

## **FALLBROOK COMMUNITY PLANNING GROUP**

**And**

### **DESIGN REVIEW BOARD**

Regular Meeting

Monday 15 June 2015, 7:00 P.M., Live Oak School, 1978 Reche Road, Fallbrook

MINUTES

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

(14) members were present: Anne Burdick, Ike Perez, Roy Moosa, Tom Harrington, Jean Dooley, Jim Russell, Jack Wood, Ron Miller, Jackie Heyneman, Bill McCarthy, Lee J. De Meo Jerry Kalman., Eileen Delaney and Donna Gebhart. Jerry Farrell has resigned.

**Mr. Russell informed all present that there was a vacancy on the Group and he would be accepting applications from anyone interested in serving on the Group.**

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. Vicki Peterson, a business owner 3137 South Mission Road wanted to bring to the Groups attention a dangerous traffic situation on South Mission Road. She informed the Group of several accidents and near accidents in front of her business. She felt a traffic signal at the Green Canyon intersection, a traffic speed warning sign, additional speed enforcement and possibly a reduced speed limit on a portion of the road. She stated that she has been in contact with the County and they were reviewing the situation.**

**Ms. Burdick stated that the County Traffic Advisory Counsel had reviewed possible signalization of the Green Canyon intersection, but it did not meet the warrants for signalization. However, she would be in contact with the County in regards to the concerns.**

**Mr. Michael Popivich spoke in support of Ms. Peterson's efforts. He stated that he works at Ms. Peterson business and both customers and employees were challenged by the traffic on South Mission.**

**Mr. Russell assured Mr. Popivich that Ms. Burdick would be following up on the concern with the County.**

2. Approval of the minutes for the meetings of 18 May 2015. Voting Item.

**Mr. Wood motioned to approve the minutes as presented and the motion passed unanimously.**

3. Draft Plan for the 2015 General Plan Clean-Up General Plan Amendment and Rezone (GPA14-001; REZ14-001). The General Plan Clean-Up is intended to provide a regular mechanism for making changes to the General Plan to allow for corrections discovered during the General Plan's implementation or to reflect changing circumstances. This is the second General Plan Clean-Up processed since the adoption of the General Plan Update in 2011. The types of changes included in the current project fall into the following categories: Land Use Map and zoning, General Plan text revisions, Mobility Element Network, and community/subregional plans. I should note that the zoning changes in this project are property-specific, for consistency with General Plan designations (no text changes to the Zoning Ordinance). The attached one-page introduction to the current project provides a good summary. For information on each proposed change in the project, see the link to the Draft Plan on the project web page here – [www.sandiegocounty.gov/content/sdc/pds/advance/2015gpclean-up.html](http://www.sandiegocounty.gov/content/sdc/pds/advance/2015gpclean-up.html)

On that page, if you scroll down below the link to the Draft Plan and the background information, you'll find maps (countywide and community-level) and analysis worksheets of each proposed Land Use Map and/or zoning change proposed in the project (these types of changes are only proposed in nine communities).

If you'd like to go straight to the Draft Plan for the project, here is the link for that – <http://www.sandiegocounty.gov/content/dam/sdc/pds/advance/2015gpclean-up/2015gpclean-updraftplan.pdf>

Section 4.1 of the Draft Plan applies to each unincorporated community, as this section includes changes to the text of the General Plan and the General Plan Implementation Plan. This section starts on page 4-3 (page 51 in the pdf page counter). You'll see the items on page 4-3 and 4-4 (51 & 52 in the pdf counter) deal with correcting inconsistencies between sections of the General Plan text and mapping practices, in terms of applying Regional Categories to the Open Space (Conservation), Open Space (Recreation), and Public/Semi-Public Facilities designations. I'd like to discuss these items with each Chair before your planning group meeting on this, as I think additional explanation will be helpful. If you have a chance, please give me a call (858-694-3084) sometime this week or next week, when you have these two pages in front of you.

