

# FALLBROOK COMMUNITY PLANNING GROUP

And

## DESIGN REVIEW BOARD

Regular Meeting

Monday 19 September 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.

Thirteen (13 ) members were present: Anne Burdick, Ike Perez, Jean Dooley, Roy Moosa, Donna Gebhart, Jim Russell, Jack Wood, Jackie Heyneman, Eileen Delaney, Tom Harrington, Lee De Meo, Margaret Singleton-O'Leary and Jerry Kalman. Ron Miller and Bill McCarthy were 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 and audience that the Pala Indian tribe had recently annexed another 4 plus acres into the tribal trust. The area was adjacent to the existing tribal lands to the north-east. He said he would continue to track the growth of tribal lands.**

**Ms. Heyneman informed the Group that she was working with property owners and County Staff to assure the landscaping approved on Major Use Projects in Fallbrook is maintained. Currently the landscaping at the Wallgreens, McDonald's and Shell station on Main all needed work to maintain the approved landscaping for their projects.**

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

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

3. Property Specific Requests (PSRs) General Plan Amendment & Rezone (GPA12-005; REZ14-006) – CPG Review of 4 PSR Analysis Areas in Fallbrook. Project Description: During the hearings of June 20, and June 27, 2012, the Board of Supervisors (Board) directed staff to process a General Plan Amendment (GPA) to analyze 47 separate PSRs along with their associated study areas (added for mapping consistency). Four PSRs were handled in a separate process and approved by the Board in 2014 and a fifth PSR was withdrawn in 2016, leaving 42 remaining PSRs. A PSR is a request/petition to the Board to change the General Plan land use designation. In cases where multiple PSRs were in the same area and proposing the same or similar change, with a common study

area, these PSRs and study area were grouped together in what's referred to as an analysis area. PDS staff will be providing some preliminary analysis of the four Fallbrook PSR analysis areas and soliciting any input from the CPG (links to analysis to be sent prior to meeting). In addition to providing any project recommendations for each Analysis Area, the CPG can provide input on a potential land use map alternative for each Analysis Area, (for analysis in the Subsequent Environmental Impact Report). Additional information on the project along with information on the four Fallbrook PSR analysis areas (FB2+, FB17, FB19+, and FB21+) can be found on the project web page at - <http://www.sandiegocounty.gov/content/sdc/pds/advance/PSR.html>. County planner **Kevin Johnston**, (858) 694-3084, [Kevin.johnston@sdcounty.ca.gov](mailto:Kevin.johnston@sdcounty.ca.gov). **Land Use Committee**. Community input. Voting item.

**Mr. Kevin Johnston introduced the request to support four areas of re-zoning in the Fallbrook area. These areas had been dramatically affected by the General Plan update. Property owners in the areas had requested that changes to their zoning be considered. Per Mr. Russell's request, Mr. Johnston went through them one at a time.**

**The first area was designated "FB 21+". The plus indicates that there are more parcels being considered in the change than originally requested the modification. The parcels were along Sandia Creek just south of the San Diego County line. The request was to change the zoning from RL-20 (one unit per twenty acres) to RL- 10 (one unit per ten acres). Mr. Johnston went through the in-depth study that the County staff had done on the request, topography, wetlands, vegetation, land use and County policies. Mr. Wood reported that FB 21+ matched the recommendation that the Planning Group had requested in 2012 and had been recommended for approval by the Land Use Committee.**

**After limited discussion, Mr. Wood motioned to approve the proposed zone change. The motion passed with Ms. Dooley voting against the motion.**

**The second area was designated "FB 19+". The parcels were along Stewart Canyon Road east of I-15. The request was to change the zoning from RL-20 (one unit per twenty acres) to RL- 10 (one unit per ten acres). Mr. Johnston again went through the in-depth study that the County staff had done.**

**Mr. Wood reported that FB 19+ matched the recommendation the Planning Group had requested in 2012 and had been recommended for approval by the Land Use Committee.**

**After limited discussion, Mr. Wood motioned to approve the proposed zone change. The motion passed with Ms. Dooley voting against the motion.**

**The third area was designated "FB 2+". The parcels were along Rice Canyon Road north of SR-76. The request was to change the zoning from RL-20 in the northwest and RL-40 for the remainder of the property to SR-4 in the northwest and RL-20 for the remainder. Mr. Johnston went through the in depth study that the County staff had done on the request.**

**Mr. Wood reported that FB 2+ did not match the recommendation the Planning Group had requested in 2012. At that time the Planning Group had recommended RL-10 for**

the entire area. The Land Use Committee had recommended the RL-10 over the entire area.

Legal Counsel for the majority property owner within the limits of the proposed rezone stated that the property owner was dramatically affected by the General Plan update and supported the RL-10 rezone request.

After limited discussion, Mr. Wood motioned to approve the request of RL-10 over the entire limits of the area. The motion passed with Ms. Dooley voting against the motion.

The final area was designated "FB 17". The parcels were north of Reche Road and west of Ranger Road. The request was to change the zoning from SR-2 (one unit per two acres) to SR-1 (one unit per one acres). Mr. Johnston went through the in-depth study that the County staff had done on the request.

