

FALLBROOK COMMUNITY PLANNING GROUP
And
DESIGN REVIEW BOARD

Regular Meeting

Monday 21 January 2019, 7:00 P.M., Live Oak School, 1978 Reche Road, Fallbrook

Approved Minutes

The January meeting of the Fallbrook Community Planning Group was called to order at 7:00PM by Chairman Jim Russell.

Thirteen (13) members were present: Chairman Jim Russell, Vice-Chairs Jack Wood and Roy Moosa, Eileen Delaney, Donna Gebhart, Lee J. DeMeo, Karel Hanson, Jim Loge, Mark Mervich, Guy Howard, William O'Connor, Victoria Stover and Kim Murphy. Steve Brown was excused.

1. Vice-Chairman Jack Wood administered the oath of office to recently elected members: Eileen Delaney, Guy Howard, Mark Mervich, Kim Murphy, Jim Russell and Victoria Stover.
2. Appoint Eileen Delaney as secretary for this meeting. Community input. Voting item.

Her appointment for the meeting was approved unanimously.

3. 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.
4. Approval of the minutes for the meeting of 17 December 2018. Voting Item.

Eileen Delaney moved to approve the minutes as presented and they were passed by 12 members present: Jim Russell, Jack Wood, Roy Moosa, Eileen Delaney, Donna Gebhart, Lee DeMeo, Karel Hanson, Jim Loge, Guy Howard, William O'Connor, Victoria Stover and Kim Murphy. Mark Mervich abstained.

5. 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 Sorin Enache, Sorin@promotionplusinc.com Domingo Rocha, 818-857-7239, domingo@promotionplusinc.com. County planner A.J. Morales, aj.morales@sdcounty.ca.gov. Continued at the 19 Nov and 17 Dec FCPG meetings. **Design Review Committee**. Community input. Voting item. (9/25)

Sorin Enache said that the sign change request pertaining to the fascia was already approved; and currently the consideration at this meeting was for a change to the monument sign. Design Review Chair Eileen Delaney said that her committee reviewed the request and, even though the height of the sign was slightly higher than permitted, she moved to approve the design as presented. It passed unanimously.

6. AD18-025 Phan Ag Clearing Permit. Request for an ag permit to clear 1.21 of the 10.5 acres located at 3589 Sage Road for growing dragon fruit, a 1250 SqFt greenhouse for growing oyster

mushrooms plus a 500-ft. chain length fence. Owner, applicant and contact person, Tai Phan, 562-341-1370, timphan09@gmail.com. County planner John Leavitt, 858-495-5448, john.leavitt@sdcounty.ca.gov. **Land Use Committee**, Community input. Voting item. (1/3)

Jack Wood reported that Mr. Phan was ill and unable to attend either the Land Use Committee or the Fallbrook Community Planning Group meetings and he moved to continue consideration until the February meeting. The motion was approved unanimously.

7. Presentation by Mr. Mark Pilcher, Cell (760) 666-0077, (760) 731-9566, Mark.L.Pilcher@gmail.com, about the Warrior Village Project. It is a multi-faceted project involving industry groups, educational institutions and non-profits. The goal of the Project is to provide affordable housing to homeless veterans in San Diego County while training high school and college students, underserved and at-risk youth, transitioning military, veterans, ex-offenders and displaced workers in construction trades. Small cottages would be constructed in modules on a dozen sites in the County and then transported to “village” sites where the cottages would be installed on permanent foundations in a “pocket neighborhood”. The cottages would meet all building codes and requirements for permanent residential housing. The quality of construction of the cottages would be comparable to any home built by a traditional home builder. They would just be small. At about 400 sq. ft., each cottage would be about the size of a studio apartment. For a number of reasons, the Warrior Village Project is (at least for now) a North County focused venture. I am looking for a lot for our village, probably in Fallbrook. Land is relatively inexpensive in Fallbrook, it is the back door of Camp Pendleton where veterans can access services, and I have friends in Fallbrook (Architect, General Contractor, Realtor, et al) that know the area well and are able to help me quickly identify and assess potential lots. I am looking for a property of about ¾ acres in a neighborhood where the neighbors would welcome the Project, where the Project would be considered an enhancement of the neighborhood. This may mean finding a lot zoned commercial or industrial, but which will never be developed due to onerous building requirements and fees. Eventually, I hope to have similar villages established throughout San Diego County. Community input. Non-voting item.

