

FALLBROOK COMMUNITY PLANNING GROUP
PRELIMINARY AGENDAS FOR SUB-COMMITTEE MEETINGS

FALLBROOK COMMUNITY PLANNING GROUP will meet at Live Oak School,
1978 Reche Road, Fallbrook, CA
7 PM, Monday, 20 August 2018

Jim Russell, Chair 760-728-8081

Land Use Committee will meet Tuesday, August 14, 2018, at the Fallbrook Land Conservancy's Palomares House 1815 S. Stage Coach, Fallbrook. There will be a site tour. Committee members will meet at the Palomares House at 9:00AM that morning.

1. Open Forum. Opportunity for members of the public to speak to the Land Use Committee on any subject matter within the committee's jurisdiction but not on today's agenda. Three minute limitation. Non-voting item, no discussion.
2. Approval of the minutes for the last meeting.
3. SPA-18-001, GPA-18-002, REZ-18-001, TM 5625, STP-18-010. Peppertree Park, flanking Peppertree Lane, east of South Mission Road, with Villages 9 & 10 which have a total combined gross Site area of 18.70 acres, with 7.26 net acres in Village 9, 4.02 net acres in Village 10, for a total of 11.78 net acres. Both Villages will take access off the extension of Peppertree Lane, east through the property, to a roundabout flanked by entrances to the two Villages. Village 9 is proposed to be gated and to have 57 single-family detached condominiums with private streets serving the units. 40 open/bay parking spaces are provided, along with 114 garage spaces. Secondary/emergency access is provided via a gated connection to the existing community to the west. Village 10 is proposed to be gated and to have 60 attached town home and carriage units in 12 buildings in 3- and 6-plex configurations. 25 open/bay parking spaces are provided, along with 120 garage spaces. Secondary/emergency access is provided via a gated connection to Grand Traditions Way to the north. County Planner Marisa Smith, marisa.smith@sdcounty.ca.gov. Contact person Duane Urquhart, 760-630-6585, duane@ncinvest.com. **Land Use and Circulation Committees.** Community input. Voting item (4/2)
4. AD-18-016 Feschel Farm. Request for an Administrative Permit for agricultural clearing to be able to plant fruit trees on the 4.61 acres located at the northern end of Aspen Drive, APN 102-382-09. Owner Saberi Family Trust, 714-957-8438, signmaxoc@att.net. Contact person Mousa Sabrei, 714-957-8438, signmaxoc@att.net. County planner John Leavitt, 858-495-5448, John.Leavitt@sdcounty.ca.gov. **Land Use Committee.** Community input. Voting item. (6/29)

Jack Wood, Chair 760-731-3193

Circulation Committee will meet Tuesday, August 14, 2018, at the Fallbrook Land Conservancy's Palomares House 1815 S. Stage Coach, Fallbrook

1. Open Forum. Opportunity for members of the public to speak to the Circulation Committee on any subject matter within the committee's jurisdiction but not on today's agenda. Three-minute limitation. Non-voting item. No discussion.
2. Approval of the minutes for the last meeting.

3. SPA-18-001, GPA-18-002, REZ-18-001, TM 5625, STP-18-010. Peppertree Park, flanking Peppertree Lane, east of South Mission Road, with Villages 9 & 10 which have a total combined gross Site area of 18.70 acres, with 7.26 net acres in Village 9, 4.02 net acres in Village 10, for a total of 11.78 net acres. Both Villages will take access off the extension of Peppertree Lane, east through the property, to a roundabout flanked by entrances to the two Villages. Village 9 is proposed to be gated and to have 57 single-family detached condominiums with private streets serving the units. 40 open/bay parking spaces are provided, along with 114 garage spaces. Secondary/emergency access is provided via a gated connection to the existing community to the west. Village 10 is proposed to be gated and to have 60 attached town home and carriage units in 12 buildings in 3- and 6-plex configurations. 25 open/bay parking spaces are provided, along with 120 garage spaces. Secondary/emergency access is provided via a gated connection to Grand Traditions Way to the north. County Planner Marisa Smith, marisa.smith@sdcounty.ca.gov . Contact person Duane Urquhart, 760-630-6585, duane@ncinvest.com. **Land Use, Design Review and Circulation Committees**. Community input. Voting item (4/2)

Roy Moosa, Chair 760-723-1181

Design Review Committee will meet at the Fallbrook Sheriff's Station, 388 East Alvarado Street, 9:30 AM, Wednesday, August 15, 2018

1. Open Forum. Opportunity for members of the public to speak to the Design Review Committee on any subject matter within the committee's jurisdiction but not on today's agenda. Three minute limitation. Non-voting item, no discussion.
2. Approval of the minutes for the last meeting.
3. Request for a B designator Design Review waiver to remove and install 1 23.9SqFt illuminated wall sign for Verizon at 1103 South Mission Road, Suite C, APN 104-390-02. Owner Sudberry Properties, INC./4 BigSurf, LLC. 858-546-3000 X570. Contact person Manny Herrera, 858-546-3000 X560/ Paul Henning 760-224-7200. County Planner Dag Bunnemeyer, dag.bunnemeyer@sdcounty.ca.gov. **Design Review Committee**. Continued at the 16 July FCPG meeting. Community input. Voting item. (5/20)
4. Request for a B designator Design Review waiver for a remodel of the Jack-In-The-Box restaurant located at 1465 South Mission Road (APN 104-200-52). The remodel and addition will include exterior changes and a new canopy. Owner Beshay Foods, David Beshay, 315-816-0189. Contact person Cynthia Chang, 619-702-9448, Cynthia@marksarchitects.com. **Design Review Committee**. Community input. Voting item. (7/6)
5. SPA-18-001, GPA-18-002, REZ-18-001, TM 5625, STP-18-010. Peppertree Park, flanking Peppertree Lane, east of South Mission Road, with Villages 9 & 10 which have a total combined gross Site area of 18.70 acres, with 7.26 net acres in Village 9, 4.02 net acres in Village 10, for a total of 11.78 net acres. Both Villages will take access off the extension of Peppertree Lane, east through the property, to a roundabout flanked by entrances to the two Villages. Village 9 is proposed to be gated and to have 57 single-family detached condominiums with private streets serving the units. 40 open/bay parking spaces are provided, along with 114 garage spaces. Secondary/emergency access is provided via a gated connection to the existing community to the west. Village 10 is proposed to be gated and to have 60 attached town home and carriage units in 12 buildings in 3- and 6-plex configurations. 25 open/bay parking spaces are provided, along with 120 garage spaces. Secondary/emergency access is provided via a gated connection to Grand Traditions Way to the north. County Planner Marisa Smith, marisa.smith@sdcounty.ca.gov. Contact person Duane Urquhart, 760-630-6585, duane@ncinvest.com. **Land Use, Circulation and Design Review Committees**. Community input. Voting item (4/2)

Eileen Delaney, Chair 760-518-8888

Parks and Recreation Committee will not meet Wednesday, August 15, 2018, at the Fallbrook Sheriff's Station, 388 East Alvarado Street

Donna Gebhart, Chair, 760-731-9441

Public Facilities Committee will not meet Wednesday, August 15, 2018, at the Fallbrook Sheriff's Station, 388 East Alvarado Street. The Chair recommends site visits by committee members when convenient.

Roy Moosa, Chair 760-723-1181
