

# FALLBROOK COMMUNITY PLANNING GROUP

And

## DESIGN REVIEW BOARD

Regular Meeting

Monday 19 January 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.

Ten (10) members were present: Anne Burdick, Roy Moosa, Tom Harrington, Jean Dooley, Jim Russell, Jack Wood, Ron Miller, Jackie Heyneman, Bill McCarthy and Lee J. De Meo. Ike Perez and Paul Schaden did not seek reelection. Donna Gebhart, Jerry Farrell and Eileen Delaney were excused.

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. Jan Scott addressed the Group on four separate issues.**

**First: The need for more youth facilities in Fallbrook. She noted the problems in getting a skate park in town and the resulting damage being caused by young skaters using sidewalks. She felt the community should concentrate on developing a teen center, a skate park and more affordable sports programs.**

**Second: Recent re-stripping on Fallbrook Street had eliminated a designated bike lane. She requested that the lane be put back.**

**Third: The Mission and Aviation Traffic Signal seemed to be out of sink with the traffic flow. She stated that she was in contact with DPW Transportation Division staff to address the concern.**

**Fourth: She informed all present that the Fallbrook Hospital was closed and anyone with medical records there needed to request them or they will be destroyed.**

**Mr. De Mio stated how proud he was of the Group and how well the McDonalds development at Mission and Ammunition had worked out.**

**Mr. Wood informed the Group that a Mr. John David Allen had come to the Land Use Committee and introduced himself. He is the Chief Executive Officer of the Southern California Youth Alliance who is pursuing development of low cost apartments on a lot by Old Stage and Aviation. The project would be coming to the Group in the near future.**

2. Roy Moosa to administer the Oath of Office to the members declared elected at the General Election held on November 4, 2014; Anne Burdick, Eileen Delaney, Thomas Harrington, Ron Miller, and Jim Russell.

**Mr. Moosa administered the oath and the newly elected members of the Group (Ms. Burdick, Mr. Miller, Mr. Russell and Mr. Harrington, Ms. Delaney was excused) accepted the responsibilities of office.**

3. Approval of the minutes for the meetings of 15 December 2014. Voting Item.

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

4. Request for a waiver of the B Designator Design Review requirement for a Site Plan for signage for a Chipotle restaurant located at 1115 S. Mission Road, (APN 104-390-02). Contact person Dennis Stout, 714-744-2845, [dnstout@gmail.com](mailto:dnstout@gmail.com). County planner Vanessa Posh, 858-694-3291, [Vanessa.posh@sdcoiunty.ca.gov](mailto:Vanessa.posh@sdcoiunty.ca.gov). **Design Review Committee**. Community input. Voting item. (12/23)

**Mr. Dennis Stout introduced the request for the new restaurant sign. He stated that he had met with the Design Review Committee and they had objected to size of the sign. In response he had reduced the entire sign to 30 square feet.**

**Ms. Heyneman reported that the Design Review Committee had reviewed the request and commented on the size, but the modifications put the sign well within County Guidelines. After limited discussion, Ms. Heyneman motioned to approve the request as presented and the motion passed unanimously.**

5. Exception Modification Request for TM 5449. Request for the Fallbrook Community Planning Group (FCPG) and the Land Use Committee to review the proposed Modification to the Improvements required for TM 5449 located North of Reche Road and West of Ranger Road. The applicant completed the first review by County Staff of the Construction Drawings and found the project to not be financially feasible for the owner to develop. This was due, in part, to County Staff requiring the project to use Reinforced Concrete Pipe to extend the two existing 54" Corrugated Metal Pipes to allow for the road widening. Due to the drainage pipes being dissimilar materials there would need to be a concrete Junction Box built at two locations. The owner requested the preparation of revisions to the County of San Diego for their review. After several meetings with County Staff we have agreed to place the existing dry utilities underground, combine the Trail and Bike lane which would be located onsite instead of contiguous to Reche Road. The applicant has come up with two options for the Trail relocation. The preferred location would be along the Metropolitan Water District (MWD) easement as this would create the least impact on the Biological Open Space but would require a public easement to be within the MWD easement. The second option is to place the Trail/Bike lane closer to Reche Road which would require the construction of two crossing along the existing water course and have more impact on the Biological Open Space. After our last meeting with County Staff they requested that the FCPG review the request and supply them with recommendations. Applicant and contact person, Jim Eyeran, 760-723-2385, Cell: 760-525-2121, [jim@elsurvey.com](mailto:jim@elsurvey.com). County planners [kenneth.brazell@sdcounty.ca.gov](mailto:kenneth.brazell@sdcounty.ca.gov) and, Mark Slovick DPLU [mark.slovick@sdcounty.ca.gov](mailto:mark.slovick@sdcounty.ca.gov). **Land Use & Parks and Recreation Committees**. Community input. Voting item. (12/7)

**Mr. Jim Eyeran presented the request. He gave the Group the history of the project. Then he went point by point over the justifications for the Exception Modifications he was requesting. The primary change to the project was making the portion of the project fronting on Ranger Road a "not a part" parcel. Since it was being excluded a number of the improvement requirements along Ranger and Reche were being requested to be excluded. The improvements to Reche were being limited and the trail along Reche was being realigned to set back from the road.**

