

FALLBROOK COMMUNITY PLANNING GROUP

And

DESIGN REVIEW BOARD

Regular Meeting

Monday 17 February 2014, 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, Tom Harrington, Paul Schaden, Jim Russell, Jerry Farrell, Jack Wood, Lee J. De Meo, Donna Gebhart, Ron Miller, Eileen Delaney and Jackie Heyneman. Jean Dooley was excused and Mr. Bill McCarthy was still awaiting Board of Supervisors confirmation.

A large audience was also in attendance.

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.

Ms. Peterson and Ms. Vicki Knox informed the group that they were organizing a Fallbrook ½ marathon (13.1 Miles). The event would start and end at Live Oak Park. The marathon would utilize Reche, Green Canyon, Winterwarm and Winterhaven. Car traffic would be restricted from 6:30 am to 10:30 am on those roads. The event was being planned for April 12. Funds raised by the Marathon would be going to several local charities.

2. Approval of the minutes for the meetings of 20 January 2014. Voting Item.

Ms. Heyneman motioned to approve the minutes and the motion passed unanimously.

3. MUP14-001 Request for a Major Use Permit for an unmanned telecommunication site at 5045 Olive Hill Road consisting of 12 antennas, 12 remote radio units, and 1 microwave dish antenna on a new 55' high faux eucalyptus. The equipment necessary to operate the facility will be located in a proposed 22' x 12' stick built building. Installation of an emergency generator will be inside a 12' x 14' concrete block wall enclosure. Owner Black Family Trust. Applicant Verizon Wireless, 858-694-3029. Contact person Margie Sullivan 760-613-3488. County planner Lisa Sims, 858-694-3029, Lisa.Sims@sdcounty.ca.gov. Continued at the 1/20/2014 FCPG meeting. **Public Facilities Committee.** Community input. Voting item. (1/8)

Mr. Marioncelli introduced the request, stating that the tower would be a 55 foot tall faux tree. The Committee members discussed the location and proximity of surrounding residences. Mr. Marioncelli noted that the tower would be set back for the roads in the area and surrounded by a well-wooded lot.

Mr. Moosa reported that the Facilities Committee had reviewed the proposed location and proximity of surround homes and had approved the request. It was also noted that there were several large public utility easements running through the parcel with above ground improvements so the public communication use appeared compatible. After limited further discussion Mr. Moosa motioned to approve the request as presented and it passed unanimously.

4. MUP13-023 Request for a Major Use Permit for an unmanned telecommunication site on the 4.5 acres at 3806 Sumac Court, (APN 125-220-52) consisting of 8 antennas, 8 remote radio units, and 1 microwave dish antenna inside a new 39' high monument tower painted and textured to match

existing buildings.. The equipment necessary to operate the facility will be located in a proposed 14' X 14' x39' high monument tower. Installation of an emergency generator will be inside a concrete block wall enclosure. Owner David and Frances Epperson. Applicant Verizon Wireless. Contact person Margie Sullivan 760-613-3488. County planner, Lisa Sims, 858 694-3029, Lisa.Sims@sdcounty.ca.gov. **Public Facilities Committee**. Community input. Voting item. (1/7)

Mr. Marioncelli introduced the request. Stating that the tower would be a 39 foot monument tower designed to blend in with the architecture of the home on the lot. A neighbor to the parcel commented on the private road leading to the lot and his concern with possible damage and ongoing maintenance of the road a commercial use would bring. He also stated that the entire neighborhood felt that the location was inappropriate for a cell tower.

The Committee members discussed the tower location and the close proximity of surrounding residences. The Committee members noted the purely residential nature of the area. Mr. Harrington commented that the additional commercial use might rise to an over burdening of the private road easement rights legal argument. The existing small private residential road certainly did not specify a commercial use nor was it designed for it.

After further discussion Mr. Moosa motioned to deny the request on the grounds of direct conflict with the surrounding residential uses and possible overburdening of the private road easement rights. The motion passed with Mr. Perez abstaining.

