

FALLBROOK COMMUNITY PLANNING GROUP

and

DESIGN REVIEW BOARD

Chair Eileen Delaney

[eileen.fallbrook@gmail.com](mailto:eileen.fallbrook@gmail.com)

Regular Meeting

Monday, April 18, 2022

7:00 PM

Hybrid Meeting:

In-person

Fallbrook Public Utilities Board Room

990 E. Mission Rd. Fallbrook

or

Zoom Meeting

Meeting ID: 725 856 7213- Passcode: AVOCADO - Dial in by Phone: 669 900 6833 (Phone Passcode: 8180015)

<https://us02web.zoom.us/j/7258567213?pwd=SNNaTUV0RElmN3IxZGtUY093ZVY3UT09>

APPROVED MINUTES

1. CALL TO ORDER – 7:15 PM

2. ROLL CALL: Planning Group Members – Tom Harrington, Jeniene Domercq, Roy Moosa, Eileen Delaney, Stephani Baxter, Steve Brown, Mark Mervich, Jim Loge, Victoria Stover, Lee De Meo, Jacqueline Kaiser

- Excused - Ross L Pike, Kim Murphy, Michelle Mc Caffery, Anna Strahan

3. PLEDGE OF ALLEGIANCE – Victoria Stover lead The Pledge

4. PUBLIC FORUM. Opportunity for members of the public to speak to the 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.

5. APPROVAL OF MINUTES: March 21, 2022 Planning Group meeting. Voting Item

- **Motion by Steve Brown to approve as submitted**
- **2<sup>nd</sup> Tom Harrington**
- **Yes- Tom Harrington, Jeniene Domercq, Roy Moosa, Eileen Delaney, Stephani Baxter, Steve Brown, Mark Mervich, Jim Loge, Victoria Stover, Lee De Meo, Jacqueline Kaiser**
- **Non-Voting - Ross Pike (Excused), Anna Strahan (Excused), Michelle McCaffery (Excused), Kim Murphy (Excused)**
- **Motion Passes**

6. Presentation by North County Fire Chief Keith McReynolds. Current and Long-Range Plans. Q and A. Discussion.

- Secured over 3 million dollars of state funding
- Station 2 – Has been completely remodeled inside – RFP out for exterior updates
- Station 3 – Olive Hill Closed old station – Moved to new station 5 by AM/PM. Crew moved to Rainbow Station that had been manned by a volunteer crew
- Rainbow Cal Fire station now has a fully staffed hand crews – 5 million dollars in site renovations

- Station 4 – Pala Mesa Drive and 395 – Looking to partner SD County Sheriff / Cal-Fire / NC Fire on new property on the corner of Old Hwy 395 and Hwy 76

7. Update on Local Park Projects: Village View Park, San Luis Rey, Bonsall Community Park and Rio Prado Park. County Planner: Stephanie Kopplin, [stephanie.kopplin@sdcounty.ca.gov](mailto:stephanie.kopplin@sdcounty.ca.gov) **Parks & Recreation Committee**. Community Input. Non-Voting Item.

- Stephanie Kopplin shared presentation on both Village View and San Luis Rey River parks

8. Update and discussion of final recommendations. **Cannabis Ad Hoc Committee**. Community Input. Voting Item.

- **Motion by Victoria Stover to continue for 90-120 days to allow time for the Ad-Hoc committee to reevaluate**
- **2<sup>nd</sup> – Stephani Baxter**
- **Yes- Tom Harrington, Jeniene Domercq, Roy Moosa, Eileen Delaney, Stephani Baxter, Steve Brown, Mark Mervich, Jim Loge, Victoria Stover, Jacqueline Kaiser**
- **Abstain - Lee De Meo**
- **Non-Voting – Ross Pike (Excused), Anna Strahan (Excused), Michelle McCaffery (Excused), Kim Murphy (Excused)**
- **Motion Passes**

9. Request for Site Plan Exemption for a new monument sign. Location: North County Fire, 330 S. Main Ave. Contact: Brian MacMillan, [bmacmillan@ncfire.org](mailto:bmacmillan@ncfire.org) or Dominic Fieri, [dfieri@ncfire.org](mailto:dfieri@ncfire.org) County Planner: Vanessa Pash, [Vanessa.pash@sdcounty.ca.gov](mailto:Vanessa.pash@sdcounty.ca.gov) **Design Review Board Committee**. Community Input. Voting Item

