

# FALLBROOK COMMUNITY PLANNING GROUP

&

## DESIGN REVIEW BOARD

Regular Meeting  
Monday, April 19, 2021  
7:00 PM  
Zoom Meeting

Meeting ID: 398 169 8290 – Passcode: 694812 – Dial in by Phone: 669-900-9128  
<https://us02web.zoom.us/j/3981698290?pwd=RkFMc1lCN0wxWjVaY2FTSENkOG9Udz09>

### OFFICIAL MINUTES

*Adopted May 17, 2021*

The meeting was called to order by Chair Jack Wood at 7:00 PM.

1. Roll Call  
**Present:** Jeniene Domercq, Roy Moosa, Eileen Delaney, Stephani Baxter, Ross L. Pike, Mark Mervich, Jack Wood, Kim Murphy, Lee DeMeo (late), Jacqueline Kaiser, Michele McCaffery, Anna Strahan  
**Absent:** Tom Harrington (excused), Steve Brown (excused), Victoria Stover (excused)
2. Pledge of Allegiance  
Pledge of Allegiance was led by Kaiser.
3. Approval of the minutes for the meeting held March 15, 2021. **Voting Item.**  
*Motion by Delaney to approve minutes. Motion passes 11-0.*
4. **PUBLIC FORUM.** Opportunity for members of the public to speak to the Fallbrook Planning Group on any subject matter within the Group's jurisdiction but not on today's agenda. *Three-minute limitation. Non-discussion and nonvoting item.*  
Baxter requests an update from the Fallbrook Planning Group or San Diego County on the requests by the Fallbrook Planning Group regarding feasibility studies.  
Delaney thanks Pike for his work for the Fallbrook Planning Group and for managing the Zooms for the Group.
5. Appoint Ross L. Pike as new Secretary of the Fallbrook Planning Group effective April 19, 2021.  
Chair Wood has appointed Pike to fill the vacancy of Secretary of the Fallbrook Planning Group as prescribed by the Fallbrook Planning Group Bylaws in Article IV, Section 4.
6. Informational presentation and discussion on Housing, Safety, and Environmental Justice Elements, General Plan update. County Planner Rami Talleh (rami.talleh@sdcounty.ca.gov). **Community input. Nonvoting item.**  
A presentation was given by Tara Lieberman, Camila Easland, Rouya Rasoulzadeh, Audrey Hamilton, and Tyler Farmer from San Diego County. A question and answer session followed for members of the Fallbrook Planning Group. County staff spoke to the impact this program has on Fallbrook.
7. Informational presentation and discussion on the County's Organic Materials Ordinance. County Planner Tyler Farmer (tyler.farmer@sdcounty.ca.gov). **Community input. Nonvoting item.**  
A presentation was provided by Tyler Farmer and Claire Moss. A question and answer session followed for members of the Fallbrook Planning Group. Members of the Group asked if this was modeled after similar communities to Fallbrook.
8. Informational presentation and discussion on the San Diego County's BPR Permit process. County Planner Michael Johnson (michael.johnson1@sdcounty.ca.gov) **Community input. Nonvoting item.**  
A presentation was provided by Michael Johnson from San Diego County. A question and answer session followed for members of the Fallbrook Planning Group. Members of the Group request updates to the website and changes to the noticing requirements.
9. Discretionary Permit PDS 52022-ZAP-03-006 W2 Continued operation and modification of an existing T Mobile Wireless telecommunications facility. Location: 1907 Carriage Kline, Fallbrook. Contact: Vince Voss (vince.voss@sacw.com). **Design Review Board Committee. Community input. Voting Item.**  
*Motion by Delaney to approve. Motion passes 12-0.*
10. Waiver of Site Plan Review for an Art in Public Places Sculpture. Location: corner of E Alvarado and N Vine, Fallbrook. The kinetic sculpture is called "Elements of the Universe" and is made of copper. Contact: Linda Wilson (lindawilson1@me.com). County Planner: Dag Bunnemeyer (dag.bunnemeyer@sdcounty.ca.gov). **Design Review Board Committee. Community input. Voting Item.**  
*Motion by Baxter to approve. Motion passes 12-0.*
11. Request for Minor Deviation/Site Plan Waiver for new signage for Jack in the Box. APN: 104-200-52. Address: 1465 S Mission Rd, Fallbrook. Contact: Doug Randall (doug@permitrunner.net). **Design Review Board Committee. Community input. Voting Item.**  
*Motion by Delaney to approve. Motion passes 12-0.*
12. Request for Site Plan Waiver. Signage for Circle K Store. Address: 4730 Hwy 76, Fallbrook. Contact: Sorin Enache (sorin@promotionplusinc.com). County Planner: Rachael Lindebrekke (rachael.lindebrekke@sdcounty.ca.gov). *Continued from March 2021 Meeting. Design Review Board Committee. Community input. Voting Item.*

