

FALLBROOK COMMUNITY PLANNING GROUP

And

DESIGN REVIEW BOARD

Chair, Eileen Delaney

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

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Approved Minutes

1. CALL TO ORDER 6:32

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, Eileen Delaney, Stephani Baxter, Steve Brown, Ross Pike, Kelly Hansen, Jim Loge, Lee De Meo, Alvo Alvidres, Scott Spencer, Kathleen Morris, JJ Neese, Debbie Williams

4. PLEDGE OF ALLEGIANCE - Led by Lila Hargrove

5. PARLIAMENTARIAN Rules of Order and procedures for meetings – Reviewed by Steve Brown

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.

No items

7. APPROVAL of the March, 17, 2025 Minutes.

- Motion to approve by Steve Brown; 2<sup>nd</sup> Tom Harrington
- Yes- Tom Harrington, Jeniene Domercq, Roy Moosa, Eileen Delaney, Stephani Baxter, Steve Brown, Ross Pike, Kelly Hansen, Jim Loge, Lee De Meo, Alvo Alvidres, Scott Spencer, Kathleen Morris, JJ Neese, Debbie Williams
- Motion Carried

8. APPROVAL of the March 27, 2025 Special Meeting

- Motion to approve as submitted by Aldo Alvidres; 2<sup>nd</sup> Steve Brown
- Yes- Tom Harrington, Jeniene Domercq, Roy Moosa, Eileen Delaney, Stephani Baxter, Steve Brown, Ross Pike, Kelly Hansen, Jim Loge, Alvo Alvidres, Kathleen Morris, JJ Neese
- Abstain- Scott Spencer, Debbie Williams, Lee De Meo
- Motion Carried

9. APPROVAL April 21, 2025 minutes.

- Motion to approve with spelling correction and note to be provided by Ross Pike on agenda item 8 by Steve Brown; 2<sup>nd</sup> Ross Pike
- Yes- Tom Harrington, Jeniene Domercq, Roy Moosa, Eileen Delaney, Stephani Baxter, Steve Brown, Ross Pike, Kelly Hansen, Jim Loge, Lee De Meo, Alvo Alvidres, Scott Spencer, Kathleen Morris, JJ Neese, Debbie Williams
- Motion Carried
- As of July 7, 2025, Ross Pike has not responded to requests for language to be added.

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@alchemygc.com](mailto:Chris@alchemygc.com) County Planner: Sean Oberbauer, [sean.oberbauer@sdcounty.ca.gov](mailto:sean.oberbauer@sdcounty.ca.gov) Community input. Voting item.

- Applicant Chris Brown gave a update to the Planning Group of actions requested by the Planning Group.
- The following concerns were addressed:
  - Parking – agreed to build the garage 20x20
  - Parking – added increased the guest parking plan to add 16 additional parking spaces
  - PLDO Funds – All PLDO requirements are being met
- Motion to approve by Roy Moosa; 2<sup>nd</sup> Steve Brown
- Yes- Tom Harrington, Jeniene Domercq, Roy Moosa, Eileen Delaney, Stephani Baxter, Steve Brown, Ross Pike, Jim Loge, Lee De Meo, Scott Spencer, Kathleen Morris, Debbie Williams
- No - Alvo Alvidres, Kelly Hansen, JJ Neese
- Motion Carried

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](mailto:ahmadg@asengineer.com) County Planner: Andrew Holtz, [Andrew.holtz@sdcounty.ca.gov](mailto:Andrew.holtz@sdcounty.ca.gov) Community input. Non voting.

- Applicant gave a brief presentation of the revised plan. Although this was not a voting item, each of the Planning Group members individually voiced their opposition to the project. The following concerns were discussed:
- This project is not compatible with the Fallbrook Community Plan or the Fallbrook Design Standards.
- It proposes to take a lovely, quiet rural area, directly adjacent to a residential area, and turn it into a large, highly visible, high volume, completely paved center with lights, noise, odors & constant traffic 24 hours a day.
- The project is completely out of character and scale with the surrounding community.
- The project takes away the residents' peace and tranquility and quiet enjoyment 16-24 hours a day and night with noise, odors, lights and traffic.
- This project is in a high fire area and will contain toxic, flammable chemicals.
- The project is in a flood plain and there is the potential for gas tanks to leak and pollute the San Luis Rey Riverbed.
- The single driveway in and out of the project off of Via Monserate is too short for the volume of cars that the project projects and will cause a back up both off and on Via Monserate and potentially Pala Rd/ Hwy 76.
- The interior circulation pattern does not appear to be able to handle amount of traffic trips that will be generated by this project.
- Staff has reviewed the Cultural Resource Report dated September 2024, prepared by Rincon Consultants. The report requires revisions & mitigation will be required
- This project location is inappropriate. It violates the regulations on Hwy 76 which is designated as a scenic Road.
- The zoning on this parcel was never intended for the high volume use this project will bring.
- There are multiple biological issues.
- Building aesthetics do not appear to be in compliance with our Design Standards.
- Will bring crime to the area.
- Will bring an added strain to the local Fire Dept for medical calls.
- Will bring light pollution.
- Will cause even more dangerous driving conditions on Hwy 76 and Via Monserate.

12. Letter to the County 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.

- Motion to send letter as amend the letter by Tom Harrington, 2nd Ross Pike
- Yes- Tom Harrington, Jeniene Domercq, Eileen Delaney, Stephani Baxter, Steve Brown, Ross Pike, Kelly Hansen, Lee De Meo, Alvo Alvidres, Kathleen Morris, Debbie Williams
- Abstain – Jim Loge, Scott Spencer
- Recuse - JJ Neese, Roy Moosa
- Motion Carried
- Motion to send letter as amended the letter by Tom Harrington, 2nd Lee DeMeo
- Yes- Jeniene Domercq, Eileen Delaney, Steve Brown, Lee De Meo, Alvo Alvidres, Debbie Williams, Scott Spencer, Kathleen Morris
- No - Jim Loge, Kelly Hansen, Stephani Baxter, Tom Harrington

- Abstain- Ross Pike
- Recuse - JJ Neese, Roy Moosa
- Motion Carried

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.

- Motion to send letter as amend the letter by Stephani Baxter, 2nd Jim Loge
- Discussion – Ross Pike requested the latter not be sent until after the sale of the property is complete. The timing would have the letter sent after the county BOD make a recommendation. Ross Pike noted he is on the NC Fire BOD and has no financial interest in the letter being sent.
- Ross Pike made amendment the letter be sent after escrow closes.
- Vote on motion to amend
- Motion to send letter
- Yes- Tom Harrington, Jeniene Domercq, Roy Moosa, Eileen Delaney, Steve Brown, Ross Pike, Kelly Hansen, Lee De Meo, Scott Spencer, Kathleen Morris, JJ Neese, Debbie Williams
- No - Stephani Baxter, Alvo Alvidres
- Motion Carried

#### 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 10:06 PM

Minutes submitted by Jim Loge

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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 & Safety Committee Chair

Jeniene Domercq, [jeniene.fallbrook@gmail.com](mailto:jeniene.fallbrook@gmail.com) and Design Review Board 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.  
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OFFICIAL  
PLANNING GROUP AGENDAS, MINUTES AND INFORMATION

Website: [www.fallbrookplanninggroup.org](http://www.fallbrookplanninggroup.org)

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Agendas can also be found at:

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