

FALLBROOK COMMUNITY PLANNING GROUP

And

DESIGN REVIEW BOARD

Regular Meeting

Monday 15 July 2013, 7:00 P.M., Live Oak School, 1978 Reche Road, Fallbrook

MINUTES

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

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

Mr. Wood informed the Group that County staff was going to be moving forward with the new equestrian ordinances. The ordinances covered facilities by the number of horses they accommodated. If the facility can meet the guidelines a Major Use Permit would only be required if a facility housed more than 100 horses.

Ms. Delaney stated that the Committee she was recently appointed to, the new DPW Land Development Performance Review Committee, has held its first meeting but was still working on its mission statement.

Ms. Delaney also informed the Group that she has recently met with DPW staff on proposed updates to the sign and banner ordinances. After lengthy discussion she has managed to succeed in having DPW not schedule the adoption of their recommended ordinance changes. Instead DPW staff are going to route the proposed changes through County Planning and Sponsor Groups for additional input.

Ms. Burdick informed the Group that there was a program honoring Firefighters scheduled for Saturday July 21 at the Historical Society off Rocky Crest Road. Admission is free and several vintage fire engines will be on display.

2. Approval of the minutes for the meetings of 17 June 2013. Voting Item.

Ms. Dooly motioned to approve the minutes and the motion was approved unanimously.

3. jj STP07-031W1 Request for a Site Plan modification for the Horse Creek Ridge project formerly known as Campus Park located on Horse Ranch Creek Road north of SR 76 and east of I-15, APN's 125-061-10, 108-421-21, 108-1121-17, 108-120-60. The scope of this site plan modification request is limited to revised community theme, architecture, and a request for a rear yard setback variance for lot 254 in planning area R-2. Owner D. R. Horton Los Angeles Holding Co, Inc. 951-739-5474. Contact person Kurt Hubbell 951-751-9767, kahubbell@drhorton.com. County Planner Dennis Campbell, 858-505-6380, dennis.campbell@sdcounty.ca.gov. **Land Use and Design Review Committees.** Community input. Voting item. (5/31)

Items 3 and 4 were combined by agreement of the Group and the applicant. Mr. Kurt Hubbell presented the requests which were centered around all new product types for the project. Also one street was being made into a cul-de-sac to avoid a major cut bank. While the distribution of pocket parks and parking in the multi family areas were proposed the original overall number of units was unchanged. Also there was one lot that required a rear yard setback variance to accommodate the new product type.

Ms. Delaney reported that the Design Review Committee had reviewed the proposed changes and felt they were a major improvement from the previous plans. They had no problem with the requests.

Mr. Wood reported that the Land Use Committee had toured the site and reviewed the requests. They also had no problems with the requests.

Mr. Russell commented that the project was an example of what the County called Smart Growth. He stated that while the development fit in downtown San Diego, he felt it was out of place in Fallbrook.

After limited discussion Mr. Wood motioned to approve the requests as presented. The motion passed with Ms. Dooly voting against.

4. STP07-031W2 Request for a Site Plan modification for the Horse Creek Ridge project formerly known as Campus Park located on Horse Ranch Creek Road north of SR 76 and east of I-15, APN's 125-061-10, 108-421-21, 108-1121-17, 108-120-60. The scope of this site plan modification request is limited to revised community theme, road layouts, architecture, landscape enhancements and the transfer of one unit between MF-1 & MF-2. The total unit count remains unchanged at 230 units. Owner D. R. Horton Los Angeles Holding Co, Inc. 951-739-5474. Contact person Kurt Hubbell 951-751-9767, kahubbell@drhorton.com. County Planner Dennis Campbell, 858-505-6380, dennis.campbell@sdcounty.ca.gov. **Land Use and Design Review Committees. Community input. Voting item. (5/31)**

See item 3 above.

5. AD13-021 Request for an Administrative Permit for a 2nd dwelling unit located on the parcel located at 1460 Santa Margarita Drive at Stone Post Road, APN 105-481-25. The existing single family dwelling is 2,550 sq.ft. with a 1,500 sq.ft. detached garage. This project would convert 860 sq.ft. of the detached garage to become a guest living quarters. A waiver is required because the proposed guest living quarters is greater than 600 sq.ft. Owner Mike and Christine Morshedi 832-584-6043. Contact person Dave Henrikson 951-764-2302, dave@hen-bdi.com. County planner Emmert Aquino, 858-694-8845, emmet.aquino@sdcounty.ca.gov. **Land Use Committee. Community input. Voting item. (6/3)**

Mr. Dave Henrikson presented the request to upgrade a previous garage conversion into a second dwelling unit. Apparently some of the work had been done without the benefit of a County permit but now the property owner was working with the County to bring all the improvements up to code.

Mr. Wood stated that the Land Use Committee had visited the site and reviewed the request. They had no problems with the request.

After limited discussion the Mr. Wood motioned to approve the request as presented and the motion passed unanimously.

6. TPM21203 Request to subdivide the 24.04 acres located at 167 Burma Road, APN 121-044-18, into four parcels plus a remainder. Owner Jackson Ranch, LLC 760-723-1295. Contact person Patrick Harrison 858-679-8868, harrisonrce@aol.com. County planner Michelle Chan 858-694-2610, michelle.chan@sdcounty.ca.gov. **Land Use Committee. Community input. Voting item. (6/11)**

Mr. Robert Jackson presented the request to subdivide his 24 acre lemon grove. He stated that the existing agricultural use would remain on the parcel with the exceptions of the building pads and new access road.

