

FALLBROOK COMMUNITY PLANNING GROUP

&

DESIGN REVIEW BOARD

Regular Meeting
Monday, May 17, 2021
7:00 PM
Zoom Meeting

Meeting ID: 816 4886 6166 – Passcode: AVOCADO – Dial in by Phone: 669-900-9128 (Phone Passcode: 4665015)
<https://us02web.zoom.us/j/81648866166?pwd=eWdVTUdBNTMzlkSFFJQm4yUG9aQT09>

OFFICIAL MINUTES

Adopted June 21, 2021

1. Call to Order
The meeting was called to order by Chair Jack Wood at 7:01 PM.
2. Roll Call
Chair Jack Wood directed Secretary Ross L. Pike to call the roll. Attendance is as follows:
PRESENT: Tom Harrington, Vice Chair Roy Moosa, Vice Chair Eileen Delaney, Stephani Baxter, Secretary Ross L. Pike, Mark Mervich, Chair Jack Wood, Victoria Stover, Kim Murphy, Jacqueline Kaiser, Michele McCaffery, Anna Strahan, Steve Brown (late, arrived during Agenda Item 9), Lee DeMeo (*these minutes were amended by Eileen Delaney on June 21, 2021 to include DeMeo as present*).
EXCUSED: Jeniene Domercq.
ABSENT: None (*these minutes were amended by Eileen Delaney on June 21, 2021 to include DeMeo as present*).
3. Pledge of Allegiance
The Pledge of Allegiance was led by McCaffery.
4. Approval of the minutes for the meeting held April 19, 2021. **Voting item.**
Motion by Murphy to adopt the minutes as presented for the meeting held April 19, 2021. Motion passes. 12-0.
5. Approval of the minutes for the special meeting held March 1, 2021. **Voting item.**
Motion by Delaney to adopt the minutes as presented for the meeting held March 1, 2021. Motion passes. 12-0.
6. **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 non-voting item.*
 - Judi Strang raises hand, then withdraws the request to speak.
 - Kathleen Lippitt spoke to the Board regarding cannabis.
 - Robyn Dahlson raises hand, then withdraws the request to speak.
7. Presentation by Fallbrook Public Utility District to update the Waste Management Act and the Water Conservation Act of 2009. This is required every five years by the State. The presenter will be General Manager Jack Bebee. Contact person is Noelle Denke (noelle@fpud.com) and 451-609-4035.
Due to time constraints, this item was changed from Agenda Item 12 to Agenda Item 7.
A presentation was made by Tom Kennedy, Jack Bebee, and Noelle Denke. Discussion followed with questions posed by Fallbrook Planning Group members and answers given by the Public Utility District. No motions made.
8. Appointment of Jim Loge to the Fallbrook Planning Group Land Use Committee. **Voting item.**
Motion by Delaney to appoint Jim Loge to the Fallbrook Planning Group subcommittee Land Use Committee. Motion passes. 12-0.
9. Commercial plan and an alternate residential plan for the undeveloped 19.7 acres of Peppertree Park Villages, now referred to as Units 9 & 10. The south portion of the site (Unit 9) is 13.0 acres with plans for proposed 57 detached single-family condominiums. It remains the same for both alternatives. The proposed commercial plan is for 65,000 sq ft of commercial development on the remaining 6.7 acres. The proposed residential plan is for 67 multi-family condominiums in a townhouse configuration on the remaining 6.7 acres. Applicant: Duane Urquhart, (duane@ncinvests.com). County Planner: Jeff Smyser (jeffrey.smyser@sdcounty.ca.gov), Nick Gustafson (nicolas.gustafson@sdcounty.ca.gov), and Bronwyn Brown (bronwyn.brown@sdcounty.ca.gov). **Land Use Committee. Community input. Voting item.**

A presentation was made by applicant Duane Urquhart. A report was made by Nick Gustafson and Bronwyn Brown of the San Diego County Planning & Development Services department.

