

FALLBROOK COMMUNITY PLANNING GROUP

And

DESIGN REVIEW BOARD

Chair, Eileen Delaney

Eileen.fallbrook@gmail.com

Regular Meeting

MONDAY, OCTOBER 20, 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 ***

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

One tap mobile: 16694449171,,89662186129# US

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This is a preliminary agenda.

Please check our website 72 hours prior to the meeting for any changes.

www.fallbrookplanninggroup.org

Approved

October 20, 2025

1. CALL TO ORDER – 6:31 PM

- Welcome Boy Scout Troop # 731 – Citizenship Merit Badge Awarded

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, Aldo Alvidres, Scott Spencer, Kathleen Morris
- Late Arrival: JJ Neese (Arrived about 6:50 PM)
- Excused: Debbie Williams

4. PLEDGE OF ALLEGIANCE-

- Boy Scout Troop # 731

5. PARLIAMENTARIAN Rules of order and procedures for meetings

- Reviewed by Steve Brown

6. AGENDA CHANGES

- Arbors project will not be on the agenda tonight

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.

- Community member concerns about small cell tower installation
- Peggy Wells – Concern about hand painted parking spaces behind Arts and Cultural Center causing safety issues and out of process actions.
- County Planning Commission meeting for Cannabis Program
 - Becky Rapp –Noted that the supervisors would hear the item on January 25, followed by another return to the commissioners. Ms. Rapp highlighted a concern that staff at the Planning Commission meeting seemed unaware of the Santa Barbara lawsuit documentation, which had been provided by Fallbrook and other planning groups
 - Eileen Delany Expressed disappointment with the Planning Commission, stating they appeared not to have read the 14 pages of comments and documentation, including the Carpinteria lawsuit, submitted by the group regarding the cannabis programmatic EIR. She reiterated that the county is attempting to allow cannabis grows, cultivation, and dispensaries in unincorporated areas, which the group has strongly opposed.

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8. APPROVAL of the September 15, 2025 Minutes.

- Motion to approve by Jim Loge; 2nd Aldo Alvidres
- Yes: Tom Harrington, Jeniene Domercq, Roy Moosa, Eileen Delaney, Stephani Baxter, Steve Brown, Ross Pike, Kelly Hansen, Jim Loge, Aldo Alvidres, Scott Spencer, Kathleen Morris
- Abstain: Lee De Meo
- JJ Neese was not present
- Excused: Debbie Williams

9. APPROVAL of the August, 2025 minutes

- Motion to approve by Jim Loge; 2nd Ross Pike
- Yes: Tom Harrington, Jeniene Domercq, Roy Moosa, Eileen Delaney, Stephani Baxter, Steve Brown, Ross Pike, Kelly Hansen, Jim Loge, Lee De Meo, Aldo Alvidres, Scott Spencer, Kathleen Morris
- JJ Neese was not present
- Excused: Debbie Williams

10. Request for Waiver of B Designator Site Plan to replace the existing patio with a 559 sf patio and add a new 129 sf ADA restroom. Location: Mariscos Pacifica, 111 N Vine St. Contact: Leo Romero. Romeroleo283@gmail.com, County Planner: Elora Ramos, elora.ramos@sdcounty.ca.gov **Design Review Board Committee**. Public comments. Voting.

- Applicant was not present
- Eillen Delaney noted they had been before the Design Review Committee and the committee had no objections

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

11. Request for Waiver of B Designator for an illuminated sign. Location: Boost Mobile 1075 E. Mission Road, Suite E. Contact: Carlos Avila, carlos@3xsigns.com County Planner: Chloe Hird, Chloe.hird@sdcountry.ca.gov. **Design Review Board**, Public comments. Voting.

- The Design Review Board Committee had no issues. The Chair noted that the business had removed unauthorized advertising flags.
- Motion to approve by Jim Loge; 2nd Aldo Alvidres
- Yes: Tom Harrington, Jeniene Domercq, Roy Moosa, Eileen Delaney, Stephani Baxter, Steve Brown, Ross Pike, Kelly Hansen, Jim Loge, JJ Neese, Lee De Meo, Aldo Alvidres, Scott Spencer, Kathleen Morris
- Excused: Debbie Williams

12. Presentation for a proposed Discretionary Permit for a Specific Plan - PDS2025-SP-25-001 at Pala Road State Route 76, approximately ¼ mile east of I-15. . Proposed project is for a four year residential based college. Contact: Bradleyburke@gmail.com . County Planner: Sean Oberbauer, sean.oberbauer@sdcountry.ca.gov Land Use Committee. Public Comments Non voting.

- Representatives presented plans for a 1,600-student college on 72 acres of land on SR-76, approximately a quarter mile east of I-15
- The project would include academic buildings, student housing, faculty housing, and sports facilities
- Development would occur in four phases over approximately 20 years
- Community concerns included:
 - Traffic safety on narrow roads and dangerous turns on SR-76
 - Fire evacuation risks with only one entrance/exit
 - Environmental impact on wildlife and natural habitat
 - Light pollution affecting the rural character
 - Property value impacts for neighboring residents
- Planning group concerns included:
 - The property is currently in an Agricultural Preserve zone
 - Fire safety and evacuation routes
 - Traffic impacts on already dangerous roads
 - Potential for high-density housing if the college isn't approved
- County planner Sean Oberbauer noted the project would require full environmental review and Board of Supervisors approval

13. PDS2025-ABC-25-005 Request for Liquor License- Type 20 Off-sale beer & wine. Location: Fallbrook Station, LLC convenience store & gas station. (existing licenses exceed the number allowed & premises located in a high crime reporting area.) County Planner: Patricia Calderon, patricia.calderon@sdcountry.ca.gov Public Comments. Voting.

