

I-15 Design Review Board

Minutes

October 22, 2025 Meeting - 6pm

Valley Center Community Hall

28246 Lilac Road Valley Center, CA 92082

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

ROLL CALL: Delores Chavez Harmes-Present Greg Doud-Present Kerry Garza-Present
Jeniene Domercq-Present Jared Rowely-Absent

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: Motion to approve minutes from August 13, 2025 by Greg Doud with second by Jeniene Domercq.

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** 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. First review of project presented questions related to street parking, guest parking spaces & garage sizes. Units are very tight in proximity to each other which presents potential for trash can problems. Garages have since been redesigned to 20x20sf without the loss of lots and added 32% more guest parking spots from 49 spots to 65 guest parking spots. Fire hydrants were shifted over to allow for more parking but also required an additional fire hydrant which was also added. Plan is to go before planning commission in the beginning of 2026. Trash enclosures are still unknown at this time but individual cans will be kept inside residential garages.
 - 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
 - **Motion to approve Passerelle by Kerry Garza with second by Jenine Domercq**
 - **Vote: Aye-4, Nay-0, Abstentions-0, Absent-1**
2. **Cargo Containers PDS2025-ENF-GEN-000079**(APN 172-140-51-00) 1152 Tarek Terrace, Vista CA 92084. Request for four sea cargo containers for commercial agriculture storage. Containers have been existing in an avocado grove. A complaint was submitted to the county which resulted in a code violation. Some of the previous containers have been removed with only these 4 (four) sea cargo containers remaining on the property. Usage is for storing equipment and fertilizers for the working avocado grove. Location is one mile away from the I-15fwy.
 - **Owner:** Israel Marin 760-801-7439 israelmarin@sbcglobal.net
 - **Owner's Agent:** Christopher Clark 619-636-7690 cwcperrmitsanddraft@gmail.com
 - **County Project Manager:** Jason Negles 858-495-5201 Jason.Neagles@sdcounty.ca.gov
 - **Motion to approve 4 sea cargo containers by Dee Chavez Harmes with second by Greg Doud**
 - **Vote: Aye-4, Nay-0, Abstentions-0, Absent-1**
3. **Pala Mesa Resort Wedding & Banquet Venue:** 2001 Old Hwy 395 Fallbrook CA 92028 (APN 108-412-03-00 & 108-400-19-00) Minor Deviation to the Major Use Permit at Pala Mesa Resort that includes removing the existing wedding venue tent to be replaced with a permanent structure. Property has undergone major updates to hotel rooms, main building as well as renovations to golf course. Food and beverage catering events have been under a tent which is aged and leaking. New structure will have a botanical/gazebo look which is actually a few feet smaller than existing tent. Grade to restrooms will be reduced and ADA compliant. Localized outdoor lighting will be used for events. Project completion expected after lot line survey completed apx. March 2026.

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- **Owner:** Pala Mesa Resort
- **Owner's Agent:** Steve Rawlings 951.667.5152 ser@rawlingspm.com
- **County Project Manager:** Jill Cleveland 619-916-2484 jill.cleveland@sdcounty.ca.gov
- **Motion to approve Pala Mesa Resort Wedding & Banquet venue by Dee Chavez Harmes with second by Jenine Domercq**
- **Vote: Aye-4, Nay-0, Abstentions-0, Absent-1**

4. GROUP BUSINESS

1. **Next Meeting: November 12, 2025**