

# FALLBROOK COMMUNITY PLANNING GROUP

And

## DESIGN REVIEW BOARD

Regular Meeting

Monday 19 May 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, Jean Dooley, Jim Russell, Jerry Farrell, Jack Wood, Lee J. De Meo, Paul Schaden, Ron Miller, Donna Gebhart and Jackie Heyneman. Eileen Delaney and Bill McCarthy 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 21 April 2014. Voting Item.

**Ms. Dooley motioned to approve the minutes as presented and the motion passed unanimously.**

3. **Capital Improvement Projects - 2014.** (Continued from April 2014 meeting) Review the list of projects proposed in April and add,/delete as appropriate. Rank the projects on the list in order of priority. County Planner Frank Arebalo, 858-3889. [Frank.arebalo@sdcounty.ca.gov](mailto:Frank.arebalo@sdcounty.ca.gov) **Circulation Committee.** Community input. Voting Item.

**Ms. Burdick introduced the item stating that the Circulation Committee had reviewed the County's Capital Improvement list and prioritized the projects within each category, However, she felt that the County would also like an overall priority list to help the County evaluate the project most in need of being addressed.**

**After limited discussion Ms. Burdick motioned to continue the item to next month and allow the Circulation Committee an opportunity to provide an overall project priority. The motion passed unanimously.**

4. **Road Improvement Projects – 2014** (Continued from April 2014 meeting) Review the list of projects proposed for sealing and repaving in April and rank them by priority. County Planner Frank Arebalo, 858-3889. [Frank.arebalo@sdcounty.ca.gov](mailto:Frank.arebalo@sdcounty.ca.gov). **Circulation Committee.** Community input. Voting Item.

**Ms. Burdick introduced the item stating that the Circulation Committee had reviewed the County's Road Improvement list and prioritized the projects within the two categories.**

**Mr. Russell suggested that the four roads labeled "Remove" instead be labeled "Postpone."**

### **Slurry Seals**

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

### **Asphalt Concrete Overlays**

- 1) Hamilton Lane from Gum Tree to Mission
- 2) Reche Road from Stage Coach to Gird Road
- 3) Reche Road from Gird Road to 395
- 4) Old Highway 395 from SR-76 to Pala Mesa Drive

### **POSTPONE**

Banyon Drive  
Macadamia Drive  
De Luz Road  
Green Canyon

**With little additional discussion Ms. Burdick motioned to approve the list with Mr. Russell's suggested change. The motion passed unanimously. However Ms. Burdick later discovered that the County was requesting a more in-depth list of projects and requested that Mr. Russell place the item back on the June Agendas for the Group and Circulation Committee.**

5. **Bus Stop at 1148 S. Main** (Continued from April 2014 meeting.) Review the safety for pedestrians and for car traffic due to the location of the bus stop and the "timepoint" taken at that location. Review updated information from North County Transit District. Bill Olszanicky, Manager of Service Implementation, NC Transit District (760) 966-6591, [bolszanicky@nctd.org](mailto:bolszanicky@nctd.org). **Circulation Committee.** Community input. Voting Item.

**Ms. Burdick introduced the subject and informed the Committee that North County Transit had attempted to move the bus stop one building further north but that the property owner was unwilling to authorize the change. NCTD stated that they would not want to remove the bus stop because of the high volume of riders at that location. A surprising statistic that Ms. Burdick provided was that 50 people utilize the stop every day. The NCTD did agree to eliminate the time stop at that location which should improve the flow of traffic.**

**Ms. Burdick also recommended that NCTD direct their drivers to pull further forward when they stop at this location in order to avoid blocking the driveway into the Car Wash. After limited discussion Ms. Burdick motioned to approve the proposed modifications to the bus stop and the motion passed unanimously.**

6. TM4713 (Continued from April 2014 meeting.) 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](mailto: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 item and stated the Meritage had responded to several of the comments received from the adjoining property owners. He stated that Meritage had met with the Pepper Tree Home Owners Association but had not had an opportunity to meet with the Home Owners directly on their concerns. They had agreed to attend a town hall type meeting with the**

home owners when the Home Owners Association could organize it. However, Meritage was confident that their Architectural design was equal to or better than the existing homes in the subdivision. Meritage recognized that some features and construction methods were going to be different. But they felt the finished product was very similar.

Ms. Heyneman reported that the Design Review Committee had reviewed the request. Mr. Chris Courtney spoke on behalf of Meritage Homes. He stated that after meeting with residents, Meritage made several changes including: carrying the siding around the sides of the homes, adding architectural features, and getting rid of the Sycamore trees. There will be no guard house because of restrictions from the county. They are still working on having a security gate and are planning on one with a center post, which is an improvement over the county requirement. There will be block wall fencing on Peppertree and they are proposing PVC trail fencing.

