

**FALLBROOK COMMUNITY PLANNING GROUP  
And  
DESIGN REVIEW BOARD**

Regular Meeting

Monday 19 October 2015, 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, Jack Wood, Ron Miller, Jackie Heyneman, Donna Gebhart, Lee J. De Meo, Jerry Kalman and Eileen Delaney. Bill McCarthy was excused. Ms. Margaret Singleton-O'Leary, who has been nominated to fill the vacant seat on the Group but has not been appointed to the position by the Board of Supervisors as of this meeting, was also 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. Green of Summer Hill Lane informed the Group that the Pacifica Estates was moving forward with County staff reviewing modifications to the project. He felt the development was an ill conceived project that represented traffic and safety concerns for the community. Mr. Green stated that he appreciated all the effort that the Planning Group had accomplished for Fallbrook and requested that the Group keep this project on their radar.**

2. Approval of the minutes for the meetings of 21 September 2015. Voting Item.

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

3. Jeannette Temple, 858-514-4673 (desk), 858-877-0910 (cell), [Jeannette.Temple@sdcountry.ca.gov](mailto:Jeannette.Temple@sdcountry.ca.gov), Department of Public Works will give an informational update on Sycamore Ranch's required Knottwood Way Bridge. The developer, William Lyon Homes, has obtained approval for their design by the California Department of Fish and Wildlife, and is completing final corrections for the County prior to having their permit issued. While we know this bridge has been a part of the development and community plan for many years, with the amount of time that has passed staff wants to make ourselves available if any community members have questions. Community input. Non-voting item. (9/30)

**Mr. Jarrett Ramaiya representing the County Department of Planning and Development Services updated the Group on the project. He stated that the developer was close to**

starting construction on the bridge in the Sycamore Ranch project and the County would be completing the connection to Knottwood Way to the west of the bridge. Several property owners to the west of the bridge stated that it had been several years since the right-of-way for the improvements to Knottwood had been acquired. They requested updated mapping of the project.

A resident in the Sycamore Ranch development asked what would be the speed limit on the road. Mr. Ramaiya stated that the speed limit would be determined after construction was completed.

Several other property owners to the west of the bridge questioned the need for the east west corridor with the improvements taking place on SR-76. Mr. Russell stated that the connection had been on the Communities circulation element mapping for over thirty years.

Mr. Nael Areigat, representing the County Department of Public Works, stated that the road connection had been a requirement of the Sycamore Ranch Development that was just now being completed. Mr. Ramaiya stated that the connection was needed to provide adequate emergency response times to the surrounding community and to provide an alternate evacuation route in the area.

Mr. Moosa commented that the County had reviewed the need for a road connection on the Fallbrook Street connection project and found an alternate solution to constructing the connection. Mr. Areigat stated that Fallbrook Street was still a long term requirement for the community but an interim solution had been found in improving the Stage Coach Reche intersection. Mr. Moosa felt that the County should consider reevaluating the need for the project.

Mr. Ramaiya stated that he would gather contact information from the property owners at the meeting and hold a local meeting or bring the item back to the Planning Group to better inform the public on the project.

No formal action was taken on the subject.

4. Request for deviation of MUP 10-015M3 for a sign program that does not conform to the Fallbrook Design Guidelines. Location: Salem Plaza/Shell Station, 936 S. Mission Road Fallbrook 92028. APN 105-540-56. Contact: John Panuzzo | United Design Group, Inc. San Diego|Los Angeles C: [619-490-6173](tel:619-490-6173) Email: [jpanuzzo@udgprojects.com](mailto:jpanuzzo@udgprojects.com). County Planner: Vanessa Pash, [Vanessa.pash@sdcounty.ca.gov](mailto:Vanessa.pash@sdcounty.ca.gov) Project continued at the 19 September 2015 meeting. **DESIGN REVIEW COMMITTEE.** Community Input. Voting item. (9/2)

Mr. John Panuzzo introduced the request. He stated that he had meet with the Design Review Committee and had modified the signage to meet their requirements.

