

FALLBROOK COMMUNITY PLANNING GROUP
And
DESIGN REVIEW BOARD

Approved Minutes

Monday 18 March 2019, 7:00 P.M., Live Oak School, 1978 Reche Road, Fallbrook

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

Fourteen (14) members were present: Chairman Jim Russell, Vice-Chairs Jack Wood and Roy Moosa, Jerry Kalman, Eileen Delaney, Lee J. DeMeo, Karel Hanson, Jim Loge, Mark Mervich, William O'Connor, Victoria Stover, Kim Murphy, Steve Brown and Guy Howard. Donna Gebhart was excused.

1. Chairman Jim Russell administered the oath of office to recently elected Stephen Brown and recently appointed Jerry Kalman.
2. 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.

Eileen Delaney noted that packets for each meeting are available at the Ivy Fire Station in the black mailbox to the east of the station's driveway.

Roy Moosa indicated that in response to a community inquiry at the February meeting there is a traffic signal on the County list for installation at the corner of Green Canyon and South Mission Rd.; however, it might take as long as five years for it to be installed. Mark Mervich noted that some traffic improvements have been on record since 1992.

3. Approval of the minutes for the meeting of 18 February 2019. Voting Item.

Bill O'Connor moved to approve the minutes as presented, and the motion carried unanimously.

4. Request for waiver for the B Designator Design Review requirement for a site plan for one illuminated wall sign for Yumi Sushi located at 855 South Mail Avenue, APN 104-122-44. Owner Gerrity Retail Management, Michelle Nielson, 858-369-2063. Contact person Karl Henning, 760-224-7200, khenning@matthewssigns.com. County planner Michael Johnson, 858-694-3429, Michael.johnson1@sdcountry.ca.gov. **Design Review Committee**. Community input. Voting item. (1/31)

Karl Henning was present to discuss issues pertaining to the sign and inquire about appealing the Design Review Committee decision requesting that initial caps be limited to 14 inches and all other letters be no more than 12 inches high. He indicated that the sign was produced before getting input from Design Review.

Design Review Chair Eileen Delaney said that the design, subject to modification of letter height (14 inches for initial caps and 12 inches for other letters) was approved by Design Review. She moved for approval subject to the letter height modifications. Twelve members voted to approve as follows: Jim Russell, Jack Wood, Jerry Kalman, Eileen Delaney, Lee DeMeo, Karel Hanson, Mark Mervich, Steve Brown, Guy Howard, Bill O'Connor, Victoria Stover and Kim Murphy. Roy Moosa and Jim Loge abstained.

5. MUP18-003 Fallbrook Hacienda Request for a major use permit for an outdoor wedding facility located at 1 Hacienda Lane, APNs 108-372-04, 05, & 07. Owner Frulla, Inc. Roberto Frulla, 951-375-2052, Roberto@fallbrookhacienda.com. Contact person Michael Benesh, MLB Engineering, 760-468-3177/760-731-6603, mlbenesh@packbell.com. County planner Nicholas Koutoufidis, 858-495-5329, Nicholas.koutoufidis@sdcounty.ca.gov. **Land Use and Design Review Committees.** Community input. Voting item. (2/1)

The applicant requested the project be withdrawn at this time. Jack Wood moved to continue the project to a future meeting, and the motion passed unanimously.

6. Presentation by Jason Springston, jason@springstondesign.com, and Jerri Patchett, jpatchett@sbcglobal.net, on behalf of the Railroad Heritage Park Committee (a project of the Fallbrook Village Assn. and Fallbrook Historical Society), to bring the Planning Group up to date on how our plan has evolved and to get input from the Planning Group and the public. Community input. Non-voting item. (2/22)

Jason Springston presented conceptual designs for the next phase of development of the Railroad Park at Main Ave. and Elder St. to get community/Planning Group input. He indicated that plans call for creation of two structures near the present location of the caboose, one with a clock tower and another replicating a train waiting station, which would also be a museum. Renderings for the two structures and an overall site plan will be developed in the months ahead for presentation to the Planning Group. At this time, the Fallbrook Village Association and the Fallbrook Historical Society want input before spending money on the next phase of a design. He noted that the purchase of the caboose and its installation was successful and wants to be sure time and financial resources are expended wisely for the next steps toward further developing the railroad park. He indicated that some ideas call for creation of a low barrier along Main, broken in spots to allow access to the parking area (shared with the restaurant, 127) and other elements of the project.

Kim Murphy cautioned against the barrier blocking views and access from Main, to which Jason Springston agreed. He also said that there are seven trees on the property and there would be no net loss of trees in the park. It was pointed out that some of the trees would be replaced by more appropriate species. The magnolia tree is one of those targeted for removal and replacement.

Jim Russell hoped that a mature tree like that would be replaced with a similarly mature tree and not a seedling. Jason Springston said that the plan would reflect appropriate trees in their intended places to replace those removed, and that he would be working with Jackie Heyneman through the Design Review Committee on that aspect of the project.

Bill O'Connor asked for clarification on the process for making donations to the project (through the Village Association or Fallbrook Historical Society, both which get to the project).

Eileen Delaney sought clarification on how the caboose is anchored and was told that it is welded to the tracks and there are blocks at each wheel. She was told that so far there have no instances seen of undesired climbing on the caboose. She looks forward to seeing final designs for landscaping and lighting once they are ready for Design Review Committee consideration.

Jack Wood asked about considerations for monitoring and controlling homeless person use of proposed structures, and was told that park project personnel are working with the sheriff's department to control the situation once the structures are approved and built.

Guy Howard requested further information on the parking plan and was told that the project will meet County guidelines, however, they anticipate sharing parking with the restaurant. He was told that there would no net loss of parking spaces even with development of the two new structures on the site.

7. Election of Fallbrook Community Planning Group Secretary. Voting item.

Effective with the end of this meeting, Eileen Delaney resigned her position as secretary.

Jerry Kalman was approved unanimously to take her place as secretary for the remainder of 2019.

The meeting was adjourned at: 7:35PM.

Respectfully Submitted, Jerry Kalman, Secretary