

FALLBROOK COMMUNITY PLANNING GROUP
And
DESIGN REVIEW BOARD

Regular Meeting

Monday 18 May 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, Jim Russell, Jack Wood, Ron Miller, Jackie Heyneman, Bill McCarthy, Lee J. De Meo, Jerry Kalman, Eileen Delaney and Donna Gebhart. Jean Dooley was excused and Jerry Farrell has resigned.

Mr. Russell announced that there was a vacancy on the Group and urged anyone interested in serving on the Board to apply.

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 20 April 2015. Voting Item.

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

3. My name is Cody Harrison and I am working with Frank Golbeck of 940 Santa Margarita Drive. Basically we'd like to build a little hobbit house on his property. We'd like it to use all locally sourced materials, capture and treat its own water, produce more energy than it consumes etc. etc. We also plan to put all the CAD designs, construction details, bill of materials - basically everything someone would need to replicate the home - online for free under a Creative Commons open source license. Cody Harrison , charrison@corona-enterprises.com. Continued at the 20 April 2016 meeting. **Land Use Committee.** Community input. Non-voting item (3/15)

The applicant requested to have the request withdrawn.

4. TM5293R (Barr Ranch) Request to subdivide the 3.51 acres located at 530 Golden Road (APN 105-841-02 & 03) into 24 lots for 23 single family dwelling units. The existing building on lot #5 will remain. Owner Barr Ranch LLC 760-723-7205. Contact person Bill Lundstrom 619-814-1220-x302, bill@lundstrom.cc. County planner Benjamin Mills, 858-

495-5234, Benjamin.Mills@sdcounty.ca.gov. **Land Use Committee.** Community input. Voting item. (3/12)

The applicant was not present. Mr. Moosa reported that the Land Use Committee had reviewed the request. In research with the County Mr. Moosa had discovered that the project was having some problems securing right-of-way for proposed off site improvements. The Land use committee felt that more information would be required to evaluate the request. They voted to continue the item.

Mr. Dennis Smith identified himself as the neighbor across the street that was having difficulty coming to terms with Zebu Construction on compensation for dedicating the right-of-way along his property frontage. He informed the Group that he was being asked to dedicate right-of-way along his frontage so Golden Drive could be moved further towards his side of the road to provide more square footage for the subdivision. He stated that he had no major objections to the development or moving the road, but needed slope grading to keep his lot accessible for the trucks he uses in his nursery business and fire department access. Also a fence along the road was going to need to be removed and he wanted it replaced as well as his water meter moved further from the new road alignment, to a safer location. According to Mr. Smith Zabu Construct was unwilling to agree to his requests. Mr. Smith wanted the County look hard at this project and make sure that his property was not damaged by the development. Mr. Smith's detailed concerns are listed in Attachment A.

After limited discussion Mr. Moosa motioned to continue the item until more information on the project was available. The motion passed unanimously.

At this point in the meeting Mr. Russell identified three young men in the audience. All three were member of Boy Scout Troop 718 and attending the meeting to earn a merit badge for attending a public meeting. They identified them self's as Bryant Body, Emmet Body and Wyatt Paulson. Mr. Russell thanked them for attending.

5. MUP15-009 Request for a Major Use Permit for a Verizon Wireless Telecommunication Facility with a 50 foot high faux water tank on the 5.06 acres located at 778 Ceramic Lane (APN 103-030-46). Owner Martin Family Trust, 626-201-1333. Contact person Lisa Goodman, 858-248-2461, lisa.goodman@mmtelecominc.com. County planner Doug Thomsen, 858-694-2249, doug.thomsen@sdcounty.ca.gov. **Public Facilities Committee.** Community input. Voting item. (4/6)

Ms. Lisa Goodman representing Verizon introduced the request. She exhibits of the proposed faux water tower and equipment shed. They were well away from homes but were on a bare hillside without foliage.

Mr. Moosa informed the Group that the Facilities Committee had reviewed the request and while the County had concerns with the water tower and bare hillside the committee did not. The Committee did have a problem with the height and requested the tower be lowered to 40 feet. Ms. Goodman confirmed that Verizon approved of lowering the tower to 40 feet.

After limited discussion Mr. Moosa motioned to approve the project with the water tower but reduced to the 40 foot height. The motion passed unanimously.

6. AD15-011 Request for an Administrative Permit for a 2nd dwelling unit and handicap home for the owner at 1313 Brook Glen (APN 104-180-6400). Owner and contact person Raymond Forster, 700-505-7123, forsterhomeinspection@yahoo.com. County planner Emmet Aquino, 858 694-8845, Emmet.Aquino@sdcountry.ca.gov. **Land Use Committee.** Community input. Voting item. (4/16)

Mr. Ray Forester introduced the request. He informed the Group that his wife had a stroke and required a wheel chair friendly home. His Grandson had moved home to help.

Mr. McCarthy asked Mr. Forester if the existing home would be rented out. Mr. Forester stated that the family would need to do so.

Mr. Moosa stated that the Land Use Committee had inspected the site and had no objections to the project. After limited discussion Mr. Moosa motioned to approve the request as presented and the motion passed unanimously.

7. Request for a waiver of the B Designator Design Review requirement for a Site Plan for exterior alterations and addition of a tower and signs for a Starbucks at 1139 S. Mission Road, (APN 104-390-07). Owners James Moran and Starbucks Coffee Co., Jamie Bond, 714-885-3973, jambond@starbucks.com. Contact person Spencer Regnery, 310-781-8250 X103, spencer@gpan.com. County planner County planner Debra Frischer, 858-495-5201. **Design Review Committee.** Community input. Voting item. (5/4)

Mr. James Moran introduced the request. He presented several exhibits showing the exterior elevations and floor plan if the new restaurant. He went over the tower that was planned for the roof and how it would be no higher than the existing ridge of the roof. He also explained how the majority of the building would be the new Starbucks but a small portion of the building would eventually be occupied by a yet to be determined tenant. .

Ms. Delaney informed the group the Design Review Sub-committee had reviewed the project and expressed concern of the drive through stacking which provided for only seven cars and the limited parking on the site.

Ms. Jamie Bond responded to the concerns stating that Starbucks service times were well suited to a seven car stack and that was the idea stacking arrangement. She also stated that the existing parking met County standards and the franchise requirements. Ms. Delaney also noted that the large sign was slightly oversized but she and the Sub-Committee felt that overall the signage was acceptable.

After limited discussion Mr. Harrington motioned to approve the project as submitted and the motion passed unanimously.

The Meeting was adjourned at 7:38 pm
Tom Harrington, Secretary