

REVISED AND FINAL AGENDA

FALLBROOK COMMUNITY PLANNING GROUP

And

DESIGN REVIEW BOARD

Chair, Eileen Delaney

Eileen.fallbrook@gmail.com

Regular Meeting

MONDAY, MAY 19, 2025

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/89662186129?pwd=Xo0cqQwJKwLW9FslmpBB4X1p1EDFb.1>

Meeting ID 896 6218 6129 **Pass code:** 558514

One tap mobile: 16694449171,,89662186129# US

Dial in by Phone: 16694449171 **Meeting ID:** 89662186129# **Pass code:** * 558514#

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AGENDA

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
4. PLEDGE OF ALLEGIANCE
5. PARLIAMENTARIAN Rules of Order and procedures for meetings
6. 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 (speaking time may be adjusted depending on the number of speakers) Non-voting item.
7. APPROVAL of the March, 17, 2025 Minutes.

8. APPROVAL of the March 27, 2025 Special Meeting

9. APPROVAL April 21, 2025 minutes.

10. Passerelle Project at the Northeast Quadrant of the SR-76 and I-15 Interchange adjacent to Horse Ranch Creek Road. Additional parking and larger garage sizes. Applicant/Agent: Chris Brown, Chris@alchemycg.com County Planner: Sean Oberbauer, sean.oberbauer@sdcounty.ca.gov Community input. Voting item.

11. PDS2024-STP-24-012 Presentations of a revised Site Plan for a proposed commercial site. The applicant proposes a 6,321 S.F. gas station, 3,800 S.F. convenience store, 2,635 S.F. commercial drive through restaurant, and a total of 56 parking spaces. The 2.63-acre project site is located at 2385 Via Monserate, Fallbrook. Contact: Ahmad Ghaderi ahmadg@asengineer.com County Planner: Andrew Holtz, Andrew.holtz@sdcounty.ca.gov Community input. Non voting.

12. Letter to Supervisor Desmond acknowledging the importance of the downtown parking lot remaining as a parking lot; supporting a sale to a Fallbrook non-profit for this purpose; requesting assistance from the County to accomplish this. Community input. Voting item.

13. Letter to Supervisor Desmond regarding the future use or uses of the Zeke Weaver Ball Fields after the sale to the County. Community input. Voting item.

14. PLANNING GROUP BUSINESS:

Reports:

*Chair's report- Public Facilities Committee will now be the Public Facilities and Safety Committee. Please contact the Chair Jeniene Domercq if you would like to continue serving on the Committee.

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:

Local Schools: Kelly Hansen

Fallbrook Historical Society: Scott Spencer

Fallbrook Regional Health District: JJ Neese

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

OFFICIAL

PLANNING GROUP AGENDAS, MINUTES AND INFORMATION

Website: 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>.