

# FALLBROOK COMMUNITY PLANNING GROUP

And

## DESIGN REVIEW BOARD

Regular Meeting

Monday 20 August 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 (14) 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, Paul Schaden, Ron Miller and Michele Bain. Harry Christiansen was not present

**Mr. Russell informed the Group that only 8 members of the community had signed up with the Registrar of Voters for the eight seats up for election. Therefore, there would be no election and the approved candidates would all be appointed in November.**

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.

**NONE**

2. Approval of the minutes for the meetings of 16 July 2012. Voting Item.

**Ms. Bain motioned to approve the minutes as presented and the motion passed unanimously.**

3. Discussion on Section 2.9 Parking in the proposed new Fallbrook Community Plan, see below. Question, will the proposed new county parking regulations relieve the need for the below language in the FCCP. County planner, Kevin Johnston, (858) 694-3084, [Kevin.Johnston@sdcounty.ca.gov](mailto:Kevin.Johnston@sdcounty.ca.gov).

**Circulation Committee.** Community input. Voting item. (7/16)

On the parking issue, please have a look at the information in this link – starting on page 11

[http://www.sdcounty.ca.gov/dplu/advance/POD\\_11-](http://www.sdcounty.ca.gov/dplu/advance/POD_11-)

[005 Draft Zoning Ordinance Amendments Clean Copy.pdf](#)

## **2.9 Parking - Parking for Community Needs**

**Issue CM2.9** Adequate parking for the community's residential and commercial needs are essential.

**Goal CM2.9.1** Elimination of on-street parking in all areas possible outside the Fallbrook town center and the creation of additional parking wherever possible.

**Policy CM2.9.1.1** Require new single family residential developments to provide off-street parking for all residents and adequate parking accommodations for all visitors and guests.

**Policy CM2.9.1.2** Require sufficient on-site parking to accommodate all residents and tenants of multi-family, office professional, and commercial/industrial development projects and adequate parking accommodations for all visitors and guests.

**Policy CM2.9.1.3** Special attention must be paid when planning parking for large projects to ensure adequate parking in locations where it is needed. Increase the number of required parking spaces per development to ensure that all parking associated with a project does not spill into local streets.

**Policy CM2.9.1.4** Discourage multi-family, office professional, commercial, and industrial development projects from relying on on-street parking to satisfy parking ordinances, with the exception of infill projects within the Fallbrook town center where shared parking facilities are available.

**Policy CM2.9.1.5** Encourage existing developments to add additional off-street parking.

**Ms. Burdick presented the request. DPLU was asking if the proposed changes to the Fallbrook Community Plan were still required in light of the new County wide parking standards. Ms. Burdick presented copies to the Counties old and new off street parking requirements. She noted that the criteria was little changed and appeared to require very minimal standards. Ms. Burdick stated that the Circulation Committee had reviewed the new County wide parking standards and felt the Language proposed for the Fallbrook Community Plan was still needed. Mr. Russell outlined the history of the Fallbrook Community Plan update and how portions did not get included in the County's General Plan update.**

**Several members of the Group commented on the effects of the minimum parking standards and the functionality of those developments.**

**After lengthy discussion Ms. Burdick motioned to still support the requested that the Fallbrook Community Plan be updated with the proposed language and further comment that the County wide Off-street parking requirements were totally inadequate for the Fallbrook Community. The motion passed unanimously.**

4. **POD 08-006 Site Implementation Agreement request from the Department of Planning and Land Use Planners, Marcus Lubich, [Marcus.Lubich@sdcounty.ca.gov](mailto:Marcus.Lubich@sdcounty.ca.gov) and Joseph Farace, [Joseph.Farace@sdcounty.ca.gov](mailto:Joseph.Farace@sdcounty.ca.gov) for comments and recommendations on a draft Site Implementation Agreement County of Regulatory Code amendments. The proposed ordinance introduces a new framework for a Site Implementation Agreement (SIA). The SIA would serve the function of a companion permit, in most instances, for subdivision maps. The SIA would assist in assuring the implementation of project requirements (i.e. conditions) associated with the development of subdivisions, mitigation of identified impacts, and on-going requirements after map recordation. **Land Use Committee.** Community input. Voting item. (7/19)**

**Mr. Joe Farace informed the Group that DPLU was seeking support for a new procedure (Site Implementation Agreement). This document would primarily be utilized to address environmental dedications and constraints. He stated the Agreement would provide another tool to allow maps to record and then final conditions could be put in place prior to construction permits were pulled on portions of those maps. Mr. Farace stated the need for this type of agreement had come out of the Red Tape review of County procedures and felt the Agreement could streamline the development process.**

**Mr. Wood stated that the Land Use Committee had discussed the request and had come to the conclusion that they did not understand the Agreement nor the need for it. The Committee had voiced concern that the Director of Planning and Land Use would have the authority to utilize or waive the agreement at his discretion alone.**

**Mr. Duane Urquart stated that he had participated in the Red Tape Commission and did understand how this new Agreement would streamline the development process. Unless DPLU could show the current development practices and illustrate how the new Agreement would fit into the procedure and save time and money, He felt the Agreement was just so much additional red tape.**

After lengthy further discussion Mr. Wood motioned to continue the item and allow DPLU an opportunity to review the concerns raised by the Group and the public. Primarily exactly when would the Agreement be utilized, what procedure would it replace and why was it necessary for the Director of DPLU to have sole discretion in utilizing the procedure. The motion passed unanimously.

