

FALLBROOK COMMUNITY PLANNING GROUP
And
DESIGN REVIEW BOARD

Regular Meeting

Monday 16 January 2017, 7:00 P.M., Live Oak School, 1978 Reche Road, Fallbrook

Approved Minutes

Chairman Jim Russell called the meeting to order at 6:57 PM

Fourteen (14) members were present: Lee De Meo, Eileen Delaney, Anne Burdick, Ron Miller, Ike Perez, Jack Wood, Jim Russell, Jerry Kalman, Donna Gebhart, Roy Moosa, Jim Loge, Bill Leach, Bill O'Connor and Richard Billburg. Karel Hanson was excused.

1. Oath of Office was given for seven of the nine members recently seated; Roy Moosa, Donna Gebhart, William Leach, William O'Connor, Jack Wood, James Loge and Richard Billburg. Lee De Meo was late and Kael Hanson was excused. Both will be sworn in at the February 20, 2017, meeting.
2. 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.

First Vice Chair Jack Wood reported that he attended a meeting of the Pala Pauma Community Planning Group Tuesday, January 3, 2017, as a private citizen. He stated that the proposed Warner Ranch subdivision was discussed at the meeting and a draft Environmental Impact Report is due February 8, 2017. He voiced disapproval at that meeting and before the Fallbrook Community Planning Group meeting about the 513-acre project that would result in 780 new dwelling units, saying that the increased density would adversely affect Fallbrook because of added traffic in an already constricted intersection where SR 76/I-15 and 395 join. He asked the County to deny the project.

3. Approval of the minutes for the meeting of 19 December 2016. Voting Item.

Donna Gebhart moved to approve the minutes, and the motion passed unanimously.

4. Presentation by Ann and Bill Wade, wadesfarm1@gmail.com on their proposed redesign of the intersection of Reche Road and Stage Coach Lane. County staff Nael Areigat, DPW Project Manager, (858) 694-2815, Nael.Areigat@sdcounty.ca.gov **Circulation Committee**. Community input. Voting item. (12/17)

At the outset of discussion, Circulation Committee Chair Anne Burdick prefaced consideration and reporting on this item, saying that Circulation Committee Members (and by implication the Fallbrook Community Planning Group) are not road designers nor traffic engineers. All projects (such as the one under discussion) come to the Planning Group through the San Diego County Department of Public Works and their engineers, and that the Committee is always happy to receive comments from the community. She also indicated

that the project came before the Committee and the Planning Group in 2015 at which time it was approved as presented by the County.

Nael Areigat, DPW Project Manager for San Diego County, reviewed the scope of the project and reported that the final project is the result of a lengthy traffic study and approval was given by the Board of Supervisors in September 2016 to begin construction later in 2017. It is designed, he said, to improve public safety and relieve congestion at the intersection. He reported that the Reche-Stage Coach Lane intersection studies also embraced the long proposed extension of Fallbrook St. to Reche Rd. (now discarded) and improvement of the Fallbrook St.-Stage Coach Lane intersection (completed in 2016). Once completed, the intersection will be widened to accommodate additional left and right turn lanes from north- and south- Stage Coach Lane onto Reche (the east-bound and private west-bound extension of Reche Rd.). There will be three-foot-wide crosswalks on the public portions of the intersection.

Several affected homeowners in the area reported on preferences for the redesign of the intersection:

- Anne and Bill Wade, owners of property on the west side of Stage Coach Lane at the intersection, made a presentation requesting the County reconsider and redesign the project, asking for an expanded scope for the project. They indicated the property owners are not ready yet to accept the County offers to purchase portions of their land for the widening of the intersection. Additionally, the Wades want the intersection to have underground utilities and an expanded pathway to provide additional safety for the children using the intersection en route to and from the several schools in the area. The Wades, who purchased the adjacent parcel in July 2016, stated they were unaware of the County plans for the intersection and its affect on their ownership at the time.
- Lauren Brimmer, representing property owner (southwest corner of Reche and Stage Coach) Gebhard, indicated that the owner did not receive responses from the County after his meetings with them on the widening of the intersection and its affect on his property. She indicated Mr. Gebhard has no problem with the portion of the project involving use of his property to add the right turn lane from north-bound Stage Coach onto Reche but wants the County to assist in developing an access road onto his property. She also echoed the Wades' request for underground utilities at the intersection and improved pedestrian facilities crossing the two major roads. She said that Mr. Gebhard has not agreed to the County proposal for acquisition of the strip of his land but will if the County agrees to his requests.
- Several community members and area residents echoed support for various requests to enhance the County plan for the intersection, including Jerri Patchett from the Fallbrook Beautification Alliance and Will Shakespeare from the Fallbrook Land Conservancy.

Nael Areigat indicated that the Department of Public Works has been considering this project since 2012 and a restudy as requested by those community members present would delay the project five to ten years and possibly result in redirecting funds to other communities under jurisdiction by the County Board of Supervisors. In response to a question by Donna Gebhart, Nael Areigat said that the paths proposed as part of the project

require a four-foot right of way and the County is not acquiring that much land from the property owners; however, they will explore accommodating the request for expanding the pathways at the intersection and make them comply with the County pathway plan. He also said that regarding undergrounding utilities, he estimated the cost to be over \$2 million and that to do so would require participation by SDG&E, the utility owning the power/telephone poles in the area. He doubted the County had the funds to do that.

