

# FALLBROOK COMMUNITY PLANNING GROUP

And

## DESIGN REVIEW BOARD

Regular Meeting

Monday 16 March 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 still 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.

**Mr. Harrington informed the Group that Mr. Perez was scheduled to be approved by the Board of Supervisors on March 17<sup>th</sup>. Mr. Kalman's approval was not included in the same board action due to the paper work not having been transferred completely from the Department of Planning and Development Services to the Supervisors staff (who generates the board letters for these types of approvals).**

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

**Mr. Miller motioned to approve the minutes as submitted and the motion passed unanimously.**

3. Proposed Fallbrook Community Plan additions – 2015 General Plan Clean-Up (GPA14-001). County Planner, Kevin Johnston, (858) 694-3084 [kevin.johnston@sdcounty.ca.gov](mailto:kevin.johnston@sdcounty.ca.gov). Community input. Voting item.

Proposed Additions to the Fallbrook Community Plan, 2015 General Plan Clean-up			
Page	Section	Revision	Rationale
Fallbrook Community Plan			
13	1.1 Community Character  Goal LU 1.1	<u>Perpetuate the existing rural charm and village atmosphere surrounded by semi-rural and rural lower density development while accommodating growth.</u>	Requested language revision of the Fallbrook Community Planning Group during the General Plan Update, that didn't get carried forward into the approved Community Plan.
19	Community Beautification and Design Policy LU 2.4.10 (new policy proposal)	<u>Require special consideration in the development of large parcels. In addition to the allowable Floor Area Ratio(FAR) formula, encourage nonresidential buildings to limit the amount of impervious surface on a project site and to use a variety of building sizes and orientations to avoid large buildings that are not compatible with the character of</u>	<u>Policy request of the Fallbrook Community Planning group during the General Plan Update, that did not get carried forward into the approved Community Plan.</u>

		<u>Fallbrook.</u>	
18	Commercial (new issue goal statement proposals, with a corresponding new policy proposal)	<p><u>Issue 2.2b The areas along Fallbrook’s major access roads serve as visual reminders of the rural heritage and contributes to the unique nature of Fallbrook’s community character.</u></p> <p><u>Goal 2.2b Land use development that preserves the rural character of the community along the major access routes.</u></p> <p><u>Policy 2.2b1 Discourage Plan Amendments that would apply new commercial General Plan Land Use designations outside the village boundaries.</u></p>	<p>Issue, goal, and policy requests of the Fallbrook Community Planning Group during the General Plan Update, that didn’t get carried forward into the approved Community Plan.</p> <p>Policy language from the CPG’s proposal document (see below) has been revised, while seeking to maintain the intent.</p>
Requested policy language from the CPG		Prohibit General Plan Amendments that would create new commercial designations on South Mission Road south of Air Park Road and East Mission Road east of Industrial Way, to discourage the spread of the existing town center.	
18	Commercial (New issue and goal statement proposals, with a corresponding new policy proposal)	<p><u>Issue 2.2c Fallbrook ,is an agricultural community and relies on commercial ventures that support and enhance agriculture.</u></p> <p><u>Goal 2.2c Support business enterprises that promote and enhance agriculture activities.</u></p> <p><u>Policy 2,2c1 When reviewing proposed zone reclassifications for properties with agriculture supporting businesses, encourage the use of these zones that allow most commercial activities and storage to be conducted outside of an enclosure.</u></p>	<p>Issue, goal, and policy requests of the Fallbrook Community Planning Group during the General Plan Update, that didn’t get carried forward into the approved Community Plan.</p> <p>Policy language from the CPG’s proposal document (see below) has been revised, while seeking to maintain the intent.</p> <p>Note: we currently have the following zones available, which allow most uses (allowed by right or with discretionary permit in the zone) to be conducted outside of an enclosure – C37 (Heavy Commercial), C38 (Service Commercial), C40 (Rural Commercial), C42 (Visitor Serving Commercial, and C44 (Freeway Commercial).</p>
Requested policy language from the CPG		Refrain from applying zoning regulations that require all commercial and industrial activities to be conducted inside a structure in those cases where the use of the property is to benefit agriculture.	

**Mr. Kevin Johnston introduced the proposed changes to the County General Plan. He stated that while the Group had submitted several more change requests (presented to PDS in 2011) these specific modifications were all that the Department of Planning and Development Services (PDS) were prepared to pursue at this time. There had been requests from all of the Sponsor / Planning Groups that PDS had to prioritize and select the issues they felt were most pressing. The Group member expressed some concern with the County request to extended limits of possible future General Plan Amendments that could create new commercial zoned property**

along South Mission and East Mission Roads. The new limits would match the current Fallbrook Village Zoning on the General Plan. The Southerly limit of the Village is South Mission and Via Encinos. The Easterly Village limit is East Mission and Hamilton.

Ms. Delaney was concerned that the County height limit on one parcel in Fallbrook appeared to be 60 feet and four stories. She felt the County should be respecting the Communities 35 foot height limit. Mr. Johnston verified that the parcel in question had a B designator on it and would come under the Community plan via that regulation.

After further discussion, Mr. Harrington motioned to approve the changes as presented. The motion passed unanimously.

Mr. Harrington additionally motioned to ask the chair of the Fallbrook Community Planning Group to speak to the County Board of Supervisors and request that PDS be assigned to address all of the modifications to the General Plan the FCPG had on file since 2011. The motion passed unanimously.