- **Motion by Steve Brown to approve as submitted**
- **2<sup>nd</sup> – Lee De Meo**
- **Yes- Tom Harrington, Jeniene Domercq, Roy Moosa, Eileen Delaney, Stephani Baxter, Steve Brown, Mark Mervich, Jim Loge, Victoria Stover, Lee De Meo, Jacqueline Kaiser**
- **Non-Voting - Ross Pike (Excused), Anna Strahan (Excused), Michelle McCaffery (Excused), Kim Murphy (Excused)**
- **Motion Passes**

10. Request for Site Plan Exemption to enclose existing tower that was being used as a toilet by the homeless. Location: APN 104-341-32-00 1069 S. Main Ave. Contact: Roy Salameh. [roy@ranpac.com](mailto:roy@ranpac.com) County Planner: Chloe Hird, [chloe.hird@sdcounty.ca.gov](mailto:chloe.hird@sdcounty.ca.gov) **Design Review Board Committee**. Community Input. Voting item.

- **Motion by Jacqueline Kaiser to approve as submitted**
- **2<sup>nd</sup> – Victoria Stover**
- **Yes- Tom Harrington, Jeniene Domercq, Roy Moosa, Eileen Delaney, Stephani Baxter, Steve Brown, Mark Mervich, Jim Loge, Victoria Stover, Lee De Meo, Jacqueline Kaiser**
- **Non-Voting - Ross Pike (Excused), Anna Strahan (Excused), Michelle McCaffery (Excused), Kim Murphy (Excused)**

- **Motion Passes**

11. PDS2022- MUP-63-120W8. Major Use Permit Modification. Cell tower at the Fallbrook Sports Park. Contact: Jill Cleveland, Plancom Inc. [jill.cleveland@plancominc.com](mailto:jill.cleveland@plancominc.com) County Planner: Juliette Orozco, [juliette.orozco@sdcounty.ca.gov](mailto:juliette.orozco@sdcounty.ca.gov) **Public Facilities Committee**. Community Input. Voting Item.

- **Motion by Steve Brown to approve as submitted**
- **2<sup>nd</sup> – Lee De Meo**
- **Yes- Tom Harrington, Jeniene Domercq, Roy Moosa, Eileen Delaney, Stephani Baxter, Steve Brown, Mark Mervich, Jim Loge, Victoria Stover, Lee De Meo, Jacqueline Kaiser**
- **Non-Voting - Ross Pike (Excused), Anna Strahan (Excused), Michelle McCaffery (Excused), Kim Murphy (Excused)**
- **Motion Passes**

12. Waiver/exemption of a Site Plan for signage. Location: Cultivate, 837 and 839 Mission Rd., Fallbrook. Contact: Erin Benjamins, [erin@cultivatefallbrook.com](mailto:erin@cultivatefallbrook.com) County Planner: Dag Bunnemeyer, [dag.bunnemeyer@sdcounty.ca.gov](mailto:dag.bunnemeyer@sdcounty.ca.gov) **Design Review Board Committee**. Community Input. Voting Item.

Presenter provided two sign design plans option A and option B based on discussion with the Design Review Committee

- **Motion by Lee De Meo to approve option B as presented**
- **2<sup>nd</sup> Steve Brown**
- **Yes- Tom Harrington, Jeniene Domercq, Roy Moosa, Eileen Delaney, Stephani Baxter, Steve Brown, Mark Mervich, Jim Loge, Victoria Stover, Lee De Meo, Jacqueline Kaiser**
- **Non-Voting - Ross Pike (Excused), Anna Strahan (Excused), Michelle McCaffery (Excused), Kim Murphy (Excused)**
- **Motion Passes**

13. Request for exemption of a Site Plan for a 48 inch high fence. Location: Bonita Market, 311 N.Main Ave. Contact: Roberto Ricardez, [Roberto.45@icloud.com](mailto:Roberto.45@icloud.com) County Planner: Dag Bunnemeyer, [Dag.bunnemeyer@sdcounty.ca.gov](mailto:Dag.bunnemeyer@sdcounty.ca.gov). **Design Review Board Committee**. Community Input. Voting Item. (Previously denied at the March 21, 2022 meeting.)

