

FALLBROOK COMMUNITY PLANNING GROUP

And

DESIGN REVIEW BOARD

Regular Meeting

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

Preliminary Minutes

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

Chairman Jim Russell noted this is an election year for Planning Group members; and that the filing period for candidates for seven seats began on 16 July and ends on 10 August 2018. He noted that those interested in filing for a seat on the Planning Group should take their Form 700 – Statement of Economic Interests – to the Registrar of Voters when they file for candidacy.

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 18 June 2018. Voting Item.

Donna Gebhart moved to approve the minutes. They were approved by eleven (11) members with Steve Brown abstaining.

3. TM5510RPL1 PACIFICA ESTATES. Request to waive the requirement to underground the utilities along Morro Road. Pacifica Estates is trying to satisfying conditions and are in the process of final engineering. They are required to underground the power poles on Mission and plan do to so, but there are a few existing poles on Morro Road that the county policy also requires to be underground. The Morro Road undergrounding could cause ripping up that private road and a private driveway. Considering their primary power would be from Mission and the developer doesn't want to disrupt the neighbors, they are requesting that support waiving the undergrounding policy for just the existing poles on Morro. Contact person Mark Sanchez, 760-207-8421, jmsconsulting56@gmail.com. County planner David Sibbet, 858.694-3091, david.sibbet@sdcounty.ca.gov. **Public Facilities Committee.** Community input. Voting item. (4/30)

BOS Policy I-92, Undergrounding of Utilities, Waiver request.

It is the policy of the Board of Supervisors that:

1. All new subdivisions and centerline projects must comply with the requirement to underground utilities set forth in Section 81.404(a)(7), 81.707(b)(3), and 51.312 unless waived or modified as authorized by Sections 81.308, 81.316, 81.614 and 51.312. Staff shall review all requests to waive this requirement using the criteria in this Policy.
2. Undergrounding may be waived if any of the following criteria are met:

- a. All other properties in the immediate area are completely "built out" to planned densities and uses and the established utility system for that area is overhead, OR
 - b. Undergrounding would result in no reduction in the number of poles on or adjacent to the project, OR
 - c. The cost of undergrounding IS prohibitively high based on utility company estimates.
3. The installation of underground utilities or the conversion of overhead utilities to underground will not be waived in the following cases:
- a. When the subdivision is within or adjacent to an existing or proposed underground district,
 - b. When properties in the immediate area are not substantially "built out" to planned densities and uses in the area.
4. Each request for a waiver shall be considered on its own merit and shall be evaluated on site-specific circumstances.
5. Prior to granting a waiver of undergrounding, any request shall be sent to the local planning/sponsor group for review and recommendation.

On behalf of the applicant, Mark Sanchez said that three existing power poles along Morro Rd. would be removed and the utility lines would be placed underground by Pacifica Estates. A fourth pole, near Peppertree Park and at the end of Morro Rd. would be left standing because of complications with getting approvals from the adjacent property owners in Peppertree. Sanchez noted that an exemption such as that proposed to leave pole #4 standing is allowed by the County.

A neighbor on Morro Rd. complained that the County notice about the meeting was not received by all affected parties on Morro Rd.

Chair Jim Russell clarified the process that the discussion and decision to be rendered at this meeting related to the pole, only, not the overall Pacifica Estates project, which was approved by the Planning Group earlier in the year.

Public Facilities Chair Roy Moosa noted that the owners of Pacifica Estates were addressing issues related to preparing their property for eventual sale to developers and the permit to leave one pole standing was in keeping with that process. He asked Mark Sanchez for an estimate of when construction might begin and the estimate was in one to two years. Roy Moosa moved to approve the project as presented because it reduces the impact of the utility lines on neighbors and removal of power pole 4 would be difficult to achieve as noted. The measure passed unanimously.

