

FALLBROOK COMMUNITY PLANNING GROUP

And

FALLBROOK DESIGN REVIEW BOARD

Regular Meeting

Monday 20 February 2012, 7:00 P.M., Live Oak School, 1978 Reche Road, Fallbrook

MINUTES

The meeting was called to order at 7:00 p.m. by Jim Russell.

Twelve (12) members were present: Anne Burdick, Eileen Delaney, Donna Gebhart, Jackie Heyneman, Ron Miller, Roy Moosa, Jim Russell, Jean Dooley, Tom Harrington, Steve Smith, Harry Christiansen, and Jack Wood. Ike Perez and Michele Bain were excused. Paul Schaden was not present. (He has been approved by the Planning Group to replace Chuck Sanacore, but is awaiting formal appointment from the Board of Supervisors.)

1. Open Forum. Opportunity for members of the public to speak to the Planning Group on any subject matter within the Groups jurisdiction but not on today's agenda. Three minute limitation. Non-discussion & Non-voting item.

Ms Burdick informed the Group that the concern brought up last month by a member of the audience requesting a pedestrian crosswalk at the Main and Aviation intersection was being reviewed by the Traffic Advisory Counsel..

2. Approval of the minutes for the meetings of 16 January 2012. Voting item.

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

3. Workshop on the creation of a "Design Review Checklist" for Design Review Projects for Fallbrook. County planners Dixie Switzer, 858.694.3041, Dixie.Switzer@sdcounty.ca.gov and Joseph Farace, Joseph.Farace@sdcounty.ca.gov. **Design Review Committee.** Community input. Voting item. (10/17)

Ms. Dixie Switzer introduced the item. She informed the Group that this checklist was intended to identify projects (with a B designator) that would not require in-depth CEQA review and consequently speed up processing through the County. The checklist was derived by reviewing the Fallbrook Community Plan and CEQA regulations. She outlined the schedule for implementing the checklist. DPLU wanted the Fallbrook Planning Group's input, then the results would be forwarded to County Counsel for review. The result would return to the Planning Group prior to presenting the results to the Board of Supervisors for approval some time this summer.

Ms. Delaney reported on the Design Review Committee's recommendations on the checklist.

8) Should the rear parking requirement for Town Center and multi-family be expanded outside the Town Center for commercial and industrial – no.

9) Should the parking access requirements for Town Center and multi-family be expanded to industrial – no.

10) Should minimum curb cut commercial requirement be expanded to industrial and MF- yes.

18) Should the 35 foot height max apply to all – yes.

20) Should the Town Center "clearly apparent entrance" requirement apply to all – yes.

31) Should the muted color and consistent with surrounding development color requirement (earth tones/natural) apply to all "B" Designators – (New) Yes.

32) Delete item 32 – (Remove the gable pitch limits requirement).

39) Do not delete the requirement to follow the Fallbrook Plant Selection Guild Lines.

Ms. Heyneman requested that palm trees over 20 feet in height be restricted in item 39 and that the North County Fire Recommendations for plant materials also be added.

42) Keep the 25 foot mature tree height limit under power poles.

45) Apply the Town Center standard for the covered and uncovered textured outdoor spaces to all areas.

48) Apply 5 foot buffer between building and parking to industrial – no.

51) Apply every parking space within 30 feet of a trunk of a tree to industrial – yes.

54) Apply landscape buffer to Town Center – no.

56) Apply the roof top equipment screening requirement to Commercial and Manufacturing – yes.

Mr. Voigt complemented DPLU on the checklist concept.

After limited discussion Ms. Delaney motioned to approve the committee's recommendations and forward them to DPLU. The motion passed unanimously.

4. Joe Farace, Department of Planning and Land Use will talk about a reorganization of the Zoning Ordinance that will include minor changes to the Fallbrook Village regulations. Community input. Non-voting item.

Mr. Farace informed the Group that due to problems identifying all the urban zones (especially in Ramona) DPLU was intending to re-designate some of the downtown zones in Fallbrook. Mr. Farace assured the audience and the Group that the Fallbrook Village zoning constraints would remain unchanged, only the names would change.

After limited discussion Mr. Russell thanked Mr. Farace for attending and informing the Community about the reorganization of the Zoning Ordinance.