Delaney reports that the applicant is requesting a postponement due to a denial by the Design Review Board Committee. *Motion by Delaney that this item be continued to the May meeting at which time revised plans are to be presented. Motion passes 12-0.*

13. TPM-21278 Lehman TPM Location: 3600 Linda Vista Drive. Subdivide 10,28 acres into 4 single-family lots. Applicant: Tad Lehman (mirkwoodconstruction2@gmail.com) County Planner: Souphalak Sakdarak (souphalak.sakdarak@sdcounty.ca.gov). **Land Use Committee. Community input. Voting item.**  
*Motion by Delaney to approve. Motion passes 12-0.*
14. Request from San Diego County's Department of Public Works for road resurfacing and maintenance priorities in the area. The prioritized list will assist in programming resurfacing work over the next several years. Review of County-provided lists; discuss possible changes. Senior Civil Engineer Frank Arebalo ( 858-694-3889, frank.arebalo@sdcounty.ca.gov). **Circulation Committee. Community input. Voting item.**  
*Committee Chair Moosa requests this item is approved by section.*  
*Motion by Moosa to approve Section 1 (Road Maintenance Priorities). Motion passes 12-0.*  
*Motion by Moosa to approve Section 2 (Fallbrook Year 4 Resurfacing Programmed). Motion passes 12-0.*  
*Motion by Moosa as amended to approve Section 3 (Fallbrook Year 5 Resurfacing Programmed). Motion passes 12-0.*  
*\*See attached for full report for Roadway Priorities recommendations.*
15. Parks & Recreation Committee report on their meeting regarding the naming of the new park on Fallbrook Street. **Parks & Recreation Committee. Community input. Nonvoting item.**  
*Report by Committee Chair Baxter on the status of the new park on Fallbrook Street. Construction is planned to begin in winter 2021 with the opening scheduled for late spring 2022. Elements are being chosen for the skate park based on the community focus groups. Proposed names are Village View Park, Morro View Park, and Jacaranda Park. Baxter reports the Committee is seeking input from the Fallbrook Historical Society. Pike requests that Avocado Park be added to the list for consideration.*
16. Ad-hoc Cannabis Ordinance Committee report on their meeting regarding the social equity portion of the new San Diego County ordinance. **Ad-hoc Cannabis Ordinance Committee. Community input. Nonvoting item.**  
*Delaney reports that the committee has not reached an agreement on this aspect of the ordinance to deliver a recommendation to the Group for consideration. Delaney reports there is an upcoming meeting with Supervisor Desmond and all Planning Group Chairs. Carol Green, Becky Rapp, Kelly McCormack, Judi Strang, Anna Strahan, and Lee DeMeo spoke during Public Comment for this agenda item.*
17. Adjournment  
*The meeting was adjourned at 9:42 PM.*

Respectfully submitted,



Ross L. Pike  
Secretary  
Fallbrook Planning Group

\*See below for the full report for Roadway Priorities as approved by the Fallbrook Planning Group.

