

FALLBROOK COMMUNITY PLANNING GROUP

And

DESIGN REVIEW BOARD

Chair, Eileen Delaney

[Eileen.fallbrook@gmail.com](mailto:Eileen.fallbrook@gmail.com)

Regular Meeting

Monday, April 17, 2023

7:00 PM

Fallbrook Public Utilities District Board Room

990 E. Mission Road Fallbrook, CA 92028

**\*\*\*For their convenience, members of the public may attend in-person or virtually through Zoom \*\*\***

Meeting ID: 891 2607 4554 Pass code: 295237 Dial in by Phone: 16694449171

Meeting ID: 89126074554# Pass code: \*295237#

<https://us06web.zoom.us/j/89126074554?pwd=cVB2N3V6L2ZoOXhKeFpkZVZwUGxkQT09>

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## Approved Minutes

1. CALL TO ORDER 7:02

2. OATH OF OFFICE

- Eileen Delaney swore in Michele McCaffery

3. STATEMENT (just cause) and/or consideration of a Request to Participate Remotely (emergency circumstances) by a Group Member, if applicable. Voting item as necessary.

4. ROLL CALL

- Present –Jeniene Domercq, Roy Moosa, Eileen Delaney, Stephani Baxter, Ross Pike, Kelly Hansen, James Loge, Lee De Meo, Scott Spencer, Jaqueline Kaiser, Debbie Williams
- Excused - Tom Harrington, JJ Neese, Steve Brown

5. PLEDGE OF ALLEGIANCE

- Led by Michele McCaffery

6. APPROVAL of the March 20, 2023 meeting minutes.

- Motion to approve with correction noted by Ross Pike was present for voting item 8 in by Jim Loge, 2<sup>nd</sup> Ross Pike

- Yes –Jeniene Domercq, Roy Moosa, Eileen Delaney, Stephani Baxter, Ross Pike, Kelly Hansen, James Loge, Lee De Meo, Scott Spencer, Jaqueline Kaiser, Debbie Williams
- Excused - Tom Harrington, JJ Neese, Steve Brown
- Motion carried

7. PUBLIC FORUM. Opportunity for members of the public to speak to the Group on any subject within the Group’s jurisdiction but not on today’s agenda. Three-minute limitation. Non-voting item.

8. HOUSING BLUEPRINT PRESENTATION: Natalia Hentschel, County Engagement Manager, [natalia.hentschel@sdcountry.ca.gov](mailto:natalia.hentschel@sdcountry.ca.gov) Community Input, Voting as necessary.

- Presentation by Natalia Hentschel
- Many members of the planning group and community voiced strong concern of impact to Fallbrook’s rural community
- No vote taken

9. CANNABIS ORDINANCE UPDATE. Staff: Conor McGee [conor.mcgee@sdcountry.ca.gov](mailto:conor.mcgee@sdcountry.ca.gov) Acting Chief Dept Operations Code Compliance Division. Audrey Hamilton, [Audrey.hamilton@sdcountry.ca.gov](mailto:Audrey.hamilton@sdcountry.ca.gov), LU Environmental Planning Manager. Community Input. Discussion. Voting.

- Presentation by Audrey Hamilton addressing the design guidelines for future Cannabis ordinances.
- Members of the planning group provided made recommendations and questions of clarification,
- FPG Chair Eileen Delaney will schedule a townhall open to the public for further discussion and input.

10. Request for Waiver / Exemption from Site Plan Permit Processing for new signage at Pearl Laundry 322 E. Mission Rd. Contact: Faris Matar, [greatsigns@sbcglobal.net](mailto:greatsigns@sbcglobal.net). County Planner: Dag Bunnemeyer, [dag.bunemeyer@sdcountry.ca.gov](mailto:dag.bunemeyer@sdcountry.ca.gov). **Design Review Board Committee.** Community Input. Voting item.

Faris Matar shared his presentation that had not been changed to comply changes requested by Design Review. Changes were not made as requested.

- Motion to continue by Lee De Meo, 2<sup>nd</sup> Ross Pike
- Yes –Jeniene Domercq, Roy Moosa, Eileen Delaney, Stephani Baxter, Ross Pike, Kelly Hansen, James Loge, Lee De Meo, Scott Spencer, Jaqueline Kaiser, Debbie Williams
- Excused - Tom Harrington, JJ Neese, Steve Brown
- Motion carried

- 11. TPM 21251, APN 105-075-05 Request to subdivide 2.71 acres into four lots plus a remainder for five single family dwelling units at the north end of Rancho Ryan Road north of Hillcrest Lane. Owner: Peter Keserovich, [pete.keserovich@gmail.com](mailto:pete.keserovich@gmail.com). Contact: Patrick Harrison, [harrisonce@aol.com](mailto:harrisonce@aol.com). County Planner Michelle Chan,

[michelle.chan@sdcountry](mailto:michelle.chan@sdcountry). **Land Use Committee**. Community Input. Voting Item (Continued from April 2017)

- Project applicant requested the item be pulled from the agenda
- Many members of the community spoke voicing multiple concerns with the project

12. TL698 Wood to Steel (W2S) SDGE Fallbrook Fire Hardening Presentation. Contact: Dallin Young, SDGE Public Affairs Manager, [dyoung1@sdge.com](mailto:dyoung1@sdge.com) Community Input. Non voting.

