

FALLBROOK COMMUNITY PLANNING GROUP

And

DESIGN REVIEW BOARD

Regular Meeting

Monday 18 June 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, Eileen Delaney, Donna Gebhart, Jackie Heyneman, Roy Moosa, Jim Russell, Jean Dooley, Tom Harrington, Steve Smith, Jack Wood, Ike Perez, Ron Miller and Harry Christiansen. Michele Bain was 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.)

Mr. Russell announced that there will be 8 seats on the Fallbrook Community Planning Group up for election in the November General Election. Application can be made at the San Diego County Registrar of Voters between 16 July and 10 August.

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.

Mr. Harrington stated that on May 15 the Riverside Board of Supervisors had reaffirmed their earlier decision to deny the Liberty Quarry project in a 3-2 vote. Subsequently, in a very unusual action the Board voted 3-2 to approve the EIR.

Mr. Russell stated that it may be illegal to approve an EIR without a project.

However, the consensus of the newspaper articles on the action was the surrounding communities could like forward to another project in the near future being presented with an approved EIR in place.

2. Approval of the minutes for the meetings of 21 May 2012. Voting Item.

Mr. Smith motioned to approve the minutes as presented and the motion passed unanimously.

3. Request for presentation from Michael Robinson, merarchitect@gmail.com on plans for the Del Rey Avocado packing plant facility at the corner of Main St. and Clemmens Lane. The overall effort is to expand the storage facilities and to clean-up the corner by utilizing some design elements to bring the buildings together. **Design Review Committee.** Community input. Non-voting item. (5/10)

Mr. Michael Robinson introduced the project stating that the object was to improve the existing Del Rey Avocado packing house to modernize the facility and keep the facility in Fallbrook. He further stated that the project was planning to be turned in to the County in the next few weeks. He outlined the three phases of the project. Phase 1 would be to tear down the existing cold storage, raise the roof height and reconstruct. Mr Robinson assured the Group that the height would not exceed the 35 foot community height regulation.

Phase 2 would re-build the loading dock, demolish some of the storage buildings on the site and relocate some of the mechanical equipment (like air conditioning) to the roof.

Phase 3 would complete the re-facing of the building and install solar panels to the roof.

Mr. Robinson informed the Group that while Vine Street would be the drop off for incoming fruit, Main Avenue would still be the loading area (entry and exit) for outgoing product. Also the existing driveways would remain.

Ms. Delaney asked if the property owner would consider re-facing the building in phase 1. Mr. Robinson stated he would ask the property owner to consider the request.

Ms. Burdick asked if the operation would be screened off on the south property line along Clemmens Street adjacent to the future sidewalk and asked about safety issues for pedestrians. Mr. Robinson and Mr. Lucy stated that Del Rey has studied the sidewalk issues and plan to resolve any potential safety concerns relating to the future sidewalk.

Mr. Moosa asked if there was any possibility of re-routing the 18 wheeler traffic off Main. Mr. Robinson stated that the site provided no alternatives in that regard.

After limited further discussion Mr. Robinson was advised that the Planning Group was looking forward to formally reviewing the project and was committed to keeping Del Rey in Fallbrook. Mr. Robinson was advised that if he wanted to get the project on next month's agenda the project would need to be turned in to the County in the next two weeks.

4. VAR12-007 Request for an Administrative Variance to reduce the front yard setback from 50ft to 30ft and the rear yard setback from 40ft to 25ft for an existing residence located at 1021 Hillcrest View Lane, APN 105-570-09. Owner Kathlyn Medrino. Applicant and contact Dano Allee 760-723-8641, dalleearchitect@gmail.com. Country planner Emmet Aquino at 858 694-8845,

Emmet.Aquino@sdcountry.ca.gov. **Land Use Committee**. Community input. Voting item. (5/18)

The applicant did not appear. Mr. Wood reported that the Land Use committee had visited the site and saw no problems with the proposal. Land Use had approved the request.

Mr. Wood motioned to approve the variance as requested and the motion passed unanimously.