## Circulation Committee Recommendation for Roadway Priorities

### ROAD MAINTENANCE PRIORITIES

| NAME               | FROM                        | TO                   | PCI | LENGTH |
|--------------------|-----------------------------|----------------------|-----|--------|
| OLD HWY 395        | RANGER ROAD                 | RECHE ROAD           | ?   | ?      |
| LIVE OAK PARK RD   | RECHE ROAD                  | ALVARADO ST          | 45  | 0.93   |
| LIVE OAK PARK RD Y | LIVE OAK PARK RD            | RECHE RD             | 77  | 0.04   |
| OLD STAGE ROAD     | FALLBROOK ST                | S. MISSION ROAD      | 59  | 0.79   |
| ALVARADO ST        | MERCEDES RD                 | LIVE OAK PARK RD     | 46  | 1.61   |
| STAGECOACH LN      | KNOLLWOOD AV                | VIA LIMA             | 61  | 2.04   |
| FALLBROOK ST       | ALTURAS ST                  | MAIN AV              | 48  | 0.38   |
| OLD HWY 395        | MISSION RD/STERLING VIEW DR | MISSION RD CONNECTOR | 31  | 0.65   |
| OLD HWY 395        | RECHE RD                    | MISSION RD           | 34  | 1.04   |
| MAIN AV            | FALLBROOK ST                | E. MISSION           | ?   | ?      |

## FALLBROOK YEAR 4 RESURFACING PROGRAMMED

| CPG/CSG   | NAME             | FROM NAME        | TO NAME       | TREATMENT |
|-----------|------------------|------------------|---------------|-----------|
| FALLBROOK | ALVARADO ST      | S. MISSION       | MERCEDES      | TBD       |
| FALLBROOK | VINE ST          | ALVARADO ST      | ELDER ST      | TBD       |
| FALLBROOK | BRANDON RD SOUTH | ALVARADO ST      | ELDER ST      | TBD       |
| FALLBROOK | ELDER ST         | S. MISSION RD    | BRANDON RD    | TBD       |
| FALLBROOK | E. MISSION RD    | N. HILL AV NORTH | MAIN AV       | TBD       |
| FALLBROOK | S. MISSION RD    | CLEMMONS LN      | ROCKY CREST   | TBD       |
| FALLBROOK | PANKEY RD        | SR-76            | CUL DE SAC S. | TBD       |
| FALLBROOK | SHEARER XING     | PANKEY RD        | DULIN RD      | TBD       |

## \*\*FALLBROOK YEAR 5 RESURFACING PROGRAMMED\*\*

*This section has been updated to reflect the committee's report and the decision of the FPG.*

| CPG/CSG                                | NAME               | FROM NAME      | TO NAME        | TREATMENT |
|--|--------------------|----------------|----------------|-----------|
| FALLBROOK                              | LIVE OAK PARK RD   | RECHE RD       | ALVARADO       | TBD       |
| FALLBROOK                              | LIVE OAK PARK RD Y | LIVE OAK PARK  | RECHE RD       | TBD       |
| FALLBROOK                              | ALVARADO ST        | LIVE OAK PARK  | STAGE COACH LN | TBD       |
| <i>This was upgraded from item #7.</i> |                    |                |                |           |
| FALLBROOK                              | N ORANGE AV        | PORTER ST      | CUL DE SAC     | TBD       |
| FALLBROOK                              | PHEASANT VALLEY    | OLIVE AV       | CUL DE SAC     | TBD       |
| FALLBROOK                              | HILLCREST LN       | BEGIN CMR/IOWA | EMD CMR        | TBD       |
| FALLBROOK                              | OLIVE AV           | PORTER ST      | CUL DE SAC     | TBD       |
| FALLBROOK                              | GAVILAND MT RD     | ROCK MT. RD    | END CMR        | TBD       |
| FALLBROOK                              | PANKEY RD          | SR 76          | CUK DE SAC     | TBD       |
| FALLBROOK                              | SHEARER XING       | PANKEY         | DULIN RD       | TBD       |
| FALLBROOK                              | ROCK MT DR         | SANDIA CR DR   | END CMR        | TBD       |