**Ms. Heyneman reported that the Parks and Recreation Committee had reviewed the change to the trail alignment and had approved of it.**

**Mr. Wood reported the Land Use Committee had met with Mr. Eyeran on the site and felt the modifications were reasonable.**

**Ms. Heyneman motioned to approve the trail relocation request and the Motion passed unanimously.**

**Mr. Wood motioned to approve the rest of the project modifications.**

**Ms. Dooley commented that the letter responding to the original conditions noted that the Reche improvements were not needed since the project had "no direct impact" on Reche. Ms. Dooley**

took exception to that statement. Since the only entry and exit from the project was an intersection with Reche there must be some impact.

Mr. Russell asked Mr. Eyerman about the location of the entry to the trailer park across the street. Mr. Eyerman stated that while the two intersections did not directly align they were close. After further discussion, Mr. Wood modified his motion to approve the modifications with a request to the Department of Public Works Traffic Division to study the intersection with Reche and consider signalization or some form of traffic control. The motion passed unanimously.

6. TPM21217 Request to subdivide the 2.14 acres located at the west end of Devon Drive (APN 106-052-37) into 4 lots for 4 single family dwelling units. Owner Tim Rosa Realty Inc., 760-723-1506. Contact person Ron Ashman 858-571-0562, [crewengineering@gmail.com](mailto:crewengineering@gmail.com). **Land Use Committee**. Community input. Voting item. (12/29)

Mr. Ron Ashman introduced the request and gave the Group the history of this project. How it had gone from an eight lot division to the present four lot division. He noted that street improvements and utilities were already in place.

Mr. Wood reported the Land Use Committee had met with Mr. Ashman on site. He stated that the project mirrored development in the area and met current zoning requirements. The Committee had no objections to the map.

Some neighbors to the development requested to review the layout of the lots. They had no objection to the map.

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

7. Request for a waiver of the B Designator Design Review requirement for a Site Plan for a proposed 5016 SqFt accessory agriculture cold storage building for McDaniels Fruit Co located at 965 East Mission Rd (apn 105-540-96). Owner McDaniel Brothers 760-728-8438. Contact person Dave Henrikson 951-764-2302, [dave@hen-bdi.com](mailto:dave@hen-bdi.com). County planner Debra Frischer, 858-495-5201. **Design Review Committee**. Community input. Voting item. (1/5)

The applicant did not appear. Ms. Heyneman reported that the applicant did not appear at the Design Review Committee either.

Ms. Heyneman motioned continue the item and the motion passed unanimously.

8. Request for a waiver of the B Designator Design Review requirement for a Site Plan for signs for a Subway Restaurant located at 936 East Mission Road, (apn 105-540-56). Owner Subway/Jon Goldwasser, 760-689-5321, [eatmysubs@yahoo.com](mailto:eatmysubs@yahoo.com). County planner Debra Frischer, 858-495-5201. **Design Review Committee**. Community input. Voting item. (1/5)

The applicant did not appear. Ms. Heyneman reported that the applicant did not appear at the Design Review Committee either.

Ms. Heyneman motioned continue the item and the motion passed unanimously.

9. Nominate to the Board of Supervisors two Fallbrook residents to fill the two open seats on the Planning Group and the Design Review Board. Applicants are; Jerry Kalman, [jikalman@hotmail.com](mailto:jikalman@hotmail.com), and Sid Morel, [morelsid@yahoo.com](mailto:morelsid@yahoo.com). Community input. Voting item.

Mr. Russell introduced the two applicants for the vacancies on the Group, Mr. Jerry Kalman and Mr. Ike Perez. Mr. Harrington motioned to recommend appointment of the two applicants to Group to the County Board of Supervisors. The motion passed unanimously.

10. Election of officers, Chairman, 1<sup>st</sup> Vice Chair, 2<sup>nd</sup> Vice Chair, and Secretary. Voting item **Mr. Russell turned the chair over to the Mr. Harrington (the secretary) who opened nominations for Chair. Ms. Burdick nominated Mr. Russell. Nominations were closed and Mr. Russell's nomination approved.**

**Mr. Harrington turned the chair back to Mr. Russell who opened nominations for 1<sup>st</sup> Vice Chair. Ms. Heyneman nominated Mr. Wood. Nominations were closed and the nomination approved. Mr. Russell opened the nominations for 2<sup>nd</sup> Vice Chair. Ms. Burdick nominated Mr. Moosa. Nominations were closed and the nomination approved.**

**Mr. Russell opened nominations for Secretary. Ms. Dooley nominated Mr. Harrington. Nominations were closed and the nomination approved.**

11.

12. Discussion on committee assignments.

**Mr. Russell stated that he would be meeting with the Committee Chairs to discuss Committee assignments. He encouraged all committee members to send in their assignment requests to himself or the Group Secretary for consideration.**

The Meeting was adjourned at 7:55 pm

Tom Harrington, Secretary