Only

Chair Eileen Delany made a statement that after the Planning Group voted to deny based on information we had at the time of the vote, the county did additional research and determined that the fence will be allowed based on parking requirements and NC Fire stating it would be inconvenient but acceptable.

- This agenda item is only to address visual aspects of the fence.

Motion to continue by Victoria Stover, 2<sup>nd</sup> by Tom Harrington

- Discussion: A letter had been sent to the county stating the requesters would not return to the planning group in person. Two pictures were provided of split rail type fencing (identified by Chair Delaney as design “A” one with square rails and

“B” with round rails). Further discussion concluded that the applicant would not appear at any time in the future. It was confirmed that trees have been removed.

- After discussion Victoria Stover withdrew motion to continue
- **Motion by Mark Mervich to approve square fence design “A” with landscaping along the entire length of the fence (in accordance to the Fallbrook Landscape Design Guidelines), replant trees that had been removed with a approved “like type” tree, add pedestrian openings on each side of the new fence (this is a suggestion to address safety concerns to avoid the possibility of someone jumping the fence and injuring themselves)**
- **2<sup>nd</sup> – Jacqueline Kaiser**
- **Yes- Tom Harrington, Jeniene Domercq, Roy Moosa, Eileen Delaney, Stephani Baxter, Steve Brown, Mark Mervich, Jim Loge, Lee De Meo, Jacqueline Kaiser**
- **Abstain – Victoria Stover**
- **Non-Voting - Ross Pike (Excused), Anna Strahan (Excused), Michelle McCaffery (Excused), Kim Murphy (Excused)**
- **Motion Passes**

14. FOR PLANNING GROUP:

Authorization of Teleconferencing Meeting Option Pursuant to Government Code Section 54953(e)  
*Motion:*

Pursuant to Government Code section 54953(e)(3), a motion to find the legislative body has reconsidered the circumstances of the State of Emergency and state and local officials continue to recommend measures to promote social distancing. **Community Input. Planning Group Discussion. Voting Item.**

- **Motion by Lee De Meo May 2022 PG meeting be in person for PG members and applicants**
- **2<sup>nd</sup> Steve Brown**
- **Yes- Tom Harrington, Jeniene Domercq, Stephani Baxter, Steve Brown, Mark Mervich, Jim Loge, Victoria Stover, Lee De Meo, Jacqueline Kaiser**
- **Abstain Roy Moosa, Eileen Delaney**
- **Non-Voting - Ross Pike (Excused), Anna Strahan (Excused), Michelle McCaffery (Excused), Kim Murphy (Excused)**
- **Motion Passes**

15. If motion is passed to resume in-person meetings for Planning Group members, shall we continue with hybrid to allow the public and applicants to attend remotely? **Community Input. Planning Group. Voting Item.**

Discussion on the viability of doing virtual meetings successfully and the benefits to the community.

- **Motion by Lee De Meo to discontinue hybrid meetings until the technology can be proved to work**
- **2<sup>nd</sup>- Jacqueline Kaiser**
- **Yes- Jacqueline Kaiser, Steve Brown**
- **No - Tom Harrington, Jeniene Domercq, Roy Moosa, Eileen Delaney, Stephani Baxter, Mark Mervich, Jim Loge, Lee De Meo,**

- **Non-Voting - Ross Pike (Excused), Anna Strahan (Excused), Michelle McCaffery (Excused), Kim Murphy (Excused)**
- **Motion Failed**

Additional discussion:

- Options to improve technology
  - Concern about PG members not able to fully participate in meetings because they are focused on technology
  - Concern of possible Brown Act violation if members of the community can't fully participate in discussion due to technology
  - What the county's stance is on hybrid meeting and financing
- **Motion by Victoria Stover that Tom Harrington meet with FPUD to investigate options to use FPUD equipment as a long-term solution. Continue hybrid meeting (in person for applicants and PG members, Zoom for all others) for May 2022**
  - **2<sup>nd</sup> – Jim Loge**
  - **Yes- Tom Harrington, Jeniene Domercq, Roy Moosa, Eileen Delaney, Stephani Baxter, Mark Mervich, Jim Loge, Lee De Meo,**
  - **No- Jacqueline Kaiser, Steve Brown**
  - **Non-Voting Non-Voting - Ross Pike (Excused), Anna Strahan (Excused), Michelle McCaffery (Excused), Kim Murphy (Excused)**
  - **Motion Passes**

