

Fallbrook Community Planning Group
and Design Review Board
Monday, February 15, 2021 - Via Zoom

Minutes

The meeting called to order by Chair Jack Wood at 7:00 p.m.

1. Roll Call. Present: Chair Jack Wood, 1st Vice Chair Eileen Delaney, 2nd Vice Chair Roy Moosa, Secretary Steve Brown, Mark Mervich, Kim Murphy, Victoria Stover, Stephani Baxter, Michele McCaffery, Jeniene Domercq, Tom Harrington Jacqueline Kaiser, Ross Pike, Anna Strahan

Excused: Lee DeMao

2. Pledge of Allegiance was led by Kim Murphy.
3. Approval of minutes of the meeting held January 18, 2021.

Voting item.

Victoria Stover moved to approve the minutes as presented. The motion carried by unanimous vote.

4. Open Forum

- Tom Kennedy, General Manager of Rainbow Municipal Water District, gave the Planning Group a heads up that the District is planning a re-work of its headquarters located near Hwy 76 and Old Hwy 395 in the future, and the re-work will most likely come before the Group as a land use issue.
- Kathleen Lippit introduced herself and commenced to comment on the proposed Marijuana Ordinance. Chair Wood advised her that since the issue was an agenda item, it was inappropriate for discussion under the Open Forum portion of the agenda.
- Dale Croome, Fallbrook resident, introduced himself and explained that he was involved in an aqua culture project to raise shrimp and was having difficulty finding property on which to build his operation that satisfies the County's animal designator. Chair Wood advised Mr. Croome that this issue was not within the jurisdiction of the Planning Group.

5. Discretionary Permit, Project #PDS2020 – ZAP – 20 – 004 Minor Use Permit

Project Name: Gheen Reservoir, Mission Road, East, Fallbrook

APN: 105-112-55

Applicant: Matt Levesque / T-Mobile (714) 266-5950, matthew.levesque@jacobs.com

Owner: Fallbrook Public Utility District

Planner: Tabina Tonekaboni (858) 495-5418, tabina.tonekaboni@sdcounty.ca.gov

Description: Crown Castle proposes to construct, operate and maintain an uninhabited wireless telecommunications facility to relocate an existing T-Mobile facility.

Public Facilities Committee. Community Input. Voting Item.

1/5/21

Rachael Davidson appeared before the Group in place of Matthew Lavesque, representing Crown Castle. Ms. Davidson narrated a slide presentation showing the existing cell site as well as the proposed new sites. Proposal is for installation of a new water tank with new antennas mounted on it. Tank and antennas would be painted to match, to minimize the impact.

Comments from the Community: None were forthcoming.

Report from the Public Facilities Committee: Roy Moosa reported that FPUD representative Aaron Cook had met with the Committee and described the proposed project. Mr. Cook indicated that there may be a setback violation based on the location of the second water storage tank, which could result in objections by some of the nearby property owners. The clarification of the setback issue was to be brought to the Planning Group at tonight's meeting. Other than the setback question, the Public Facilities Committee has no issues with the project.

Kim Murphy inquired about the total number of antennas proposed. Ms. Davidson responded that there would be twelve, the same number as currently in use.

Stephani Baxter recused herself due to her husband's role as a director of FPUD.

Victoria Stover inquired as to whether this installation was an upgrade from 4G to 5G. Ms. Davidson responded that it was just a relocation with the existing tower being removed and the antennas being mounted on the water tank. No upgrade to 5G is involved.

Roy Moosa asked for clarification regarding setback requirements. Ms. Davidson stated that the setback was approximately 5 feet short of compliance with the 50 foot requirement.

Victoria Stover commented that in light of the setback discrepancy, any opposition from affected neighbors would negate the approval of the project. There are letters on file in opposition to the location of the project absent compliance with the setback requirements. Victoria also noted that cell sites are federally regulated and that the Planning Group has no authority other than to request compliance.

Roy Moosa moved to approve as long as the County approves the variance on the setback requirement and requests that the County reach out to the neighbors regarding the location of the towers.

Voting in favor of the motion: Jack Wood, Roy Moosa, Steve Brown, Kim Murphy, Victoria Stover, Mark Mervich, Michele McCaffery, Jeniene Domercq, Jacqueline Kaiser, Ross Pike, Anna Strahan, Tom Harrington. Recused: Stephani Baxter. Opposed: Eileen Delaney. **Motion Carries**

6. Request by some Planning Group members to send the following letter to the Board of Supervisors.
"The Fallbrook Community Planning Group is strongly opposed to the approval of the cannabis ordinance by the San Diego Board of Supervisors, as written in the Board Letter. Furthermore, we should be an active participant and stakeholder in the creation, preparation, development and permit process for this new ordinance."

Chair Wood discussed Agenda Item 6 regarding a proposed letter to the Board of Supervisors regarding the cannabis ordinance. After the publication date of this agenda, the County hosted a workshop for Planning Group Chairpersons to seek input regarding the regulations governing the ordinance. Chair Wood explained that the purpose of Agenda Item 6 was to attempt to have the

County seek input from the local Community Planning Groups. In light of the fact that the workshop was an acknowledgement of the County's desire to get local input, the objective sought by sending the proposed letter was satisfied, thereby negating the need for the letter. Therefore the item is withdrawn from consideration at tonight's meeting.

