

# FALLBROOK COMMUNITY PLANNING GROUP

And

## DESIGN REVIEW BOARD

Regular Meeting

Monday 21 January 2013, 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 (13) members were present: Anne Burdick, Donna Gebhart, Ike Perez, Roy Moosa, Tom Harrington, Jerry Farrell, Ron Miller, Michele Bain, Jean Dooley, Jim Russell, Jackie Heyneman, Jack Wood and Lee J. De Meo. Paul Schaden and Eileen Delaney were not present.

1. Oath of office for the 'to be seated' Planning Group Members, Michele Bain, Lee J. DeMeo, Jean Dooley, Jerry Ferrell, Donna Gebhart, Jackie Heyneman, Roy Moosa, and Jack Wood.

**Mr. Russell issued the oath of office to all of the newly elected members of the Planning Group.**

2. 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. Burdick commended the Department of Public Works staff for a job well done on the Fallbrook Street improvements. She informed the Group that there had been very limited disruption to traffic flow and that she had also received comments from adjoining property owners that were appreciative of the way the project was run.**

3. Approval of the minutes for the meetings of 17 December 2012. Voting Item.

**Ms. Heyneman motioned to approve the minutes, it passed with Mr. Wood abstaining.**

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. Continued at the 29 August and 17 December FCPG meetings. **Land Use Committee.** Community input. Voting item. (7/19)

**Mr. Joseph Farace introduced the proposed procedural change in way land development projects would be conditioned. He stated that while no new conditions would be imposed, the Site Implementation Agreement (SIA) would allow conditions to be closer linked to the project improvements in lieu of being done prior to the final mapping being recorded. The goal would be to limit conflicts in the improvement stage of projects and eliminate the need to vacate or modify dedications that were set in place prior to the mapping being recorded.**

**Mr. Wood reported that Mr. Farace had assembled a step by step implementation guild line that made sense to the Land Use Committee and after discussion the Committee had motioned to approve the proposed ordinance.**

**Several members of the Group had questions.**

Mr. Harrington asked if the agreement was going to be recorded and if so how it might be taken off title. Mr. Farace stated that the agreements would be recorded and the issuance of building permits would confirm the conditions had been met.

Ms. Bain asked how the agreement would address solar requirements. Mr. Farace stated that the agreement could be used to condition solar energy requirements when building permits were pulled.

Mr. De Meo ask if this agreement would add more conditions to development. Mr. Farace stated that no new conditions would be added to a project. The only purpose was to extend conditions to milestones beyond the map recordation.

Mr. Moosa asked if the agreement would be applied to developments that were already complete. Mr. Farace stated that only project currently in review and future project would be subject to the procedure.

After several additions questions and answers Mr. Wood motioned to approve to the proposed ordinance and the motion passed unanimously.

5. 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](mailto:heather.lingelser@sdcounty.ca.gov).  
**Land Use & Design Review Committees.** Community input. Voting item. (11/20)

Mr. Joseph Farace introduced the subject. Planning and Development Services was directed by the Board of Supervisors to report back on options in converting existing billboards to LED signs.

Mr. Wood reported that the Land Use Committee had reviewed the request for comment. He noted that along with the County most cities in San Diego County were struggling with the same issue. The Committee felt that while there were currently no conforming signs of the size that the regulation was looking at, that LED signs would not blend with the character of the Fallbrook community and would additionally pose a safety concern from the intensity and short duration changing messages.

Ms. Heyneman reported that the Design Review Committee also reviewed the request for comment and agreed with the Land Use Committee's concerns.

Mr. Monty Voigt commented that in his opinion LED lighting was here to stay. But the regulation of the lighting needed to specifically address the lumination intensity and the timing between changing messages. Also the location of this type of signage with relation to traffic would appear to have a lot to do with regulating the intensity and duration of displays.

Mr. Wood commented that the duration that the County was looking at (8 sec) was actually rather conservative. Several other signs like this that are in place in the County are on a 4 to 6 sec refresh interval. He stated that these types of signs were defiantly revenue generators. The current actions by the City of Vista (to allow two signs along SR-78 on City property) were expected to generate \$300,000 to \$400,000 a year.

Mr. De Meo commented that he worked at the Pala Casino where LED signs are in place. He felt they represented a safety hazard and was against placing them anywhere in the Fallbrook area. After further discussion Mr. Wood motioned, Due to safety concerns and the fact that digital billboards do not conform with the design and community character of Fallbrook, the Fallbrook Community Planning Group strongly opposes any regulation that would allow installation of digital signs in Fallbrook.

If the County passes an ordinance allowing digital billboards, the Fallbrook Community Planning Group recommends Options 5 and 6 which would allow Fallbrook residents the most input in preserving our community character that took so many years to develop. The motion passed unanimously.

