

FALLBROOK COMMUNITY PLANNING GROUP

And

DESIGN REVIEW BOARD

Chair, Eileen Delaney

Eileen.fallbrook@gmail.com

Regular Meeting

MONDAY, JULY 21, 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

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This is a preliminary agenda.

Please check our website 72 hours prior to the meeting to see if there are any changes.

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 COMMENTS. 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 May, 2025 Minutes.

8. Presentation of ADU (Accessory Dwelling Unit) Ordinance. County Planner: Amber Jagers, amber.jagers@sdcounty.ca.gov Public Comments. Planning Group Comments. Non voting.

9. Discretionary Permit for PDS2024-TM-5652 Tentative Map. Peppertree Park 2nd Iteration Review of Peppertree Park Villages 7 & 8. Contacts: Howard Justus, hjustus@justusenterprise.com, Sean Davey, Sdavey@justusenterprise.com. County Planner: Cathleen Katy Phan, cathleen.phan@sdcounty.ca.gov **Design Review Board Committee**. Public comments. Voting item.

10. Request for a letter supporting a grant that would designate Fallbrook as a Cultural Art District. Contact: Karen Trapane, Alliance of Arts Organizations, ktrapane@fallbrookschoolofthearts.org Public input. Voting item.

11. PDS2025-MUP-25-004 (Project name: 02970) Major Use Permit for a two tier wireless faux Eucalyptus facility with an exception for a total structure height of 63.2 ft. Location: 2137 E. Mission Rd. Project Contact: Bardo.Osorio@eukongroup.com County Planner: Patricia Calderon, Patricia.calderon@sdcounty.ca.gov **Public Facilities and Safety Committee**. Public Comments. Voting item.

12. Presentation of the proposed location(s) for street spanning archway sign(s). Site plan modification for Fallbrook's Signs & Banners in the Public Right of Way Program. (Fallbrook Chamber of Commerce is the lead organization in Fallbrook). Contact: Lila Hargrove, Fallbrook Chamber CEO, Lila.hargrove@fallbrookchamberofcommerce.org County Planner, Ernest Hartley, Program Manager, County Dept. of Public Works. Public Comments. **Public Facilities & Safety Committee**. Voting item.

13. Update on the Cannabis Ordinance. Jeniene Domercq, Cannabis Ad-hoc Chair. Non-voting.

14. Appoint Heather Mitchell, Fallbrook Sheriff's Station Crime Prevention Specialist, to serve on the Public Facilities and Safety Committee as a public safety advisor. Voting item.

15. Re-appoint Jim Loge to the Public Facilities Committee. Voting item.

16. Retroactive: Minor Deviation for a new commercial wall sign for Wells Fargo, 103-224-10-00 Contact: Steven Therriault, Steve@signtech.com County Planner: Luisangel Melendrez, Luisangel.Melendrez@sdcounty.ca.gov **Design Review Board Committee**. Public comments. Voting item.

17. Retroactive: Waiver of B Designator for new T Mobile sign 104-390-07-00 , 1139 S Mission Rd. Contact: Kasey Clark, kaseyuc@akcservices.net County Planner: Luisangel Melendrez, Luisangel.Melendrez@sdcounty.ca.gov **Design Review Board Committee**. Public comments. Voting item.

18. Retroactive: Waiver of B Designator for a 19 ft sliding gate and a 20 ft fence at Avocado Place Apartments. 303 Clemmens Lane. Contact: Joseph Sandoval, jmineralwells@gmail.com County Planner: Elora Sanchez, elora.sanchez@sdcounty.ca.gov **Design Review Board Committee**. Public Comments. Voting item.

19. PLANNING GROUP BUSINESS:

Reports:

Chair's report- Community Candidate Forum

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 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 on our website 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

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Agendas can also be found at:

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