Chair Wood also reported that he has appointed Eileen Delaney to appoint an ad hoc committee to review the proposed regulations and express concerns from the community. This ad hoc committee will meet via Zoom on Feb. 25, 2021 at 9:30 am. The notice of this meeting has been submitted to the Village News for publication.

Chairman Wood also stated that there would be a special meeting of the Planning Group on March 1, 2021 at 7:00 pm. to review the recommendations of the ad hoc committee. The notice of this meeting has also been submitted to the Village News for publication. Chairman Wood noted that time is of the essence for these recommendations because the County has placed a 90 day limit on Board of Supervisors action regarding these regulations.

Eileen Delaney commented that the Board of Supervisors has already directed Staff to commence work on the ordinance. In her opinion we will not be able to stop the ordinance but hope to make the best deal for our community. CEQA issues are a major part of the issue.

Eileen Delaney asked that anyone from the planning group or the public interested in volunteering for the ad hoc committee to contact her.

Eileen commented that social equity is not an issue; only land use is to be considered.

Roy Moosa commented that he had prepared a list of concerns which he distributed to the Planning Group members for consideration at tonight's meeting, but in light of the creation of the ad hoc committee his concerns will be forwarded to the committee for their consideration.

Robert Bruins (member of the public) stated that posting meeting notices in the Village News is inadequate public notice in his opinion and is done so intentionally to deprive the public of access to the meetings.

Steve Brown, Secretary to the Planning Group, responded that the notification requirements are clearly spelled out in the County of San Diego California Board of Supervisors Policy for Planning and Sponsor Group Policies and Procedures.

Anna Strahan expressed opposition to the handling of this item on the agenda by its removal without the opportunity for public input.

Chair Wood reiterated that the public would have full access to the ad hoc committee meeting and the special Planning Group meeting as mentioned above and that both meetings will be publicly noted in the Village News and posted at the Ivy St. Fire Station.

Robyn Dahlson commented that this issue requires special consideration and inquired as to how the ad hoc committee would be formed. Chairman Wood reiterated that Eileen Delaney has been tasked with formation of the committee.

7. Request for input: Campus Park Passerelle

Chris Brown requested time before the Planning Group to seek input on amending the Campus Park project to allow for the development of two single family residential lots (Parcel 1 and Parcel 2). Parcel 1 APN 108-120-62 comprised of 3.2 acres and parcel 2, APN 108-120-61 comprised of 8.94 acres. Both parcels were originally designated for professional office use in the Specific Plan. The following documents would require amendment for this project to proceed: Fallbrook Community Plan, Campus Park Specific Plan, Tentative Map 5338 RPL - 7. Additional discretionary actions required from the County of San Diego: General Plan Amendment, Community Plan Amendment, Specific Plan Amendment, Tentative map revision. The Campus Park EIR would be updated.

35 homes would be developed on Parcel 1 with a density of 12.9 units per acre on 2.7 gross acres. Parcel 2 would consist of 103 homes on 8.9 gross acres with a density of 11.5 units per acre. Additional funding would be provided for park development. Chris reported that since this development would be adjacent to an existing park, efforts would be made to provide park development funding elsewhere in the community for park development.

Chris stated that ADT's (average daily trips) for professional office are 2669 and for residential only 1380, resulting in a reduction of 48% in ADT's.

Chair Wood requested comments from the Planning Group in Roll Call order:

Jack Wood: Questioned the handling of noise mitigation due to the close proximity to the I 15. Chris responded that walls and berms would be utilized. Jack also commented that the lot sizes were not compatible with other lot sizes and expressed concerns about the proposed density.

Eileen Delaney: Likes the decrease in ADT's. Would like to see architectural plans.

Roy Moosa: Lot sizes of 2000 sq ft causes concern. Suggests that perhaps more money should be committed to providing larger lot sizes and reducing density.

Steve Brown: High density and small lot sizes major concern. Larger lot sizes preferred.

Kim Murphy: Feels that cluster housing is the wave of the future and would provide affordable housing. Supports proposal.

Victoria Stover: Agrees that lot sizes are a concern. Would like to see larger lots. Suggested that if extra funds are available for neighborhood parks, Fallbrook has a new park in the works which would welcome some additional funding.

Mark Mervich: Agrees with upgrade to residential but also concerned with high density as proposed.

Styephani Baxter: Lot size and density are issues; more landscaping and walkway paths would be beneficial.

Michele McCaffery: Prefers lower density, more retail.

Jeniene Domercq: Lot sizes too small, density too High.

Jacqueline Kaiser: Lot sizes too small.

Ross Pike: Agrees with Michele, Would like to see low income housing and some retail. Would like to see some funding for Fallbrook Park.

Anna Strahan: Supports smaller lot sizes for more income inclusion in housing.

Tom Harrington: Agrees with movement to residential. Would like to see more parks and funding for Fallbrook Park.

Chairman Wood opened the floor for questions from the Planning Group.

Steve Brown asked about the price point on units since this is being proposed as affordable housing. Chris responded that they had no cost/price figures estimated but that they would meet the market. Jack Wood asked about Campus Development of the 600,000 sq ft of commercial space as part of the original shopping center plan. Chris responded that 'roofs' were needed first to support the proposed retail.

8. Committee Appointments

Chair Wood commented that the 2021 rosters had been distributed today showing committee assignments and stating that any openings would be filled by Committee Chairs.

9. Adjournment. **The meeting was adjourned at 9:05 pm**

Respectfully submitted by:

Stephen E. Brown, Secretary