

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

Regular Meeting

Monday 20 August 2018, 7:00 P.M., Live Oak School, 1978 Reche Road, Fallbrook

Approved Minutes

Fourteen (14) members were present: Chair Jim Russell, Vice Chair Jack Wood, Vice Chair Roy Moosa, Secretary Jerry Kalman, Eileen Delaney, Donna Gebhart, Lee J. De Meo, Ritch Billburg, Steve Brown, Ron Miller, William Leach, Jim Loge, Bill O'Connor and Kim Murphy. Karel Hanson was excused.

**The meeting was called to order at 7:00PM. Kim Murphy was sworn in as an appointed member of the Fallbrook Community Planning Group. Chairman Jim Russell noted that there are seven seats available on the November ballot and nine candidates.**

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.

**Jack Wood reported that he attended at the Fallbrook Village Association forum. He noted that the County begins work this week on the realignment of the Reche Rd. Stage Coach Lane intersection as well as pathway development along Reche in the vicinity of Potter Middle School. Work will end in late December or early January. He also said that work has not as yet started on the Pappas Project along I-15, and the Pardee Homes development there should start sometime in late 2019, early 2020.**

2. Approval of the minutes for the meeting of 16 July 2018. Voting Item.

**Jim Loge moved to approve the minutes and they were approved unanimously.**

3. Request for a B designator Design Review waiver to remove and install, 23.9 Sq. Ft., 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)

**The applicant was not at the Design Review meeting nor the Fallbrook Community Planning Group meeting and Design Review Chair Eileen Delaney moved to continue the project until the next meeting. The motion to continue was approved unanimously.**

4. 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@sdcountry.ca.gov. Contact person Duane Urquhart, 760-630-6585, duane@ncinvests.com. **Land Use, Circulation and Design Review Committees.** Community input. Voting item (4/2)

**Duane Urquhart recapped the history of development of the ten units making up Peppertree Park, noting that he and his staff are accommodating changes in regulations by the County and State as they occur. He said that he met with the three committees over the prior week and presented plan elements for development of the two units under proposal, Unit 9 consisting of 57 single family detached homes (priced at approximately \$500,000 and up), and Unit 10, which will either consist of 62 condo-style attached homes (priced at \$400,000 and up) or a possible 70-room hotel. Mr. Urquhart said that two issues are of primary concern moving forward: circulation and emergency access/egress for the project and meeting the needs of the community for seniors as well as affordable housing.**

**The Project Architect described design and other features of both units, stating that many design elements were started with the prior units in Peppertree Park and are followed through into the new and final phases now under consideration.**

**Project Engineer John Keating reviewed circulation aspects of the two units, noting that there will be less traffic in and out of the two units than originally proposed when the master plan for Peppertree Park was first presented to the community and county. Mr. Keating reiterated comments made by Mr. Urquhart at a prior meeting of the Planning Group that Peppertree Lane coming off South Mission Road is wide enough for four cars, which meets Fire Department requirements for emergency access. Mr. Urquhart added that the complex will create a signaled intersection where Peppertree Lane meets S. Mission Rd. He said that the project as proposed is pending Fire Department approval for emergency access, adding that the existing pond is often used by various fire departments to refill helicopters when used to fight local fires. The pond is backed up with water from a well on the property.**

**Committee Chairs covering Land Use, Circulation and Design Review reported on determinations made by their respective committees. Jack Wood, Land Use Chair, said that Unit 10 was originally approved for commercial use and the Hotel Option fits with that aspect. He said the Committee unanimously approved the proposal for Unit 9 and was more in favor of the Hotel Option in Unit 10. Roy Moosa, chair of the Circulation Committee, said most of that committee's discussion centered around emergency access, noting that there was concern about gate operations in the event of a power outage (Mr. Urquhart replied that if there is a power outage, the gates automatically open and stay open). Mr. Moosa also said that there was concern in the committee about roadway access if cars are parked on narrow lanes within the two complexes (Mr. Urquhart replied that at-unit parking will be prohibited in driving lanes,**

