

FALLBROOK COMMUNITY PLANNING GROUP

And

DESIGN REVIEW BOARD

Regular Meeting

Monday 17 July 2017, 7:00 P.M., Live Oak School, 1978 Reche Road, Fallbrook

Approved Minutes

Chairman Jim Russell called the meeting to order at 7:00PM.

Thirteen (13) members were present: Lee DeMeo, Eileen Delaney, Anne Burdick, Ron Miller, Ike Perez, Jack Wood, Jim Russell, Jerry Kalman, Donna Gebhart, Roy Moosa, Jim Loge, Bill O'Connor and Rich Billburg. Karel Hanson and Jim Leach were excused.

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.

San Marcos Mayor Jim Desmond, an announced candidate for a seat on the County Board of Supervisors, introduced himself.

2. Approval of the minutes for the meetings of 19 June 2017. Voting Item.

Ron Miller moved to approve the minutes and they approved with Eileen Delaney and Donna Gebhart abstaining.

3. Presentation by Lila Macdonald, 760.728.5845, lila.macdonald@fallbrookchamberofcommerce.org, CFO, Fallbrook Chamber of Commerce, on the design for wayfinding signs and locations for those signs throughout Fallbrook. **Design Review Committee.** Community input. Voting item. (5/25)

Design Review Chair Eileen Delaney reported that Ms. McDonald presented the Wayfinding Signs project involving ten signs (five that replace existing signs and five new ones) before the Design Review Board and there were some issues that were noted during the presentation concerning conflicts between some of the signs and existing sign-regulations. Because the issues needed resolution before bringing them to the full Fallbrook Community Planning Group, Chair Delaney moved to continue the item until the August meeting. It passed unanimously.

4. TPM21254 Request to subdivide the two existing parcels into four parcels plus a remainder for single family of duplex dwelling units on the 1.64 acres located on the south side of the west end of West Alvarado Street, APN 103-300-25 & 57. Owner Green Agate LLC, 760-801-4172. Applicant and Contact person Jonathan Reich, 760-801-4172, jonathan@zebuhomes.com. County planner Lori Radcliffe-Meyers, 858-495-5340, Lori.Radcliffe-Meyers@sdcounty.ca.gov. **Land Use Committee.** Community input. Voting item. (6/1)

Land Use Chair Jack Wood reported that the committee conducted a site tour to the parcel before the regular July meeting and met with the project engineer who provided additional information about the duplexes. Because the project does not yet have a Tentative Map, the committee purview was to determine whether or not it met appropriate zoning requirements.

Jonathan Reich from Zebu Homes, project developer, was on hand to answer questions. In response to a neighbor question about the nature of the duplexes, he indicated that there would be no low-income housing on the property. In response to a question from the Planning Group he clarified the preliminary design of the structures: two-story, side-by-side duplexes, sold individually. He also indicated that fire issues, grading and other parameters of the project will be developed as the project works its way through the approval process.

Land Use Chair Jack Wood moved to approve and it was approved with Rich Billburg voting no.

5. TPM21257 Request to subdivide the 1.9 acres into two lots with one existing commercial building on each lot, located at 2380 Via Monserate, APN 124-140-51. Owner Raymond and Diane White 760-728-0170, diane@raywhiteconcrete.com. Contact person Kristen Greene, 760-310-9408, Kristen@dkgreene.com. County planner Marisa Smith, 858-694-2621, Marisa.smith@sdcounty.ca.gov. **Land Use Committee.** Community input. Voting item (6/9)

Land Use Chair Jack Wood reported that the committee conducted a site tour of the property and the nature of the lot split was presented at that time by Ray and Diane White, property owners, Kristen Greene, project engineer, and Marissa Smith, County Planner. He reported that there are two structures on the parcel and subdividing the property into the two parcels as proposed would occur along a natural division between the structures.

Dale and Kristen Greene showed where the two parcels would be divided and that there would be no new development on either parcel.

Chair Jack Wood moved to approve as presented and it passed unanimously.

