

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

AGENDA as of 7/31/2018

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 16 July 2018. Voting Item.
3. Request for a B designator Design Review waiver to remove and install 1, 23.9 SqFt, 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. 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)
5. Request for comments from Travis Even, 760-510-2447, 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)
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. 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)

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. **Design Review Committee**. Community input. Voting item. (7/6)

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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