We are circulating the Draft Plan for GPA public review from April 15 through June 1. Planning groups will have a little longer to provide their group recommendations. **Please forward your CPG/CSG recommendations to me by June 30.** You can go ahead and place this item on one of your upcoming agendas, and please forward this email to your members. Everyone should feel free to contact me with any questions.

Here is a rundown of the sections that should be reviewed by each community –

- Section 4.1 (GP text changes) pages 4-3 through 4-5 (51-53 in the pdf page counter) – **all** items in those communities.

County planner Kevin Johnston, 858-694-3084, [Kevin.johnston@sdcounty.ca.gov](mailto:Kevin.johnston@sdcounty.ca.gov). **Land Use Committee.** Community input. Voting item.

**Mr. Wood informed the Group that the Land Use Committee had reviewed the proposed modifications and had no objections.**

**After limited discussion Mr. Wood motioned to approve the modifications as presented and the motion passed unanimously.**

4. **TM5293R (Barr Ranch) Modification to the approved subdivision of the 3.51 acres located at 530 Golden Road (APN 105-841-02 & 03) into 24 lots for 23 single family dwelling units. The existing building on lot #5 will remain. The applicant wants to remove the requirement to make Golden Road a public road and keep it as a private road but to make all of the improvements necessary to make it a public road. Owner Barr Ranch LLC 760-723-7205. Contact person Bill Lundstrom 619-814-1220-x302, bill@lundstrom.cc. County planner Benjamin Mills, 858-495-5234, Benjamin.Mills@sdcounty.ca.gov. Continued at the 18 May FCPG meeting. Land Use Committee. Community input. Voting item. (3/12)**

**Mr. Carter Moe, a partner in the Development and General Manager of Zebu Construction, introduced the request to remove the requirement to make the portion of Golden Road from Fallbrook Street to the first intersection of the new subdivision (approximately two hundred and fifty feet) a public road. The improvements for Golden Road will all be done to public road standards, but make the portion of Golden Road a public road it would require the dedication of the private road right-of-way and an additional ten feet of the property across the road (Mr. Smith parcel ) to be dedicated to the County for public highway purposes.**

**Mr. Ron Ashman (representing Mr. Dennis Smith) stated that his client had no objections to the project, but he was requesting either a formal appraisal of the value of the public road dedication with an appropriate offer or the ultimate road width graded and his fencing and other improvements moved out of the right-of-way. Mr. Moe stated that he was prepared to make a fair market price offer for the dedication. However the County was willing to remove the public road dedication requirement as long as the road improvements could be accomplished in the existing right-of-way. To meet this requirement a retaining wall would be required along the edge of Mr. Smith's property.**

**Mr. Ashman felt the wall would not be able to be constructed because it would be to close to telephone poles and guy wires. However, if Mr. Moe was willing to purchase the required right-of-way, he asked that the offer be accompanied by an appraisal, which is the standard of care in any public road right-of-way acquisition.**

**There was a consensus on the part of the Group members to not remove the public road dedication requirement without a good reason.**

**Mr. Moosa stated that without a formal offer to purchase the right-of-way, having been offered and rejected, he was unwilling the vote to remove the condition. After further discussion, Mr. Wood motioned to continue the item until next month to allow time for an appraisal and offer to be put together by Mr. Moe. Also the circulation committee will review the project next month. The motion passed unanimously.**

5. **PDS2015-TM-5187R Revised Tentative Map for 124 single family dwelling units on 85.39 acres at 4135 Old Highway 395 , The applicant is proposing to reduce the noise wall design based on a 13 May 2015 revised noise study and to revise improvements to Pala Mesa Drive to match the current**

General Plan designation. Owner Beazer Homes. Contact person Nick Psychogios, 858-554-1500, npsychogios@fuscoe.com. County planner Michael Johnson, 858) 694-3429, [Michael.Johnson1@sdcounty.ca.gov](mailto:Michael.Johnson1@sdcounty.ca.gov). **Land Use Committee.** Community input. Voting item. (5/19)

