

FALLBROOK COMMUNITY PLANNING GROUP
And
DESIGN REVIEW BOARD

Regular Meeting

Monday 20 May 2019, 7:00 P.M., Live Oak School, 1978 Reche Road, Fallbrook

Approved Minutes

The May meeting of the Fallbrook Community Planning Group was called to order at 7:00PM by Vice Chairman Jack Wood.

Eleven (11) members were present: Vice-Chairs Jack Wood and Roy Moosa, Jerry Kalman, Eileen Delaney, Donna Gebhart, Karel Hanson, Steve Brown, Mark Mervich, William O'Connor, Victoria Stover and Guy Howard. Chairman Jim Russell, Kim Murphy, Lee DeMeo and Jim Loge 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.

Eileen Delaney reported that SANDAG has tax increase funds at the organization's disposal and they are earmarked for roads. However SANDAG wants to use them for Mass Transit. She urged members to request SANDAG continue to use tax funds for roads as originally earmarked.

Jack Wood reported he attended a County meeting dealing with the proposed parks within the San Luis Rey River-bed. One County park would be at the eastern end of the proposed area near I-15 and the other at the western end of the area in property originally part of San Luis Rey Downs. Trails are to connect the two segments. These projects will be more fully explained at the June meeting of the Fallbrook Community Planning Group.

2. Approval of the minutes for the meeting of 15 April 2019. Voting Item.

Steve Brown moved to approve the minutes and the motion carried unanimously.

3. Request for Waiver of Site Plan for new signage for Popeyes Kitchen. Location: 825 S Main Ave. APN: 104-122-38-00. Owner: DMSD Property. Contact: Alicia Maldonado, alicia@marksarchitects.com, 619.702.9448. Michael Johnson, Michael.johnson1@sdcounty.ca.gov. **Design Review Committee.** Community Input. Voting Item (5/3)

Alicia Maldonado presented plans for converting the Burger King fast food operation in the Major Market shopping center to a Popeyes Kitchen. Plans called for changing the exterior and enhancing the landscaping to conform to designs for the new operator, while making them consistent with Fallbrook and County guidelines. Signage to be discussed and presented at a later Design Review Committee meeting.

Eileen Delaney moved to approve the project as presented, with signage to be presented at a later meeting. The motion was approved unanimously.

4. Request for approval of new pole banners for Hot Summer Nights. Applicant: Lila McDonald, Fallbrook Chamber of Commerce, 760-728-5845, lila.macdonald@fallbrookchamberofcommerce.org. Design Review Committee. Community input. Voting item. (4/22)

Roy Moosa and Victoria Stover recused themselves because of their positions in the Village Association.

Lila MacDonald presented designs for the Hot Summer Nites banners designed to be posted around town the end of June and to be up for the 60-day run of the bi-weekly downtown-village promotion in 2019. She noted they are the same size, but brighter in use of colors, as the existing Chamber of Commerce signs in the Village.

Eileen Delaney moved to approve the design as presented, and the motion was approved by Jack Wood, Jerry Kalman, Eileen Delaney, Donna Gebhart, Karel Hanson, Mark Mervich, Steve Brown, Guy Howard and Bill O'Connor.

5. No overnight parking on Industrial Way. Lila MacDonald, Fallbrook Chamber of Commerce. 760-728-5845, lila.macdonald@fallbrookchamberofcommerce.org. Circulation Committee. Community Input. Voting Item. (5/3)

Ms. MacDonald presented a request by the Chamber of Commerce and local business owners along Industrial Way to declare the street a “no overnight parking” area from 11PM to 5PM. She noted that many drivers of “big rigs” park their trailers for extended periods of time within the industrial park. Some drivers sleep within their cabs during the same times. She attributed the use of the street to regulations in Vista and other nearby communities that prohibit overnight parking in their communities.

Donna Gebhart asked Lila MacDonald to consider expanding the request to the County to include portions of East Mission in the same area, to which Ms. MacDonald agreed to look into it.

Eileen Delaney inquired as to the sheriff’s role and Ms. MacDonald said that once the area is posted as requested and someone calls to complain then the sheriffs can request towing for violations. Signs, she noted, will be paid for by the County. Tows of trailers and big rigs are expensive, and she said it wouldn’t take many enforcement actions to stop the act all-together.

Several business owners in the Industrial Way area cited circumstances where drivers parked their rigs for extend periods of time, used pressure washers to clean them, slept in their cabs and experienced graffiti when trailers were left for long periods of time.

Guy Howard reported that similar situations are occurring along Ammunition Rd. from time to time.

Eileen Delaney suggested that Ms. MacDonald also refer the matter to Supervisor Desmond's Infrastructure effort.

Roy Moosa moved to approve the measure that calls for a posted no parking zone along Industrial Way from 11PM until 5PM. The measure was approved unanimously.

