

Fallbrook
Community
Planning Group and
Design Review
Board.
Chair Jack Wood
Regular meeting
July 19, 2021
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=eWdVTUdBNlNTMzlkSFFlQm4yUG9aQT09>

OFFICIAL MINUTES
Adopted September 20, 2021

These minutes were originally prepared by Secretary Ross L. Pike and then revised and edited by Acting Chair Eileen Delaney prior to submission to the full board by Acting Chair Eileen Delaney. At the request of Secretary Pike, his name and signature have been removed.

1. Call to order.

The meeting was called to order by Chair Jack Wood at 7:01 PM.

2. Roll Call

PRESENT: Tom Harrington (left early during discussion of Agenda Item 8), Jeniene Domercq, Roy Moosa, Eileen Delaney, Stephani Baxter, Steve Brown, Ross L. Pike, Mark Mervich, Jack Wood, Victoria Stover, Lee DeMeo, Jacqueline Kaiser, Michele McCaffery, Anna Strahan.

ABSENT: Kim Murphy

EXCUSED: Kim Murphy

3. Pledge of Allegiance

The Pledge of Allegiance was led by Moosa.

4. PUBLIC 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 nonvoting item.

Baxter spoke about the Live Oak Centennial Plus One event celebrating the park's history and gave a progress report on the Stagecoach Lane Pathway project.

Kathleen Lippitt spoke regarding solar power in Jacumba, California.

Pike read a prepared statement regarding a denied request for an amendment to the Bylaws for Planning Group members being able to add items to the agenda.

Carol Green spoke regarding current drought conditions.

Brown spoke to the Rainbow Water District's increasing of rates over the next five years, reported that the detachment is in progress.

DeMeo asked that Pike elaborate on his statement.

5. Approval of previous meeting minutes. Voting item.

*Motion by Delaney to delay approval of the June minutes to the August meeting. 13-0-1. **Motion passes.***

Baxter abstains due to her absence during the June meeting. Stover requests that all Planning Group members take the time to review the recording of the meeting.

6. Overview of the Homeless Solutions in unincorporated communities. Presentation by Omar Passons, Department of Equitable Communities & Homeless Solutions. Contact person Omar Passons; Passons@sdcounty.ca.gov and Lynette Tessitore; Lynette.tessitore@sdcounty.ca.gov. Planning Group, Community input, Non-voting item
Chair Wood announced that this item has been removed from the agenda.

7. Informational Presentation of CAP (Climate Action Plan) and Smart Growth. County Planner: Darin Neufeld; darin.neufeld@sdcounty.ca.gov. Land Use Committee.
Non-voting item.
Chair Wood announced that this item has been removed from the agenda.

8. Presentation and update on the Cannabis Ordinance. Discussion of proposed changes to the current zoning ordinance to allow the 5 Medical Cannabis businesses to continue and expand without site plans and local reviews, which are a requirement of other types of businesses. PDS Manager, Conor McGee. Conor.mcgee@sdcounty.ca.gov. Ad-hoc Cannabis Committee. Community input. Voting item.
This item was moved from being scheduled as Agenda Item 22 .

McGee offered a presentation to the Fallbrook Planning Group regarding the ordinance and the five locations mentioned in the agenda. Delaney gave an Ad hoc committee report .

Group members voiced questions and concerns: Community planning groups were not consulted before the county took action; Precedent setting for future ordinances; Expressed disapproval of Social equity and its relevance; Future billboard use in Fallbrook for cannabis ads; Five locations not being within the Fallbrook Planning Group's purview. Further discussion took place that this is a County ordinance which will have a county wide effect on zoning and regulatory code changes. More concerns were voiced regarding licensing, design review, and the perception of favoritism.

Motion by Delaney to send a letter to County staff that the Fallbrook Planning Group is in favor of allowing the five medical cannabis businesses to continue; however, we are opposed to the proposed changes to the current zoning ordinances to allow the five businesses to expand without site plans and local review which is a requirement of other types of businesses. 13-0. **Motion passes.**

Aye: Domercq, Moosa, Delaney, Baxter, Brown, Pike, Mervich, Wood, Stover, DeMeo, Kaiser, McCaffery, Strahan.
Nay: None. Abstain: None

9. Minor deviation for signage. Location: Entrance to Meadowwood Citro. Contact: Michele Kazerooni, mkazerooni@outdoordimensions.com. County Planner, Sean Oberbauer, sean.oberbauer@sdcounty.ca.gov. Design Review Board Committee. Community Input. Continued from 6/16/2021. Voting Item.
April Tomillo, applicant, gave a presentation. Delaney reports that the Design Review Board Committee has recommended approval. DeMeo asks if the sign is backlit or using indirect lighting. The sign uses indirect lighting.