**Mr. Psychogios introduced the project. He stated that while the overall project had been approved in 2006-2007, several changes in County regulations allowed the proposed changes in the project. Mr. Psychogios stated that there were two changes to the project he was seeking the Planning Group's approval on. The first was a narrowed improvement on Pala Mesa Drive. The road had its classification downsized in the General Plan update conducted by the County and no longer required additional dedication. Mr. Psychogios also stated that instead of concrete curb, gutter and sidewalk, the south side of the road would have a concrete curb and gutter but a DG pathway. This narrowed right-of-way would also allow the elimination of a large retaining wall along the southerly right-of-way. The Second modification was lowering the height and extent of sound walls throughout the project. The grounds for this modification was an updated sound impact study for the project. Mr. Green of Dudek Engineering described how the sound study was modified. Elevations of the main sound wall along the Old 395 right-of-way before and after the modification were presented.**

**Mr. Wood reported that the Land Use Committee had reviewed the requested changes and had no objections to the changes but felt that the traffic had definitely increased since the 2004 study and was surprised at the results of the new study. Mr. Green stated that the new study worked with a projection of 2050 traffic per the federal highway department's projections.**

**Ms. Delaney asked if the sealed windows that were a part of the original subdivisions requirements were still going to be required. Mr. Green stated that he was not aware of any other changes to the original plan. After further discussion Mr. Wood motioned to approve the modifications as presented and the motion passed unanimously.**

6. The Grand Tradition is in need of your urgent assistance and support. We have found that there is a conflict arising out of the County General Plan (GP 20/20) implemented two years ago. At that time the Grand Tradition zoning was changed from a Major Use Permit (MUP) to commercial zoning and we were supportive and excited with this change. What we were not aware of was that due to some bureaucratic error or oversight the new commercial zoning prevents the Grand Tradition from conducting the type of business we have done for over 31 years and that is outdoor events including weddings, receptions and special events. By being forced to use the old MUP until this zoning matter is resolved, we are being prevented from hosting more than one event at a time and from hosting events over 300 guests.

This seems like an easy matter to resolve but since we are dealing with the County nothing is easy. Because of this issue the County has informed us that they cannot address this matter until late in 2016 with an update to the General Plan in 2017.

Because of this conflict we must operate some of our business activities that qualify under the previous Major Use Permit and some of our activities under the commercial zoning. For example our Veranda Restaurant is prohibited under the Major Use Permit but can operate under the commercial zoning. Outdoor Weddings can be operated under the Major Use Permit but are prohibited under commercial zoning. Go figure!!!! It looks like if our zoning is changed from C-40 to C-42 everything would be ok. Good news except this cannot be accomplished until 2017. Since our Major Use permit currently prevents any event from exceeding 300 in attendance at any one time or from hosting more than one event at a time, any large event must be done via a

Temporary Community Event Permit (TCEP) however the majority of our events are public/private and not community events.

It looks like a temporary solution would be to request a “Minor Deviation” to our Major Use permit of which we are submitting next week. It has been suggested that we obtain letters of support from community organizations to help support our request. Applicant Don McDougal, 760-275-4708, [don@grandtradition.com](mailto:don@grandtradition.com). County planner Kevin Johnston, 858-694-3084, [kevin.johnston@sdcounty.ca.gov](mailto:kevin.johnston@sdcounty.ca.gov), and Dag Bunnemeyer, 858-694-2581, [dag.bunnemeyer@sdcounty.ca.gov](mailto:dag.bunnemeyer@sdcounty.ca.gov). **Land Use Committee**. Community input. Possible Voting item. (5/23)

