

FALLBROOK COMMUNITY PLANNING GROUP

And

DESIGN REVIEW BOARD

Regular Meeting

Monday 17 June 2013, 7:00 P.M., Live Oak School, 1978 Reche Road, Fallbrook

MINUTES

Mr. Jim Russell called the meeting to order at 7:00 p.m.

Fourteen (14) members were present: Anne Burdick, Ike Perez, Roy Moosa, Tom Harrington, Michele Bain, Jean Dooley, Ron Miller, Jim Russell, Jack Wood, Lee J. De Meo, Eileen Delaney, Jerry Farrell, Jackie Heyneman and Donna Gebhart. Paul Schaden was not present.

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

Ms. Diana Schmidt an adjacent property owner to a new parcel map on Burma Road in southern Fallbrook stated that she and her neighbors were very concerned that the open space buffer in her adjoining development was going to be adversely affected by the new development. Mr. Russell stated that the project would be on the next month's agenda.

Ms. Heyneman informed the Group on the progress in developing an off leash dog park in Fallbrook. She stated that CSA81 and the Live Oak Park Coalition were working together to identify a site and funding. Currently a 2.5 acre parcel south of the Live Oak Park entrance was being evaluated. Preliminary CEQA studies were underway. If the site proves viable then funding would be the next hurdle.

2. Approval of the minutes for the meetings of 20 May 2013. Voting Item.

Ms Delaney had several modifications to Item 6 and item 7 on the May minutes. Mr. Harrington noted the corrections. Ms Bain motioned to approve the minutes as corrected and the motion passed unanimously.

3. Draft Plan for the GP Clean-up – http://www.sdcounty.ca.gov/pds/advance/2013_GP_Clean-up/March_2013_DraftPlan_GPCInUp.pdf. On pages 1-1 and 1-2 (p. 7 and 8 in the pdf page counter), there is an introduction that explains the General Plan Clean-up process. There are a couple proposed Fallbrook segment clarifications for the Mobility Element Network, along with adding the number label on the map that was missing, for Ammunition Road. You'll find these on pages 4-11 and 4-12 (p. 79 and 80 in the pdf page counter). On p. 4-11, keep in mind the only proposed changes are in the blue strikeout and red underline. The text in black is already part of the GP. There are no Land Use Map changes or Community Plan changes proposed for Fallbrook. On pages 4-1 through 4-3 (p. 69-71 in the pdf page counter), you'll find a few proposed text and policy corrections/clarifications that apply to the main GP document and entire unincorporated County. These are minor changes and we haven't heard of any concerns from anyone, so they're pretty non-controversial. County planner **Kevin Johnston**. (858) 694-3084, kevin.johnston@sdcounty.ca.gov. **Circulation committee**. Community input. Voting item. (4/11)

Ms. Burdick presented the topic. She stated that the Circulation Committee had reviewed the changes that the county was proposing. The Clean Up Plan involves no physical changes to the Fallbrook Circulation Element Network as approved in the General Plan of August 2011. It merely clarifies the description of two segments: #3 West/East Mission Road and # 15 Old Highway 395. It also adds a new term to the General Plan Glossary entitled the "Urban Limit Line" relating to a growth boundary that defines maximum extent of urban and sub-urban development. Ms. Burdick stated that there were no areas identified as Urban Development in the Fallbrook area.

Mr. De Meo expressed concern with the presence of the term in the glossary.

After limited discussion Ms. Burdick motioned to approve the clean-up plan as submitted. The motion passed unanimously.

4. **Presentation** by Jerry R. Perez, Jerry, (949) 310-6832, fallbrook@aol.com on a proposal for his .99 acre vacant lot located at the intersection of W. Alvarado Street and Summit Ave, APN # 103-310-06, zoned RU. I want to maintain the rural environment in this area of Fallbrook, actually I feel that way about all of Fallbrook ! So on my property lot, I don't want to clutter, so I think possibly only one (two story Duplex- 3 bedrooms, 2 1/2 baths each unit, with double car garage below at the Westside property line, centered at the Westside property line there, and a separate structure (two story, 3 bedrooms, 2 1/2 baths, with a double car garage below, Red Barn look at the rear center of lot. I want to create a small farm atmosphere there. **Land use committee.** Community input. Non-voting item. (5/10)

Mr. Perez presented his project. His idea was to build three homes on this parcel. Initially he would like to build one home then possibly two additional homes within two years. He was concerned about maintaining the rural character of the community and assured the Group that structures would have a barn style appearance. He asked if the Group had any concerns with his idea.

Mr. Wood reported that the zoning for the property was appropriate for the project Mr. Perez is planning. After limited discussion the Group had no objections to the project and thanked Mr. Perez for coming in.

