

FALLBROOK COMMUNITY PLANNING GROUP
And
DESIGN REVIEW BOARD

Approved Minutes

Monday 15 April 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.

Fifteen (15) members were present: Chairman Jim Russell, Vice-Chairs Jack Wood and Roy Moosa, Jerry Kalman, Eileen Delaney, Donna Gebhart, Lee J. DeMeo, Karel Hanson, Jim Loge, Steve Brown, Mark Mervich, William O'Connor, Victoria Stover, Kim Murphy, and Guy Howard.

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.

No items were presented.

2. Approval of the minutes for the meeting of 18 March 2019. Voting Item.

Victoria Stover moved to approve the minutes as presented and it carried unanimously.

3. Aviation Road Sidewalk Improvements project. The project proposes construction of 228 feet along West Aviation Road, curbs, gutters and pedestrian ramps at driveways. Associated drainage facilities and retaining wall will be constructed as necessary. The project is scheduled to go to the Board of Supervisors on May 22, 2019, to establish appropriations, authorization to advertise and award construction contract for the project. Environmental permitting is being processed (Notice of Exemption), and all work is within the County ROW. Advertising of the project is anticipated in late spring 2019 and construction in summer 2019. County Planner Nael Areigat, 858-694-2815, Nael.areigat@sdcounty.ca.gov. **Circulation Committee**. Community input. Voting item. (3/21)

Nael Areigat presented the plan for the sidewalk project along West Aviation Road, noting that this is the last segment of the roadway west of Mission Rd. to receive a sidewalk. He said there would be a manhole with small fence/railing along the pathway for drainage. Schedule calls for bidding this summer and construction to start in September with completion by Thanksgiving.

Roy Moosa moved to approve the project as presented and it carried unanimously.

4. Ammunition Road Sidewalk Improvements project. The project proposes construction of 175 feet of sidewalks along Ammunition Road, curbs, gutters and pedestrian ramps at driveways. Associated drainage facilities, retaining walls and storm water facility will be constructed as necessary. The project is scheduled to go to the Board of Supervisors on June 5, 2019, to establish appropriations, advertise and award construction contract for the project. Environmental permitting is being processed (Notice of Exemption), and all work is within the County ROW. Project funding is Pedestrian Gap special funding. Advertising of the project is anticipated in late

spring 2019 and construction in summer 2019. County Planner Nael Areigat, 858-694-2815, Nael.areigat@sdcounty.ca.gov. **Circulation Committee**. Community input. Voting item. (3/21)

Nael Ariegat said this sidewalk will also have a small retaining wall about 2.5-feet high, designed to minimize graffiti; the concern for which was voiced at the Circulation Committee meeting and the project plan adjusted to meet these issues. Part of that adjustment was reducing the height of the wall from five feet to 2.5 feet. He said that there is a pathway there now, separated from the street by two small asphalt berms and the pathway will be converted to a sidewalk, and the berms will be removed.

Bill O'Connor voiced concern over ongoing maintenance for sidewalks in the community, many of which are in need of repair and maintenance. Many, he said, have weeds and root invasions.

Nael Ariegat agreed to look into conditions of other sidewalks here.

Roy Moosa moved to approve the project as presented and the motion passed unanimously.

5. MUP19003 Request for a Major Use Permit for the Dragon Point Project. A proposed project for outdoor events such as weddings, wedding rehearsal dinners, family reunions, yoga/wellness, educational, and corporate events, located at 135 Avo Drive, APN 108-020-61. Owner Dr. Francis Hsu, 714-883-6988. Applicant and contact person Alan Hsu, 760-927-1531, dragonpoint888@gmail.com. County Planner Denise Russell Denise.russell@sdcounty.ca.gov. **Land Use and Design Review Committees**. Community input. Voting item. (3/14)

Scott Harry from Karns Engineering represented the Hsu family. He reiterated the intent to widen the access road and maintain 30 spaces for onsite parking to accommodate guests and vendors staffing weddings.

Jack Wood reported that the Land Use Committee visited the site, noting it had prime views and was beautifully located on a private road. He said there were concerns outside the purview of the Land Use Committee, but the project, while needing to comply with County requirements for a Major Use Permit was considered by the committee as acceptable as a wedding venue.

Eileen Delaney reported the Design Review Committee was concerned about safety because of the access road (casually referred to as Avo Way) narrowing in spots, which would require widening and other upgrades along the route from Mission Road to the site. Design Review also expressed other concerns, noting that many changes were necessary to achieve a Major Use Permit. Cited as requirements to make the project acceptable locally are the following:

No smoking of any kind on the premises

Indemnification of neighbors for traffic on the roadway

Traffic control on the road

Gate attendant at Mission Road on days of weddings or other events

Road construction not to interfere with avocado harvesting by a neighbor

Perimeter security

Better road lighting

Statement entry

A maximum attendance of no more than 100 people and

All functions end by 10PM

She noted that Design Review voted to approve with these conditions with one no vote; and that signage issues are to be determined at a later date.

