

**FALLBROOK COMMUNITY PLANNING GROUP**  
**And**  
**DESIGN REVIEW BOARD**

Regular Meeting

Monday 18 November 2019, 7:00 PM, Live Oak School, 1978 Reche Road, Fallbrook

Approved Minutes

**NOTE. Due to the resignation of Guy R. Howard, seat #14 is open on the Fallbrook Community Planning Group. Interested individuals please contact Jack Wood, (see below) to receive an application.**

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

**Vice Chair Jack Wood called the meeting to order at 7:00 PM.**

**Stephani C. Baxter was sworn in to take seat #5 vacated by the resignation of Donna Gebhart.**

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.
  - A. Eileen Delaney reported the Fallbrook Revitalization Committee dealing with Form-based Zoning will be meeting Tuesday, Nov. 19, 10:00 AM at the Fallbrook Chamber of Commerce building on S. Main Ave.
  - B. Bill O'Connor reported several instances he observed of hazardous and dangerous driving around the community, some of which involved red light running, failure to use turn signals and cutting lanes to make turns.
  - C. Jack Wood said he attended a quarterly Chairman's meeting at the County where he received a CEQA update, indications that Code Enforcement is working hard on clamping down on illegal pot shops and the County is concerned over violations of the revised Accessory Dwelling Unit regulations passed by the state. He noted violations involving mobile homes are particularly prevalent.
2. Approval of the minutes for the meeting of 21 October 2019. Voting item.

**Bill O'Connor moved to approve the minutes, which passed with Victoria Stover abstaining.**

3. Pursuant to Board Policy F-26: Utilization of Park Lands Dedication Ordinance Fees and a Sponsor Group to identify community recommendations for use of PLDO funds. The Department of Parks and Recreation (DPR) is seeking input from the Fallbrook community on the Park Lands Dedication Ordinance (PLDO) and Recreation Programming priorities for the Fallbrook Local Park Planning Area (LPPA). The Department of Parks and Recreation requests that the Fallbrook Community Planning Group recommend projects eligible for

PLDO funding for 2019-2020. The most recent PLDO Priority Project List received from your group as of 9/17/18 is:

1. Acquire park lands;
2. Upgrade Live Oak Park with ADA exercise equipment;
3. Additional bikeways and hiking pathways;
4. Multi-use facilities including hiking/biking pathways and team sports courts, fields, etc. Additionally a list of recreational programming.

Fallbrook's current list is:

1. Soccer facilities;
2. Skateboard facilities;
3. Hiking/Biking pathways in the community;
4. Basketball and Volleyball courts.

This item is continued from the October 2019 meetings of Parks and Recreation and the Fallbrook Community Planning Group.

County Planner Marcus Lubich, Senior Park Project Manager, 858-966-1348, [Marcus.Lubich@sdcounty.ca.gov](mailto:Marcus.Lubich@sdcounty.ca.gov). **Parks and Recreation Committee**. Community input. Voting item.

**Eileen Delaney reported that the Parks and Recreation Committee met, but did not have a quorum. However the committee did reorganize the Fallbrook priorities to be submitted to the County as follows:**

1. Trails and Pathways with emphasis on:
  - A. Stagecoach Lane Trail, where County ROW is inadequate to construct a pathway, *and/or* a pathway segment is not feasible, PLDO funds will be utilized for any items necessary to acquire and construct Trail segments in order to create a continuous and cohesive route.
  - B. Multi-use pathways, with emphasis on bike path
2. Skate Park support
3. Continued support for existing Parks and Community Center
4. Provide more active sports recreation
5. Parks at or near downtown multi-family units
6. ADA and exercise stations at Live Oak Park.