The public input at the Design Review Committee included a request to have an arm drop at the security gate. Chris responded that it would not work due to excessive repair costs and possible damage to vehicles. He did add that they could control the timing of the gates opening and closing. He was asked why the roof lines had not been changed. He replied that Meritage felt strongly about their elevations and the changes would have been too costly. He was asked for more of an attempt to blend in with the existing neighborhoods and to provide an updated plot plan. One resident asked why Meritage couldn't build the original house plans proposed. Chris replied that Meritage has its own product and that those plans were not approved. Meritage feels confident in the product it is offering. When asked about sidewalks, Chris said that there would be a meandering sidewalk to the new tract boundary, then no sidewalks after. He was asked how children would cross the street to the new park. He answered that there would be a cross walk and that the round-about proposed would also slow traffic down. A question was asked if the current pond would remain. Chris replied that it would. It is in the dedicated open space.

The Design Review Committee commented that the project should go forward unless there were major unresolved issues. It was recommended to add dormers to break up the roof lines. It was also suggested that Chris work with Jackie Heyneman regarding the landscaping. It was suggested to put real windows in the garage rather than facades. Chris agreed. It was also suggested that Chris meet with the residents prior to the Monday meeting to resolve any other issues. After lengthy discussion, Roy Moosa made a motion to approve the project subject to: Meritage meeting with the residents prior to the Monday Planning Group Meeting, real windows being installed in the garage rather than a façade, subject to a security gate with a center post being installed, subject to more architectural changes to the roof lines and side elevations, and subject to meeting with Jackie to discuss landscaping. The motion was passed unanimously.

After Ms. Heyneman's report Mr. Russell commented that this item was in front of the Group only because there had been an agreement between the developer and the property owner. There was no discretionary permitting under review by the County with this project. The proposed development was previously approved. Therefore the developer had no obligation to modify their plans.

At this point Mr. Russell opened the discussion up to the public. A member of the Home Owners Association commented that Meritage had meet with the HOA and demonstrated response to a number of their concerns.

Other member of the public commented that a meeting with the property owners of the adjoining properties had not been held as of yet and several of their concerns were still outstanding. One property owner asked if solar panels were going to be an option. Mr. Courtney stated that that option was under consideration. The same property owner commented that there would be a great deal more options of solar panel layout if there were more hip roof lines in the different homes. Mr. Courtney commented that Meritage felt that their proposed roof lines had a great deal

of variety in their ridge lines and doubted that Meritage would be modifying the roof designs. He further stated that out of the seven issues that had been brought to Meritage's attention they had responded to 5. Windows and other features had been added to the sides of the buildings above the fence line and landscaping comments would also be addressed. But that Meritage felt strongly that the architecture of their unit was sound and very comparable to the adjacent units. Mr. Courtney also stated that Meritage was looking forward to meeting with the property owners at the town hall type meeting that the HOA was going to set up.

After lengthy discussion Ms. Heyneman motioned to forward the Design Review Committee concerns and the public concerns to the County. The motion passed unanimously.

7. Presentation on a request for an ABC Permit (Alcoholic Beverage Permit) for a new Off-Sale Beer and Wine license (Type 20) at an existing United Oil Gas Station located at 1202 South Main St., Fallbrook 92028 prior to going through the formal process with the County and ABC regulatory agencies. F. Javier Faudoa, Project Manager, GARY ENGINEERING, INC., Office: (858) 483-0620, Cell: (858) 395-7874, [garyengca@aol.com](mailto:garyengca@aol.com). **Public Facility Committee**. Community input. Voting item. (4/14)

Mr. Javier Faudoa introduced the item stating the property owner wanted to present the proposal prior to modifying the store and applying to the State for the license to sell alcoholic beverages. Mr. Moosa reported that the Public Facilities Committee had reviewed the request and informed the Group that while four Liquor licenses were allowed in this vicinity, there were currently 9. He noted that the Happy Jug had moved down the street and Ed's Bar had relocated to the Pala Mesa area. The Committee members were concerned that there was already a high concentration of Alcoholic beverage sales establishments in the area already. But if the other gas station convenience stores in the area were selling Liquor then it would be difficult to deny this request and there would be no supportable reason to restrict the 76 Station. Mr. Minton later reported that the Shell station did sell alcoholic beverages.

After limited discussion Mr. Moosa motioned to approve the request and the motion passed with Ms. Dooly and Ms. Heyneman in opposition.

8. STP14-010 Site plan Checklist for the Fallbrook Senior Living Project, to construct the 118,232 Sq. Ft. Fallbrook Assisted/Memory Care Facility located on the 2.71 acres at the SW corner of Rocky Crest and South Mission Roads (APN 10435147). Owner Nola B Chaffin Trust. Applicant Senior Housing Partners 503-675-3925. Contact person Marlon Fenton 503-675-3925, [marlon@jacobsengroup.com](mailto:marlon@jacobsengroup.com). **Design review Committee**. Community input. Voting item. (4/16)

Mr. Marlon Fenton presented the item and informed the Group that Senior Housing Partners had developed a number of these facilities throughout the state. The facility would offer a selection of dining options, a theater and beauty salon in the facility. The project would provide a selection in unit sizes (studio to two bedroom) as well as different degrees of assisted care. The facility would have 136 residential units. Primary access would be off Rocky Crest with an exit only on Mission heading south. The project was planning on improving its frontage on Rocky Crest with sidewalks on Rocky Crest and a pathway on Mission Road.

