

FALLBROOK COMMUNITY PLANNING GROUP
And
DESIGN REVIEW BOARD

Regular Meeting
Preliminary Minutes

Scheduled Zoom meeting.
Topic: November Planning Group Meeting
Time: Nov. 16, 2020 07:00 PM Pacific Time (US and Canada)

The Monday 16 November 2020 7:00 PM online meeting via Zoom was called to order by Chairman Jack Wood.

Thirteen (13) members were in attendance: Jack Wood, chair; Eileen Delaney and Roy Moosa, vice chairs; Jerry Kalman, secretary; and Stephani Baxter, Steve Brown, Lee DeMeo, Jeniene Domercq, Michele McCaffery, Mark Mervich, Kim Murphy, Bill O'Connor and Victoria Stover. Jim Loge was excused.

NOTES:

Seat # 15 on the Fallbrook Community Planning Group will be filled from the elected candidates from the November 3, 2020, election.

In keeping with San Diego County Board of Supervisors Guidelines, the Fallbrook Community Planning Group conducted the October 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 reported that the revitalization committee met and approved moving a request for a pathway along Stage Coach Lane to the County to conduct a feasibility study. Eventually, this project will be referred to the Circulation Committee. She also reported that Design Review in 2021 will be working on reviewing and revising the Fallbrook Design Guidelines.

Steve Brown noted that some sheriff or highway patrol action is needed to place a larger and more prominent speed drop warning sign on the entry to Fallbrook on S. Mission Rd. He noted that it is too easy for motorists to ignore the speed drop without a warning sign. He also commented on the two-lane to one from Mission onto Main.

Jack Wood noted that these issues have been brought before the County in the past five years and it is appropriate to revisit the issue with the County and CHP. This issue will also be referred to the Circulation Committee.

Chair Wood went on to welcome two of the four new members to the group as well as those re-elected. He noted that all current and incoming members of the Planning Group have been notified of the annual training sessions held by the County, adding that they are mandatory for new members before they can be seated. He also clarified the status of seat #15, which was erroneously reported on by The Village News.

2. Approval of the minutes for the meeting of 19 October 2020. **Voting Item.**

Bill O'Connor moved to approve the minutes and the motion passed unanimously.

3. Review of three sidewalk improvement projects in Fallbrook:

- New sidewalk to be constructed on the south side of Ammunition Road in between Alturas Road and Mission Road to improve pedestrian access to businesses and the main bus stop.
- New sidewalk and curb ramps on the north side of West Aviation Road between South Mission Road and South Main Avenue to improve pedestrian access to businesses and the main bus stop.
- Sidewalk and curb ramps on the north side of West Alvarado Road from North Mission Road to Main Avenue to improve pedestrian access to local parks, library, farmers market, and businesses.

County Planner Sambath Chrun, 858-505-6396, sam.chrun@sdcounty.ca.gov. **Circulation Committee. Community Input. Voting Item. (10/2)**

Sambath Chrun presented the County's plans for concrete curb, sidewalk and gutter improvements along the three street sections in the Village area as well as selected sections of retaining walls and asphalt improvements where the sidewalks intersect private drives and/or streets. He said that once approved by the Board of Supervisors in December, the projects will be let out for bid in early 2021 with construction starting in the spring and finishing in the summer. They are funded by the Community Development Block Grant at: \$340,000 for the Ammunition Rd. segment; \$450,000 for the West Aviation Rd. segment, and \$430,000 for the W. Alvarado portion. The projects will be bid out separately to allow the County to start construction as soon as possible with different contractors if that happens.

Addressing each project individually, he said that the West Ammunition portion runs on the north side of the road between Alturas and S. Mission rds. He indicated there is a section with a retaining wall because of the contour of the land and the need to cut back into the slope to construct the sidewalk. He said this is the final or third leg of a series of similar projects for Fallbrook authorized by the Department of Public Works.

