

## FALLBROOK COMMUNITY PLANNING GROUP

And

### DESIGN REVIEW BOARD

Regular Meeting

Monday 20 May 2019, 7:00 P.M., Live Oak School, 1978 Reche Road, Fallbrook

AGENDA as of 05/05/2019

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 & Non-voting item.
2. Approval of the minutes for the meeting of 15 April 2019. Voting Item.
3. Request for Waiver of Site Plan for new signage for Popeyes Kitchen. Location: 825 S Main Ave. APN: 104-122-38-00. Owner: DMSD Property. Contact: Alicia Maldonado, [alicia@marksarchitects.com](mailto:alicia@marksarchitects.com), 619.702.9448. Michael Johnson, [Michael.johnson1@sdcountry.ca.gov](mailto:Michael.johnson1@sdcountry.ca.gov). **Design Review Committee**. Community Input. Voting Item (5/3)
4. Request for approval of new pole banners for Hot Summer Nights. Applicant: Lila McDonald, Fallbrook Chamber of Commerce, 760-728-5845, [lila.macdonald@fallbrookchamberofcommerce.org](mailto:lila.macdonald@fallbrookchamberofcommerce.org). **Design Review Committee**. Community input. Voting item. (4/22)
5. No overnight parking on Industrial Way. Lila MacDonald, Fallbrook Chamber of Commerce. 760-728-5845, [lila.macdonald@fallbrookchamberofcommerce.org](mailto:lila.macdonald@fallbrookchamberofcommerce.org). **Circulation Committee**. Community Input. Voting Item. (5/3)
6. Request for input on a proposal to develop the 40 acres located in the northwest corner of SR76 and Gird Road. APNs: 124-351-01-00, 124-351-02-00, 124-351-03-00 and 124-351-04-00. The front 10 acres is what I would like to do with a small strip center that would benefit the community for convenience and newness and then dedicate a two-acre park in the back. On the other 30 acres, some type of housing development. Otherwise we would just build one home per acre on the 40 acres this just seem to be a better plan. Just throwing things out there, maybe just building single-family per half acre lot is the best. Any thoughts now or in the future I would greatly appreciate. Sam Dimenstein and Bill McCulley, 619-381-9276, [thermomd@gmail.com](mailto:thermomd@gmail.com). Community Input. Non-Voting Item (4/24)
7. Waiver of Site Plan for a solar plan for the roof of the Fallbrook Art Center. Location: 103 S. Main Ave, Fallbrook. APN [103-221-31-00](#) Contacts: Jerri Patchett, [fjpatchett@sbcglobal.net](mailto:fjpatchett@sbcglobal.net) and Michael Griffiths, [Griffymike@yahoo.com](mailto:Griffymike@yahoo.com). 760-728-1414. **Design Review Committee**. Community Input. Voting Item. (4/30)
8. Construction of the Santa Margarita River Conjunctive Use Project and coordination with the County for resurfacing some of the affected streets. Aaron Cook, Fallbrook Public Utility District, 760-999-2713, [acook@fpud.com](mailto:acook@fpud.com). Frank Arebalo, Senior Civil Engineer, 858-694-3889,

Frank.Arebalo@sdcounty.ca.gov, **Circulation Committee**. Community Input. Voting Item.  
(4/30)

9. Request for a waiver of the B Designator Design Review requirement for paving of an existing parking lot at the Santa Margarita River Trail Preserve. Each of the parking spaces will measure 9' wide by 18' long. Two accessible parking spaces will be located in the northeast corner and provide a 5' wide loading area per design requirements. Zach Kantor-Anaya Regional Director South Coast Preserves, 909-732-4029, [zach.k@twc-ca.org](mailto:zach.k@twc-ca.org), Paul Metzger, [paul-m@twc-ca.org](mailto:paul-m@twc-ca.org), Dag Bunnemayer, [dag.bunnemayer@sdcounty.ca.gov](mailto:dag.bunnemayer@sdcounty.ca.gov). **Design Review Committee**. Community Input. Voting Item.  
(4/30)
10. Rainbow Municipal Water District discussion of property at 3707 Old Highway 395, Fallbrook, Steve Strapac, District Engineer, 760-728-1178, ext. 199, [sstrapac@rainbowmwd.com](mailto:sstrapac@rainbowmwd.com). Community Input. Non-voting item. (5/1)
11. Request for Waiver of Site Plan for outdoor seating area and patio cover at Bean & Bug dba Brooktown Kitchen & Coffee. APN 103-221-20-00. Location: 139 S. Main Ave. Agent: Oliver Shami 619-770-2556. Jenny Tran, [Jenny.tran@sdcounty.ca.gov](mailto:Jenny.tran@sdcounty.ca.gov). **Design Review Committee**. Community Input. Voting Item (5/3)

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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