

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

Regular Meeting

Monday 15 August 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.

Fourteen (14) members were present: Anne Burdick, Ike Perez, Jean Dooley, Roy Moosa, Donna Gebhart, Jim Russell, Jack Wood, Ron Miller, Jackie Heyneman, Eileen Delaney, Tom Harrington, Lee De Meo, Margaret Singleton-O'Leary and Jerry Kalman. Bill McCarthy was excused.

Mr. Russell noted that the Planning Group had nine candidates for the eight seats up for re-election

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. George Miller of 1040 Rose Street stated that he had wanted to speak about Tentative Parcel Map 21239 on McDonald Street. However, he noted that project had been pulled from the agenda. He asked if the Group had any idea when the project would come back to the Group. Mr. Russell stated that he did not know when the project would come back, but assured Mr. Miller that when it did, it would be published in the paper, posted at the library and posted at Fire Station

Ms. Theresa (Arons) Tirado addressed the Group next, stating that she has lived in the Fallbrook Community for over 30 years, and graduated from Fallbrook High in 1997. She was also a active part of the 4-H and FFA programs from 1989 to 1997. Ms. Tirado addressed the Group with the following concerns. I love Fallbrook, It's a beautiful place for all ages to live. Times have changed, the town has changed, but I feel we are still a strong community with a lot of heart. If you are wondering (why I am in a wheelchair), I have a form of Muscular Dystrophy called Limb-girdle.

**I have been working with Kathleen Hider of the San Diego County Department of Public Works (DPW) on intersection safety for: Stagecoach, Reche, and Fallbrook Streets. Kathleen's phone # is [\(858\)495-5373](tel:8584955373).
(Showing picture of Son)**

This is my son Malcolm Arons. He's 12 years old and started today at

Potter Jr. High as a 7th grader. Malcolm is autistic but has overcome a lot in the Fallbrook School District, specifically in the learning center at La Paloma Elementary. He has a passion for nature and all things good. He will be walking to school and home from school. We live at 1423 Via Lima on Stage Coach near the intersection of Fallbrook Street and Stagecoach roadways. I am concerned about no sidewalks down Stagecoach. But we are both confident that it is possible because this year we started attending Living Waters Christian Fellowship, at 2000 Reche Rd. every Sunday.

I have some community transportation through Care Van. I use their services Monday, Wednesday, Friday to go to 521 Elder Street at Fallbrook Physical Therapy for pool exercise and physical therapy appointments. I have requested pick-up on Sundays but Care Van is unable to accommodate weekend travels because of "insurance issues." I also use Molina transportation through Medi-Cal Insurance, but I can only use this free service for medical appointments which are usually out of town. I also use NCTD LIFT service who picks me up at Deborah Ann St. instead of my residence because my address is considered, "out of the fixed route." LIFT services can take me around S.D. County for all activities but not to Temecula.

I am working on finding someone to help me with a "fund-me on-line" to accumulate donations for a vehicle or van with a power wheelchair lift. This vehicle could provide transportation for me and my son when other transportation is unavailable. For this I Pray!

Here are some safety concerns I've noticed around town while out and about to doctor appointments, to the store or on my way to church.

1. Sidewalks need to be completed with ADA regulations and ADA ramps on all connecting sidewalks.
2. ADA regulations checked on all platforms around crossing buttons and old hard to use crosswalk buttons need to be replaced.
3. Sidewalks needed for:

Alvarado Street
Fallbrook Street
Stagecoach Road
Reche Road
(Added on 8/16/16)
Mc Donald Street
Potter Street

Specific locations with safety concerns:

Stagecoach:

- 1) Incomplete sidewalks. Some newer areas have sidewalks without ADA

ramps. Older areas have no sidewalks, unevenly surfaced or full of debris.

- 2) Intersection at Stagecoach and Reche intersections crosswalk buttons need updated and ADA regulations for platforms around buttons. (Buttons are out of reach or too hard to push old button.)
- 3) No street lights for early morning or evening travel in most areas.
- 4) No crosswalks, except at intersections. More needed so we don't have jaywalking deaths or fines.
- 5) No NCTD bus stops.

Reche:

- 1) Incomplete sidewalks. Some newer areas have sidewalks without ADA ramps. Older areas have no sidewalks, are unevenly surfaced or full of debris.
- 2) Intersection at Reche and Stagecoach, crosswalk buttons need updated and ADA regulations for platforms around buttons. (Buttons are out of reach or too hard to push old button or uneven surfaces.)
- 3) Turning from Stagecoach Southbound onto Reche East bound side of road has 6-8 inches of debris and large branches, Kids could stumble on walking to school, and wheelchair has trouble going over, it's unsafe.
- 4) Curb at entrance of Potter Jr. High has no ramp to get off the sidewalk to continue on sidewalk on opposite side of entrance of Potter Jr. High.
- 5) No street lights for early morning or evening travel in most areas.
- 6) No crosswalks to cross except at intersection of Live Oak School. More needed so we don't have jaywalking deaths or fines.
- 7) No NCTD bus stops.

