

FALLBROOK COMMUNITY PLANNING GROUP

And

DESIGN REVIEW BOARD

Regular Meeting

Monday 17 April 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

Thirteen (13) 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 and Richard Billburg. Jim Loge and Karel Hanson 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.
2. Approval of the minutes for the meeting of 20 March 2017. Voting Item.

Richard Billburg moved to approve and it was passed unanimously.

3. 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. Continued at the 20 Feb 2017 FCPG meeting. **Public Facilities and Design Review Committees.** Community input. Voting item. (1/23)

Anthony Hughes presented the plans before the Planning Group, indicating that the project is at an existing cellular site in the Do-It-Center, removing two old towers and replacing them with new units. He said that the existing antennas are not screened but the new ones will be.

Public Facilities Chair Roy Moosa reported that the shielding will screen the new antennas from view.

Design Review Chair Eileen Delaney said her Committee had no issues with the changes but requested photo simulations for tonight's meeting. After reviewing the photo sims that were presented, it was noted that the screening did not adequately cover the antennas. The applicant stated that the simulations were incorrect and that the screening would match screening already in place and would be on both sides and the front of the building and would completely block the antennas. Delaney moved to approve, however the plans would not be stamped until the photo simulation was corrected. It was passed unanimously by the Planning Group.

4. TM5618 Request to subdivide the 5.36 acres into 9 lots for 9 single family dwelling units located at the south east corner of Brook Road and Camino De Nog, APN 106-180-05. Owner Raymond & Virginia Foster 760-505-7123, fosterhomeinspection@yahoo.com. Contact person Larry Paxton, 760-294-4871, paxtonsurvey@yahoo.com. County planner Lori V. Radcliffe-Meyers, 858-495-5340, lori.radcliffe-meyers@sdcounty.ca.gov. **Land Use Committee.** Community input. Voting item. (3/6)

Land Use Committee Chair Jack Wood reported that members of the Committee visited the site, accompanied by the project engineer Larry Paxton. The site would have underground utilities and be connected to existing sewer facilities. Access to all lots except the one at the corner of Camino de Nog and Brooke would be through a main road ending in a cul de sac.

Ray and Danny Foster (Ray's grandson) amplified their plans for the nine-home subdivision on five-plus acres, noting that the homes would be equal in value to those in the neighborhood (further up Camino de Nog) and that the project meets all State and County regulations. They said that not all homes will be built at the same time.

A neighbor attending the meeting inquired about the size of the lots, saying he understood that the area was zoned for one-acre lots, not half-acre lots.

Chair Jim Russell said the area became half-acre lots when the General Plan for Fallbrook was approved in 1980.

The neighbor immediately adjacent to the property inquired about the nature of walls and setbacks running along his property. The Forsters indicated there were no plans at the moment for any type of fence running along that eastern boundary because there were no building plans submitted to the County as of yet. However, Danny Forster committed to adding a term to the CC&Rs for the project to create a fence standard for the project and that he would work with the neighbors to make sure one is uniform and compatible with the area.

Jim Russell noted that while there is nothing now binding on the property, neighbors will have a chance to comment on the fence and other elements of the project.

Jack Wood moved to approve the project as presented and it was passed unanimously.

5. TPM21251 Request to subdivide the 2.71 acres into four lots plus a remainder for five single family dwelling units at the north end of Rancho Ryan Road north of Hillcrest Lane, APN105-075-05. Owner Pete Keserovich, 760-728-8855, pete.keserovich@gmail.com. Contact person Patrick Harrison 858-679-8868, harrisonrce@aol.com. County planner Michelle Chan, 858-495-5428, michelle.chan@sdcounty.ca.gov. **Land Use Committee.** Community input. Voting item. (3/9)

Land Use Committee Chair Jack Wood reported that members of the Committee visited the site and met with Patrick Harrison, project engineer. Mr. Wood noted that it is an infill project at the end of Rancho Ryan Road and that the five lots are roughly the same size as

others in the area. He noted that the project will require upgrading Rancho Ryan Road into and throughout the project.

The owner of the land and developer Pete Keserovich explained that some lots on Knoll Park to the west of the property are smaller, but all others along Rancho Ryan are approximately the same size as in his project.

Joe Comella, a neighbor adjoining the property at the northeast corner of the project, expressed concerns about two issues that would affect his property: A) grading and raised elevation of a parcel next to him that was already done and is in violation of grading codes and may contribute to erosion on the site; and B) there is a possible impact of a structure near the lot line that would affect his solar array. He said that he has called the County numerous times about the grading and adding of fill and received no response.

