

FALLBROOK COMMUNITY PLANNING GROUP

And

DESIGN REVIEW BOARD

Regular Meeting

Monday 21 August 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.

Fifteen (15) members were present: Lee DeMeo, Eileen Delaney, Anne Burdick, Ron Miller, Ike Perez, Jack Wood, Jim Russell, Jerry Kalman, Donna Gebhart, Roy Moosa, Jim Loge, Bill O'Connor, William Leach, Rich Billburg and Karel Hanson.

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 meetings of 17 July 2017. Voting Item.

Donna Gebhart moved to approve the minutes and they approved with Karel Hanson abstaining.

3. Presentation by Lila Macdonald, 760.728.5845, lila.macdonald@fallbrookchamberofcommerce.org, CEO, Fallbrook Chamber of Commerce, on the design for 10 wayfaring signs and locations for those signs throughout Fallbrook. Continued from the 17 July FCPG/FDRB meeting. **Design Review Committee.** Community input. Voting item. (5/25)

Design Review Chair Eileen Delaney indicated that the directional, wayfaring and community identifier sign program has been in the works at the County for over three years. Fallbrook is the first unincorporated town to implement the program.

A. This will be Fallbrook's approved Program for Community Signs in the Right of Way (ROW).

B. All signs in the Program will be consistent with the colors, design, logo and fonts presented.

C. Any additional signs that may be requested to be added to Fallbrook's Community Signs in the ROW Program, should be processed through the Chamber of Commerce, (with Design Review Board approval of sign locations) who will revise their permit to include these additional signs, as well as add them to the liability insurance policy required by the County for this Program.

D. Ten locations have been selected for the signs: five replace existing signs; the other five are in new locations.

When asked about maintenance and remediation after an instance of vandalism or graffiti tagging, Ms. McDonald indicated that the Chamber of Commerce will install and maintain the signs in perpetuity. A list of the sign locations as well as diagrams of the sign designs is attached for reference as part of these minutes.

Ms. Delaney moved to approve the project as presented and it passed unanimously.

4. The Fallbrook Public Utility District (FPUD) would respectfully request an endorsement from the Fallbrook Planning Group of FPUD's request to San Diego County's Department of Public Works (DPW) Traffic Engineering (Traffic Advisory Council) for No Parking Tow Away signs to be installed in the following locations: 1. Sandia Creek Drive, both sides, at a point 1400' north of Rock Mountain Drive northerly 1,300'. 2. Sandia Creek Drive, both sides, at a point 550' south of Rock Mountain Drive southerly 500'. FPUD, Jason Cavender, Chief Systems Operator, FPUD 760-728-1125 ext. 128 has consulted with County of San Diego, Kenton R. Jones, Chief of Safety & Loss Mitigation, DPW Traffic Engineering (0-334) of where signage would be appropriate and is requesting additional parking restrictions in this area. **Circulation Committee.** Community input. Voting item. (7/4)

Jason Cavender of FPUD indicated that conditions on the Santa Margarita Trail, which is owned by FPUD, are worsening as many violations are occurring that potentially endanger public health and safety (including the possibility of fires). He noted that FPUD often has to haul out wooden pallets that are used to create bonfires along the river. He expects reduced parking along Sandia Creek Drive and enforcement of no-parking restrictions in the area by the Sheriff's Department and California Highway Patrol will help alleviate the problems of inappropriate uses of the trail system.

Circulation Committee Chair Anne Burdick said her committee supported the proposal and she moved to approve the project as presented. It passed unanimously.

5. Request for a waiver of the B Designator Design Review requirement for a Site Plan for a community solar project to provide electricity for the Valley Oaks Mobil Home Park via a ground mounted solar array for 359 KW located at 3909 Reche Road, APN 107-070-20. Owner Valley Oaks Partnership, richardgrossman@gmail.com. Contact person James Wells, 858-602-8491, jwells@shorebreakenergy.com . County planner David Sibbet, 858-694-3091, david.sibbet@sdcounty.ca.gov. **Design Review Committee.** Community input. Voting item. (7/12)

James Wells reported that the change of location to a site along Reche Road and within the park boundaries was arrived at after meeting with neighbors of Valley Oaks who objected to the original proposed site. He noted that the panels will be approximately two feet off the ground and will be screened from Reche Road by a new wood fence as well as existing and projected planting of foliage.