#### 16. FOR COMMITTEES:

Authorization of Teleconferencing Meeting Option Pursuant to Government Code Section 54953(e)  
 A motion to find there is a proclaimed state of emergency and state and local officials have imposed or recommended measures to promote social distancing authorizing teleconferenced meetings pursuant to Government Code section 54953(e). [This motion is intended to apply to all of the legislative body subcommittees this legislative body has created.] [If the legislative body does not hold a meeting within the next 30 dayd, the chair is directed to review the status of the state of emergency and whether state or local officials continue to impose or recommend measures to promote social distancing. If both conditions exist, the chair is directed to memorialize such determination in writing and such writing will be presented for ratification at the next meeting of the legislative body.] **Community Input. Planning Group. Voting Item.**

- **Motion by Victoria Stover to continue Hybrid meetings**
- **2<sup>nd</sup> – Jim Loge**
- **Yes- Tom Harrington, Jeniene Domercq, Roy Moosa, Eileen Delaney, Stephani Baxter, Steve Brown, Mark Mervich, Jim Loge, Victoria Stover, Lee De Meo, Jacqueline Kaiser**
- **Non-Voting Non-Vting - Ross Pike (Excused), Anna Strahan (Excused), Michelle McCaffery (Excused), Kim Murphy (Excused)**
- **Motion Passes**

#### 17. PLANNING GROUP BUSINESS AS NEEDED:

- Jim Loge shared PG website status

Announcements & Correspondence:

Reports:

Michele McCaffery: Policy I-1 and Brown Act Reference/ Updates  
Lee DeMeo & Jeniene Domercq: Parliamentary Procedure Reference  
Mark Mervich: Technical Advisor in-person meetings  
Tom Harrington: NCFPD Reports and information  
Jim Loge: Social Media  
Stephani Baxter: Trails Council & CSA-81  
Anna Stahan: Cal Trans  
Jacqui Kaiser: Schools  
Victoria Stover: I-15 DRB  
April agenda items \*\*

18. ADJOURNMENT – 9:40 PM

Minutes submitted by Jim Loge FCBG Secretary

NOTE: The Fallbrook Planning Group occasionally has openings on its Committees for non-elected community members.

Interested parties should contact the respective committee chairs: Land Use Committee Chair Steve Brown:([fallbrookplanning@aol.com](mailto:fallbrookplanning@aol.com)), Circulation Committee (Chair Roy Moosa: 760-723-1181), Parks & Recreation Committee (Chair Stephani Baxter: ([sbaxter.fcpg@gmail.com](mailto:sbaxter.fcpg@gmail.com)), Public Facilities Committee Chair Roy Moosa: (760-723-1181), Design Review Committee (Chair Eileen Delaney: [eileen.fallbrook@gmail.com](mailto:eileen.fallbrook@gmail.com), Ad-Hoc Cannabis Committee Chair, Kim Murphy, ([kim@fallbrookdreamhomes.com](mailto:kim@fallbrookdreamhomes.com)) This is a preliminary agenda.

If any changes are made, a final agenda will be posted at least 72 hours prior to the meeting  
Eileen Delaney, Chairperson, Fallbrook Community Planning Group & Design Review Board.

Email: [Eileen.fallbrook@gmail.com](mailto:Eileen.fallbrook@gmail.com)

OFFICIAL

PLANNING GROUP INFORMATION, AGENDAS AND MINUTES

Fallbrook Planning Group Website: [www.fallbrookplanninggroup.org](http://www.fallbrookplanninggroup.org),

FaceBook: <https://www.facebook.com/Fallbrook-Planning-Group-109111577938214> .

Agendas and other information can also be found at: <https://www.sandiegocounty.gov/pds/gpupdate/comm/fallbrook.html>.

Fallbrook Chamber of Commerce: <https://www.fallbrookchamberofcommerce.org/community-planning-group/>