

FALLBROOK COMMUNITY PLANNING GROUP
AND
DESIGN REVIEW BOARD

Chair Jack Wood
kkeyman007@gmail.com

Regular Meeting
Monday, June 21, 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=eWdVTUdBNTMzlkSFFlQm4yUG9aQT09>

OFFICIAL MINUTES

Adopted October 18, 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 (arrived during Agenda Item 6), Jeniene Domercq, Roy Moosa, Eileen Delaney, Steve Brown, Ross L. Pike, Mark Mervich, Jack Wood, Victoria Stover, Lee DeMeo, Kim Murphy, Jacqueline Kaiser, Michele McCaffery, Anna Strahan.

EXCUSED: Stephani Baxter.*

ABSENT: None.

**Former Chair Wood sent correspondence to Secretary Pike on August 25, 2021 to notify the Secretary that Baxter was excused from this meeting. An earlier draft of these minutes indicated that Baxter was absent and unexcused.*

3. Pledge of Allegiance

The Pledge of Allegiance was led by Murphy.

4. Approval of the minutes for the meeting held May 17, 2021. Voting item.

Motion by Brown to adopt the minutes as amended. 13-0. Motion passes.

5. Approval of the minutes for the special meeting held June 7, 2021. Voting item.

Motion by Stover to adopt the minutes as presented. 13-0. Motion passes.

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 nonvoting

Item.

- Michael Puyout spoke regarding the Campus Park project.
- Secretary Pike spoke regarding information being sent out with the incorrect Zoom link and that he had received ex-parte communications from the public and members of the Planning Group relating to agenda items 9, 12, 13, and 14. Delaney asked Pike to explain his comments.
- Stover read a prepared statement. See below for the statement.
- Kathleen Lippitt spoke to the Group regarding cannabis.

7. Informational presentation for PDS2021-SPA-21-001. Discretionary Permit for Specific Plan. Campus Park/Passerelle APNs 108-120-61-00 and 108-120-62-00. Contact: Hedy Levine, REC Consultants, Inc. (hedy@rec-consultants.com). County Planner: Sean Oberbauer (sean.oberbauer@sdcounty.ca.gov) **Land Use Committee & Design Review Board Committee**. Community input. Nonvoting item.
This item was pulled from the agenda and postponed to the July meeting.

8. 104-390-01-00. Waiver for B Designator Site Plan for signage. Location: Albertsons. Address: 1133 S Mission Rd, Fallbrook. Agent: Doug Randall (doug@permitrunner.net). County Planner: Chloe Hurd (chloe.hurd@sdcounty.ca.gov) **Design Review Board Committee**. Community input. Voting item.
Motion by Delaney to continue this item to the July meeting. 14-0. Motion passes.

9. Waiver of B Designator for a new sign. Location: Railroad Heritage Park on Main Avenue, Fallbrook. Contact: Jerri Patchett on behalf of the Fallbrook Village Association (fjpatchett@sbcglobal.net). County Planner: Dag Bunnemeyer (dag.bunnemeyer@sdcounty.ca.gov) **Design Review Board Committee**. Community input. Voting item.
Delaney reports the Design Review Board Committee recommended approval.
Motion by Delaney to approve the sign. 12-0-2. Motion passes.
Moosa and Pike recuse themselves due to their involvement with the Fallbrook Village Association.

10. Minor deviation for signage. Location: Meadowood/Citro, Fallbrook. Contact: Michele Kaxerooni (mkaxerooni@outdoordimensions.com). County Planner: Sean Oberbauer (sean.oberbauer@sdcounty.ca.gov). **Design Review Board Committee**. Community input. Voting item.
Delaney reports that the Design Review Board Committee recommends a continuance to the July meeting.
Motion by Delaney to continue the item to the July meeting. 14-0. Motion passes.

11. Sprint co T-Mobile. Project site: 3705 Fire Road, Fallbrook. APN#(s): 124-340-47-00. 124-J.4. Applicant: N/A County Planner: Hunter McDonald (hunter.mcdonald@sdcounty.ca.gov) **Design Review Board Committee**. Community input. Voting item.
Applicant is not present. County representative is not present.
Motion by Delaney to continue this item to the July meeting. 14-0. Motion passes.

12. Continuing discussion and update 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.
Murphy offers a report as she chaired the meeting in Delaney's absence. The social equity portion of the new ordinance is no longer within the purview of the Planning Groups. Murphy reports that the committee would like education as well as two additional meetings to address the committee's concerns to reach a comprehensive list of recommendations to the county on the following topics: cultivation, noise, odor, light, water usage, retail sales, retail operations, and onsite consumption. Murphy reports that the committee hopes to complete its list of recommendations in advance of the August meeting. Discussion occurred from community input and members of the Fallbrook Planning Group. No action was taken.