Ms. Heyneman added the recommendation to remove California sycamore from Landscaping Palette. Listed in Urban Forestry Ecological Institute as Health Hazard – allergies, and being susceptible to Anthracnose disease which is prevalent in the Fallbrook area. Mr. Fenton stated that the developer would comply with that request.

Mr. Moosa added a request to add rock or wood architectural features to enhance the front elevation of the project.

After further discussion Ms. Heyneman motioned to approve the development as long a sidewalk on Rocky Crest, a Pathway on Mission Road and the request to add rock or wood architectural features to enhance the front elevation of the project are considered by the developer. The Motion passed unanimously.

9. Request from the San Diego County Department of Public Works for a letter of support for an ATP (Active Transportation Program Funds) application for sidewalk improvements along both sides of Reche Road from Live Oak Elementary School to Potter Middle School. The letter of support will be included in the application package. County planner Maria Rubio-Lopez, 858-694-3845: [maria.rubio@sdcounty.ca.gov](mailto:maria.rubio@sdcounty.ca.gov), DPW-Traffic Engineering Section. Circulation committee. Community input. Voting item. (4/30)

**Ms. Burdick introduced the item and informed the Group that the Circulation Committee had reviewed the request and recommended authorizing the chair to sign and mail the letter of support.**

**Ms. Gebhart commented that the letter of support should also address the need for pathways in the area. Mr. Russell suggested adding pathways to the list of proposed improvements.**

**After limited discussion Ms. Gebhart motioned to approve the letter as modified and the motion passed unanimously.**

FALLBROOK COMMUNITY PLANNING GROUP  
205 Calle Linda  
Fallbrook, California 92028  
760-726-8081

May 19, 2014

CALTRANS  
Division of Local Assistance, MS 1  
Attn: Office of Active Transportation and Spec. Prog.  
P.O. Box 942874  
Sacramento, CA 94274-0001

To Whom It May Concern:

**SUPPORT FOR COUNTY OF SAN DIEGO'S FUNDING APPLICATION FOR ACTIVE  
TRANSPORTATION PROGRAM FUNDS**

Thank you for the opportunity to support the application for Active Transportation Program funds for the installation of curb, gutter, sidewalk and pathway improvements along both sides of Reche Road in the vicinity of Live Oak Elementary School and James E. Potter Jr. Middle School to facilitate a safe and healthy environment for children en route to/from both schools.

The Fallbrook Community Planning Group voted to support this proposal at our regular meeting this date. The Group believes these improvements in the vicinity of Live Oak Elementary School and James E. Potter Jr. Middle School will significantly benefit all traversing Reche Road.

Sincerely,

  
James C. Russell, Chair

10. Request for exemption from site plan permit processing requirements for 'B' special area regulations to construct an addition to an existing commercial building at 465 Ammunition Road. Owner David Delauder. Contact person David Allee, 760-723-8641, [dalleearchitect@gmail.com](mailto:dalleearchitect@gmail.com). **Design Review Committee.** Community input. Voting item (4/30)

**Mr. Allee presented the item stating that the cabinet shop on the property was proposing to expand its existing building and since the additional square footage exceeded a 10% expansion the request was being brought to the Planning Group.**

**Ms. Heyneman reported the Design Review Committee had reviewed the request and since the addition was behind the existing building and not visible from the public road there was no objection to the project.**

**After limited discussion Ms. Heyneman motioned to approve the request as submitted and the motion passed unanimously.**

11. Request for approval of a permanent sculpture "Girl Flying Kite" to be placed in the planter at the Fallbrook School of Art on Alvarado St. Contact: Sandi LeMasters, [salemasters@roadrunner.com](mailto:salemasters@roadrunner.com).  
**Design Review Committee.** Community input. Voting item. (4/30)

**Ms. Sandy LeMasters presented the request and informed the Group that the work of art was a gift from the artist and the art in public spaces group was proposing to place the piece in front of the Fallbrook Art Center.**

**Ms. Heyneman reported the Design Review Committee had reviewed the request and had concerns over the height of the piece. Ms. LeMasters stated that the finished height as they were proposing to mount the piece would be 13 feet high.**

**Mr. Wood stated that there appeared to be an overwhelming concentration of modern art on display in the community. Ms. LaMasters informed the Group that of the 30 pieces on display in the community only 9 were modern works.**

**Ms. Heyneman stated that there was a tree in the planter the piece was scheduled to go into.**

**Ms. LaMasters stated that the tree would be removed and planted elsewhere.**

**After limited discussion Ms. Heyneman motioned to approve the request as long as the tree was re-located and the motion passed unanimously.**

The Meeting was adjourned at 8:35 pm  
Tom Harrington, Secretary