

FALLBROOK COMMUNITY PLANNING GROUP

And

DESIGN REVIEW BOARD

Regular Meeting

Monday 19 February 2018, 7:00 PM, Live Oak School, 1978 Reche Road, Fallbrook

Approved Minutes

The meeting was called to order at 7:00PM.

Eleven (11) members were present: Jim Russell, Jack Wood, Roy Moosa, Jerry Kalman, Eileen Delaney, Lee J. DeMeo, Ron Miller, William Leach, Bill O'Connor, Rich Billburg and Jim Loge. Donna Gebhart, Karel Hanson, Ike Perez and Steve Brown 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.
2. Approval of the minutes for the meeting of 15 January 2018. Voting Item.

Jack Wood moved to approve the minutes and it was passed unanimously.

3. Report from the Fallbrook Youth Advocacy Coalition on the results of the Fallbrook neighborhood Safety Survey conducted between July and September 2017. Applicant Mini Van Koughnett, 858-391-9303, mvankoughnett@mhsinc.org. Community input. Non-voting item. (2/6)

Fallbrook Youth Advisory Coalition President Vanessa Hernandez and three other members of her group told the Planning Group and members of the community at the meeting that 305 surveys were submitted to residents in the central part of Fallbrook, almost all of them filled out. IN their report, it was noted that primary concerns of the respondents were community safety, drug and alcohol abuse and gangs. It was noted in their report that there is trust and appreciation for the work of the local sheriff's officers. It hailing the efforts of the Youth Council, members of the Planning Group suggested that the presentation and survey be shared with other community groups in the artea.

4. AD-17-031 Courtyard. Request for an Administrative Permit for a new wall with the height limit raised from 42 Inches to 66 Inches and allow a bridge entryway at 4063 Millagra Drive (APN108-490-04). Owner and contact persons Robert & Tien D'Ausilio, 562-572-7485, bfd8@mac.com. County planner Sean Oberbauer, 858-495-5747, sean.oberbauer@sdcounty.ca.com. Continued at the 15 January FCPG meeting. **Design Review Committee.** Community input. Voting item. (12/21)

Robert D'Ausilio presented his request for changes to the exterior area of his property on Milagra. He noted that he has worked with the County Planning and Zoning staff, a licensed engineer and his presentation has been made to the I-15 Design Review Board, the Planning Group's Design Review Committee twice and the homeowner's association where he lives and has taken input from all before making his presentation to the Fallbrook Community

Planning Group. Mike Brown, representing the 15-member HOA, said that Mr. D'Ausilio has met with almost all the residents of the development, worked with those dissenting to meet their requirements for a project that conforms with the character of the neighborhood and received support from the Association.

Eileen Delaney moved to approve the project as presented and it passed unanimously.

5. Request for waiver of B Designator Design Review requirement for a site plan for grading for ADA parking, signage, fencing and other exterior site modifications. Location: Crestwood Behavioral Health (APN 05-811-01-000) 624 E. Elder, Fallbrook Contact: Anthony Nguyen Ph: 916-471-2244, antnguyen@cbhi.net. County Planner Aleena Benedito, aleena.benedito@sdcounty.ca.gov. **Design Review Committee.** Community input. Voting item. (1/19)

Jack Gregoire represented the applicant in presenting plans for signage, grading in the parking area and moves to make the project ADA compliant. In addition to that main scope of the project, he also indicated Crestwood Behavioral Health, successor to the Fallbrook Community Hospital on the premises, agreed to certain landscaping changes requested by the Design Review Committee. Those requested changes included removal of palm trees and addition of other trees along Elder Street.

Debate ensued on how to deal with eucalyptus trees on the property, which are deemed inappropriate in the community for, among other reasons, the fire hazard they present. Suggestions discussed ranged from topping the trees to cutting down to leave only roots for soil retention.

Design Review Chair Delaney moved to approve the project as presented for grading, signage and ADA compliance and to accept the proposal for planting new trees and removal of the palms. It was further proposed that the applicant develop, within a year (by February 19, 2019), an acceptable plan for dealing with the eucalyptus trees and that eventual removal would occur within two years (by February 19, 2020).

The motion was approved by all except Roy Moosa, who opposed linking the landscaping provision, and William Leach, who abstained as a member of the Fallbrook Health District.

6. The County Department of Planning Services has agreed to pay the annual rental of \$155.00 on the Palomares House for our Land Use and Circulation Committee meetings if the Planning Group votes to recommend it. Community input. Voting item.

Jack Wood moved to approve the expenditure and the measure was approved unanimously.

7. Refresher and discussion on the Fallbrook Design Guidelines and the Design Checklist. **Design Review Committee.** Community input. Non-voting item.

Design Review Chair Eileen Delaney provided an overview of the guidelines and procedures for using the Design Review Checklist. She noted that the complete4 draft of the document is

available at:

<https://www.sandiegocounty.gov/content/dam/sdc/pds/drj/FallbrookDesignReviewChecklistFINAL.pdf>

8. The Board of Supervisors approved the appointment of Steve Brown to a position on the Fallbrook Community Planning Group, seat six. His status as a community member of the Land Use Committee was changed to Planning Group member by acclamation.

The meeting was adjourned at 8:02PM.

Respectfully submitted, Jerry Kalman, Secretary

NOTE: The Planning Group occasionally has openings on its **Land Use** (Jack Wood 760-731-3193), **Circulation** (Roy Moosa 760-723-1181), **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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