

**FALLBROOK COMMUNITY PLANNING GROUP  
And  
DESIGN REVIEW BOARD**

Regular Meeting

Monday 21 December 2015, 7:00 P.M., Live Oak School, 1978 Reche Road, Fallbrook  
MINUTES

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

Twelve (12) members were present: Anne Burdick, Ike Perez, Roy Moosa, Tom Harrington, Jean Dooley, Jim Russell, Jack Wood, Ron Miller, Jackie Heyneman, Donna Gebhart, Jerry Kalman and Lee J. De Meo. Bill McCarthy and Eileen Delaney were excused. Ms. Margaret Singleton-O'Leary, who has been nominated to fill the vacant seat on the Group but has not been appointed to the position by the Board of Supervisors as of this meeting, was also 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.

**NONE**

2. Approval of the minutes for the meetings of 16 November 2015. Voting Item.

**Ms. Burdick commented that the lists of improvement projects were not attached to the copy of the minutes in the Group package and they needed to be attached. She motioned to approve the minutes amended to include the lists of improvement projects. The motion passed unanimously.**

3. TM5510RPL1 (PACIFICA ESTATES) Request to subdivide the 17.3 acres located at 2270 Mission Road into 25 lots for 21 dwelling units, 2 open space lots, and 2 Home Owner Association Common lots. Owner F. Martinez and J.L. Islas 210-265-1306. Contact person Mark Sanchez, 760-207-8421, [jmsconsulting56@gmail.com](mailto:jmsconsulting56@gmail.com), Jim Chagala, 760-751-2691, [planning@chagala.com](mailto:planning@chagala.com). County planner David Sibbet, 858.694-3091, [david.sibbet2sdcounty.ca.gov](mailto:david.sibbet2sdcounty.ca.gov) and Marisa Smith, 858-694-2621. The FCPG voted unanimously to recommend denial of this project on 21 Jan 2008 and the County Planning Commission voted 6 0 to continue the item on 17 July 2015. **Land Use Committee.** Community input. Voting item

**Mr. David Sibbet introduced the project stating the Planning Commission heard the project in July. At that time they continued the project and requested that the applicant consider re-designing the grading plan then take the project back to the Planning Group before coming back to the Planning Commission.**

**Mr. Jim Chagala, representing the developer, presented the proposed changes. He stated that the primary concerns that he noted at the July planning Commission meeting were focused on three issues 1) The Grading, 2) Privacy of the homes to the south of the project and 3) Traffic flow concerns.**

He illustrated the changes to the grading plan. The overall project would be moving 60,000 cubic yards of dirt instead of 80,000 yards of the previous plan. Slopes were reduced to 3:1 from 2:1 and pad elevations were lowered. The southerly slope adjacent to the homes on Summerhill Drive was moved 15 feet to the north. Fencing and landscaping was planned on the slope to provide a buffer to the homes to the south. He further stated that the slope landscaping and drainage features would be maintained by the homeowners association. The hope was that these modification would help address items 1) and 3).

As for the traffic concerns, Mr. Chagala suggested that the need to remove a section of the median on South Mission road could be circumvented by having the developments traffic use the airpark turn lane to make u turns on Mission road.

Mr. Wood reported that the Land Use Committee had reviewed the project.

Mr. David Green, a Summerhill resident, felt the project was in conflict with the Fallbrook Community Plan and would degrade the current level of privacy the residence to the south of the development enjoyed. He felt the environmental impact review had not addressed the Colorado skink. He presented the Group a detailed review of the current soil types on the site and felt that the project could not stabilize those types of soil to withstand a heavy El Nino rain event. Mr. Green stated that the traffic impacts of the development on Summerhill Drive would be especially bad.

Fallbrook Beatification Alliance Representative, Jerri Patchett objected to removal of 100' of median. She stated that the median represented a great entry feature for Fallbrook and the landscaping improvements and maintenance were the result of community donations.

Mr. Duane Urquhart of Pepper tree Park addressed the traffic issues. He suggested the development be incorporated into the Pepper Tree Park development and access be off Sterling Drive.

Ms. Debbie McCain, a Summerhill resident was concerned with the public use of Summerhill. She stated that traffic currently utilize Summerhill to drop off students to the high school and complete u-turns on Mission Road. She felt the development would further degrade this condition.

Mr. Russell suggested that Morro Road might be an alternative to the Mission Road access issue.

After lengthily discussion, Mr. Harrington Motioned to support in concept the re-grading depicted in the exhibits. This motion passed with Ms. Gebhart, Ms. Dooley and Mr. Miller voting against.

Ms. Burdick Motioned to reject the projects access and traffic plan as not meeting circulation and safety standards. This motion passed unanimously.

4. Request for a site plan waiver for the B Designator for 1075 S. Mission Rd, #12L, (APN 104-390-11) for two wall signs for "Radio Shack" (being replaced) and "Sprint" (adding new Sprint sign next to Radio Shack). Applicant, Kristina Bernal, 760-735-3255. County planner Peggy Hobson, 858-495-5044, [peggyhobson@sdcounty.ca.gov](mailto:peggyhobson@sdcounty.ca.gov). Continued at the 19 Oct and 16 November FCPG meetings. **Design Review Committee**. Community input. Voting item (9/17)

**Ms. Heyneman stated that while the applicant had met with the Design Review Committee there were still outstanding concerns with the project and the applicant had requested that the project be continued.**

**Ms. Heyneman motioned that the project be continued and the motion passed unanimously.**

5. MUP-15-026 Request for a Major Use Permit to establish a religious assembly use at 1375 S. Mission Road (APN 104-200-54). The site is 2.32 acres, fully developed with a light industrial manufacturing use that occupies an existing single story, 25,525 sqft building. The current General Plan designation is Limited Impact Industrial and the Zoning is M52, Limited Industrial. Owner Anthony Duchi Jr, Applicant North Coast Church, 760-704-6700/760-522-0053. County planner Donald Kraft, 858 694-3856, Donald.kraft@sdcounty.ca.gov. **Land Use Committee**. Community input. Voting item. (11/03).

