

FALLBROOK COMMUNITY PLANNING GROUP
And
DESIGN REVIEW BOARD

Chair, Eileen Delaney
Eileen.fallbrook@gmail.com
Regular Meeting
Monday, November 21, 2022
7:00 PM
Fallbrook Public Utilities District Board Room

990 E. Mission Rd. Fallbrook

***For their convenience, members of the public may attend in-person or virtually through Zoom

Meeting ID: 725 856 7213- Passcode: AVOCADO –
(Phone Passcode: 8180015)

<https://us02web.zoom.us/j/7258567213?pwd=amRZRVI5NnprMFVETjA2enNDcTZaUT09>

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PRELIMINARY MINUTES

1. The November 21, 2022, meeting of the Fallbrook Community Planning Group was called to order at 7:00PM.

2. ROLL CALL

Present: Eileen Delaney, Roy Moosa, Stephani Baxter, Lee De Meo, Ross Pike, Mark Mervich, Victoria Stover, Jeniene Domercq, Michele McCaffery, Jacqueline Kaiser, Steve Brown, Jerry Kalman, Anna Strahan (online)
Excused: Tom Harrington, Jim Loge

3. PLEDGE OF ALLEGIANCE

4. APPROVAL of the October 17, 2022 meeting minutes.

Ross Pike moved to accept, Michele McCaffery 2nd; it passed unanimously by Eileen Delaney, Roy Moosa, Stephani Baxter, Lee De Meo, Ross Pike, Mark Mervich, Victoria Stover, Jeniene Domercq, Michele McCaffery, Jacqueline Kaiser, Steve Brown, Jerry Kalman, Anna Strahan (online)

5. 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.

Kathleen Lippitt reported on two issues before the Board of Supervisors:

- The County will end its zero-tolerance policy for illegal drug activity in County-supported housing or among those receiving housing-assistance. While this is in compliance with state policy, it sends a message of compliance with illegal drug use.
- Cannabis licensing by the County to the Planning Department faces some loopholes in the 2018 bill.

6. Update on Sandia Creek Drive Bridge Replacement Project. Sandra Jacobson, Ph.D., sjacobson@caltrout.org, Parks and Recreation Committee. Community Input. Non-voting item.

Dr. Jacobson reported online that the \$18 million bridge project will go into construction in the next few weeks (three weeks at earliest). The new 574-foot bridge spanning the Santa Margarita River, when complete in 2.5 years, will improve river flow, allow spawning/migration of steelhead trout, and provide safer roadway use during high water flow. The existing box-culvert roadway 160 feet upriver from the new bridge will be demolished when the steel bridge is complete. Once complete, the project will also improve trail access in the area. Features of the project are approved by the Santa Margarita Trails Council, which maintains the 18 miles of trails along the river, Wild Lands Conservancy, and other local organizations. She cited members of the development and construction team, and noted that the County is readying permits to begin construction. All existing facilities (trails, parking, etc.) will be open during construction.

Parks and Rec. Chair Stephani Baxter inquired as to whether flashing beacons are in place warning motorists of construction, to which Dr. Jacobson said the equipment is there and ready for installation. Dr. Jacobson also promised to keep the community up to date on construction progress.

7. Presentation on the County's proposed new Graffiti Removal Program. Michael Pittman, County Planner, Michael.pittman@sdcountry.ca.gov made the presentation. Community Input. Non-voting item.

Mr. Pittman reported that currently property owners are responsible for complaint-driven graffiti removal and remediation on their property. Graffiti, he said, is considered a public nuisance. He noted that in the period July 2015 to June 2020 Fallbrook had 21 reported incidents of graffiti on private property, which comes out to four per year. If under current rules, property owners do not remove the graffiti, then the violation is referred to code compliance for fines, if appropriate. He said that under the new program, when graffiti on private property (which includes, residential commercial and industrial property in unincorporated areas) is identified, the county will secure the services of licensed contractors to remove or repaint the affected surfaces. Several licensed

contractors are on file with the county and their services will be performed free of charge to the property owners.

Eileen Delaney noted that in addition to the incidents reported by the county, there were also several handled locally by the Beautification Alliance, which remediated the problems in public spaces.

Roy Moosa asked who is funding the graffiti removal efforts and was told that the Board of Supervisors initially but other sources such as through state grants are being sought.

Ross Pike inquired as to the cost for removal of graffiti and was told by Mr. Pittman that it takes eight to ten hours of staff time and it varies by the square footage and location of the graffiti.

8. Report and update on RMWD projects. Tom Kennedy, General Manager of Rainbow MWD. Community Input. Planning Group. Non-voting item.

Mr. Kennedy cancelled his participation due to personal reasons.

9. Recommendations for the PLDO priority list. County Planner: Jake Enriquez, jake.enriquez@sdcounty.ca.gov, Parks & Recreation Committee. Community Input. Voting item.

No one from the county was present. Stephani Baxter, chair of the Parks and Recreation Committee, presented her group's priority list for 2023-2024. She reported that the committee listed five items for the new priority list, as follows for projects that provide active recreation and trails in the Fallbrook area:

1. Support development of additional multi-use trails which includes adding one along Stage Coach Lane (which also involves DPW support), also another along Gird Rd. from Reche to the San Luis Rey River Park
2. Establish and support the skate park element in the new park
3. Provide more sports parks/fields in the community, especially for multi-generational uses
4. Continue to support improvement in new parks and the Fallbrook Community Center
5. And provide a recreational water feature locally

The list was compiled with input from interested residents in the area and in conjunction with CSA81.

