

FALLBROOK COMMUNITY PLANNING GROUP

And

DESIGN REVIEW BOARD

Regular Meeting

Monday 15 May 2017, 7:00 P.M., Live Oak School, 1978 Reche Road, Fallbrook

Approved Minutes

Vice Chairman Jack Wood (filling in for Chairman Jim Russell) called the meeting to order at 7:00 PM

Twelve (12) members were present: Lee De Meo, Eileen Delaney, Anne Burdick, Ron Miller, Ike Perez, Jack Wood, Jerry Kalman, Donna Gebhart, Roy Moosa, Jim Loge, Karel Hanson and Richard Billburg. Jim Russell, William Leach and Bill O'Connor 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 17 April 2017. Voting Item.

Eileen Delaney moved to approve and it was passed with one member abstaining.

3. 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 Lori Radcliffe-Meyers, 858-495-5340, lori.radcliffe-meyers@sdcounty.ca.gov. Continued at the 17 April Planning Group meeting. **Land Use Committee.** Community input. Voting item. (3/9)

Pete Keserovich (the property owner and he was present) acknowledged he was there to answer questions.

Roy Moosa presented input from the Land Use Committee meeting of the prior week. The property owner was not there, however, a neighbor, Jane Comello was there and introduced additional photos taken of the areas where she and her husband suspect there are code violations. Those photos were also part of Mr. Comello's presentation at the full Planning Group. Mr. Moosa cited in his report that there are several code violations on the property as it exists at the moment (presence of containers and improper dumping of fill dirt on two of the proposed new parcels). He also noted that it is not the Planning Group's responsibility to enforce code issues, that is the purview of the County; and the Planning Group is an advisory body.

Donna Gebhart asked about the length of time the code violations have existed, to which Mr. Keserovich replied two years. He stated several times that he expects to take care of any code issues as cited by the County, reminding the Planning Group that the issue at hand is

approval or denial of a proposed lot split. She also asked when the containers would be removed. He replied when the County notifies him that the removal of the two containers is a condition for approval of the project.

Several members of the Planning Group were hesitant to approve the project until the code issues were resolved. Mr. Keserovich restated his intention to resolve the code issues at the County before proceeding with the project. He also stated that other aspects of the project have accommodated Fallbrook Public Utility District in placement of a water line through the property, the fire department for a large cul de sac and the same for trash pick-up.

Interim Chair Jack Wood indicated that there is not yet a scoping letter for the project and that will be the time when the code issues would need to be resolved. It was also stated by Ms. Delaney that it is appropriate to get neighbor input and for the Planning Group to consider these issues before deciding on the merits of a lot split.

Ms. Delaney stated that she believed that it is appropriate for the code enforcement issues to be resolved before the Planning Group recommends approval, as is standard for Design Review projects.

Mr. Keserovich was asked the length of time he anticipated it would take for the County to review and assess requirements going into the final map. He replied he expected it to take at least a year.

Roy Moosa counseled the Comellos to be diligent in working with the County to make sure they keep pressure on the County staff to address their complaints about the issues they presented at the Land Use Committee and the full Planning Group on 15 May. Ms. Delaney added that if a TPM is approved, it doesn't mean that the lots can actually be built.

Anne Burdick doubted she could approve the project as presented with the code violations and made a motion to continue until the violations were resolved. Two voted to continue, two abstained and eight voted against the motion.

Roy Moosa moved to approve the project to split the lots in preparation for a subdivision map, but he wanted to flag the County to be sure they address the code violations as soon as possible. There was one no vote, one abstention and ten yes.

4. Presentation by Sharon Kersey, sharon@barnowls.com, 760-723-1066, a resident living at 3896 Ladera Vista Rd., on the possible need for a flashing light and/or a street light at the intersection of Olive Hill Road and Ladera Vista for safety reasons. **Circulation Committee**. Community input. Voting item. (4/2)

Sharon Kersey presented a request for the County to install and maintain a flashing warning light at the intersection and that the County also reimburse and cover the expenses of local property owners for electricity powering an existing warning light at the intersection. Her presentation and documents supporting her request are incorporated by reference to these minutes.

Circulation Committee Chair Anne Burdick reported that the committee feels the intersection is dangerous and that Ms. Kersey and other property owners should work with the Transportation Advisory Committee to draw the County's attention to the issue and get their input on coming up with solutions to the dangerous conditions at the intersection. She noted that Ladera Vista is a private road, that the current placement of the property-owner created warning light is on a utility easement and that it would be difficult to realign Olive Hill because adjoining property is private; however, the TAC is the appropriate body to study the Olive Hill Road situation and develop a solution.

Circulation Committee Chair Anne Burdick moved that the issue surrounding the intersection of Olive Hill and Ladera Vista be sent to the San Diego County Traffic Advisory Committee (TAC) for further study into the conditions there. The motion was approved unanimously.

5. Request for a waiver of the B Designator Design Review requirement for a Site Plan for new signage for the Grocery Outlet store located at 1101 S. Main Avenue, APN 104-341-05. Owner Grocery Outlet, 510-704-6579. Contact person Joe Rosa, 909-721-9458, jrosa@certifiedsign.com. **Design Review Committee.** Community input. Voting item. (4/14)

Design Review Committee Chair Eileen Delaney reported that the applicant agreed to changes requested by the committee to reduce the number of signs on the property. Further the applicant did reduce the size of the main sign to be in conformance with local regulations on signs. She moved to approve as presented and the motion carried unanimously.

The meeting was adjourned at 7:50 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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