5. Administrative permit **PDS2013-AD-09-027W1** for a second dwelling unit modification to add 608 SqFt to the main dwelling unit and 340 SqFt to the 2nd dwelling unit on the 1.47 acres located at 233 Autumn Rose Lane, APN 105-180-92. Owner Alicia Santacroce 760-451-0001, asantas32@yahoo.com. Applicant and contact person David Allee 760-723-86411, dalleearchitect@gmail.com. County planner Don Kraft at 858 694-3856, lisa.sims@sdcounty.ca.gov. **Land Use Committee.** Community input. Voting item. (5/22).

Mr. Wood introduced the request. He informed the Group that the property owner was still trying to clean up permitting on a non-permitted addition. Mr. Wood notified the Group that a lot line adjustment had been completed to address some of the setback issues and now if the additions could be approved the owner would be in position to complete the permitting effort.

After limited discussion Mr. Wood motioned to approve the request and the motion was approved unanimously.

6. Request by the Fallbrook Union Elementary School District or an all way stop control at the intersection of Alturas Road and Fallbrook Street. This item will be on the San Diego County Traffic Advisory Committee's Agenda on 7 June. County contact Kenton R. Jones 858-694-3845 or Maria Rubio-Lopez, 858-694-3845, maeria.rubio@sdcounty.ca.gov. **Circulation Committee.** Community input. Voting item. (5/24)

Ms. Burdick presented the request to provide four way stops and crosswalks at the Alturas and Fallbrook Street intersection. Current County traffic studies noted that only Fallbrook Street to the west of the intersection had a traffic count that warranted a stop sign. However, the County recommended the improvements and had taken the request forward to the County Traffic Advisory Committee on June 7 (where it was approved). In an effort to expedite the Traffic Advisory Committee consideration of the request, Mr. Russell had requested that the County proceed ahead of the Planning Group review. Ms. Burdick reported that the County and the School District were both grateful for Mr. Russell's action.

In support of the County effort Ms. Burdick motioned to approve the request. The motion was approved unanimously.

7. Presentation by Angie Molden on sidewalks on Reche Road.

Hello and Good Morning, My name is Angie Molden and I had spoken to you a few months ago regarding the safety of our students that use the Reche Rd. north and south side of the street from east to west en route to school and home.

Our students safety is being compromised by the dilapidated side walks and lack there of a side walk. The current conditions are a safety hazard! The students who walk from west to east en route to Potter Jr. High have been endangered of being hit from crossing the east parking lot off of the south side of Reche Rd. I have called the county about this problem and was told it was a Planning division issue.

The students NEED a safer walk to and from school and I hope that my efforts will prevail! I can get signatures of numerous parents that think this is a serious problem that demand a mandatory resolution. Hopefully to get started this summer for next year .

Please respond to this plead for the well being of innocent children that don't realize the imminent dangers, I will do what ever leg work that needs to be done.

I have come up with a design for the side walk regarding the parking lot onto Potter Jr. High. As far as the Reche Rd. side walk, it needs to be from Green canyon Rd. to stage coach East to West on both North and South side!

Thank You, and God Bless you all that help our Friendly village of Fallbrook. Angie Molden (760)723-5412 home or (760)521-9161 cell, avokoi@sbcglobal.net. **Circulation Committee.**

Community input. Voting item. (5/24)

Ms. Burdick presented the request. She informed the Group that Ms. Molden had attended the Circulation Committee meeting. She relayed the need for a sidewalk on the school grounds along the edge of the small eastern parking lot and for sidewalks on Reche Road leading to the school. The Committee suggested to Ms. Molden that if she were able to get more parents involved, the school might be more likely to respond. It was also recommended that she might wish to pursue Community Block Grants, Community Improvement Projects, and to consult with the elementary school district about ways to fund the sidewalks. Ms. Burdick had mentioned that the school district had expressed some concerns about the issue of easements, the high costs involved, and the restrictions imposed because of the nearby waterway. Any project at that site would require the involvement of the Department of State Architect.

The Committee also suggested that the already existing DG pathway along Reche could be widened to county trail standards and that with community support, Ms. Molden could prepare a proposal and apply for a County Trails Community Improvement Grants.

After limited discussion, Ms. Burdick made the following motion: "Although proposing the location and installation of sidewalks is not within the Planning Group's jurisdiction, the Committee recommends that the applicant seek parent and community support for her proposal and then approach the school district for further discussions on the possibility of studying and improving the pedestrian traffic flow within the school grounds. It is also suggested that the applicant pursue the other recommendations mentioned during the discussion for bringing the current pathways on Reche up to current county trail and pathway standards."

The motion was approved unanimously.

The Meeting was adjourned at 7:32 pm

Tom Harrington, Secretary