The Valley Oaks owner said he expects payback from energy savings to occur in the seventh year and that benefits from the economical use of solar to benefit residents of the park.

When asked about who is covering the expense of the loan to produce and install the panels, he said that the park is covering that, not the residents.

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

6. Request for a waiver of the B Designator Design Review requirement for a Site Plan for three (3) sets of illuminated channel letters to read “North Coast Church” and two (2) illuminated channel address numbers “1375” located at 1375 S. Mission Road. Applicant and contact person, Stacy Ford, 760-670-1936, stacy@ford-sign.com. **Design Review Committee.** Community input. Voting item. (7/27)

Lee J. DeMeo and Jim Loge recused themselves from discussion and voting as members of the church.

Representatives from the church and the sign company indicated that they changed the height of the letters and numbers to 18 inches to reflect input from the Design Review Committee.

Design Review Chair Eileen Delaney moved to approve the new design as presented and it was approved unanimously with Messrs. DeMeo and Loge did not vote.

7. Review of recently revised County of San Diego Traffic Signal Priority List (June 2017) and evaluate the ranking of the Fallbrook signals. Make recommendations to the relative priorities and re-rank if deemed necessary. The recommendations of the Planning Group will be submitted to the Department of Public Works for their consideration. **Circulation Committee.** Community Input. Voting Item. (7/31)

Circulation Committee Chair Anne Burdick reported that the County’s Traffic Signal List was updated this year and six locations in Fallbrook are on the current list. She said that four are supported by the Circulation Committee and two, both on Fallbrook Street, are opposed. Both Ms. Burdick and Chair Jim Russell indicated that once a proposed signal goes on the list it is difficult to get it removed; however, the County does take community input into consideration as it moves forward on going from proposed installation to actual approval of a new signal location.

Ms. Burdick said that the number one location to both the Circulation Committee and the Country Traffic and Engineering Department is the intersection of East Mission Road and Santa Margarita Road. The second on the Committee priority list is the intersection of Calavo, South Stage Coach and Brooke Roads, a three-way intersection that she said the County is convinced it can be managed efficiently with a signal. Ms. Burdick said that the third location on the list is S. Mission at Pepper Tree Lane, which is not likely to be considered until additional development occurs. The fourth location is new, the intersection of Green Canyon Rd. and South Mission Road. She said that the County is also exploring calming options for that area because of the high potential for accidents along that stretch of South Mission Rd. Ms. Burdick and Chair Jim Russell stated that the County puts these

projects on these lists for Planning Group reviews and as conditions change they consult with the Planning Groups for further input. When asked about the possibility of a round-about at the intersection, Ms. Burdick responded that the County now includes a consideration of roundabouts when evaluating intersections for traffic controls.

The Circulation Committee Chair moved to approve the current list as presented and it passed unanimously.

8. STP94-009W1 Request for a modification to an existing Site Plan on the property at 1205 South Main Avenue (APN 104-342-1400 and 1500) to remove the central gas canopy, mini market, carwash equipment room, and trash enclosure then add a new 1,170sf mini-market adjacent to car wash structure, new dual dumpster trash enclosure, new 88sf storage room, new 88sf public restroom and additional parking stalls totaling 8 (3 also serve as vacuum stations.) Owner Wisam Salem, 519-244-5726, wsalem@cwgcpc.com. Contact person Michael Carlola, 858-578-2950 x 2, mike@schussclarkbrandon.com. Continued at the 15 August and 19 December 2016 FCPG meeting. **Design Review Committee.** Community input. Voting item. (7/31)

Lee DeMeo recused himself from consideration of this project because of a personal connection with the applicant.

The applicant was not present. Design Review Chair Eileen Delaney reported this is the not the first time the Committee has considered the full site plan. The committee had no problem with the additional square footage added to the project; however, even with the applicant reducing the total square footage of the signage, it still exceeded the maximum allowed by nearly double. The Committee agreed to allow the monument signs to be 4 ft 8 inches in height, instead of the maximum of 4 ft. The committee was agreed to allow the total square footage of all signage to exceed the maximum; however, the committee felt that in return for this the applicant should remove the non-conforming 16-foot pylon sign and replace it with another monument sign that the committee would also agree to be allowed at 4 ft 8 inches in height. The applicant was going to discuss the DR recommendations with the owner and contact Ms. Delaney. She moved to continue the project to the September meeting. The proposal was approved unanimously, but Mr. DeMeo did not vote.

