FALLBROOK COMMUNITY PLANNING GROUP
And
DESIGN REVIEW BOARD

Regular Meeting
Monday 16 December 2013, 7:00 P.M., Live Oak School, 1978 Reche Road, Fallbrook
MINUTES

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

Thirteen (13) members were present: Anne Burdick, Ike Perez, Roy Moosa, Tom Harrington, Jim Russell, Jerry Farrell, Jack Wood, Lee J. De Meo, Donna Gebhart, Ron Miller, Jean Dooley, Eileen Delaney and Jackie Heyneman. Paul Schaden was excused and Michele Bain has resigned from the Group.

Mr. Russell informed those present that Ms. Bain's seat on the Group was vacant and the Group would be considering an appointment in January.

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 expressed the Group's and the community's sympathy to the Russell family on the passing of Mrs. BJ Russell. She had always been heavily involved in our community and willing to assist the Group in any way. Her passing was a loss for all of us.

Mr. Duane Urquhart addressed the Group with some comments on the County fund expenditures. Mr. Urquhart noted the major improvements to the County Operations Center in Claremont Mesa and now there are major developments at the County Administration Center downtown for underground parking and construction of the Waterfront Park project.
He stated that while these major projects were underway one needed only drive around our community to see major deficiencies in road maintenance. Reche Road to South Mission to Olive Hill roads in our community are deteriorating at a rapid rate. Also projects like Fallbrook Street improvements have been put off due to lack of funding. Mr. Urquhart felt the Planning Group should be requesting more funds be diverted for infrastructure maintenance.

Mr. Urquhart next commented on the SDG&E wood-to-metal pole replacement project. He noted that a private developer would be required to underground electrical service as a condition to develop. He felt the metal poles being erected throughout Fallbrook were an eyesore and SDG&E should be required to underground all of these facilities.

Ms. Heyneman informed the Group that the Fallbrook Dog Park was making progress. The proponents had raised $10,000 and additional matching funds had been identified. The site is set at the southwest corner of Gird and Reche Road and work on improving the site would be coming along soon.

2. Approval of the minutes for the meetings of 21 October 2013. Voting Item.

Mr. Wood motioned to approve the minutes and it passed unanimously.

3. Presentation by Mr. Mark Massen, 858-966-1352, SD County Parks Sr. Project Manager, On the following two items. Community input. Non-voting item.

1: Naming Rights for Park Amenities
2: Update of the Parks and Recreation Long Term Business Plan –(Updated Fee Ranges)

Mr. Mark Massen presented the subject informing the Group and audience that the Department of Parks and Recreation (DPR) would be presenting the Board of Supervisors with two requests. The first to clarify and approve the different types of use charges and the specific amount that DPR will charge for those uses. The uses will vary from camping, fishing, boat rental, day use, parking and several other categories.

The second Board request was to allow naming rights on park facilities. The facilities would range from pools, amphitheaters, community rooms and others. The naming would be for a limited duration and assigned at the discretion of the Director of Parks and Recreation. An initial estimate of the funds that would be generated by this effort would be $100,000. Mr. Massen noted that these funds would be applied to parks projects around the county.
Mr. Al Gebhart stated the CSA81 was already in place to link private fund-raising efforts to local parks project needs. He asked if the naming funds generated in a community would be staying in that community. Mr. Massen stated that the application of the funds would be the at the discretion of the Director of DPR. Mr. Gebhart felt the naming authorization would undermine the CSA81 funding network, take credit away from local groups that contribute to community projects and divert local funds away from the community.
After further discussion Mr. Russell stated he had not put the item on the agenda thinking there would not be a need to comment on the program, but he would place it on the January meeting agenda if the Group requested it. The request was made.

4. ABC13-007 Request for an Alcohol and Beverage License Type 21 to sell specialty wines, liquor and beer at 138 S. Main Ave (APN 1043-225-06-00). Census Tract #189.04. Number of Licenses allowed 3. Number of existing licenses 6. This located in an area which has an over concentration of alcoholic beverage licenses and/or a higher than average crime rate as defined in section 23958.4 of the Business and Professional Code. Owner & applicant Fatima Elfarra, 760-644-3934. County planner Donald Kraft, 858-694-3856. **Land Use and Design Review Committees**. Community input. Voting item. (11/7)

Ms. Fatima Elfarra stated that her request was simply to move her local business down the street.
Mr. Wood reported that the Land Use Committee had reviewed the request and had trouble with the location. The Committee felt the proposed Liquor Store would conflict with the family friendly environment the community was working to establish in the historic downtown. The hours of operation were of concern and conflict with downtown events. However, the committee had passed a motion to approve the request.
Ms. Heyneman reported that the Design Review Committee had reviewed the request. She said that while the sheriff had no concerns with crime in the area, an adjoining property owner at the meeting stated they had excessive crime problems and feared that a liquor store on the corner would make it worse. After heated discussion the Committee voted to deny the request. Ms. Heyneman also informed the Group that she had researched with the State Department of Alcohol Beverage Control who informed her that in this area three licenses were allowed without discretionary action by the local authorities. However, beyond three licenses discretionary approval was required. In this case there are six licenses already and the request was sent to the Planning Group to comment on. Ms. Heyneman also stated that the State Department could also place conditions and limits on the sales operation.
Mr. Al Gebhart stated that he was a local business man with his office a block off Main Street. He felt another liquor sales establishment in the area would not add to downtown. He stated he has experienced vandalism and attempted brake-ins at his location.
Ms. Jerry Patchett stated that several groups have spent hundreds of hours working to spread public art throughout the historic downtown area and an additional liquor store would not

