

**FALLBROOK COMMUNITY PLANNING GROUP
AND
DESIGN REVIEW BOARD**

Acting Chair Eileen Delaney
eileen.fallbrook@gmail.com

Regular Meeting
Monday, August 16, 2021
7 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=eWdVTUdBNlNTMzlkSFFJQm4yUG9aQT09>

OFFICIAL MINUTES

Adopted October 18, 2021

1. Call to order.

The meeting was called to order by Acting Chair Eileen Delaney at 7 PM.

2. Roll Call

Acting Chair Delaney directed Secretary Ross L. Pike to call the roll. Attendance is as follows:

PRESENT: Tom Harrington, Roy Moosa, Eileen Delaney, Stephani Baxter, Steve Brown, Ross L. Pike, Mark Mervich, Victoria Stover, Lee DeMeo, Kim Murphy, Jacqueline Kaiser, Michele McCaffery.

ABSENT: None.

EXCUSED: Jeniene Domercq, Anna Strahan.

VACANT: Seat 9 is currently vacant.

3. Pledge of Allegiance

No Pledge of Allegiance was called for by the Chair.

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 non-voting item.

- Collin Stephens, community member, expresses disappointment with some of the members of the FCPG and encourages respect and service to the community moving forward.
- Shauna Jengo, community member, spoke to the former FCPG project regarding the Sandia Creek.
- Kathleen Lippitt, community member, spoke regarding food systems sustainability and a lack of a response by San Diego County.
- Robyn Dahlson, community member, addressed Delaney and her relationship with The Village News. Delaney informs that she cannot respond and the information Dahlson is seeking is public record.
- Steve Brown, FCPG member, spoke regarding the nearby North River Farms development project and the loss of agricultural land due to high density housing efforts.

5. Approval of the June 21, 2021 meeting minutes. Voting Item

Motion by Brown to continue the minutes to the next month's meeting. 8-3-1. Motion passes. Baxter abstains.

6. Approval of the July 19, 2021 meeting minutes. Voting Item

Motion by Delaney to continue the minutes to the next month's meeting. 7-3-1. Motion passes. Murphy abstains.

7. Informational Presentation on PDS's new Streamlining Permit Process. Mark Slovick, PDS Deputy Director, mark.slovick@sdcounty.ca.gov and Denise Russell, Planning Manager, Project Planner. Discussion. Non-voting.

Nate Kling of the San Diego County Planning & Development Services (PDS) Department gave a presentation on PDS Permit Streamlining efforts. Questions from Group members and community members were taken and answered. PDS Acting Director Vince Nicoletti assisted with the presentation.

8 Informational Presentation on PDS's Building Code Updates and subcontractor's. Vince Nicoletti, Acting Assistant PDS Director, vince.nicoletti@sdcounty.ca.gov Discussion. Non-Voting.

PDS Acting Director Vince Nicoletti gave a presentation on updates with regard to the PDS Building Code including building permits, right of way permits, and data being collected. Questions from Group members and community members were taken and answered.

9. Draft Mitigated Negative Declaration (MND) for Fallbrook local Park is out for public review pursuant to the California Environmental Quality Act. County Planner: Stephanie Kopplin, Stephanie.kopplin@sdcounty.ca.gov, Parks & Recreation Committee. Community Input. Voting Item. Link for Draft

<https://www.sdparks.org/content/dam/sdparks/en/pdf/ResourceManagement/Fallbrook%20Park%20NOI.pdf>

Nicole Ornelas and Stephanie Kopplin of the San Diego County Parks & Recreation Department gave an update on the status of the new park on Fallbrook Street including the announcing of the Draft MND being available for public review. Kopplin informs the Group that the process for naming the new park is with San Diego County Supervisor Jim Desmond's office and is currently considering "Village View."

