

FALLBROOK COMMUNITY PLANNING GROUP

Eileen Delaney, Chair  
Eileen.fallbrook@gmail.com

JANUARY 2025 COMMITTEE MEETINGS AGENDAS  
**REVISED 1/10/2025**

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LAND USE COMMITTEE

Chair: Steve Brown  
[steve.fallbrook@aol.com](mailto:steve.fallbrook@aol.com)

TUESDAY, JANUARY 14, 2024  
10:00 AM

**138 SOUTH. BRANDON ROAD  
FALLBROOK, CA 92028**

Agenda

1. CALL TO ORDER
  2. PUBLIC FORUM. Opportunity for members of the public to speak to the Committee on any subject matter within the Committee’s jurisdiction but not on today’s agenda. Three-minute limitation. Non-discussion and non-voting item.
  3. Comments regarding the Public Disclosure Period for the Passerelle General Plan Amendment, Specific Plan Amendment and addendum to the previously Certified EIR. Location: The Northeast Quadrant of the SR-76 and I-15 Interchange adjacent to Horse Ranch Creek Road. Applicant/Agent: Chris Brown, [Chris@alchemycg.com](mailto:Chris@alchemycg.com) County Planner: Sean Oberbauer, [sean.oberbauer@sdcounty.ca.gov](mailto:sean.oberbauer@sdcounty.ca.gov) **Land Use and Design Review Committees.** Community input. Voting item.
  4. Comments for a proposed three story townhome project with 130-160 ownership units. Location: 545 Aviation, Fallbrook. Applicant: Eric Thies, [eric.thies@kidder.com](mailto:eric.thies@kidder.com) **Land Use and Design Review Committee.** Community input. Non voting item..
  5. ADJOURNMENT
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CIRCULATION COMMITTEE

Chair Roy Moosa  
[roymoosacalifornia@gmail.com](mailto:roymoosacalifornia@gmail.com)

WEDNESDAY, JANUARY 15, 2025  
2:00 PM

**138 SOUTH. BRANDON ROAD  
FALLBROOK, CA 92028**

Agenda

1. CALL TO ORDER
2. PUBLIC FORUM. Opportunity for members of the public to speak to the Committee on any subject matter within the Committee’s jurisdiction but not on today’s agenda. Three-minute limitation. Non-discussion and non-voting item.

3. Discussion regarding speeding on Olive Hill Rd, and the request for speed bumps or other traffic calming measures. Requested by community member Stephanie Spark, [sparksteph@aol.com](mailto:sparksteph@aol.com). **Circulation Committee**. Community Input. Voting item.

4. Request for comments. The Fallbrook Regional Health District is exploring a potential community-wide transportation option. This is an opportunity to partner with a national transportation provider. Community support for both rider-ship estimates and for financial collaboration is needed. Presenter: Rachel Mason: [rmason@fallbrookhealth.org](mailto:rmason@fallbrookhealth.org) **Circulation Committee**. Community input. Non-voting item.

5. Priority list for DPW's Capital improvements and maintenance projects for County maintained assets. **Circulation Committee**. Community input. Voting item.

Project may be related to safety, capacity, accessibility, and operations. Types include:

- Road Reconstruction/Reconfiguration/New Roads: Adding/modifying street lighting, drive lanes, turn lanes, bike lanes, roundabouts, new striping, paving a dirt road, or improving a road slope.
- Bridges Repair/Reconstruction: Adding/modifying street lighting, lanes, or bike lanes.
- Sidewalks/Pathways/Pedestrian Access Ramps: Adding/modifying sidewalks, pathways, and ramps.
- Drainage: Improvements and cleaning of publicly maintained roadways and waterways, as evidenced by trash accumulation, blocked drainage, or other indicators of persistent historical flooding.
- Intersection Improvements: Repair traffic signals or install new signals and turn lanes.
- Road Resurfacing: Maintenance such as asphalt resurfacing, approximately 1 mile or less.

