

I-15 Design Review Board

January 29, 2025 Meeting - 6pm

Valley Center Library

29200 Cole Grade Rd. 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 Greg Doud Kerry Garza
Jeniene Domercq Jared Rowely

A. PLEDGE OF ALLEGIANCE

B. PUBLIC COMMUNICATION: Opportunity for members of the public to speak to the Group on any subject matter within the Group's jurisdiction that is not on the posted agenda.

C. APPROVAL OF MINUTES: October 23, 2024.

D. ACTION ITEMS:

1. **Passerelle: PDS2021-SPA-21-001, PDS2021-GPA-21-003, PDS2021-TM-5338R, PDS2021-STP-21-013, PDS2021-ER-03-02-059C** 50 day public comment period for project ends February 7, 2025. Project initially presented to I-15DRB May 21, 2021. Project consists of the conversion of a portion of the Campus Park Specific Plan designated for 157,000 square feet of Office Professional Uses to a 138 multi-family residential development. The Project is located in the Northeast Quadrant of the SR-76 and I-15 Interchange adjacent to Horse Ranch Creek Road in the Fallbrook Community Planning Area and I-15 Design Review Corridor in unincorporated San Diego County.
 - Owner: Passerelle, LLC 858-757-0700 xt 23
 - Owner's agent: Hedy Levine REC Consultants 619-326-6025 hedy@reconsultants.com
 - County Project Manager: Sean Oberbauer 619-323-5287 sean.oberbauer@sdcounty.ca.gov
2. **Javier Ventura: (APN 108-251-18-00) 4040 Pala Mesa Drive Fallbrook, CA 92028**
One story, single family residence 1178 SF on 3.11 acres.
 - 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
3. **Ranch Archangels: 27253 Mountain Meadow Road Escondido CA 92026 (APN 186-101-04-00)** Request for exemption from site plan waiver for "B" Special Area Regulation for employee housing and garage. Farm Employee housing with an attached garage and patio cover. Project was approved by I-15DRB on May 8, 2024. However, they updated the plans, and the updated set of plans needs to be reviewed again.
 - **PDS2024-RESACC-000225:** Employee Housing #2
 - Owner: Ranch Archangels, LLC
 - Owner's agent: Dallas Booker 858-759-5170 / Craig Frieauf, FRIEHAUF ARCHITECTS INC 858-792-6116
 - County Project Manager: Chloe Hird 619-987-3015
4. **8774 Sherwood Forest Court PDS2024-MUP-24-009 (APN 172-040-80-00)**
Single family dwelling with attached garage request Site Plan B Waiver.
 - Owner: Ibrahim Jalal Rahman 760-497-3795
 - Owner's agent: Muna Rahman 760-524-0932 munaj.rahman@outlook.com
 - County Project Manager: Jason Neagles 858-495-5201 Jason.Neagles@sdcounty.ca.gov
5. **Canyon Heights Road Fallbrook, CA 92028 (APN 102-330-25-00)**
Manufactured single family home request Site Plan B Waiver.
 - Owner: Josh Hobbs 619-213-2214 j.hobbs@pacifichomes.net
 - Owner's agent: Nichol Smith 619-646-8657 nks.services@yahoo.com

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E. GROUP BUSINESS

1. **Next Meeting:** Tentative February 5, 2025

F. ADJOURNMENT: