

FALLBROOK COMMUNITY PLANNING GROUP

And

DESIGN REVIEW BOARD

Regular Meeting

Monday 19 November 2018, 7:00 P.M., Live Oak School, 1978 Reche Road, Fallbrook

Approved Minutes

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

Ten (10) members were present: Chair Jim Russell, Vice Chairs Roy Moosa and Jack Wood, Secretary Jerry Kalman, Eileen Delaney, Steve Brown, Ron Miller, Lee DeMeo, Bill O'Connor and Kim Murphy. Donna Gebhart, Jim Loge, Ritch Billburg, Karel Hanson and William Leach 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.

Sonia Johnson from St. Peter's Church wants the community to consider installation of port-a-potties at Jackie Heyneman Park.

2. Approval of the minutes for the meeting of 17 September 2018 (the October meeting was canceled). Voting Item.

Steve Brown moved to approve the September meeting minutes, which were approved unanimously.

3. The San Diego County Department of Public Works has worked to address the following items:
Identified the removal of the four (4) trees in the vicinity of North Main Ave. and East Hawthorne St. intersection.
Identified the locations of the two (2) new trees that would be installed by the community along North Main Ave. (Australian Willow)
Design of tree wells following green street standards and recommended materials to allow new trees appropriate room for growth and watering.
Installation of 4'x6' tree grates at the two new tree locations to accommodate the installation of trees of potential 24" or 36" box sizes.
The installation of curb and gutter along Main Ave. (approx. 140' south of North Main Ave. and East Hawthorne St. intersection)
The replacement and upgrade of curb ramp located in the southeast corner of North Main Ave. and East Hawthorne St. intersection.
Reconstruction of existing stamped asphalt crosswalk.
County planner, Michael Aguilar, P.E, (858) 694-2817, Cell (858) 761-6729, michael.aguilar@sdcounty.ca.gov. Community input. Voting item. (6/5)

Planner Michael Aguilar reviewed the plans. He said that the plans have been under consideration since the first half of 2018 and that the project is budgeted for completion in the spring of 2019. He noted that the County determined that some tree roots are causing an

uplift of the sidewalk and penetrating the foundation of a nearby business; and that the sidewalk ramp needs to be repaired to be ADA compliant. He said that the four trees were installed by the community many years ago, and that they have shallow root structures that are causing the sidewalk to buckle and the foundation penetration. He noted community members are maintaining the existing trees. Once the four trees are removed, the County will replace two of them of the same species sized to fit in a 3X3-foot box, digging deeper wells with root-barriers near the surface to encourage roots to grow deeper. Special larger handicapped-approved grates and that allow deeper watering by the community will cover the wells.

Community and Planning Group members asked why the County is replacing four trees with only two. Mr. Aguilar said that the County reviewed and budgeted for the infrastructure repairs and two trees, stating they would be mature trees, the County would install them and expect the community to maintain them. Planning Group member Kim Murphy and several community residents suggested pruning the existing tree-roots to save them, a solution observed in other communities (Pasadena cited as one). Mr. Aguilar said that would not work because the roots are too shallow. It was noted that Jackie Heyneman agreed with the prognosis that pruning was not applicable in this instance, and that the business and community safety were more important than the trees.

Mr. Aguilar said the estimated \$50,000 project along Main Ave. was a priority for District 5 and is budgeted alongside other similar projects in unincorporated parts of the County and if it falls off the project list it could be years before the remediation is scheduled again. Chair Russell stated that the County has finite funds to spend and they are earmarked in advance for projects such as this. Modifications can result in delays or cancellation of projects. Such a delay or cancellation would leave the sidewalk unrepaired and the foundations of the adjacent businesses subject to continued penetration by the existing trees until the project is resubmitted, perhaps as long as two years out. Vice Chair Jack Wood was also concerned that any delay could scuttle the project completely, further indicating he heard Ms. Heyneman's assessment that the current trees should be replaced. Design Review Chair Eileen Delaney affirmed Ms. Heyneman's opinion, asking if all trees along Main Ave. need to be replaced. Mr. Aguilar said that eventually they do need to be replaced.

Vice Chair Roy Moosa inquired about ownership of the trees; along with others, he questioned why the County was removing four trees and replacing with two; and he stated that much of the community's character is associated with a tree-lined Main Ave. Mr. Aguilar said that County owns the trees because they are in a right of way, but reiterated it is the community's responsibility to maintain them. There was no response to that question or several others about the reason for cutting the project down to two trees. Several comments were made about donating funds to the County to increase the scope (not plausible, it was determined), the community buying a third tree for the County to install (to be considered by the Department of Public Works via Mr. Aguilar).

Roy Moosa moved to ask the County to acquire and install three trees, however, if necessary to get the project implemented in 2019 that two trees to start would be acceptable. Nine members voted to approve with Kim Murphy opposed.

4. Request for a B designator Design Review waiver for a remodel of the Jack-In-The-Box restaurant located at 1465 South Mission Road (APN 104-200-52). The remodel and addition will include exterior changes and a new canopy. Owner Beshay Foods, David Beshay, 315-816-0189. Contact person Cynthia Chang, 619-702-9448, Cynthia@marksarchitects.com. Continued at the 20 August and 17 September 2018 FCPG meetings. **Design Review Committee**. Community input. Voting item. (7/6)

Cynthia Chang reviewed proposed changes to the restaurant on South Mission. Changes include an expanded seating area at the front of the restaurant, revised façade and canopy, new interior and exterior lighting, removing various design elements (pole sign, some night lighting, lights in drive-through menus) and adding more and newer tables and chairs for diners. Questions were asked by the community and Planning Group members about landscaping, and Ms. Chang said she would ask the property owner about that. Signage was yet to be submitted by the sign vendor.

Eileen Delaney moved to approve as presented without consideration for final signage and landscaping, which are to be presented to Design Review at a later date. The motion was approved unanimously.

5. Presentation by Joe Gabaldon, SDG&E, Public Affairs Manager, 858-650-6121, 760-445-0771, JGabaldon@semprautilities.com, on the SDG&E Avocado substation upgrade: To improve reliability and address future community needs, SDG&E will be upgrading the substation to accommodate a new control shelter, two new bays, future distribution circuits and other improvements. The substation is located on Industrial Way, .25 miles south of Mission Road. Community input. Non-voting item. (9/22)

Joe Gabaldon and several members of the engineering staff of Sempra discussed the project to rebuild the 43-year-old Avocado Substation in an industrial park south of East Mission Rd. and answered questions about the substation upgrades. He noted that the equipment and facility is outdated and several upgrades are envisioned for the substation, which is the primary one serving Fallbrook and the surrounding area. The current substation does not meet current reliability or capacity standards and the control shelter does not now allow for installation of new control and security protection requirements. An extension to the existing facility will be along the south edge of the complex. In addition, existing transmission lines leading away and along Barhaven will be replaced and kept underground. He expected construction to begin in July 2019 and to be completed by May 2020. The engineering staff added that there would be a retaining wall built between the substation and the nearby residences and an eight-foot chain link fence topped with barbed wire installed for security. The fence would be interlaced with plastic ivy.

Vice Chair Wood inquired whether or not SDG&E had talked with nearby property owner Arnold Rashkin who is concerned about the effect of reconstruction on drainage making his property unusable. The SDG&E staff had not notified nor been in contact with Mr. Rashkin prior to this meeting but promised to do so. The Civil Engineer in charge of the project indicated that they anticipated no problems with drainage based on the design, which he said might create a minor increase in the flow rate off the SDG&E property. Mr. Wood said any increase in flow from the project is unacceptable and that the project should not be approved

until SDG&E can assure adjacent property owners there would be no adverse effect from the rebuild. Mr. Gabaldon confirmed they would meet with and work with Mr. Rashkin. Mr. Wood was concerned about the effect of the eight-foot fence and plastic ivy on residents along Barhaven. Ms. Delaney asked whether it was barbed wire or razor wire, and the engineer said it was two feet of barbed wire atop the chain link fencing and that those media were picked for property security. She also asked SDG&E to consider use of drought tolerant landscaping within the property and she and Bill O'Connor requested the utility to use something other than plastic plants on the fence. Mr. Gabaldon said that SDG&E will consider real plants vs. plastic ivy.

6. Request for a Minor Deviation to a Site Plan or Use permit for new signage for the Union Oil station at 1202 S. Main Avenue (APN 104-341-09). Owner Union Oil, Contact person Domingo Rocha, 818-857-7239, domingo@promotionsplusinc.com. County planner A.J. Morales, aj.morales@sdcounty.ca.gov. **Design Review Committee**. Community input. Voting item. (9/25)

The applicant was not present. Eileen Delaney moved to continue the motion to December to give the applicant time to present final plans for signage. The motion was approved unanimously.

7. Request for a B designator Design Review waiver for a detached patio cover for an existing animal sanctuary at 230-232 West Aviation Road, APN 104-123-09. Owner Anne Harmann, 203-258-3116. Contact person Timothy Rouse, 760-807-2548, timothyrouse00@gmail.com. County planner Michael Johnson, 858-694-3429, Michael.johnson1@sdcounty.ca.gov. **Design Review Committee**. Community input. Voting item. (10/31)

Timothy Rouse was on hand for questions. Eileen Delaney moved to approve the project as presented, noting that signage will be submitted for approval at a later date. It was approved unanimously.

The meeting was adjourned at 8:17PM.

Respectfully Submitted, Jerry Kalman, Secretary