**Eileen Delaney moved to approve the revised priority list as above and the motion was passed unanimously.**

4. VAR 19-010 Luckey's Garage Request for a reduction in the rear yard setback from 25 feet to 12.5 feet to accommodate a detached garage on the 4.19 acres at 3219 Toyon Heights Drive, 105-780-18. Owner Renata Hutak, [renata.hutak@gmail.com](mailto:renata.hutak@gmail.com). Applicant & contact person Jairo Vargas, 858-650-3130, [Jairo.vargas@mitchell.com](mailto:Jairo.vargas@mitchell.com). County Planner David Cook, 858-505-6459, [david.cook@sdcounty.ca.gov](mailto:david.cook@sdcounty.ca.gov). **Land Use Committee**. Community input. Voting item (10/1)

**Jairo Vargas presented the applicants plans, which call for construction of an eight-car garage designed to house race cars, a car hauler and three other cars as well as an attached office (not to be configured as an accessory dwelling unit). The request is to reduce the required setback from 25 feet to 12.5 feet because of the conformation of the land, which abuts County owned open space property. The applicant also requested allowance to increase the height of the structure to 14 feet to be consistent with the height of the main dwelling unit. Mr. Vargas indicated the applicant will also widen the driveway from the property line to the house/garage per a request by the Fire Department.**

**Jack Wood reported the Land Use Committee visited the site and saw no problems associated with either request and voted to approve the project as presented. Steve Brown asked if racing fuel will be stored on the property and Mr. Lucky stated that only in the fuel tanks of the cars. There will not be and storage barrels on the property.**

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

5. Presentation by Noelle Denke and Jack Beebe, Fallbrook Public Utility District, 760-999-2796, Noelle@fpud.com, about what the Fallbrook Public Utility District and Rainbow Municipal Water District, are doing to reduce rates. Community input. Non-voting item. (10/9)

**Jack Beebe, general manager for Fallbrook Public Utility District, reported on FPUD's plans to end their 75-year contract with the San Diego Water Authority and acquire water from the Eastern Water District, which serves southern Riverside County. He noted that Metropolitan Water District provides water via aqueducts from the Colorado River and Northern California to the region. By acquiring Metropolitan Water District water from EWD vs. from SDWA, FPUD would save a considerable amount of money each year. Not all those savings would be directly passed to rate payers; however, the savings to FPUD would be considerable and would help reduce their cost of water. SDWA charges approximately \$1700 per acre foot for water and the cost from EWD would be \$1100. The application to shift the purchasing requirement, which is joined by Rainbow Water District, needs to be approved by LAFCO first and he noted there is some resistance there to allowing that to happen. Hearings on the matter are scheduled for early 2020. Mr. Beebe also said, in response to a question, that water from local sources, in part, is about two years away as the treatment plant along Alturas receives water for retreatment from Camp Pendleton and then pipes it into the local water supply.**

**Noelle Denke said she will be coordinating community response and participation when the matter is brought to a LAFCO hearing.**

**David Baxter ([dbaxter@fpud.com](mailto:dbaxter@fpud.com)) is willing to assist residents in learning more about FPUD issues such as this.**

6. VAR19-025 Request for a variance to reduce the front yard setback from 60ft to 30ft to preclude the need for the construction of a bridge to cross an onsite stream on the 11.85 acres located at 554 Stewart Canyon Road, APN 108-380-68. Owner CR Properties, Inc., 760-533-8860. Contact person Michael Robinson, 760-728-5350, [jimerarchitect@gmail.com](mailto:jimerarchitect@gmail.com) or [merarchitect@gmail.com](mailto:merarchitect@gmail.com). County Planner, Lauren Yzaguirre, 858-495-5362, [Lauren.Yzaguirre@sdcounty.ca.gov](mailto:Lauren.Yzaguirre@sdcounty.ca.gov). **Land Use Committee**. Community input. Voting item (10/25)

**Michael Robinson presented the applicants plans to request a reduction in the required setback for the property from 60 feet to 35 feet. He noted that the request is to address some long-standing code compliance/permitting issues. The owner, he said, acquired the property ten years ago and is working on resolving several of those long-standing code issues to clear those encumbrances. He said allowing the setback to be reduced to the 35 feet would allow the applicant to retain two structures on the property, one a garage and the other a two-bedroom accessory dwelling unit as is. He noted that if the revised setback requirement were not acceptable, the owner would have to tear down the two structures, build a bridge and reconstruct them across a stream that runs through the property. Most of the 11 acres of the property are across the stream and the cost to comply would be excessive. He said the adjacent property owner is in favor of the reduced setback.**

**Steve Brown moved to approve the request for a reduced setback and the motion carried unanimously.**

**The meeting was adjourned at 7:59 PM.**

**Respectfully Submitted, Jerry Kalman, Secretary**