

FALLBROOK COMMUNITY PLANNING GROUP

And

DESIGN REVIEW BOARD

Regular Meeting

Monday 16 January 2017, 7:00 P.M., Live Oak School, 1978 Reche Road, Fallbrook

AGENDA

1. Oath of Office for the nine members recently seated; Roy Moosa, Lee De Meo, Donna Gebhart, William Leach, William O'Connor, Jack Wood, James Loge, Karel Hanson, and Richard Billburg.
2. 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.
3. Approval of the minutes for the meetings of 19 December 2016. Voting Item.
4. 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@cwgcpa.com. Contact person Michael Cariola, 858-578-2950 x 2, mike@schussclarkbrandon.com. Continued at the 15 August and 19 December 2016 FCPG meeting. **Design Review Committee**. Community input. Voting item. (7/21)
5. Request for a waiver of the B Designator Design Review requirement for a Site Plan to combine 4 suites into Wellness Resources Facility for Fallbrook Pregnancy Resource Center. New windows & doors. Demo store front and add new doors, new ADA parking. Location, 129 Hawthorn Street, APN 103-264-19 and 18. Owner Fallbrook Pregnancy Center Inc. Contact person Michael Robinson, 760-728-5380, merarchitect@gmail.com. County planner Michael Johnson, 858-694-3429, Michael.johnson@sdcountry.ca.gov. Continued at the 19 December FCPG meeting. **Design Review Committee**. Community input. Voting item. (11/7).
6. Code enforcement case PDS2016-ENFGEN-001062 request for a waiver of the B Designator Design Review requirement for a Site Plan for the sign for Ray White Cement at 3108 Pala Road. Owner Ray and Diane White, (760)-728-0170, diane@raywhitecement.com . Continued at the 19 December 2016 FCPG meeting. **Design Review Committee**. Community input. Voting item. (12/2)
7. Presentation by Ann and Bill Wade, wadesfarm1@gmail.com on their proposed redesign of the intersection of Reche Road and Stage Coach Lane. County staff Nael Areigat, DPW Project Manager, (858) 694-2815, Nael.Areigat@sdcountry.ca.gov **Circulation Committee**. Community input. Voting item. (12/17)
8. Request for a waiver of the B Designator Design Review requirement for a Site Plan to paint the exterior and add new signage for Grocery Outlet, Inc. located at 1101 South Main Avenue

(location of the former Fresh and Easy) APN 104-341-05. Owner Grocery Outlet, Inc., 510-704-6579, thaghayegh@cfgo.com. Contact person Chad Eturedge, 503-889-0604, chad@wbloch.com. County planner Michael Johnson, 858-694-3429, Michael.johnson1@sdcounty.ca.gov. **Design Review Committee**. Community input. Voting item. (12/29)

9. Election of officers; chair, 1st vice chair, 2nd vice chair, secretary. Voting item.

10. Committee appointments. 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** (Donna Gebhart 760-731-9441), **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