

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

Regular Meeting

Monday 17 July 2017, 7:00 P.M., Live Oak School, 1978 Reche Road, Fallbrook  
AGENDA as of 6/26/2017

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 19 June 2017. Voting Item.
3. Presentation by Lila Macdonald, 760.728.5845, lila.macdonald@fallbrookchamberofcommerce.org, CFO, Fallbrook Chamber of Commerce, on the design for wayfaring signs and locations for those signs throughout Fallbrook. **Design Review Committee.** Community input. Voting item. (5/25)
4. TPM21254 Request to subdivide the two existing parcels into four parcels plus a remainder for single family of duplex dwelling units on the 1.64 acres located on the south side of the west end of West Alvarado Street, APN 103-300-25 & 57. Owner Green Agate LLC, 760-801-4172. Applicant and Contact person Jonathan Reich, 760-801-4172, jonathan@zebuhomes.com. County planner Lori Radcliffe-Meyers, 858-495-5340, Lori.Radcliffe-Meyers@sdcounty.ca.gov. **Land Use Committee.** Community input. Voting item. (6/1)
5. TPM21257 Request to subdivide the 1.9 acres into two lots with one existing commercial building on each lot, located at 2380 Via Monserate, APN 124-140-51. Owner Raymond and Diane White 760-728-0170, diane@raywhiteconcrete.com. Contact person Kristen Greene, 760-310-9408, Kristen@dkgreene.com. County planner Marisa Smith, 858-694-2621, Marisa.smith@sdcounty.ca.gov. **Land Use Committee.** Community input. Voting item (6/9)
6. STP16-026 Site plan for the proposed construction of (6) apartment units, parking, circulation and amenities on a vacant infill Lot on Vine Street and Kalmia Street, APN 103-116-07. The Lot is presently 16,786 SF, but there will be a 25' dedication along Vine Street, and a 25' dedication along Kalmia Street, which will result in a Lot of 10,575 SF. all standard setbacks are proposed to be observed. The density is 24 DU/Acre, with allows 6 units for the project. Within the development, each unit is to be 823 SF, with two bedrooms and two bathrooms. There are 11 required parking spaces, and 11 provided parking spaces, including 1 Van accessible space. The Building is to be stucco and wood clad, with wood-trimmed vinyl windows, asphalt roof shingles, and horizontal wood accent siding or shingles, in select locations. Owner Chintu Patel, 760-855-8347, chintupatel180@gmail.com. Contact person Joe Holasek, 619-507-1001, joe@noaainc.com. County planner Heather Steven at (858)-495-5802, heather.steven@sdcounty.ca.gov. This Site Plan is in response to the county Scoping Letter dated 10 January 2017. **Design Review Committee.** Community input. Voting item. (6/12)

7. AD 17-018 Request for an Administrative Permit and an Open Space Encroachment Permit for Revegetation of Disturbed Natural Habitat located at 3176 Gird Road, APN 123-340-58. Owner & Contact Person Maria Lopez, 760-644-4539, marialopez2120@yahoo.com. Project engineer Pat O'Conner, 619-296-3713. County Planner John Leavitt, 858-495-5448, John.Leavitt@sdcounty.ca.gov. **Land Use Committee.** Community input. Voting item. (6/15)

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,  
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