- Murphy asked if there was a disclaimer on the title for local properties.
- Urquhart urges a use for residential use of the space.
- Pike asked Delaney why the committee recommended Plan A over Plan B. Delaney answered that the Land Use Committee recommends Plan B (residential), but Plan A (commercial) is also acceptable.
- McCaffery asked that there be lots of parking options on the property.
- Harrington asked about a bridge on the property.
- Murphy notes that the average price of a home in Fallbrook has increased \$100,000 with the median price of a home is now over \$700,000.

Motion by Delaney that the Fallbrook Planning Group has a preference for residential use in the vacant space, but if that plan is unable to be adopted by San Diego County, the Fallbrook Planning Group finds a commercial use of the space also acceptable as long as there is compliance with CEQA and all other conditions mandated by the County with updated site plans being supplied once available. Motion passes. 12-0.

10. Request for Site Plan Waiver. Revised signage plans for Circle K Store. Address: 4730 Hwy 76, Fallbrook. Contact: Sorin Enache (sorin@promotionplusinc.com). County Planner: Rachael Lindebrekke (rachael.lindebrekke@sdcounty.ca.gov) and Dag Bunnemeyer (dag.bunnemeyer@sdcounty.ca.gov). *Previously denied by Design Review Board Committee and continued from April 2021 Fallbrook Planning Group meeting. Design Review Board Committee. Community input. Voting item.*

Committee Chair Delaney reports that an agreement has not yet been achieved.

Motion by Delaney to continue to June 2021. Motion passes. 13-0.

11. Fallbrook Planning Group to make a recommendation to the San Diego County Parks & Recreation Department regarding the naming of the new park on Fallbrook Street. **Parks & Recreation Committee. Community input. Voting item.**

- Committee Chair Baxter offered a report to the Fallbrook Planning Group asking for three names to present to the San Diego County Parks & Recreation Department. Suggested names so far have been Morro View Park, Village View Park, Jacaranda Park, Avocado Park, Paavara Park, and Katuktu Park. Baxter reports that any names with the name “vista” have been ruled out due to Fallbrook’s proximity to Vista, California and that Golden Morro Park was also eliminated due to community input. Community and Planning Group input during the meeting is as follows:
 - Robyn Dahlson thanked Pike for his poll asking for input. Recommends Jacaranda Park.
 - Pedro Cardenas thanked Pike for his poll asking for input.
 - Delaney states her preference is Village View Park with her second choice being Jacaranda Park.
 - Jessica Myers thanked Pike for his poll asking for input. Recommends Avocado Park, Paavara Park, and Jacaranda Park.
 - April Schimke recommends Jacaranda Park.
 - Pike gave a report of the poll he organized to gain community input through social media. His poll had 135 responses and was shared via Facebook, Fallbrook elementary schools (staff and students), the local parent-teacher association, and various community members. The poll received 45 votes for Paavara Park (33.3%), 27 votes for Avocado Park (20%), 19 votes for Katuktu Park (14.1%), 10 votes each for Morro View Park and Village View Park (7.4% each), 6 votes for Graham Park (4.4%), 5 votes for Jacaranda Park (3.7%), 4 votes for Friends of Fallbrook Park (3%), 2 votes for Brooktown Park (1.5%), and 1 vote each for Roger Boddart Park, Feliz Lugar Park, The Friendly Village Park, Old Grove Park, Golden Morro Park, Dorado Hill Park, and Sunrise View Park. Several comments were given that requested Morro not be recommended in the names by community members who live on the street.
 - Strahan requested a list of names be offered to the County for a recommendation.
 - Harrington suggested that Paavara be suggested to the County for a recommendation.
 - Moosa speaks as President of the Fallbrook Village Association that he recommends Village View Park.

Motion by Brown to recommend Village View Park and Jacaranda Park to the San Diego County Parks & Recreation Department as the name of the new park on Fallbrook Street. Pike offers a friendly amendment to also include Paavara Park. Brown declines. Motion passes. 10-3.

