

FALLBROOK COMMUNITY PLANNING GROUP

And

FALLBROOK DESIGN REVIEW BOARD

Regular Meeting

Monday 19 March 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.

Thirteen (13) members were present: Anne Burdick, Donna Gebhart, Jackie Heyneman, Ron Miller, Roy Moosa, Jim Russell, Jean Dooley, Tom Harrington, Steve Smith, Harry Christiansen, Jack Wood, Ike Perez and Michele Bain. Eileen Delaney was excused. Paul Schaden was not present. (He has been approved by the Planning Group, but is awaiting formal appointment from the Board of Supervisors.)

Mr. Russell opened the meeting by stating that eight seats on the Group would be up for election in November of 2012 and any interested individuals need only apply at the Registrar of Voters Office. Further that the application was free. There is a fee if the candidate would like to have a statement published.

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.

Several homeowners along the Fallbrook Street Improvement project alignment spoke of the stress and hardship they are enduring with this project. They stated that when they purchased their property they were informed that while there was a plan to build a road it had not been done in over twenty years and would probably never be built. But now with two very different alignments being proposed, the County stating that they have no money for construction at this time and the neighborhood's efforts to have the road removed from the community's circulation elements, have left their neighborhood's future up in the air with no schedule for resolving the problems. The Property owners requested a Special Meeting of the Planning Group to discuss the project in depth.

Mr. Russell stated that when the County has completed its research into the questions that were already raised by the property owners and was prepared to discuss the project further it would be scheduled for a Planning Group Agenda.

Ms. Burdick stated that the property owners had previously asked if Planning Group agendas were available electronically. She further stated that the agendas were published by the Village News and that they did have a web site where the agendas can be viewed.

Ms. Burdick informed the Group that Caltrans expects to begin work this summer on the Intersection improvements at I-15 and 76, and anticipate an 18-month construction period. One year after the intersection construction begins, the rest of the Eastern Segment of 76, between South Mission and I-15, will begin. That construction is scheduled to take 2 to 2.5 years, with completion at the end of 2015.

Ms. Burdick also informed the Group that she and Mr. Moosa had attended the County meeting to outline changes to the Traffic Impact Fee (TIF) program. She stated that the County staff informed the group that the fee structure was being revamped reducing the cost to developers and reducing the fund available for improvement projects. Also the areas the funds will be

focused on will change. In Fallbrook the current preliminary draft shows that there will be a couple of sections of Stagecoach, a portion on Reche, and two small sections on Alvarado, in the project list, but all other areas will be in the I-15 SR-76 intersection vicinity serving the developments on the old Pankey Ranch.

2. Approval of the minutes for the meetings of 20 February 2012. Voting item.

Ms. Dooley motioned to approve the minutes as presented and the motion passed with 12 in favor and Ms. Bain abstaining.

3. 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 Luschanko, 760-728-9899. County planner Kevin Johnston 858-694-3084, Kevin.johnston@sdcounty.ca.gov. Continued at the 20 Feb FCPG meeting. **Land Use Committee.** Community input. Voting item. (1/13)

Ms. Brittney Luschanko introduced the request. She stated that her firm had worked diligently with County staff and the Land Use Committee to resolve the outstanding concerns. She further stated that her client was prepared to lower or move a portion of the wall (whatever the County was going to require) to address the site distance issue along Emilia Lane. Mr. Larry Luschanko explained about how the property was being conditioned as if it had two front yard setback requirements even though the property's address and entry were on only one street.

Mr. Wood reported that the Land Use Committee had visited the site and had spoken with the Luschankos and County Staff. The Committee after lengthy discussion had approved the request subject to the sight distance problem being resolved to the County's satisfaction. He further stated that it was not a unanimous decision.

Ms. Burdick felt that the planning Group had stuck to the fence setback guide lines on the majority of requests of this type and to approve this request would bring into question previous actions.

Mr. Moosa stated that he felt that all situations were not equal and that each request should be reviewed in its own merits.

After further discussion Mr. Wood motioned to approve the request subject to the wall being modified to the County's satisfaction to correct the sight distance problem. The motion passed with 10 in favor. S. Burdick, Ms. Bain and Mr. Perez vote against the motion.