Chairman Jim Russell said that the project has been approved by the Planning Group and the County and if there is any pause, the funding for a project on the books for several years will go away. Regarding requests to improve the private road portion of Reche (running to the west of the intersection), he said that the County cannot spend taxpayer dollars on non-County maintained roads.

Roy Moosa made a motion for Nael Areigat and the County to meet with the property owners in the area to resolve some of their issues but that the County go forward with the project as scheduled. The motion carried unanimously.

5. 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 Cariola, 858-578-2950 x 2, mike@schussclarkbrandon.com. Continued at the 15 August and 19 December 2016 FCPG meeting. **Design Review Committee.** Community input. Voting item. (7/21)

Design Review Chair Eileen Delaney moved that this project be continued to February, and it was approved unanimously.

6. Request for a waiver of the B Designator Design Review requirement for a Site Plan to combine 4 suites into Wellness Resources Facility for Fallbrook Pregnancy Resource Center. New windows & doors. Demo store front and add new doors, new ADA parking. Location, 129 Hawthorn Street, APN 103-264-19 and 18. Owner Fallbrook Pregnancy Center Inc. Contact person Michael Robinson, 760-728-5380, merarchitect@gmail.com. County planner Michael Johnson, 858-694-3429, Michael.johnson@sdcounty.ca.gov. Continued at the 19 December FCPG meeting. **Design Review Committee.** Community input. Voting item. (11/7).

Curtis Brownell presented plans for the redesign of the structure.

Design Review Chair Eileen Delaney reported that the Committee reviewed the project a couple of months ago and generally had no objections, but wanted to see elevations. After reviewing the elevations, more architectural features were requested to reduce the impact of the long flat wall fronting the street. Delaney moved that the project be continued to February. It was passed unanimously.

7. Code enforcement case PDS2016-ENFGEN-001062 request for a waiver of the B Designator Design Review requirement for a Site Plan for the sign for Ray White Cement at 3108 Pala Road.

Owner Ray and Diane White, (760)-728-0170, diane@raywhitecement.com . Continued at the 19 December 2016 FCPG meeting. **Design Review Committee.** Community input. Voting item. (12/2)

Design Review Chair Eileen Delaney reported that applicants Mr. and Mrs. White presented a waiver request that was previously used in their application several months ago for the rooftop sign, and to raise the height of the existing pole sign. At that time, the extra height of their pole sign was approved because Cal Trans had raised the height of the road which blocked the visibility of their sign. The roof sign was denied. The applicant was informed that roof signs are not permitted and that they would have to remove it. Applicants did not remove it and they were cited by Code Enforcement. The committee once again explained that roof top signs were not permitted. They voted unanimously to deny the roof top sign and request that it be removed within 30 days. Delaney made a motion to deny the request for a rooftop sign. Motion passed unanimously.

8. Request for a waiver of the B Designator Design Review requirement for a Site Plan to paint the exterior and add new signage for Grocery Outlet, Inc. located at 1101 South Main Avenue (location of the former Fresh and Easy) APN 104-341-05. Owner Grocery Outlet, Inc., 510-704-6579, thaghayegh@cfgo.com. Contact person Chad Eturedge, 503-889-0604 chad@wbloch.com. County planner Michael Johnson, 858-694-3429, Michael.johnson1@sdcounty.ca.gov. **Design Review Committee.** Community input. Voting item. (12/29)

Chad Eturedge said that the scope of this project is apparently one of repainting the exterior of the building versus a signage issue. The paint would go from currently green to more neutral earth tones in keeping with Fallbrook standards.

Chair Eileen Delaney moved to approve the change of paint. She indicated Design Review will consider the project when a formal request pertaining to signage is presented. The motion passed unanimously.

9. Election of officers; chair, 1st vice chair, 2nd vice chair, secretary. Voting item.

Jim Russell, chair; Jack Wood, first vice chair; and Jerry Kalman, secretary, were re-elected unanimously. Roy Moosa received eight of 13 votes to be re-elected second vice chair.

10. Committee appointments. Community input. Voting item.

Committee appointments for Calendar Year 2017 as submitted to the Committee Chairs were approved unanimously.

The meeting was adjourned at 8:34PM.

Respectfully Submitted, Jerry Kalman, Secretary

NOTE: The Planning Group occasionally has openings on its **Land Use** (Jack Wood 760-731-3193), **Circulation** (Anne Burdick 760-728-7828), **Parks & Recreation** (Donna Gebhart 760-731-9441),

Public Facilities (Roy Moosa 760-723-1181) and **Design Review** (Eileen Delaney 760-518-8888) Committees for non-elected citizens. Interested persons please contact the Chairman. This is a preliminary agenda. If any changes are made, a final agenda will be posted at the North County Fire District, 315 E. Ivy Street, Fallbrook, at least 72 hours prior to the meeting.

Jim Russell, Chairman, 205 Calle Linda, Fallbrook, California 92028, (760) 728-8081,
russellfarms@roadrunner.com