confined to designated guest parking area, and garages as per HOA requirements in other Peppertree Park areas. He also stated that parking in driveways would be prohibited by the HOA.) According to Mr. Moosa, the vote was four to one in favor of the circulation plans as presented. Design Review Chair Eileen Delaney reported that Peppertree Park CC&R's require garage parking as well as use of guest parking areas. She said her committee also favored the Hotel Option for Unit 10. There was also concern about emergency and secondary access to the new complexes. She said the committee asked about trails within the two new units and connection to community trails, primarily in Los Jilgueros Preserve. (Mr. Urquhart said that there are trails proposed within the two units that link for residents to the Los Jilgueros trail system, but access by the community from Los Jilgueros into the two complexes is prohibited.) The Design Review Committee also approved the plans as presented unanimously with the following stipulations:

1. Unit 9 have trails that are built to County Standards and connect to other adjacent trails or walkways;
2. Unit 9 have more one-story houses;
3. Unit 10 has some type of trail connectivity;
4. The open space on the upper side entrance of Unit 10 be developed as a park;
5. The committee had no problem if plans were changed for Unit 10 and a hotel was build and
6. It be noted the DRBC has concerns about secondary/emergency access.

Community residents, mostly from existing Peppertree Park homes, applauded the proposed project, citing the quality of community design, the well-planned layout of the community, security though gates at main entrances, and the prospect of lower cost more affordable units if Units 9 and 10 are approved.

Don McDougal responded regarding many aspects of the project that abut or affect The Grand Tradition. He stated that at the moment there is no agreement regarding access from the two new units to The Grand Tradition. He also said that he favors the hotel option because of the lack of quality short-term housing in Fallbrook. He said that he cannot grant emergency access through The Grand Tradition that would meet existing Fire Department requirements because the main road is not wide enough without making deleterious changes to landscaping.

Roy Moosa moved to approve the plans as presented subject to County and Fire Department approvals. Chair Jim Russell noted that it is important that the two new units honor the requirement for an IOD that calls for Peppertree Lane to run completely through the two proposed units as well as previously approved Units 7 and 8 (currently not progressing forward) linking S. Mission Rd. with the eastern end of the complexes and Calavo Rd.

The motion to approve as presented and with Committee and Planning Group stipulations was approved unanimously.

5. Request for comments from Travis Even, 760-510-2447, [travis.even@sdcounty.ca.gov](mailto:travis.even@sdcounty.ca.gov), Vegetative Manager Division II, San Diego County Department of Public Works, concerning the removal of 9 dead or dying trees in Fallbrook. Approx. locations, across from 955 Stagecoach, Along south

Mission, 4614 South Mission, 5 along Ranger Road, ends of La Buena Vista. **Circulation Committee.** Community input. Voting item. (6/13)

**The applicant was not at the Circulation Committee meeting nor the Fallbrook Community Planning Group meeting. Circulation Committee Chair Roy Moosa moved to continue the project until the next meeting. The motion to continue was approved unanimously.**

6. 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](mailto:signmaxoc@att.net). Contact person Mousa Saberi, 714-957-8438, [signmaxoc@att.net](mailto:signmaxoc@att.net). County planner John Leavitt, 858-495-5448, [John.Leavitt@sdcounty.ca.gov](mailto:John.Leavitt@sdcounty.ca.gov). **Land Use Committee.** Community input. Voting item. (6/29)

**Mr. Saberi explained that he intends to clear and plant one acre of his property at the end of Aspen Road with citrus. Land Use Committee Chair Jack Wood indicated several members of the committee visited the site, and stated that the applicant does not intend to grade any portion of his property, noting the Committee voted to approve the project as presented. Jack Wood moved that the project as presented be approved and it carried unanimously.**

7. 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](mailto:Cynthia@marksarchitects.com). **Design Review Committee.** Community input. Voting item. (7/6)

**The applicant was not at the Design Review meeting nor the Fallbrook Community Planning Group meeting and Design Review Chair Eileen Delaney moved to continue the project until the next meeting. The motion to continue was approved unanimously.**

**The meeting was adjourned at 8:06PM.**

**Respectfully Submitted, Jerry Kalman, Secretary**