Mr. Wood commented that the Land Use Committee had visited the site and while the overall project appeared reasonable they did have some concerns with the location of the proposed entrance road. Due to the speed of traffic on Burma Road the location of the proposed access road (at the crest of a prominent rise) seemed like a possible problem. Mr. Jackson commented that the location of the entrance road was dictated by County Staff.

Ms. Diana Schmidt, representing the Lake Ridge Estates Homeowners Association, commented that Lake Ridge Estates, adjoining the proposed subdivision to the east, maintained a large wetland open space along the common property line. Her concern was that the fragile ecosystem in the open space could be damaged by development of the properties in the proposed subdivision. Mr. Jackson stated that current agricultural uses was the only uses being considered at this time and all of the building pads were well away from the property line.

Never the less Ms. Schmidt presented the Group with letters from the Homeowners Association and from the Nature Resource Conservation Service highlighting the value of the Open Space and requesting that steps be made to protect the area from future development of the adjoining property.

Mr. Russell accepted the letters Ms. Schmidt presented and suggested that Mr. Jackson work with the Homeowners association to address their concerns.

After further discussion Mr. Wood motioned to approve the subdivision with reservations on the access road location and protection of the adjoining Open Space Easement. He requested County Staff to consider the speed of traffic in placement of the access road and review the letters from the Homeowners Association and the Nature Resource Conservation Service (attached) in their review and conditioning of this development. The motion was approved unanimously.

7. S92-004M1. Request for a Site plan Modification for a Training Tower at the existing industrial building located at 342 Industrial Way. The Tower is to be used to instruct employees and students and will located at the rear of the property and screened from view. The building is located at 342 Industrial Way, APN's 760-728-2807 & 760-712-051. Owner, applicant and contact person, Arnold Rashkin, 760-212-0584, alrashkin@aol.com. County planner Lisa Fitzpatrick 858-694-3816, lisa.fitzpatrick@sdcounty.ca.gov.
Design Review Committee. Community input. Voting item. (6/20)

Mr. Arnold Rashkin presented the request to install a training tower in his industrial building complex. He informed the Group that one of his tenants was operating a training facility for microwave and cellular electoral equipment repair. Mr. Rashkin stated that the tower would be hidden from view on three sides. Ms. Delaney reported that the Design Review Committee had reviewed and approved the request. After limited discussion motioned to approve the request as presented and the motion was approved unanimously.

8. Request for a waiver of the B designator site plan requirement for a 664 SqFt building for a restaurant within the Pala Market Center at 3235 Old Highway 395, APN 125-050-54. Owner Pala Market Center-Rayes LLC , 858-361-7717. Contact person David Allee 760-723-0641. County planner Debra Frischer, 858-495-5201, debra.frischer@sdcounty.ca.gov. **Design Review Committee.** Community input. Voting item. (6/23)

Ms. Delaney informed the Group that the applicant had requested that the request be continued. With no objection, Mr. Russell continued the item.

9. Request for a waiver of the B designator site plan requirement to relocate an existing commercial sign due to the widening of Highway 76 at 3108 Pala Road, APN 124-140-44. Owners and contact persons Ray & Diane White, 760-728-0170, diane@raywhitecement.com. . County planner Debra Frischer, 858-495-5201, debra.frischer@sdcounty.ca.gov. **Design Review Committee.** Community input. Voting item. (7/1)

Mr. White presented the request, He stated that due to the widening of SR-76 the existing sign at this address needed to be moved out of the new right-of-way. There would also be some new landscaping done around the sign.

Ms. Delaney stated that the design Review Committee had reviewed the request and while it was an existing non-conforming sign the proposed relocation was approved. After limited discussion Ms. Delaney motioned to approve the request with the requested landscaping modifications. The motion as approved unanimously.

10. MUP 3300-03-127 Request for a Major use permit Minor Deviation (Less than 10% change in approved area) for the Los Willows Private Wedding & Event Estate locate at 530 Stewart Canyon Road, APN 108-382-08. Modifications include Demolish As-Built Storage Building and Restroom Enclosure, Construct new Restroom and Storage of similar area and footprint. Original was 894 sq. ft. proposed is 1260 sq. ft. (a difference of 366 sq. ft.) Add 50.9 sq. ft. to 693.0 sq. ft. Boat House (a shed at the rear of the building and accessible ramp. Applicant Michael E. Robinson, 760-728-5380, merarchitect@gmail.com. County planner [Dag Bunnymeyer](mailto:dag.bunnymeyer@sdcounty.ca.gov), dag.bunnymeyer@sdcounty.ca.gov. **Land Use & Design Review Committees.** Community input. Voting item. (7/2)]

Mr. Robinson presented the request for minor square footage changes in planned structures on this project. The major problem had come up in an attempt improve the existing restroom on the project and bring it up to code. Also some minor changes were needed on a shed.

Mr. Wood stated that the Land Use Committee had reviewed the request and had no problems with it. Ms. Delaney stated that the Design Review Committee had also reviewed the request with no objections. After limited discussion Ms. Delaney motioned to approve the request as presented and the motion was approved unanimously.

The Meeting was adjourned at 8:10 pm
Tom Harrington, Secretary