Donna Gebhart said she contacted the general manager of the Fallbrook Public Utility District, concerned about the proximity of a large septic system near the Red Mountain Reservoir. She said he was concerned. However, Scott Harry said the septic system, which will be upgraded in conformance with the Major Use Permit, is on the opposite of the house from the reservoir. He also noted that the system should be able to handle heavy use on weekends and then minimal use during the week. Jack Wood noted that Jeff Marchand, an engineer with FPUD and a member of the Land Use Committee, said he foresaw no adverse effect from the septic system seen at the moment. Chair Jim Russell noted that County engineers will make a determination about the safety of the water supply.

Bill O'Connor requested a left turn-out lane for eastbound traffic on Mission entering the access for the property. He also inquired about offsite parking and was told none would be at the bottom of Avo Way.

Dr. Hsu, property owner, said there are plans to shuttle attendees from Pala Mesa Resort and the Pala Casino when guests stay there.

Jack Wood moved to approve the project as presented and subject to meeting requirements for a Major Use Permit, the requirements including road improvements, septic upgrades and other items specified by Design Review. The motion passed unanimously.

6. Request for waiver for the B Designator Design Review requirement for an office addition to the existing 2nd story office at the Grand Tradition, 220 Grand Tradition Way, APN 104-3590-14. Owner Grand Tradition, 760-728-6466, don@grandtradition.com. Contact Michael Robinson, 760-728-5380, merarchitect@gmail.com. County Planner Michael Johnson, 858-694-3429, Michael.johnson1@sdcountry.ca.gov. **Design Review Committee**. Community input. Voting item. (3/21)

Michael Robinson, architect for the project, explained that the addition on the second story of the Grand Tradition will take place in an area originally designed for mechanical equipment. The modification to the south end of the building will result in 445 square feet of office space designed to blend with the existing architecture of the building. A balcony on the second story will connect the addition to the main building and will also be served by an external stairwell on the side of the building.

Eileen Delaney moved to approve the project as presented and it passed unanimously.

7. Request for waiver for the B Designator Design Review requirement for the installation of one 8.52 illuminated sign for an existing AT&T store located at 1113 South Mission Road APN 104-390-02. Owner Sudberry Properties (Manny Hurrera), 858-546-3000. Contact person Steve Therriault, 619-571-9675, Steve@signtech.Com. County Planner Michael Johnson, 858-694-3429, Michael.johnson1@sdcountry.ca.gov. **Design Review Committee**. Community input. Voting item. (3/21)

Steve Therriault made the presentation of the sign change, noting that the major revision entailed upper case letters for ATT and removing a notation about the business being an authorized retailer.

Eileen Delaney said Design Review saw no problems with the project and moved to approve the project as presented. The motion was passed unanimously.

8. Request for waiver for the B Designator Design Review requirement for an interior remodel and addition for the existing Pala Mesa Market at 4775 Via Belmonte, APN 125-050-54. Contact person Mike Mitchel, 760-484-0181, residentialdesigns@yahoo.com. County Planner Michael Johnson, 858-694-3429, Michael.johnson1@sdcountry.ca.gov. **Design Review Committee.** Community input. Voting item. (3/25)

Mike Mitchell presented plans for enclosing the bathroom and storage facilities for the Pala Mesa Market. Plans called for enclosing the north end of the building where storage is exposed and extending out the roof line.

Design Review Chair Eileen Delaney said the committee saw no problems with the project, saying that signage and colors remain the same as in existence. She moved that the project be approved as presented, and it carried unanimously.

9. On March 7, 2019, members of the Parks and Recreation Committee met with Margret Diss, SD County Trails Coordinator to discuss priorities for Fallbrook's pathways and trails. Our goal is to develop a plan that connects Fallbrook's existing and planned trails/paths to the downtown area and connect to the San Luis Rey Riverbed. We believe that utilizing pathways and trails is a large part of maintaining the character and feel of Fallbrook's equestrian and agricultural history. We ask for your help to fast-track these enhancement projects for the good of our community.

Below is the list of priorities we would like to have presented to the County, referencing the existing Master Plan for Fallbrook's pathways and trails. In addition to the list below, we ask that the County consider pathways in areas where new sidewalks are planned. We believe this accomplishment will add value and help Fallbrook maintain its unique identity as the community grows.

