

FALLBROOK COMMUNITY PLANNING GROUP
And
DESIGN REVIEW BOARD
Chair, Eileen Delaney
Eileen.fallbrook@gmail.com

Regular Meeting
Thursday, June 22, 2023
6:30 PM

Fallbrook Public Utilities District Board Room
990 E. Mission Road Fallbrook, CA 92028

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

Meeting ID: 891 2607 4554 Pass code: 295237 Dial in by Phone: 16694449171
Meeting ID: 89126074554# Pass code: *295237#

<https://us06web.zoom.us/j/89126074554?pwd=cVB2N3V6L2ZoOXhKeFpkZVZwUGxkQT09>

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APPROVED MINUTES

1. CALL TO ORDER 7:02 PM

2. STATEMENT (just cause) and/or consideration of a Request to Participate Remotely (emergency circumstances) by a Group Member, if applicable. Voting item as necessary.

3. ROLL CALL

- Present – Jeniene Domercq, Roy Moosa, Eileen Delaney, Steve Brown, Ross Pike, Kelly Hansen, Jim Loge, Scott Spencer, Jacqueline Kaiser, JJ Neese, Debbie Williams
- Excused – Tom Harrington, Stephani Baxter, Michele Mc Caffery
- Absent – Lee De Meo

4. PLEDGE OF ALLEGIANCE

- Led by JJ Neese

5. APPROVAL of the April 17, 2023 meeting minutes.

- Motion to Approve – Jim Loge, 2nd Scott Spencer
- Yes – Jeniene Domercq, Roy Moosa, Eileen Delaney, Steve Brown, Ross Pike, Kelly Hansen, Jim Loge, Scott Spencer, Jacqueline Kaiser, JJ Neese, Debbie Williams
- Excused – Tom Harrington, Stephani Baxter, Michele Mc Caffery
- Absent – Lee De Meo

- Motion Carried

6. APPROVAL of the May 15, 2023 meeting minutes

- Motion to Approve – Jim Loge, 2nd Debbie Williams
- Yes – Jeniene Domercq, Roy Moosa, Eileen Delaney, Steve Brown, Ross Pike, Kelly Hansen, Jim Loge, Scott Spencer, Jacqueline Kaiser, JJ Neese, Debbie Williams
- Excused – Tom Harrington, Stephani Baxter, Michele Mc Caffery
- Absent – Lee De Meo
- Motion Carried

7. Presentation and update on the Palomar College, Fallbrook Campus. Dr. Star Rivera-Lacy, Superintendent and President of Palomar College. Community input. Non voting item.

- Presentation by Dr Star Rivera-Lacy Superintendent and President of Palomar College
 - She shared the successful programs and partnerships that demonstrates how Palomar College serves all of the communities represented in Fallbrook and beyond.
 - Palomar College facilities has dozens of locations throughout the county including Camp Pendelton
 - The Fallbrook Education Center is utilizing temporary buildings with plans for permanent structures in the future

8. Request for Waiver / Exemption from Site Plan for illuminated wall sign and drive thru clearance. Location: Carls Jr. 1137 Mission Rd., Fallbrook. Applicant/Contact: Peter Lapsiwala. Peter.lapsiwala@permitsandmore.com County Planner: Jason Neagles, Jason.neagles@sdcountry.ca.gov Community input. Voting item.

- With approval by FPG Chair, Peter Lapsiwala shared his presentation
- After his presentation there was a motion to approve as presented.
 - NOTE: There was poor audio and it was difficult the hear the presenter.
- Motion to Approve – Ross Pike, 2nd Debbie Williams
- Yes – Jeniene Domercq, Roy Moosa, Eileen Delaney, Steve Brown, Ross Pike, Kelly Hansen, Jim Loge, Scott Spencer, Jacqueline Kaiser, JJ Neese, Debbie Williams
- Excused – Tom Harrington, Stephani Baxter, Michele Mc Caffery
- Absent – Lee De Meo
- Motion Carried

9. Request for Waiver/Exemption from Site Plan for exterior modifications. Location: 1235 S. Mission Rd. Owner Steve Thurston. Contact: Bill Belong, Bblong1@gmail.com County Planner: Jason Neagles, Jason.neagles@sdcountry.ca.gov Community input. Voting item.

- Motion to Approve as presented – Ross Pike, 2nd Debbie Williams

- Yes – Jeniene Domercq, Roy Moosa, Eileen Delaney, Steve Brown, Ross Pike, Kelly Hansen, Jim Loge, Scott Spencer, Jacqueline Kaiser, JJ Neese, Debbie Williams
- Excused – Tom Harrington, Stephani Baxter, Michele Mc Caffery
- Absent – Lee De Meo
- Motion Carried

10. Presentation on the County's 2023 Housing Zoning Update which includes Low Barrier Navigation Centers (Homeless Shelters) by right in Commercial Zones. County Planners: Ben Larson, Lynette Tessitorre, Chief Long Range Planning, Michael Madrid, Sara Thornburgh, Heather Conklin, Alex Partida, ben.larson@sdcounty.ca.gov Community input. Voting item.