5. Request for a waiver of the B designator site plan requirement for 2 wall signs for Fallbrook Liquor, 1051 S. Main Avenue, APN 104-341-32 & 33. Owner Ran Pac Commercial. Contact person Jesse Vindiela, 619-233-3373. County planner Loren Conley, 858-694-3036,

[lorna.conley@sdcounty.ca.gov](mailto:lorna.conley@sdcounty.ca.gov). **Design Review Committee**. Community input. Voting item. 7/20  
**Ms. Delaney presented the request stating that the applicant had not appeared at the Committee meeting nor were they present at the Group meeting. Ms. Delaney informed the Group of the approximate size of the proposed signs but felt there were several details that needed to be worked out.**

**Ms. Delaney motioned to continue the request and the motion passed unanimously.**

6. Request from Frances Sarace, [francesarace@yahoo.com](mailto:francesarace@yahoo.com), to install two solar powered display signs one at each end of Lake Circle Dr. to try and slow down the speeding that is taking place before we have a bad accident. I know the other Association which is Lake Rancho Viejo is interested in installing 2 of these signs at the each end of Dulin Rd. County Planner Giselle Finley, [Giselle.finley@sdcounty.ca.gov](mailto:Giselle.finley@sdcounty.ca.gov) **Circulation Committee**. Community input. Voting item. (7/24)

**Ms. Frances Sarace presented the request stating that the Lake Rancho Viejo community had a major problem with speeding on Lake Circle Drive and the portion of Dulin Road through the subdivision. She outlined the speed signs (that show traffic speed above the posted speed) that the homeowners group wanted permission to install. She stated that the homeowners group intended to pay for the signs and have them installed.**

**Ms. Burdick stated that the Department of Public Works Traffic Section had investigated the traffic flow and provided a report. The report found no major traffic control problem that warranted County action.**

**After limited discussion and in light of the fact that the Homeowners were prepared to cover all cost associated with the control measure, Ms. Delaney motioned to approve the request as presented and the motion passed unanimously.**

7. Appoint Eileen Delaney as the Fallbrook Community Planning Group's representative on the Fallbrook Revitalization Council. Community input. Voting item.

**Mr. Russell opened the floor for nominations for the Groups representative to the Fallbrook Revitalization Council. Ms. Delaney nominated Mr. Moosa and Mr. Russell closed the nominations. The Group then motioned to approve the nomination of Mr. Moosa unanimously.**

8. Request for a waiver of the B designator site plan requirement for car sales with 2 display spaces at 1592 S. Mission Rd. Owner Shasta Cerulli, 760-717-1812, [shastacerulli@gmail.com](mailto:shastacerulli@gmail.com). Debra Frischer, 858-495-5201, [debra.frischer@sdcounty.ca.gov](mailto:debra.frischer@sdcounty.ca.gov). **Design Review Committee**. Community input. Voting item

**The applicant was not present. Ms. Delaney presented the request where a business owner who is jointly utilizing a parking lot was requesting that two additional spaces be designated as display spaces to accommodate his business needs.**

**An adjoining business owner stated that he share use of the same parking lot and felt that the display designation on two spaces would further complicate the current limited parking arrangement.**

**Ms. Delaney motioned to deny and the motion passed unanimously.**

9. S06-033 Revised Site Plan with minor deviations from the approved Site Plan for The Strutz Medical Bldg located at the corner of E. Alvarado St and Brandon Rd, Contact person Michael E. Robinson [merarchitect@gmail.com](mailto:merarchitect@gmail.com). **Design Review Committee**. Community input. Voting item.

**Mr. Robinson presented the request explaining how some minor changes to the site plan and exterior to the building required another presentation to the Group.**

**Ms. Delaney informed the Group that the Design Review Committee had no concerns with the modifications.**

**Ms. Delaney motioned to approve the project as presented and the motion passed unanimously.**

10. Request for waiver of B Designator site plan requirement for a car dealership, signage, landscaping. Location: 133 W Fallbrook St. Contact: Armando Pineda [pinedajp2@hotmail.com](mailto:pinedajp2@hotmail.com). County Planner: Debra Frischer. [Debra.frischer@sdcounty.ca.gov](mailto:Debra.frischer@sdcounty.ca.gov). Design Review Committee. Community Input. Voting item

**Mr. Pineda presented the request stating that had presented his request to the Design Review Committee and had made all of the modifications requested.**

**Ms. Delaney confirmed the proposed modification were adequate and motioned to approve the request. The motion passed unanimously.**

**The Meeting was adjourned at 8:20 pm**

**Tom Harrington, Secretary**