

FALLBROOK COMMUNITY PLANNING GROUP

And

DESIGN REVIEW BOARD

Regular Meeting

Monday 17 September 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, Ike Perez, Ron Miller and Michele Bain. Jack Wood, Paul Schaden and Harry Christiansen were not present

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. Bain reported on the latest developments with the Liberty Quarry project. She stated that because the present application by Granite Construction for Liberty Quarry differs from the original application, the County of Riverside said it will not consider any of the letters, pro or con, written by people, groups and organizations about the first Liberty quarry project. Riverside County has assigned a new application and reference number to the new revised project, that being SMP 00216. (SMP00213, old number.)

Riverside County Planning will not be sending copies of the present revised project plan to any group in SD County, except they said they sent the new plan to SD County planning commission.

Because none of the first set of letters will be consider, Ms. Bain requested that the FCPG write another letter of objection with regard to the second, revised Liberty quarry project. This letter must be received by Riverside County on or before 9-27-12, according to Riverside County.

Ms. Kathy De Fazio addressed the Group asking for assistance in a dispute with a neighbor. She stated that her neighbor had trucks with construction waste in them, sheds that were falling down and had been spreading decent among the other neighbors. The bad blood between the property owners had been escalating for some time and Ms De Fazio felt she had exhausted all effort through the Sheriff and County Code Enforcement. She asked for any advise the group could provide to help resolve her problems. Mr. Russell suggested that she call Supervisor Horn's Office and get an appointment to discuss her problems. Mr. Russell felt that County Code Enforcement and the Sheriff might respond better with the Supervisors staff involved. Mr. Russell offered to assist her if she ran into difficulty.

2. Approval of the minutes for the meetings of 20 August 2012. Voting Item.

Ms. Gebhart noted that She of shown as present on the August minutes but was absent. Mr. Harrington made the correction. Ms. Heyneman motioned to approve the minutes as corrected. The motion passed with Ms. Gebhart abstaining.

3. 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. Continued at the 20 Aug meeting of the FCPG. **Design Review Committee.** Community input. Voting item. 7/20

Mr. Vindiela presented the request to change the signs for a new owner of the Liquor store at 1051 S. Main.

Ms. Delaney reported that the Design Review Committee asked for the size and font to be reduced. She explained that when the shopping center was remodeled, that the liquor store is in, signs were allowed to remain but that was to support the remodeling effort. It was always intended that when stores upgraded their signs the Community Guidelines would be followed.

Ms. Delaney stated that the proposed signs have gone from 61 square feet to 52 to now 48.5 square feet. Only 32 Square feet would be allowed under the Community Guide lines. Also the sign along main street is not consistent with the rest of the shopping centers signage. Mr. Vindiela was advised to return with an acceptable plan.

Ms. Delaney motioned to continue the request and it was approved unanimously.

4. AD12-023 Request for an Administrative Permit for an oversized barn for olive production located on the 2.46 acres at north east corner of Morro Hills Road and San Jacinto Circle east, APN 121-141-23. Owner, applicant and contact person: Mary Shanahan 917-318-4842. County planner Don Kraft 858 694-3856, Donald.Kraft@sdcounty.ca.gov. **Land Use Committee.** Community input. Voting item (8/6)

Ms. Mary Shanahan introduced the project. While a home would be forth coming the current request was to construct a 1500 square foot barn. Ms. Shanahan stated that she would be planting over 200 olive trees on the property. The future plan is to bottle the oil from the olives. The olives would not be pressed on the property.

Mr. Moosa reported that the Land Use Committee had no problems with the project, even though there were some concerns about the agricultural use evolving into a business use.

Ms. Bain commented on the large paved area in front of the barn, Ms, Shanahan stated that it was a fire department requirement for the 60 foot by 60 foot paved area to allow fire equipment to turn around.

Mr. Moosa motioned to approve the project as presented and the motion passed unanimously.

5. Request for a waiver of the B designator site plan requirement for three "as built" signs located at 1236 South Main Avenue, APN 104-342-19. Owner Clause Pfeffer 760-723-8641. Contact person, David Allee 760-797-0947, dalleearchitect@gmail.com. County planner Frischer, Debra, 858-495-5201, Debra.Frischer@sdcounty.ca.gov. **Design Review Committee.** Community input. Voting item. (8/31)

Mr. Allee presented the request to replace three signs at 1236 Main Avenue.

Ms. Delaney stated that the signs met the Fallbrook guide lines, however the sign in front of the building was agreed to be removed prior to the new signs going up.

Ms. Delaney motioned to approve the signs subject to the sign out front being removed. The motion passed unanimously.

6. Request for a waiver of the B designator site plan requirement for Plot Plan for Sprint Nextel antenna upgrade at a co-located monopole at 1101 South Main Street. The facility in question is an existing collocated monopole with Sprint antennas installed at the lower mounting position on the pole. Sprint Nextel propose to remove 6 existing antennas are install 3 new antennas. They are deploying new

antennas to improve the spectrum efficiency network wide. Sprint Nextel also proposes to install 3 Remote Radio Heads (RRH's) on the pole near the antennas. Contact person Kevin Moe 310) 903-8640, k.moe@sure-site.com. County planner Frischer, Debra, 858-495-5201, Debra.Frischer@sdcounty.ca.gov. **Design Review Committee**. Community input. Voting item.

