

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

Regular Meeting

Monday 20 February 2017, 7:00 P.M., Live Oak School, 1978 Reche Road, Fallbrook  
AGENDA as of 2/6/2017

1. Oath of Office for two members recently seated; Lee De Meo and Karel Hanson.
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 16 January 2017. Voting Item.
4. Request for a waiver of the B Designator Design Review requirement for a Site Plan for the addition of a guest bedroom on top of existing garage as well as a small third story tower with 100 sf of floor area serving as an outlook/viewing platform at 4425 Brodea Lane, APN 125-070-78. Owner Ernest Dronenburg, Jr, 619-540-2233, ernie@cypresshillfarms.com. Contact person Jessica Schwartz, 703-966-3017, Jessica.schwartz@domusstudio.com. County planner, Michael Johnson, 858-694-3429, Michael.johnson1@sdcounty.ca.gov. **Design Review Committee**. Community input. Voting item.
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@sdcounty.ca.gov. Continued at the 19 December 2016 and 16 January 2017 FCPG meetings. **Design Review Committee**. Community input. Voting item. (11/7).
6. A request from Edgar Vivanco, 2443 Dos Lomas, 760-990-3575, to request some kind of signage or flashing red lights on S Mission Rd. to warn drivers of the abrupt speed change from 50mph to 35mph. **Circulation Committee**. Community input. Voting item. (1/4)
7. ZAP16-002/STP08-016 Request for modifications to the existing cell site by replacing antennas and adding screening for the new antennas at the Do-it-Center located at 1051 S. Main Avenue, APC 104-341-32 and 104-341-05. Owner Fallbrook Plaza LLC, 619-299-8461, roy@ranpac.com. Applicant T-Mobil 858-334-6112. Contact person Anthony Hughes, 760-223-1023, Anthony.hughes@smartlinklls.com. **Public Facilities and Design Review Committees**. Community input. Voting item. (1/23)
8. Request for the county to reimburse Secretary Jerry Kalman for purchase of five nameplates for the five new members of the Fallbrook Community Planning Group. Amount is \$108.00 paid to a local trophy supplier (Award Source). Community input. Voting Item.

9. Approval of the Planning Group Roster for 2017. 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.

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