

FALLBROOK COMMUNITY PLANNING GROUP
And
DESIGN REVIEW BOARD

Regular Meeting

Monday 20 July 2020, 7:00 PM, ONLINE: www.zoom.us. Log-in information is below.

Approved Minutes

The meeting was called to order at 7:00PM by Chairman Jack Wood.

Twelve members were in attendance: Jack Wood, chair; Eileen Delaney and Roy Moosa, vice chairs; Jerry Kalman, secretary, and Jim Loge, Lee DeMeo, Stephani Baxter, Michele McCaffery, Mark Mervich, Bill O'Connor and Kim Murphy. Steve Brown and Victoria Stover were excused.

NOTE: Seat # 15 is open on the Fallbrook Community Planning Group. Interested individuals should contact the chair to receive an application.

In keeping with San Diego County Board of Supervisors Guidelines, the Fallbrook Community Planning Group conducted the July committee and full Planning Group meetings using the online meeting site: Zoom.

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.**

Eileen Delaney reiterated the opportunity for community participation in the forthcoming (29 July) meeting at 10AM to discuss community revitalization using the Form Based Code process and/or options to that process. The meeting will be held online using Microsoft Teams.

Sean Oberbauer reported that the Fallbrook Regional Health District is moving forward on the change-over of the facility on East Mission, which was approved by the Planning Group several months ago. Eileen Delaney asked for any updates that might be of pertinence be sent to the Planning Group. Mr. Oberbauer reported that there will be a minor use clinic on the premises. He also reported that the Monserate Winery will probably file for a grading permit later this summer.

Jack Wood said that we are in the filing period for those seeking election/re-election to a seat on the Planning Group. The filing period ends August 7, 2020. Mr. Wood also introduced Collin Stephens, a member of the community who is interested in running for a seat.

Bill O'Connor reported he will not be seeking a re-election this fall, vacating seat #7; and he expressed his appreciation for the opportunity to serve.

2. Approval of the minutes for the meeting of 15 June 2020. **Voting Item.**

Eileen Delaney moved to approve the minutes and the motion carried unanimously.

3. PDS 2020-TM-5642 Reversion to acreage of 34 parcels (Assessor's Parcel Numbers 103-102-01 to 103-102-18 and 103-103-01 to 103-103-16 that consists of 28 residential lots, three private street lots and three open space lots) on 22 acres of land located at 420 West Dougherty in the vicinity of Shady Lane that was TM 5339-1. Reversion will remove the subdivision and replace it with one lot in Fallbrook. The project was originally proposed in 2003 and modified in 2005. The applicant is Dougherty Citrus, P.W. Dooley, pwdooley@att.net, 760-846-2154; Engineer is Ronald Holloway, rholloway@bhaincsd.com 760-931-8700 ext. 226. County Planner: John Leavitt john.leavitt@sdcounty.ca.gov 858-895-5448. **Land Use Committee. Community input. Voting item. (06/17)**

Eileen Delaney reported in the absence of the applicant appearing that the applicant appeared before the Land Use committee this month. He wants to revert the site from 34 parcels to one, preliminary to selling the parcels to a buyer. Jack Wood reported that this is the third project requesting reversion from many parcels to one. Ms. Delaney moved to approve the application as presented, and the motion was approved with Bill O'Connor abstaining.

4. Presentation by Stephanie Kopplin, San Diego County Parks and Recreation planner on the proposed park on East Fallbrook Street. This will be an update following the County's presentation of preliminary plans in June when the park was first announced. Stephanie Kopplin, Stephanie.kopplin@sdcounty.ca.gov, 858-966-1344. **Parks and Recreation Committee. Community Input. Voting Item (6/26)**

The County asked for the opportunity to wait and make a more complete presentation at the August meeting after a public/online session with the community takes place 22 July. Jim Loge moved to continue project consideration until the August meeting and it was approved unanimously.

5. Waiver of B Designator for a site plan for design and modifications to an outdoor patio for La Cucina Restaurant, 1415 S. Mission Rd., APN 105-200-76. Owner is Rajesh Patel, 310-462-6411. Representing the applicant is Sachin Parlakar, designink@yahoo.com, 760-685-1807. County planner: Vanessa Pash, vanessa.pash@sdcounty.ca.gov, 858-694-3291. **Design Review Committee. Community input. Voting Item. (2/3)**

The applicant was not present.

Eileen Delaney reported that the applicant requested design approval for several features pertaining to the facility primarily involving the patio dining area. She noted that the applicant submitted design elements to her via email after the Design Review meeting. She said that some of the requested changes were consistent with design guidelines for Fallbrook; however, she asked for authorization to review the designs with the applicant outside the meeting and discuss aspects that were unclear. She wanted to review the landscaping aspect with the applicant separately and approve the project then. Roy

Moosa moved to approve subject to Ms. Delaney's review with the applicant. The motion passed unanimously.

6. TM5354R Pardee Homes APN: 108-120-52,53,54; 108-122-03,08,09,15,19; 125-061-04,07; 125-062-07 in the Horse Creek Ranch development. Application for a Revised Tentative Map to modify a condition related to the original Tentative Resolution dated January 11, 2012. The applicant proposes to change condition 1.g. as part of the road construction related to that condition that is not on property owned by the applicant. The applicant has coordinated with the North County Fire Protection District in order to arrange an agreement related to the timing of the construction of the offsite road improvements for specific conditions for the Meadowood Project. Applicant is Jimmy Ayala, jimmy.ayala@pardeehomes.com, 858-794-2500. County Planner: Sean Oberbauer sean.oberbauer@sdcounty.ca.gov, 858-495-5747. **Community input. Voting Item. (7/2)**

Sean Oberbauer was on hand to explain the scope of the project and the reason behind the request to delay implementation of the completion of the primary roadway. He noted that the applicant, Pardee Homes, requested a slight delay in finishing one half of the road serving the development until a certain amount of homes were completed. He reported that the North County Fire Protection District approved the delay of completion of the road.

In response to a question by Bill O'Connor about a complication because of an adjacent property owner, Mr. Oberbauer reported the issue with Campus Park West has been resolved. In a comment after the preliminary minutes were submitted, he added the following: "The three projects in the area (Campus Park, Meadowood, and Campus Park West) were all processed together and have conditions that speak to road improvements with certain timing so the proposed Revised Map is intended to resolve potential phasing complications for all three projects."

Land Use Chair Eileen Delaney reported that the requirement then is for Pardee Homes to complete an estimated of more than 600 homes before finishing the second half of the road. She moved to approve the time extension as requested for building-out the road and the motion was approved unanimously.

7. Nomination of Michele McCaffery to the Circulation and Parks and Recreation committees. **Voting item.**

Roy Moosa moved to approve adding Michele McCaffery to both committees and it was approved unanimously.

The meeting was adjourned at 7:31 PM.

Respectfully submitted, Jerry Kalman, Secretary