Mr. Wood reported that FB 17 did not match the recommendation the Planning Group had requested in 2012 . At that time the Group had recommended that the northerly half of the property remain SR-2 and the southerly half of the property be changed to SR-1. The Land Use Committee had supported the 2012 recommendation.

Several neighbors of the proposed re-zone spoke in opposition to the proposed change. They felt the SR-1 zoning would allow extremely dense development that would not match the community character.

After lengthy discussion, Mr. Wood motioned to approve leaving the northerly half of the property in SR-2 and changing the southerly half of the property to SR-1. The motion failed.

A second motion was made by Mr. Wood to leave the entire area in the SR-2 zone designation. That motion passed unanimously.

4. We are ready to present Knottwood Way Road Extension Improvements to the Fallbrook Community Planning Group (FCPG). The Sycamore Ranch developer is scheduled to start mobilization for the construction of the missing segment within the subdivision boundary's anytime. The County project proposes to construct a 420 foot section of Knottwood Way to close the gap between two subdivisions in Fallbrook Planning Area of San Diego County. The project proposes to construct this 420-foot section of new road to Rural Light Collector Road Standards including associated drainage improvements. The new roadway will have two twelve foot travel lanes, two eight foot shoulders and parkway along the side of the road. The proposed improvements will benefit the community by enhancing emergency vehicle response time and community circulation and connectivity. During construction, traffic control measures will be in place to limit impacts to the community and the traveling public. Construction will take place within the public right of way. Estimated construction time is 5 months. Construction is scheduled to start early 2017 and be completed by summer 2017. County planner Areigat, Nael, (858) 694-2815, Nael.Areigat@sdcounty.ca.gov. Community input. Voting item. (9/1)

Mr. Nael Areight introduced the subject and informed the Group that the Knotwood way project was now being scheduled for completion. The developer was ready to construct the bridge and the County would construct the connecting road. The project would provide improved east west access to the properties in the area.

**After limited discussion Ms. Burdick motioned to approve support for 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 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.johnson1@sdcountry.ca.gov. Continued at the 15 August 2016 FCPG meeting. **Design Review Committee.** Community input. Voting item. (7/5)

**A representative for the architect of the project introduced the request. The basic issue was signage. 2-12.5 foot by 2 foot signs were requested. The colors were to be red, white and blue. Some other temporary flag signs needed to be removed. Ms. Delaney stated that the signs were acceptable.**

**After limited discussion, Ms. Delaney motioned to approve the signs in the red, white and blue colors as long as the temporary signs were removed. The motion passed unanimously.**

6. 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@cwgcpc.com. Contact person Michael Carlola, 858-578-2950 x 2, mike@schussclarkbrandon.com. Continued at the 15 August 2016 FCPG meeting. **Design Review Committee.** Community input. Voting item. (7/21)

**Ms. Delaney informed the Group that the applicant had requested the item be continued.**

**Ms. Delaney motioned that the item be continued and the motion passed unanimously.**

7. STP14-010M1 **Estancia, A Senior Living Community.** Request for Architectural and sign changes to the previously approved Site Plan for the proposed Fallbrook Assisted/Memory Care Facility to be constructed at the south west corner of south Mission and Rocky Crest Roads. Applicants Marlon Fenton, mfenton@jacobsengroup.com and Eric Jacobsen, eric@jacobsengroup.com. County planner, Norville, Morgan, Morgan.Norville@sdcountry.ca.gov. **Design Review Committee.** Community input. Voting item (8/16)

**Mr. Ryan Simmelink introduced the request to support a minor redesign of the building and relocation of the signage for the project.**

**Ms. Delaney stated that the Design Review Committee had reviewed the plans and approved the project modifications.**

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

8. Request for a waiver of the B Designator Design Review requirement for a Site Plan for a new sign for Sally Beauty located at 1127 south Mission Road, APN 106-390-02. Owner Sudberry Properties, 858-546-3000. Contact Ford Signs, 760-631-1936, stacy@ford-signs.co . County planner Michael Johnson, 858-694-3429, Michael.johnson1@sdcounty.ca.gov. **Design Review Committee.** Community input. Voting item. (8/23).

**Ms. Stacy Ford introduced the signage modifications.**

**Ms. Delaney noted that the signage had been reviewed with no concerns.**

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

9. Request for a waiver of the B Designator Design Review requirement for a Site Plan for the installation of two illuminated wall signs and one tenant panel at 1139 south Mission Road, APN 104-390-07. Owner Tony Gentry 858-212-3000 x 560. Contact person Tim Brady, 858-212-5091, pobdy@matthewssigninc.com. County planner Michael Johnson, 858-694-3429, Michael.johnson1@sdcounty.ca.gov. **Design Review Committee.** Community input. Voting item. (8/24).