5. Presentation by Steve Ron, Project Manager, Department of Public Works, 858-694-2567, Steve.Ron@sdcounty.ca.gov, on updated alternatives for the Fallbrook Street extension from Stage Coach Lane to Reche Road. **Circulation Committee.** Community input. Voting item. (11/7)

Ms. Burdick introduced the subject and informed the Group that DPW had requested that the item be continued until all of the questions brought up at the Committee meeting could be addressed. Ms. Burdick stated that at the committee meeting several issues were brought up concerning the planning that went into the decision to go forward with this project.

A member of the audience stated that she had gone to the southerly site advertised for the field inspection and only a local reporter showed up. Ms. Burdick apologized and stated that the field inspection group never made it to the south end due to the large public attendance at the north end. But that all of the concerns brought up by the public were noted by DPW and were going to be addressed. The lady from the audience asked how she would know that her concerns were in the list. She stated that school pedestrian traffic, school parking, turn lanes on Fallbrook Street at Reche, improvements to that end of Reche, a sound barrier, and traffic studies were of major concern to her. Ms. Burdick informed her that her concerns would be a part of the Group's minutes that would be passed on to DPW but also urged her to contact Mr. Ron directly (the project manager) at DPW to ensure that her concerns were on Mr. Ron's list.

After further discussion Ms. Burdick motioned to continue the item until DPW was prepared to present the subject and the motion passed unanimously.

6. AD09-027 Request for an Administrative Permit for a second dwelling unit at 233 Autumn Rose Lane (APN 105-180-92). Owner Alicia Santacroce 760-723-8641. Applicant & Contact person David Allee, 730-723-8641, dalleearchitect@gmail.com. County planner Don Kraft, 858-694-3856, don.kraft@sdcounty.ca.gov. **Land Use Committee.** Community input. Voting item. (1/10)

Mr. Allee (project architect) presented the request. He stated that the improvements on the property had required several modifications to the permits for the buildings on the property. The current request was to switch the primary residence designation from the original house to the additional (unpermitted) unit added to the site. The unpermitted unit will be enlarged to meet the

square footage requirements as the primary dwelling. This would allow the County to permit both structures.

Mr. Wood reported that the Land Use Committee had reviewed the request and approved it. Ms. Burdick noted that while the Land Use Committee did approve the request there was a concern that final drawings were not available, so that the Land Use Committee was only able to approve the request in concept in order to permit the owner to proceed with the permitting process.

After limited discussion Mr. Wood motioned to approve the request in concept as long as all required codes and permits were addressed. The motion passed unanimously.

7. AD12-003 Request for an Administrative Permit for a six (6) foot solid fence in the two front and exterior side yards to remain in place and for three (3) electrically operated sliding wrought iron gates with light fixtures on the property located at 129 Emilia Lane, (APN 105-690-09). Owner Hamblen Family 2009 Trust, 760-535-2501. Applicant Ray hamblen, 760-535-25901. Contact person Larry & Brittney Lushanko, 760-728-9899. County planner Kevin Johnston 858-694-3084, Kevin.johnston@sdcounty.ca.gov. **Land Use Committee**. Community input. Voting item. (1/13)

Larry Lushanko, the representative of the property owner, presented the request to limit several modifications the County was requiring on a 6 foot fence put up on the property in question without regard to County regulations.

Mr. Wood reported that he had researched the issue with County Code Enforcement and that he had been informed there was no waiver room in the requirements that the County was requesting. Mr. Lushanko stated he had received written confirmation from the County that his client could in fact submit a request for an Administrative Permit. He presented a copy of the letter to Mr. Wood.

In light of this development and with Mr. Lushanko's approval, Mr. Wood motioned to continue the request until additional research could be done. The motion passed unanimously.

8. Request for approval of new public art piece/mural that will replace the "oak tree mural" on the building at Hawthorne and Main. Applicant: Fallbrook Art in Public Places Committee. Contact: Sandra LeMasters salemasters@roadrunner.com. **Design Review Committee**. Community Input. Voting Item. (1/23)

Ms. LaMasters presented the request to replace the Oak Tree Mural with a metal sculpture attached to the building. She presented a small example of the sculpture and described how it would be attached to the wall structurally. The sculpture would be 18 feet by 21 feet in size and the lower edge of the sculpture would be about three feet off the ground.

A member of the audience asked if the sculpture would extend beyond the property line. Ms. LeMasters stated that she did not think so but would confirm that prior to placement.

Other members of the audience commented that they liked the project.