Alvarado:

- 1) Incomplete sidewalks. Some newer areas have sidewalks without ADA ramps. No sidewalks in older areas.
- 2) Intersection at Alvarado and Main and Alvarado and Mission intersections crosswalk buttons need updated and ADA regulations for platforms around crossing buttons. (Buttons are out of reach or on uneven surface that makes it hard to push and the older buttons hard to push.)
- 3) No street lights for early morning or evening travel in most areas.
- 4) No crosswalks to cross across Alvarado except at intersections. More needed so we don't have jaywalking deaths or fines.
- 5) No NCTD bus stops.

Fallbrook Street:

- 1) Incomplete sidewalks. Newer areas have sidewalks without ADA ramps. No sidewalks in older areas.
- 2) Intersection at Fallbrook Street and Mission and also at Fallbrook Street and

Main Streets, intersections crosswalk buttons need updated and ADA regulations for platforms around buttons. (Crossing buttons are out of reach or too hard to push old button, or not enough platform to allow me to push the crossing button)

- 3) No street lights for early morning or evening travel.**
- 4) No crosswalks to cross roadways except at intersections. More needed so we don't have jaywalking deaths or fines.**
- 5) Dog feces all down and along side of sidewalks.**
- 6) No NCTD bus stops.**

Mc Donald Street:

- 1) Incomplete sidewalks. Newer areas have sidewalks without ADA ramps. No sidewalks in older areas.**
- 2) Intersection at Fallbrook street and Mc Donald Street intersections crosswalk buttons need updated and ADA regulations for platforms around crossing buttons. (Buttons are out of reach or on uneven surface makes it hard push, hard to push old buttons, or none existent.)**
- 3) No street lights for early morning or evening travel.**
- 4) No crosswalks to cross roadways except at intersections. More are needed so we don't have jaywalking deaths or fines.**
- 5) No NCTD bus stops.**

Potter Street:

- 1) Incomplete sidewalks. Newer areas have sidewalks without ADA ramps. No sidewalks in older areas.**
- 2) Un-official Intersection at Fallbrook Street and Potter Street intersections crosswalk buttons need added and ADA regulations for platforms around crossing buttons. (Buttons are out of reach or on uneven surface makes it hard push, hard to push old buttons, or none existent.)**
- 3) No street lights for early morning or evening travel.**
- 4) No crosswalks to cross across except at intersections. More needed so we don't have jaywalking deaths or fines.**
- 5) No NCTD bus stops.**

Transportation issues within the community:

- 1. No bus stops except Mission Road and Main Street.**
- 2. Stagecoach considered "not on the fixed route," by North County Transit Department's ADA L.I.F.T service. (Forces me to be picked up at Debra Ann street instead of my residence.)**
- 3. No local Taxi service with ADA power lift accommodations.**
- 4. No F.A.S.T. bus like in 1990's.**

5. Care Van through Senior Care is un-available on weekends.

All these areas are highly populated, and in close proximity to all our Schools. The Schools affected by these safety concerns are:

Live Oak Elementary (Reche)

Potter Jr. High (Reche)

Fallbrook High School (Stagecoach)

Sun Rise Church Pre-school (Stagecoach)

St. Peters Academy (Stagecoach)

Zion School (Fallbrook Street)

La Paloma Elementary (Fallbrook Street)

Preschool (Fallbrook Street)

Fallbrook Street School (Fallbrook Street)

Frasier Elementary (Gum Tree off of Stagecoach)

Also sidewalk safety concerns affect and limit involvement at :

Community Center (Fallbrook Street)

Senior Center (Fallbrook Street)

And all Churches on (Fallbrook Street, Stagecoach and Reche roads)

Also people are walking their dogs on the sidewalks and letting their dogs defecate on the sidewalks and not picking it up. I recommend a dog park closer to town with rules and regulations and "poop bag stations" like at Live Oak Park. Not everyone has cars or the time to take their animal out to the Reche area.

Addressing these concerns will also allow the community, to walk, jog, run, or walk their dogs safely with better sidewalks and more street lights for travel anytime of the day. Our Kids would be able to walk to school or anywhere safer. Adding extra streetlights will prevent crime and vandalism everywhere!

Mr. Russell thanked Ms. Tirado for her input and assured her that her comments would be forwarded to the County.

Mr. Bill O'Connor introduced himself and stated that he is a candidate for the Group.

Mr. Harrington introduced Ms. Karel Hanson to the Group. He informed the Group that Ms. Hanson was a retired Project Manager for the County of San Diego.

Ms. Hanson said that if elected she looked forward to working with the Group and hoped she could be of assistance.

Ms. Delaney commended Ms. Heyneman for bringing the excessive tree trimming that the McDonalds Restaurant had done to the landscaping on its site, to the Counties attention.

