

# I-15 CORRIDOR DESIGN REVIEW BOARD

Regular Meeting

Thursday 17 March 2016, 7:00 P.M., 5256 Mission Road, Suite 706 (La Sala Room), Bonsall, CA  
92003

## MINUTES

The meeting was called to order at 7:00 PM by Thomas Harrington, Vice Chairman.

Board members present, Gordon Cloes (Hidden Meadows), Tom Harrington (Fallbrook), Chuck Davis (Bonsall), Mike Mahan (Valley Center) and Bill Crocker (Rainbow). Board member excused; Greg Izor (5 District).

1. **Open Forum.** Opportunity for members of the public to speak to the Design Review Board on any subject matter within the Board's jurisdiction but not on today's agenda. Three minute limitation. Non-discussion, & Non-voting item.

**NONE**

2. Approval of the minutes for the meetings of February 18, 2016. Voting Item.

Mr. Mahan motioned to approve the minutes as presented. Mr. Davis seconded and the motion passed unanimously.

3. Newland Sierra Subdivision – SP15-001 – Specific Plan for a major subdivision north west of the Twin Oaks Road and I-15 intersection 26915 Mesa Rock Road (APNs 186-611-13 etal). Applicant: Newland Sierra LLC, Ms. Rita Brandin 858-875-8219 email: [rbrandin@newlandco.com](mailto:rbrandin@newlandco.com). County Planner Ashley Smith 858-495-5375, email [Ashley.smith2@sdcounty.ca.gov](mailto:Ashley.smith2@sdcounty.ca.gov). Community input. Voting item.

**Ms. Rita Brandin introduced the project. She stated that the project would be developed on a 1,985 acre site and would have 2,135 units when fully developed. Ms. Brandin informed the Board of how Newland Sierra developed projects. They would secure the required entitlements for the project then construct the infrastructure for the entire project. Then they would be working with several developers for the construction of the housing units. She stated that this would insure a wide variety in finish products but the with consistent design requirements for the overall project. The project Environmental Impact Report was tentatively scheduled to be out for review by early June. Newlands goal was to have Final Maps approved mid 2017. The entire project would be covered with a B-designator that would require the individual developers to bring their site plans to the Design Review Board as the project would be built out.**

**Other members of the Newland Sierra team explained how they had studied their existing site and the proposed project to determine the view limits of the area from the I-15 south bound lanes. They had determined that the limits of the I-15 jurisdiction and the view shed were very different and had requested the County consider reducing the I-15 jurisdiction to the limits of their view shed study.**

The Board was informed that the major cut slopes visible at the entry to the project would be covered with vineyards. On other slopes, a great deal of effort would go into trying to preserve any large rocks. Then native grasses and landscaping would be used for the rest of exposed slopes.

The development team was working with the County and Caltrans to address the traffic issues in the vicinity.

Mr. Harrington stated that while he had no objections to the limits of the Design Review Board jurisdiction being modified to the true view shed from the freeway, he was concerned that the study done by the Newland Sierra design team had done did not consider the north bound lanes perspective of the site. He felt that needed to be reviewed.

Mr. Davis commented that this development was in conflict with the County General Plan and several Community Plans. He felt that these plans had been painstakingly developed and that development should follow them. He also was concerned with the traffic impact this project would have on the I-15. In his opinion the I-15 is currently not functional at several times of the day and this project would make the situation worse. He further stated until the freeway infrastructure was improved he could not support development on this scale.

After further discussion Mr. Harrington motioned to approve the project conceptually as presented but reserve comment on the view shed study until the site could be inspected. Mr. Cloes seconded the motion and it passed with Mr. Davis voting against the motion.

4. Request for a site plan exemption for a single family dwelling and attached garage at Palo Verde Drive Fallbrook (APN 127-360-27 (Lot 1)). Owner: Hidden Valley Developers 14475 Old Highway 80 El Cajon. Applicant, Ed Jackson email: jacksne@aol.com. County planner: Dag Bunnemeyer, 858 694-3429, email: [Dag.bunnemeyer@sdcounty.ca.gov](mailto:Dag.bunnemeyer@sdcounty.ca.gov). Community input. Voting item.

Mr. Ed Jackson presented the project. The home was planned to be modular in construction and just under 2000 square feet. The visibility of the site would be minimal from the freeway and the color scheme of the home would be in earth tones.

After further discussion Mr. Harrington motioned to approve the project as presented . Mr. Crocker seconded the motion and it passed unanimously.