13. Planning Group by-laws update to include social media. **Ad-hoc Social Media Committee**. Community input. Voting item.
Moosa gave a report of the committee and provided a list of proposed amendments for consideration by the Fallbrook Planning Group that were all unanimously adopted by the Ad-hoc Social Media Committee members. Mervich asks that Section 5 be clarified that it is for Fallbrook Planning Group members. Pike requested that in Section 1 remove himself/herself and be changed to themselves. Pike asks Wood if he would be asking the County to post the Bylaws on the County's website. Wood declines. Stover read a prepared statement. (See below for the statement.)
Motion by Muphy to place these recommendations as amended on the next month's agenda for a vote of ratification. 14-0. Motion passes.

14. Planning Group Business:

- a. Announcements.
- b. Discussion items.

15. Adjournment

Chair Wood announces that he has completed his announcements and adjourned the meeting at 9:06 PM with Planning Group members still requesting to speak.

Respectfully submitted,



Ross L. Pike

Secretary

Fallbrook Planning Group

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 Stephani 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.

Below is a statement by Stover made during Public Forum:

Mr. Chair, I understand there is a 3 minute time limit, however, I ask for the time it take to make this statement as I have been guided by the county that this is the only time I can voice my several concerns and not be in violation of any regulations we are to follow.

Mr Secretary, you can relax, I have also been guided by county that I am to submit to you a digital copy of this statement for the minutes.

I must share that I have completely lost my faith in the Fallbrook Planning Group's Executive Committee and its' subcommittee Chairs. On June 7th during the Special Meeting on Social Media, I was literally rendered speechless at the information that was disseminated. Integrity is defined as doing the right thing when no one is looking. It seems that when no one is looking at the Planning Group Officers and Subcommittee chairs personal agendas are being pressed forward.

I would like to remind every member on this board, that when you make a decision to call or be in person with another board member in order to discuss an item on the agenda, you are creating a liability for 14 other board members. We are intertwined and 1 person can make a decision that will endanger the remaining 14 and cause a legal liability for everyone. I am not sure if you all have a clear understanding of this liability but I am not willing to risk my own livelihood, let alone the livelihoods of 14 other households. I have recently learned that a situation I was involved in could be construed by the County of San Diego as a "daisy chain" meeting after the extensive lessons on the subject this past week. A phone call took place just minutes before a subcommittee wherein the chair called me, stated an opinion about a project we were to discuss, then we joined the meeting. I was same minded before the phone call and I was leaning to make a motion that would be in agreeance with their opinion, however, the phone call compromised the process. This should never be part of our inner-workings. If you can not put it in writing or state in a publicly noticed meeting it should. not be happening.

We were all equally elected on a non-partisan basis. Making a remark about someone's political affiliation can put us at risk. Whether you agree or disagree with an opposing political party's position, this board is and always will be non-partisan. Please do not call someone else out on their political views particularly if your own political affiliation is out there for the entire world to see. If you cannot refrain from crossing these boundaries and get back to focusing on the Mission of the Planning Group maybe you should consider whether or not this Group is a good fit for you. If you got elected to this community planning group thinking it would be a launching point for your political career, you ran for the wrong board and should consider if this position you were elected to is the right fit.

I have great concern regarding a blatant “targeting” that is emanating from this Group. Mr. Chair, you appointed Mr. Pike to be the Secretary of the Board after Mr. Brown resigned from the position. Mr. Chair you or someone you have appointed With extensive experience have not had the time to properly train Mr. Pike. He has been in this position for 2 months give or take. Instead you have allowed your executive committee and Subcommittee chairs to attack him in illegal, unnoticed meetings or embarrass him publicly in emails. Why have these actions been allowed? Instead of creating a divide, we should be working together as a cohesive group and help him. He is human and will make mistakes, as have we all, and he should be allowed to partake in a training by the former secretaries, the current chair and the county for months before he is even criticized, no one wanted this job, why are we going to humiliate the one person willing to do the job?

I am relieved to know that now everyone on the executive committee and subcommittee chairs are under the order to stop unnoticed, Brown Act violating “leadership” meetings. I would also hope any illegal decisions that were made in any of these meetings will be brought to the group’s attention, so we as a group of 15 can determine how they should be handled. To ensure that decisions made at those meetings are properly disclosed I will be preparing and presenting a Freedom of Information Act request for the minutes and recordings of all of these meetings, and all preceding and subsequent communications via any written form.

While speaking with Jessica Turner, she asked me if I had any ideas to help FCPG get back on track. I have graciously accepted to work with her to bring several trainings, and other essential tools to our group. We must get past all this drama from the past few months and get back to the purpose of why we exist. If anyone has ideas that they would like to share in regards to training please feel free to email me your suggestions. I will be talking to Jessica this week about upcoming training for us.

Mr. Chair, due to other concerns having to do with Agendized items, I reserve my right to fully express my concerns on each item as those items are discussed in this meeting and all future meetings.

