

I-15 Design Review Board

Minutes

October 23, 2024 Meeting - 6pm
Valley Center Community Hall #3
28246 Lilac Road Valley Center CA 92082
Meeting ID: 884 9666 5771
Passcode: I-15DRB

Delores Chavez Harmes-Chair
Greg Doud
Kerry Garza
Jeniene Domercq
Jared Rowley

Virtual capabilities are dependent on audio/visual device available at community hall

Zoom Link: <https://us02web.zoom.us/j/88496665771?pwd=mSzd5KkEGnm4HZHasU44F83lco6JcV.1>

ROLL CALL: Delores Chavez Harmes-P Greg Doud-P Kerry Garza-Excused
 Jeniene Domercq-P Jared Rowely-P

- A. Call to Order:** The meeting was called to order at 6:05pm and the pledge was recited.
- B. Public Comments:** No public comments.
- C. APPROVAL OF MINUTES:** Motion to approve July 10, 2024 by Greg Doud with second by Jeniene Domercq.
- D. ACTION ITEMS:**

1. **Kwan Chi Lai: PDS-554** Site Plan B Special Area (APN 109-310-65-00 *old* / 10-310-27-00 *new*) 5590 Rainbow Creek Rd. Fallbrook, CA 92028 Request for Exemption from Site Plan. As built unpermitted structures for code violation case. Zoned RR.

- a) Building #1 –4,025sf main house
- b) Building #2 to be relocated – 53sf structure without housed electric – used for storage
- c) Building #3 to be removed – 126sf structure on top of 8ft above ground deck – used for bicycle storage
- d) Building #4 to be removed – 140sf structure on top of 9ft above ground deck – used as gazebo
- e) Building #5 – 40ft long cargo container – used as storage
- f) Building #6 – 675sf shade structure attached to cargo container with unpermitted bathroom – used as patio & storage
- g) Building #7 – 102.5sf structure with housed electric – used as storage
- h) Building #8 – 126sf structure with housed electric – used as storage
- i) Building #9 – 461sf carport and half bath – used as storage (bed is set up in this unit)
- j) Building #10 – 340sf front patio converted to enclosed living space

Illegal grading and 10 unpermitted structures in total. Questions asked what structures are used for? Why the need for excessive amount of storage areas. Have permits for these structures been applied for? Looking to apply for MUP for after building permit is issued. Rainbow planning group required electrical plan needs major corrections. Code violations for commercial tour busses bringing large amounts of visitors (upwards of 100) to property. Currently they do not have event permits. PDS is willing to allow moving forward with the structures separate from the grading violations.

Property owner proposes three phases to rectify violations:

1. Short term – cooperate with county and community to bring building #10 up to code-enclosures, windows, etc. as well as all other remaining 9 buildings/structures.
2. Mid term – apply for temporary permits for no more than 60 events per year. This will not be accomplished until all violations are rectified.
 - a. Only 3 to 4 permanent residents are on property
3. Long term – attain MUP
 - Owner: Nhut Minh & Dudash Ronald 714-858-2232 thichminhnhut1@gmail.com
 - Owner's agent: Kwan Chi Lai 760-294-2577 designs@simplifiedbuilders.com
 - County Project Manager: Jeffrey Melo 858-694-2262 jeffrey.melo@sdcounty.ca.gov
 - **Due to the many unresolved issues including grading and electrical, no vote was taken on project. Project will be reevaluated when all violations have been resolved.**

2. **Javier Ventura:** (APN 108-251-18-00) 4040 Pala Mesa Drive Fallbrook, CA 92028

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One story, single family residence 1178 SF on 3.11 acres.

a) Owner: Javier Ventura 714-858-2232 javiventura84@yahoo.com

• Owner's agent: Anne Parizeau 760-201-3347 annethearchitect@gmail.com

• County Project Manager: Jason Neagles 858-495-5201 jason.neagles@sdcounty.ca.gov

• **Tabled to November 2024**

3. **Salem Christian Homes PDS2024-MUP-24-009** (APN 172-120-10-00) 8747 Indian Hill Road
Develop four, single story 10 bed full memory care skilled nursing facility on 19.46 acres. (Major Impact Services and Utilities). The proposal also includes administrative buildings and six one-bedroom lodges for visiting families.
Zoned RR, General Plan SR-4. This project will need rezoning.

a) Owner: Arie Wilgenburg/Rob Bollins 760-746-9244 rbollins@salemchristianhomes.org

• Owner's agent: Paul Dan 760-929-2288 xt 407 pdan@hwi-pe.com

• County Project Manager: Cathleen Phan 619-756-5903 cathleen.phan@sdcounty.ca.gov

• **Tabled to 2025**

E. GROUP BUSINESS

1. Pala Mesa Community project is now open for public review.
2. **Next Meeting:** November 13, 2024

F. ADJOURNMENT: