

FALLBROOK COMMUNITY PLANNING GROUP

And

DESIGN REVIEW BOARD

Regular Meeting

Monday 15 April 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.

Fourteen (14) members were present: Anne Burdick, Donna Gebhart, Ike Perez, Roy Moosa, Tom Harrington, Michele Bain, Jean Dooley, Ron Miller, Paul Schaden, Jim Russell, Jackie Heyneman, Jack Wood, Lee J. De Meo and Eileen Delaney. Jerry Farrell was 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.

Mr. Wood informed the Group that he had attended the Pala-Palma Sponsor Group that is overseeing the development on that area. There was great concern over a plan of a private developer to build a subdivision on 87 acres northwest of the Pala Casino. The development would have 800 homes and hope to provide a housing option for casino workers. The Pala Tribe is opposed to the project.

Mr. Moosa informed the Group on a number of concerns the former Revite Advisory Committee now Fallbrook Community Forum has.

- 1) There is a concern that landlords in high crime areas are not more proactive in helping to reduce crime. A letter from the Forum will be written to them to ask them to be more proactive by installing additional lighting and developing other deterrents.
- 2) Fallbrook Hospital is in danger of closing. The Community Forum is trying to enlighten the community to the danger of having emergency medical care go from 10 minutes away to 45 minutes away.
- 3) Finally the Revitalization Committee was formed under the Fallbrook Village Association to develop revitalization programs and to publicize community wide events. It working with the Chamber Tourism Bureau to open a California Welcome Center in the I-15 / I-76 intersection area.

Mr. Moosa stated that he would keep the Planning Group posted on further developments on these issues.

2. Approval of the minutes for the meetings of 18 February 2013. Voting Item.

Ms. Bain and Mr. De Meo had minor corrections to the minutes. Ms. Bain motioned to approve the Minutes as amended. The motion passed with Mr. Miller abstaining.

3. Presentation by Jackie Ann Richter, 760-731-1041 for a dog park in Fallbrook. Community input. Non-voting item.

Ms. Anne Richter introduced the subject. She stated that in her view and many other dog lovers in the Community there was a need for a dog park. The ideal location would be in the vicinity of an existing public park (like Live Oak) but there were other alternatives. For instance if a private

property owner were to donate property or one of the conservation groups in the community were to provide land and funds to construct the facility. She further informed the Group that her group of advocates were speaking to County Parks and General Services Staff to see if there are any possible locations that the County controls. She is also working with other sources in the community and would keep the Planning Group posted on developments.

Mr. Russell asked that the Parks and Recreation Committee consider this request at their next Parks priority project meeting.

4. TPM21199 Request for a Minor Subdivision to divide the 0.98 acres located at 129 W. Fallbrook Street into 4 lots for single family dwelling units. Owner Dominick Arena 760-758-0339. Contact person Scott Harry, 760-728-1134 scott.harry@karnengineering.com. County planner Dennis Campbell at 858 505-6380, or email: Dennis.Campbell@sdcounty.ca.gov. **Land Use Committee**, Community input. Voting item. (3/20)

Prior to the presentation, discussion and vote Ms. Delaney recused herself from the group for this item do to a personal interest.

Mr. Scott Harry introduced the request to subdivide a remainder parcel of a previous parcel map into four (4) 6000+ square foot lots. The lots were to be served by a private road that would not be connected to Debra Ann to the south. Apparently the property owners to the south would not provide an easement for the connection.

Mr. Wood stated that the Land Use Committee had reviewed the division, had no concerns and had approved the request.

Mr. Monty Voigt asked if the roads would be improved to public road standards. Mr. Harry stated that they would be improved to private road standards and privately maintained by the property owners.

After limited further discussion Mr. Wood motioned to approve the request as presented. The motion passed with Ms. Delaney recused.

5. In July 2012 a draft Site Implementation Agreement ordinance amending the County Regulatory Code was provided to you for your review. Since that time staff has edited and further amended the ordinance in response to comments and further discussions with stakeholders. Although the aforementioned changes are not significant when compared to the prior version, a considerable amount of time has elapsed since this ordinance was last put out for public review. Therefore, PDS would like to provide another opportunity for additional review and comment of the attached ordinance.

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.

Condition satisfaction is a challenging process for developments that are seeking entitlements. For starters, project mitigation conditions are currently found in multiple, unrelated documents --- this disjointed approach to project conditioning is difficult to follow for applicants, community members and staff. The SIA would serve as a valuable tool that introduces a simple and flexible option in determining how and when conditions are met. Our current system does not easily allow for this flexibility.

The draft ordinance is being sent out for a 30-day public review period. Comments on this proposed amendment are requested by April 22, 2013. A hearing before the Board of Supervisors is expected this summer. Please send your comments or questions to Joseph Farace at (858) 694-3690 or by e-mail at joseph.farace@sdcounty.ca.gov.

The draft Site Implementation Agreement ordinance (POD 08-006) can also be viewed on the Planning & Development Services - Advance Planning page of the County of San Diego website at the following address: <http://www.sdcounty.ca.gov/dplu/ordamend.html>

County planner Joseph Farace, joseph.farace@sdcounty.ca.gov, 858-694-3690. **Land Use Committee.** Community input. Voting item.

Mr. Wood introduced the request by the County Planning and Development Services Department (DPS) to get support for the proposed Site Implementation Agreement. Mr. Wood stated that the Land Use Committee had participated in a presentation by DPS staff at its January meeting and felt that the Agreement seemed like a reasonable tool to improve the development permitting process.

Mr. Scott Harry commented that the agreement did fill a gap where development issues could not be tracked. Furthermore he understood the agreement would be applied at the request of the developer.

He had no major objections to the procedure.

After further discussion Mr. Wood motioned to support the proposed ordinance and the motion passed unanimously.

The Meeting was adjourned at 7:32 pm
Tom Harrington, Secretary