Mr. Voigt stated that he was concerned about graffiti on a sculpture only three feet off the ground. Ms. La Masters stated that the finish on the sculpture would have a resistant finish but that some maintenance was expected. Another concern was the degree to which the sculpture extended off the wall and whether or not that would create a safety issue. Ms. LaMasters responded that the entire lower portion of the sculpture would only extend 1" off the wall, and the 4" extension would only be for the foliage at the very top of the sculpture.

After limited discussion Ms. Delaney motioned to approve the sculpture and the motion passed unanimously.

9. Request for waiver of the site plan requirements for enclosing the interior of the medical building at 589 E. Elder in Fallbrook. The waiver is so that they do not have to do a major modification, but instead a Minor Deviation to the Site Plan. County planner Debra Frischer 8580495-5201, debra.frischer@sdcounty.ca.gov. **Design Review Committee**. Community input. Voting item. (1/25)

The property owner presented the request. The interior patio of a medical building at 589 East Elder was enclosed requiring a waiver. The area had previously housed air conditioning units which had been relocated. There was no visual impact for the exterior of the building. 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 waiver as presented and the motion passed unanimously.

10. Comments to the county on draft Countywide Residential Design Guidelines (POD 11-008). In order to meet the timeline established by the Board of Supervisors, the draft residential design guidelines were sent out for a 30-day public review period. Comments on the proposed residential design guidelines are requested by February 27, 2012. A hearing before the Planning Commission is expected in the spring and a hearing before the Board of Supervisors is expected by the end of April. Please send your comments or questions to Marcus Lubich at (858) 694-8847 or by e-mail at marcus.lubich@sdcounty.ca.gov. The draft Countywide Residential Design Guidelines (POD 11-008) can be viewed on the Department of Planning and Land Use - Advance Planning page of the County of San Diego website at the following address:

<http://www.sdcounty.ca.gov/dplu/ordamend.html>. **Land Use, Circulation, Design Review, and Parks & Recreation Committees.** Community input. Voting item. (1/26)

Mr. Wood reported the Land Use Committee had reviewed the guidelines and felt they were a good summary of design issues and supported all the major concepts included in the Fallbrook Community Plan. Land Use felt it was a good complement to the Community Plan.

Ms. Burdick for Circulation and Ms. Delaney for Design Review reported their Committees had reviewed the guidelines as well and concurred with Land Use.

Ms. Heyneman reported that the Parks and Recreation Committee had also reviewed the guidelines but felt that page three should read “no ag uses in residential areas.”

Mr. Russell commented that he objected to the Parks comment. He felt the General Plan supported AG uses and that the recommendation should just be the reverse: that residential areas should provide for a buffer when they are constructed adjacent to agricultural areas. The Parks Committee also recommended that circulation systems (page 6) should limit the number of access points to public streets to reduce traffic impacts.

After brief discussion Mr. Wood motioned to approve the guidelines with comments. The motion passed unanimously.

11. Appoint Roy Moosa as Chair of Public Facilities Committee and Vice-Chair of Circulation Committee and David Allen as an appointed member of the Public Facilities Committee. Community input.

Voting item

Mr. Russell introduced the item and motioned to approve the appointments. The motion passed unanimously.

12. Response to the county on several requests for changes in Fallbrook properties designations made by the General Plan Update. County planner: Jimmy Wong, (858) 694-3608, jimmy.wong@sdcounty.ca.gov. **Land Use Committee.** Community input. Voting item. Video recordings of the January 9, 10 and 11 workshops with the Board of Supervisors are available for public viewing on the Board’s webpage at: <http://sdcounty.granicus.com/ViewPublisher.php?viewid=2>

Mr. Russell introduced the subject. He stated that the Group had made comments on several requests for changes in zoning under the new General Plan and most had been resolved. DPLU was asking Group responses on these specific requests.

Mr. Wood reported that he had visited each site and spoken to all property owners he could reach. He suggested that each request be reviewed by the Group.

FB2, Owner: FRITZ FAMILY TRUST, Pala Mesa Dr and Rice Canyon Road. Former General Plan Designation (17) 1du/2,4,ac. Current GP: RL20, Request: SR2. Level of change MAJOR

The property owner requested that the request be continued. The Planning Group agreed to continue the request to the March Meeting.

FB17, Owner: GARRETT, DIANE L, Reche Rd just west of I-15, Former General Plan (1) 1du/1,2,4ac, Current GP; SR2, request: SR1. Level of change MODERATE

The property owner's representative did appear. Both the Land Use Committee and the Planning Group did find the requested zoning matched several surrounding properties. The Group approved of the SR-1 zoning request.

