

FALLBROOK COMMUNITY PLANNING GROUP

And

DESIGN REVIEW BOARD

Chair, Eileen Delaney

Eileen.fallbrook@gmail.com

Regular Meeting

MONDAY, JANUARY 19, 2026

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

<https://us02web.zoom.us/j/89662186129?pwd=Xo0cqOqwJKwLW9FslmpBB4X1p1EDFb.1>

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

One tap mobile: 16694449171,,89662186129# US

Dial in by Phone: 16694449171 **Meeting ID:** 89662186129# **Pass code:** * 558514#

Para leer este agenda en español, copia y pega este texto en <https://translate.google.com/>
“No podemos garantizar la precisión de información que está traducido por medio de Google™ Translate.
Este servicio de traducción se ofrece como recurso adicional para información.”

Please check our website 72 hours prior to the meeting for any agenda changes.
www.fallbrookplanninggroup.org

Approved Minutes

1. CALL TO ORDER 6:32 PM
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.
 - NA
3. ROLL CALL
 - Present –Tom Harrington, Jeniene Domercq, Roy Moosa, Eileen Delaney, Stephani Baxter, Steve Brown, Ross Pike, Kelly Hansen, Jim Loge, Aldo Alvidres, Kathie Morris
 - Excused – Lee De Meo, Scott Spencer, Debbie Williams, JJ Neese
4. PLEDGE OF ALLEGIANCE – Kathy Morrison
5. PARLIAMENTARIAN Rules of order and procedures for meetings
 - Reviewed by Steve Brown
6. AGENDA REVIEW
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. Three-minute limitation

(speaking time may be adjusted depending on the number of speakers) No discussion. Non-voting item.

- Public comments by Mark Mervich, Luisa Cano and Lief Hansen.

8. APPROVAL of the November, 2025 Minutes.

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

9. Tentative Map and Site Plan - PDS2025-TM-5666/PDS2025-STP-25-024. 545 W. Aviation Project name: Allen Site, 134 ownership town homes each with two car attached garages, guest parking and amenities. Contact: Eric Thies, erichthies.relna@gmail.com **Design Review Committee**. Public comments. Voting.

- Planning Group Requested the applicant consider: Gate the project, Pathway/trail to Don Dessault Park, Off white Stucco. Water tanks.
- Overall, the planning group commented that it is a good project and thanked the applicant for being receptive to requests by members.
- Motion to approve: Eileen Delany, Ross Pike
- Yes- Tom Harrington, Jeniene Domercq, Roy Moosa, Eileen Delaney, Stephani Baxter, Steve Brown, Ross Pike, Kelly Hansen, Jim Loge, Aldo Alvidres, Kathie Morris
- Excused – Lee De Meo, Scott Spencer, Debbie Williams, JJ Neese
- Motion Carried

10. Request of Waiver of Site Plan for a metal storage building. Location: 2505 Wilt Rd. Contact: Derek Berg, derek@madesigning.com . County Planner: Chloe Hird, chloe.hird@sdcounty.ca.gov **Design Review Committee**. Community comments. Voting.

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

11. Request to paint the curb red in front of 342 Industrial Way (Fallbrook Gymnastics) to enhance visibility of cars approaching from the east. Request from property owner: Anne Odermatt, ANNE@ANTRINONLINE.COM **Circulation Committee**. Public comments. Voting.

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

12. Review of 2026 CIP list. **Circulation Committee**. Public comments. Voting.

- Request item 18 be amended to add left turn lane along E Mission for left turn's into and out of side streets between Hamilton and 15 Hamilton. Item 27 clarify off Morrow Road
- Motion to approve with requested changes: Ross Pike, 2nd Roy Moosa
- Yes- Tom Harrington, Jeniene Domercq, Roy Moosa, Eileen Delaney, Stephani Baxter, Steve Brown, Ross Pike, Kelly Hansen, Jim Loge, Aldo Alvidres, Kathie Morris
- Excused – Lee De Meo, Scott Spencer, Debbie Williams, JJ Neese
- Motion Carried

13. Update of the BOS direction for the Socially Equitable Cannabis Program from their January 14 meeting. Public comments. Non- voting

- Members of the PG that spoke at the BOS Meeting noted the BOS did not listen and acted disrespectful towards members that did not have the same views as the majority of the BOS had.
- Noted every planning group voted against the moving forward with the Cannabis Program
- Community members suggested using all forms of social media and letters to all newspapers. To help getting more community input.

14. Request for the continuation of a sidewalk adjacent to the new Village View Park. **Circulation Committee.** Public comments. Voting item.

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

15. Continued discussion of whether to continue using Zoom to allow members of the public to attend virtually. Community comments. Voting.

- Motion to continue Zoom: Ross Pike, 2nd Kelly Hansen
- Yes- Tom Harrington, Jeniene Domercq, Roy Moosa, Eileen Delaney, Stephani Baxter, Ross Pike, Kelly Hansen, Jim Loge, Aldo Alvidres, Kathie Morris
- No – Steve Brown
- Excused – Lee De Meo, Scott Spencer, Debbie Williams, JJ Neese
- Motion Carried

16. PLANNING GROUP BUSINESS:

a. Committee membership. Voting

LAND USE

1. Steve Brown, Chair
- 2 Jeniene Domercq
- 3 Jim Loge
- 4 Stephani Baxter
- 5 Aldo Alvidres
- 6 Roy Moosa
- 7.

Community Members

8. Mick Kubota

9. Stu Ross
10. Jerry Kalman
11. Lisa Hargrove

CIRCULATION

- 1 Roy Moosa, Chair
- 2 Jeniene Domercq
- 3 Ross Pike
4. Tom Harrington
5. Stephani Baxter
- 6.
- 7.

Community Members

8. Tom Mintum
9. Lila Hargrove
10. Peggy Brown
11. Mark Mervich.

DESIGN REVIEW

1. Eileen Delaney, Chair
2. Steve Brown
3. Jeniene Domercq
- 4 Jim Loge
- 5 Aldo Alvidres
- 6 Roy Moosa
- 7

Community Members

8. Lila Hargrove
9. Kari Hoyer
10. Jean Dooley
- 11.

PARKS & RECREATION

1. Stephani Baxter, Chair
2. Jim Loge-
3. Ross Pike
- 4 JJ Neese
- 5 Tom Harrington
- 6 Jeniene Domercq
- 7

Community Members

- Kari Hoyer-
Mark Hoyer
Nicole Benitez
Lauren Tutill
Bryan

PUBLIC FACILITIES

1. Jeniene Domercq, Chair
- 2 Steph Baxter
- 3 Kelly Hansen
- 4 Jim Loge
- 5 Ross Pike
- 6 Tom Harrington
- 7 JJ Neese

Community members

8. Lila Hargrove

9. Peggy Brown

10.

11.

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

b. Election of Planning Group: Chair, 1st Vice Chair, 2nd Vice Chair and Secretary. Voting.

- Nomination of Eileen Delany for chair by Steve Brown, 2nd Aldo Alvidres
- Nomination of Stephani Baxter for 1st chair by Jim Loge, 2nd Kathy Morris
- Nomination of Jeniene Domercq for 2nd chair by Jim Loge, 2nd Eileen Delaney
- Nomination of Jim Loge for Secretary by Ross Pike, 2nd Eileen Delaney

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

17. ADJOURNMENT – 8:52

Minutes submitted by Jim Loge

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

Agendas can also be found at:
<https://www.sandiegocounty.gov/pds/gpupdate/comm/fallbrook.html>.