5. MUP14-002 Request for a Major Use Permit for a unmanned telecommunication site at 3862 Alta Vista Road (APN 123-262-29) consisting of 12 antennas, 24 remote radio units, and 4 surge protectors on a new 35' high monopine. The equipment necessary to operate the facility will be located in a proposed 19' 8" x 12' 8" equipment shelter with 2 GPS antennas. Owner Carolyn Crowe. Applicant AT&T Mobility 760-613-3488. Contact person Margie Sullivan 760-613-3488. County planner Marisa Smith (858) 694-2621, Marisa.Smith@sdcounty.ca.gov . **Public Facilities Committee**. Community input. Voting item. (1/7)

Mr. Marioncelli introduced the request. Stating that the tower would be a 35 foot tall monopine. The

Mr. Moosa read the County Staff concerns with the project (the Compatibility with the neighborhood, location of the tower to surrounding homes and lack of landscaping). He noted that the family that owned the property had appeared at the Committee meeting and informed the Committee that they had plans to build a home on the site and felt the tower would work with their design. Mr. Moosa further informed the Group that the Facilities Committee had reviewed the project and after extensive input from the surrounding property owners had motioned to deny the request on the grounds of an incompatibility with the surrounding residential uses. Several of the surrounding property owner commented on the existing zoning and County regulations that conflicted with the proposed communication tower use. They were concerned with the noise level of the emergency generator and possible hazard of a fuel spill from the Diesel storage tank. Additional concerns were stated with possible hazards to children with the high voltage facilities near and the inability of the County to provide a grading permit for the pad the tower was proposed to be put on. But the prevailing concerns were with the effect on the surrounding properties view corridors and the negative visual impact of the tower by close proximity to Alta Vista Road and the adjacent homes. They stated theirs was a rural purely residential neighborhood. They felt the installation of the commercial tower would be a direct conflict with the surrounding uses. They objected to the lack of proposed landscaping and even questioned the ability of any landscaping to conceal the tower. Other neighbors stated that due to the limited lot size and extensive grading the ability of ever being able to build a home on the lot was highly unlikely.

Group members discussed the location and proximity of surrounding residences. After lengthy discussion Mr. Moosa motioned to deny the request on the grounds of being an incompatible use, with the surrounding residential properties. The motion passed with Ms. Heyneman abstaining.

6. MUP14-004 Request for a Major Use Permit for an unmanned telecommunication site on the 2.97 acres at 731 S. Stage Coach Lane, (APN 106-340-29), consisting of 12 antennas, 12 remote radio units, and 1 microwave dish antenna on a new 40' high monopine. The equipment necessary to operate the facility will be located in a proposed 20' x 12'-8' concrete block wall building with brick veneer finish and a pitched roof with composite roof shingles for architectural integration to match existing building. Installation of an emergency generator will be inside the concrete block wall enclosure. Owner Community Baptist Church of Fallbrook, 760-360-9726. Applicant Verizon Wireless, 858-694-3029. Contact person Margie Sullivan 760-613-3488. County planner Marisa Smith, 858 694-2621, email: Marisa.Smith@sdcounty.ca.gov. **Public Facilities Committee.** Community input. Voting item. (1/23)

Mr. Marioncelli introduced the request. He stating that the tower would be a 40 foot tall Monopine and noted that the tower would be set back from the roads in the area and concealed by a row of tall pines and additional landscaping.

Mr. Moosa reported that the Facilities Committee had heard the request and that County Staff had recommended a 35 foot tall tower and that it be a broadleaf instead of monopine. The applicant had agreed to the suggestions. Additionally, a neighbor (Mr. Torbjorn Lundqvist) had brought up a concern about road maintenance of the non-county maintained portion of Reche Road west of Stage Coach Road.

The Committee had approved the request with a 35 foot tall tower and the recommendation that the church staff and neighbors have a meeting on road maintenance concerns.

Mr. Lundqvist stated that since the Committee meeting he had trouble contacting the Church staff and felt the road maintenance agreement concern was going nowhere.

The church pastor stated he had walked the church's frontage on Reche Road and felt it was adequately maintained. He further stated that while the church was willing to enter into a maintenance agreement (for their fair share) with all of the other users (not just Mr. Lundqvist), but they were not prepared to take on the entire road maintenance responsibility solely.

After further discussion Mr. Moosa motioned to approve the request with a 35 foot tall tower and the recommendation that the church staff, Verizon and neighbors have a meeting on the road maintenance concerns. The motion passed unanimously.

7. Committee appointments. Community input. Voting item.

Mr. Russell polled each Committee chair for their approval of the Committee Roster. All were approved with the exception of Ms. Heyneman who asked the Mr. Smith be removed from the Parks and Recreation roster. With that change in place Mr. Russell asked for approval of the modified roster and it was approved unanimously.

The Meeting was adjourned at 8:42 pm
Tom Harrington, Secretary