

FALLBROOK COMMUNITY PLANNING GROUP

And

DESIGN REVIEW BOARD

Chair, Eileen Delaney

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

Regular Meeting

Monday, August 19, 2024

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\*\*\*

Join Zoom Meeting

<https://us02web.zoom.us/j/84509967763?pwd=wEpthLQrM9vqxgZFq8iWK0uP2nDavr.1>

Meeting ID: 845 0996 7763 Passcode: 925024 One tap mobile+16694449171,,84509967763# US Dial  
by your location • +1 669 444 9171 US

Meeting ID: 845 0996 7763

Para leer este agenda en español, copia y pega este texto en <https://translate.google.com/>  
“No podemos garantizar la precisión de información que está traducido por medio de Google™ Translate.  
Este servicio de traducción se ofrece como recurso adicional para información.”

Approved Minutes

1. CALL TO ORDER

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

4. PLEDGE OF ALLEGIANCE

- Pledge led by Michele McCaffery

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. No discussion. Three-minute limitation. Non-voting item.

- Kathy Morris – Asked about a town hall with Jim Desmond regarding the BESS Plant
- Magen Stuart – Concerns about the impact of social equity Canibas Program
- Kathleen Lippitt – Concerns about the impact of social equity Canibas Program

- Stephani Baxter – Rainbow Planning Group is Wednesday, Green Canyon will be closed Friday for completion of SDGE hardening project.

6. APPROVAL of the July, 2024 Minutes.

- Motion to approve by Jim Loge; 2<sup>nd</sup> Ross Pike
- Yes- Tom Harrington, Jeniene Domercq, Roy Moosa, Stephani Baxter, Steve Brown, Ross Pike, Kelly Hansen, Jim Loge, JJ Neese, Scott Spenser, Michele McCaffery
- Excused –Eileen Delaney, Jacqueline Kaiser, Lee De Meo, Debbie Williams
- Motion Carried

7. Review and approval of the final proposed Fallbrook Revitalization Plan and Design Review Standards. County Planner: Tim Vertino, [tim.vertino@sdcountry.ca.gov](mailto:tim.vertino@sdcountry.ca.gov) **Design Review Board Committee**. Community comments. Voting item.

- Presentation by Tim Vertino
- Questions from planning group and community
  - Will building heights remain at 35ft. It will be changed to 36 ft to facilitate a 3<sup>rd</sup> story with a setback. The 3<sup>rd</sup> floor will have to have a set back on the 3<sup>rd</sup> floor.
  - Do the standards allow for acceptations that the planning group will have the privilege to make recommendations. That question cannot be answered by Tim Vertino
  - Were perpendicular signage for main street. Yes, it is in the standards
  - Question about parking requirements with new and existing buildings. The county is working to remove some of the parking requirements.
- Motion to approve in addition to questions the planning group be reviewed by county staff by Michele MCCaffery; 2<sup>nd</sup> Ross Pike
- Yes- Tom Harrington, Jeniene Domercq, Stephani Baxter, Steve Brown, Ross Pike, Kelly Hansen, Jim Loge, JJ Neese, Scott Spenser, Michele McCaffery
- Excused –Eileen Delaney, Jacqueline Kaiser, Lee De Meo, Debbie Williams
- Abstain – Roy Moosa
- Motion Carried

8. Request for a B Waiver/ Exemption to the Site Plan Process for a car port with roof mount solar and two electric vehicle battery chargers. Location: Fallbrook Healthcare District, 1385 Brandon St. Fallbrook. Contact: Ivan Lara, [ivan.lara@sitelogiq.com](mailto:ivan.lara@sitelogiq.com) **Design Review Board Committee**. Community comments. Voting item.

- Discussion:
  - Will the structure be high enough for emergency vehicles to pass through? Yes
  - Will the charging stations be available to the public? Yes
- Motion to approve as presented by Stephani Baxter; 2<sup>nd</sup> Kelly Hansen
- Yes- Tom Harrington, Jeniene Domercq, Stephani Baxter, Steve Brown, Ross Pike, Kelly Hansen, Jim Loge, JJ Neese, Scott Spenser, Michele McCaffery
- Excused –Eileen Delaney, Jacqueline Kaiser, Lee De Meo, Debbie Williams
- Abstain – Roy Moosa
- Motion Carried

9. Request for waiver for as-built sea cargo containers for APN# 103-183-06 &- 10. 625 & 627 E. Mission Rd., Fallbrook to use as a sunglasses business. Applicant: Todd

Howard. [iamtoddhoward@gmail.com](mailto:iamtoddhoward@gmail.com) County Planner: Chloe Hird, [chloe.hird@sdcountry.ca.gov](mailto:chloe.hird@sdcountry.ca.gov) **Design review Board Committee.** Community Comments. Voting item.

- Postponed

10. URGENT request again to the County DPW to research ideas to mitigate accidents and speeding on East Mission Rd. Murali Pasumarthi, [murali.pasumarthi@sdcountry.ca.gov](mailto:murali.pasumarthi@sdcountry.ca.gov) Community comments. Voting item.