- Sheriff's Department expressed concerns about the area being over-concentrated with licenses and having high crime rates
- Recommended conditions included bottle size limitations, operating hours restrictions, and staff training
- Motion to approve with Sheriff's Department recommendations by Jim Loge; 2nd JJ Neese

- Yes: Tom Harrington, Jeniene Domercq, Roy Moosa, Eileen Delaney, Ross Pike, Kelly Hansen, Jim Loge, JJ Neese, Lee De Meo, Aldo Alvidres, Scott Spencer, Kathleen Morris
- No: Steve Brown, Stephani Baxter
- Excused: Debbie Williams

14. PDS 25, PDS- 25-058 Request of Variance for setbacks for an addition to a residence. Location: 1120 Old Stage, Fallbrook. Contact: Mikewilsonconstruction@gmail.com County Planner: Aidan Pulley, aidan.pulley@scounty.ca.gov **Land Use Committee**. Public comments . Voting.

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

15. PDS2025-MUP-74-120W1M7 - Pala Mesa Resort Wedding Venue. Project includes removing the existing wedding venue tent to be replaced with a permanent structure, also includes a Boundary Adjustment to merge these two parcels Contact: Steve Rawlings, ser@rawlingspm.com County Planner: Jill Cleveland, Jill.Cleveland@sdcounty.ca.gov **Design Review Board Committee**, Public Comments. Voting

- Facility would accommodate up to 200 people for weddings and business conferences
- The Pala Band of Mission Indians purchased the resort in 2023 and has invested in numerous improvements
- Design Review Board recommended approval
- Motion to approve by Steve Brown; 2nd Lee De Meo
- Yes: Tom Harrington, Jeniene Domercq, Roy Moosa, Eileen Delaney, Stephani Baxter, Steve Brown, Ross Pike, Kelly Hansen, Jim Loge, JJ Neese, Lee De Meo, Aldo Alvidres, Scott Spencer, Kathleen Morris
- Excused: Debbie Williams

16. PDS2025-TPM-21:489, Tentative Parcel Map for three lots. Location: 464 Stewart Canyon Road. Contact: Kamal Sweis, kss@ks-engr.com. County Planner: Benjamin Cereceres, benjamin.Ce PMreceres@sdcounty.ca.gov **Land Use Committee**. Public comments. Voting.

- Land Use Committee had no objections
- Motion to approve by Tom Harrington; 2nd Lee De Meo
- Yes: Tom Harrington, Jeniene Domercq, Roy Moosa, Eileen Delaney, Stephani Baxter, Steve Brown, Ross Pike, Kelly Hansen, Jim Loge, JJ Neese, Lee De Meo, Aldo Alvidres, Scott Spencer, Kathleen Morris
- Excused: Debbie Williams

17. PDS 25-008 Mission storage re-design Location: 1305 E Mission Rd Contact: Andrew Bertha Andrew@boulderridgecapital.com County Planner: Chris Jacobs, **Design Review Board Committee**. Public Comments. Voting.

- Redesign of previously approved storage facility project due to construction method changes
- Design Review Board had no objections

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

18. PDS 25-006 Design exception to not underground one utility pole. Location: Mission Storage 1305 E Mission Rd Contact: Andrew Bertha Andrew@boulderridgecapital.com County Planner: Chris Jacobs, Christopher.jacobs@sdcounty.ca.gov **Design Review Board Committee**. Public Comments. Voting.

- Design Review Board had no objections
- Motion to approve by Aldo Alvidres; 2nd Scott Spencer
- Yes: Tom Harrington, Jeniene Domercq, Roy Moosa, Eileen Delaney, Stephani Baxter, Steve Brown, Ross Pike, Kelly Hansen, Jim Loge, JJ Neese, Lee De Meo, Aldo Alvidres, Scott Spencer, Kathleen Morris
- Excused: Debbie Williams

19. Request to discontinue Zoom due to ongoing connectivity problems. Regulations require canceling a meeting if zoom isn't functioning prior to the start of a meeting. Regulations also require halting a meeting if there are technical problems and meetings cannot proceed if technical problems are not resolved. Public comments. Voting.

- Motion to continue after explore all options by Stephani Baxter; 2nd Jim Loge
- Yes: Tom Harrington, Jeniene Domercq, Roy Moosa, Eileen Delaney, Stephani Baxter, Steve Brown, Ross Pike, Kelly Hansen, Jim Loge, JJ Neese, Aldo Alvidres, Scott Spencer, Kathleen Morris
- Abstain – Lee De Meo
- Excused: Debbie Williams

20. Re-appoint Jeniene Domercq to the I-15 DRB. Voting.

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

21. Discussion of improvements or modifications to Village View County Park (831 E Fallbrook Street, Fallbrook, CA) and directing those recommendations to CSA-81 and the County of San Diego Parks and Recreation Department for implementation. Public comment. Voting.

- Community feedback collected by Ross Pike included requests for:
 - Additional parking spaces by removing some planters
 - Fencing around the open field area
 - Water fountain for dogs at the dog park
 - Speed bumps on Moro Road
 - Addressing sand accumulation on sidewalks
 - Creating a safer drop-off area by the children's play area
 - More consistent unlocking of side gates during park hours
 - Addressing dust issues in the dog park
- Stephanie noted shade structures are a priority but cost approximately \$100,000 each

- Issues will be referred to the Parks and Recreation Committee

22. 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

20. ADJOURNMENT – 9:22 PM

Minutes submitted by Jim Loge

Rev01 – Noted late arrival for roll call, corrected language in call to order statement, punctuation on item 19

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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