

FALLBROOK COMMUNITY PLANNING GROUP
And
DESIGN REVIEW BOARD

Regular Meeting

Monday 20 February 2017, 7:00 P.M., Live Oak School, 1978 Reche Road, Fallbrook
Approved Minutes

Chairman Jim Russell called the meeting to order at 7:00 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 O'Connor, Richard Billburg and Karel Hanson. William Leach was excused.

1. Oath of Office was given for two members recently seated: Lee De Meo and Karel Hanson.
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.
3. Approval of the minutes for the meeting of 16 January 2017. Voting Item.

Anne Burdick moved to approve the minutes, and the motion passed unanimously.

4. Request for a waiver of the B Designator Design Review requirement for a Site Plan for the addition of a guest bedroom on top of existing garage as well as a small third story tower with 100 sf of floor area serving as an outlook/viewing platform at 4425 Brodea Lane, APN 125-070-78. Owner Ernest Dronenburg, Jr, 619-540-2233, ernie@cypresshillfarms.com. Contact person Jessica Schwartz, 703-966-3017, Jessica.schwartz@domusstudio.com. County planner, Michael Johnson, 858-694-3429, Michael.johnson1@sdcounty.ca.gov. **Design Review Committee.** Community input. Voting item.

Lou Dominy, architect for the project, presented the design and concept, stating that the proposed addition to the Dronenburg home consisted of a second-story bedroom and an attached tower. The tower would house a 12X12 viewing room. The height of the project would be below the 35-foot height max set by San Diego County.

Design Review Chair Eileen Delaney stated that the project was an Administrative Permit. It is a Design Review item because the property has a B designator on it. The DR committee did not review this project, but Chair Delaney reviewed the plans sent by the County. She noted that the project was in the middle of the property which is several acres and not visible to neighbors; below the 35 ft height limit; and the "3rd story" was less than 100 sf and not a living area. She moved to approve the project as presented. It was approved unanimously.

5. 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 2016 and 16 January 2017 FCPG meetings. **Design Review Committee.** Community input. Voting item. (11/7).

Michael Robinson presented the project again with changes as requested at the 16 January meeting. The revisions consisted of adding planters with three 6-8-foot trellises and plants along the exterior wall and several smaller windows, designed to soften the appearance of a solid wall while providing privacy for patients inside the building (a former San Diego County sheriff's substation).

Design Review Chair Eileen Delaney indicated that the new design follows suggestions made by her committee in January and moved to approve the project as presented. It was approved unanimously.

6. A request from Edgar Vivanco, 2443 Dos Lomas, 760-990-3575, to request some kind of signage or flashing red lights on S Mission Rd. to warn drivers of the abrupt speed change from 50mph to 35mph. **Circulation Committee.** Community input. Voting item. (1/4)

Edgar Vivanco was present and displayed photos taken to illustrate his point that better and more visible signage was needed along the northbound section of South Mission Rd. entering Fallbrook from approximately the Green Canyon intersection into the Village boundary. Among his suggestions were trimming trees partially blocking the 35mph sign, flashing lights heralding the speed change and a manikin a la those used in some European countries.

Circulation Committee Chair Anne Burdick said that Mr. Vivanco presented these suggestions at her February committee meeting and that several members of the committee visited the section of road in question. The committee did consider his suggestions and indicated that the warning of the speed change sign was not visible, as indicated by Mr. Vivanco and the committee recommends contacting the county about trimming the foliage blocking the sign.

Chair Jim Russell was opposed to the idea of another flashing sign and the manikin, citing the work done by local beautification advocates to install and maintain the median strip in that stretch of S. Mission Rd., the landscaping along the western bank there and the presence of the Los Jilgueros Preserve on the east side of the roadway. Other members of the Planning Group commented as follows: Bill O'Connor indicated that the 35MPH sign might be too small; Roy Moosa suggested that the County's Traffic Advisory Committee look into the changing speed limit sign visibility aspect, and Jim Loge noted there was a speed change to 40MPH at Green Canyon. Circulation Committee Chair Anne Burdick mentioned that a traffic light at Green Canyon and South Mission has just recently been approved by the Traffic Advisory Committee and has been put on the County's Traffic Signal Priority List. The rank order on the Priority List is not yet known but will be available when the new list is issued, sometime in the next several months.

Roy Moosa moved that the County be requested to trim the foliage at the signs changing the speed limit and that the Traffic Advisory Committee look into other solutions to make it safer to enter the town along South Mission Rd. It was approved unanimously.

7. ZAP16-002/STP08-016 Request for modifications to the existing cell site by replacing antennas and adding screening for the new antennas at the Do-it-Center located at 1051 S. Main Avenue, APC 104-341-32 and 104-341-05. Owner Fallbrook Plaza LLC, 619-299-8461, roy@ranpac.com. Applicant T-Mobil 858-334-6112. Contact person Anthony Hughes, 760-223-1023, Anthony.hughes@smartlinklls.com. **Public Facilities and Design Review Committees.** Community input. Voting item. (1/23)

Public Facilities Chair Roy Moosa said some changes are under consideration by the applicant and moved to continue the item to the March meeting. It was approved unanimously.

8. Request for the county to reimburse Secretary Jerry Kalman for purchase of five nameplates for the five new members of the Fallbrook Community Planning Group. Amount is \$108.00 paid to a local trophy supplier (Award Source). Community input. Voting Item.

The expenditure was approved unanimously.

9. Approval of the Planning Group Roster for 2017. Voting Item.

Chairman Jim Russell presented the proposed roster of members. The published list includes the officers of the Planning Group first, and the rest of the members are listed alphabetically. Approval of the roster was continued until next month because all members had not received a copy.

The meeting was adjourned at 7:27 PM.

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.

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