

FALLBROOK COMMUNITY PLANNING GROUP

And

DESIGN REVIEW BOARD

Regular Meeting

Monday 21 April 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.

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

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.

NONE.

2. Approval of the minutes for the meetings of 17 March 2014. Voting Item.

Mr. Harrington noted that a slight modification was added to Item 3 on the agenda (TM 5577 and TM 5553) noting the Groups concern that all projects in the Community should have roads, pathways and sidewalks built to County standards. Ms. Heyneman motioned to approve the minutes as amended and the motion passed unanimously.

3. Request from the Department of Public Works for input on the PRIORITIZATION FOR ROADWAY PAVEMENT MAINTENANCE AND CAPITAL IMPROVEMENT PROJECTS IN THE FALLBROOK COMMUNITY PLANNING GROUP area. County planner Frank Arebalo, 858-694-3889, frank.arebalo@sdcounty.ca.gov. **Circulation Committee**. Community input. Voting item. (3/11) **Mr. Frank Arebalo Introduced the maintenance portion of the project priority and Mr. Nael Areigat introduced the CIP priority list request. They stated that the County was meeting with all of the Planning Groups in an attempt to get the top maintenance and Capital Improvement Projects for each community. The Department of Public Works was then going to evaluate those projects and further prioritize them and apply funding as it became available.**

Ms. Burdick reported that the Circulation Committee had meet on the item and had the following comments on the lists of projects the County provided.

The Committee made the following suggestions, (noted in red).

CAPITAL IMPROVEMENT PLAN

Road Reconstruction

Fallbrook St. Extension – Fallbrook.....**REMOVE... No longer under consideration by County 2013**.... 3-21

Knottwood Way Extension – Fallbrook3-23

Stage Coach Lane Widening – Fallbrook**REMOVE**.....3-29

Removal requested by FCPG in 2011 & 2012 and replaced by three major intersection improvements. (See "Intersection Improvements.")

ADD: The Pepper Tree Lane Extension should be completed. (FCPG added in 2012)

ADD: Rocky Crest Road (Continuing request of the FCPG)

Community Development Block Grant

Ammunition Road Sidewalks –Fallbrook...Added in 2012.....4-34

County requested as part of the Pendleton Traffic Improvement Program with FCPG support-2011

Clemmens Lane Sidewalks – FallbrookAdded in 2012.....4-35

(FCPG requested the segment between S. Mission and Old Stage be completed for pedestrian safety.)

Bike Lanes / Pathways

The committee added the following statement: “The community of Fallbrook values complete streets that accommodate all users, and we would like to see pedestrian improvements, pathways, bike lanes, that meet county standards when upgrading or developing new streets in Fallbrook or in housing developments.”

Traffic Signals

- Mission Road Aviation Signal – Fallbrook...**REMOVE**. Completed in 2013 *synchronization in progress*...6-47
- Mission Road And Santa Margarita - Fallbrook.....Added in 2012..... 6-48
Accident rate warrants increased priority- 2014
- S. Mission Road And Pepper Tree Lane- FallbrookAdded in 2010..... 6-49

Intersection Improvements

- Mission Road/Ranger Road Intersection Improvements - Fallbrook7-55
ADD – East Mission/Yucca (Live Oak Park Road – five-lane intersection
ADD – Old 395/East Mission/I-15.
- Reche Road And Fallbrook Street Intersection - Fallbrooknew in 2012...**REMOVE**.....7-59
Was part of the Fallbrook Street Extension
- Reche Road/Live Oak Elementary School Intersection – Fallbrook...**New**...(not initiated by FCPG).....7-60
- Stage Coach Ln/Reche Rd. Intersection-Fallbrook.....IN PROCESS.....7-61
(Five-year plan to add lanes approved by Board of Supervisors in February, 2014)
ADD – Stage Coach Lane and East Mission – five-lane intersection.
ADD – Stage Coach Lane and Alvarado – five lane intersection
ADD – Stage Coach Lane and Fallbrook Street - – five lane intersection
ADD – Three way traffic signal/intersection improvements at Calavo/Brook and Stage Coach Lane
ADD – Stewart Canyon Road/I-15 Interchange

Sidewalks

- Elder Street Sidewalks – Fallbrook.....**REMOVE**this location is not a priority..... 8-66
ADD- Elder Street Sidewalks between Elbrook and Potter Street for pedestrian safety in Hospital area

Drainage Improvements - None

Bridges

- Live Oak Park Bidge - Fallbrook.....10-93
(County request as result of roadway deterioration)

Wastewater - None

Airports

- Fallbrook Community Airpark Runway Safety Area Improvements – Fallbrook ... 12-114
- Utility Undergrounding Districts - None**

