

FALLBROOK COMMUNITY PLANNING GROUP
And
DESIGN REVIEW BOARD

Regular Meeting

Monday 15 April 2019, 7:00 P.M., Live Oak School, 1978 Reche Road, Fallbrook
AGENDA as of 4/3/2019

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 and Non-voting item.
2. Approval of the minutes for the meeting of 18 March 2019. Voting Item.
3. Aviation Road Sidewalk Improvements project. The project proposes construction of 228 feet along West Aviation Road, curbs, gutters and pedestrian ramps at driveways. Associated drainage facilities and retaining wall will be constructed as necessary. The project is scheduled to go to the Board of Supervisors on May 22, 2019, to establish appropriations, authorization to advertise and award construction contract for the project. Environmental permitting is being processed (Notice of Exemption), and all work is within the County ROW. Advertising of the project is anticipated in late spring 2019 and construction in summer 2019. County Planner Nael Areigat, 858-694-2815, Nael.areigat@sdcounty.ca.gov. **Circulation Committee**. Community input. Voting item. (3/21)
4. Ammunition Road Sidewalk Improvements project. The project proposes construction of 175 feet of sidewalks along Ammunition Road, curbs, gutters and pedestrian ramps at driveways. Associated drainage facilities, retaining walls and storm water facility will be constructed as necessary. The project is scheduled to go to the Board of Supervisors on June 5, 2019, to establish appropriations, advertise and award construction contract for the project. Environmental permitting is being processed (Notice of Exemption), and all work is within the County ROW. Project funding is Pedestrian Gap special funding. Advertising of the project is anticipated in late spring 2019 and construction in summer 2019. County Planner Nael Areigat, 858-694-2815, Nael.areigat@sdcounty.ca.gov. **Circulation Committee**. Community input. Voting item. (3/21)
5. MUP19003 Request for a Major Use Permit for the Dragon Point Project. A proposed project for outdoor events such as weddings, wedding rehearsal dinners, family reunions, yoga/wellness, educational, and corporate events, located at 135 Avo Drive, APN 108-020-61. Owner Francis Hsu, 714-883-6988. Applicant and contact person Alan Hsu, 760-927-1531, edragobpoint888@gmail.com. County Planner Denise Russell Denise.russell@sdcounty.ca.gov. **Land Use and Design Review Committees**. Community input. Voting item. (3/14)
6. Request for waiver for the B Designator Design Review requirement for an office addition to the existing 2nd story office at the Grand Tradition, 220 Grand Tradition Way, APN 104-3590-14. Owner Grand Tradition, 760-728-6466, don@grandtradition.com. Contact Michael Robinson, 760-728-5380, merarchitect@gmail.com. County Planner Michael Johnson, 858-694-3429, Michael.johnson1@sdcounty.ca.gov. **Design Review Committee**. Community input. Voting item. (3/21)

7. Request for waiver for the B Designator Design Review requirement for the installation of one 8.52 illuminated sign for an existing AT&T store located at 1113 South Mission Road APN 104-390-02. Owner Sudberry Properties (Manny Hurrera), 858-546-3000. Contact person Steve Therriault, 619-571-9675, Steve@signtech.com. County Planner Michael Johnson, 858-694-3429, Michael.johnson1@sdcountry.ca.gov. **Design Review Committee**. Community input. Voting item. (3/21)
8. Request for waiver for the B Designator Design Review requirement for an interior remodel and addition for the existing Pala Mesa Market at 4775 Via Belmonte, APN 125-050-54. Contact person Mike Mitchel, 760-484-0181, residentialdesigns@yahoo.com. County Planner Michael Johnson, 858-694-3429, Michael.johnson1@sdcountry.ca.gov. **Design Review Committee**. Community input. Voting item. (3/25)
9. On March 7, 2019, members of the Parks and Recreation Committee met with Margret Diss, SD County Trails Coordinator to discuss priorities for Fallbrook's pathways and trails. Our goal is to develop a plan that connects Fallbrook's existing and planned trails/paths to the downtown area and connect to the San Luis Rey Riverbed. We believe that utilizing pathways and trails is a large part of maintaining the character and feel of Fallbrook's equestrian and agricultural history. We ask for your help to fast-track these enhancement projects for the good of our community.
- Below is the list of priorities we would like to have presented to the County, referencing the existing Master Plan for Fallbrook's pathways and trails. In addition to the list below, we ask that the County consider pathways in areas where new sidewalks are planned. We believe this accomplishment will add value and help Fallbrook maintain its unique identity as the community grows.
- A. # 05 N. Mission - E. Mission
The focus between S. Mission and Reche Road is a safety issue for High School athletes that train on the open road currently. This would connect the Santa Margarita River Trails from Stage Coach all the way to South Mission along Stage Coach Lane.
 - B. # 20 Connect Santa Margarita Open Space Preserve to Downtown
 - C. #8 Gird Road between Live Oak Park and Monserrat Winery Pathway
> Connect the community park to new winery and vineyard
 - D. #8 Gird Road between Monserrat Winery and San Luis Rey River Trails
> First connection between the Fallbrook community and SLR pathways.
 - E. #07A - #20 Connecting open space to Bonsall on Mission
> This would be Fallbrook's second connection to SLR Park Trails
 - F. #08A Don Dessault Park to 05 Stagecoach to Reche Road to Live Oak Park
> Connect Downtown to parks and wineries
 - G. #07C Horse Creek Ranch – San Luis Rey River Park
> Planned growth along the SLR area
- Parks and Recreation Committee**. Community input. Voting item. (3/25)

10. Waiver of B Designator Site Plan. Project: New fence and landscaping. Applicant & Location: Mission Resource Conservation District, 130 E. Alvarado St. APN 103-264-20-00 Contact: Courtney Provo, courtney@missionrcd.org. County Planner: Dag Bunnemeyer dag.bunnemeyer@sdcountry.ca.gov. **Design Review Committee**. Voting Item. (3/27)

NOTE: The Planning Group occasionally has openings on its **Land Use** (Jack Wood 760-731-3193), **Circulation** (Roy Moosa 760-723-1181), **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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