4. Request for a B designator Design Review waiver to remove and install 1, 23.9SqFt, illuminated wall sign for Verizon at 1103 South Mission Road, Suite C, APN 104-390-02. Owner Sudberry Properties, INC./4 BigSurf, LLC. 858-546-3000 X570. Contact person Manny Herrera, 858-546-3000 X560/ Karl Henning 760-224-7200; khenning@matthewssigns.com. County Planner Dag Bunnemeyer, dag.bunnemeyer@sdcountry.ca.gov. **Design Review Committee.** Community input. Voting item. (5/20)

Due to a mix-up in communications, the applicant did not appear before the Design Review Committee as scheduled in July. Design Review Chair Eileen Delaney made a preliminary

assessment of the proposed design and indicated it was not conforming to County guidelines for Fallbrook and recommended a size to the applicant that would work. She also moved to continue the project until the Design Review Committee's August 15 meeting. The motion was approved unanimously.

5. Presentation by Willie Porges, 760-535-6048, wporges@yahoo.com on a proposal for a Fallbrook RV Park for developing the two pieces of property behind Grangetto's on Alvarado, currently zoned as Village 3. This property has been an ongoing nuisance to the fire department and sheriff department due to the illegal behavior. I am proposing a 4 Star RV park for those visiting the Friendly Village, and long term sites for permanent retirees and other full time RV-ers. **Land Use and Design Review Committees.** Community Input. Voting Item. 6/18

Willie Porges presented his project to the Planning Group, noting that the two parcels behind Grangetto's and below the Fallbrook Boy's and Girl's Club would be difficult to develop and that his solution, if the County approves a zoning request change, would result in just under three acres to consist of 55 spaces for a mix of long-term and short-term RV parking in a Four-Star style resort. Several amenities would be available for users including 8X8 storage sheds, additional vehicle parking, laundry, pool and underground services. He was seeking approval from the Planning Group for the "concept", pending the County granting a zoning change that would allow his proposed development of the two parcels as proposed.

Committee Chairs Jack Wood (Land Use) and Eileen Delaney (Design Review) noted that their committees heard the presentation by Willie Porges. The Land Use committee voted 5-2 to approve the concept as follows: Yes: Jim Loge, Steve Brown, Roy Moosa, Jerry Kalman and Jackie Heyneman. Voting no were Eileen Delaney and Jack Wood. Bill O'Connor abstained.

The Design Review Committee voted 3-2 to deny with one abstention.

Jackie Heyneman said that the project would contribute to revitalization of the downtown by bringing out-of-towners to the area.

Roy Moosa cautioned the applicant that it would be difficult getting the zoning change through the County, not to mention approval of other aspects of the project. Steve Brown verified that approval by the Planning Group was for the concept, only; to which the applicant acknowledged the difficulty he faced going forward. Chair Jim Russell clarified that the first step was the zoning change, which would resolve some issues raised by members of the committees and the Planning Group (underground drainage, grading, zoning to conform to the 2020 Plan, location, etc.). He also noted that mixed use in the area is acceptable and "it would be nice to have folks there" referring to the RV park as proposed.

Jack Wood moved to deny the concept. Three voted "yes" to deny: Jack Wood, Eileen Delaney and Donna Gebhart. Lee DeMeo, Ron Miller, Jim Russell, Jerry Kalman, Roy Moosa, Jim Loge, Bill O'Connor and Rich Billburg voted "no" to accept the concept. Steve Brown abstained.

Roy Moosa moved to approve the concept. Jim Russell said approval of a concept is acceptable. The vote to approve the project as a concept was granted with Lee DeMeo, Ron Miller, Jim Russell, Jerry Kalman, Roy Moosa, Jim Loge, Bill O'Connor and Rich Billburg voting yes to accept the concept. Jack Wood, Eileen Delaney and Donna Gebhart voted no on the concept and Steve Brown abstained.

