

# **I-15 CORRIDOR DESIGN REVIEW BOARD**

MINUTES OF MEETING OF JANUARY 23, 2014

Meeting was conducted at 5256 Mission Road, Suite 706 (La Sala Room), Bonsall, CA 92003 and was called to order at 7:02 PM by Tom Harrington, Vice Chairman. Board members present; Michael McIntire, Bill Crocker, Chuck Davis and Joan Van Ingen.

Minutes of the 8-15-13 meeting were reviewed and Chuck Davis made the motion to approve the meeting minutes and Joan Van Ingen seconded. Motion carried 5-0. Note, 8-15-13 was the last meeting held until this date due to lack of items to review.

## **REQUEST FOR WAIVER - NONE**

### **PLAN REVIEW**

- APN108-121-14, 125-061-01, 125-063-01, -07 and -08. Chris Brown and Camille Passon, representatives for the planned community of Campus Park West, gave a presentation on how the development would unfold. There were no engineering drawings to review in lieu of that a descriptive plot map was used. There are six (6) elements to this development and designated as; PA1-12.6 acres for light industrial use, PA2 - 46.1 acres for commercial use, PA3 - 12.4 acres for multi-family housing, PA4 - 7.9 acres and PA5 - 3.4 acres for commercial use, and PA6 - 8.0 acres for open space. Site location is near SR76 and Pankey Road, Fallbrook. The design intent of the project's commercial and industrial elements is to serve the immediate community and surrounding communities slated for development. The presentation was informative, however without a hard set of plans some DRB members are left with questions of architectural design, landscape and multi level structural mitigation. Originally the housing elements numbered 600 and with revised plan those have been reduced to less than 300. Tom Harrington made the motion for approval of the project subject to EIR review and comments and Joan Van Ingen seconded. Motion carried 4-1 with Chuck Davis in abstention.

## **OLD BUSINESS – NONE**

### **INFORMATIONAL PRESENTATION**

- Omar Gonzales, owner, made a presentation for a proposed petting zoo tentatively known as 'Petting Zoo N Parties'. Site location is near Old Highway 395 and East Mission Road, Rainbow. The zoo will occupy 26 acres and will consist of entertainment rides and large to small animals designed to entertain children. Architectural theme would be rustic and would include a barn styled structure for retail sales, food, classroom, public restrooms and office. Various appropriate shelters would also be constructed for the featured animals. The zoo would be landscaped with a one (1) acre parking lot nearby. The Rainbow Planning Group supports this endeavor. No DRB approval action taken, review only.

## **NEW BUSINESS - NONE**

## **PUBLIC ADDRESS ON NON-AGENDA ITEMS – NONE**

## **CORRESPONDENCE**

- Notice of Public Hearing addressing Historic Site Board Officers, Merriam House historic designation, CEQA, Warner Cultural Trust Site Plan Waiver and CLG Report. No DRB action required.
- Final update of County of San Diego I-15 Corridor Design Review Checklist. No DRB action required.

## **BOARD MEMBER DISCUSSION**

- Joan Van Ingen commented on information she receives from County regarding upcoming projects and is not quite sure who should get the material for review. It was discussed perhaps the Chairman should receive it. Tom Harrington volunteered to contact the responsible person at County who handles this material and arrange a different DRB recipient.
- The DRB has recently received notice from the County Commission Secretary regarding DRB member service expirations. Those individuals are; William Crocker – expiration 7/15/12, Joan Van Ingen - expiration 9/16/13, Michael Mahan – expiration 9/27/13, Greg Izor – expiration 4/25/08, Charles Davis – expiration 4/28/11 and Michael McIntire – expiration 6/12/11. It was suggested that each affected member contact their sponsor group for reinstatement or replacement and in turn that group contacts County.

## **ADJOURNMENT**

- Vice Chairman Tom Harrington adjourned the meeting at 8:25 PM. The next scheduled meeting will be on 2-20-14 at 7:00 PM in the La Sala Room.

Respectfully submitted,  
Michael McIntire for Joan Van Ingen, Secretary