

FALLBROOK COMMUNITY PLANNING GROUP

And

DESIGN REVIEW BOARD

Regular Meeting

Monday 20 May 2013, 7:00 P.M., Live Oak School, 1978 Reche Road, Fallbrook

MINUTES

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

Twelve (12) members were present: Anne Burdick, Ike Perez, Roy Moosa, Tom Harrington, Michele Bain, Jean Dooley, Ron Miller, Paul Schaden, Jim Russell, Jack Wood, Lee J. De Meo and Eileen Delaney. Jerry Farrell, Jackie Heyneman and Donna Gebhart were not present.

Mr. Russell congratulated Ms. Delaney on being appointed by the Board of Supervisors to a new Land Development Performance Review Committee. The mission of the committee is to work with county staff to develop meaningful performance measures which capture project timelines and costs to demonstrate efficiencies gained over time through process improvements. The entire Group congratulated Ms. Delaney.

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.

Ms. Burdick informed the Group that the Aviation Street sidewalk project was complete and now provided much safer access for local children to Fallbrook Street School.

2. Approval of the minutes for the meetings of 15 April 2013. Voting Item.

Mr. Wood motioned to approve the Minutes and the motion was approved unanimously.

3. Presentation by Steve Ron, Project Manager, Department of Public Works, on the Extension of Fallbrook Street from Stage Coach Lane to Reche Road. **Circulation Committee.** Community input. Voting item.

Mr. Steve Ron introduced the County staff presenting the report (Mr. Matt Widelski, DPW Engineer, Ms. Molly Luettgerodt, DPW Environmental Section Supervisor and Mr. Michael Kenney, DPW Traffic Engineer).

Mr. Widelski described the current study (Alternative 5) which focused on improvements to Reche Road and Stage Coach in lieu of the previously purposed Fallbrook Street Extension improvements. DPW had re-studied existing traffic volume and future traffic projections. They then looked at how Reche Road and Stage Coach Road could be improved to meet those demands. The study indicated that if the intersection of Reche and Stage Coach were improved to provide additional turn lanes for north and south bound traffic on Stage Coach within the next five years, that would provide adequate traffic flow for the next 15 to 20 years of projected need. Therefore, DPW intends to drop the extension project for now and put the intersection improvement on the Capital Improvement Project list with the goal of having it in place within the next five years.

One of the local residents attending the meeting asked if the study looked at the Fallbrook Street Stage Coach intersection and if so did it warrant a traffic signal?

Ms. Luettgerodt stated that the intersection had been looked at and a signal was warranted.

Ms. Burdick stated that if a signal was warranted at Fallbrook Street and Stage Coach the Planning Group would work to get that improvement on the Fallbrook Capital Improvement Project list.

Members of the public commented that while the new direction for improvements in the area was good the encumbrance of the alignment remaining on the General Plan still affected their property rights.

Mr. De Meo stated that he would like to see the General Plan modified to eliminate the extension project.

Mr. Wood stated the Community of Fallbrook has limited east west connecting roads and any addition or improvement in that situation is highly valued.

After further discussion Ms. Burdick made the following motion.

I move to approve the San Diego County DPW recommendation to postpone any action on the Fallbrook Street Extension project until future traffic studies indicate such a need, to accept the County's proposal to remove all alternatives from consideration and revert to the long-standing route for the Fallbrook Street Extension included on the County's General Plan (Updated August 3, 2011). Any further action on the Fallbrook Street Extension will not occur until future development and traffic studies so warrant and any such action will be the subject of public notice and community meetings. The Department of Public Works will explore the feasibility of improvements to the Stage Coach/Reche Road intersection.

The motion passed unanimously.

4. AD13-012 Request for an Administrative permit for a 900 sqft 2nd Dwelling Unit on 13 acres located at 396 Hill Court. Owners: Chad and Courtney Provo, 760-310-0161. Contact person: Chuck Provo 760-672-0682 County planner Emmet Aquino, 858-694-8845, emmet.aquino@sdcounty.ca.gov. **Land Use Committee.** Community input. Voting item. (4/2)

Ms. Provo introduced the request. The plan was to build a 900 square foot unit alongside her children's home. The existing home was 1800 Square feet on a 1.3 acre lot.

Mr. Wood stated that the Land Use Committee had reviewed the request and had approved it.

After limited discussion, Mr. Wood motioned to approve the request as submitted and the motion passed unanimously.