FB18, Owner: FRITZ FAMILY TRUST, South of Pala Mesa Heights Drive on Rice Canyon Road, Former General Plan: (20) Gen Ag 1du/10ac, Current GP: RL40, Request: SR10. Level of change MAJOR

The property owner requested that the request be continued. The Planning Group agreed to continue the request to the March meeting.

FB19, Owner: PETTIGREW DAN&JILL, At the northern terminus of Stewart Canyon Road, Former General Plan: (20) Gen Ag 1du/10ac, Current GP: RL10, Request: SR10. Level of change MODERATE

The property owners did appear and requested the change. The Planning Group did find the requested zoning matched properties to the west and east of the parcel in question. The Group approved of the RL-10 zoning request.

FB21, Owner: WYLIE RONALD E, 275 feet from the Riverside county line on Sandia Creek Drive, Existing: (18) 1du/4,8,20 ac, New GP: RL20, Request: SR4. Level of change MAJOR

The property owner did appear and requested a change to the RL10 which the Planning Group had previously supported. The Planning Group found no change to the area. The Group approved of the RL-10 zoning request.

FB22, Owner: SAUNDERS FAMILY TRUST, ½ mile from the Riverside county line accessible via a private road Sandia Creek Drive, Former general Plan: (18) 1du/4,8,20ac, Current GP: RL20, Request: SR4. Level of change MAJOR

The property owner did appear and requested a change to the RL10 which the Planning Group had previously supported. The Planning Group found no change to the area. The Group approved of the RL-10 zoning request.

FB23, Owner: Melanie DeHoney, On the Riverside county line accessible via Sandia Creek Drive, Former General Plan: (18) 1du/4,8,20ac, Current GP: RL20, Request: SR4. Level of change MAJOR

The property owner did not appear. The Planning Group had previously supported the RL10 designation and reiterated its approval for RL-10 zoning.

FB25, Owner: LIGHTFOOT JANE D TRUST, 23.39 acres 0.16 miles east of Oroway Road on Stewart Canyon Road, Former General Plan: A70, 1du/10ac, Current GP: RL20. Request: SR10. Level of change MODERATE. SR10 REQUEST WOULD NOT INCREASE DEVELOPMENT POTENTIAL DUE TO STEEP SLOPES.

The property owner did not appear. The Planning Group had previously supported an RL10 designation and reiterated its approval for RL-10 zoning.

FB26, Owner: DO QUI&AI CHAU, 16.35 acres 190.73 acres 450 feet to the west of Taza Road and Oroway Road, Former general Plan: 1du/10ac, Current GP: RL20, Request: SR1. Level of change MAJOR

The property owner did not appear. The Group could see no grounds to approve the request. The Planning Group reiterated its position from 2011, to deny the request.

Mr. Wood motioned to approve the recommendations and the motion passed unanimously.

13. Request that the County Department of Public Works submit grant applications to the Safe Routes to

School program for the five sidewalk segments on Aviation, Alturas, and Ammunition as listed below: **Circulation Committee**. Community input. Voting item.

Street/ From/To/ Side

Aviation west of Wisconsin to Alturas North

Alturas Aviation to Ammunition both sides

Ammunition Alturas to 300 feet east north side

Ammunition Alturas to Mission south side missing segments

Ammunition Alturas to approximately 150 feet west on the north side

Ms. Burdick introduced the request. She stated that this priority list was unchanged from the list presented last year by DPW and previously approved by the Planning Group. After limited discussion the Ms. Burdick motioned to approve the priority list as presented and the motion passed unanimously.

14. Request for waiver of the site plan requirements for the replacement signs, reducing the height from 16' to 9' At 321 E. Alvarado St. Owner Roy & Daisy Robinson, 619-861-1601, daisyrobinson@msn.com. County planner Debra Frischer 8580495-5201, debra.frischer@sdcounty.ca.gov. **Design Review Committee**. Community input. Voting item.

Ms. Robinson presented the request. She stated that after working with the Design Review Committee, the current plan was to install two smaller signs of conforming size in lieu of a much larger sign.

Ms. Delaney reported that the two sign layout met with the approval of the Design Review Committee.

Ms. Delaney motioned to approve the sign layout as presented and the motion passed unanimously.

The meeting was adjourned at 8:50 p.m.
Tom Harrington, secretary.