ROAD MAINTENANCE PRIORITIES 2014

Slurry Seals

- Green Canyon Road from Winterwarm to Mission
- Mission Road from Old 395 to Gum Tree Lane

Asphalt Concrete Overlays

- Hamilton Lane from Gum Tree to Mission
- Old Highway 395 from SR-76 to Pala Mesa Drive

REMOVE – not a priority

- Banyon Drive
- Macadamia Drive
- De Luz Road
- Green Canyon

ADD

- Rocky Crest – remove and replace asphalt on entire road and re-engineer the drainage
- Stage Coach curve going east from Calavo past the Church
- Reche Road from Stage Coach to 395
Stage Coach to Gird is the worst – that would be the priority
- Gird Road – safety improvements to SW corner of Gird and Reche
- Wilt Road at Reche – line of sight issue for left turn from Wilt onto Reche

Mr. Jim Dooley asked if go-round intersections were being considered in any County projects. Mr. Areigat stated that there were projects with go-round intersections currently under design. Ms. Heyneman commented that the center turn lane on Fallbrook Street was turning into a passing lane and proving very dangerous for traffic turning onto Fallbrook Street. Mr. Areigat stated he did not have an immediate solution but would bring it to Mr. Murali Pasumarthi's attention (the head traffic engineer for the County).

After further discussion Ms. Burdick motioned to approve the Circulation Committee's list of maintenance projects but continue the prioritization of Capital Improvement Projects until next month. The motion passed unanimously.

4. Request for approval of the revised sculpture/donor recognition plaques on the north facing wall of the Fallbrook Art Center. Applicant; Marlene Rantanen, Secretary, cell: Cell-823-8662, mrantanen@earthlink.net Design Review Committee. Community input. Voting item. (2/24)

Ms. Sandy LeMasters presented the request for approval of the color and arrangement of the recognition plaques on the north wall of the Art Center along Alvarado. The plaques would be different sizes depending on the support and would range in color to represent the five art organizations in town the support would be funding. Ms. Delaney commented that the Design Review Committee had reviewed the request and had approved of the layout and modified colors.

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

5. TM4713 Pepper Tree Park by Meritage Homes, 1250 Corona Pointe Court, Suite 210, Corona, CA 92879

Contact Person & Applicant: Chris Courtney, Forward Planning Manager, Meritage Homes Cell Ph: 951-314-8457, Chris.courtney@meritagehomes.com. Meritage purchased Units 7 & 8 within the Peppertree Community on the East side of Mission Road with Stage Coach to the south and Fallbrook Street to the north. They will be building 48 single family homes, 25 of which are in Unit 7 and 23 are in Unit 8. Units 7 & 8 are zoned as minimum 20,000sf lots. Unit 7 is roughly 16.4 acres and Unit 8 is roughly about 14.5 acres. We will be annexing into the existing Peppertree Master Association and extending Peppertree lane on the East side of the tract boundary to the West boundary of Unit 8. They will be providing gated entries separately for Units 7 & 8 to allow Peppertree to eventually connect by way of a future bridge. They are currently in plan check for their improvement plans and in 1st review of their building plans. Sami Real is their Planning contact at this stage in our processing. Design Review Committee. Community input. Voting item. (3/17)

Mr. Chris Courtney introduced the request. He stated that the company (Meritage Homes) worked with the former developer to insure that there would be consistency with the new project and the project already completed. They hired a color specialist to insure coherence between the projects. There were many questions from several community members and Chris reminded the group that the site plan had already been approved. What was on the table was architecture.

Ms. Delaney reported that the Design review committee had reviewed the request. The committee had commented on the landscaping tree selection and had questions about roof lines, side elevations, lot placements, grading, block walls, the build out of the bridge, color schemes and adding architectural elements to create more style variations, but had no major objections to the project. The Committee recommended that the Meritage representatives meet with the Home owners association.

Several members of the adjoining community spoke stating that they had an opportunity to meet briefly with the Meritage design team but had several questions about the proposed development that remained unanswered. A primary concern was that Meritage was proposing a non-manned gate at the new Pepper Tree intersection with Wood Lark Lane. Mr. Courtney stated that the design team was researching the cost of constructing a Guard Shack entry in to the

portion of the project south of Pepper Tree Lane and would report back to the HOA. Several neighbors felt the homes being proposed for the development were not of the same caliber of the homes they purchased and expected to be built in the remaining phases of the development. Mr. Courtney stated that he recognized the project would not match the semi-custom homes built in the last phase of the development but were geared to blend with the overall development, between the primary and last phase of the development.

Several adjoining property owners requested the Planning Group to continue the item to allow more time for the Home Owners Association and the Developer to work on coordinating the project.

Mr. Russell confirmed with Mr. Courtney that the developer had no objection to continuing the request.

