

FALLBROOK COMMUNITY PLANNING GROUP

And

DESIGN REVIEW BOARD

Regular Meeting

Monday 17 December 2012, 7:00 P.M., Live Oak School, 1978 Reche Road, Fallbrook
MINUTES

Mr. Jim Russell called the meeting to order at 7:00 p.m.

Twelve (12) members were present: Anne Burdick, Donna Gebhart, Ike Perez, Roy Moosa, Tom Harrington, Steve Smith, Jack Wood, Ron Miller, Michele Bain, Jackie Heyneman, Eileen Delaney, Jean Dooley, Jim Russell and Harry Christiansen. Paul Schaden, Jackie Heyneman and Jack Wood were not present.

Mr. Russell updated the Group on the Red Tape Commission proposed changes to board policies I.1 and I.1a. He stated that the Board of Supervisors had approved most of the recommendations but had asked staff to report back on an agenda format and posting procedure. It appeared clear that the Board was no longer going to allow complete agendas to be posted in publications. There will be a notice published of where the agendas will be posted. Groups will be provided web pages where the agendas will also be posted. Another development was that the Board approved leaving Chair selection as is.

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. Monty Voigt addressed the Group and expressed appreciation for each of the Group members consistent efforts for the Community of Fallbrook.

2. Approval of the minutes for the meetings of 19 November 2012. Voting Item.

Ms. Dooley motioned to approve the minutes, it passed unanimously.

3. POD 08-006 Site Implementation Agreement request from the Department of Planning and Land Use Planners, Marcus Lubich, Marcus.Lubich@sdcounty.ca.gov and Joseph Farace, 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. Continued at the 29 August FCPG meeting. **Land Use Committee.** Community input. Voting item. (7/19)

Mr. Moosa reported that the Land Use Committee had discussed the item. No County Representatives were present at the meeting. The discussion raised several questions about how this procedure varied from the current process and what advantages did it offer. After limited discussion, Mr. Moosa motioned to continue the item until next month when a County representative could be present. The motion passed unanimously.

4. Request for a waiver of the B designator site plan requirement for auto sales located at 434 E. Mission Road. Owner and contact person Rosalinda Saites, 916-300-5564. County planner Debra Frischer, 858-495-5201, debra.frischer@sdcounty.ca.gov, or Dag Bunnemeyer, dag.bunnemeyer@sdcounty.ca.gov. **Design Review Committee**. Continued at the request of the applicant at the 19 Nov meeting of the FCPG. Community input. Voting item. (10/30).

Ms. Rosalinda Saites presented the request for auto sales and to install signage and landscaping at 434 E. Mission. She stated that the Design Review Committee had made a suggestion on the landscaping and requested information on the location of a trash bin.

Ms. Delaney reported the Design Review Committee had reviewed the request and had approved the request.

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

5. Request for a minor deviation in the Site Plan for the Fallbrook Shell canopy reimage. The request is for the existing 3'x6' sign to be refaced to the new Shell specifications and we are requesting to add LED lights to three sides of the canopy. Currently there are no LED lights on the canopy. This is for the Shell Station located at 936 E.Mission Rd. Point of contact, Chris Cottam, ccottam@calcraft.com, 800 345-9645, 714 206-6072 Cell. County planner Debra Frischer, 858-495-5201, debra.frischer@sdcounty.ca.gov. **Design Review Committee**. Community input. Voting item. (11/14)

Mr. Chris Cottam introduced the request to replace signage and place L.E.D. trim around the canopies for the Shell station at 936 E. Mission Road.

Ms. Delaney reported that Mr. Cottam had not attended the Design Review Committee meeting therefore there was no Committee report on the request. The lit trim appeared to exceed size of approved signage. After limited discussion Ms. Delaney motioned to continue the request to the January group meeting to allow the Design Review Committee an opportunity to review and comment on the request. The motion passed unanimously.

6. Request for a waiver of the B designator site plan requirement to replace all signs on ATM kiosk and resurface ATM machine at 1135 S. Mission Road (APN 104-390-09-00). Owner Sudbury Development, Inc. 858-546-3000. Contact person Steve Therriault 619-571-9675, steve@signtechusa.com. County planner Debra Frischer, 858-495-5201, debra.frischer@sdcounty.ca.gov. **Design Review Committee**. Community input. Voting item (11/16)

Mr. Steve Therriault introduced the request to replace current signage with smaller L.E.D. lit signage.

Ms. Delaney stated the Design Review Committee had reviewed and approved the of the request. After limited discussion Ms. Delaney motioned to approve the request and the motion passed unanimously.

7. County staff, at the direction of the Board of Supervisors, is working on an ordinance to provide for Digital LED Billboards in San Diego County and they have requested the community provide them with our thoughts and concerns. County planner, Heather (Steven) Lingelser, Planning & Development Services, 858.495.5802, FAX 858.467.9314, heather.lingelser@sdcounty.ca.gov. **Land Use Committee**. Community input. Voting item. (11/20)

No County representative was present so Mr. Moosa reported on the Land Use Committee review of this item. He stated that there was a great deal of concern over conflicts with lit large signs (up to 14 foot by 48 foot signs in the Fallbrook area) and the Fallbrook Community plan and

character. The lit signage was also viewed as a safety concern for passing traffic. Land Use had voted to strongly object to the proposal.

Ms. Delaney reported on the Design Review meeting on this item. She stated that the proposal was intended to cover existing non-conforming off premises billboard signs. The Committee had the same concerns the Land Use Committee had.

Mr. Russell asked if the Committees had considered the businesses that utilized the signs. Ms. Delaney responded by stating that if the ordinance were to take affect it would provide an unfair advantage to the large sign users due to very different restrictions on smaller signs in the design guidelines.

After lengthily discussion Mr. Moosa motioned to strongly object to the modification of the ordinance due to the negative impacts on the rural community character as well as conflict with the Fallbrook Community Plan and design guidelines. Additional issues would be driving safety concerns in the vicinity of this type of signage and the un-fair advantage to large format sign advertisers would have over small format sign advertisers if the Ordinance modification was allowed in areas subject to design guidelines. The motion passed unanimously.

In closing Mr. Russell presented two Proclamations to outgoing members of the Group.

First Mr. Russell read the Proclamation citing the years of community service Mr. Harry Christiansen had provided to Fallbrook. Mr. Christiansen served twenty years on the Fallbrook Planning Group and was recently recognized by the Fallbrook Chamber of Commerce for all his other Community service with a Lifetime Achievement Award.

Second Mr. Russell read the Proclamation citing the service of Mr. Steve Smith to the Fallbrook Community Planning Group and the Community of Fallbrook.

The Meeting was adjourned at 7:44 pm
Tom Harrington, Secretary