Mark Pilcher, a 10-year-resident of Fallbrook, outlined his plans for creating the Warrior Village Project, adding in his comments the following:

- **The units would be small “studio-style” apartments**
- **The units would be rented to in all probability Vietnam-era vets, though not exclusively**
- **He picked Fallbrook because of his familiarity with the community, resources available here, and proximity to the infrastructure of services at Camp Pendleton**
- **There are two parallel paths to construction of the projected 12 units (11 for residents and one for a resident-manager) consisting of construction as school projects by area high school students and the other in cooperation with building trades apprentice programs**
- **He envisioned the project being applicable for low-cost veteran housing efforts elsewhere in the County**
- **Location and design elements are yet to be determined, and will be subject to local zoning requirements, availability of suitable land and final architectural design for permitting**

When informed that Mr. Pilcher is receiving no returned phone calls from the Fallbrook High School Board, Lee DeMeo (as a member of the School Board, too) suggested they talk after the

meeting. In response to a question by Kim Murphy, Mr. Pilcher said that the plot size could be half an acre. He also stated that he expected the County to waive some fees and permits. Roy Moosa was concerned about the fit within the character of the community as presented would have some problems if the project were to be headed for more rural areas of Fallbrook. Mr. Pilcher assured him that was not his intent; and the ideal location would be in an industrial area near the center of town, but accessible to Camp Pendleton. Roy Moosa said that there is land behind Grangettos off East Alvarado that might be suitable. Guy Howard doubted that the Marine Base facilities would be open to residents of the Warrior Village and noted that those that would be appropriate are on the opposite side of the base and away from Fallbrook. Jim Russell suggested that Mr. Pilcher try to work with area representatives of the State Assembly and Senate because many state agencies are encouraging low-income housing projects; he further noted that zoning change of whatever parcel selected will probably be required.

8. Request to the Board of Supervisors to appoint Mr. Jerry Kalman, 760-468-4689, jlkalman@hotmail.com, to the Fallbrook Community Planning Group to fill seat #1 vacated by the resignation of William Leach on 1 Jan 2019. Mr. Kalman is next in line from the November 2018 elections. Community input. Voting item.

BY-LAWS, FALLBROOK COMMUNITY PLANNING GROUP
ARTICLE III - MEMBERSHIP

Section 2 Vacancies: Vacancies shall be filled from the list of candidates in the most recent election in the order of the number of votes received.

BOARD OF SUPERVISORS POLICY I-1, ARTICLE II - MEMBERSHIP

Section IV Candidates for vacancies occurring in the membership of the group must meet all the requirements for membership, as set forth elsewhere in this Policy. Vacancies are filled in accordance with the group's Standing Rules. If there are no applicable Standing Rules, vacancies are filled from the list of candidates in the election in order of the number of votes they received; and if no list exists, volunteers may be accepted. Confirmation of the candidate from an Election list or of a volunteer shall be by majority vote of the remaining members of the group. Only upon appointment by the Board of Supervisors can the new candidate assume the responsibilities of membership.

The process of filling vacancies shall maintain neighborhood representation if applicable. In addition, appointments to planning groups and sponsor must be made to a specifically numbered seat. Solicitation for candidates to fill vacancies may be made in the notices of meetings published in a local paper.

Eileen Delaney moved to approve Jerry Kalman to replace William Leach for seat #1, and the motion was approved unanimously.

9. Election of officers: chair, 1st vice-chair, 2nd vice-chair, and secretary. Voting item.

Eileen Delaney, as Secretary, opened nominations for the position of Chairman.

Mark Mervich nominated Jim Russell as Chairman, and he was approved unanimously.

Eileen Delaney nominated Jack Wood as First Vice-Chairman, and he was approved unanimously.

Jim Loge nominated Roy Moosa as Second Vice-Chair, and he was approved unanimously.

Lee DeMeo nominated Eileen Delaney as Secretary, and she was approved unanimously.

10. Election of the Fallbrook Community Planning Group's representative to the I-15 Corridor Design Review Board.

Lee DeMeo reported that it appears as though the I-15 Design Review Board is being disbanded. He said that there has not been a meeting for six months, no one appears to want to participate and that he would not serve if the group continues.

11. Election of committee assignments for 2019. Voting Item.

Donna Gebhart moved to approve the assignments as presented and it was passed unanimously.

The January meeting was adjourned at 7:49 PM.

Respectfully Submitted, Eileen Delaney, Secretary