

FALLBROOK COMMUNITY PLANNING GROUP

Eileen Delaney, Chair
Eileen.fallbrook@gmail.com

SEPTEMBER 2025 COMMITTEE MEETINGS AGENDAS

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COMMITTEE MEETINGS ARE IN-PERSON ONLY

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

FINAL AGENDAS- 8/4/2025

LAND USE COMMITTEE

Chair: Steve Brown
steve.fallbrook@aol.com

TUESDAY, SEPTEMBER 9, 2025
9:30 AM

Fallbrook Health District Wellness Center
1636 East Mission Road, Fallbrook, CA 92028

AGENDA

**** A Site Tour is scheduled prior to the meeting. Meet at the Wellness Center at 8:00AM.

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. 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, skilkwnny@nolencommunities.com County Planner: Bronwynn Brown, bronwynn.brown@sdcounty.ca.gov **Land Use Committee and Design Review Board Committee.** Public Comments. Voting item.

4. ADJOURNMENT

CIRCULATION COMMITTEE

Chair Roy Moosa
roymoosacalifornia@gmail.com

WEDNESDAY, SEPTEMBER 10, 2025
2:00 PM

Fallbrook Health District Wellness Center
1636 East Mission 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. 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**. Community input. Voting item.

4. DPW/ Circulation Priority List. Public comments. Voting.

5. ADJOURNMENT

DESIGN REVIEW BOARD COMMITTEE

Chair Eileen Delaney
Eileen.fallbrook@gmail.com

WEDNESDAY, SEPTEMBER 10, 2025
9:30 AM

Fallbrook Health District Wellness Center
1636 East Mission 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. Minor Deviation for a generator. Location: 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.

4. Presentation by the Fallbrook Regional Health District for the proposed expansion of their Demonstration Kitchen at the Community Health and Wellness Center, 1636 E. Mission Rd. Contact: Rachel Mason, rmason@fallbrookhealth.org **Design Review Board Committee**. Non voting.

5. 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 951-283-0591. County Planner: Elora Ramos, elora.ramos@sdcounty.ca.gov **Design Review Board Committee**. Public comments. Voting.

6. 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 bonus laws for waivers and incentives Contact: Sean Kilkenney, Nolen Communities, skilkwnny@nolencommunities.com County Planner: Bronwynn Brown, bronwynn.brown@sdcounty.ca.gov **Land Use Committee and Design Review Board Committee.** Public Comments. Voting item.

7. Update on the proposed residential project at 545 Aviation for 134 Townhome units. Contact: Eric Thies, eric.thies@kidder.com **Design Review Board Committee.** Public comments. Non Voting.

8. 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@sdcounty.ca.gov. **Design Review Board,** Public comments. Voting.

9. 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.

10. ADJOURNMENT

PARKS & RECREATION COMMITTEE

Chair Stephani Baxter
stephani.fallbrook@gmail.com

WEDNESDAY, SEPTEMBER 10, 2025
11:45 AM

Fallbrook Health District Wellness Center
1636 East Mission 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.

3. PLDO priority list. Public comments. Voting.

4. 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.

5. 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.

6. ADJOURNMENT

PUBLIC FACILITIES & SAFETY COMMITTEE

Chair: Jeniene Domercq
jeniene.fallbrook@gmail.com

PUBLIC FACILITIES WILL NOT MEET THIS MONTH

FALLBROOK COMMUNITY PLANNING GROUP
OFFICERS AND CHAIRS MEETING

Chair Eileen Delaney
eileen.fallbrook@gmail.com

MONDAY, SEPTEMBER 22, 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

ZOOM

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, 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

These are preliminary agendas.

If any changes are made, a final agenda will be posted on our website, at least 72 hours prior to the meetings.

Eileen Delaney, Chairperson, Fallbrook Community Planning Group & Design Review Board.
Email: Eileen.Fallbrook@gmail.com

OFFICIAL

PLANNING GROUP AGENDAS, MINUTES AND INFORMATION

Website: www.fallbrookplanninggroup.org

FaceBook: <https://www.facebook.com/Fallbrook-Planning-Group-109111577938214>

Agendas and other information can also be found at:

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