Aye: Stover, Moosa, Murphy, Kaiser, Mervich, Delaney, Baxter, Wood, Brown, McCaffery

Nay: Harrington, Pike, Strahan

12. Continuing discussion and recommendations on the social equity portion of the County Cannabis Ordinance. Discussion and recommendations on zoning. Discussion and recommendations on local input and control. Discussion and recommendations on other cannabis-related board directives and recommendations. County Planner: Donald Chase (donald.chase@sdcounty.ca.gov). **Ad-hoc Cannabis Ordinance Committee. Community Input. Voting Item.**

- Committee Chair Delaney offered a report of the committee meeting. The committee is requesting more information from County staff to be presented at the next meeting. At future meetings, the committee will discuss odor, cross-pollination, and a field trip so as to make informed decisions. The committee has requested statistics from the San Diego County Sheriff's department.
- Brown spoke to a recent article in The Village News regarding a grant from the state of California.
- Wood spoke to a recent article in the Wall Street Journal regarding the controls of the cannabis industry.
- Delaney spoke to "frank and honest" discussions, asked that members approach any potential racist or incorrect statements be responded to in a way that is polite and respectful.
- Brown spoke to his knowledge that the cannabis industry is largely comprised of multi-million dollar operations.
- Robyn Dahlson, Cannabis Committee member, read a prepared statement regarding the May 10 Cannabis Committee meeting.
- Pedro Cardenas spoke to the April Cannabis Committee meeting.
- Peggy Walker spoke against cannabis in unincorporated areas.
- Judi Strang spoke to the experience of owning a pharmacy.
- Kathleen Lippitt spoke to more consultation of communities before the ordinance is enacted.
- Becky Rapp urged attendance at an upcoming virtual press conference.
- Carol Green compared the cannabis industry to the tobacco industry; cautioned large commercial businesses over local small businesses.
- Cardenas spoke about their experience visiting a cannabis shop and delivery, an ID was shown multiple times.
- Marti Avila shared their experience as a caretaker and expressed a community need for accessibility with cannabis.
- Stover spoke to the Ad-hoc Committee meetings and comments made during the meetings.
- Strahan expressed a need for racial sensitivity training by the County.
- Delaney urges the opportunities for teachable moments and to show compassion when people make mistakes.
- Brown spoke in defense of Stover and comments made at Committee meetings.
- Murphy urges members to exercise respect and decorum and expressed disapproval at the Fallbrook Planning Group's most junior members.
- Moosa thanked the Fallbrook Planning Group members for their service and expressed a need for economic equity.
- Chair Wood thanked all for their input.
- Pike expressed an apology if his comments were viewed as disrespectful and urged caution to all members when speaking to avoid disrespectful comments.
- Delaney asked all to move forward.
- Strahan urged the need to call out racism and advance equity.

13. Adjournment

With comments and actions being concluded on agenda items, the meeting was adjourned at 9:54 PM.

NOTE: The Fallbrook Planning Group occasionally has openings on its Land Use Committee (Chair Eileen Delaney: eileendelaneymail@gmail.com), Circulation Committee (Chair Roy Moosa: 760-723-1181), Parks & Recreation Committee (Chair Stefani Baxter: sbaxter.fcpg@gmail.com), Public Facilities Committee (Chair Roy Moosa: 760-723-1181), and Design Review Committee (Chair Eileen Delaney: eileendelaneymail@gmail.com) for non-elected citizens. *There are currently vacancies on the Circulation Committee, Parks & Recreation Committee, and Public Facilities Committee.* Interested persons are directed to please contact the respective committee chair. **This is a preliminary agenda. If any changes are made, a final agenda will be posted at the Fallbrook Chamber of Commerce (111 S Main Avenue) at least 72 hours prior to the meeting as well as in the digital Dropbox (bit.ly/FallbrookPlanningGroup).** To sign up for notifications for the digital Dropbox, please contact Ross L. Pike (rosspike.fallbrook@gmail.com) or visit bit.ly/FallbrookPlanningGroup.