6. Request for input on a proposal to develop the 40 acres located in the northwest corner of SR76 and Gird Road. APNs: 124-351-01-00, 124-351-02-00, 124-351-03-00 and 124-351-04-00. The front 10 acres is what I would like to do with a small strip center that would benefit the community for convenience and newness and then dedicate a two-acre park in the back. On the other 30 acres, some type of housing development. Otherwise we would just build one home per acre on the 40 acres this just seem to be a better plan. Just throwing things out there, maybe just building single-family per half acre lot is the best. Any thoughts now or in the future I would greatly appreciate. Sam Dimenstein and Bill McCulley, 619-381-9276, thermomd@gmail.com. Community Input. Non-Voting Item (4/24)

Per the following email, the project was withdrawn from consideration at the 20 May meeting:

Good morning

Please take our property off the agenda for the 20th

I am working through issues on the property and I do not feel prepared to meet your esteemed group and we do not want to waste your time

When I am more prepared I would love the opportunity To work with your group

I came up and drove through the area and your town is such a beautiful community just friendly and nice

Thank you for having Teresa call me I greatly appreciate that too

She's a Very nice woman and I greatly appreciate your all's commitment to try to help us to work with you all for the best plan that would work for the community and us to

I will be in touch just give me some time

For the Dimenstein group

Bill

7. Construction of the Santa Margarita River Conjunctive Use Project and coordination with the County for resurfacing some of the affected streets. Aaron Cook, Fallbrook Public Utility District, 760-999-2713, acook@fpud.com. Frank Arebalo, Senior Civil Engineer, 858-694-3889, Frank.Arebalo@sdcounty.ca.gov, **Circulation Committee**. Community Input. Voting Item. (4/30)

Aaron Cook and Jeff Marchand presented FPUD's request to run a pipeline from the west side of Fallbrook's treatment plant into the community along a series of five roads: Alturas, Merida, South Hill, Almond and Palomino (the latter a private road part of the way). The County has scheduled the same stretch of roads to be re-paved beginning in June 2019. FPUD wants the County to delay paving for approximately one year until the pipelines are installed, which

requires digging up the streets. If the County acts before the FPUD pipelines are installed it will require FPUD to repave the streets after the County paving is done. FPUD is putting their project out to bid in June and expects to complete laying the pipes by September 2020. Aaron Cook noted that part of any delay could be because of accounting issues at the State.

Eileen Delaney asked who pays if the County does not delay paving and the FPUD representatives said that the water company pays if the County paves first and then the roads are dug up, pipes laid and then the roads repaved.

Jack Wood noted that there is a requirement at the County for “no cut” on resurfaced roads for three years, which means there would be a delay of three years if the County paves, FPUD digs and repaves, and then the County returns to modify work done by FPUD.

Victoria Stover asked if FPUD could complete their pipeline laying project by Sept. 2020 and Mr. Cook said he could if the State funds the project in a timely manner.

Roy Moosa moved to approve the project and to request the County delay paving those roads until the end of 2020. The motion was approved unanimously.

8. Request for a waiver of the B Designator Design Review requirement for paving of an existing parking lot at the Santa Margarita River Trail Preserve. Each of the parking spaces will measure 9' wide by 18' long. Two accessible parking spaces will be located in the northeast corner and provide a 5' wide loading area per design requirements. Zach Kantor-Anaya Regional Director South Coast Preserves, 909-732-4029, zach.k@twc-ca.org, Paul Metzger, paul-m@twc-ca.org, Dag Bunnemayer, dag.bunnemayer@sdcounty.ca.gov. **Design Review Committee. Community Input. Voting Item.**
(4/30)

Zach Kantor-Anaya presented the Wild Lands Conservancy’s request to pave the parking area at the Sandi Creek Crossing entrance to the Santa Margarita River Trails Preserve. Paving would be with concrete. Three spaces would be for handicapped parking. The project would alleviate issues that occur when rain “messes up the parking area”, he said.

Eileen Delaney inquired about planting trees on the perimeter of the parking area once completed. He said that there is not any irrigation there now to support them but eventually might be.

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

9. Rainbow Municipal Water District discussion of property at 3707 Old Highway 395, Fallbrook, Steve Strapac, District Engineer, 760-728-1178, ext. 199, sstrapac@rainbowmwd.com.
Community Input. Non-voting item. (5/1)

The applicant did not show up.

10. Request for Waiver of Site Plan for outdoor seating area and patio cover at Bean & Bug dba Brooktown Kitchen & Coffee. APN 103-221-20-00. Location: 139 S. Main Ave. Agent: Oliver

Shami 619-770-2556. Jenny Tran, Jenny.tran@sdcounty.ca.gov. **Design Review Committee.**
Community Input. Voting Item (5/3)

Roy Moosa recused himself from consideration of the project because of a business interest in the property.

Oliver Shami, owner of the restaurant, presented plans for a covered patio dining area along the West Fig St. side of the building (an area formerly used for drive up banking by a prior tenant of the building). The patio would be demised by a low bannister along the sidewalk and would be covered. The substance of the decking is to be determined, based on County guidelines that in many instances prohibit the use of wood surfaces.

Mark Mervich requested that a planter box be retained at the corner of the building, to which Mr. Shami agreed.

Eileen Delaney noted that the materials used for the project should be fire-proof/fire resistant and they should be shown on the plans. She also noted that the building signage does not have permits. Signage needs permits. She also asked that Mr. Shami make sure his business complies with County parking regulations. He agreed to that, as well.

Bill O'Connor asked if the business will leave the tables and chairs already in place along Main and Mr. Shami said he would, and would continue to clean up the area during each day.

Motion was made by Eileen Delaney to approve with the noted requirements added to the plans prior to stamping and it passed by affirmative vote from Jack Wood, Jerry Kalman, Eileen Delaney, Donna Gebhart, Karel Hanson, Mark Mervich, Steve Brown, Guy Howard, Bill O'Connor and Victoria Stover.

The meeting was adjourned at 7:54PM.

Respectfully Submitted, Jerry Kalman, Secretary