

FALLBROOK COMMUNITY PLANNING GROUP

And

DESIGN REVIEW BOARD

Chair, Eileen Delaney

Eileen.fallbrook@gmail.com

Regular Meeting

MONDAY, SEPTEMBER 15, 2025

6:30 PM

Fallbrook Public Utilities District Board Room

990 E. Mission Road Fallbrook, CA 92028

***Members of the public may attend in-person **or** virtually through Zoom ***

Join Zoom Meeting

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FINAL AGENDA 9/12/2025

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. AGENDA CHANGES
7. 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.

8. APPROVAL of the August 18, 2025 Minutes.

9. Minor Deviation for a generator at Crestwood Behavioral Health, 624 E. Elder. Contact: Mike Cantelmi, mike@legfresno.com County Planner: Chris Zermeno chris.zermeno@sdcounty.ca.gov **Design Review Board Committee**. Public comments. Voting.

10. Urgent request to DPW for the installation of a signal on Fallbrook Street by the new Village View Park. Flashing crosswalk lights are being ignored by drivers and the glare from the sun at certain times of the day makes it very difficult for drivers to see pedestrians crossing Fallbrook Street. **Circulation Committee**. Public comments. Voting item.

11. Update on BESS (Battery Energy Storage System) **Public Facilities Committee**. Public comments. Non Voting.

12. PDS2025-TM5664 “The Arbors” residential project at the old Nickerson’s Nursery at the corner of Stagecoach Lane/Gumtree/E. Mission Road across from William Frazier Elementary School. Proposed project will be a total of 48 dwelling units which includes 3 low income units, using density bonus laws for waivers and incentives Contact: Sean Kilkenney, Nolen Communities, skilkenny@nolencommunities.com County Planner: Bronwynn Brown, bronwynn.brown@sdcounty.ca.gov **Land Use Committee and Design Review Board Committee**. Public Comments. Voting item.

13. Waiver request for a “new build” sign at the Village Square located at the corner of Main Ave. and Alvarado. Contact: Roy Moosa, Fallbrook Village Association, roymoosacalifornia@gmail.com **Design Review Board Committee**. Public comments. Voting.

14. Request to the County Parks & Rec Dept. for shade solutions in multiple areas of Village View Park to protect visitors from the elements. **Parks & Rec Committee**. Public comments. Voting.

15. DPW/ Circulation Priority List. **Circulation Committee**. Public comments. Voting.

16, Request for County Real Estate Dept (Real Property) to provide a list of available parcels for potential parkland acquisition. **Parks & Rec Committee**. Public comments. Voting.

16. Letter to PDS to op-OUT of the proposed ADU Zoning Ordinance Update that would allow the sale, condominium of ADUs and JADUs. Public comments. Voting.

17. 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

18. 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

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