5. Request for a site plan exemption for a single family dwelling and attached garage at Palo Verde Drive Fallbrook (APN 127-360-27 (Lot 2)). Owner: Hidden Valley Developers 14475 Old Highway 80 El Cajon. Applicant, Ed Jackson email: jacksne@aol.com. County planner: Dag Bunnemeyer, 858 694-3429, email: [Dag.bunnemeyer@sdcounty.ca.gov](mailto:Dag.bunnemeyer@sdcounty.ca.gov). Community input. Voting item.

Mr. Ed Jackson presented the project. The home was planned to be modular in construction and just under 2000 square feet. The visibility of the site would be minimal from the freeway and the color scheme of the home would be in earth tones.

After further discussion Mr. Harrington motioned to approve the project as presented . Mr. Crocker seconded the motion and it passed unanimously.

6. MUP-16-002 Fallbrook Hacienda - Request for Project Review for a private party venue east of Sterline View Drive (APN 108-350-13). Owner: Robert Frulla 951-375-2052, email Roberto@frulla.com. Applicant, Michael Benesh email: [mlbenesh@pacbel.net](mailto:mlbenesh@pacbel.net). County planner: Donald Kraft, 858 694-3856, email: [donald.kraft@sdcounty.ca.gov](mailto:donald.kraft@sdcounty.ca.gov). Community input. Voting item.

Mr. Robert Frulla introduced the project. He informed the Board that there would be no new construction with the exception of upgrading restroom and parking facilities. The main use of the site would be a wedding and private party facility. Valet parking would be provided for

guests to make the most of the onsite parking area. He stated that he had met with the Fallbrook Community Planning Group Design Review Committee who had notified him that the proposed signage for the project exceeded the County's 90 square foot limit. He presented the I-15 Board with an alternate sign configuration that would allow his signage to stay within the Counties limit.

After further discussion, Mr. Harrington motioned to approve the project with the alternate sign configuration. Mr. Crocker seconded the motion and it carried unanimously.

7. Request a Minor Deviation to Major Use Permit P70-202M3W1 for a 48" by 240" lite sign for the entrance to the Welk Resort Theater. Address : 8860 Lawrence Welk Drive (APN 185-331-03). Owner: Welk Resort Group Contact Heidi Spurgin 760-566-3211, email: heidi.spurgin@welkgroup.com. Applicant, Paul Jester 858-566-3010 ex 304, email: paul@miramarsignworks.com. County planner: John Leavitt, 858 495-5448, email: [john.leavitt@sdcounty.ca.gov](mailto:john.leavitt@sdcounty.ca.gov). Community input. Voting item.

Mr. Harrington introduced the request stating that he had spoken to the applicant and inspected the site. The proposed signage appeared to have minimal exposure to the freeway and saw no problem with the project. Also the applicant had presented a letter from the Hidden Meadows CPG approving the project.

After review of the project plans and limited discussion, Mr. Harrington motioned to approve the project as presented. Mr. Cloes seconded and the motion passed unanimously.

8. Request for a site plan exemption for a commercial building at 8530 Nelson Way Escondido (APN 127-222-19). Applicant, Darren Machulsky, email: dmachulski@yahoo.com. County planner: Dag Bunnemeyer, 858 694-3429, email: [Dag.bunnemeyer@sdcounty.ca.gov](mailto:Dag.bunnemeyer@sdcounty.ca.gov). Community input. Voting item.

Mr. Darren Machulsky introduced the request and presented plans of the site. He informed the Board that the building would house a marijuana grow facility. The adjacent existing building was currently being remodeled to house a medical marijuana dispensary. The dispensary had a County permit and was going forward independently. The proposed building would have a stucco finish and roofing to match the existing building on the site. The building met all setback requirements and would require no grading to be constructed with the exception of foundation and utility excavations.

Mr. Davis stated that he did not support medical marijuana and could not support a project for this use.

Mr. Mehan asked if the project was scheduled with the Valley Center Community Planning Group? Mr. Machulsky stated that he was scheduled for that group next week.

After limited further discussion, Mr. Harrington motioned to approve the project as presented. Mr. Cloes seconded the motion and it passed. Mr. Davis voted against the project and Mr. Mehan abstained to save his vote for the Valley Center CPG review of the project.

9. Correspondence:  
NONE

10. Board Member Discussion:  
NONE

## **11. Adjournment**

**Meeting adjourned at 8:45 pm**

Tom Harrington, Vice Chair, 4976 Caroline Lane, Fallbrook, California 92028 (760) 728-3557  
Thomas.harrington111@gmail.com