

# FALLBROOK COMMUNITY PLANNING GROUP

And

## DESIGN REVIEW BOARD

Regular Meeting

Monday 19 May 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 21 April 2014. Voting Item.
3. **Capital Improvement Projects - 2014.** (Continued from April 2014 meeting) Review the list of projects proposed in April and add,/delete as appropriate. Rank the projects on the list in order of priority. County Planner Frank Arebalo, 858-3889. [Frank.arebalo@sdcountry.ca.gov](mailto:Frank.arebalo@sdcountry.ca.gov) **Circulation Committee.** Community input. Voting Item.
4. **Road Improvement Projects – 2014** (Continued from April 2014 meeting) Review the list of projects proposed for sealing and repaving in April and rank them by priority. County Planner Frank Arebalo, 858-3889. [Frank.arebalo@sdcountry.ca.gov](mailto:Frank.arebalo@sdcountry.ca.gov). **Circulation Committee.** Community input. Voting Item.
5. **Bus Stop at 1148 S. Main** (Continued from April 2014 meeting.) Review the safety for pedestrians and for car traffic due to the location of the bus stop and the “timepoint” taken at that location. Review updated information from North County Transit District. Bill Olszanicky, Manager of Service Implementation, NC Transit District (760) 966-6591, [bolszanicky@nctd.org](mailto:bolszanicky@nctd.org). **Circulation Committee.** Community input. Voting Item.
6. TM4713 (Continued from April 2014 meeting.) 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)
7. Presentation on a request for an ABC Permit (Alcoholic Beverage Permit) for a new Off-Sale Beer and Wine license (Type 20) at an existing United Oil Gas Station located at 1202 South Main St., Fallbrook 92028 prior to going through the formal process with the County and ABC regulatory agencies. F. Javier Faudoa, Project Manager, GARY ENGINEERING, INC., Office: (858) 483-0620, Cell: (858) 395-7874, [garyengca@aol.com](mailto:garyengca@aol.com). **Public Facility Committee.** Community input. Voting item. (4/14)
8. STP14-010 Site plan Checklist for the Fallbrook Senior Living Project, to construct the 118,232 SqFt Fallbrook Assisted/Memory Care Facility located on the 2.71 acres at the SW corner of Rocky Crest and South Mission Roads (APN 10435147). Owner Nola B Chaffin Trust. Applicant Senior Housing Partners 503-675-3925. Contact person Marlon Fenton 503-675-3925, [marlon@jacobsengroup.com](mailto:marlon@jacobsengroup.com). **Design review Committee.** Community input. Voting item. (4/16)

9. Request from the San Diego County Department of Public Works for a letter of support for an ATP (Active Transportation Program Funds) application for sidewalk improvements along both sides of Reche Road from Live Oak Elementary School to Potter Middle School. The letter of support will be included in the application package. County planner Maria Rubio-Lopez, 858-694-3845: [maria.rubio@sdcounty.ca.gov](mailto:maria.rubio@sdcounty.ca.gov), DPW-Traffic Engineering Section. Circulation committee. Community input. Voting item. (4/30)
10. Request for exemption from site plan permit processing requirements for 'B' special area regulations to construct an addition to an existing commercial building at 465 Ammunition Road. Owner David Delauder. Contact person David Allee, 760-723-8641, [dalleearchitect@gmail.com](mailto:dalleearchitect@gmail.com). **Design Review Committee**. Community input. Voting item (4/30)
11. Request for approval of a permanent sculpture "Girl Flying Kite" to be placed in the planter at the Fallbrook School of Art on Alvarado St. Contact: Sandi LeMasters, [salemasters@roadrunner.com](mailto:salemasters@roadrunner.com). **Design Review Committee**. Community input. Voting item. (4/30)

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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