- County staff - Ben Larson, Lynette Tessitorre, Michael Madrid, Sara Thornburgh, Heather Conklin, Alex Partida – Provided a high-level view of several new laws concerning housing and how it may affect Fallbrook
- New laws may/will require less input from the local community on new housing projects
- Covering about 21 separate bills
 - State Laws on housing production
 - Density bonuses
 - Housing for people experiencing homelessness
- Several members from the community voiced concerns about how the implementation would affect our local community. There was also concern about programs that may not have proven success rates being expanded.
- Motion to make a recommendation to county to consider items listed below by Eileen Delaney, 2nd JJ Neese
 - facilities for homeless
 - Great concern about by right low barrier in the mixed - use
 - Request to have a 1000 foot distance from school be included
 - High density bonuses
 - Density bonus – maintain height restrictions at 35 feet
 - Engage email system
 - Can there be an alert when there are staffing needs to monitor new legislation
 - All projects:
 - Community should have input
 - Should Fallbrook design guidelines/standards
- Yes – Jeniene Domercq, Roy Moosa, Eileen Delaney, Steve Brown, Ross Pike, Kelly Hansen, Jim Loge, Scott Spencer, Jacqueline Kaiser, JJ Neese, Debbie Williams

- Excused – Tom Harrington, Stephani Baxter, Michele Mc Caffery
- Absent – Lee De Meo
- Motion Carried

11. Community concerns regarding traffic/road safety near 2005 Gird Rd. Community member: Catherine Robinson, ranchorobinson@sbcglobal.net Community input. Voting item.

- Motion to make a recommendation to the county (DPW) to review and determine what safety measures can be taken by Roy Moosa, 2nd Steve Brown
- Yes – Jeniene Domercq, Roy Moosa, Eileen Delaney, Steve Brown, Ross Pike, Kelly Hansen, Jim Loge, Scott Spencer, Jacqueline Kaiser, JJ Neese, Debbie Williams
- Excused – Tom Harrington, Stephani Baxter, Michele Mc Caffery
- Absent – Lee De Meo
- Motion Carried

12. Community concerns regarding accidents at E. Mission Rd and Via Zancas. Community member: Amy Scherer Elliott, amyelliott@msn.com Community input. Voting Item.

- Motion to make a recommendation to the county (DPW) to review and determine what safety measures can be taken by Eileen Delaney, 2nd Ross Pike
- Yes – Jeniene Domercq, Roy Moosa, Eileen Delaney, Steve Brown, Ross Pike, Kelly Hansen, Jim Loge, Scott Spencer, Jacqueline Kaiser, JJ Neese, Debbie Williams
- Excused – Tom Harrington, Stephani Baxter, Michele Mc Caffery
- Absent – Lee De Meo
- Motion Carried

13. Informational presentation on a proposed 61 unit senior (age 62+) affordable housing rental development located at 213-225 W. Elder St. Applicant/Contact: Ted Miyahara, San Diego Community Housing Corp and National Housing Renaissance of California, tmiyahara@ots-sdchc.org. Community input. Non voting.

10. PLANNING GROUP BUSINESS:

Reports:

Chair's report: Upcoming agenda items, Quarterly reports, Seat on SANDAG, Water detachment.

Representative to the I-15 DRB: Jeniene Domercq

Project Updates: Steve Brown & Jim Loge

Representative to the Fallbrook Community Forum & Village Association: Roy Moosa

Representative to the Fallbrook Chamber of Commerce: Jeniene Domercq

NCFPD & SD Sheriff Reports and information: Tom Harrington

Quarterly Reports (March, June, September, December) or as needed.

Trails Council & CSA-81: Stephani Baxter

Palomar College: Jacqui Kaiser
Local Schools: Kelly Hansen
Fallbrook Historical Society: Scott Spencer
Fallbrook Regional Health District: JJ Neese

13 ADJOURNMENT

***Planning Group project plans and other reference materials can be found at
www.fallbrookplanninggroup.org

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, Steve.fallbrook@aol.com

Circulation Committee Chair: Roy Moosa, roymoosacalifornia@gmail.com

Parks & Recreation Committee Chair: Stephani Baxter, stephani.fallbrook@gmail.com

Design Review Board Committee Chair: Eileen Delaney, eileen.fallbrook@gmail.com

Public Facilities Chair: Jeniene Domercq, jeniene.fallbrook@gmail.com

Ad-Hoc Cannabis Committee Chair: Jeniene Domercq, jeniene.fallbrook@gmail.com

Parliamentary Procedure: Lee DeMeo & Steve Brown

There are currently openings on the Public Facilities Committee.

This is a preliminary agenda. If any changes are made, a final agenda will be posted on the Planning Group's website and 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 Project information can be found at:

www.FallbrookPlanningGroup.org

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

<https://www.sandiegocounty.gov/pds/gpupdate/comm/fallbrook.html>.