Ms. Delaney stated that most of the modifications were acceptable but that Mr. Panuzzo had reduced the “Beer and Wine” portion of the sign on the main building. He had enlarged the “open 24 hours” portion of the sign to 13 inch high letters. While acceptable, Ms. Delaney wanted to bring this to the Group’s attention. The only problem was that the letters for the car wash were 18 inches high and Ms. Delaney had requested they be no more than 15 inches high. Mr. Panuzzo stated that he would make that modification.

**Mr. De Meo recused himself from the subject due to having received election support from the property owner. Mr. Russell accepted Mr. De Meo's action and asked him to be seated in the audience. He further informed the Group that proper procedure required a Group member to recuse themselves from an item that they have a conflict of interest with prior to hearing the item.**

**Ms. Delaney motioned to approve the signage plan with the exception of the changing the car wash sign to 15 inch letters. The motion passed unanimously for all the seated members, after which Mr. De Meo rejoined the Group.**

5. Request for a site plan waiver for the B Designator for 1075 S. Mission Rd, #12L, (APN 104-390-11) for two wall signs for "Radio Shack" (being replaced) and "Sprint" (adding new Sprint sign next to Radio Shack). Applicant, Kristina Bernal, 760-735-3255. County planner Peggy Hobson, 858-495-5044, [peggyhobson@sdcounty.ca.gov](mailto:peggyhobson@sdcounty.ca.gov). **Design Review Committee.** Community input. Voting item (9/17)

**Ms. Delaney informed the Group that the applicant was modifying the plans and requested the project be continued until next month.**

**Ms. Delaney motioned to continue the project until next month and the motion passed unanimously.**

6. Request for a site plan waiver for the B Designator for roof and ground mounted solar panels on the apartments at 901 and 1101 Alturas Road, (APNs 104-100-02 and 104-150-36). Owner Community Housing Solutions. Contact person Jacqueline Dean, 714-453-7487, [Jacqueline.dean@solarcity.com](mailto:Jacqueline.dean@solarcity.com). County planner Dag Bunnemeyer, (858) 694-2581, [dag.bunnemeyer@sdcounty.ca.gov](mailto:dag.bunnemeyer@sdcounty.ca.gov). **Design Review Committee.** Community input. Voting item. (9/18)

**Ms. Jacqueline Dean introduced both projects. She informed the Group that this was an affordable housing project for two apartment complexes on Alturas Road. 901 Alturas was planned to be a combination of roof and parking shade structure mounted solar modules. While 1101 Alturas would be solely parking shade structure mounted solar modules. Both site required the removal of several trees.**

**Ms. Delaney reported that the Design Review Committee had reviewed the project and approved it. While there were several trees to be removed the overall project seem beneficial.**

**Mrs. Heyneman stated that she had inspected the site and felt that the extremely tall trees on both sites would shade the solar panels negating the solar panels effect as well as be a hazard to the installed panels. The trees should be removed. Also the project was going to mitigate the tree removals by providing funding for trees to be planted elsewhere in the community.**

**After further discussion Ms. Delaney motioned to approve the project with a request for the replanting funds go to Save Our Forest. The motion passed unanimously.**

7. Request from the Fallbrook Sports Association, president Robert Tavano, 760-208-8141, tavano@aol.com, for a modification to the Major Use Permit for the Ingold Sports Park to allow the sale and consumption of beer and wine. Since taking over as President of the Fallbrook Sports Association (Ingold Sports Park) I have had three goals: 1.) To make sure our community understands that Ingold Sports Park(501c3) serves over 3,500 community locals WEEKLY and does so with NO on-going government support. We raise dollars only by league and players fees and generous donations for our villagers. 2.) To try to do our best to reduce our dependence on local donations and thus becoming a burden on the community. 3.) Try to find creative ways to increase our revenue streams to be self-sustaining.

