

**FALLBROOK COMMUNITY PLANNING GROUP**  
**And**  
**DESIGN REVIEW BOARD**  
**Approved Minutes**  
**19 October 2020 Meeting**

**The Monday 19 October 2020 7:00 PM online meeting via Zoom was called to order by Chairman Jack Wood.**

**Fourteen (14) members were in attendance: Jack Wood, chair; Eileen Delaney and Roy Moosa, vice chairs; Jerry Kalman, secretary; and Stephani Baxter, Steve Brown, Lee DeMeo, Jeniene Domercq, Jim Loge, Michele McCaffery, Mark Mervich, Kim Murphy, Bill O'Connor and Victoria Stover.**

**NOTES: Seat # 15 remains open on the Fallbrook Community Planning Group. Interested individuals should contact the chair to receive an application.**

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 and Non-voting item.**

**Eileen Delaney announced the rescheduled pathways meeting hosted by the County will be held online on Monday 16 November. Time and sign-on procedures will be announced later this month.**

**Jack Wood reminded all that the coming election with 11 persons vying for eight seats is a non-partisan election.**

2. Approval of the minutes for the meeting of 21 September 2020. **Voting Item.**

**Bill O'Connor moved to approve minutes and the motion passed unanimously.**

3. Request for exemption from site plan processing requirements for B Special Area Regulation. Illuminated wall sign for Metro by T-Mobile at 840 S. Main (APN 104-132-08-00). Applicant is Peter Lapsiwala, [peterlapsiwala@permitsandmore.com](mailto:peterlapsiwala@permitsandmore.com), 619-323-4048 for Deborah Ramsey (owner). County planner Vanessa Pash, [vanessa.pash@sdcounty.ca.gov](mailto:vanessa.pash@sdcounty.ca.gov), 858-694-3291. **Continued from September meetings. Design Review. Community input. Voting item. (8/4)**

**The applicant was not present.**

**Design Review Chair Eileen Delaney indicated there were some problems with the signage. The applicant at the Design Review meeting last week was asked to revise the signs, and was given the opportunity to present the revisions to the full Planning Group.**

**Because the applicant had not presented the revisions and was not at the meeting, she moved to continue the project to the November meetings, and the motion passed unanimously.**

4. Request for Minor Deviation for Rite-Aid sign placement at 1331 South Mission Rd., Fallbrook (APN 104-200-79-00). The requested signs would be placed facing South Mission Rd. on the façade of the building. Applicant is Kasey Clark, senior project manager, AKC Permit Co., [Kaseyuc@akcservices.net](mailto:Kaseyuc@akcservices.net), 951-471-8419 for the owner, Jay Hwang, 17761 Old Winery Way, Poway, CA 92064. County planner Vanessa Pash, [vanessa.pash@sdcounty.ca.gov](mailto:vanessa.pash@sdcounty.ca.gov), 858-694-3291. **Continued from September meetings. Design Review. Community input. Voting item. (8/6)**

**The applicant was not present at either the Planning Group or the Design Review meetings.**

**Design Review Chair Eileen Delaney reported that the project was originally filed with the Design Review committee in September. The applicant was notified then and after the October committee meeting that there were size and other constraints that needed to be addressed before the project could be approved. The applicant has not communicated with the committee.**

**Roy Moosa moved to continue the project to the November meetings, noting that if the applicant is not present at either meeting, then the applicant at that time will face the project being denied. The motion to continue under those terms was approved unanimously.**

5. Roof-top modifications to the Little Caesar restaurant at 1061 S Main Ave. (APN 104-341-32-00) to consist of removal of old air conditioning unit and installation of new unit along with associated ducting, electrical, etc. Applicant John Law, [john.law@airerite.com](mailto:john.law@airerite.com), 714-943-5640, County Planner Vanessa Pash, [vanessa.pash@sdcounty.ca.gov](mailto:vanessa.pash@sdcounty.ca.gov), 858-694-3291. **Design Review. Community input. Voting item. (9/1)**

**Joe Martinez of Aire Rite appeared on behalf of the applicant and explained that the new ventilation system replaces and existing unit that exhausts heat and particulates from the pizza oven within the restaurant. He indicated there is an eight-foot barrier hiding the existing and new unit from the street.**

**Design Review Chair Eileen Delaney moved to approve the project as presented and it passed unanimously.**

6. The owner of the tattoo parlor at 129 Vine St., APN 103-225-09-00, wants to establish the property as a principal commercial use and residential property. A portion of the property in Fallbrook Village Zone 2 (FB-V2) will be converted to a residence along with an addition to the structure. The applicant is applying for a Site Plan Waiver. The owner is Wendy Norwood, [frklfacewen1@cox.net](mailto:frklfacewen1@cox.net), and the applicant is Barbara Lam, [barbaralam@dldesign.com](mailto:barbaralam@dldesign.com), 619-370-1403. County Planner is Vanessa Pash,

[vanessa.pash@sdcountry.ca.gov](mailto:vanessa.pash@sdcountry.ca.gov), 858-694-3291. **Design Review. Community Input. Voting Item. (9/29)**

**Danny Lam made a presentation describing the floor plan and the design revision to the existing structure to accommodate living quarters at the rear of the building, a 250-square-foot addition. More than half of the structure will be used for a business with approximately 40 percent to be devoted to the living quarters. He noted that the intent is to retain the historic nature and character of the structure (built in the 1880s).**

**Wendy Norwood, the owner of the property, said that she intends to retain the original design of the property to retain its historic character. Once ready for habitation, a family member will make small bird houses and other “craft” items while living on the property.**

**Roy Moosa, speaking as a member of the Fallbrook Historical Society, applauded the intent to retain the original character of the building.**

**Bill O’Connor applauded the concept of mixed-use structures in Fallbrook.**

**Design Review Chair Eileen Delaney moved to approve the project as presented, which entails the revised design and mixed-use incorporating the living quarters, and it passed unanimously.**

7. **Consideration of the final draft of revised by-laws following input from various members of the Planning Group. Ad-Hoc By-Laws Committee. No community input. Voting item. (9/21)**

**Ad-Hoc Committee Chair Eileen Delaney moved to approve the revised by laws as presented at the September meeting and the motion passed with Kim Murphy voting against the motion.**

**The draft of the by-laws now go to the County for approval by County Counsel.**

8. **Approval of addition of David Lynch as a community member to the Parks and Recreation Committee. Community Input. Voting Item. (9/21)**

**Jim Loge moved to approve Mr. Lynch as a community member of the Parks and Recreation Committee and it was approved unanimously.**

9. **Approval of addition of Collin Stephens as a community member to the Parks and Recreation Committee. Community input. Voting Item. (9/30)**

**It was noted by Jerry Kalman that Mr. Stephens is a candidate for elected membership on the full Planning Group and it is commendable that he is interested in serving on a committee as well as a member of the parent group.**

**Bill O’Connor noted that he encourages young residents to do as Mr. Stephens and join the Planning Group.**

**Jim Loge moved to approve Mr. Stephens as a community member of the Parks and Recreation Committee and it passed unanimously.**

**The meeting was adjourned at 7:48 PM.**

**Respectfully Submitted, Jerry Kalman, Secretary**