*Motion by Delaney to approve the project as presented. 13-0. **Motion passes.***

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 the Design Review Board Committee and continued from March & April 2021 Fallbrook Planning Group meeting. Continued from May DRBC. Design Review Board Committee. Voting Item

Stover reports that she will be recusing herself from this project due to an inappropriate phone call made by Design Review Board Committee Chair prior to the committee meeting rendering her decision not impartial and that she cannot confirm that she was the only call that was made.

Delaney responds to clarify that the call was in regards to the I-15 Design Review Board and their guidelines, which Stover serves on as representative of the Planning Group. Stover states that she was asked to oppose the project and that what Delaney said is a blatant lie. She repeats that Delaney is lying. Delaney tells Victoria that if she continues to accuse her of lying and doing illegal things that its not going to be pretty. Delaney also states that Chair Wood will be reading a letter from the County stating that nothing was done wrong. Delaney asks Stover to knock it off so she can read the committee report.

Sorin Enache, applicant, gave a presentation on the project. Delaney reports that the Design Review Board Committee has recommended approval .DeMeo expresses this is why the community planning groups exist to work with businesses. Pike asks if the I-15 Design Review Board made a recommendation on the tall sign.
*Motion by Delaney to approve the project as presented. 12-0-1. **Motion passes.** With Stover recusing herself.*

11. Minor Deviation for sign replacements at the Fallbrook Mart located at 936 E. Mission Rd (APN #105-540-56-00) Contact: Tim Seaman, Tim@Championpermits.co County Planner: Kaipo Eager, kaipo.eager@sdcounty.ca.gov, Design Review Board Committee. Community Input. Voting Item. Timothy Seaman, applicant, gives a presentation. Delaney reports that the Design Review Board Committee did not review this project; however, she recommends approval. DeMeo recused himself due to having a relationship with the applicant having supported his campaigns.

*Motion by Delaney to approve the project as presented. 12-0-1. **Motion passes with DeMeo recusing himself.***

12. Request for Minor Deviation/Site Plan Waiver for new signage at Jack in the Box. APN; 104-200-52.

Location: 1465 S Mission Rd, Fallbrook. Contact: Doug Randall, doug@permitrunner.net and Gabriela Marks, gabriela@marksarchitects.com, County Planner, Chloe Hird, chloe.hird@sdcount.ca.gov. Design Review Board Committee. Re-agendized due to inconsistencies in plans submitted to the County. Community Input. Voting Item.

Gabriela Marks and David Beshay, applicants, gave a presentation and report that the “disco lighting” was not approved and will be disconnected. A discussion was held regarding the flagpole height and Marquee signage. Group had no objections to the flagpole. Concerns were voiced about height and line of sight for the monument sign. A compromise was reached with a revision of the monument sign to lower the “jack” portion on the sign, paint “in and out” directional arrows on the asphalt of the driveway.

Motion by Pike to approve the project with these revisions (friendly motion by Brown to include revision of monument sign). Motion passed unanimously

13. Progress of local Park. Stephanie Kopplin, Project Manager, Parks & Rec Committee. Community Input. Non-voting item.

Baxter presented an update on the park stating it is still in the design phase. The park is undergoing grading issues and had to withdraw multi use courts due to noise concerns. Jackie Heyneman will be donating trees through Save Our Forrest. There is no name at this time and grants are pending.

14. PLDO Education Overview. County Planner, Jake Enriquez, County PRD, jake.enriquez@sdcounty.ca.gov Parks & Rec Committee. Community Input. Non-voting item

Baxter reports that PLDO Education Overview was held and the Group learned how fees are assessed and viewable on the County website and that \$1.2 million is available. Discussion was held and it was clarified that these funds are available for Fallbrook.

15. Request from the San Diego County Department of Public Works (DPW) identifying a prioritized list of transportation improvement projects on the county-maintained road network in the community. County Planner, Cynthia Curtis, Cynthia.Curtis@sdcounty.ca.gov Circulation Committee. Community input. Voting Item.

Project types include the following:

- a. Road Reconstruction/Reconfiguration/New Roads: Improvements include adding and/or modifying street lighting, lanes, turning lanes, roundabouts, or bike lanes to improve safety and/or increase roadway capacity.
- b. Bridges Repair/Reconstruction: Improvements include adding and/or modifying street lighting, lanes, or bike lanes to improve safety and/or increase bridge capacity.
- c. Sidewalk/Pathways/Pedestrian Access Ramps: Improvements include sidewalks, pathways, and ramps that promote safety and walking in the community.
- d. Drainage: Improvements include corrections to storm drain problems on roadways or dip sections.
- e. Traffic Signals: Installation of traffic signals to improve safety and traffic operation.
- f. Intersections: Improvements could include new signals and turn lanes to improve safety and traffic operation

This item was taken out of order.

