

# FALLBROOK COMMUNITY PLANNING GROUP

And

## DESIGN REVIEW BOARD

Regular Meeting

Monday 16 February 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.

Twelve (12) members were present: Anne Burdick, Roy Moosa, Tom Harrington, Jean Dooley, Jim Russell, Jack Wood, Ron Miller, Donna Gebhart. Jackie Heyneman, Bill McCarthy, Lee J. De Meo and Eileen Delaney. Jerry Farrell was excused. Ike Perez and Jerry Kalman are waiting on Board of Supervisors confirmation.

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. Evon Petes brought to the attention of the Planning Group her concern for children walking from William H Frasier Elementary School to Fallbrook Street along Stage Coach Road. She stated that the road was very narrow with little if any area for pedestrians to walk. She informed the Group that there are an increasing number of children walking to and from school. She felt something should be done before someone got hurt. She had contacted Ms. Burdick on the concern and had been given contacts at the County Department of Public Works Transportation Section. Ms. Burdick also informed her that the Planning Group had Stage Coach on our sidewalk improvement list.**

**Ms. Delaney informed the Group that Mr. Will Gower had passed away at the age of 96. Mr. Russell noted appreciation for his distinguished military service and service to the community of Fallbrook by his work on the Community Planning Group for many years.**

**Ms. Heyneman brought two items to the Groups attention.**

- 1) A recent article in the village news stated that 20.95 acres of open space for the new developments at the SR76 / I-15 intersection had a water restriction placed on them. This restriction would not allow any water use at all. Ms. Heyneman felt this was in conflict with the development plans that the Planning Group had approved which required some planting and enough water to get those plants established.
- 2) Ms. Jan Scott had spoken to the Parks and Recreation Committee about the need for a skate park in Fallbrook. She informed the Committee that progress had been made in expanding the community support, but that a location had not been identified. Supervisor Horn's staff had suggested that Don Dusault Park be considered. After extended discussion the Committee recommendations regarding how to proceed included: moving ahead with locating the new skate park at the Don Dusault Park location; acquiring additional letters of support from non-profits, businesses, the Sheriff's Department, and individuals; preparation of a list of interested skaters and others with addresses and phone numbers which could be used for additional support, as needed.

2. Approval of the minutes for the meetings of 19 January 2015. Voting Item.

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

3. Request for a waiver of the B Designator Design Review requirement for a Site Plan for a proposed 5016 Sq Ft 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. Continued at the 1/19/15 FCPG meeting. **Design Review Committee**. Community input. Voting item. (1/5)

**Ms. Delaney informed the Group that this item had been previously approved by the Group but the County was seeking an updated approval. There were no changes to the project since the previous approval.**

**With no further discussion Ms. Delaney motioned to approve the waiver and the motion passed unanimously.**

4. TM5577 Berks Estates. Request to subdivide the 26.48 acres located at 1650 Winterhaven Road into 21 lots for 21 dwelling unit. Owner and applicant Jeffery S. Berk and Nancy B. Berk, 949-468-6448, [berkjs@bv.com](mailto:berkjs@bv.com). Contact person Larry Paxton, 760-743-2461, [Paxtonsurvey@yahoo.com](mailto:Paxtonsurvey@yahoo.com). County planner Dennis Campbell, 858.505.6380, [dennis.campbell@sdcounty.ca.gov](mailto:dennis.campbell@sdcounty.ca.gov). Continued at the 20 January 2014 FCPG meeting. **Land Use Committee**. Community input. Voting item. (1/7)

**Mr. Bob Sukup and Mr. Larry Paxton presented the update on TM 5577 (Berks Estate). An additional access to Winter haven was being added to the design.**

**Neighbors to the development voiced concerns about the future maintenance of Sunny Crest and was there any way the construction traffic for the project be limited to accesses other than Sunny Crest.**

**Mr. Sukup responded that a condition of the development was for the project to have a private road maintenance agreement put in place which would include Sunny Crest. As for limiting construction traffic Mr. Sukup felt there was little that could be done at this point of the development to restrict a future contractor to access. He advised the property owners to take pictures of the road before, during and after the project is complete to document any damage caused by the construction.**

**Mr. Wood reported that the Land Use Committee had inspected the site and felt the new access road addressed many of the concerns with the project. The Committee had approved the project. After further discussion Mr. Wood motioned to approve the request as presented. Ms. Burdick stated a concern that the motion did not address the neighbors concern with the future construction traffic. After limited further discussion Mr. Wood's motion was voted on and passed with Ms. Burdick abstaining.**

5. Request for a waiver of the B Designator Design Review requirement for a Site Plan for a 1493 SqFt building and out-door eating area for a new restaurant (Nessie Burger) within Pala Market Center, 3235 Old Highway 395, APN 125-050-54. Owner Pala Market Center, Rayes LLC 858-361-7717. Contact person Michael Robinson, 760-728-5380, [merarchitest@gmail.com](mailto:merarchitest@gmail.com). County planner Debra Frischer 858-495-5201, [debra.frischer@sdcounty.ca.gov](mailto:debra.frischer@sdcounty.ca.gov). **Design Review Committee**. Community input. Voting item. (1/14)

