

FALLBROOK COMMUNITY PLANNING GROUP
And
DESIGN REVIEW BOARD

Regular Meeting

Monday 17 August 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.

Mr. Russell informed all present that there was a vacancy on the Group and the Group would be voting on an applicant this evening.

Thirteen (13) members were present: Anne Burdick, Ike Perez, Roy Moosa, Tom Harrington, Jean Dooley, Jim Russell, Jack Wood, Ron Miller, Jackie Heyneman, Bill McCarthy, Donna Gebhart, Lee J. De Meo and Jerry Kalman. Eileen Delaney was 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.

Mr. Wood informed the Group that the Land Use Committee had held a workshop on the Pacifica Estates project. Mr. Mark Sanchez (the engineer for the project) presented preliminary plans introducing a new grading plan. The changes resulted in a reduction of overall grading from 80,000 yards to 60,000 yards. Slope heights would be reduced from 28 feet to 10.5 feet and slope rates reduced from 2:1 to 3:1. The plan was presented on 8.5X11 sheets. Full size plans would be forthcoming. Mr. Wood stated that he would keep the Group and Community informed on further developments.

Mr. David Green, a property owner in the vicinity of the Pacifica Estates project, stated that the project was in violation of the Fallbrook Community plan. He was very concerned with the loss of open space in San Diego County. He felt that the development of this site would be another example of open space loss.

Mr. Patrick Zimmerly (another Pacifica Estates neighbor) felt the entrance to the proposed project presented a major safety problem. The close proximity to other traffic signals on Mission road as well as the fact that the High School is a major evacuation center for the community meant the project would complicate an already congested traffic situation. He felt that the project should be denied for the sake of traffic safety and traffic flow in the area.

2. Approval of the minutes for the meetings of 20 July 2015. Voting Item.

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

3. AD15-023 Bigley second dwelling unit. Request for an administrative permit for a second dwelling unit at 1346 El Nido Drive. Owner and contact persons Richard & Susan Bigley, 760-728-2242, smid@aol.com. County planner Douglas Thomsen, 858-694-2249, douglas.thomsen@sdscounty.ca.gov. **Land Use Committee**. Community input. Voting item. (7/20)

Mr. Bigley introduced the request to convert an existing building on his property into a second dwelling unit for his father.

Mr. Wood reported that the Land Use Committee had reviewed the request and toured the site. The Committee had no objections to the project. Mr. Wood had also contacted the County who confirmed that the project met set back and zoning requirements in the area.

After limited discussion Mr. Wood motioned to approve the request as submitted and the motion passed unanimously.

4. Request for a waiver of the B Designator Design Review requirement for a Site Plan for a car dealership for Suite #13 and use of 2 parking spaces previously used by suite #17 which is no longer a dealership at 300 N. Brandon Road, APN 105-810-01. Owner Adam Keyes & Josh Rohr, rohrjosh@hotmail.com, 949-232-8812, 760-473-5458. Contact person Garrett Eddings, 760-681-1757 drsmallbusiness@gmail.com. County planner Debra Frischer, 858-495-5201, debra.frischer@sdcounty.ca.gov. **Design Review Committee**. Community input. Voting item. (7/21)

Mr. Rohr introduced the request and informed the Group that the parking spaces had been approved for his prospective use for another unit in the same commercial building. Since that business no longer utilized those spaces, he proposed to do so.

Ms. Heyneman reported that the Design Review Committee had reviewed the request and had no objection the space usage but did object to a proposed sign. However, the landlord had worked out an acceptable sign location.

After limited discussion, Ms. Heyneman motioned to approve the request as submitted and the motion was passed unanimously.