enhance those efforts. She also noted that according to the State regulations, liquor sales were not allowed within 300 feet of residential property. In this case there are two residences within 300 feet (APNs 103-223-02 (214 Pico - 280 feet) and 103-225-14 (123 Vine – 240 feet)) and one just beyond the limit (APN 103-244-16 (210 Vine – 320 feet)). In light of these conflicts she urged the Group to deny the request.
Several other members of the public in attendance spoke in opposition to the request. Public discussion was closed and several member of the Group voiced concern over the request in that location.
Mr. De Meo stated that he was in support of property rights and felt that a boutique liquor store with reasonable hours of operation would be compatible with the area.
Mr. Perez felt that restricting hours would be unfair since other liquor sales establishments in the area are not under any restrictions.
Mr. Harrington commented that while property rights were important to the Planning Group, the Community Plan, State and County regulations all are in place to define appropriate land uses. The Planning Group tries to balance the Community Plan and perceived Community needs with the development goals of the property owners. He stated that on several occasions commercial, industrial and residential developers bring their plans to the Group way ahead of starting their permitting process to flush out potential problems. If Ms. Elfarra had given the Group early on a chance to participate in her decision of where to relocate, he was sure they could have come up with a number of possibilities.
After lengthily further discussion Ms. Dooley motioned to deny the project due to the proximity of residential property being under 300 feet away and incompatibility with the historic downtown. The motion passed with Mr. Perez and Mr. De Meo voting against the motion.

5. ABC13-008 Request for an Alcohol and Beverage License at 3135 Highway 395 (APN 125-050-57). Census Tract #188.02. Number of Licenses allowed 9. Number of existing licenses 9. This located in an area which has an over concentration of alcoholic beverage licenses and/or a higher than average crime rate as defined in section 23958.4 of the Business and Professional Code. Owner & applicant Daniel McGrath 562-824-5006. County planner Donald Kraft, 858-694-3856. **Land Use and Design Review Committees**. Community input. Voting item. (11/8)

Mr. Daniel McGrath stated that he was moving his business to the La Estancia Inn on Old 395.
Mr. Wood reported the Land Use Committee had no concerns with the request.
Ms. Heyneman reported that the Design Review Committee had no concerns with the request.
After limited discussion Mr. De Meo motioned to approve the request and the motion passed unanimously.

6. STP-13-026 Site Plan for the Rashkin Industrial Buildings project with a design review exemption request. This project consists of six limited use industrial buildings that will be leased to multi tenants or sold to small individual light industrial users

   There is also a request for the Director to Administratively Wave or Modify parts of 2 requirements of Section 6792 of the New Design Standards for off-street Parking for the buildings shown on the Site Plans A 1 and A2 along Industrial Way in Fallbrook, California as described below.

   L Wave or modify the requirement as shown in Section 6792 (a), table 6792.1 and figure 6792.2 (90 parking) that requires a 26 foot two way aisle width. Labeled F and allow a 24 foot wide two way aisle width for this one aisle between buildings Band C as shown on the Site Plan Drawing Al. All other parking aisles shown on these Site Plans shall be according to Section 6192 (a) of the New Design Standards for Off Street Parking.
   2. Waive or Modify the requirement as shown in Section 6792 (b,3) that requires access aisles for multiple axle trucks in industrial projects to be a minimum width of 40 feet for projects with a gross floor area of 10,000 square feet or greater or where the project includes a Loading Dock and allow a minimum width of 26 feet for the truck aisles as shown on Site Plan Drawings A 1 and A2 and Boundary Adjustment Drawing BA-I. The truck aisles for this project will meet all other conditions for Truck Aisles as shown in Section 6192(b,3.) of the New Design Standards for Off-Street Parking. Owner, applicant and contact person Arnold Rashkin, 760-728-2807,

alrashkin@aol.com . Project is located at E. Mission Road and Industrial Way, APN's 105-410-72, 75, 94, 95, 96 & 97. County planner Debra Frischer, 858-495-5201. **Design review and Circulation Committees.** Community input. Voting item (9/24)

Mr. Arnold Rashkin presented his request to waive two improvement requirements and the time limit to acquire permits for his project. **He informed the Group that the site had been completely graded under a previously approved site plan but now as Mr. Rashkin attempted to acquire the building permits for the last six buildings he was informed the changes in the County parking and access regulations conflicted with the project design. Mr. Rashkin attempted to modify his design but due to the steep natural grade of the site and the site's configuration he was unable to meet two of the new regulation requirements and the time limit to complete the permitting process.**

The first waiver request is for driveway width. Current regulations require a 40 driveway width for industrial buildings over 10,000 square feet. Mr. Rashkin has one building over 10,000 square feet but is unable comply due to the site grading. Mr. Rashkin did expand the driveway in question 36 feet in width but was unable to expand beyond that.

The second issue is the width of the truck aisles. The truck aisle in Site Plan Drawing A2 between two of the buildings could not be expanded beyond 24 feet in width, due to the pre-existence of the original buildings. The truck aisle in Site Plan Drawing A1 can be expanded to 26 feet in width, but any greater width would require re-grading of the entire project and complete plan revision. Mr. Rashkin stated that he had fire department approval of both wavers.

Finally the new environmental reporting regulations will require an extension of the six month permit processing limit to two years to allow Mr. Rashkin time to complete the reports.

Ms. Burdick and Ms. Heyneman reported that the Circulation and Design Review Committees had reviewed these requests and had no objections.

After further discussion, Ms. Delaney motioned to approve all three requests. The motion passed unanimously.

The Meeting was adjourned at 8:25 pm
Tom Harrington, Secretary