He described the West Aviation Rd., which runs from S. Mission Rd. to Main Ave. It is similar in scope to that of the Ammunition Rd. segment. The improvements start at the end of an existing sidewalk at the west end of Aviation. The grade difference requires constructing a wall at a business. The wall will be topped with a railing for pedestrian safety.

The final segment he discussed a stretch was along West Alvarado from N. Mission Rd. to Main Ave. It was similar to the other two projects. The curb ramp is a little larger at N. Pico and the slope will be raised at the east end of the project at the vacant lot.

He noted that the County will not impede access to businesses and residents along the three stretches. Sidewalks will be concrete and segments behind the sidewalk will be asphalt. Also, the County is in the process of notifying residents and businesses of the imminence of the projects.

Eileen Delaney inquired about concerns for graffiti and Mr. Chrun noted the materials will inhibit tagging. She also inquired about landscaping, to which he said there was none anticipated because none was in place at the Aviation Rd. portion.

Roy Moosa moved to approve the projects as presented and the motion was approved unanimously.

4. Request for exemption from site plan processing requirements for B Special Area Regulation. Illuminated wall sign for Metro by T-Mobile at 840 S. Main (APN 104-132-08-00). Applicant is Peter Lapsiwala, peterlapsiwala@permitsandmore.com, 619-323-4048 for Deborah Ramsey (owner). County planner Vanessa Pash, vanessa.pash@sdcounty.ca.gov, 858-694-3291. **Continued from September meetings. Design Review. Community input. Voting item. (8/4)**

Peter Lapsiwala presented designs for the new T Mobile signage, noting the applicant is in the process of complying with sign removal requests of non-conforming signs made by Design Review. He also said a non-conforming banner sign will be removed once the new sign is installed. The total size of the new sign at 12-square-feet conforms to local regulations. Discussion ensued about the applicant removing window signage and it was noted by Ms. Delaney they could use up to 25 percent of the available window space for decals, etc.

Eileen Delaney moved to approve the project as presented with the proviso that the banner be removed when the new sign is installed; and the motion was approved as presented unanimously.

5. Request for Minor Deviation for Rite-Aid sign placement at 1331 South Mission Rd., Fallbrook (APN 104-200-79-00). The requested signs would be placed facing South Mission Rd. on the façade of the building. Applicant is Kasey Clark, senior project manager, AKC Permit Co., Kaseyuc@akcservices.net, 951-471-8419 for the owner, Jay Hwang, 17761 Old Winery Way, Poway, CA 92064. County planner Vanessa Pash, vanessa.pash@sdcounty.ca.gov, 858-694-3291. **Continued from September meetings. Design Review. Community input. Voting item. (8/6)**

Chris Kelley (chrisp@akcservices.net) presented designs for the revised Rite Aid corporate identity project at the store in Fallbrook. He noted that the size of the signs has been reduced to a total of approximately 107-square-feet to meet local requirements.

There are eight signs currently and several will be removed leaving two that identify the Rite Aid (one being the monument sign and the other above the entrance) and three others that pertain to directions for drive-through facilities.

Stephani Baxter inquired about the surface of the building after signs are removed and Mr. Kelley noted they will be patched and painted over.

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

- 6. Exemption request for B special area regulation for patio cover attached to main structure for outside dining at Ron's Red Eye Saloon at 1448 S. Mission Rd., Fallbrook; APN 104-201-15-00. Owner is Don Koran, wcpainting2@gmail.com, 619-770-9125. Applicant is Superior Rain Gutters and Awnings, superior@rainguttersandawnings.com, 760-731-0122. County Planner Vanessa Pash, vanessa.pash@sdcounty.ca.gov, 858-694-3291. **Design Review. Community Input. Voting Item. (10/23)****

Theresa Newman and owner Don Korn presented details of the project, noting that at the request of the Design Review Committee the 780-square-foot patio cover will be painted Beachwood and there will be landscaping near the supports. Available parking will not be reduced.

Eileen Delaney moved to approve the project as presented and the motion was approved unanimously.

The meeting was adjourned at 7:59 PM

Respectfully Submitted, Jerry Kalman, Secretary