Chair Jim Russell noted that persons with issues should write a letter signed by neighbors and pursue the appropriate County agency diligently, in this instance San Diego County Planning and Development Services Code Enforcement. He said that agency has jurisdiction over grading uses, the Planning Group does not.

Mr. Comella indicated he did write a letter to Michelle Chan citing his concerns.

Mr. Keserovich responded he added the fill and did some grading without a grading plan and noted that even with the recent heavy rains there was no erosion. He also said that he received approval from Fallbrook Public Utilities District to move an 18-inch water main on the property and he will submit a grading plan to the County.

Donna Gebhart inquired whether or not he received permission for placing fill on the lot (he did not) and what the set-back would be for homes on the lots (for the parcel near Mr. Comella's it would be beyond the 15 feet required, most likely in the middle of the lot). Mr. Keserovich noted that all the homes will be single-story.

Lee DeMeo asked if the 200-plus yards of fill was done with a permit; and asked why the fill was placed on the property.

Mr. Keserovich responded that the County could allow up to 400 yards, 200 yards on each of his two parcels, and that he did not have a permit but will file for one as the project processes. He indicated it was excess from another project and that he would make sure it was graded out at the same height as the properties along Knoll Park (to the west). He added that the fill would make the parcels in the project better.

Mr. DeMeo wanted the developer to make sure the fill and grading would not affect Mr. Comella's property.

Bill O'Connor asked if the fill raised the property elevation.

Mr. Keserovich said the elevation varies, it is still a gentle slope, and it conforms to the existing area.

Ms. Delaney said that according to the AP documents signed by County Planner Lisa Robles, there is currently a code violation on this property.

Chair Jim Russell suggested that the project be continued until such time as the grading issue is resolved. Lee DeMeo moved to continue the project.

Roy Moosa and Jack Wood abstained from voting when it was approved to continue the project by 11 members.

6. AD17-007 Request for an Administrative Permit to install a 381 KW ground mounted PV solar facility to supplement the power needs of the Valley Oaks Mobil Home Park located at 3909 Reche Road, APN 107-070-20 and 160-09-00. Owner Valley Oaks Partnership, 760-728-1819, Richardgrossman@gmail.com. Applicant and contact person James A Wells III, 858-602-8491, jwells@shorebreakenergy.com. County planner Lori V. Radcliffe-Meyers, 858-495-5340, lori.radcliffe-meyers@sdcounty.ca.gov. **Land Use and Design Review Committees.** Community input. Voting item. (3/9)

Erik Boardman (eboardman@shorebreakenergy.com) with Shorebreak Energy Developers was present to discuss the proposed project adding 1400 solar panels to a part of the Valley Oaks property to supply solar energy to residents of the mobile/modular home community. He said that there would be foliage planted along the eastern boundary to hide the array from neighbors, the fence along that edge would be six feet in height and the owners would preserve the walking path around the perimeter of the project.

Land Use Committee Chair Jack Wood said that members of the Committee visited the site and was told by a project engineer that some trees were removed already and that existing oaks would be kept on the parcel. He reported that the fence would be chain link and foliage would be used to block visibility from the road. Further, the panels would be a maximum of seven feet in height at the back end and two feet at the front. They are also A class fire rated. He indicated the fire marshal has already approved the project.

Design Review Chair Eileen Delaney said that neighbors expressed concern over health issues and that they said that the project was a for-profit enterprise and an eyesore to the community. She indicated the Committee also recommended additional foliage and fencing to block visibility to the project.

Both Committees moved to approve the project as presented.

Community reaction from nearby neighbors (on Crest Heights perpendicular to the project and Vista Valle Camino parallel and immediately adjacent to the project) was negative about the project, citing health issues, presence of a commercial venture in the area and the unsightly nature of a solar array, stating that it would present a glare to neighboring properties. Some expressed concern over diminishing property values.

Janet Vyse cited the possibility of hazardous compounds found in solar arrays and their possible adverse health effects. She said the project would be generating profit for the Valley Oaks owners.

Frank Rice stated property values in the area would plummet and recalled the fire of 2007 that swept through the area, expressing concern that solar panels could cause another fire from overheating. He was also concerned about who would insure the panels and maintain them.

Diane Boynton wanted the panels moved further away from Vista Valle Camino. She also said the owner of Valley Oaks is out of state.

Jim Boynton suggested the panels be moved closer to Valley Oaks residences, requesting they also be moved to minimize visual impairment for motorists turning onto Reche Road from Vista Valle Camino.