6. STP16-026 Site plan for the proposed construction of (6) apartment units, parking, circulation and amenities on a vacant infill Lot on Vine Street and Kalmia Street, APN 103-116-07. The Lot is presently 16,786 SF, but there will be a 25' dedication along Vine Street, and a 25' dedication along Kalmia Street, which will result in a Lot of 10,575 SF. all standard setbacks are proposed to be observed. The density is 24 DU/Acre, with allows 6 units for the project. Within the development, each unit is to be 823 SF, with two bedrooms and two bathrooms. There are 11 required parking spaces, and 11 provided parking spaces, including 1 Van accessible space. The Building is to be stucco and wood clad, with wood-trimmed vinyl windows, asphalt roof shingles, and horizontal wood accent siding or shingles, in select locations. Owner Chintu Patel, 760-855-8347, chintupatel180@gmail.com. Contact person Joe Holasek, 619-507-1001, joe@noaainc.com. County planner Heather Steven at (858)-495-5802, heather.steven@sdcounty.ca.gov. This Site Plan is in response to the county Scoping Letter dated 10 January 2017. **Design Review Committee.** Community input. Voting item. (6/12)

Design Review Chair Eileen Delaney indicated that the applicant was not present at the Design Review meeting in July; however, she also noted that the project was previously reviewed and approved earlier in 2017.

Joe Holasek, representing the owner, said that the County found a problem in the proposed use of open space regarding how it applies to each unit and that creating a 10X10 unit of open space at each unit was not feasible. The County referred the project back to the Fallbrook Community Planning Group for review once the open space issue was accommodated. In response to the County request, Holasek indicated they propose to have 304 square feet for each of the ten units bundled as one large area of more than 3000 square feet of park-like open space at one end of the project, fenced off from the community, as a place dedicated for the project residents. The fence, he indicated, would be 42 inches high and would make the open space inaccessible to all but residents, who would approach the area along a ten-foot walkway. In response to a question from the Planning Group about planting in the open space, Mr. Holasek indicated the plants would conform to local standards and that they would be maintained “in perpetuity”. When asked about the configuration of the building, he said three units are upstairs and three downstairs.

Design Review Chair Eileen Delaney moved to approve and it passed with Rich Billburg voting against.

7. AD 17-018 Request for an Administrative Permit and an Open Space Encroachment Permit for Revegetation of Disturbed Natural Habitat located at 3176 Gird Road, APN 123-340-58. Owner & Contact Person Maria Lopez, 760-644-4539, marialopez2120@yahoo.com. Project engineer Pat O’Conner, 619-296-3713. County Planner John Leavitt, 858-495-5448, John.Leavitt@sdcounty.ca.gov. **Land Use Committee.** Community input. Voting item. (6/15)

Land Use Committee Chair Jack Wood reported members of the committee visited the site and met with a family member who discussed the revegetation project. He also corrected the address to 3768 Gird Rd. He noted that the requirement to correct a loss of habitat, as well as other corrective actions required by the County, often arise when homeowners and property owners are either not informed of regulations or chose to ignore them.

Bill O’Connor said it is a shame that the owners had no idea what the revegetation would entail, or the cost associated with it.

Jack Wood moved to approve and it was passed unanimously.

The meeting was adjourned at 7:34PM.

Respectfully Submitted, Jerry Kalman, Secretary

NOTE: The Planning Group occasionally has openings on its **Land Use** (Jack Wood 760-731-3193), **Circulation** (Anne Burdick 760-728-7828), **Parks & Recreation** (Donna Gebhart 760-731-9441), **Public Facilities** (Roy Moosa 760-723-1181) and **Design Review** (Eileen Delaney 760-518-8888) Committees for non-elected citizens. Interested persons please contact the Chairman. This is a

preliminary agenda. If any changes are made, a final agenda will be posted at the North County Fire District, 315 E. Ivy Street, Fallbrook, at least 72 hours prior to the meeting.

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