Thank you.

[Below are the proposed amendments as amended motioned by Murphy to be voted on for ratification at the July meeting:](#)

Article 8- Social Media

With the advent of Social Media, new areas of guidelines need to be addressed to ensure that the general public receives accurate information, is not misled, and receives data from an official authorized source. It is also important that social media policies are followed in order to ensure that a Planning Group member has not strayed outside the boundaries of legal indemnification. Therefore, the following are hereby incorporated into the Fallbrook Planning Group Bylaws.

Section 1: No Planning Group member shall express themselves as representing the full Planning Group unless authorized to do so by the Group Chair. Committee Chairs may act as spokesmen regarding their respective committee activities.

Section 2. On social media pages, a Planning group member can state that they are a member of the Planning Group but cannot imply that they represent the planning group. This disclaimer must be included in all social media pages: "I am a Member of the Fallbrook Community Planning Group. I do not represent or speak on behalf of the Fallbrook Community Planning Group."

Section 3. Opinions on agenda items yet to be heard cannot be placed in any public forum as Planning Group members are to be impartial until the agenda item is heard. Input from the public can be received by the member but the Planning Group member can discuss, but not give an opinion on that input unless presented at an officially scheduled public meeting.

Section 4. Since the Planning Group is non-partisan, partisan political views should not be presented by a member’s official social media page.

Section 5. Political signs or messages should not be in view when meetings are held via the internet (Zoom, Teams, etc.). This applies to the screens of Fallbrook Planning Group members.

Section 6. When a Planning group member receives a request to forward information on an agenda item, the member should refer the public to the Planning Group Chair or Committee Chair. The Planning Group member can supply a copy of the agenda upon request or direct them to an official source for public information.

Section 7. A Planning Group member should always present themselves as impartial and unbiased until an agenda item is heard in a public forum.

Section 8. The Fallbrook Community Planning Group may have official social media page(s) as authorized by the full Fallbrook Community Planning Group. If authorized, the following must be incorporated:

- a. Pages should be non-interactive with other pages including giving approval or sharing other page's content.
- b. Comments are disabled when possible.
- c. A short information paragraph about Fallbrook the Fallbrook Planning Group.
- d. List of Fallbrook Planning Group members.
- e. Name of Fallbrook Planning Group Chair and contact information.
- f. List of committees with the contact information of the Committee Chairs.
- g. Links to the County of San Diego website for Fallbrook including Design Guidelines, Fallbrook Planning Group agendas, minutes, and other public information.

Section 9. The Planning Group Chair shall appoint a member to oversee the social media page(s). The administrators shall be the appointed member, the Planning Group Chair, and the Planning Group First Vice Chair.

Section 10. These bylaws shall not be interpreted to be more restrictive than the Brown Act, AB 992, San Diego County Policy I-1, or any subsequent legislation. Any future legislation by San Diego County or the state of California will take priority over any existing Bylaws.

[Below is the statement made by Stover regarding Agenda Item 13.](#)

I appreciate that Mr. Mervich apologize for his actions, however, I think there should be some recourse for such actions, as I would like to remain being able to "observe"

Who drafted these discussion points? Roy stated that he was 95 % author and that the other was from input by members of the ad hoc committee. I have a hard time believing that is the case when these were put forth as an agenda discussion points but were dated for the special meeting on June 7th, and the ad hoc had not yet been formed. So who are the real authors? Were they drafted in that illegal leadership meeting with Executive Members and Subcommittee chair?

Although I am glad to see that some members recognized that items on this agenda were out of the preview of the Social Media Ad hoc and struck them from being discussed or voted on, I still have some concerns with the following.

95% of this is redundant and is covered by our County I 1, The brown act and AB992, and if any of those get changed in the future you have locked into our bylaws a more restrictive than the above mentioned regulatory documents.

If these are to be instituted into our rules and regulations, I feel they would be better as a fluid Guideline instead of by-laws. This allows us to review often, and in the event changes need to be made to them it would become effective immediately and not have to wait for the already busy county council to vet them.

Section 5. - Anna asked a direct question about a quote that the content might not be political, but the author could be a political figure or activist. Just because someone is actively in one of those roles does not mean their direct quotes are political. Inspirational quotes are just that, they inspire. No political agenda to them. I find it difficult that we as a board would like to step on the 1st amendment and tell someone what they can or can not have in their house, that may or may not be seen on a virtual meeting. Also, if this is such a problem will we be finding a new place for our in-person meetings at that room has inspirational quotes all over the walls? The section should state no video or mandatory use of supplied backgrounds from the meeting platforms.

Section 9-

The chair should not have the power to appoint this position, I feel it should be elected every year just like the officers, and the I15 DRB. Every Member should have a say in who they trust would do the best job at adhering to the rules set forth for our social media presence.