Cynthia Curtis from the Department of Public Works gave a presentation. Moosa reports that though the Circulation Committee did not have a quorum, The committee session was used to compile a list of priorities. Attached below. A request was made that two additional projects be added: Tecolote Canyon Road and Gird Road Bridge being widened to allow for pedestrians..

Tecolote Canyon Road may be private and that there is likely not funding for expanding Gird Road Bridge at this time. Another recommendation was also made that Brook Road needs resurfacing. Motion by Moosa to approve the recommended list. 12-0-1. Baxter recused herself due to owning property on one of the recommended street priorities **Motion passed**

16 Annual PLDO Priority List. County Planner, Jake Enriquez; jake.enriquez@sdcounty.ca.gov County Parks & Rec Dept Park & Rec Committee. Community Input. Voting item.

Baxter presented the Annual PLDO Priority List. The list is attached below.

Motion by Baxter to adopt the list. 13-0. **Motion passes.**

17. Second reading of the proposed additions to the Group by-laws to include social media. Community Input. Voting item.

Motion by Moosa to adopt the Bylaw amendments as presented and recommended at the June Meeting. 13-0. **Motion passes.** Bylaws require a 2/3 vote (10) to be adopted and will now be moved forward to the San Diego County Counsel's for approval and will be implemented once approved by the County. Amendments attached.

18. Discussion and approval of the proposed FCPG FaceBook page and website. Community Input. Voting item.

A lengthy discussion was held. Concerns were voiced that a Spanish translation should be included. The ability for visitors' comments should be turned off. Concerns that the County does not recommend a website.

Two options for a website were discussed. Some members expressed that they would like to see a mock-up before the website and facebook page go live.

Brown made a motion to use the website/content presented by Delaney that members reviewed through email. Motion passed 9-3 will Stover, Pike and Strahan voting no.

19. Appointment by Chair Wood of a FCPG FaceBook & Website Coordinator.

Chair Wood announced that he has appointed Steve Brown to oversee the Fallbrook Planning Group Facebook page and the Fallbrook Planning Group website.

20. Appointment of Jim Loge as a non-elected member of the Parks & Rec Committee. Voting-item.

Motion by Baxter to nominate Jim Loge to fill the vacancy on the Parks & Recreation Committee. 13-0. **Motion passes.**

21. Planning Group Business:

a. Announcements:

Chair Wood reads an email from the County (see below).

Chair Wood announces that management meetings will continue in the future.

Chair Wood announces that the role of Secretary shall only be to take the roll and record minutes of the Planning Group.

Chair Wood announces that there will be new presentations coming forward with climate action plans and other topics that will affect our community.

Stover asks if there will be an election to confirm Pike as Secretary. Delaney states that the FPG Bylaws do not require that if it is to replace another secretary. Delaney states that the FPG Bylaws in some instances can be different than San Diego County Policy I-1.

Strahan asks that minutes be taken for management meetings and that notice be given to the rest of the Planning Group when a management meeting happens. Wood states minutes are not required.

Pike asks when the decision was made by the Chair that the Secretary's position was changed; Wood states that Policy I-1 states that the Secretary only is to call the roll and take minutes for meetings moving forward.

Brown states that the committee meetings is where the main work of the Planning Group occurs and invites members to join more committees. Wood states that committee assignments have already been made. In accordance with the Brown Act to avoid not having a majority of Planning Group members.

Delaney thanks McCaffery for attending more committee meetings.

McCaffery asked where the final agenda would be because the County website was not updated.

DeMeo asks Pike about the statement he made earlier with regard to requesting a Bylaw amendment Pike states that specific agenda item was for social media bylaws and not relevant to his amendment proposal and should not be discussed because it wasn't agendaized. Wood stated Pike is being picky. Pike states he will not violate the Brown Act by discussing something not agendaized. Wood states Pike is spreading misinformation and being ridiculous; in 20 years he has never heard of any agenda request being rejected. Pike states that he requested it be placed on the agenda and it was denied.

Chair Wood stated that he is moving out of the area and resigns his position as a member of the Fallbrook Planning Group effective August 1, 2021.

- b. Discussion:
 - 1. Chair Wood Policy I-1
 - 2. Description of Jobs

22. Adjournment

The meeting was adjourned at 10:52 PM.

These minutes were originally prepared by Secretary Ross L. Pike and then revised and edited by Acting Chair Eileen Delaney prior to submission to the full board by Acting Chair Eileen Delaney. At the request of Secretary Pike, his name and signature have been removed.

Pike statement during Public Forum RE: Bylaw Proposal for Agendas

I am speaking this evening to inform the rest of the Planning Group to let you know that I requested a Bylaw Amendment proposal be placed on the agenda for consideration by the full Planning Group.

