

# BONSALL COMMUNITY SPONSOR GROUP

*Dedicated to enhancing and preserving a rural lifestyle*



## COUNTY OF SAN DIEGO BONSALL DESIGN REVIEW BOARD

Regular Meeting Minutes

Tuesday, May 4, 2021

6:30 PM Pacific Time

Zoom Meeting Online - Bonsall, California

### **A. CALL TO ORDER – 6:30pm**

Present: Steve Norris, Larissa Anderson, Richard Hatano, Dawn Apsley

Absent: Gary McGiboney

### **B. PLEDGE OF ALLEGIANCE**

No pledge

### **C. APPROVAL OF THE MINUTES FOR MARCH 2, 2021**

Motion by Anderson to approve minutes from March 2, 2021. Second by Hatano.

**VOTE:** Aye: 4 No: 0 Abstain: 0 Absent: 1

Member, Jeff Faulk, resigned from the Bonsall Design Review Board.

### **D. PUBLIC COMMUNICATION**

None

### **E. REPORT FROM BONSALL SCHOOL BOARD MEMBER**

Anderson stated that the schools have reopened almost full time. Elementary schools is open five days per week. Middle school and high school are four days per week plus one day virtually. There is a School Superintendent search occurring as Mr. Jones will be moving on. There is a community survey looking for public input.

### **F. ACTION ITEMS (Voting Items)**

#### **1. TESORO REFINING – Refacing existing Arco Signage to 7-Eleven (wall monument, canopies & gas dispensers)**

No one from Tesoro Refining attended this meeting. Norris informed the members regarding the request for a recommendation for minor deviation by Tesoro Refining on April 13, 2021, to change the current Arco signs to 7-Eleven signs (located 5555 Mission Road in Bonsall, on the corner of Olive Hill Road and the 76). They would like to replace the current signage in several areas: The wall, the monument, the canopies, and the gasoline pumps. Down lighting is included.

Motion by Hatano to support the minor deviation to replace the signs. Second by Apsley.

**VOTE:** Aye: 4 No: 0 Abstain: 0 Absent: 1



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### 2. FRIENDS OF WILLOW TREE – New Campus

Representatives for Willow Tree were in attendance to provide additional information requested by the Bonsall Design Review Board regarding the Discretionary Permit Application filed in January 2021 for the Willow Tree Enrichment Center to be located at 6893 W. Lilac Rd. in Bonsall, CA.

Bob Kelley, New Project Manager for Friends of Willow Tree  
Bethany Chaffin, Director of Willow Tree  
Paul Peck, EPIC Engineering

Norris stated the design review elements of this project include the following:

- a) The architectural design
- b) The harmony of the architectural design
- c) The sizing and scale of the project
- d) Some of the lighting
- e) Some of the signage along the street

Areas of concern by BDRB and San Diego County:

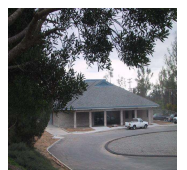
2-1 Signage - Norris and the BDRB members have no issues regarding the signage.

2-15 Fencing - Chaffin stated that the wire on the fence has 1"x3" holes so children cannot insert their feet to climb the fence. The interior fence is a safety fence that is framed in wood with the wire to keep the kids inside. The white fence around the perimeter of the property will be replaced by a wooden fence. Kelley stated all fencing will be 5' and perimeter fencing would be split rail.

Apsley asked if one or two fences will be around the NE corner of the property where the evacuation area is located. Chaffin stated there is only one fence and it is the one without the safety wire. Apsley expressed concern over children in that area near the road without safety wire on the fence. Norris mentioned it could also invite unwanted guests and there may also be an issue with the curve on W. Lilac Rd. relative to that location.



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### 11-4 Landscaping

Regarding aesthetics and right-of-way, Norris would like to see architectural and landscaping renderings along W. Lilac Road that includes the 10' DG trail, and the gate/entrance and the fence. Apsley would also like to see a rendering along the NE corner as well as a rendering of the west exit.

Norris had some issues regarding the overall design of the project. The occupancy of the buildings is much greater than the number of students that will be attending the school.

Chaffin replied that they like their classes small, with a ratio of one instructor to seven students. The current classrooms have 800 square feet, and the teachers informed Chaffin that it was not enough room. They also want to be cautious of COVID social distancing.

Apsley stated that the 2-story 35' building seems close to the road and would appear large when driving down the street.

Anderson mentioned that the architect who attended the BDRB meeting in April stated that the maximum occupancy of the buildings for this project is 1,000 students. Anderson is concerned that the maximum occupancy is so high.

Norris stated that in addition to the maximum occupancy, traffic, fire and some other issues will be addressed in the Bonsall Community Sponsor Group Meeting. Reviewing picture simulations from Willow Tree will help the BDRB understand what the campus will look like from a drive by street view.

Norris informed the Willow Tree representatives that a recommendation regarding the design aspect of this project needs to be tabled until additional information can be obtained. Therefore, no Vote occurred.

### G. GROUP BUSINESS

None

### H. ADJOURN – 7:11pm

Respectfully submitted,  
Dawn Apsley



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