**Mr. De Meo requested himself from this item due to his membership in this church.**

**Mr. Jamie Loomie presented the request. The church has a 10 year lease with two 5 year options for extensions. The parking will be modified for 83 stalls with in the site. Landscaping will be done. It will have a 332 person assembly area. It will be the third location established by the church since 2009. Actual members number 232 which may mean inadequate parking. It was pointed out that other locations use shuttles to bring parishioners to respective sites.**

**Location is not easy to find as the address is S. Mission and the site is at the end of a long driveway (no name street?). Because the entry is a very short distance from the signal at Clemmons Lane, it may require a right in and right out signage.**

**There will be two services at staggered hours.**

**Mr. Wood reported that the Land Use Committee had reviewed the project. There were concerns with traffic and parking, but had recommended approval subject to Design Review and Circulation review of the project.**

**Mr. Trent Jenkins, the church's youth pastor, stated that the church had a number of volunteers that typically assist traffic flow at their facilities.**

**The planning Group had concerns with church members possibly parking in adjoining businesses and also questioned if the joint maintenance of the existing driveway was covered in an agreement. The church representatives stated that they would be working on those issues.**

**After limited discussion Mr. Wood motioned to approve the change of use, subject to Design Review and Circulation requirements and the Motion carried unanimously.**

6. POD 15-003. Subject: PUBLIC REVIEW of San Diego County Code related to Amendments to the Water Conservation in Landscaping Ordinance (POD 15-003). On April 1, 2015 the Governor issued an Executive Order pertaining to the existing drought conditions facing California. As part of the Executive Order a number of State requirements were created to address and mitigate the on-going emergency drought condition. One of the requirements directed the State's Department of Water Resources (DWR) to amend their Model Water Efficiency Landscape Ordinance (MWELo). The County is now required to adopt the State's amended MWELo or adopt a County

ordinance as effective as the State's ordinance at conserving water. The County is proceeding with amendments to our local ordinance to address the State's amendment to their MWELo. Notable changes to the County's ordinance to reflect the State's MWELo include:

- Ordinance applicability - threshold for when landscaping requirements are to be applied must be amended. The State has reduced the threshold for applicability to include all new development projects with a landscaped area equal to or greater than 500 s.f. Current thresholds contained in the County's Landscape Ordinance are 1,000 s.f. for multi-family, commercial and industrial and 5,000 s.f. for single family residential.
- Water budgets - water budget formulas have been revised.
- Irrigation Systems - required use of more efficient irrigation systems.
- Graywater Use - promotes use of graywater.
- Stormwater capture - rainwater retention requirements added.
- Prescriptive Compliance Checklist - assist in streamlining review process in some instances.

- Monitoring and reporting - updated monitoring and reporting requirements.

County planner Joseph Farace, 858-694-3690, [joseph.farache@sdcounty.ca.gov](mailto:joseph.farache@sdcounty.ca.gov). **Land Use and Design Review Committees.** Community input. Voting item. (11/30)

**Mr. Wood reported that the Land Use Committee had reviewed the proposed amendments. They all appeared to be State mandated and the Committee had motioned to take no position.**

**Ms. Heyneman reported that the Design Review Committee had reviewed the proposed amendments. They felt the amendments did not affect any Design Review guidelines. After limited discussion, Ms. Heyneman motioned to take no position on the amendments and the motion passed unanimously.**

7. STP15-023 Site Plan for the removing of the existing structure which consists of two mechanic bays and convenience store for a total of 1,937 SqFt and proposing a new structure consisting of only a convenience store for a total of 2,084 SqFt. The new structure is designed to conform to Fallbrook Community Character, Fallbrook Design Guidelines, plus a site plan waiver for the B Designator for new signs, including the AmPm logo on building, located at 1161 South Main Avenue. Owner Attiq & Asper Inc., 619-559-1660, [attiqf@yahoo.com](mailto:attiqf@yahoo.com). Contact person Paris Hagman, 619-954-3864, [parishag@pacbell.net](mailto:parishag@pacbell.net). County planner Dag Bunnemeyer, (858) 694-2581, or Michael Johnson, 858-694-3429, [michael.johnson@sdcounty.ca.gov](mailto:michael.johnson@sdcounty.ca.gov). **Design Review Committee.** Community Input. Voting item. (12/4)

**The property owner introduced the request to demo the existing convenience store and mechanic bays. Then a new convenience store would be constructed in the site. Ms. Heyneman reported that the Design Review Committee had reviewed the project. The Design Review Committee had asked the Applicant to change the siding on the building to stone; add stone to the fencing; enclose the trash area and show the landscaping. They presented these changes.**

**Signage was not reviewed as their sign plans were not completed. Applicants were advised that they would need to return for review of their signage.**

**The property owner had agreed to all the requested modifications the committee had suggested.**

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

8. Appoint Scott Atkins, 3075 Reche Road, 760-728-2700 to the Circulation Committee as a non-elected member. Community input. Voting item.

**Mr. Russell introduced Mr. Atkins. Mr. Atkins gave a brief bio on his background. The appointment was unanimously.**

The Meeting was adjourned at 9:45 pm  
Tom Harrington, Secretary