

FALLBROOK COMMUNITY PLANNING GROUP

And

DESIGN REVIEW BOARD

Regular Meeting

Monday 19 June 2017, 7:00 P.M., Live Oak School, 1978 Reche Road, Fallbrook

Approved Minutes

Chairman Jim Russell called the meeting to order at 7:00PM.

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

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.

Vice Chair Jack Wood reported that he attended a meeting as a private citizen involving the Environmental Impact Report for a proposed high school for land owned by Bonsall Unified High School District at the southern end of Gird Rd. Because the land is in the Fallbrook Community Planning Group's jurisdiction, he updated the members on the status of the project, noting that the parcel was declared surplus in 2011; the Fallbrook High School District paid \$35,000 per year until it was transferred to Bonsall, and now the land can be used for other purposes.

2. Approval of the minutes for the meetings of 15 May 2017. Voting Item.

Jack Wood moved to approve the minutes as presented. It was carried 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 and 17 April 2017 FCPG meetings. **Design Review Committees.** Community input. Voting item.

Anthony Hughes presented the revised plans as submitted to the Design Review Committee. The project was continued to June at the request of Design Review to enclose the antenna area, which was done and approved by Design Review

Jack Wood, substituting for Chair Eileen Delaney, reported that the revised plan met County guidelines and moved that the FCPG approve the project as presented. It was approved unanimously.

4. 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. Continued at the 17 April FCPG meeting. **Design Review Committee.** Community input. Voting item.

Jim Binford presented the revised plans for the St. Peters sign, which replaces a non-conforming proposed sign design. He indicated the new one conforms to County guidelines and is similar in size and scope as others at schools in the area. The original proposal was rejected by Design Review and continued to June to allow St. Peters to revise the proposed sign.

Jack Wood reported that the proposed new St. Peters sign was approved by the Design Review Committee and moved for the FCPG to approve it. It was passed unanimously.

5. Request for a waiver of the B Designator Design Review requirement for a Site Plan for one new wall sign for Pizza Hut at 855 South Main Avenue, Suite G, APN 104-122-44. Owner Gerrity Retail Management, LLC, 858-369-7000. Contact person Peter Lapsiwale, 619-323-4048, peterlapsiwale@permitsandmore.com **Design Review Committee.** Community input. Voting item. (5/17)

Peter Lapsiwale presented the proposed new Pizza Hut sign.

Jack Wood reported that the Design Review Committee approved the proposed sign and moved that FCPG approve the sign as presented. It was approved unanimously

6. HLP17-001 Request for a Habitat Lost Permit for TPM20668 approved in 2002 for a 4 lot subdivision for 4 single family dwelling units for 4 single family homes at 1002 Mission Creek Road, APL 123-120-34. Owner Kevin Choi. Applicant and contact person Mark Field, 714-315-7490, mfield777@gmail.com. County planner Frank Santana, frank.santana@sdcounty.ca.gov, and Ashley Smith, 858-495-5375, Ashley.smith2@sdcounty.ca.gov. **Land Use Committee.** Community Input. Voting Item. (5/24)

Mark Field presented the request for habitat replacement to allow a project owned by Kevin Choi to move forward. He noted that County guidelines for replacing lost habitat had changed since the project was originally proposed in 2007. He said that the owner selected mitigation land in Escondido that doubles the lost habitat that occurs in Fallbrook when the project is completed.

Jack Wood, chair of the Land Use Committee, said the committee approved the revised project as presented and moved FCPG to approve it, as well. The approval passed unanimously.

7. Presentation by Arnold Rashkin, alrashkin@aol.com to request a review of the need for repairs by the county to Industrial Way. **Circulation Committee.** Community input. Voting item. (5/25)

Arnold Rashkin reported that he developed the project along Industrial Way 30 years ago and the main street coming off Mission Rd. was done to County standards, but is now in poor

condition. He noted the County resealed the street once in those 30 years and he is now asking the County to:

- A. Resurface Industrial Way
- B. Establish a “no parking” zone on Industrial Way from 6PM to 6AM, noting that many trucks park along the road for extended periods of time.
- C. Install no parking signs re B above.
- D. Open the three culverts under Industrial Way that are clogged with debris.

Circulation Committee Chair Anne Burdick said her committee agreed that Industrial Way needs attention by the County and placed it on the FCPG revised 2017 Road and Circulation Priorities list, the subject of Item 8 below. She moved that, by copy of these minutes, the County Traffic Advisory Committee and Department of Public Works look into the four requests by Mr. Rashkin. The motion was approved unanimously.

8. Report from the Circulation Committee on their review of the two FCPG reports, Major Improvements other than road slurry and Traffic Light Priority. **Circulation Committee.** Community input. Voting item. (5/25)

Circulation Committee Chair Anne Burdick presented the Circulation Committee’s revised Road and Circulation Priorities 2017 for Fallbrook. Ms. Burdick also presented a revised Traffic Signal Priority List. She noted that many projects on the prior drafts were either completed or are in process. Further, there are some, such as Item 7 above, that are added to the list while other priorities have changed in light of increased or decreased urgencies. The revised lists are attached by reference.

Roy Moosa noted that the primary concern when placing projects on the list and assigning priority is safety first; which Chair Jim Russell also noted when Mr. Rashkin inquired as to why his project was 14th on the list.

Anne Burdick moved that the revised Circulation Committee lists be approved and resubmitted to the County’s Traffic Advisory Committee and Department of Public Works. The motion was passed unanimously.

The Meeting was adjourned at 7:42.

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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