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| A. # 05 | N. Mission - E. Mission
The focus between S. Mission and Reche Road is a safety issue for High School athletes that train on the open road currently. This would connect the Santa Margarita River Trails from Stage Coach all the way to South Mission along Stage Coach Lane. |
| B. # 20 | Connect Santa Margarita Open Space Preserve to Downtown |
| C. #8 | Gird Road between Live Oak Park and Monserrate Winery Pathway |
| > | Connect the community park to new winery and vineyard |
| D. #8 | Gird Road between Monserrate Winery and San Luis Rey River Trails |
| > | First connection between the Fallbrook community and SLR pathways. |
| E. #07A - #20 | Connecting open space to Bonsall on Mission Rd. |
| > | This would be Fallbrook's second connection to SLR Park Trails |
| F. #08A | Don Dessault Park to Stagecoach to Reche Road to Live Oak Park |
| > | Connect Downtown to parks and wineries |

G. #07C Horse Creek Ranch – San Luis Rey River Park
> Planned growth along the SLR area
Parks and Recreation Committee. Community input. Voting item. (3/25)

Donna Gebhart, chair of the Parks and Recreation Committee, reported that the Fallbrook Trails and Pathways Plan was originally developed in 2005 and upgraded in 2009. All of the proposed trails and pathways are on the County’s plan for such projects. She noted that Lita Tabish, a vice president at the Fallbrook Union High School District, endorsed the highest priority item on the list because of the potentially positive affect on student athletes using Stage Coach Lane for training runs. To move this priorities list along to and through county offices, letters were drafted to the Department of Public Works, Department of Parks and Recreation and District Five County Supervisor Jim Desmond. A copy of that letter is attached. Other endorsements from area residents were voiced at the meeting.

Kim Murphy asked how the County would handle paths that are on private property. Donna Gebhart responded that most of the paths are on public rights of way. However, where there is a private property issue, the County has funds to purchase the necessary portion. There are also provisions to indemnify owners along the rights of way for problems that arise along the pathways.

Ms. Gebhart added that Supervisor Desmond is impressed with the community spirit of Fallbrook. She moved to approve the priority list and action taken to move these projects along through the County and the motion passed unanimously.

10. Waiver of B Designator Site Plan. Project: New fence and landscaping. Applicant & Location: Mission Resource Conservation District, 130 E. Alvarado St. APN 103-264-20-00 Contact: Courtney Provo, courtney@missionrcd.org. County Planner: Dag Bunnemeyer dag.bunnemeyer@sdcounty.ca.gov. **Design Review Committee.** Voting Item. (3/27)

Courtney Provo presented the proposed landscaping project for the Mission Resource Conservation District’s new headquarters on East Alvarado, which, she said, transforms a barren and unsightly area around the building into a demonstration project for the benefit of the local agricultural and gardening community. The demonstration garden would consist of local crops and drought resistant plants arranged in plots and identified with small signs. The proposed garden would be fenced along the sidewalks to protect the plants and landscaping elements. She said that the project is designed to help foster best practices in water management and showcase plants suitable for the local area.

Eileen Delaney and others noted that some plants are not on the approved list for those in this area. They were told by Courtney Provo that the list is proposed, that some plants are suggested to be added to the list, and if ever approved would be kept in the garden. Ms. Delaney said that the use of those plants should be noted as “subject to County approval” to which Ms. Provo agreed. Ms. Delaney and others suggested that the agriculture section be moved to the side of the project and drought tolerant plants moved to the front. Ms. Provo agreed to that, as well. It was also suggested that signage be used to explain many facets of the project, and that once signs are proposed the designs be presented to Design Review for approval before implementation.

Ms. Provo agreed to that, as well. Jack Wood noted that avocados are becoming less popular in the community because of the high water usage required to maintain the trees. Ms. Provo noted that the avocados are included because there are new techniques the local community needs to know about to save and maintain these crops.

Ms. Provo was asked about the large liquid amber tree on the property. She said it would be removed, noting that the roots are invasive. Jackie Heyneman was consulted on that approach and approved the removal of the liquid amber tree. She noted that the funding for the project is budgeted and to be received from the County and donations.

Kim Murphy said this was a positive addition to the community and a good way to inform newcomers to Fallbrook about best agricultural and landscaping practices.

Roy Moosa noted that it's less of a landscaping plan and more of a community education project. He suggested lowering the surrounding fence from five feet along the front to four feet to make it look less like a prison. He noted that five feet at the back is acceptable.

Jim Russell said that the project is in keeping with the mission of the resource council and that they are an excellent resource for the community.

Eileen Delaney moved that the project be approved for the demonstration garden landscaping with the agricultural section on the Fig Street side and the native plants section in the front along Alvarado Street: that the wrought iron fence be 4 feet in height in the front of the building and 5 feet in height at the rear surrounding the parking lot. The motion was approved unanimously.

The meeting was adjourned at: 8:05 PM.

Respectfully Submitted, Jerry Kalman, Secretary