6. Request for a B designator Design Review waiver to install a non-illuminated wall sign and a new monument panel for CAPITIS at 1676 South Mission Road, Suite A, APN 104-360-60. Owner Pepper Tree Park, LLC, 619-321-1111. Contact person Jeff Grady, 780-776-9907, jeff@pdsignanama.com. **Design Review Committee.** Community input. Voting item. 6/20

Design Review Chair Eileen Delaney said that the proposed sign meets County standards and she moved to accept the project as presented. It passed unanimously.

7. Presentation by Lila MacDonald, CEO, Fallbrook Chamber of Commerce , 760-728-5845, lila.macdonald@fallbrookchamberofcommerce.org, on adding additional Way-finding signs. **Design Review Committee.** Community input. Voting item. (6/25)

Lila MacDonald said that two of the seven signs would be two-sided. They would conform to the designs of previously approved signs in the Fallbrook Way-Faring Sign project that would direct visitors to the downtown area of the community. One at Live Oak and Mission Rds. would indicate the town center is four miles away. One at Reche and Live Oak would be replaced. Others would direct to the Airpark and Historical Society.

Design Review Chair Eileen Delaney said that the signs are consistent with the project as approved earlier this year and moved to approve the additional signs as presented.

It was approved by eleven (11) members with Roy Moosa abstaining (he is chair of the Village Association, which is providing partial funding for the Way-Faring Signs).

8. Request from Donna Gebhart, 760-731-9441 for a letter of support for the Santa Margarita River Parkway project and the transfer of the property to The Wildlands Conservancy. Community input. Voting item. (6/27)

Donna Gebhart presented the draft letter for consideration by the Planning Group, noting that the proposed sale of the FPUD property along the Santa Margarita River to the Wildlands Conservancy is proceeding. She introduced Zack, who would be the Park Ranger for the project, and he explained the role of the Wildlands Conservancy in managing the eventual use of the river area as a recreation area while maintaining environmental preservation of habitats. He asserted that the area would be maintained in perpetuity for recreational use. Donna Gebhart noted that more than 100,000 people use the Santa Margarita River area for recreation and most are non-residents.

A copy of the signed letter is attached by reference. Steve Brown moved to approve the letter to the Coastal Conservancy and it passed unanimously. The Secretary will forward the signed letter to the Coastal Conservancy by July 19, 2018.

9. OCEAN BREEZE - PDS2016-TM-5615, PDS2016-MUP-16-012, PDS2016-MUP-16-013 a proposed development of the 1387.28 acres at 5820 West lilac Road, Bonsall, CA for 396 residential lots and a privately owned and operated equestrian facility. County planner Bronwyn Brown, (858) 495-5516, Bronwyn.Brown@sdcounty.ca.gov. Contact person Pete Fagrell, 760-533-7261, pfagrell@sbcglobal.net. Community input. Non-voting item (6/27)

Pete Fagrell presented the Ocean Breeze Ranch project to the Planning Group, noting that there is a small tip at the northeastern end of the project that is in Fallbrook; the remainder is in Bonsall. He also said that the owners are working with the Bonsall Sponsor Group and the County on conforming the project to County standards for the area. The portion within the Fallbrook Community Planning Group purview is south of Highway 76 and near a proposed Dulin Rd. extension coming in from the Rancho Monserate mobile home park. He said it would not be built on. There are 14 lots in the area designated for low density housing, along with several areas set aside for mitigation for endangered species habitats. The Dulin Road extension in that area would be primarily for residents of Ocean Breeze Ranch, would be gated at the mobile home park, and would be opened during emergencies for residents of either project to move one way or the other. Most of the density involving over 390 dwelling units would be concentrated in the western end of the project, near the existing equestrian facilities, which would remain. Historical and tribal sensitive sites would also be maintained within the complex. Some portions of the area owned by the current owners would be sold to the County to connect with proposed regional parks along the San Luis Rey River. Seven recreational parks for residents consisting of 14.5 acres would be created within Ocean Breeze Ranch.

The presentation was informational and not a voting item.

The meeting was adjourned at 8:52PM.

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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