4. Response to the county on several requests for changes in Fallbrook properties designations made by the General Plan Update. County planner: Kevin Johnson, 858-694-3084, Kevin.johnson@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>

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**

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**

Mr. Matt Peterson an attorney for the Fritz Family Trust presented the request. He had several engineering studies detailing the surround property existing parcel sizes and a proposed division of the property in question under a RL 10 designation (that the Planning Group had already recommended). The proposed development showed how the steep slopes would be protected while allowing the property owner the ability to realize the development potential of the property at some point in the future, something the Family Trust had always counted on. **Mr. Wood** reported the Land Use Committee had inspected the property and contacted DPLU staff on the request. The Committee had recommended that both parcels in question be modified to an RL 10 designation, rather than the current RL 20 and RL 40 designations. County staff had advised that these changes might make it possible to reduce the level of change from Major to Moderate.

After further discussion Mr. Wood motioned to recommend that both properties designations be changed to RL10. The motion passed unanimously.

5. Request for waiver 'B' Designator for 104-150-41-00 located at 514 Ammunition Road, Fallbrook for two commercial signs for "CubeSmart Self Storage + Logistics". The two signs include: installation of a new illuminated wall sign of 14.25 sq ft plus a reface of an existing illuminated pole sign of 170 sq ft. County planner Debra Frischer 8580495-5201, debra.frischer@sdcounty.ca.gov. **Design Review Committee.** Community input. Voting item.

The request was withdrawn by the applicant. No action taken.

6. Letter to the Board of Supervisors on the Red Tape Reduction Task Force Report. Community input. Voting item

Mr. Russell read the following draft letter to the Board of Supervisors.

FALLBROOK COMMUNITY PLANNING GROUP
205 Calle Linda
Fallbrook, California 92028
760-728-8081
RussellFarms@Roadrunner.Com

San Diego County Board of Supervisors
1600 Pacific Highway
San Diego, CA 92101

19 March 2012

Supervisor Greg Cox
Supervisor Bill Horn
Supervisor Diane Jacob
Supervisor Ron Roberts
Supervisor Pam Slater-Price

Attachment: Agenda entries of thirty three (33) items that are not project related that the Fallbrook Community Planning Group has provided responses to requests from county staff and property owners during the fifteen (15) month period from January 2011 through March 2012.

Supervisors;

This is written regarding the recommendations on Community Planning/Sponsor Groups in the Red Tape Reduction Task Force Report (RTRTF). It would appear that little time was spent analyzing the work that Planning and Sponsor Groups do to provide needed information to the county and to the community, that is not related to actual private party requests for development.

During the 15 month period from Jan 2011 through March 2012 the Fallbrook Community Planning Group had seventy eight (78) items on our agenda. Of those, seventeen (17) were Design Review related and sixty one (61) were Planning Group related. Of the sixty one, thirty three (33) were not related to private party development. Those thirty three agenda entries are listed on the attachment. Many of them were at the request of county planners in their need to deliver information to the community and receive feed back. The FCPG provides a forum for that to occur in an orderly and advertised fashion. All of our agendas, including our subcommittee agendas are published in the *Village News* and are posted at the North County Fire Protection District Office for all to see and read.

Items that appear on Planning Group Agenda also appear on one or more of our five standing subcommittee agendas. Those committees and their chairs, along with the number of years they have served and learned are;

Land Use - Jack Wood, ten years

Circulation - Anne Burdick, six years

Parks & Recreation - Jackie Heyneman, four years

Public Facilities - Roy Moosa, four years

Design Review - Eileen Delaney, ten years

Planning and Sponsor group members do not receive compensation for their time nor do they receive reimbursement for their out of pocket expenses, so it should be no surprise that sometimes it is difficult to recruit community members that are willing to give to the community the time that is needed to be a member.

The county Department of Planning and Land Use does hold limited training sessions for Planning and Sponsor group members. Even so, it takes a considerable amount of time for a person to be able to effectively serve the community.

The RTRTF recommended 1) That Planning and Sponsor Groups be eliminated or 2) That term limits be applied to Planning and Sponsor Group members and county liability insurance be eliminated. Due to the time it takes to learn the job and the amount of time it takes to do the job, and thus the reluctance of many community members to serve, a reluctance that would only increase if each member were held personally liable, it is recommended that if you are considering imposing term limits or eliminating liability insurance then it would be best that you eliminate Planning and Sponsor Groups altogether.

In our opinion it would be a cruel hoax to rob Planning and Sponsor Groups of the ability to do a good job, by imposing term limits or eliminating liability insurance, but leave them in place to hood wink the community into believing that the Group is able to adequately representing them.

Sincerely

Jim Russell, 26 years on the FCPG
Chair

After limited discussion Mr. Russell motioned to approve the letter and send a copy to the Director of DPLU and all of the Supervisors. The motion passed unanimously.

The meeting was adjourned at 7:50 p.m.
Tom Harrington, secretary.