

FALLBROOK COMMUNITY PLANNING GROUP

And

DESIGN REVIEW BOARD

Regular Meeting

Monday 18 February 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.

Thirteen (13) members were present: Anne Burdick, Donna Gebhart, Ike Perez, Roy Moosa, Tom Harrington, Jerry Farrell, , Michele Bain, Jean Dooley, Jim Russell, Jackie Heyneman, Jack Wood, Lee J. De Meo and Eileen Delaney. Ron Miller and Paul Schaden 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.

NONE

2. Approval of the minutes for the meetings of 21 January 2013. Voting Item.

Mr. De Meo stated that the minutes needed to be corrected in regards to his comments on the Billboard LED lighting Ordinance. He worked at the Harrah's Casino not Pala and had simply commented on the intensity of LED lighting. With those corrections Ms. Dooley motioned to approve the minutes. The motion passed with Ms. Delaney abstaining.

3. STP12-022/VAR12-014 Site Plan and request for a Variance for parking at 143 Ammunition Road for a 24 hour drive through restaurant with dining for a McDonalds. Owner Hilda Davidson, Trustee, 562-537-6546. Contact person Dan Osran, 949-797-8320 County planner Kristina Jeffers, 858 694-2604, Kristina.Jeffers@sdcounty.ca.gov. **Circulation Committee**. Community input. Voting item. (11/22)

Mr. Osran presented the plan. He highlighted changes in the site plan signage and landscaping to meet the concerns of the Group.

Ms. Burdick commented that the circulation concerns had been met and if DPW was satisfied with the traffic study the Circulation Committee felt the site had been appropriately reviewed.

Ms. Delaney stated that the Design Review Committee had some problems with the signage for the store, but McDonald staff had agreed to sign heights (3.5 high max.) and removal of arches from the perimeter signage.

Ms. Heyneman reported that the landscaping plan had been reviewed. Both the number of trees and types were acceptable. Mr. Osran commented that while he wanted to remove and replace the tree in the right-of-way just north of the Main Street entrance. The County had objected and gave the developer the choice of removing the tree or leaving it intact, but it could not be replaced. After further discussion with the Group, Mr. Osran requested that the landscaping plan be approved with the existing tree to remain in place.

Several members of the audience spoke objecting the project. The concerns centered around traffic flow and safety issues with the increased traffic. Also the idea of a 24 hour restraint was felt to aid to the existing crime problem.

Mr. De Meo asked if the McDonalds would consider closing the store and just leaving the drive thru open for 24 hours. Mr. Osran stated that it might be considered, but the current plan was to be open 24 hours. Mr. De Meo felt that if the store was closed in the late evening and early morning less late night loitering would be encouraged.

Ms. Delaney commented that the other fast food establishments in town only had their drive thru open in the late night.

Mr. Moosa stated that he felt that the Group had no business dictating hours of operation. He thought that the business owner should have the right to make those types of decisions.

After further discussion three motions were made.

- 1- Ms. Burdick motioned to approve the circulation aspect of the site plan subject to DPW approval. The motion passed with Ms. Dooley and Ms. Bain voting against.**
 - 2- Ms. Delaney motioned to approve the site plan and landscaping subject to the concessions made by the developer in sign modifications and not removing the tree in the Main Street right-of-way. The motion passed with Ms. Dooley and Ms. Bain voting against.**
 - 3- Ms. Delaney motioned to request the developer consider closing the store during the late night hours. The motion did not pass with only Mr. De Meo, Ms. Delaney and Mr. Perez voting for the motion.**
- 4. Comments on the County of San Diego Draft Housing Element Update** The draft has three components: The Policy Document, the Implementation Plan and the Background Report which includes an inventory of properties that demonstrate that the unincorporated County has land zoned at sufficient densities to provide opportunities to build housing for future population growth at all income levels and for people with special needs. The draft can be viewed at the following website: <Http://www.sdcountry.ca.gov/pds/advance/HousingElementUpdate.html>. County planner: Dixie Switzer, 858.694.3041, Dixie.Switzer@sdcounty.ca.gov. **Land Use Committee.** Community input. Voting item.

Mr. Wood reported that Planning and Development Services Staff had presented the item at the Land Use Committee meeting but were unable to attend the group meeting. They stated that the inventory was a requirement of the State to assure there are adequate developable properties in the low, medium and high income ranges under current zoning. While County staff indicated that there are adequate properties in all categories, they informed the Committee that the State is prepared to request re-zoning if numbers were lacking.

Ms. Burdick asked if the property owners were going to be restricted in any way and Mr. Wood confirmed that they would not.

Mr. De Meo commented that he was very concerned with State efforts in this vain. He felt this was a start of a social engineering effort by the State and stated he personally would be keeping an eye on further developments in this area.

After further discussion Mr. Wood motioned to respond to the County with no recommended changes in the report. The motion passed unanimously.