After lengthy discussion, Ms. Delaney motioned to continue the item to next month and further request more detailed site and grading plans at that time, also to request that the developer work with the Home Owners Association to attempt to address their concerns. The motion passed unanimously.

6. TPM21199 Request for a minor subdivision "Arena Minor Subdivision" to subdivide the 0.98 acres located on the south east corner of E. Alvarado Street and Kaden Court, (APN105-514-51) into four lots for four single family dwelling units. Owner Dominick Arena, 760-758-0339. Applicant Anthony Arena. Contact person Scott Harry, 760-728-1134 County planner Michael Johnson, 858-694-3429, Michael.johnson1@sdcounty.ca.gov. **Land Use Committee**. Community input. Voting item. (3/20)

Due to being previously approved, this item was removed from the Agenda.

7. Review of the safety for pedestrians of the bus stop at 1148 S. Main, (in front of the MAX Car Wash and across the street from the Arco Gas Station). The owner of the car wash has reported that on several occasions he has watched pedestrians get off the bus and almost get hit as they jay-walk across Main Avenue to walk down Ammunition. His very real concern is that once the new McDonald's is completed and more people decide to cross at that location, primarily after getting off the bus, that serious accidents are likely to occur. The apparent choices for addressing this circumstance is wait until after McDonald's is open and see what happens, move the bus stop away from Ammunition, remove the bus stop altogether, post "No Crossing" signs, or reconfigure the intersection. Review participants: Bill Olszanicky, Service Operations, NC Transit District, (760) 966-6591, and Kenton Jones, San Diego County Traffic Advisory Committee (858) 692-3843. **Circulation Committee**. Community input. Voting item. (3/23)

Ms. Burdick reported that she met on site with Kenton Jones, Traffic Advisory Committee, Bill Olzanicky, North County Transit Manager of Service Implementation, and Brian Killeen, NCTD Route Supervisor. They all walked the route and analyzed the possibilities and concluded that one possibility would be to move the bus stop to the next building north where there is more room and it where it would be easier to be ADA compliant. The owner of the proposed property would have to approve the change. If the owner does not approve, the stop would probably need to stay where it is, but the "time stop" would be eliminated. The Committee suggested that the "time stop" should be moved off Main Street altogether and be added on South Mission to the stop in front of Northgate Market. There was a discussion about the street being dark at the bus stop at night but it was expected that additional lights would be going in with the new McDonald's, which is still under construction.

After limited discussion Ms. Burdick motioned to recommend that the Transit District move the "time stop" to South Mission and to continue the other aspects of this item until further information was received from the transit district. The motion was passed unanimously.

8. Request for waiver of Design Review Site Plan requirement for a new wall sign at Edward Jones 1432 south Mission Road. Contact person Stacy Ford, [760-631-1936](tel:760-631-1936). County planner Dag Bunnemeyer. **Design Review Committee**. Community input. Voting item. (4/2)

Ms. Stacy Ford presented the request to place new signs at the address.

Ms. Delaney stated the Design Review Committee had reviewed the request and had no objections. Ms. Delaney motioned to approve the request as presented and the motion passed unanimously.

9. Presentation by Dan Osran 949-797-8320/Cell949-910-5282, dosran@ktgy.com, on a request to increase the lighting in the parking lot on the McDonalds at the corner of S. Mission and Ammunition Roads. McDonald's have asked that we pursue the approvals to increase the light levels in the McDonald's parking lot. Community input. Voting item. (4/4)

Mr. Dan Osran presented the request to approve of an increase the lighting for the new McDonald's restaurant. He stated the increase would be approximately ½ foot candles and would be concentrated in the area behind the adjacent gas station and the landscaped slope between the shopping center to the north. The principle point of the additional lighting was to provide additional security.

Several members of the Group commented that anything to improve security in the area was desirable. After limited discussion Ms. Burdick motioned to approve the request as presented and it passed unanimously.

10. Request for waiver of Design Review Site Plan requirement for auto sales at 805 E. Mission Road, Suite D (APN 105-540-76). Owner Doug Hanson. Contact person Richard Palkovic, 800-400-7467, integrityawtonic@roadrunner.com. County planner Dag Bunnemeyer. **Design Review Committee**. Community input. Voting item. (4/17)

Mr. Richard Palkovic presented the request to waive a site plan on his proposed re-location of his auto sales business. He informed the Group that the new location had an excess of existing parking and required no building modifications. He felt the DMV was requiring the site plan waiver request. Mr. Palkovic assured the Group that he would return when new signage once it has been designed.

After limited discussion Ms. Delaney motioned to approve the site plan requirement for DMV purposes and the motion passed unanimously.

The Meeting was adjourned at 9:02 pm
Tom Harrington, Secretary