

**FALLBROOK COMMUNITY PLANNING GROUP**  
**And**  
**DESIGN REVIEW BOARD**

Regular Meeting

Monday 21 March 2016, 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, Ike Perez, Roy Moosa, Tom Harrington, Donna Gebhart, Jim Russell, Jack Wood, Ron Miller, Jackie Heyneman, Jerry Kalman, Lee J. De Meo and Bill McCarthy. Eileen Delaney, Jean Dooley and Margaret Singleton-O'Leary were excused.

**Mr. Russell informed the Group and audience that item #7 the presentation on the "Mission Canyon Center Project" had been withdrawn at the applicant's request and would not be heard at the meeting.**

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.

**A neighbor of the "Mission Canyon Center Project" stated that neither he nor his neighbors had received any information about this project. He was attending the Group meeting to learn more about the project.**

**Mr. Russell informed the audience that the team working on the project had not submitted any plans as of yet, but when they did (and the County assigned the Group to review it) it would be posted in the Planning Groups agenda.**

**The speaker was provided a preliminary site plan that had been presented to the Circulation Committee and a business card of the engineer working on the project.**

2. Approval of the minutes for the meetings of 15 February 2016. Voting Item.

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

3. Proposed update to the Parkland Dedication Ordinance. The Board of Supervisors directed county staff to perform a comprehensive update of the ordinance. In addition to the Board directed actions, the Board Letter also asked staff to:

- Provide a new toolbox for developing parks associated with discretionary projects while balancing the needs of the community and park users
- Incorporate working with neighboring jurisdictions

- Provide more flexibility for developers to meet requirements
- Look into revising park planning areas to be consistent with planning group areas
- Align with the General Plan, Live Well San Diego, and the County's Strategic Plan
- Include information on the level of service standards and community needs

Staff is asking for input from Community Planning/Sponsor Groups on how to improve the ordinance. **Marcus Lubich**, (858) 966-1348 office | (858 )378-3878 cell.

Marcus.lubich@sdcounty.ca.gov". Continued at the 2/15 meeting of the FCPG to provide for collaboration with the CSA81 committee. **Parks & Recreation Committee. The Parks and Recreation committee meeting will be a joint meeting with CSA81.** Community input.

Voting item. (1/27)

**Ms. Heyneman introduced the item. She informed the Group that the last Parks Committee meeting was attended by County Parks staff, Fallbrook Public Utility staff, County Service Area 81 representatives and the general public. While several issues and concerns were discussed there was a consensus on six basic points that all hoped could be addressed with changes to County Parks ordinances.**

**Recommendations for changes or addition to PLDO:**

1. **One persistent issue was that there is inadequate funding for maintenance of County Parks. A request was made to make a change in the County Ordinance that would provide a mechanism for improved funding of park maintenance.**
2. **A request was made to add Skate Parks and Dog Parks to the list of active recreation types in the PLDO.**
3. **Currently 2500 local students participate in after school sports activities on local school fields. Property of FUESD must be vacated by 4:30 p.m. The representatives of the sports activities have suggested the possibility of lighting the fields. They have also suggested a reduction of fees at the Fallbrook Sport Park and that youth sports be a priority over adult sports. Although the County listed many acres of land open for public use, and owned by non-profits organizations, the requirement for 3 acres per 1000 residents for active recreation has not currently been met. The shortfall of active recreation playing fields in Fallbrook should be addressed by using PLDO funds to seek and develop multiuse sports fields in the area.**
4. **A request was made to allow competitive bidding in the use of PLDO funds instead of requiring use of County personnel.**
5. **As part of the current PLDO, the Parks & Recreation Director is authorized to approve final plans for parks built by a developer, then sent to the approving body. It was recommended that these plans return to the local Parks & Recreation committee for review prior to being sent to approving body.**
6. **A recommendation was made that the funding levels, fees paid by developers in lieu of dedicating land, be increased by 3% each year, or the constant quality index, with a review every 5 years.**

7. It was noted that the fees or land dedication, in lieu of fees are very different for privately owned parkland (i.e. HOA in 810.107), as opposed to basic information for all developers (810-106). For clarity, there should be references to each other in the ordinances.
8. Request that County Park and Recreation Department utilize PLDO funds to include passive parkland acquisition and maintenance. Also to consider putting the acquisition of the Fallbrook Public Utilities land in the Santa Margarita River Valley on the County's 5-year priority list.

After limited discussion, Ms. Heyneman motioned to forward all eight of the Committee's recommendations to the County. The motion carried unanimously.

4. TPM 21233 Request to subdivide the 6.37 acres located at 4342 Ramona drive into three lots for three single family dwelling units. The existing residence on lot#1 to remain. Owner and contact person Mike Amos, 760-801-1603, mikeamos@miacontractor.com. County planner Vincent Kattoula, (858)-694-3959, [Vincent.Kattoula@sdcountry.ca.gov](mailto:Vincent.Kattoula@sdcountry.ca.gov). Continued at the request of the applicant at the 2/15 FCPG meeting. **Land Use Committee**. Community input. Voting item. (1/12)

**Mr. Dale Green introduced the project and presented an exhibit of how the property would be divided. He informed the Group that all lots would be served by existing roads and utility corridors. There was one of the homes currently under construction on the site.**

**Mr. Wood reported that while starting construction of one of the homes ahead of completing the Parcel Map for the project was unusual, it was not unheard of and the County had no objections with that. The Land Use Committee had reviewed the project and had no objections to it.**