Stephani Baxter moved to approve the list as presented and Lee De Meo 2nd. It passed unanimously by Eileen Delaney, Roy Moosa, Stephani Baxter, Lee De Meo, Ross Pike, Mark Mervich, Victoria Stover, Jeniene Domercq, Michele McCaffery, Jacqueline Kaiser, Steve Brown, Jerry Kalman, Anna Strahan (online)

10. Request for traffic calming at Mission and Hamilton (and send a letter to DPW). Jeremy Howlins, jhowlins@yahoo.com Circulation Committee. Community Input. Voting item.

The applicant did not appear. Circulation Committee Chair Roy Moosa stated that it is unfortunate when citizens make requests of the committee(s) and think that it gets the job done. They fail to understand that the committees must meet and discuss the proposed project after receiving input before submitting the project to the full Planning Group. Then it goes on the county for approval or rejection or modification. Citizens need to appear before the committees and Planning Group to explain reasons for their concern. It takes time for the Planning Group to schedule and conduct their meetings. The process has to be followed, so when someone does make a request they should understand that they need to be involved in moving the issue along.

11. Presentation for a mixed-use residential/business project. Location: 115 N. Mission Road. Applicant/Contact: Josh Brecht, josh@dmarchitect.net and Myrriah Sijabat myrriah@dmarchitect.net. Community Input. Non-voting item.

Jeremy Kahle, jeremykahle@gmail.com, presented his family's preliminary proposed two-story structure to be located at the corner of South Mission Rd. and Alvarado. As envisioned, the mixed-used project would consist of apartments on the top floor and commercial facilities on the first floor. They said they want to be consistent with design of the library, which is across the street from the proposed project.

Eileen Delaney recommended that they be cognizant of local design guidelines as well as landscaping requirements. She described the formal process for submitting a project to the county as well as the Planning Group. Ms. Delaney suggested they work with Dag Bunnemayer at the County Planning Department.

Roy Moosa stated that the community needs more housing, especially in that area. And that commercial in that area would be economically difficult to support because there is no foot traffic in that area.

Lee De Meo reiterated that they adhere to local guidelines for design, and not necessarily follow the design for the library.

The applicants indicated that they would be considering those suggestions and relay the Planning Group input to their architect and would be pleased to appear before the Planning Group as their project moves along through the development process as well as incorporate local guidelines for design and landscaping.

12. 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.

Chair Eileen Delaney noted that the use of hybrid meetings will end with the February 2023 meeting and that the Planning Group would return to all in person meetings with the March 20, 2023, meeting. This voting item pertains to the December 19, 2022, meeting.

Ross Pike Moved to approve. Victoria Stover 2nd. It was approved by Eileen Delaney, Roy Moosa, Stephani Baxter, Ross Pike, Mark Mervich, Victoria Stover, Jeniene Domercq, Michele McCaffery, Jacqueline Kaiser, Jerry Kalman, Anna Strahan.

Steve Brown and Lee DeMeo opposed.

13. 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 days, 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.

As with item 12, committee meetings as projected in December will be hybrid meetings, and the use of virtual processes will be phased out in favor of in person meetings March 20, 2023.

Ross Pike Moved to approve. Victoria Stover 2nd. It was approved by Eileen Delaney, Roy Moosa, Stephani Baxter, Ross Pike, Mark Mervich, Victoria Stover, Jeniene Domercq, Michele McCaffery, Jacqueline Kaiser, Jerry Kalman, Anna Strahan.

Steve Brown and Lee DeMeo opposed.

14. PLANNING GROUP BUSINESS AS NEEDED: Announcements & Correspondence:

There were no further reports on these topics.

Update on DPW requests; Board of Supervisors Code of Conduct 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, Zoom, meeting recordings
Stephani Baxter: Trails Council & CSA-81
Anna Stahan: Cal Trans
Jacqui Kaiser: Schools
Victoria Stover: Representative to the I-15 DRB
Roy Moosa: Representative to the Fallbrook Community Forum
Jeniene Domercq: Representative to the Fallbrook Chamber of Commerce
Sheriff's Dept. and CHP report

15. ADJOURNMENT at 8:06PM

RESPECTFULLY SUBMITTED: Jerry Kalman, interim 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),
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),
Design Review Board Committee Chair Eileen Delaney
eileen.fallbrook@gmail.com,
Ad-Hoc Cannabis Committee Chair, Jeniene Domercq
(jeniendomercq@gmail.com)

This is a preliminary agenda. If any changes are made, a final agenda will be posted at the Chamber of Commerce at least 72 hours prior to the meeting Eileen Delaney, Chairperson, Fallbrook Community Planning Group & Design Review Board.
Email: Eileen.fallbrook@gmail.com

OFFICIAL PLANNING GROUP AGENDAS, MINUTES AND INFORMATION
www.FallbrookPlanningGroup.org <https://www.facebook.com/Fallbrook-Planning-Group-109111577938214>

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