9. Request for a waiver of the B Designator Design Review requirement for a Site Plan for an as-built illuminated wall sign for the existing H&R Block located at 855 South Main Avenue, APN 104-122-45-00. Owner Tourmaline Capital, 619-696-8606. Contact person Peter Lapsiwala, 619-323-4048, peter.lapsiwala@permitsandmore.com. County planner Peggy Hobson, 858-495-5044, peggy.hobson@sdcounty.ca.gov. **Design Review Committee.** Community input. Voting item. (8/3).

Design Review Chair Eileen Delaney reported that her committee approved the sign proposal at an earlier meeting but the permit expired. The current design is consistent with the one originally proposed. She moved that the project be approved as presented earlier and currently and it passed unanimously.

10. Request for a waiver of the B Designator Design Review requirement for a Site Plan to place a train caboose at the “future” Railroad Heritage Park in front of 127 W Elder. Owner, applicant and contact person Roy Moosa, 760-728-8323, roymoosa@att.net. County planner Dag Bunnemeyer, 858-694-2581, dag.bunnemeyer@sdcounty.ca.gov. **Design Review Committee.** Community input. Voting item. (8/3)

Vice Chair Roy Moosa recused himself because of his ownership of the property proposed for the project. His remarks made after recusing himself are attached by reference in these minutes.

Representatives from local community organizations that included the Fallbrook Historical Society, Chamber of Commerce, Fallbrook Beautification Alliance and the project designer (Scott Spencer) amplified on design elements and endorsed the project. Among comments were the fact that a railroad was an important part of Fallbrook’s heritage, there will be an information kiosk about railroads near the caboose and there will be a tie in with the Pico Promenade to associate the historical relevance of the two projects near each other. Mr. Spencer said that the Historical Society is in contact with the Western Railroad Museum in Barstow hoping to secure artifacts that tie in with the one-time presence of a railroad through Fallbrook.

Design Review Chair Delaney reported that the project being presented at this meeting was only for the caboose being placed on the site. There will be minor grading on the parcel, which also requires moving an existing fountain and the existing fence. The applicant stated that the fountain will be re-purposed somewhere else around town. She also noted that when the Railroad Park opens to the public they will only be required to have one parking space and that can be one of the spaces from the adjacent rear parking lot.

Ms. Delaney moved to approve the project as presented and it was approved unanimously with Roy Moosa not voting.

11. Request for a waiver of the B Designator Design Review requirement for a Site Plan for an as-built illuminated wall sign for the existing “Anytime Fitness” located at 855 South Main Avenue, Suite B-E, APN 104-122-42-00. Owner Fallbrook GRF2, LLC. Contact person Peter Lapsiwala, 619-323-4048, peter.lapsiwala@permitsandmore.com. County planner Peggy Hobson, 858-495-5044, peggy.hobson@sdcounty.ca.gov. **Design Review Committee.** Community input. Voting item. (8/3).

Design Review Chair Eileen Delaney reported that her committee approved the sign proposal at an earlier meeting but the permit expired. The current design is consistent with the one originally proposed. She moved that the project be approved as presented earlier and currently and it passed unanimously.

12. Request for a waiver of the B Designator Design Review requirement for a Site Plan for a roof mounted solar for the VFW Lodge located at 1175 Old Stage Road, APN 104-342-41-00. Owner Veterans of Foreign Wars, 619-993-2686, sunsea@wildblue.net. Contact person Diane Doyle, 951-943-3344, info@jarcoroofingandsolar.com. County planner Dag Bunnemeyer, 858-694-2581,

dag.bunnemeyer@sdcounty.ca.gov. **Design Review Committee.** Community input. Voting item.
(8/9)

Brian Deutsch from the local VFW Post said they are requesting a waiver because the site-plan process is more expensive than the solar project itself. He said that the roof is flat and gabled and the solar panels will be hidden from view. In addition, the VFW received a partial grant from the County for purchase of the panels, otherwise the project is self-funded by the VFW.

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

The meeting was adjourned at 8:02M.

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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