

FALLBROOK COMMUNITY PLANNING GROUP

And

DESIGN REVIEW BOARD

Regular Meeting

Monday 20 March 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, William Leach, Bill O'Connor, Richard Billburg, Jim Loge and Karel Hanson.

1. Open Forum. Opportunity for members of the public to speak to the Fallbrook Community Planning Group on any subject matter within the Group's jurisdiction but not on today's agenda. Three minute limitation. Non-discussion and Non-voting item.

Steve Brown noted that he investigated the speed reduction signage on S. Mission Rd. discussed at the February meeting and reported that there is no lack of visibility on the signs; however, there is an apparent lack of observance of the speed limit by some drivers.

Jim Bowles requested that the County and Fallbrook Community Planning Group give more notice about cell-tower issues that affect the community. He asked for an information-meeting a month before a meeting that would be calling for a vote to allow time for affected neighbor input. His formal request as distributed to the Planning Group is incorporated by reference.

2. Approval of the minutes for the meeting of 21 February 2017. Voting Item.

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

3. Presentation by Nael Areigat, Department of Public Works, 858-694-2815, Nael.Areigat@sdcounty.ca.gov, on the "Fallbrook Street from Mission Road to Main Street and Morro Road to Margarian Road Improvements Project" to the Fallbrook Community Planning Group meeting this month. The project proposes to widen Fallbrook Street at Mission Road intersection, reconstruct the curb ramps to comply with ADA requirements at the intersection four corners, construction of curb, gutter, sidewalk and curb ramps along the southern side of Fallbrook Street between Mission Road and Main Street and from Morro Road to Margarian Road. The project includes relocation of traffic signal poles and construction of associated drainage and stormwater facilities. **Circulation Committee.** Community Input. Voting item. (3/3)

Roy Moosa, reporting on behalf of Circulation Committee Chair Anne Burdick, said that the Committee found Fallbrook Street and Mission Rd. improvements were justified and approved that aspect of the County's project. He noted that the Committee also approved the Debra Ann-to-McDonald segment but suggested that the County work with residents

affected by the construction to make sure they were not inconvenienced while work was taking place, particularly with access to their driveways.

Nael Areigat indicated the County would follow that recommendation.

Roy Moosa moved to approve the County project on Fallbrook Street as presented and discussed and the motion carried unanimously.

4. VAR17-002 Campbell Detached Storage Building. Request for a variance to reduce the front yard setback from 60ft to 30ft at 3218 Sage Road, APN125-030-39. Owner Walter Campbell, 949-874-5591, ranchodecampbell@gmail.com. Contact person Christopher Miller, 858-436-5386, cmiller259@yahoo.com. County planners Christopher Bertch, 858-495-5330, Christopher.bertch@sdcounty.ca.gov, or Michelle Chan, 858-495-5428, michelle.chan@sdcounty.ca.gov. **Design Review Committee.** Community input. Voting item. (2/8)

Design Review Chair Eileen Delaney reported that the applicant told the Design Review Committee that the neighbors had no problem with the project and some had also received variances for their accessory buildings. Design Review voted to approve the building as long as the applicant's plans included new landscaping of trees and shrubs along the front and side and that the plans also showed that once the trees and shrubs reached maturity they would be kept and maintained at their mature height and width.

The applicant agreed to and presented those changes at the Planning Group meeting.

Eileen Delaney moved to approve the project as presented and the motion carried unanimously.

The meeting was adjourned at 7:22 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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