

**FALLBROOK COMMUNITY PLANNING GROUP**  
**And**  
**DESIGN REVIEW BOARD**

Regular Meeting

Monday 19 September 2016, 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 15 August 2016. Voting Item.
3. Property Specific Requests (PSRs) General Plan Amendment & Rezone (GPA12-005; REZ14-006) – CPG Review of 4 PSR Analysis Areas in Fallbrook. Project Description: During the hearings of June 20, and June 27, 2012, the Board of Supervisors (Board) directed staff to process a General Plan Amendment (GPA) to analyze 47 separate PSRs along with their associated study areas (added for mapping consistency). Four PSRs were handled in a separate process and approved by the Board in 2014 and a fifth PSR was withdrawn in 2016, leaving 42 remaining PSRs. A PSR is a request/petition to the Board to change the General Plan land use designation. In cases where multiple PSRs were in the same area and proposing the same or similar change, with a common study area, these PSRs and study area were grouped together in what's referred to as an analysis area. PDS staff will be providing some preliminary analysis of the four Fallbrook PSR analysis areas and soliciting any input from the CPG (links to analysis to be sent prior to meeting). In addition to providing any project recommendations for each Analysis Area, the CPG can provide input on a potential land use map alternative for each Analysis Area, (for analysis in the Subsequent Environmental Impact Report). Additional information on the project along with information on the four Fallbrook PSR analysis areas (FB2+, FB17, FB19+, and FB21+) can be found on the project web page at - <http://www.sandiegocounty.gov/content/sdc/pds/advance/PSR.html>. County planner **Kevin Johnston**, (858) 694-3084, [Kevin.johnston@sdcounty.ca.gov](mailto:Kevin.johnston@sdcounty.ca.gov). **Land Use Committee**. Community input. Voting item.
4. We are ready to present Knottwood Way Road Extension Improvements to the Fallbrook Community Planning Group (FCPG). The Sycamore Ranch developer is scheduled to start mobilization for the construction of the missing segment within the subdivision boundary's anytime. The County project proposes to construct a 420 foot section of Knottwood Way to close the gap between two subdivisions in Fallbrook Planning Area of San Diego County. The project proposes to construct this 420-foot section of new road to Rural Light Collector Road Standards including associated drainage improvements. The new roadway will have two twelve foot travel lanes, two eight foot shoulders and parkway along the side of the road. The proposed improvements will benefit the community by enhancing emergency vehicle response time and community circulation and connectivity. During construction, traffic control measures will be in place to limit impacts to the community and the traveling public. Construction will take place within the public right of way. Estimated construction time is 5 months. Construction is scheduled

to start early 2017 and be completed by summer 2017. County planner Areigat, Nael, (858) 694-2815, Nael.Areigat@sdcounty.ca.gov. Community input. Voting item. (9/1)

5. Request for a waiver of the B Designator Design Review requirement for a Site Plan for a Commercial Tenant to make Improvements to an auto body shop (Savadors Auto Body & Repair), add a paint booth, new door and a demo permit at 1557 S. Mission Road (APN 104-250-39). Owner Grimm Family Trust. Contact person Michael Robinson, 760-728-5380, merarchitect@gmail.com . County planner Michael Johnson, 858-694-3429, Michael.johnson1@sdcounty.ca.gov. Continued at the 15 August 2016 FCPG meeting. **Design Review Committee.** Community input. Voting item. (7/5)
6. STP94-009W1 Request for a modification to an existing Site Plan on the property at 1205 South Main Avenue (APN 104-342-1400 and 1500) to remove the central gas canopy, mini market, carwash equipment room, and trash enclosure then add a new 1,170sf mini-market adjacent to car wash structure, new dual dumpster trash enclosure, new 88sf storage room, new 88sf public restroom and additional parking stalls totaling 8 (3 also serve as vacuum stations.) Owner Wisam Salem, 519-244-5726, wsalem@cwgcpc.com. Contact person Michael Carlola, 858-578-2950 x 2, mike@schussclarkbrandon.com. Continued at the 15 August 2016 FCPG meeting. **Design Review Committee.** Community input. Voting item. (7/21)
7. STP14-010M1 **Estancia, A Senior Living Community.** Request for Architectural and sign changes to the previously approved Site Plan for the proposed Fallbrook Assisted/Memory Care Facility to be constructed at the south west corner of south Mission and Rocky Crest Roads. Applicants Marlon Fenton, mfenton@jacobsengroup.com and Eric Jacobsen, eric@jacobsengroup.com. County planner, Norville, Morgan, Morgan.Norville@sdcounty.ca.gov. **Design Review Committee.** Community input. Voting item (8/16)
8. Request for a waiver of the B Designator Design Review requirement for a Site Plan for t a new sign for Sally Beauty located at 1127 south Mission Road, APN 106-390-02. Owner Sudberry Properties, 858-546-3000. Contact Ford Signs, 760-631-1936, stacy@ford-signs.co . County planner Michael Johnson, 858-694-3429, Michael.johnson1@sdcounty.ca.gov. **Design Review Committee.** Community input. Voting item. (8/23).
9. Request for a waiver of the B Designator Design Review requirement for a Site Plan for the installation of two illuminated wall signs and one tenant panel at 1139 south Mission Road, APN 104-390-07. Owner Tony Gentry 858-212-3000 x 560. Contact person Tim Brady, 858-212-5091, pobdy@matthewssigninc.com. County planner Michael Johnson, 858-694-3429, Michael.johnson1@sdcounty.ca.gov. **Design Review Committee.** Community input. Voting item. (8/24).
10. **Project Number to be Determined** Verizon Wireless Community Master Plan (Fallbrook). Request for input from the Fallbrook Community Planning group to proceed with a Site Plan Permit submittal for a comprehensive wireless master plan composed of several sites within Fallbrook. The proposed sites will be located in or around the following locations:

1. Winterwarm - 1820 Winterwarm Drive, Fallbrook, CA, 92028
2. Sandia Creek-778 Ceramic Lane Fallbrook CA 92028
3. Reche-731 S. Stage Coach Lane Fallbrook CA 92028.
4. Fallbrook Golf -2757 Gird Road Fallbrook CA 92028.
5. Hellers Bend- 4160 South Mission Road Fallbrook CA 92028
6. Stewart Canyon-located near Tecalote Ln and Old Highway 395

Small Cell:

1. -Gird RD: located at Live Oak Park on the intersection of Reche Rd. and Gird Rd. (future SARF)
2. -Downtown Fallbrook Small cell planning.

Applicant is Verizon Wireless. Contact person is Christine Kuta, 619-230-5651, Christine.Kuta@VerizonWireless.com. County planner Morgan Norville, 858-429-9585, morgan.norville@sdcounty.ca.gov . **Public facilities Committee**. Community input. Non-Voting item. (8/30)

11. VAC RP2016-0167. Request to vacate a public alley between Alvarado and Fig west of Main. Applicant The Village Association. Contact person Vince Ross, 760-505-0820, incross55@gmail.com, County Staff: Thomas McCabe, 858.694.2883. David.Sibbet@sdcounty.ca.gov Community input. Voting item.

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