## 6. ADJOURNMENT

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### DESIGN REVIEW BOARD COMMITTEE

Chair Eileen Delaney

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

WEDNESDAY, JANUARY 15, 2025

9:30 AM

**138 SOUTH. BRANDON ROAD  
FALLBROOK, CA 92028**

### Agenda

#### 1. CALL TO ORDER

2. Request for a Site Plan Exemption (PDS-554) for a proposed wall mounted sign. Location: Kettle on Main, 139 S. Main Ave. Fallbrook, CA (APN 103-221-20-00). Applicant: Givino Rossini, [Givino@kettleongrand.com](mailto:Givino@kettleongrand.com) County Planner: Jeffrey Melo, [Jeffrey.melo@sdcountry.ca.gov](mailto:Jeffrey.melo@sdcountry.ca.gov) **Design Review Committee**. Community input. Voting item.

3. Comments regarding the Public Disclosure Period for the Passerelle General Plan Amendment, Specific Plan Amendment and addendum to the previously Certified EIR. Location: The Northeast Quadrant of the SR-76 and I-15 Interchange adjacent to Horse Ranch Creek Road. Applicant/Agent: Chris Brown, [Chris@alchemycg.com](mailto:Chris@alchemycg.com) County Planner: Sean Oberbauer, [sean.oberbauer@sdcountry.ca.gov](mailto:sean.oberbauer@sdcountry.ca.gov) **Land Use and Design Review Committees**. Community input. Voting item

4. Comments for a proposed three story townhome project with 130-160 ownership units. Location: 545 Aviation, Fallbrook. Applicant: Eric Thies, [eric.thies@kidder.com](mailto:eric.thies@kidder.com) **Land Use and Design Review Committee**. Community input. Non voting item.

## 5. ADJOURNMENT

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### PARKS & RECREATION COMMITTEE

Chair Stephani Baxter  
[stephani.fallbrook@gmail.com](mailto:stephani.fallbrook@gmail.com)

WEDNESDAY, JANUARY 15, 2025  
11:30 AM

**138 SOUTH. BRANDON ROAD  
FALLBROOK, CA 92028**

#### Agenda

1. CALL TO ORDER
  2. PUBLIC FORUM. Opportunity for members of the public to speak to the Committee on any subject matter within the Committee's jurisdiction but not on today's agenda. Three-minute limitation. Non-discussion and non-voting item.
  3. Recommendations for the 2025/2026 PLDO priority list. County Contact: Mark Kieser, [mark.kieser@sdcounty.ca.gov](mailto:mark.kieser@sdcounty.ca.gov) **Parks & Recreation Committee**. Community input. Voting item.
  4. ADJOURNMENT
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### PUBLIC FACILITIES COMMITTEE

Chair: Jeniene Domercq  
[jeniene.fallbrook@gmail.com](mailto:jeniene.fallbrook@gmail.com)

THE PUBLIC FACILITIES COMMITTEE WILL NOT MEET THIS MONTH

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### FALLBROOK COMMUNITY PLANNING GROUP OFFICERS AND CHAIRS MEETING

Chair Eileen Delaney  
[eileen.fallbrook@gmail.com](mailto:eileen.fallbrook@gmail.com)

MONDAY, JANUARY 27, 2025  
10:00 AM

Fallbrook Chamber of Commerce Board Room  
111 S. Main Ave., Fallbrook, CA 92028

#### AGENDA

1. CALL TO ORDER.
2. PUBLIC FORUM. Opportunity for members of the public to speak to the Committee on any subject matter within the Committee's jurisdiction but not on today's agenda. Three-minute limitation. Non-discussion and non-voting item.
3. DISCUSSION / VOTING ITEMS AS NEEDED:
  - Committees and Members/ Changes
  - Agenda items.
  - Community Concerns
  - Website/ Social Media
  - County Updates on new ordinances, State laws
4. 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](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 Committee Chair Roy Moosa: (760-723-1181), and Design Review 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.  
Email: [Eileen.Fallbrook@gmail.com](mailto:Eileen.Fallbrook@gmail.com)

OFFICIAL  
PLANNING GROUP AGENDAS, MINUTES AND INFORMATION  
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