

# FALLBROOK COMMUNITY PLANNING GROUP

And

## DESIGN REVIEW BOARD

Regular Meeting

Monday 15 July 2013, 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 17 June 2013. Voting Item.
3. jj STP07-031W1 Request for a Site Plan modification for the Horse Creek Ridge project formerly known as Campus Park located on Horse Rance Creek Road north of SR 76 and east of I-15, APN's 125-061-10, 108-421-21, 108-1121-17, 108-120-60. The scope of this site plan modification request is limited to revised community theme, architecture, and a request for a rear yard setback variance for lot 254 in planning area R-2. Owner D. R. Horton Los Angeles Holding Co, Inc. 951-739-5474. Contact person Kurt Hubbell 951-751-9767, [kahubbell@drhorton.com](mailto:kahubbell@drhorton.com). County Planner Dennis Campbell, 858-505-6380, [dennis.campbell@sdcounty.ca.gov](mailto:dennis.campbell@sdcounty.ca.gov). **Land Use and Design Review Committees.** Community input. Voting item. (5/31)
4. STP07-031W2 Request for a Site Plan modification for the Horse Creek Ridge project formerly known as Campus Park located on Horse Rance Creek Road north of SR 76 and east of I-15, APN's 125-061-10, 108-421-21, 108-1121-17, 108-120-60. The scope of this site plan modification request is limited to revised community theme, rpoad layouts, architecture, landscape enhancements and the transfer of one unit between MF-1 & MF-2. The total unit count remains unchanged at 230 units. Owner D. R. Horton Los Angeles Holding Co, Inc. 951-739-5474. Contact person Kurt Hubbell 951-751-9767, [kahubbell@drhorton.com](mailto:kahubbell@drhorton.com). County Planner Dennis Campbell, 858-505-6380, [dennis.campbell@sdcounty.ca.gov](mailto:dennis.campbell@sdcounty.ca.gov). **Land Use and Design Review Committees.** Community input. Voting item. (5/31)
5. AD13-021 Request for an Administrative Permit for a 2<sup>nd</sup> dwelling unit located on the parcel located at 1460 Santa Margarita Drive at Stone Post Road, APN 105-481-25. The existing single family dwelling is 2,550 sq.ft. with a 1,500 sq.ft. detached garage. This project would convert 860 sq.ft. of the detached garage to become a guest living quarters. A waiver is required because the proposed guest living quarters is greater than 600 sq.ft. Owner Mike and Christine Morshedi 832-584-6043. Contact person Dave Henrikson 951-764-2302, [dave@hen-bdi.com](mailto:dave@hen-bdi.com). County planner Emmert Aquino, 858-694-8845, [emmet.aquino@sdcounty.ca.gov](mailto:emmet.aquino@sdcounty.ca.gov). **Land Use Committee.** Community input. Voting item. (6/3)
6. TPM21203 Request to subdivide the 24.04 acres located at 167 Burma Road, APN 121-044-18, into four parcels plus a remainder. Owner Jackson Ranch, LLC 760-723-1295. Contact person Patrick Harrison 858-679-8868, [harrisonrce@aol.com](mailto:harrisonrce@aol.com). County planner Michelle Chan 858-694-2610, [michelle.chan@sdcounty.ca.gov](mailto:michelle.chan@sdcounty.ca.gov). **Land Use Committee.** Community input. Voting item. (6/11)
7. S92-004M1. Request for a Site plan Modification for a Training Tower at the existing industrial building located at 342 Industrial Way. The Tower is to be used to instruct employees and students and will be located at the rear of the property and screened from view. The building is located at 342 Industrial Way, APN's 760-728-2807 & 760-712-051. Owner, applicant and contact person, Arnold Rashkin, 760-212-0584, [alrashkin@aol.com](mailto:alrashkin@aol.com). County planner Lisa Fitzpatrick 858-694-3816, [lisa.fitzpatrick@sdcounty.ca.gov](mailto:lisa.fitzpatrick@sdcounty.ca.gov). **Design Review Committee.** Community input. Voting item. (6/20)

8. Request for a waiver of the B designator site plan requirement for a 664 SqFt building for a restaurant within the Pala Market Center at 3235 Old Highway 395, APN 125-050-54. Owner Pala Market Center-Rayes LLC , 858-361-7717. Contact person David Allee 760-723-0641. County planner Debra Frischer, 858-495-5201, [debra.frischer@sdcounty.ca.gov](mailto:debra.frischer@sdcounty.ca.gov). **Design Review Committee**. Community input. Voting item. (6/23)

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](mailto:Russellfarms@Roadrunner.com)