

FALLBROOK COMMUNITY PLANNING GROUP
And
DESIGN REVIEW BOARD

Regular Meeting

Monday 16 April 2018, 7:00 P.M., Live Oak School, 1978 Reche Road, Fallbrook

Approved Minutes

The meeting was called to order by Chair Jim Russell at 7:00PM.

Twelve (12) members were present: Jim Russell, Jack Wood, Roy Moosa, Jerry Kalman, Lee J. DeMeo, Karel Hanson, Steve Brown, Ron Miller, Donna Gebhart, Jim Loge, Bill O'Connor and Rich Billburg. Eileen Delaney and William Leach were excused.

NOTE. Due to the resignation of Ike Perez there is an opening on the Fallbrook Community Planning Group. Interested individuals please contact the chair, (see below) to receive an application.

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 19 March 2018. Voting Item.

Steve Brown moved to approve the minutes as presented and the motion passed with Karel Hanson abstaining.

3. MUP 18-003 Fallbrook Hacienda. Request for a Major Use Permit to use existing facilities as a wedding venue. No new improvements are proposed. Located on the 20.42 acres at 4103 North Mission Road APN108-372-04.05.07. Owner, Fruilla, Inc, 951-375-9052. Contact person Roberto Frulla, 951-375-2052, Roberto@fallbrookhacienda.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. (3/5)

Roberto Frulla, applicant and property owner, indicated that he started the process 12 years ago. Final maps and plans to conform to County requirements were resubmitted to the County in 2017. He said that the County requested the applicant to file a subdivision map indicating other proposed uses for the parcels, which the applicant did in 2017. He indicated that most of the weddings envisioned for the property are to be held on holidays and weekends in the warmer months of the year. He proposed erecting a conforming 90-square-foot sign on the property where Mission Rd. crosses over the freeway to become Old 395.

Land Use Committee Chair Jack Wood reported for his committee, which visited the property on a site tour, and on behalf of the Design Review Committee. He said that the applicant's proposed project meets requirements established by both committees to conform to local land use and signage standards. He further said that the project, when originally

submitted three years ago, was approved then and as currently submitted to those committees, which both approved the project again in April 2018 as presented by Mr. Frulla.

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

4. VAR18-003. Request for a variance to reduce the front yard setback from 60' to 40' to rebuild a fire damaged single family dwelling located on the 1.18 acres at 1504 Via Chaparral, APN 107-330-53. Owner and contact person Doug & Tara Schleifer, 760-822-5461, taraschleifer@yahoo.com. County planner John Leavitt, 858-495-5448, john.leavitt@sdcounty.ca.gov. **Land Use Committee.** Community input. Voting item. (3/19)

The applicant was not present, however, Land Use Committee Chair Jack Wood reported that members of the committee conducted a site tour and reviewed plans by the applicant on the morning of the committee meeting. He noted that the committee approved the plans as submitted to the County and discussed by the applicant to build the project with a 40-foot setback because of the ground conformation of the property.

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

5. Request for a waiver of the B Designator Design Review requirement for a Site Plan for the expansion of the San Diego Gas and Electric Avocado substation to include new central shelter structure as well as a new retaining/screen wall located east of Industrial Way and south of E. Mission Road, APN 105-41-042. Owner San Diego Gas and Electric, 858-690-4118. Contact person Jorge Balderrama, 619-337-5534, jbalderrama@rbrady.net. County planner AJ Morales, a.morales@sdcounty.ca.gov. **Design Review Committee.** Community input. Voting item. (3/21)

At the request of the applicant, the project was continued to the May meetings. Arnold Rashkin and Paul Keck, neighboring property owners, spoke at the meeting and noted that the applicant and County need to follow standard procedures for notification of affected properties near the project and to file plans with those neighbors. That has not been done, according to both owners. Chair Jim Russell indicated that the applicant has requested the project be continued to address some of these issues.

Bill O'Connor moved to continue the project to a future meeting and the motion passed unanimously.

6. Appoint of Mr. Jim Loge as an elected member of the Planning Group to the Land Use Committee. Community input. Voting item.

Appointment of Jim Loge to the Land Use Committee was approved unanimously.

The April meeting of the Fallbrook Community Planning Group was adjourned at 7:27PM.

Respectfully submitted, Jerry Kalman, Secretary.

NOTE: The Planning Group occasionally has openings on its **Land Use** (Jack Wood 760-731-3193), **Circulation** (Roy Moosa 760-723-1181), **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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