Sharon Fleming said her home, as is the case with all on the two streets, is on a hill and they all will look over the top of the fence, making the panels visible to everyone along the east side of the project with all getting glare from the panels. She indicated her home came on the market just before the project was announced and she is concerned she is losing property value because of it.

Steven Boyer said it is a power plant.

Rick (last name missing) said the project is not in keeping with the character of the area; and that the residents of Valley Oaks wouldn't even see it in the way others would.

Erik Boardman from Shorebreak, when asked by Chair Russell if he would be willing to meet with area residents to work on their concerns, indicated he would. Eileen Delaney suggested that the project be continued subject to the owner and/or project manager working with the neighbors and County staff to make the project acceptable to all concerned. Mr. Russell asked about timing of the project going before the County and if it was possible to delay by 30 days to allow the meetings between the Valley Oaks representative and neighbors to take place. Mr. Boardman said that was reasonable. Other members of the Planning Group asked clarifying questions as follows, which were answered by Mr. Boardman:

Rich Billburg: was there an environmental report produced for the project? Yes

Bill O'Connor: is there resident management on the project? Yes; and there is a master meter for the project, and that the residents of the project are for it.

Lee DeMeo: Will it mean lower rates for the residents of the project? Yes; and 100 percent of the generated power goes to the park.

Roy Moosa moved to continue the project; Eileen Delaney amended the motion to be subject to project management meeting with the community and County staff to work out problems. Chair Jim Russell suggested that the applicants come back with a new map.

Jim Wright, a neighbor, was named as point of contact for the community to meet with and communicate with the applicants.

The motion to continue was approved unanimously.

7. Request for a waiver of the B Designator Design Review requirement for a Site Plan for a free standing sign for St. Peters the Apostle Catholic School located at 450 South Stage Coach Lane, APN 106-640-17. Owner Linda McCotter, School Principal, 760-689-6250. Contact person Jim Binford, 760-728-6393, bjbrsa14@roadrunner.com. County planner Michael Johnson, 858-694-3429, Michael.johnson1@sdcounty.ca.gov. **Design Review Committee.** Community input. Voting item. (3/22)

No one from St. Peter's Church was present.

Chair Eileen Delaney indicated that the Church was told by her Committee that the proposed sign was not consistent with the Design Guidelines or Community Plan and the request for a Waiver was denied. The applicant asked for the proposal to be continued while they resolve design problems. She made a motion to that effect and it was approved by the Planning Group unanimously.

8. Request for a waiver of the B Designator Design Review requirement for a Site Plan for 3 new skylights on top of the existing recreation building of Sunset View Apartments that can be seen from the road at 1420 Alturas Road, 104-200-69. Owner Sunset View Apartments, LLC, 760-519-6856, kevin1500 west@aol.com. Contact person Glenn Carson, 760-519-6856, kevin1500 west@aol.com. County planner Peggy Hobson, Lut II, 858-495-5044, peggy.hobson@sdcounty.ca.gov. **Design Review Committee.** Community input. Voting item. (3/23)

Glenn Carson presented photos of the skylights to the Planning Group. He said that the skylights were installed by the prior owner and there were problems with the installation. He corrected those problems and determined that because the project was visible he needed to get approval for the project, even after it was completed.

Design Review Chair Eileen Delaney moved to approve as presented and it passed unanimously.

9. Request for a waiver of the B Designator Design Review requirement for a Site Plan for adding exterior lighting to an existing sign located at the corner of Via Monserate and Pala Road. APN 124-140-51. Owners Ray and Diana White, 760-728-0170. Contact person Curtis Brownlow, 951-234-9375, curtis.brownlow@gmail.com. **Design Review Committee.** Community input. Voting item. (3/27)

Curtis Brownlow appeared on behalf of the property owners and requested approval for a waiver to add lights to an existing sign at the dental office that sits at the corner of Via Monserate and CA 76.

Jack Wood said the Community Plan does not allow commercial development along that section of CA 76 and the current property was grandfathered, however, it still must conform to other guidelines.

Roy Moosa said a sign lighted when a business was closed would be a billboard.

Design Review Chair Eileen Delaney indicated the Committee has been dealing with related issues about signage for the property and has received complaints from neighbors over the sign. She said that the applicants had previously had code compliance issues with signage and that an exception was previously made to allow the sign to exceed the allowable maximum height. This exception for the sign to be 16 ft. was approved because, when grading for Hwy 76 was done, it raised the elevation of the land in front of the applicant's building and blocked the signage from 76. At the time of this approval, lighting was discussed and the applicant was told that, because of the height of the sign, lighting would not be part of the approval. She moved to deny the request, and it was approved unanimously.

The meeting was adjourned at 8:34 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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