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

5. Request from James Brennan, Brenson Realty Group, Inc., 951-695-9555, james@brensonrealty.com, to hear a proposed use for the 1.94 acres located on west Alvarado Ave west of Summit Avenue to build multifamily dwelling units consisting of 2 and 3 bedroom apartments. **Land Use Committee**. Community input. Non-voting item. (1/27)

**The applicant did not appear at the meeting, so there was no presentation. However there were several neighbors to the project site that did speak. The primary concern was that the project was surrounded by single-family homes and the neighbors felt an apartment complex would bring all of the traffic congestion and crime that encumbered the Alturas Road apartment complexes to their neighborhood. One neighbor stated that firefighters utilize West Alvarado Street (which has an emergency gate to the Navel Weapons Station) to stage crews to fight fires on the base. If an apartment complex were developed on the proposed site, on-street parking could complicate firefighter's ability to defend the community.**

**Another neighbor commented that as a retired fireman, he was concerned that the project has a large ravine running through it and in a case of a wild fire it could act as a chimney and make evacuation from the complex hazardous.**

**Mr. Russell advised the audience that the proposed project had not been presented to the County at this time and if it was in the future, the Group would post the project as a voting item.**

6. STP16-001 Site Plan request for a self service coin operated laundry with a 3,216 sqft building with 14 parking stalls including 2 ADA accessible stalls, landscaping, lighting, signs, storm drainage, and infrastructure on the 12,595 sqft lot at 1092 S. Main Avenue, APN 104-341-12. Owner Ross Industrial Co., 760-745-5737. Applicant and contact person Janice De Young, 619-236-0595 Ext 331, Janice@mpa-architects.com. County planner, Bronwyn Brown at (858) 495-5516, Bronwyn.Brown@sdcounty.ca.go. Design Review committee. Community input. Voting (2/1)

**Ms. Janice De Young presented the project. She stated that the Design Review Committee had several concerns with the project but mainly that the building design did not appear to be in harmony with the community's character and the rollup doors on the side of the building were unsightly. Ms. De Young provided plan views and elevations of a Spanish style building. She hoped this building would be more in harmony with the Community Character. Also one of the two rollup doors was replaced with a glass entry door. A pallet of building materials and finish colors was also supplied.**

**Several members of the Group felt that a color exhibit of the overall appearance of the building was required to make a determination on community character compatibility. After limited discussion, Mr. Moosa motioned to continue the project until more complete plans could be provided although he did feel the project was heading in the right direction.**

**The motion passed with Mr. Harrington voting against the motion to continue. He stated that he felt the applicant had provided adequate information for the Group to make a determination.**

7. Presentation by Robert Faudoa and Ted Walters of Gary Engineering, 858-483-0620, garyengca@aol.com on a proposed project 'Mission Canyon Center Project' located on the 6.4 acres between Mission Road and I-15 just north of their intersection. Proposed project would require a zone change from agriculture to commercial, Tentative Map to subdivide property into 3 lots, a Major Use Permit and a General Plan Amendment. The proposal is for a 3,000 SqFt Arco am/pm Food Mart, Car Wash, Electric Charging Station, 2,500 SqFt drive-thru restaurant, 8,000 SqFt commercial strip, facilities to have 4, 2,000 SqFt tenants. **Land Use and Circulation Committees.** Community input. Non-voting item. (2/22)

**Presentation withdrawn at this time by developer, but will be re-scheduled for a future meeting.**

8. MUP 16-002 Fallbrook Hacienda, Request for a Major Use Permit to use an existing courtyard and guest house for a wedding venue on the 20.42 acres located at 236 Old Highway 395 (Old Highway 395 and Sterling View Drive) APN108-350-13. Owner Roberto Frulla, 951-375-2052, Roberto@frulla.com. Contact person Michael Benesh, 760-731-6603, mibenesh@pacbell.net". **Design Review Committee.** Community input. Voting item. (3/1)

**Mr. Roberto Frulla presented the request to have his Old Highway 395 residence become a venue for weddings excluding the main residence. He stated that the events would be held in the existing large courtyard and that ADA compliant bathrooms and other requirements by the county will be met. Parking would be by valet on site. The Design Review Committee had commented on the size of the signs his project was proposing (90 square feet of signage is maximum). Mr. Frulla had modified his signs to meet that requirement. He also stated that while he had commented to the Design Review Committee that his current plans were to have only one wedding a day and operate from 3:00 pm to 10:00 pm, he would prefer that the Group not recommend those restrictions. He requested that the facility not be restricted to only one wedding a day and the hours of operation be extended from 10:00 am to 10:00 pm.**

**After further discussion, Mr. Moosa motioned to approve the project with the following restrictions:**

- 1) Total signage be limited to 90 square feet.**
- 2) Weddings on the weekend only.**
- 3) 250 people maximum per wedding.**
- 4) Weddings to be held between 10:00 am to 10:00 pm.**
- 5) Parking on-site by valet only.**

**The motion passed unanimously.**

9. Appoint Ritch Billburg, 1383 Sunny Heights Rd, Fallbrook, 858 232-6683 as a non-elected member of the **Parks and Recreation Committee.** Community input. Voting item.

**Mr. Russell asked the Group to appoint Mr. Ritch Billburg as a non-elected member of the Parks and Recreation Committee. The request passed unanimously.**

The Meeting was adjourned at 8:06 pm

Tom Harrington, Secretary