6. 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](mailto:ccottam@calcraft.com), 800 345-9645, 714 206-6072 Cell. County planner Debra Frischer, 858-495-5201, [debra.frischer@sdcounty.ca.gov](mailto:debra.frischer@sdcounty.ca.gov). Continued at the 17 December 2012 FCPG meeting. **Design Review Committee**. Community input. Voting item. (11/14)

**Mr. Cris Cottam introduced the request. He stated that he had met with the Design Review Committee who had objected to the illuminated banding around the Canopy and the size of the signs. Therefore he had reduced the size of the signs to a total of six feet and eliminate the illuminated banding around the canopy.**

**After limited discussion Ms. Heyneman motioned to approve the request with the proposed changes and the motion passed unanimously.**

7. ZAP03-006W1. Request for modification to an approved Minor Use Permit to replace the 6 existing antennas with 6 new antennas on the cell tower on the 2.32 acres located at 1907 Carriage Lane (APN 107-250-51). Owner Bradley Ihde 760-723-4780. Contact person Rocki Lam 619-550-7158, [rocki.lam@mitchellj.com](mailto:rocki.lam@mitchellj.com). County planner: Ashley Gungle 858-495-5375, [Ashley.gungle@sdcounty.ca.gov](mailto:Ashley.gungle@sdcounty.ca.gov). **Public Facilities Committee**. Community input. Voting item. (11/30)

Ms. Rocki Lam presented the request to replace the existing antennas at this site. She stated that this would upgrade service and that the size of the upgraded antennas was very similar to the current antennas.

Mr. Moosa reported that the Facilities Committee had reviewed the request and had no concerns. After limited discussion Mr. Moosa motioned to approve the request and the motion passed unanimously.

8. ZAP03-051W3 Request for modification to an existing Minor Use Permit to add an existing cell site the following; six-6' panel antennas on an existing empty pipe mount, 12 ancillary remote radio units, install one new GPS antenna and 2 new equipment cabinets, on the 0.85 parcel located at 550 E. Ivy Street, the North County Fire Protection District, (APN 103-183-08). Owner North County Fire Protection District. Contact person Danielle Goldman, 619-972-4944. County planner, Marisa Smith, 858 694-2621, [Marisa.Smith@sdcounty.ca.gov](mailto:Marisa.Smith@sdcounty.ca.gov) **Public Facilities Committee**. Community input. Voting item. (12/5)

**Ms. Danielle Goldman presented the request. She stated that the earlier permit was for 12 panel antennas on the tower situated on a 0.85 acre parcel located at 550 E. Ivy Street. The Company had installed only 6 of the panel antennas and now wants to add the remaining 6 six-foot panels along with 12 ancillary remote radio units, install one new GPS antenna and 2 new equipment cabinets. All the requested new additions are within the scope of the original permit. She said that the North County Fire Department, landlord of the parcel, has already signed a letter of consent and a Letter of Authorization to proceed with the work. Neighbors were sent notice of the changes, and the Company has received no complaints.**

**Mr. Moosa reported that the Facilities Committee had reviewed the request and had approved the request.**

**Ms. Dooley took exception to the photos of the antenna site. She stated that the photos did not show how invasive the tower structure was to its surroundings. Ms. Goldman said she tried to**

represent the site but her project did not include any modifications to the existing tower structure.

After further discussion Mr. Moosa motioned to approve the request and the motion passed with Ms. Bain and Ms. Dooley voting against.

9. Election of officers, Chair, 1<sup>st</sup> Vice-President, 2<sup>nd</sup> Vice-President, and Secretary. Discussion on committee assignments.

Mr. Russell turned the meeting over to the Secretary. Mr. Harrington opened the floor for nominations for Chair. Ms. Burdick nominated Mr. Russell. Mr. Wood motioned that the nominations be closed and Mr. Russell be appointed Chair. The motion passed unanimously. Mr. Harrington turned the meeting back over to Mr. Russell.

Mr. Russell opened the floor for nominations for 1<sup>st</sup> Vice Chair. Ms. Bain nominated Mr. Wood. Ms. Heyneman motioned that the nominations be closed and Mr. Wood be appointed 1<sup>st</sup> Vice Chair. The motion passed unanimously.

Mr. Russell opened the floor for nominations for 2<sup>nd</sup> Vice Chair. Mr. Perez nominated Mr. Moosa and Ms. Bain nominated Ms. Delaney. Mr. Wood motioned that the nominations be closed. Mr. Russell requested a show of hands for those who approved the nomination of Mr. Moosa and due to a majority of the Group approving of Mr. Moosa's nomination, Mr. Russell declared Mr. Moosa appointed as 2<sup>nd</sup> Vice Chair.

Mr. Russell opened the floor for nominations for Secretary. Ms. Gebhart nominated Mr. Harrington. Ms. Burdick motioned that the nominations be closed and Mr. Harrington be appointed Secretary. The motion passed unanimously.

The Meeting was adjourned at 8:05 pm  
Tom Harrington, Secretary