I requested a proposal be considered and discussed by the whole Planning Group that would allow for a more open process for the agenda to include input from the rest of the Planning Group. Currently, one person has absolute control over the deliberations of this body.

Regardless of how you feel about our current leadership, I'd like you to consider a hypothetical scenario. If Fallbrook were on fire and the community wanted us to take action by calling on the Board of Supervisors to send help, but the chairperson didn't feel that was necessary, we would not be able to help our community.

When I asked the chair to place an item on the agenda that would allow for the remainder of the Planning Group to partly share in that ability to drive the conversation of the Group to allow for a more open and cohesive discussion, I was told that I needed yet another sit-down conversation where I would be educated on the role of the Planning Group member.

In front of the full Planning Group and the community, I would like to again ask the chair to place this item on the agenda for a discussion by the whole Planning Group.

As Secretary, I would also request that the chair allow for the scheduling of a training that would review Dropbox, Google Forms, as well as any other digital resources used by the Planning Group so that all members are aware of these programs and well-versed in their usage as we move forward. I would like to make it clear that I am here to help all of you with these programs to make sure that we are all on the same page. These programs benefit the operations of the Group as well as make the role of Secretary much more efficient if we are all using them properly and to their full potential.

Thank you.

Circulation Committee Recommended Projects (*with additions made during meeting)

A. Road Reconstruction

Rockycrest: huge potholes that could cause a major accident
Main Avenue: potholes and cracking throughout

South Mission: Potholes and cracking throughout
Tecolote Canyon Road: potholes and cracking throughout*

Brook Road: potholes and cracking throughout*

B. Road Reconfiguration

Increase left turn lane on East Mission and resurface at 395 and I15 East Mission left turn lanes at side roads

Right turn lane at Stagecoach and Reche

Reche Road left turn lanes by Potter Junior High, Live Oak School

C. Add New Roads:

None .

D. Street Lights:

E. Bike Lanes

South Mission, Review Olive Hill, Review Reche Rd.

F. Safety

Bulb outs on Main at Elder and Ivy or Hawthorne
Crosswalks on Main

Cross walks by schools

Flashing light on west

Elder by

Mission

Crosswalk at

Brandon and east Mission

G. Widen

Roads

Gird Road Bridge widened to allow for pedestrians*

H. Bridge repair

None

I. Sidewalks

Sidewalk from

schools to Reche Road

Iowa to

Brandon on

East Mission

Sidewalk on Fig to Elder

on East side of Mission

East Mission from Main

to Brandon on East

Mission

J. Drainage

Mission and Brandon flooding

North Wisconsin and West Hawthorne **Traffic Signals** Santa Margarita and Mission Green Canyon and South Mission

K. Intersections

Check Main and Ammunition for second left turn lane
Stagecoach past Morro check intersection for safety
Alvarado red curb for right hand turn

Via Monserate and Mission, less sharp turn

If no traffic light then a Flashing light at Green Canyon

PLDO Priority List

2021 PLDO PRIORITY LIST

FALLBROOK
COMMUNITY
PLANNING
GROUP PARKS &
RECREATION
COMMITTEE

1. Support additional multi use Trails and connectivity improvements according to Community Trails Master Plan (especially (1.) Stage Coach Land, and (2.) along Gird Rd. from Reche Rd to Highway 76)
2. Provide Sports Courts
3. Provide Sports Fields
4. Continue support for improvements of existing and new parks, and the Fallbrook Community Center
5. Provide Frisbee Golf Course

[Social Media Bylaws \(adopted July 19, 2021\)](#)

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:

..... Pages
should be non-interactive with other pages including giving approval or sharing other page's content.
..... Comment
s are disabled when possible.
..... A short
information paragraph about Fallbrook the Fallbrook Planning Group.
..... List of
Fallbrook Planning Group members.
..... Name of
Fallbrook Planning Group Chair and contact information.
..... List of
committees with the contact information of the Committee Chairs.
..... L
inks 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.

[Email correspondence from San Diego County referred to](#)

[by Chair Wood](#) Fallbrook CPG Members,

We would like to clarify that Planning & Development Services and County Counsel are here to support all of you as elected officials serving as planning group members. We will provide guidance and clarification on policy and advise you if you have questions on how to best comply with governing laws and policies, such as the Brown Act and Policy I-1. This may include advice on how to improve compliance and make corrections. At this time, we have not identified anything you need to do to improve compliance nor have we been informed of any action that could be found in violation of the applicable governing laws or policies.

If you have any questions or would like to discuss your practices and procedures in more detail, please let us know.

Thank you,

Stephanie Nicholas (on behalf of Jessica Turner)
Chief, Departmental Operations