2. Approval of the minutes for the meetings of 18 July 2016. Voting Item.

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

3. **MUP16-006** Telespan Gird Road. Request for a Major Use Permit for a wireless communication facility on the 6.4 acres located at 3552 Diego Estates Drive. The antennas will be on a 73' tall mono broad leaf faux tree with facilities for 3 wireless producers. Owner James Greenwood, 310-901-7536, rickgreenwood5@gmail.com. Applicant Telespan communication LLC, 503-519-8591, thenion@deprattiinc.com. Contact person Tim Henion, 503-519-8591, thenion@deprattiinc.com. County planner Morgan Norville, 858-429-9585, morgan.norville@sdcounty.ca.gov. Continued at the 18 July FCPG meeting. **Public Facilities Committee.** Community input. Voting item. (6/21)

Mr. Tim Henion presented the project. He apologized about not being able to attend the August Facilities Committee meeting. But he had modified the project in hopes of addressing the concerns brought up by the Facilities Committee in July. The 73 foot tall tower was changed to two 55 foot towers. Each tower would be able to accommodate two cell service providers. The project would be staged with one tower going up to start with. Then the second tower would follow when the cell providers were ready. To address another concern of the Facilities Committee, Mr. Henion provided a letter from the County stating that the County Surveyor had determined that the site had legal access.

Mr. Moosa stated that since Mr. Henion did not attend the August Facilities meeting, the Committee had continued the project.

Several members of the Group had concerns with the 55 foot height of the towers. But Mr. Henion said the height of the trees in the existing grove required at least 55 feet.

Several members of the Group were concerned with what would happen if the current grove was cut down or had the water turned off. Mr. Henion stated that the County would require subsequent landscaping to be put in place around the project. The landscaping would be designed to meet the height of the existing trees.

After lengthy discussion Mr. Harrington moved to deny the project do to the height of the towers and the residential lot location. The motion failed with only Mr. Harrington, Mr. Kalman and Ms. Dooley voting in favor.

Mr. De Meo motioned to approve the project as presented. That motion passed with Mr. Harrington, Mr. Kalman and Ms. Dooley voting against.

4. Request for a waiver of the B Designator Design Review requirement for a Site Plan for a Commercial Tenant to make Improvements to an auto body shop (Savadors Auto Body & Repair), add a paint booth, new door and a demo permit at 1557 S. Mission Road (APN 104-250-39). Owner Grimm Family Trust. Contact person Michael Robinson, 760-728-5380, merarchitect@gmail.com . County planner Michael Johnson, 858-694-3429, Michael.johnson@sdcounty.ca.gov. **Design Review Committee.** Community input. Voting item. (7/5)

Ms. Delaney stated that the applicant had revisions to their plans being done and had requested the project be continued.

Ms. Delaney moved to continue the project and the motion passed unanimously.

5. Request for a waiver of the B Designator Design Review requirement for a Site Plan for a sign change for Affordable Dental Implants at 3108 Pala Road, (APN 124-140-58). Owner Ray and Diane White. Contact person Michael Robinson, 760-728-5380, merarchitect@gmail.com. County planner Michael Johnson, 858-694-3429, Michael.johnson1@sdcounty.ca.gov. **Design Review Committee.** Community input. Voting item. (7/6).

Mr. Michael Robinson introduced the requests to approve the modified signs for the business at 3106 Pala Road (SR76). The signs were two roof mounted signs and one pylon sign raised up 6 feet to make it visible from the elevated SR 76, when the roadway was graded to be almost level to the building rooftop.

Ms. Delaney reported that the Design review committee have reviewed the project and because of the unique circumstances approved the pylon sign change in height as presented, but did not approve the roof signs, as those types of signs are prohibited.

After limited discussion, Ms. Delaney motioned to deny the the roof top signs. The motion passed unanimously.

Next Ms. Delaney motioned to approve the modified pylon sign, because of the unique circumstances. This motion also passed unanimously.

6. Request for a waiver of the B Designator Design Review requirement for a Site Plan for a new truss roof at 840 S. Main Ave, (APN 104-132-08). Owner Valley Broog, LLC. Contact person Mike Lackey, 619-548-5723, mikelackey@sbcglobal.net. County planner Michael Johnson, 858-694-3429, Michael.johnson1@sdcounty.ca.gov. **Design Review Committee**. Community input. Voting item. (7/12).

Mr. Mike Lackey introduced the project. He informed the Group that the project would replace flat roofs on existing buildings with pitched roofs. The building would than match others in the complex.

Ms. Delaney stated the Design Review Committee had reviewed and approved the project.

After limited discussion, Ms. Delaney motioned to approve the request as presented and the the motion passed unanimously.

7. STP94-009W1 Request for a modification to an existing Site Plan on the property at 1205 South Main Avenue (APN 104-342-1400 and 1500) to remove the central gas canopy, mini market, carwash equipment room, and trash enclosure then add a new 1,170sf mini-market adjacent to car wash structure, new dual dumpster trash enclosure, new 88sf storage room, new 88sf public restroom and additional parking stalls totaling 8 (3 also serve as vacuum stations.) Owner Wisam Salem, 519-244-5726, wsalem@cwgcpcpa.com. Contact person Michael Carlola, 858-578-2950 x 2, mike@schussclarkbrandon.com.

Design Review Committee. Community input. Voting item. (7/21)

Ms. Delaney stated that the applicant had major revisions to their plans being done and had requested the project be continued.

Ms. Delaney moved to continue the project and the motion passed unanimously.

The meeting was adjourned at 8:06 p.m.
Tom Harrington, Secretary