

Design Review Committee

Wednesday, 16 December 2020 9:30 AM via Zoom, the online meeting service.

In Attendance: Jeniene Domercq, Jerry Kalman, Eileen Delaney, Stephani Baxter, Steve Brown, Jean Dooley, Victoria Stover, Roy Moosa, Jedda Lorek, Mark Mervich.

Applicants: Dan Mannix, Mark Watkins, Dana Adler. Ashley Smith, Denise Russell from PDS.

1. Open Forum. Opportunity for members of the public to speak to the Design Review Committee on any subject matter within the committee's jurisdiction but not on today's agenda. Non-voting item.
2. Approval of the minutes for the last meeting. **Mark M. makes motion. Unanimous approval.**
3. On February 12, 2020, the Board of Supervisors (Board) approved implementation of 14 options to streamline the discretionary review process, grouped into seven categories, to reduce the time and cost of discretionary permit processing and further the goal of providing affordable housing in the County. Three of the 14 options, CEQA Submittal Requirements, Final Engineering Flexibility, and Expanding Exemption Checklists require ordinance revisions that the County seeks committee feedback on. The County is reaching out for Planning & Development Services (PDS) staff to present information regarding these efforts at our December meetings:
 - a. Ashley Smith presents: **CEQA Submittal Requirements** – The CEQA streamlining opportunities during discretionary review include an option for a schematic design, or early phase of project design, for both storm water and flood. Essentially, final-design detail would not be required until the site design or grading stages. Staff is currently working on this effort by updating the Guidelines for Determining Significance for Hydrology and Water Quality and is expected to be circulated for public disclosure in December 2020.
 - b. Ashley Smith presents: **Final Engineering Flexibility** – Discretionary permits require a subsequent discretionary permitting process when changes are made to the project. Through this effort, we aim to provide increased flexibility to modify projects when changes are required to comply with changes in Federal and State requirements. As part of this effort, staff has proposed changes to the County Zoning, Subdivision and Grading Ordinances.
 - c. Denise Russell presents: **Expanding Exemption Checklists** – This effort includes increasing the use and availability of Site Plan waivers and checklist exemptions, shifting certain discretionary permits to ministerial processes, and creating a checklist process for Time Extensions of Tentative Parcel Maps and Tentative Maps.

- d. Eileen asked about approving plans if there's a code violation attached to the property/project. Denise answered that all code violations are required to comply & fix violation BEFORE waivers are permitted.

PowerPoint Presentation available via County Planner Ashley Smith,
ashley.smith@sdcountry.ca.gov, 858-495-5375.

4. PDS2020-RESALT-008765. Request for exemption from a site plan permit processing requirements for B special area regulation pertaining to a garage addition at 521 De Luz Road (APN 103-117-03-00). The new attached garage will be on a multi-family parcel. Applicant Dana Adler, danafadler@gmail.com, 760-522-1256. County planner A. J. Morales, a.j.morales@adcounty.ca.gov, 858-694-3036. **Voting item (11/9)**
 - a. Eileen asked for colors. Dana answered that colors will match existing stucco structure. Roy asked for clarification on why this project needed to come before the Planning Group. Eileen answered because it has a B Designator.
 - b. **Steve B. moves to approve** as presented with colors added to plans. Unanimous approval.
5. PDS 2020-STP-20-026. Request for a discretionary permit to refurbish the former McDonalds restaurant at 1050 S. Main Ave. (APN 104-341-30-00) into a bi-level (main floor and basement) commercial building linked by ownership and use to the laundromat under construction. There will be a total of 1638 square feet of additions to the existing structure. The existing drive-through will be converted to interior space along with a 1047-square-foot addition. The existing patio will also be converted to interior space. The owner is Ross Rose, vaughnrents@gmani.com, 760-735-2495; applicant is Daniel Mannix, AIA, dan@mannixarch.com, 619-588-7730. County Planner is John Leavitt, john.leavitt@sdcountry.ca.gov, 858-495-5448. **Voting item. (11/24)**
 - a. Charlie Snowden is the contractor for owner Ross Rose
 - b. Eileen asked applicant for plans for the laundromat so the board can review.
 - c. Eileen asked for more landscaping in front
 - d. Roy asked how many tenants. Dan answered there's an option for two tenants (one entry door with a vestibule and two interior entry doors, one for each tenant), but one tenant is a more ideal scenario.
 - e. Eileen reminded the applicants that all signage will need to come before DR & PG.
 - f. **Mark M. moves to approve** with request for more landscaping and reminder that signage plan needs to come before the Planning Group. Unanimous approval.
6. Review of projected designs for a 1392-square-foot combination office/residence at the corner of Pico and Fig streets. The current 8750-square-foot lot is vacant. The part-time residence will be 410 square feet. Applicant is looking for preliminary Design Review input before submitting plans to the County. Applicant is Dr. Mark Watkins, hyperlexic1@gmail.com, 760-347-9754. **Non-voting item. (11/5)**
 - a. Applicant Mark Watkins is a family mediator, legal business, low traffic.

- b. Mark Watkins presents two concept drawings, with different design themes. The group gave feedback and suggested more Victorian/Craftsman design, to fall in line with the historical/rural character of our downtown.
7. Workshop on Design Guidelines update. Preliminary discussion of thoughts and ideas. Eileen reminded to group to review guidelines and send her ideas on updates/revisions. County PDS will provide a consultant. This process is planned to start beginning part of 2021. Roy said design review guidelines should focus on consistency of character. The group discussed character desires of Fallbrook; Rural, Victorian, Craftsman, Scenic, Small Town feel, pedestrian friendly, focus on agriculture, preservation and celebration of history.
8. Meeting adjourned 10:55AM

Minutes respectfully recorded by Stephani Baxter, sbaxter.fcpg@gmail.com