- Discussion-
  - Have the sheriffs dept or CHP been contacted to help with the traffic control? Yes, there is a program (Vison 0) that is data driven study to identify roads with high rates of accidents. But the data is 2 years old and does not take the traffic flow changes since the Sandia Creek Gate was installed in and there are up to thousands on more cars on E Mission.
- Recommendation for FPG to write a letter to DPW to follow up on letter sent by FPG after March meeting. The letter should be copied to SANDAG, CHP, CATRANS, Camp Pendelton traffic advisory committee, and Sheriffs Dept
- Motion to approve by Kelly Hansen; 2<sup>nd</sup> Tom Harrington
- Yes- Tom Harrington, Jeniene Domercq, Roy Moosa, Stephani Baxter, Steve Brown, Ross Pike, Kelly Hansen, Jim Loge, JJ Neese, Scott Spenser, Michele McCaffery
- Excused –Eileen Delaney, Jacqueline Kaiser, Lee De Meo, Debbie Williams
- Motion Carried

10. Santa Margarita River Trail Preserve. Request for recommendations to be included in a letter supporting the construction and installation of a Parking Lot Bio-filtration Basin at the Preserve. Contact: Zach Kantor-Anaya, [Zach.k@thewildlandsconservancy.org](mailto:Zach.k@thewildlandsconservancy.org) Voting item.

- Recommendation for FPG to write a letter in support
- Motion to approve by Roy Moosa; 2<sup>nd</sup> Ross Pike
- Yes- Tom Harrington, Jeniene Domercq, Roy Moosa, Stephani Baxter, Steve Brown, Ross Pike, Kelly Hansen, Jim Loge, JJ Neese, Scott Spenser, Michele McCaffery
- Excused –Eileen Delaney, Jacqueline Kaiser, Lee De Meo, Debbie Williams
- Motion Carriedor SHP

11. Santa Margarita River Trail Preserve. Request for recommendation to be included in a letter supporting Trailhead Improvement Projects. The Wildlands Conservancy is seeking to improve Sandia Creek, Willow Glen and Rock Mountain trailheads. Contact: Zach Kantor-Anaya, [Zach.k@thewildlandsconservancy.org](mailto:Zach.k@thewildlandsconservancy.org)

- Voting Item.
- Recommendation for FPG to write a letter in support
- Motion to approve by Stephani Baxter; 2<sup>nd</sup> Roy Moosa
- Yes- Tom Harrington, Jeniene Domercq, Roy Moosa, Stephani Baxter, Steve Brown, Ross Pike, Kelly Hansen, Jim Loge, JJ Neese, Scott Spenser, Michele McCaffery
- Excused –Eileen Delaney, Jacqueline Kaiser, Lee De Meo, Debbie Williams
- Motion Carried

12. Request for vacation of small alley. Location: Entrance off West Elder St. adjacent to APNs #103-22-20-00 and 103-222-23-00. See Exhibit -A for legal description. Applicant: Fallbrook Senior Apartments, LP. Contact: John Wurster, [jwurster@ots-sdchc.org](mailto:jwurster@ots-sdchc.org),

Tentative County Planner: Devan Benchetrit, [Devan.benchetrit@sdcountry.ca.gov](mailto:Devan.benchetrit@sdcountry.ca.gov) Community Comments.  
Voting item.

- Motion to approve by JJ Neese; 2<sup>nd</sup> Steve Brown
- Yes- Tom Harrington, Jeniene Domercq, Roy Moosa, Stephani Baxter, Steve Brown, Ross Pike, Kelly Hansen, Jim Loge, JJ Neese, Scott Spenser, Michele McCaffery
- Excused –Eileen Delaney, Jacqueline Kaiser, Lee De Meo, Debbie Williams
- Motion Carried

### 13. PLANNING GROUP BUSINESS:

Reports:

Chair's report:

Representative to the I-15 DRB: Jeniene Domercq

Project Updates: Steve Brown & Jim Loge

Representative to the Fallbrook Community Forum: Eileen Delaney

Representative to the 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

### 14. ADJOURNMENT

---

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](mailto:steve.fallbrook@aol.com), Circulation Committee Chair Roy Moosa: 760-723-1181), Parks & Recreation Committee Chair Stephani Baxter: ([stephani.fallbrook@gmail.com](mailto:stephani.fallbrook@gmail.com)), Public Facilities Committee Chair Roy Moosa: (760-723-1181), and Design Review Committee Chair Eileen Delaney: ([eileen.fallbrook@gmail.com](mailto:eileen.fallbrook@gmail.com)), Ad-Hoc Cannabis Committee Chair, Jeniene Domercq, [jeniene.fallbrook@gmail.com](mailto:jeniene.fallbrook@gmail.com)

This is a preliminary agenda. If any changes are made, a final agenda will be posted at the Fallbrook Chamber of Commerce (111 S Main Avenue) at least 72 hours prior to the meetings).

Eileen Delaney, Chairperson, Fallbrook Community Planning Group & Design Review Board.  
Email: [Eileen.Fallbrook@gmail.com](mailto:Eileen.Fallbrook@gmail.com)

OFFICIAL  
PLANNING GROUP AGENDAS, MINUTES AND INFORMATION  
Website: [www.fallbrookplanninggroup.org](http://www.fallbrookplanninggroup.org)  
FaceBook: <https://www.facebook.com/Fallbrook-Planning-Group-109111577938214>  
Agendas can also be found at:  
<https://www.sandiegocounty.gov/pds/gpupdate/comm/fallbrook.html>.