5. Concerns of the "Neighborhood West of Mission Coalition" regarding the deteriorating condition of West Elder Street and the sharp increase in traffic and noise in their neighborhood. Compounding the existing road and neighborhood problems caused by school-related traffic and normal usage is the opening of the Dual Language Program at the Mae Ellis School on West Elder which will generate 500 new students and dozens of new staff. The Fallbrook Home school Academy will also continue its current use of the same facility. The Coalition is requesting assistance in arranging for the repair and maintenance of the roads surrounding Mae Ellis and the establishment of guidelines for

school-generated traffic and noise. **Circulation Committee.** Community input. Voting item. (7/26)

Ms. Lori Miller, a representative for the Neighborhood West of Mission Road, illustrating the problems the neighborhood around Mae Ellis School were facing with the new Dual Language Program starting. Ms. Miller stated that the problems with the school being reactivated to a full student body were going to have dramatic affects on the surrounding community. She felt the County maintained roads around the school were in a bad state of repair. Since the students would be coming from as far as San Marcos all students would need to be dropped off and picked up by private cars. She felt that the on school site and surrounding roads would not accommodate this increase in traffic. She questioned if a traffic or noise impact studies had been done for this new program. Ms. Miller informed the Group that she had compiled a list of the Neighborhoods concerns into a letter to the school district. She provided a copy to the Group.

Ms. Burdick informed the Group that the Circulation Committee had reviewed the issue. They had concerns with the road maintenance in the area and the increased traffic on the Elder - Mission intersection. The Committee had recommended forwarding Ms. Miller's letter on specific concerns to the Department of Public Works. Mr. Wood commented that the Sheriff Department had patrolled the school on the first day of classes and noted several problems with the traffic guards controlling pedestrian traffic and vehicle traffic flow in the area.

Mr. McCarthy stated that he had concerns with the West Elder Mission Road intersection. He felt the visibility was highly restricted and increased traffic may have difficulty negotiating the intersection. He suggested that property owners in the area utilize the Alvarado - Mission intersection if at all possible during the start and end of school.

The Group also expressed concern with the lack of sidewalks in the area.

After further discussion Ms. Burdick motioned to recommend that the Planning Group forward Ms. Miller's letter to the County Department of Public Works Traffic and Maintenance sections and the Traffic Advisory Committee for their analysis and recommendations. The motion passed unanimously. Ms. Miller's letter is attached.

6. Review of the current Fallbrook Community Improvement Project List, the Traffic Signal Priority List, and the Road Maintenance Priority List. The last update to these lists was completed in 2014. Since then, a number of new issues have been brought to the attention of the FCPG and may influence the relative ranking of the items on these lists. **Circulation Committees.** Community input. Voting item. (7/29)

Ms. Burdick introduced the subject. She first went over the Fallbrook Planning Group Capital Improvement Project recommendations list. Ms. Burdick provided updates on the status of several of the projects. She stated that Mr. Nael Areigat was going to be coming back to the Planning Group in the next couple of months and would be able to update the Group on when projects could be added, subtracted or re-prioritized.

Ms. Burdick next went over the current Road Maintenance Priority List and provided details on several of the projects: Items 1, 2, 4, 19, are completed. (Item 4 Reche Road has been resurfaced in the past few weeks from Old Highway 395 to Gird. The

Planning Group is still recommending that Reche be resurfaced all the way to Stage Coach.)

Next Ms. Burdick went over the County's Traffic Signal priority list. It was noted that the Fallbrook area had six of the seventeen projects on the list. A Planning Group member questioned the rationale for two of the recommendations: Fallbrook Street at Old Stage and Fallbrook Street at McDonald. Ms. Burdick explained that the County has noted that the Planning Group and the community do not support signals at these locations. However, the items have remained on the list, Ms. Burdick also noted that the fourth handout contained long-standing priorities of the Planning Group and was included for informational purposes and future discussion.

After further discussion Ms. Burdick motioned to continue the subject until such time as the Planning Group is ready to update and re-prioritize these lists. The motion passed unanimously.

7. Request the San Diego County Board of Supervisors to appoint Margaret Singleton to the Fallbrook Community Planning group seat #13 to replace Mr. Jerry Farrell who resigned in May 2015. Community input. Voting item.

Mr. Russell introduced the subject stating that Ms. Singleton-O'Leary had applied for the vacant position. He invited her to introduce her self to the group.

Ms. Singleton-O'Leary stated that she was a MIA real estate Appraiser with many years of land development experience and felt her background would be helpful to the group as projects were reviewed.

Mr. Russell motioned to approve her application and recommend the San Diego County Board of Supervisors appoint Ms. Singleton-O'Leary to the vacant position on the Planning Group. The motion passed unanimously.

The Meeting was adjourned at 8:10 pm
Tom Harrington, Secretary