Mr. Moe introduced the request to replace the mid-tower antenna array on the monopole at 1101 South Main Street (behind fresh and easy).

Some members of the Group asked if the pole could be disguised. Mr. Moe stated that his client did not own the monopole but were only tenants. Me did offer that the new antennas would upgrade 4g coverage.

After limited further discussion Ms. Delaney motioned to approve the request. The motion passed with Ms. Dooley voted against.

7. COMMENTS TO THE COUNTY ON THE FOLLOWING PROPOSAL. **LAND USE AND DESIGN REVIEW COMMITTEES**. COMMUNITY INPUT. VOTING ITEM.

BOARD POLICIES I-1 AND I-1A REVISIONS (POD 12-006)

On March 21, 2012 (5), the Board of Supervisors directed staff to make the following revisions to Board Policies I-1 and I-1A:

- Require training before community planning and sponsor group members are seated;
- Require annual training to group members either in person or online;
- Make legal defense and indemnification from the County dependent upon community planning and sponsor group members completing training and maintaining a good standing;
- Modernize Board Policy I-1 requirements for community planning and sponsor group management;
- Identify that when community planning and sponsor groups make specific requests of an applicant that such requests are made through the County Project Manager; and
- Create a meeting agenda template that all community planning and sponsor groups must utilize.

Attached for your review and comment is a draft of the proposed changes to Policy I-1 that implement this Board direction.

In addition, the Board of Supervisors directed staff to return with options for a chairperson rotation process, which we have also attached for your consideration and comment.

Lastly, staff is proposing to combine Board Policies I-1 and I-1A into one policy along with other revisions aimed at improving the process and clarifying policies and procedures. These proposed changes are highlighted in yellow.

In order to meet the timeline established by the Board of Supervisors, the draft revisions are being sent out for a 30-day public review period. **Comments on this proposed amendment are requested by October 8, 2012**. A hearing before the Board of Supervisors is expected at the end of October. 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 revisions to Policy I-1 (POD 12-006) can also 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.sdcountry.ca.gov/dplu/ordamend.html>

Mr. Russell presented the item stating that the County of San Diego had request input from Its Land Use and Design review Groups on new proposed guide lines.

Mr. Russell gave some history on the Group legal defense and the importance of the defense.

Mr. Moosa commented on the Land Use Committees review of the proposed changes:

- 1) Require training before community planning and sponsor group members are seated; How would training be accomplished between the November elections and January seating?**
- 2) Require annual training to group members either in person or on line; The Land Use Committee felt that On-Line training would be more beneficial.**
- 3) Make legal defense and indemnification from the County dependent upon community planning and sponsor group members completing training and maintaining a good standing; The Committee felt that “Good Standing” needed to be clearly defined.**
- 4) Modernize Board Policy I-1 requirements for community planning and sponsor group management; The Committee agreed.**
- 5) When community planning and sponsor groups want make specific requests of an applicant, such requests will be made through the County Project Manager; The requirement to make requests for information through County Project Managers seemed vague in extent and how that would work with Group meeting schedules.**
- 6) Create a meeting agenda template that all community planning and sponsor groups must utilize; The Committee agreed.**
- 7) The Board of Supervisors directed staff to return with options for a chairperson rotation process, which we have also attached for your consideration and comment; The Committee preferred to elect the Chair person on an annual basis.**

Mr. Russell noted that the new rules of order would be “Rosenberg Rules Order” which allowed a second but did not require it. Otherwise very similar to Roberts Rules of Order the Group had been operating under.

Ms, Delaney reported on the Design Review Committees concerns:

- 1) Page 1- The Committee was concerned input on items outside the Groups area would be captured as public comment. Mr. Russell stated that is the current case and only with Supervisor authorization can the Group comment beyond its area.**
- 2) The Committee preferred annual training On-Line.**
- 3) Page 5- The Committee did not understand the sub-regional aspect of Planning Groups. Mr. Russell stated that east San Diego County did have some Groups within Groups.**
- 4) Page 7- There was concern on the requirement for request for information or studies be sent to County Project Managers to determine if required. The term information did not appear well defined. Ms. Delaney was concerned that the policy as written would not work for the Design Review Board. Mr. Harrington commented that a policy like this with vague terms like “request for information”, in the hands of a high powered developer could easily be misused. Mr. Moosa agreed that the term information needed to be clarified.**

Mr. Russell was concerned with notification and meeting place requirements on Page 22. The publishing in the Paper was very different but posting the agenda outside the established meeting place in a location open to the public 24 hours a day presented a problem for Fallbrook’s school meeting site.

As for the chair rotation policy the Group favored Option 4, could live with option 2 but felt that options 1 and 3 had major problems that would make them dysfunctional.

After further discussion, The Group agreed with all the concerns discussed and Ms. Dooly motioned to forward all of the comments to the County for consideration. The motion passed unanimously.

The Meeting was adjourned at 8:20 pm

Tom Harrington, Secretary