

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

Regular Meeting

Monday, October 15, 2012, 7:00 P.M.  
Live Oak School  
1978 Reche Road, Fallbrook

**MINUTES**

Jim Russell called the meeting to order at 7:00 p.m.

Eleven (12) members were present: Anne Burdick, Donna Gebhart, Ike Perez, Roy Moosa, Jim Russell, Jean Dooley, Tom Harrington, Steve Smith, Jack Wood, Paul Schaden, Ron Miller, and Michele Bain. Jackie Heyneman, Eileen Delaney and Harry Christiansen were not present

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.

**Ms. Dooly introduced two exchange students from Israel that were attending the meeting to see how an elected advisory group dealt with local issues. They introduced themselves as Jameel Dahanshy and Layla Srour who were both juniors at Fallbrook High School and both Israeli Palestinians. They stated that they were enjoying their school year. Mr. Russell thanked them for attending and the Group welcomed them to the meeting and to Fallbrook.**

2. Approval of the minutes for the meetings of September 17, 2012. Voting Item.

**Ms. Bain motioned to approve the minutes. The motion passed with Mr. Wood abstaining.**

3. Request for a waiver of the B designator site plan requirement for two (2) wall signs for Fallbrook Liquor, 1051 S. Main Avenue, APN 104-341-32 & 33. Owner, Ran Pac Commercial. Contact person, Jesse Vindiela, (619) 233-3373. County planner Loren Conley, (858) 694-3036, [lorna.conley@sdcountry.ca.gov](mailto:lorna.conley@sdcountry.ca.gov). Continued at the August 20th and September 17th meetings of the FCPG. **Design Review Committee.** Community input. Voting item. 7/20

**Mr. Vindiela presented the request. He stated that he felt that he had addressed the concerns of the Design Review Committee and requested approval.**

**Mr. Wood stated that the Design Review Committee had reviewed the request and agreed that their concerns about the signage had been addressed. However, the business was still displaying a banner and neon sign in the front window (both not permitted), which the business owner had agreed to remove.**

**After limited discussion, Mr. Wood motioned to approve the request on the condition that the banner and neon sign were removed. The motion passed unanimously.**

4. AD12-028 - Request for an Administrative Permit for an over-height fence located on the 0.70 acre parcel at 3041 Knottwood Way, APN 124-460-21. Owner, Robert & Cynthia Grim (858) 208-6742. Contact person, Isela Moncada (760) 438-3425. County planner, 856, [Donald.Kraft@sdcounty.ca.gov](mailto:Donald.Kraft@sdcounty.ca.gov). **Land Use Committee.** Community input. Voting item. (9/10)

**Mr. Grim introduced the request. He stated that he had purchased the property with the wall in question in place. He has spent in excess of \$14,000 to get the unpermitted wall approved by the County. He felt the wall matched the community character and that his neighbors had no objections to the wall.**

**Mr. Wood stated that he had visited the site and agreed that the wall matched the community character. He stated that the Land Use Committee had no objections to the request.**

**After limited discussion, Mr. Smith motioned to approve the request and the motion passed unanimously.**

5. VAC 2012-0119 - Alta Vista Drive. Request to summarily terminate a portion of an Irrevocable Offer to Dedicate real property for a highway over parcel 2, PM6114 on the northwesterly corner of Alta Vista Drive and Hillside Drive. County planner, Robert Netherton, (858) 495-5348, [robert.netherton@sdcounty.ca.gov](mailto:robert.netherton@sdcounty.ca.gov). **Land Use Committee,** Community input. Voting item (9/18)

**Mr. Harrington presented the request stating that his Section of the Department of General Services was processing the request on behalf of the property owner. He informed the Group that an addition to the residence on the property (unpermitted) had been constructed into the Irrevocable Offer of Dedication for a future alignment of Alta Vista Road. The property owner was in the process of getting the addition permitted, but while the encroachment existed, that was not possible. Since the General Plan update had removed Alta Vista Road from the circulation elements of the Fallbrook Community, the portion of the IOD to be vacated was determined by the Department of Public Works to no longer be required for public road purposes.**

**Mr. Wood reported that he had spoken the County, the property owner and had inspected the property. He informed the Group that the Land Use Committee had no objections to the request.**

**Mr. Moosa stated that he owned property in the vicinity of the property and would abstain from voting on the request.**

**After limited further discussion, Mr. Wood motioned to approve the request. The motion passed with Mr. Harrington and Mr. Moosa abstaining.**

6. P11-002 Request for a Major Use Permit for an unmanned cell site on the 2.32 acres located at 1907 Carriage Lane, APN 107-250-51. Owner, Bradley Ihde (760) 522-1022. Applicant - AT&T Mobility, LLC. Contact person, Karen Adler (760) 715-3416. County planner, Michelle Chan, (858) 694-2610, [michelle.chan@sdcounty.ca.gov](mailto:michelle.chan@sdcounty.ca.gov). This project was denied at the October 15, 2011 FCPG meeting, **Public Facilities Committee**. Community input. Voting item. (9/27)

**A representative of AT&T mobility introduced the request. He stated that the request to construct a fourth antenna on the property on Carriage Lane had been in front of the Planning Group last year. At that time, the Group denied the request because of opposition by the neighbors and a concern on behalf of the Group that AT&T should look at Live Oak Park or some other location for an alternate site. The AT&T representative stated that since that time Live Oak Park had been investigated and found to require an 85-foot tall tower to provide the same coverage as a 20-foot tall tower in the location requested. He also stated that an agreement had been reached with the neighbors to address their concerns by participating in the paving and maintenance of Carriage Lane. Additionally the antenna was designed to appear to be a broad leaf tree.**

**Mr. Moosa reported that the Public Facilities Committee had reviewed the request and in light of alternate study, the visual screening and camouflaged nature of the proposed facility they approved the request.**

**A neighbor spoke in favor of the request stating that she had spoken against the request at the last Group review, but at this point the access road improvements and design of the facility had addressed her and her neighbors concerns.**

**After further discussion, Mr. Moosa motioned to approve the request, with the condition that ATT work with the road association to improve the road to a mutually agreed upon level. The motion passed with Ms. Bain abstaining.**

The Meeting was adjourned at 7:29 pm

Tom Harrington, Secretary