4. ZAP15-001, T-Mobil SD02113 (Quality Inn Fallbrook). Request for a Minor Use Permit to construct a wireless telecommunication facility with a 40ft 8inch monopine cellular tower on the 1.83 acres located at 3135 Old highway 395 to regain the coverage lost because of the demolition of a nearby cell site during the recent Caltrans highway expansion. Owner Oceanic Fallbrook, LP, 858-210-7120 ext 201. Contact person Rocki Lam, 801-603-2052, [rocki.lam@smartlinkjic.com](mailto:rocki.lam@smartlinkjic.com). County Planner Benjamin Mills at 858 495-5234, [Benjamin.Mills@sdcounty.ca.gov](mailto:Benjamin.Mills@sdcounty.ca.gov). **Public facilities Committee.** Community input. Voting item. (2/4)

Mr. Adam Stone from T-Mobil introduced the request to place a cell tower at the north end of parking lot at the Quality Inn on Old 395 (a commercial zoned parcel). The cell tower would only be 35 feet in height but the monopine camouflage would be 40 feet 8 inches in height. The location of the proposed tower required removal of two palm trees and the plan was to replant them to aid in concealing the site.

Mr. Moosa reported that the Facilities committee had reviewed the project and had concerns with the height and the re-planting of the palm trees but had approved the project as presented.

Ms. Linda Edwards from Beazer Homes stated that Beazer was planning a subdivision adjacent to the Quality Inn and had objection to the location proposed by T-Mobil. She stated that the location would be an eyesore to the new development and was actually designed to encroach on the Beazer parcel. Ms. Edwards requested a 30 day delay to allow an opportunity to work with T-Mobil on finding a more suitable location.

Mr. Stone commented that he had worked with the Quality Inn owner and the proposed location was the only place that provided the signal strength and met with the owner's approval. He was unaware of any boundary encroachment issue. He was unwilling to request a continuance.

Mr. Russell stated that the County would assure that the project was built on the correct parcel and that the Group's minutes would definitely bring the concern to their attention.

Several Group members expressed concern about re-planting the palm trees.

After further discussion, Ms. Delaney motioned to approve the project with the request that the County review the site plan and assure that the project does not encroach on the neighboring parcel and that the palm trees set to be removed be replaced by a selection from the Community plan approved trees. The motion did not pass with only 6 in favor (Ms. Heyneman, Mr. Harrington, Ms. Gebhart, Ms. Dooley, Ms. Burdick and Ms. Delaney).

Mr. Moosa motioned to approve the project as presented with the request that the County review the site plan and assure that the project does not encroach on the neighboring parcel. That motion passed with nine members in favor. No votes were cast by Ms. Heyneman, Ms. Gebhart and Ms. Delaney.

5. Request for a change in the building type from what was previously approved on a waiver in December 2014. (For a car lot with no more than 3 cars for sale) County planner: Debra Frischer, [Debra.frischer@sdcounty.ca.gov](mailto:Debra.frischer@sdcounty.ca.gov). Applicant: David Paulson. 416 N. Pico, Fallbrook. **DESIGN REVIEW COMMITTEE**. Community Input (2/13)

**Ms. Delaney reported that the applicant requested a continuance to allow him time to prepare a new development plan that would accommodate more display space. Ms. Delaney motioned to continue the item and that passed unanimously.**

6. Request for a waiver of the B Designator Design Review requirement for a Site Plan to remove existing State Farm wall sign and install a new set of channel letters internally illuminated (14.3 SF) at 1097 S. Mission Road (APN 104-390-04). Owner Sudberry Properties 858-546-3000. Contact person Kristina Bernal, Matthews Signs Inc., 858-435-2287, [Kristina@matthewssignsinc.com](mailto:Kristina@matthewssignsinc.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. (2/18).

**Ms. Kristina Bernal presented the request for new signage. She stated that after meeting with the design review sub committee the height of the letter had been reduced and the total square footage reduced to 8 square feet.**

**Ms. Delaney reported the design review sub committee had reviewed the project and had approved the project with the requested changes Ms. Bernal had detailed.**

**Ms. Delany motioned to approve the project as modified and the motion passed unanimously.**

7. Request for Waiver of Community Area B Designator for Site Plan for new signage at Fallbrook School of the Arts. Location: 310 East Alvarado. Contact: Mary Perhacs. [mperhacs@fallbrookartcenter.org](mailto:mperhacs@fallbrookartcenter.org). County planner: Debra Frischer, [Debra.frischer@sdcounty.ca.gov](mailto:Debra.frischer@sdcounty.ca.gov). **DESIGN REVIEW COMMITTEE**. Voting Item.

**Ms. Mary Peracs introduced the request for new signage at the Fallbrook School of the Arts.**

**Ms. Delaney stated that the Design review sub committee had reviewed the request and had no problem with the signage.**

**Ms. Delaney motioned to approve the request as presented and the motion passed unanimously.**

8. Request for a waiver of the B Designator Design Review requirement for a Site Plan for signage for a Panda Express restaurant located at 1115 S. Mission Road, (APN 104-390-04). Contact person Kristine Bernal 858-435-2287, [Kristina@matthewssignsinc.com](mailto:Kristina@matthewssignsinc.com). County planner Vanessa Posh, 858-694-3291, [Vanessa.posh@sdcounty.ca.gov](mailto:Vanessa.posh@sdcounty.ca.gov). **Design Review Committee**. Community input. Voting item. (3/9)

**Ms. Bernal presented the request and noted that while the sign was slightly larger than the Community design guidelines (due to the letters being separated from the logo) the overall square footage of the sign was within the guideline limits.**

**Ms. Delaney stated that the design review sub committee had not had an opportunity to review this project but stated that she had no objections to it.**

**Ms. Delany motioned to approve the request as submitted and the motion passed unanimously.**

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