

FALLBROOK COMMUNITY PLANNING GROUP

And

DESIGN REVIEW BOARD

Regular Meeting

Monday 20 January 2020, 7:00 PM, Live Oak School, 1978 Reche Road, Fallbrook

Approved Minutes

NOTE. Due to the resignation of Guy Howard, seat #14, and the passing of Chairman Jim Russell, seat # 2, two seats are open on the Fallbrook Community Planning Group. Interested individuals should contact the chair to receive an application.

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

Twelve (12) members were present: Vice-Chairs Jack Wood and Roy Moosa, Jerry Kalman, Eileen Delaney, Karel Hanson, Stephani Baxter, Steve Brown, Jim Loge, Mark Mervich, William O'Connor, Kim Murphy and Victoria Stover. Lee DeMeo was excused.

In memory of Chairman Jim Russell who passed away Friday, 17 January 2020, Jack Wood called for a moment of silence in honor of Mr. Russell.

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 and Non-voting item.
 - A. **Ashley McKnight noted the increasing presence of late night massage parlors, tattoo establishments and what she called the field of marijuana being grown near the Methodist church. She said she wants the town to be kid-friendly and family-friendly and called for sidewalks that connect all the elementary schools in the community, expressing concern for the safety of kids who walk to and from school. She also wants to see another park in the community with a paved walkway around it.**
 - B. **Eileen Delaney noted that some of what Ms. McKnight is asking for is part of the Fallbrook Revitalization initiative started by Supervisor Desmond and there is a meeting scheduled for the near future to address issues before that group. She said that in February the group will begin to update the design guidelines for the community with workshops. She suggested that Ms. McKnight and others participate either in person or with written requests.**
 - C. **Tracy Daniels inquired about the presence of a website describing activities of the Planning Group. Jack Wood explained the process for publishing agendas and minutes for the committees and the full Planning Group. In response to her question, he also explained how items are placed on the agenda for the Planning Group (by contacting him as chair).**

2. Approval of the minutes for the meeting of 16 December 2019. **Voting Item.**

Victoria Stover moved to approve the minutes as presented, and the motion passed with Eileen Delaney abstaining.

3. The County's Department of Public Works wants buyoff from the community on the method of construction of the sidewalk and tree replacement project along Main Avenue. In 2019, the Fallbrook Community Planning Group voted to remove four trees and replace with three trees along Main Avenue. For this presentation Michael Aguilar Michael.aguilar@sdcounty.ca.gov 858-694-2817 will describe how and when the trees will be removed and when the trees will be replaced (near the end of construction). He will also discuss the impacts to parking and access to the businesses along the Main Avenue Project during construction. **Community input. Voting item. (1/7)**

Michael Aguilar project manager with the San Diego County Public Works Department presented the County's plans for removal of four trees along Main Ave. in the heart of the village, and the repair of sidewalks in the same area as well as at other places in Fallbrook (the project was discussed and approved by the Planning Group in the second half of 2019) and throughout the County as part of what he termed PCC Rehab. He explained that the likely schedule calls for the projects to go out for bid next month and a contractor selected in March. He expected construction to start in April with the tree replacement (three trees) to occur about a month after construction ends; however, he said they will look for ways for the contractor to speed up the tree-replacement process over a three to four week period. He also noted that the contractor will be responsible for safe access along Main, and that during the construction process there will be reduced parking in the affected area along Main and East Hawthorne. He said the contract will require the contractor to provide safe-access to affected businesses in the area.

Roy Moosa expressed concern that the construction process might interfere with the Avocado Festival, which occurs 19 April, and Summer Nights later on.

Mr. Aguilar said that the County can work around the start of the Avocado Festival and specify when the start of construction can occur. He said that April is about the time when he expects construction to begin, noting that this is one piece of construction county-wide and the County can dictate to contractors when and where construction can occur.

Jack Wood requested that no construction begin until after the Avocado Festival on 19 April.

Kim Murphy requested that the County avoid other events scheduled throughout the summer and suggested that construction be delayed until the fall after the other summer events.

Mr. Aguilar said that the County has several other sites that are scheduled for similar (sidewalk) County-wide construction and that the Fallbrook projects have not been put out to bid yet, but the County can write the community's requirements into the contracts.

Victoria Stover asked that the County avoid construction on Friday afternoons because of the probability of a Farmer's Market taking place in the village those days/times beginning the first Friday in May.

Mr. Aguilar noted that working around these community issues will draw out the project but that the County will try to work it out. They (the contractor) will probably have to work in another area.

Jack Wood said that the only area where the Planning Group would be concerned about would be downtown, noting that if there are other projects within Fallbrook they could be worked on during those Friday afternoons.

Mr. Aguilar agreed, saying there are two or three other sites in Fallbrook where sidewalks will be repaired.

Kim Murphy inquired about other sidewalk repairs in the downtown part of the community.