**Mr. Tim Brady presented the request for new signage for a T Mobil office at the northwest corner of south Mission and Ammunition. The company had a choice of a white background or a black background. The letters were set to be 13 inches high.**

**Ms. Delaney stated that the project had been reviewed without objections.**

**After limited discussion, Ms. Delaney motioned to approve the signage with the 13 inch letters and the black background. The motion passed unanimously.**

10. **Project Number to be Determined** Verizon Wireless Community Master Plan (Fallbrook). Request for input from the Fallbrook Community Planning group to proceed with a Site Plan Permit submittal for a comprehensive wireless master plan composed of several sites within Fallbrook. The proposed sites will be located in or around the following locations:

1. Winterwarm - 1820 Winterwarm Drive, Fallbrook, CA, 92028
2. Sandia Creek-778 Ceramic Lane Fallbrook CA 92028
3. Reche-731 S. Stage Coach Lane Fallbrook CA 92028.
4. Fallbrook Golf -2757 Gird Road Fallbrook CA 92028.

5. Hellers Bend- 4160 South Mission Road Fallbrook CA 92028
6. Stewart Canyon-located near Tecalote Ln and Old Highway 395

Small Cell:

1. -Gird RD: located at Live Oak Park on the intersection of Reche Rd. and Gird Rd. (future SARF)
2. -Downtown Fallbrook Small cell planning.

Applicant is Verizon Wireless. Contact person is Christine Kuta, 619-230-5651, Christine.Kuta@VerizonWireless.com. County planner Morgan Norville, 858-429-9585, morgan.norville@sdcounty.ca.gov . **Public facilities Committee**. Community input. Non-Voting item. (8/30)

**Mr. Jarrett Ramaiya (County of San Diego, Planning and Development Service, chief of Project Planning) introduced the topic and stated that the County had run into a great deal of difficulty in working with Cell phone companies in placing their facilities. It was the County's and Verison's hope that a community plan could provide locations that the community felt were appropriate. This would eliminate a great deal of wasted time and effort on sites that were inappropriate.**

**Mr. Russell stated that the topic was to gather information for the County staff and Verison's benefit. The individual address listed on the Agenda would not be discussed because the individual property owners had not been contacted.**

**Mr. Moosa stated that the Public Facilities Committee had held a meeting on this matter. Several members of the public aired their concerns with the idea of a Community Master plan that worked with only one service provider. Also the consideration of placing towers in residential areas was solidly rejected. Mr. Moosa summed up the major recommendations that came out of the meeting into the following points.**

- 1- Any Master Plan should encompass all service providers.
- 2- Greater effort should be made to share facilities.
- 3- A Master Plan should include the locations of all existing towers in the community.
- 4- Cell tower site should be clearly labeled to protect fire fighters, tree trimmers and others working in the vicinity of a tower.
- 5- A quiet zone was requested for a one mile radius around the intersection of Alta Vista and Winterwarm to protect Mr. Robert Gonsett's frequency monitoring lab.
- 6- Notifications of meetings on this subject be better publicized in the future.

**Several members of the public spoke on the subject and express their opinions. The points Mr. Moosa had cited from the Committee meeting were restated several times. Ms. Delaney stated that she felt it very important for the county to notify & include all cell carriers in the discussions & community plan. After a very lengthy discussion, Mr. Russell thanked the audience for their input.**

11. VAC RP2016-0167. Request to vacate a public alley between Alvarado and Fig west of Main. Applicant The Village Association. Contact person Vince Ross, 760-505-0820, inceross55@gmail.com, County Staff: Thomas McCabe, 858.694.2883 thomas.mccabe@sdcounty.ca.gov Community input. Voting item.

**Mr. Harrington introduced the project. He informed the Group that he was a member of the Village Association who had requested the vacation of the public alley west of Main from Alvarado to Fig. The Village Association was representing the majority of the property owners along the alley. The vacation was intended to stop through vehicular traffic in an attempt to provide safer pedestrian traffic to the businesses along the alley. He stated that some of the businesses had well over half of their clients accessing their businesses from the alley. Additionally there would be no change to the parking arrangement adjacent to the alley. Mr. Harrington stated that the County would be retaining a utility easement over the entire alley to accommodate all the utilities that were in the alley.**

**Mr. and Mrs. Redmond stated that they owned an auto dealership on Elder Street and utilized the alley all the time. Mr. Redmond stated that he had never seen an accident or dangerous situation. He felt the access to the light at Alvarado, that the alley provided, was important to keep in place.**

**Ms. Jerri Patchett stated that she had seen several close calls in the alley between autos and pedestrians and had personally had an encounter. She urged the Group to consider supporting the vacation request.**

**Ms. Cheng (a property owner along the alley) stated that she felt additional speed bumps along the alley might help. When pressed by the chair of the Group for her position on the vacation request, she stated she did not support it.**

**Members of the Group were also concerned about delivery truck access to the businesses along the alley.**

**After further discussion, Ms. Burdick motioned to continue the request to allow the circulation Committee an opportunity to review it. The motion passed with Mr. Harrington and Mr. Moosa recusing themselves due to being members of the Village Association.**

The meeting was adjourned at 11:20 p.m.  
Tom Harrington, Secretary