- 5. Comments to the Army Corps of Engineers on the application for a permit under Section 404 of the Clean Water Act (CWA; 33 USC 1344) for the proposed Gregory Canyon Landfill. Project manager William Miller, 602-230-6954, William.h.miller@usace.mil. Comments to be sent to gregorycanyoneis-spl@usace.army.mil. **Land Use Committee.** Community Input. Voting item.**

Mr. Russell introduced the item

Mr. Wood commented that the Land Use Committee had reviewed the issue and had several major concerns with a landfill in Gregory Canyon. The Committee had drafted a letter to the Army Corp detailing the objections and concerns with the project (attached).

Mr. Kent Hanson, a Fallbrook resident since 2007, stated several concerns with the proposed project and was concerned that there was so little awareness of the topic. In his discussions with surrounding community members many thought the project had been canceled many years ago. Few were aware of the current efforts to get the project approved. He encouraged the Planning Group to comment in the project.

Oceanside Mayor Jim Wood addressed the Group stating the City had been fighting with Army Corp for years over flood improvements along the San Luis Rey through the City. He informed the Group that currently the City got 15% to 20% of the Cities water from the San Luis Rey aquifer. The City plans to expand its use to 50% in the near future and a leak of a landfill in Gregory Canyon would render that entire source non-potable. He encouraged the Group to respond to the threat to the area. He noted that the County Board of Supervisors had come out in support of the Landfill.

Ms, Shelley Manning of Riverwatch informed the Group of the extent of the three major aquifers along the San Luis Rey River and the different users that rely on the water. She stated that Riverwatch had been fighting against this project for years and the real threat that this Landfill would pose to all development within the watershed was greater than ever. She encouraged the Group to respond to the Army Corp Environmental Study.

Ms, Ruth Harber, one of the original members of Riverwatch, addressed the Group stating that the effort against the Land fill had been going on for a very long time. With all of the existing and proposed development in the area the historic objections of Air pollution, traffic congestion and water pollution have become greater concerns. The fact that the San Luis Rey was a unconstrained river meant that it could be very destructive on occasion. Ms Harber provided photos of bridge destruction in the winter of 1992-1993. She encouraged the Group to respond to the Army Corp Environmental Study.

After lengthy discussion Mr. Wood read his Suggested letter and Mr. Moosa read his suggested response.

With only minor modifications Mr. Russell asked for a vote to support the combining the two letters adding the photos provided by Riverwatch then forwarding them to the Army Corp. The Group agreed unanimously.

6. Request for a waiver of the B designator site plan requirement to re-roof the existing mansard roof, revise roof pitch and to remove any and all proprietary equipment from the property at 1050 South Main Avenue, (APN 104-341-07) the existing McDonalds Restaurant. Owner Brian Hardy, 562-537-6546, brian.d.hardy@us.mcd.com. Contact person Dan Osran, 949-797-8320, dosran@ktgy.com. County planner Frischer, Debra, 858-495-5201, Debra.Frischer@sdcounty.ca.gov. **Design Review Committee.** Community input. Voting item. (1/22)

Mr. Dan Osran introduced the request to re-roof the existing McDonalds.

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

After limited discussion Ms. Delaney motioned to approve the request as presented and the motion passed unanimously.

7. Request for a waiver of the B designator site plan requirement to install a solar hot water preheat system for an apartment complex at 1101 Alturas, APN 104-150-36, 38.Owner: Community Housing Solutions, 760-432-6878 X5453. Contact person: Arnold Solar, Waymon Arnold, 619-507-6255, arnoldsolar@yahoo.com. County planner Frischer, Debra, 858-495-5201, Debra.Frischer@sdcounty.ca.gov. **Design Review Committee.** Community input. Voting item. (1/30)

Mr. Waymon Arnold (the contractor for the work) introduced the request. He stated that the solar panels would help preheat the apartment's hot water. The panels were to be placed on the roof and shielded for view by surrounding landscaping.

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

After limited discussion Ms. Delaney motioned to approve the request as presented and the motion passed unanimously.

8. Request for a waiver of the B designator site plan requirement for a new roll-up door for an auto body shop at 1557 South Mission Road (APN 104-250-39). Owner Grimm Family Trust. Contact person: Michael Robinson, 760-728-5380, merarchitect@gmail.com. County planner Frischer, Debra, 858-495-5201, Debra.Frischer@sdcounty.ca.gov. **Design Review Committee**. Community input. Voting item. (1/31)

Mr. Crag Grimm introduced the request to approve of an existing roll-up door at the auto-body shop.

Ms. Delaney stated that the Design Review Committee had reviewed the request and had no objections to the door.

After limited discussion Ms. Delaney motioned to approve the request as presented and the motion passed unanimously.

9. Committee assignments. Community input. Voting item.

Mr. Wood stated that he would like a Mr. David Jones added as an unelected member of the Land Use Committee. Mr. Harrington Stated that the assignments of Mr. Moosa to the Fallbrook Revitalization Advisory Committee and Mr. Harrington to the I-15 Corridor Design Review Committee should also be considered in this action.

Mr. Russell asked for a vote and the assignments were unanimously approved. (see attached roster).

The Meeting was adjourned at 8:46 pm
Tom Harrington, Secretary