**Mr. Don McDougal introduced the issue. He informed the Group that due to an oversight by the County during the General Plan 20/20 update, the properties of the Grand Tradition, historically Zoned R-4 and operating under a Major Use Permit, were Zoned Commercial C-40. This zoning designation does not permit some of the uses that the Grand Tradition has conducted as a course of business for the past 31 years. Due to this conflict the County has chosen to regulate some uses under the MUP and others under the C-40 zoning designation. Some uses do not fall under either zoning. The County has agreed to revisit this matter but will not do so until the next GP update currently scheduled for 2017.**

**The more critical conundrum at the present time is that the 11<sup>th</sup> annual July 4<sup>th</sup> event and 2<sup>nd</sup> annual August 22<sup>nd</sup> Jazz and Wine Festival cannot occur under the current zoning conflicts.**

**Mr. McDougal asked for the Groups support of a Minor Deviation to the current Major Use Permit to allow scheduled events to take place. He also asked the Group for support for the Re-Zoning of the property.**

**After limited discussion, Mr. Moosa made the following motion.**

**The Grand Tradition is one of the major attractions that draws visitors to Fallbrook.**

**It is renowned nationally and is an essential aspect of Fallbrook’s economy.**

**Visitors, who attend the Grand Tradition, also visit other areas of the town.**

**The members of the Fallbrook Community Planning Group urge the County of San Diego to initiate, in a timely manner, whatever options may be necessary to insure that the Grand Tradition can continue to operate as a venue and an attraction that is vital to Fallbrook’s economy.**

**Furthermore, the Group is in full support of Mr. McDougal’s efforts in resolving the following three actions:**

- 1) Approval of a Minor Deviation to the Major Use Permit for the property as a temporary measure to allow the planned events to go forward.**
- 2) The Re-Zoning of the entire property from C-40 to C-42, if that is appropriate for the events scheduled for the property.**
- 3) The Group is also in full support of APNs 106-410-61 and 106-410-60 to C-42 (Commercial).**

**The motion was approved unanimously.**

7. Request for a waiver of the B Designator Design Review requirement for a Site Plan for Used car sales with 2 parking spaces and approximately 80 Sq Ft of office space, located at 300 N Brandon Road #16 (APN 105-810-01). Owners and contact persons Paul and Rhonda Palsson, 760-822-6664, [pandpcars@gmail.com](mailto:pandpcars@gmail.com). County planner Lorna Conley, 858-694-3036,

[lorna.conley@sdcounty.ca.gov](mailto:lorna.conley@sdcounty.ca.gov). **Design Review Committee**. Community input. Voting item.  
(5/29)

**Mr. Paul Palsson presented the request and exhibits showing the parking and signage arrangements. He stated that the parking and signage were minimum State requirements for his business.**

**Mr. Delaney stated that the Design Review Committee had reviewed the request and had no objections too the request.  
After limited discussion Ms. Delaney motioned to approve the request as presented and the motion passed unanimously**

8. Request for a waiver of the B Designator Design Review requirement for a Site Plan for a sign for Cricket at 833 South Main Avenue, Suite B (APN 104 122 45 00), Contact person Pat Brady, 858-212-5091, [pbrady@matthewssignsinc.com](mailto:pbrady@matthewssignsinc.com). County planner Vanessa Pash, 858-694-3291, [Vanessa.push@sdcounty.ca.gov](mailto:Vanessa.push@sdcounty.ca.gov). **Design Review Committee**. Community input. Voting item.  
(6/2)

**Mr. Pat Brady presented the request and exhibits showing the new signage. He stated that the size of the sign met the Fallbrook standards but he had concerns about the way the sign was attached to the shopping center roof. He explained how he was going to attach the sign. Mr. Brady stated that he would modify his plans to detail how the sign was going to be attached to the building and then forward them to Ms. Delaney for final approval.**

**Mr. Delaney stated that the Design Review Committee had reviewed the request and had no objections.**

**After limited discussion Ms. Delaney motioned to approve the request as presented and the motion passed unanimously**

The Meeting was adjourned at 8:38 pm  
Tom Harrington, Secretary