

Fallbrook Community Planning Group  
and Design Review Board  
Monday, March 15, 2021 - Via Zoom

**OFFICIAL MINUTES: ADOPTED APRIL 19, 2021**

The meeting called to order by Chair Jack Wood at 7:00 p.m.

1. Roll Call. Present: Chair Jack Wood, 1<sup>st</sup> Vice Chair Eileen Delaney, 2<sup>nd</sup> Vice Chair Roy Moosa, Secretary Steve Brown, Lee DeMao, Mark Mervich, Kim Murphy, Victoria Stover, Stephani Baxter, Michele McCaffery, Jeniene Domercq, Tom Harrington, Ross Pike, Anna Strahan

i. Excused: Jacqueline Kaiser

2. Pledge of Allegiance was led by Mark Mervich.

3. Approval of minutes. **Voting item.**

**Mark Mervich moved to approve the minutes as presented. The motion carried by unanimous vote.**

4. Open Forum

o Stephani Baxter gave an update on the new park and the upcoming CSA81 meeting on Thursday at 9:00 am with County Staff to discuss options for naming the park. Anyone interested in attending the meeting should contact Stephani for the zoom invitation. This item will be further discussed at the April Parks and Recreation Committee meeting.

o Kelly McCormack noted that some of the proposed marijuana growing sites will be indoors in an effort to reduce odor. It should be noted that indoor growing of marijuana has an enormous carbon footprint and heavy electrical and water

utilization. Kelly also pointed out the lack of clarity and definition of the “social equity” aspect of the ordinance.

- o Eileen Delaney invited anyone wishing to get on the email list for future cannabis ad hoc committee meetings should contact her.

- o Judy Strang commented on current deliveries to various facilities by her husband who is a pharmacist, and reminded everyone that the Board of Supervisors meets tomorrow and Wednesday and public comment is important. Local input should have been sought from the beginning of the process.

- o Shaunna Jengo, Chair of the PRD20 Daily Road Committee, shared an email from Fire Chief Stephen Abbott which she obtained through public records request. It was addressed to Nick Koutoufidis, SD County, regarding the safety issues and his concerns regarding gates crossing Sandia Creek Drive. In his public record email, chief Abbott stated "We absolutely have concerns even if the gates adhered to our standards". Ms. Jengo questioned why this opinion was not disclosed by Nick Koutoufidis, and questioned what other documents might not have been disclosed. Ms. Jengo further questioned how the Planning Group and the County could approve the 'two gate permit' in light of Chief Abbott's statement in opposition.

- o Chair Jack Wood stated that the Planning Group had already made its recommendation to the County on this issue and any further comments on the project should be sent to the County.

- o Chair Wood closed public comment.

5. Request for a Site Plan Waiver. Bank of America Lighting Project, 1125 S. Main, Fallbrook. Contact: William Hackley, whackley@lrogersselectric.com. County Planner Aleena Benedito, Aleena.Benedito@sdcounty.ca.gov.

**Design Review Committee. Community input. Voting item.**

William Hackley, Rogers Electric, reported that his company was doing a nationwide lighting project for Bank of America. The Design Review Committee had continued the project to the Planning Group meeting pending revised plans. Copies of the revised lighting plan had been sent out to the Committee.

**Eileen Delaney moved to approve the plans as presented. The motion carried by unanimous vote.**

6. Request for Site Plan Waiver. Signage at Children's Primary Care Clinic, 1103 So. Mission Rd. Fallbrook. Contact: Tim Seaman, Tim@championpermits.com. County Planner: AJ Aziz( Morales) AJ.Aziz@sdcounty.ca.gov. **Design Review Committee. Community input. Voting item.**

Tim Seaman screen shared the plans for the signage at Children's Primary Care Clinic. Eileen Delaney reported that the Design Review Committee voted unanimously to approve the plans as presented and recommended its approval. **Eileen Delaney moved to approve the plans as submitted. Motion carried unanimously.**

7. Request for Site Plan Waiver. Signage at Circle K Store, 4730 Hwy 76, Fallbrook.

Contact: Sorin Enache, Sorin@promotionplusinc.com.

County Planner: Rachael Lindebrekke, Rachael.Lindebrekke@sdcounty.ca.gov.

**Design Review Committee. Community input. Voting item.**

Sorin Enache screen shared the proposed design for the two signs at Circle K. Eileen Delaney expressed concern about the height of the one sign being refaced. She commented that this sign had not been presented to the Design Review Committee and that it was a non-conforming sign due to its height and should have been removed six years after its initial installation.

Chair Jack Wood commented that allowing this non-conforming sign to remain would set a negative precedent for the future commercial development in the immediate vicinity. Victoria Stover, Planning Group member of the I-15 Design Review Board noted that this project should be submitted to that committee as well for approval and that it had not been.

**Lee DeMeo moved to continue. Motion passed by unanimous vote.**

8. Request for a Site Plan Minor Deviation for signage at Shell Gas Station 1205 S. Main Fallbrook. Tim Seaman, Tim@championpermits.com. County Planner: AJ Aziz Morales, AJ.Aziz@sdcounty.ca.gov

**Design Review Committee. Community input. Voting item.**

Tim Seaman screen shared plans for the signage at the Shell Station showing the removal of the "Beer and Wine" portion from the sign as requested. **Eileen Delaney moved to approve the project as presented. Motion carried by unanimous vote.**

9. There is a request to have DPW look at the speed limit and possible stop sign at the intersection of Gird and Laketree. Ms. Gibbs observes that increased traffic in that area will be impacted by the opening of the winery.

**Circulation Committee. Community Input. Voting Item.**

Ms. Gibbs, representing the community, recounted the unsafe speeds and reckless driving on this section of road and reported on a recent death caused by a car striking a pedestrian. Roy Moosa reported that the Circulation Committee voted to recommend approval. Tom Harrington concurred that excessive speed is an issue on this road.

**Roy Moosa moved to request the County to do a traffic safety study at this intersection. Motion carried by unanimous vote.**

10. Item to consider for referral to DPW: The left hand turn from Ammunition to Mission going south (by the McDonalds). There were previously two left turn lanes at this light. The center lane has been changed to a straight through only, crossing Mission. The result is traffic congestion in the left turn lane that spills out and blocks the

intersection. Request consideration of converting the center lane to a through or left lane. Both would be controlled by the same traffic signal so no one would be disadvantaged.

**Circulation Committee. Community Input. Voting Item.**

Roy Moosa reported that the Circulation Committee voted to request approval.

**Roy Moosa moved to request that the County review this issue based on current conditions. Motion carried by unanimous vote.**

11. Item to consider for referral to DPW: No right hand turn pocket from Stagecoach onto Reche. The right lane turn pocket of this intersection was removed when the intersection was redone. This creates congestion with many cars wishing to turn right either going on the shoulder to do so or being stuck at the light. Request consideration of putting the right turn pocket back.

**Circulation Committee. Community Input. Voting Item.**

Roy Moosa reported that the Circulation Committee voted to recommend approval.

**Roy Moosa moved to request that the County revisit this issue based on current traffic conditions. Motion carried by unanimous vote.**

12. Appointment of Victoria Stover as representative of the Fallbrook Planning Group to the I-15 design review board.

**Chair Jack Wood moved to appoint Victoria Stover to the I-15 Design Review Board. Motion carried by unanimous vote.**

13. Adjournment. **The meeting was adjourned at 8:17 p.m.**

Respectfully submitted by:

Stephen E. Brown, Secretary