Main Avenue (APN 104-341-09). Owner Union Oil, Contact person Sorin Enache, Sorin@promotionplusinc.com Domingo Rocha, 818-857-7239, domingo@promotionplusinc.com. County planner A.J. Morales, aj.morales@sdcounty.ca.gov. Continued at the 19 Nov and 17 Dec FCPG meetings. **Design Review Committee**. Community input. Voting item. (9/25)
6. AD18-025 Phan Ag Clearing Permit. Request for an ag permit to clear 1.21 of the 10.5 acres located at 3589 Sage Road for growing dragon fruit, a 1250 SqFt greenhouse for growing oyster mushrooms plus a 500-ft. chain length fence. Owner, applicant and contact person, Tai Phan, 562-341-1370, timphan09@gmail.com. County planner John Leavitt, 858-495-5448, john.leavitt@sdcounty.ca.gov. **Land Use Committee**, Community input. Voting item. (1/3)
7. Presentation by Mr. Mark Pilcher, Cell (760) 666-0077, (760) 731-9566, Mark.L.Pilcher@gmail.com, about the Warrior Village Project. It is a multi-faceted project involving industry groups, educational institutions and non-profits. The goal of the Project is to provide affordable housing to homeless veterans in San Diego County while training high school and college students, underserved and at-risk youth, transitioning military, veterans, ex-offenders and displaced workers in construction trades. Small cottages would be constructed in modules on a dozen sites in the County and then transported to "village" sites where the cottages would be installed on permanent foundations in a "pocket neighborhood". The cottages would meet all building codes and requirements for permanent residential housing. The quality of construction of the cottages would be comparable to any home built by a traditional home builder. They would just be small. At about 400 sq. ft., each cottage would be about the size of a studio apartment.

For a number of reasons, the Warrior Village Project is (at least for now) a North County focused venture. I am looking for a lot for our village, probably in Fallbrook. Land is relatively inexpensive in Fallbrook, it is the back door of Camp Pendleton where veterans can access services, and I have friends in Fallbrook (Architect, General Contractor, Realtor, et al) that know the area well and are able to help me quickly identify and assess potential lots. I am looking for a property of about ¾ acres in a neighborhood where the neighbors would welcome the Project, where the Project would be considered an enhancement of the neighborhood. This may mean finding a lot zoned commercial or industrial, but which will never be developed due to onerous building requirements and fees. Eventually, I hope to have similar villages established throughout San Diego County. Community input. Non-voting item.

8. Request to the Board of Supervisors to appoint Mr. Jerry Kalman, 760-468-4689, jlkalman@hotmail.com, to the Fallbrook Community Planning Group to fill seat #1 vacated by the resignation of William Leach on 1 Jan 2019. Mr. Kalman is next in line from the November 2018 elections. Community input. Voting item.

BY-LAWS, FALLBROOK COMMUNITY PLANNING GROUP
ARTICLE III - MEMBERSHIP

Section 2 Vacancies: Vacancies shall be filled from the list of candidates in the most recent election in the order of the number of votes received.

BOARD OF SUPERVISORS POLICY I-1, ARTICLE II - MEMBERSHIP

Section IV Candidates for vacancies occurring in the membership of the group must meet all the requirements for membership, as set forth elsewhere in this Policy. Vacancies are filled in accordance with the group's Standing Rules. If there are no applicable Standing Rules, vacancies are filled from the list of candidates in the election in order of the number of votes they received; and if no list exists, volunteers may be accepted. Confirmation of the candidate from an Election list or of a volunteer shall be by majority vote of the remaining members of the group. Only upon appointment by the Board of Supervisors can the new candidate assume the responsibilities of membership.

The process of filling vacancies shall maintain neighborhood representation if applicable. In addition, appointments to planning groups and sponsor must be made to a specifically numbered seat. Solicitation for candidates to fill vacancies may be made in the notices of meetings published in a local paper.

9. Election of officers: chair, 1st vice-chair, 2nd vice-chair, and secretary. Voting item.
10. Election of the Fallbrook Community Planning Group's representative to the I-15 Corridor Design Review Board.

NOTE: The Planning Group occasionally has openings on its **Land Use** (Jack Wood 760-731-3193), **Circulation** (Roy Moosa 760-723-1181), **Parks & Recreation** (Donna Gebhart 760-731-9441), **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

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