In studying the various ways other San Diego sports facilities bring in revenue, I have found hosting tournament play at the fields will be a big help. Also, holding additional functional activities (birthday parties, quincineras, small weddings, community events, etc.) brings in a lot of revenue. However, the one thing that seems to be preventing us from attracting these activities is not being able to offer beer and wine at these events. Seems it's a bit of a deal killer without it. Don McDougal has been assisting in our efforts to apply for a Minor Deviation to our Major Use Permit for the Park to allow us to serve beer and wine (no other alcohol)at appropriate times. We are not asking for anything most county sports parks aren't already doing. We have gotten unanimous support from those who've I asked to help: Fallbrook Village Association, Fallbrook Rotary, Fallbrook Music Society, Fallbrook Beautification Alliance among others. Mike Robinson, a local architect, has been leading the drive with the County, but has recently been hitting roadblocks. He has asked that we get an indication of support from FPG and believes this may help him push thru some of the resistance.I will cc him on this e-mail in case you have particular questions for him. I'm not sure where/with whom the problems currently lie, but Mike should be able to help! Thanks for your consideration! The Planning Group is and always has been a tremendous credit to our community. **Public Facilities Committee.** Community input. Voting item. (9/25)

**Mr. Bob Tavano introduced the request. He stated that the sports park operated off donations and some CSA-81 funds. In an attempt to make the facilities more attractive to special events, the sports park management were seeking a minor modification to the site Major Use Permit to allow the sale of beer and wine. The goal was not to sell beer and wine at the snack bar but to be able to provide that type of service for special events in a controlled and responsible manor. Mr. Tavano felt this modification would help the park attract larger events and make the park more fiscally stable in the long term. They had received support from several organizations in the community and Mr. Don McDougal and Mr. Michael Robinson were helping in navigating the County minor modification to the MUP process.**

**Mr. Moosa stated that the Facilities Committee had reviewed the request, felt it was reasonable and had approved it.**

**After further discussion, Mr. Moosa motioned to approve the request as submitted and it was approved unanimously.**

8 The Fallbrook Public Utility District (FPUD) respectfully requests an endorsement from the Fallbrook Planning Group of FPUD's request to San Diego County's Department of Public Works (DPW) Traffic Engineering (Traffic Advisory Council) for No Parking, Tow Away signs to be installed in the following locations:

Sandia Creek Drive, both sides, at a point 1400' north of Rock Mountain Drive northerly 1,300'

Sandia Creek Drive, both sides, at a point 550' south of Rock Mountain Drive southerly 500'

FPUD Jason Cavender, Chief Systems Operator, FPUD, 760-728-1125 ext. 128 has consulted with Werner Peters, (858) 694-3845. PE, Civil Engineer, County of San Diego, DPW Traffic Engineering and received the above locations of where signage would be appropriate. **Circulation Committee**. Community input. Voting item. (9/29)

**Mr. Jason Cavender introduced the request to support restricted parking along Sandia Creek Drive in the vicinity of Rock Mountain Drive and the Margarita River. He stated that the unauthorized recreational use along the river has become a health and safety problem. While there are public use trails in the area, recreational use of the river is prohibited. Fallbrook Public Utility District is the owner of the property and they are struggling to enforce its use restrictions along the river. Currently trash, vandalism, drinking and drug use in the area are going unregulated. The area does not have public restrooms and the current use is also creating a health issue along the river. Mr. Cavender had been advised by the Sheriff and the Highway Patrol that parking restrictions along Sandia Creek would allow them to assist in controlling public access.**

**Chief Steve Abbot stated that the Fire Department supported the parking restriction. A property owner in the area stated that he had observed embers from a late night bonfire still burning the next morning with no-one around. He felt the current use was an extreme fire hazard and the parking restriction would help.**

**Another property owner asked if the restriction could be extended to cover the entire area. Mfr. Cavender stated that he had initially wanted a larger area covered but County staff had suggested the proposed limits for starters. He stated that he would re-visit the limits with County Staff.**

**After further discussion Ms. Gebhart also noted that several of the property owners in the area were also frustrated by the lack of use control on the property.**

**After further discussion Mr. Harrington motioned to approve the request as presented and the motion passed unanimously.**

The Meeting was adjourned at 8:15 pm  
Tom Harrington, Secretary