5. Presentation by Melanie Arivett, 227 Morro Rd., 760-613-9608, msarivett@hotmail.com. My name is Melanie Arivett, and I was given your contact information from the department of planning and land use. We live off Morro Rd in Fallbrook, which is a private road, and we were wondering what steps do we need to take to see about getting a gate installed to block traffic from cutting through our road. Us and a couple of neighbors have young children, and although there are signs posted (private road, 15mph, speed bumps, and a sign telling people to slow for children) people still continue to drive through at really fast speeds and we find it very dangerous for our kids to play out front. Can you help guide me in the right direction on how to get this gate approved? We would all appreciate it very much! Thank you very much for responding. The address is 227 Morro Rd. We figured if we put in one gate it would still give police/fire access to all the houses on the street, they would just have to come from Alvarado to get to the homes on the one side of the gate and then use Elder to get to our (3) homes on the other side of the gate. We just figured it would really help keeping the traffic from cutting through. It is a private road anyways, and it is supposed to be for residents and guests only to drive through. **Circulation Committee.** Community input. Non-voting item. 4/17

This item was withdrawn by the applicant after a meeting with Fire Department officials and learning the requirements for the installation of a gate. Ms. Burdick informed the Committee that North County Fire had discouraged gating and suggested to the property owner that the residents' traffic concerns might be eased by the installation of a four-way stop at the south end of this private road. This might be possible if road improvements were required by the sale of

the adjacent vacant lot. The property owner felt this would be a satisfactory solution to the problem and far less expensive for residents.

6. Request for waiver of the site plan requirements for a carwash canopy, new vending machines, new wall signs and a new monument sign and replace the existing fence, located in the rear at 1148 S Main Avenue, APN 104-341-10. Owner Christian De Farari. Contact person Gary Piro, 760-744-3700, Cell 760-889-3170, piro engr@cs.com. County planner Dag Bunnemeyer. **Design Review Committee**. Community input. Voting item. (4/19)

Mr. De Farari introduced the request. He stated that he had meet with the Design Review Committee and had modified his signage and landscaping to meet their recommendations. Ms. Delaney stated that the applicant had presented the request to the Design Review Committee and with some minor modifications the Committee had approved the request. After listing the modifications the applicant stated that he did not understand that the existing roof signage needed to be removed. After further discussion Mr. De Farari agreed to remove the roof sign. Ms. Delaney motioned to approve the project with the following changes:
The proposed perpendicular monument sign be limited to four feet in total height from the ground & omitting the "accepting Visa and MasterCard";
A total of five 1x6 ft misc. signs are approved to be placed over the car wash bays;
The existing roof sign be removed;
The proposed landscaping, vending machines and fence approved;
The existing canopy may stay as is. The motion was approved unanimously.
Ms. Delaney reminded the applicant not to put the tall flags signs back up as they are portable signs & not permitted in the County of San Diego.

7. Request for waiver of the site plan requirements to convert suite to Fallbrook Brewing Company; add bar and customer seating for tasting room, remove existing restroom and add 2 new ones at 106 W. Hawthorn St., APN 103-263-17. Owner and contact person Chuck McLaughlin, 858-342-1851, charles@fallbrookbrewing.com. County planner Debra Frisher 858-405-5201. **Design Review Committee**. Community input. Voting item. (4/29)

Mr. McLaughlin introduced the request. He informed the Group on the number of brew pubs in the County of San Diego. He also stated that while his facility would be a tasting room and would not serve food several of the local restaurants were willing to cater orders of patrons. The business had the required parking (11 spaces) for his occupancy limit and his family was installing the tenant improvements and would also help run the business.
Ms. Delaney reported that the Design Review Committee had reviewed the request and had no objections.
After limited discussion Ms. Delaney motioned to approve the request as presented and the motion passed unanimously.

8. Request for a minor deviation to the apartment project located at 1063 Old Stage Road with a reduction in the number of apartments and parking. Applicant Michael Robinson, 760-728-5380. www.merarchitect.com. **Design Review Committee**. Community input. Voting item.

Mr. Robinson introduced the request. He stated that the project had been approved by the Planning Group several years ago but the owner had not gone forward with the project at that time. He was now interested in proceeding but had made some mirror changes to the unit arrangement and the parking.
Ms. Delaney stated that the Design Review Committee had reviewed the new plan and liked it better than the original plan.

After limited discussion Ms. Delaney motioned to approve the project as presented and the motion passed unanimously

The Meeting was adjourned at 8:02 pm
Tom Harrington, Secretary