5. II Request for presentation from Don McDougal, 760-275-4708 (cell) 760-728-6466 (office), don@grandtradition.com for the Grand Tradition Estate, 220 Grand Tradition Way, public gardens for an entry kiosk, a driveway access change and a patio bar, kitchen and restroom facility in the new gardens. Community input. Non-voting item. (5/20)

Mr. McDougal was not present so the item was not reviewed.

6. Request for waiver of the B designator site plan requirements for Signage for Wells Fargo bank at 212 S. Main Ave., APN 103-224-10 They are requesting 3 illuminated Wall signs and one illuminated Monument sign, along with 10 miscellaneous other property signs. Owner Robert Ingold 760-727-6888. Contact person Gary Nash 714-520-9144. County planner Debra Frischer, 858-495-5201, debra.frischer@sdcountry.ca.gov. **Design Review Committee**. Community input. Voting item (5/22)

The representative was not present. Ms. Delaney informed the Group that the representative had not appeared at the Design Review Committee meeting either, but that she had received a call from Otis Heald, representative to the Ingold Estate, and he was very concerned that Robert Ingold's name was in any way connected to this site. The property had changed hands a number of years ago. Ms. Delaney assured Mr. Heald that the record would be corrected.

Ms. Delaney motioned to continue the item and the motion passed unanimously.

7. The County is currently preparing a grant application for the San Diego Association of Government's (SANDAG's) Active Transportation Grant Program to support the County's update of its bicycle transportation plan. An updated plan is a requirement for receiving California Department of Transportation (Caltrans) Bicycle Transportation Account funding for projects that improve the safety and convenience of bicyclists. The current County Transportation Plan was prepared prior to the preparation of the General Plan Update Mobility

Element and the 2010 SANDAG Regional Bicycle Plan. Also, planning group preferences have most likely changed in the decade since this plan was first prepared.

This grant program has only limited funds set aside for planning projects, therefore our grant application to prepare a bicycle transportation plan update will compete with all other jurisdictions in the county for this limited amount of funds. The County's grant application will be more competitive if documentation is included that shows support for the bicycle transportation plan update from planning and sponsor groups. We are requesting this show of support by the end of May so that it can be included with the staff report requesting a Board of Supervisor's resolution supporting the grant application.

If you have further questions or concerns about this effort, please call Bob Citrano, Planning Manager at (858) 694-3229 or via e-mail at robert.citrano@sdcounty.ca.gov. Circulation committee. Community input. Voting item.

Ms Burdick presented the request, stating that DPW was seeking support for a Grant to study its County wide Bicycle Transportation Plan. Ms. Burdick stated that there were three levels of bicycle facilities ranging from separate improved roadways (Class 1) to shared use of public roads (class 3). She further informed the Group that the only Class 1 bicycle facility proposed for Fallbrook would be in the new River Park.

Mr. Moosa wanted to know if the Planning Group would be involved in the review of the bicycle network if the grant was acquired. Ms. Burdick assured him we would.

Ms. Gebhart wanted any response to the request to cover all non-motorized trails and pathways. Ms. Burdick motioned to approve the following response to DPW.

“The Fallbrook Planning Group wholeheartedly supports the County of San Diego Department of Planning and Land Use in its application for a Grant to update the Bicycle Transportation Plan. The Fallbrook Community Planning Group has a long record of active support of all our community's non-motorized trails and pathways.

“As a rural community, we have a network of roads that are highly appealing to bicyclists and they regularly use these roads to enjoy Fallbrook's rural splendor. However, the bicyclists share our narrow roads with a variety of vehicular traffic. Our primary concern is the safety of all the users of our road system.

“The Fallbrook Community Planning Group would hope that any formal study of a Bicycle Transportation Plan impacting our community would allow for our Group to actively participate in that study.”

The motion passed unanimously.

Mr. Harrington will prepare a letter containing the approved text for the Planning Group to submit to DPW.

The meeting was adjourned at 7:41 p.m.
Tom Harrington, secretary.