Mr. Aguilar thought some of the repairs in this project might be those she specified. He deferred to another County agency to determine where and when those might be scheduled through the Capital Improvement Program.

Bill O'Connor wanted to know if there was a way to add a fourth tree somewhere because four are being removed.

Mr. Aguilar said that perhaps other projects can address that replacement issue saying that the County does have a "green streets program" that could deal with it.

Eileen Delaney moved to approve the project as presented and explained at the meeting with the dates for construction to be avoided and the motion was approved unanimously.

4. **PDS2018-MUP-18-003. Application for a Major Use Permit for Fallbrook Hacienda at 4103 Mission Rd., Fallbrook 92028 (APNs: 108-372-04-00, 108-372-05-00, and 108-372-07-00). Request for a Major Use Permit to use existing facilities as a wedding venue. New improvements are proposed for the project located on the 20.42 acres. Owner, Fruilla, Inc, 951-375-9052. Contact person Roberto Fruilla, 951-375-2052, Roberto@fallbrookhacienda.com. County Planner Nicholas Koutoufidis, Nicholas.Koutoufidis@sdcounty.ca.gov 858-495-5329. **Land Use Committee. Community Input. Voting item. (12/2)****

Mr. Fruilla explained that the project to make the property a wedding venue was first approved in 2015 but subsequently was delayed to include a subdivision map for the property. Over four phases the property will be converted into the wedding venue and then to add a winter hall, overnight rooms for the wedding party and a winery along the east side of the property, all under the Major Use Permit.

Eileen Delaney moved to approve the project as resubmitted and the motion passed unanimously.

5. Waiver request by Jerri Patchett, fjpatchett@sbcglobal.net. Fallbrook Arts, Inc. is planning two murals at the School of the Arts. The first replaces a mural on the exterior door of the ceramics studio (east wall, facing the Sheriff's Dept.). The door had to be repaired, which involved removing the mural. The second is to add a mural of a tree with glass leaves to the front of the Warm Glass Studio that faces south on Alvarado recognizing school donors. Linda Wilson, lindawilson1@me.com, 442-254-3474, Design Review Committee. **Community Input. Voting item.** (12/24)

Linda Wilson was on hand to explain any additional requests for information that carried over from the December meeting.

Eileen Delaney noted that in Design Review Fallbrook Arts Inc. was asked to modify the mural to use a matte or satin finish and Ms. Wilson said that was acceptable.

Victoria Stover inquired about the drainage issue raised during the Design Review meeting and was told it is being taken care of.

Eileen Delaney moved to approve the project as presented with the request to soften the mural colors and the motion was passed unanimously.

6. [PDS2019-STP-91-032M1](#) Minor deviation request adding to existing sign at United Oil Station, APN 104-341-09-05, at 1202 S. Main Ave., Fallbrook. Domingo Rocha, domingo@promotionplusinc.com, 818-963-2613. County planner, Chloe Hird, chloe.hird@sdcounty.ca.gov, 858-495-5201. **Design Review. Community Input. Voting Item.** (12/30)

Eileen Delaney noted that the applicant could not be reached despite requests to attend the Design Review meeting. She moved that the project be denied as presented and the motion was approved unanimously. She also noted that it appears that the existing sign exceeds the height that was previously approved.

7. Michelle McCaffrey an applicant to fill the seat vacated by Guy Howard presented her credentials. The application will be voted on at the February meeting of the Planning Group. **Non-voting item.**
8. Election of Committee assignments for 2020. **Voting item.**

The 2020 Committee Chairs were established and announced and Jim Loge moved to approve those assignments as presented and the motion was approved unanimously. Once several committee-member assignments are resolved and the full Planning Group at the February meeting approves those assignments, the roster will be distributed to Planning Group elected and appointed members as well as community members of the committees.

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

Jack Wood was nominated by Eileen Delaney and the election of Mr. Wood as the 2020 chair was approved unanimously.

Eileen Delaney was nominated by Jim Loge and the election of Ms. Delaney as First Vice Chair was approved unanimously.

Roy Moosa was nominated by Bill O'Connor as Second Vice Chair and the election of Mr. Moosa was approved unanimously.

Jerry Kalman was nominated by Eileen Delaney as Secretary and the election of Mr. Kalman was approved unanimously.

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

Jim Loge nominated Victoria Stover as the Planning Group' representative to the I-15 Corridor Design Review Board and the motion passed unanimously. Ms. Stover indicated that the County possibly/probably will disband the Review Board, however, she will continue to serve as long as the board is in effect.

11. Election of the Fallbrook Community Planning Group's representative to the Fallbrook Community Forum. **Voting item.**

Jim Loge nominated Roy Moosa as the Planning Group representative and the motion was passed unanimously.

The meeting was adjourned at 8:06 PM.

Respectfully Submitted, Jerry Kalman, Secretary