

FALLBROOK COMMUNITY PLANNING GROUP

And

DESIGN REVIEW BOARD

Regular Meeting

Monday 15 September 2014, 7:00 P.M., Live Oak School, 1978 Reche Road, Fallbrook

AGENDA

NOTICE. There will be two openings on the Fallbrook Community Planning Group and Design Review Board for two elected members to be appointed by the Board of Supervisors at the end of this year.

Interested community members please send your resumes to the chairman at the below e-mail address.

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 18 August 2014. Voting Item.
3. Presentation by Vickie Knox vickie@straightnutrition.com, www.avocadohalf.com, on a proposed "Avocado half marathon to take place in Fallbrook on 16 May 2015, starting and ending at Live Oak Park. County planner Michael L. Kenney, Traffic Engineer, 1-858-694-3857, *mobile* +1-619-929-2837, Michael.Kenney@sdcounty.ca.gov. Continued at the 18 August meeting. Circulation and Parks and Recreation committees met during August 2014 and will not meet on this item in Sept. Community input. Voting item. (7/10)
4. Request for a waiver of the B Designator Design Review requirement for a Site Plan for a used car lot that will allow no more than three used cars at a time to be on the lot, located at 416 N. Pico Ave, APN's 103-131-02, 03 & 04.. Owner David Paulsen, 760-532-7712, knightflight747@gmail.com. County planner Debra frischer, 858-495-5201, debra.frischer@sdcounty.ca.gov. Continued at the 18 August meeting. **Design Review Committee**. Community input. Voting item. (7/11)
5. MUP14-004 Modification Request for a Major Use Permit for an unmanned telecommunication site on the 2.97 acres at 731 S. Stage Coach Lane, (APN 106-340-29). Owner Community Baptist Church of Fallbrook, 760-360-9726. Applicant Verizon Wireless, 858-694-3029. Contact person Margie Sullivan 760-613-3488. County planner Marisa Smith, 858 694-2621, email: Marisa.Smith@sdcounty.ca.gov. Approved at the 17 February 2014 FCPG meeting. **Public Facilities Committee**. Community input. Voting item. (8/6)
6. TM-4713-7: Request from Meritage Homes of California, Chris Courtney, 951-314-8301, chris.courtney@merritagehomes.com to make changes to the below listed three conditions on our approved map. County planner Michael D. Johnson, 858-694-3429, Michael.Johnson1@sdcounty.ca.gov. **Land Use Committee**. Community input. Voting item. (8/7)
 1. Condition C.4.d: As discussed in our last meeting that Meritage would not be required to stabilize the dam we would like to remove all conditions regarding the dam. If this condition needs to stay then we would request deferring to Units 9 or 10; however, we don't feel it is necessary since new hydromodification requirements require on lot retention and any overflow is nominal.
 2. Condition C.15.b: Meritage is dedicating the open space within its control on the Unit 7 final map; however, we cannot control the dedication of the open space on the remainder of the open space that is controlled by North County Investments. We request to defer this condition or split this condition by ownership.
 3. Condition C.15.c: As discussed with Ken Brazell, it makes more sense to dedicate the

limited building zones on each final map for which it applies to ensure their accuracy. We would like to have this condition re-written to allow the IBZ to be dedicated on each final map for Units 7-10.

7. Request for a waiver of the B Designator Design Review requirement for a Site Plan for a solar PV system, roof mounted business DBA Max Car Wash located at 1142 – 1148 S. Main Ave, APN 104-341-10. Owner Christian de Ferari, 760-612-0100,. Contact person Donn Reese, 760-612-0100, tlkreese@yahoo.com <tlkreese@yahoo.com>. County planner Debra Frischer 858-495-5201. **Design review Committee.** Community input. Voting item. (8/11)
8. Presentation by Wallace Tucker, wktucker@znet.com, on the Fallbrook Land Conservancy's Walkabout Web Proposal. **Circulation Committee.** Community input. Voting item. (8/25)

GOAL

To establish a web of safe, interconnecting pathways that will take people on a walkabout to any location in town or beyond to a 30-mile loop trail around Fallbrook.

Plan of Action

- Identify safe and practical locations for the pathways, using a subset of the Community Trails Master Plan
- Create maps showing potential pathways
- Develop a team of volunteers to "ground-test" each proposed trail
- Use only pathways on FLC preserves, or in public right-of-way in initial phase.
- Ensure public access to additional pathways through agreements, and purchase of easements, if necessary
- Collaborate with neighboring communities of Bonsall, Valley Center, Pala/Pauma, Oceanside, and Temecula to expand the web into their areas.

Phase 1:

An 7-mile loop going north from Fallbrook Union High School (FUHS) along Stage Coach Lane to the Dinwiddie Preserve, and to Fallbrook Street to Potter, to Alvarado, to Main Street to S. Mission to the Los Jilgueros Preserve, and back to FUHS. An additional loop would go down Reche Rd. past Potter Jr. High and Live Oak Elementary School.

Phase 2:

Continue down Reche Rd. to Highway 395, and over to Stewart Canyon Rd. to connect to Monserate Mountain and the pathways developed by DR Horton along Pankey Rd.

Phase 3: Connect to the FPUD Santa Margarita Trail

Future Phases: Add links to the interior web of pathways, and expand the exterior loop trail.

9. STP14-020. Site Plan for Banners on light poles along Main Avenue. Applicant: Fallbrook Chamber of Commerce, Lila MacDonald, 760-728-5845, lila.macdonald@fallbrookchamberofcommerce.org. County planner: Vincent Kattoula, 858-694-8993, Vincent.Kattoula@sdcounty.ca.gov. Design Review **Committee.** Community input. Voting item. (8/27)

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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