10. Request for Exemption from Site Plan Permit for B Special Area Regulation. Project: Wall Sign for Luna Burrito. Location: 104-390-02-00, 111 S. Mission Rd, Fallbrook. Contact: Gonzalo Ruis, gruiz@gmail.com, 619.622.4879. County Planner, Dag Bunnemeyer, (dag.bunnemeyer@sdcounty.ca.gov) Design Review Board Committee. Community Input. Voting Item.

Motion by Delany to approve the project as presented. 12-o. Motion passes.

11. PDS 2020-ZAP-99-024W1 Minor Use Permit for an existing cell Tower. (B Designator) Location: APN 125-063-09, 125-063-10, 4881 Hwy 76, Fallbrook, I-15 & Pankey Rd. Contact: Jill Cleveland, Plancom, Inc. jill.cleveland@plancominc.com. County Planner: Lauren Yzaguirre, (lauren.yzaguirre@sdcounty.ca.gov) Design Review Board Committee. Community Input. Voting Item.

Motion by Delany to approve the project as presented. 12-o. Motion passes.

12. Request for Exemption from Site Plan Permit for B Area Regulation. Project: Signage for Albertsons 104-390-01-00, 1133 S. Mission Rd: Fallbrook, Contact John Crispis, Premier Permits, info@premierpermits.com. County Planner, Vanessa Pash, (vaness.pash@sdcounty.ca.gov) Design Review Board Committee. Community Input. Voting Item

Acting Chair Delaney informs the Group that this item has been pulled from the Agenda.

13. Discussion and recommendations on the County Cannabis Ordinance. County Planners Aleena Benedito, aleena.benedito@sdcounty.ca.gov and Conor McGee, conor.mcgee@sdchounty.ca.gov, Cannabis Adhoc Committee. Community Input. Voting Item.

a. Local control or at least some input on where the growing, manufacturing, production and sales take place in our town.

b. Require some form of local permitting, review and approval for cannabis related businesses in addition to the PEIR. (programmatic environmental impact report)

c. Setbacks to schools, churches and other child or family sports and family activities.

d. Growing and production not permitted on parcels adjacent to residential areas and set back a certain amount of feet to be determined.

Committee Chair Murphy presents a report of the committee meeting held on August 9, 2021.

Motion by Murphy to adopt the recommendation brought forward by the committee: Recommendation to San Diego County that in drafting the new Cannabis Ordinance, the Fallbrook Planning Group requests establishing setbacks to sensitive areas to 1,000 feet for dispensaries with sensitive areas being public and private schools, churches, child and family sports and activities areas, parks, libraries, playgrounds, and childcare centers. 10-2. Motion passes.

Motion by Murphy to adopt the recommendation brought forward by the committee: Recommendation to San Diego County that in drafting the new Cannabis Ordinance, the Fallbrook Planning Group requests that Fallbrook village zones be exempted from dispensaries. 11-1. Motion passes.

14. Request for Exemption from Site Plan Permit for B Area Regulations. Project: Battery Storage System for Grocery Outlet APN 104-341-05-00, 1101 S. Main Ave. Applicant//Agent: Jefferson Silver, jsilver@tesla.com, County Planner: Vicky Doan, Vicky.doan@sdcounty.ca.gov, Design Review Board Committee. Community input. Voting Item.

Jefferson Silver, applicant, made a presentation regarding the project. Questions from Group members and community members were taken and answered.

Motion by Delaney to approve the project as presented. 12-o. Motion passes.

15. By-laws.

a. Shall we change the meeting Organizational Procedures ARTICLE VII- AUTHORITY, Section 1, from Ray Keesey's Modern Parliamentary Procedure to Robert's Rules of Order? Presentation. Discussion. Voting in September.

b. Shall we rescind our motion for By-laws ARTICLE 8 SECTION 10? Discussion. Voting Item. "These bylaws shall not be interpreted to be more restrictive than the Brown Act or AB 992, San Diego Policy I-1, or any subsequent legislation. Any future policies or legislation by San Diego County or the State of California will take priority over any existing bylaws."

c. Shall we add Section 10 to Article 8 of our By-laws to read as follows: Article 8 pertaining to social media shall not be interpreted to be less restrictive than the Brown Act or AB 992. Any future policies or legislation by Diego County or the State of California regarding social media may take priority over Article 8 of these bylaws. Discussion only. Voting item in September.