**Mr. Curtis Brown presented the request and informed the Group that the intent was to match the footprint of the current facility with a permanent structure.**

**Ms. Delaney reported that the Design Review Committee had reviewed the request and had three concerns with the plan. That only the palms presently in the ground on the property will remain, but no new palms will be planted and the owner will review the list of approved trees to make a substitute selection to provide the needed shade in the side parking lot; the color of the pink stucco will be softened to something closer to a tan color; and that potted plants will be used to soften the effect of the blank stucco walls of the building. Mr. Brown stated that the property owner had agreed to all the Design Review Committee suggestions.**

**After limited discussion Ms. Delaney motioned to approve the project under the conditions that only the palms presently in the ground on the property will remain, but no new palms will be planted and the owner will review the list of approved trees to make a substitute selection to provide the needed shade in the side parking lot; the color of the pink stucco will be softened to something closer to a tan color; and that potted plants will be used to soften the effect of the blank stucco walls of the building. The motion passed unanimously.**

6. TPM21213 Preliminary grading plan for 4 parcels for 4 single family dwelling units on the 5 acre parcel located at the end of Greenacres Road. Owners Lance McCune and Danielle McCune, 760-207-9769. County planner Emmet Aquino, [emmet.aquino@sdcounty.ca.gov](mailto:emmet.aquino@sdcounty.ca.gov). Contact person Larry Paxton, 760-743-2461, [Paxtonsurvey@yahoo.com](mailto:Paxtonsurvey@yahoo.com). **Land Use Committee.** Community input. Voting item. (1/20)

**Mr. Wood presented the project stating that the Planning Group had reviewed this request and approved the project in August. At this point the Group was being presented a preliminary grading plan. The formal grading plan would be coming back to the Group.**

**Mr. Wood further stated that the Land Use Committee had reviewed and approved the preliminary plan.**

**After limited further discussion Mr. Wood motioned to approve the preliminary grading plan and the motion passed unanimously.**

7. Presentation by Don McDougal, 760-728-6466, ext 112, [don@grandtradition.com](mailto:don@grandtradition.com). Some time back when the GP-20/20 was being updated we requested that our property, The Grand Tradition located at 220 Grand Tradition Way be re-zoned from R-4 under Major use Permit to commercial. Initially I requested all property under family and business ownership be included in this re-zoning. However, properties to the east of Ostrich Farms Creek were not included in the rezone. Recently my parents have relocated to Silvergate Retirement Residence and their home and property is now available to be used for some form of lodging component to our guests and customers. We would like to reconsider re-zoning this remaining property to the commercial designation now in place on our main property. 760.728.6466 ext.112. **Land Use Committee.** Community input. Non-voting item. (1/29)

**Don McDougal stated that he is planning to request that Parcel 106-410-61 be converted to commercial so that the existing home and guest house could be converted to bed and breakfast type lodging for Grand Tradition events. There is a possibility of expansion in the future. There were questions raised regarding the use of Palomino for access and Don stated that the goal would be to access the property through the existing Grand Tradition property and he would be open to relinquishing access to Palomino as long as there was no County requirement for emergency access required.**

**After limited discussion Mr. Russell complemented Mr. McDougal on his management of the Grand Tradition and saw no problem with the concept that he was proposing.**

8. Request for a waiver of the B Designator Design Review requirement for a Site Plan for a proposed sign for HHSA at 202 West College St., suite 100, (APN 104-054-03). Owner County of San Diego. Contact person Alicia Helling, [permits@cox.net](mailto:permits@cox.net). County planner Debra Frischer 858-495-5201,

[debra.frischer@sdcounty.ca.gov](mailto:debra.frischer@sdcounty.ca.gov). **Design Review Committee**. Community input. Voting item. (1/30).

**The applicant presented the request for the new signage for the County Health and Human Services Administration office at 202 West College.**

**Ms. Delaney reported the Design Review Committee reviewed the request and approved of it. After limited discussion Ms. Delaney motioned to approve the project as presented and the motion passed unanimously.**

9. Request for a waiver of the B Designator Design Review requirement for a Site Plan for a proposed independent auto dealer/broker sales of motor vehicles at 404 E. Mission Road (APN 103-18-25). Owner Richard Palkovc, 760-386-4996. County planner Debra Frischer 858-495-5201, [debra.frischer@sdcounty.ca.gov](mailto:debra.frischer@sdcounty.ca.gov). **Design Review Committee**. Community input. Voting item. (2/3).

**The applicant presented the request to move his auto resale license to 404 East Mission.**

**Ms. Delaney reported the Design Review Committee reviewed the request and approved of it subject to five car on display at one time.**

**The Applicant agreed to the limited display. After limited discussion Ms. Delaney motioned to approve the request with the limit of only five cars on display at any time. The motion passed unanimously.**

10. Reappoint Tom Harrington to the I-15 Design Review Board. Community input. Voting item.

**Mr. Harrington was approved unanimously to continue representing Fallbrook Community Planning Group on the I-15 Design Review Committee.**

11. Committee assignments, Community input. Voting item.

**The Committee assignments were reviewed and with minor corrections approved. Unanimously.**

The Meeting was adjourned at 7:45 pm

Tom Harrington, Secretary