

# FALLBROOK COMMUNITY PLANNING GROUP

And

## DESIGN REVIEW BOARD

Regular Meeting

Monday 21 April 2014, 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 March 2014. Voting Item.
3. Request from the Department of Public Works for input on the PRIORITIZATION FOR ROADWAY PAVEMENT MAINTENANCE AND CAPITAL IMPROVEMENT PROJECTS IN THE FALLBROOK COMMUNITY PLANNING GROUP area. County planner Frank Arebalo, 858-694-3889, [frank.arebalo@sdcounty.ca.gov](mailto:frank.arebalo@sdcounty.ca.gov). **Circulation Committee**. Community input. Voting item. (3/11)
4. Request for approval of the revised sculpture/donor recognition plaques on the north facing wall of the Fallbrook Art Center. Applicant; Marlene Rantanen, Secretary, cell: Cell-823-8662, [mrantanen@earthlink.net](mailto:mrantanen@earthlink.net) **Design Review Committee**. Community input. Voting item. (2/24)
5. TM4713 Pepper Tree Park by Meritage Homes, 1250 Corona Pointe Court, Suite 210, Corona, CA 92879 Contact Person & Applicant: Chris Courtney, Forward Planning Manager, Meritage Homes Cell Ph: 951-314-8457, [Chris.courtney@meritagehomes.com](mailto:Chris.courtney@meritagehomes.com). Meritage purchased Units 7 & 8 within the Peppertree Community on the East side of Mission Road with Stage Coach to the south and Fallbrook Street to the north. They will be building 48 single family homes, 25 of which are in Unit 7 and 23 are in Unit 8. Units 7 & 8 are zoned as minimum 20,000sf lots. Unit 7 is roughly 16.4 acres and Unit 8 is roughly about 14.5 acres. We will be annexing into the existing Peppertree Master Association and extending Peppertree lane on the East side of the tract boundary to the West boundary of Unit 8. They will be providing gated entries separately for Units 7 & 8 to allow Peppertree to eventually connect by way of a future bridge. They are currently in plan check for their improvement plans and in 1st review of their building plans. Sami Real is their Planning contact at this stage in our processing. **Design Review Committee**. Community input. Voting item. (3/17)
6. TPM21199 Request for a minor subdivision "Arena Minor Subdivision" to subdivide the 0.98 acres located on the south east corner of E. Alvarado Street and Kaden Court, (APN105-514-51) into four lots for four single family dwelling units. Owner Dominick Arena, 760-758-0339. Applicant Anthony Arena. Contact person Scott Harry, 760-728-1134 County planner Michael Johnson, 858-694-3429, [Michael.johnson1@sdcounty.ca.gov](mailto:Michael.johnson1@sdcounty.ca.gov). **Land Use Committee**. Community input. Voting item. (3/20)
7. Review of the safety for pedestrians of the bus stop at 1148 S. Main, (in front of the MAX Car Wash and across the street from the Arco Gas Station). The owner of the car wash has reported that on several occasions he has watched pedestrians get off the bus and almost get hit as they jay-walk across Main Avenue to walk down Ammunition. His very real concern is that once the new McDonald's is completed and more people decide to cross at that location, primarily after getting off the bus, that serious accidents are likely to occur. The apparent choices for addressing this circumstance is wait until after McDonald's is open and see what happens, move the bus stop away from Ammunition, remove the bus stop altogether, post "No Crossing" signs, or reconfigure the intersection. Review participants: Bill Olszanicky, Service Operations, NC Transit District, (760) 966-6591, and Kenton Jones, San Diego County Traffic Advisory Committee (858) 692-3843. **Circulation Committee**. Community input. Voting item. (3/23)

8. Request for waiver of Design Review Site Plan requirement for a new wall sign at Edward Jones 1432 south Mission Road. Contact person Stacy Ford, 760-631-1936. County planner Dag Bunnemeyer. **Design Review Committee**. Community input. Voting item. (4/2)
9. Presentation by Dan Osran 949-797-8320/Cell949-910-5282, dosran@ktgy.com, on a request to increase the lighting in the parking lot on the McDonalds at the corner of S. Mission and Ammunition Roads. McDonald's have asked that we pursue the approvals to increase the light levels in the McDonald's parking lot. Community input. Non-voting item. (4/4)

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.

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