A.) Acting Chair Delaney asked Brown to present the differences of Keesey's Modern Parliamentary Procedure versus Robert Rules of Order. Brown gave a brief presentation. Discussion by Group members was held. No written wording for an amendment to the Bylaws was presented in writing allowing for a vote in September.

B. & C.) Discussion was held by community members and Group members.

*Motion by Moosa to strike Article VIII, Section X from the Bylaws. 8-4. Motion fails.**

**The Bylaws of the FCPG require a vote of two-thirds (10) to pass. (FCPG Bylaws: Article VI "Amendments")*

Motion by Moosa to continue to the next month's meeting. 10-2. Motion passes.

16. Appoint Steve Brown to assist Ross Pike with the secretarial duties. Ross will continue Zoom management, roll call, help facilitate virtual meetings and manage Dropbox. Steve will record and produce the minutes. Community Planning Group discussion. Community Input. Voting Item.

Discussion was held by community members and Group members.

Motion by DeMeo that officers meet to resolve this matter within 30 days or before the next meeting. 12-0. Motion passed.

17. Letter from Care Law Group. Discussion. Community Input. Voting item.

Acting Chair Delaney read a prepared statement regarding the process for this agenda item. Stover made a statement regarding the Cease & Desist Letter sent to Delaney. Acting Chair Delaney read a statement regarding her personal position on the Cease & Desist Letter.

Acting Chair Delaney provided guidance from County Counsel on this matter. Discussion was held by community members and Group members.

Motion by Pike to not send a letter to respond to the Cease & Desist Letter. 5-3-2. Motion fails.

**This motion fails because it did not reach the required threshold of 8 votes to pass. [SD County Policy I-1: Article VI, Section 5. (Page 20)]*

Motion by Delaney to reconsider motion and send a letter to respond to the Cease & Desist Letter. Motion withdrawn.

Motion by DeMeo that the FCPG hold a special meeting in one week's time in order to receive the appropriate literature and members do their due diligence to investigate the matter. 9-1-1. Main motion passes. Stover abstains.

Motion to amend by Pike that if the previous vote is determined valid by Counsel, the special meeting not be called. 2-6-3. Motion to amend fails. Stover, Moosa, and Harrington abstain.

18. PLANNING GROUP BUSINESS:

a. Announcements & Correspondence:

Establish a Coordinating subcommittee (By-laws Article V, Section 1 & Policy I-1, Article V Section 5)

Kim Murphy - Cannabis Ad-hoc Chair

Future Staff Presentations at Planning Group meetings

Report on the Chairs Advisory meeting 7/26/2021: Procedures for: Agendas, reimbursement, maintaining meeting recordings and minutes.

Update on in-person meetings and change in meeting location to FPUD.

Correspondence from Elisa Austelle requesting a pedestrian crossing signal at the Intersection of Iowa & Mission Rd. Refer to the Circulation Committee.

Report of the Planning Commission hearing 8/6 (Cannabis Ordinance)

b. Questions & Discussions

19. Adjournment

The meeting was adjourned at 11:15.

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: eileen.fallbrook@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: eileen.fallbrook@gmail.com) for non-elected citizens. Interested persons are directed to please contact the respective committee chair. To sign up for notifications for the digital Dropbox, please contact Group Secretary Ross L. Pike (rosspike.fallbrook@gmail.com) or visit bit.ly/FallbrookPlanningGroup. For general Fallbrook Planning Group matters, please contact Acting Chair Eileen Delaney (eileen.fallbrook@gmail.com).