- Dallin Young shared plans to replace certain wood powerline poles with metal poles to improve public safety

13. New Historic Photo Mural on the former Walkins Livery Stable, 123 E. Alvarado St. Fallbrook Art in Public Places. Contact: Contact Jerri Patchett, [fjpatchett@sbcglobal.net](mailto:fjpatchett@sbcglobal.net) . Community Input. Voting.

- Motion to continue by Lee De Meo, 2<sup>nd</sup> Debbie Williams
- Yes –Jeniene Domercq, Roy Moosa, Eileen Delaney, Stephani Baxter, Ross Pike, Kelly Hansen, James Loge, Lee De Meo, Scott Spencer, Jaqueline Kaiser, Debbie Williams
- Excused - Tom Harrington, JJ Neese, Steve Brown
- Motion carried

14. DECARBONIZATION REPORT from the Fact Finding/Study Session. Stephan Baxter with Jeniene Domercq, Debbie Williams and Steve Brown. Community Input. Discussion and recommendations. Voting Item as necessary.

- Stephanie Baxter gave a report on the current status of the Decarbonization. Many concerns how Fallbrook will be impacted
- Motion to send a letter to the county with all of the planning groups concerns by Stephani Baxter, 2<sup>nd</sup> Jim Loge
- Yes –Jeniene Domercq, Roy Moosa, Eileen Delaney, Stephani Baxter, Ross Pike, Kelly Hansen, James Loge, Lee De Meo, Scott Spencer, Jaqueline Kaiser, Debbie Williams
- Excused - Tom Harrington, JJ Neese, Steve Brown
- Motion carried

15. Planning and Sponsor Group Chairs' request for Policy I-1 update to include a provision for a Chairs "coalition"(name to be decided) for the purpose of more representation in the County's unincorporated areas, and initially with an advisory seat on SANDAG. Community Input. Voting.

- Pulled from April agenda

16. Discussion on the Homeless situation in Fallbrook. Proposed joint special meeting/community town hall with the Planning Group and the Revitalization Committee. Community Input. Discussion. Voting.

- Motion to continue by Eileen Delaney, 2<sup>nd</sup> Kelly Hansen
- Yes –Jeniene Domercq, Roy Moosa, Eileen Delaney, Stephani Baxter, Ross Pike, Kelly Hansen, James Loge, Lee De Meo, Scott Spencer, Jaqueline Kaiser, Debbie Williams
- Excused - Tom Harrington, JJ Neese, Steve Brown
- Motion carried

17. Update from Stephani Baxter, Parks & Rec Committee Chair on Vickie Swensen and the noise concerns. Community Input. Discussion. Non-voting.

18. Proposal to change the Planning Group meeting start time to 6:00 PM. Community Input. Voting.

- Motion to change start time to 6:30 by Kelly Hansen, 2<sup>nd</sup> Debbie Williamson
- Yes – Jeniene Domercq, Roy Moosa, Eileen Delaney, Stephani Baxter, Ross Pike, Kelly Hansen, James Loge, Lee De Meo, Scott Spencer, Jaqueline Kaiser, Debbie Williams
- Excused - Tom Harrington, JJ Neese, Steve Brown
- Motion carried

19. PLANNING GROUP BUSINESS:

Reports:

Chair's report: Chamber/Community Expo May 19; DPW projects update; Change June meeting date from June 19 (County Holiday) to June 22: National Night Out, August

Representative to the I-15 DRB: Jeniene Domercq

Project Updates: Steve Brown & Jim Loge

Representative to the Fallbrook Community Forum & 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, pertinent to the Planning Group's purview.

Trails Council & CSA-81: Stephani Baxter

Palomar College: Jacqui Kaiser

Local Schools: Kelly Hansen

Fallbrook Historical Society: Scott Spencer

Fallbrook Regional Health District: JJ Neese

20. ADJOURNMENT 10:35 PM

Submitted by – Jim Loge, Secretary FPG

\*\*\*Planning Group project plans and other reference materials can be found at  
[www.fallbrookplanninggroup.org](http://www.fallbrookplanninggroup.org)

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](mailto:Steve.fallbrook@aol.com)

Circulation Committee Chair: Roy Moosa, [roymoosacalifornia@gmail.com](mailto:roymoosacalifornia@gmail.com)

Parks & Recreation Committee Chair: Stephani Baxter, [stephani.fallbrook@gmail.com](mailto:stephani.fallbrook@gmail.com)

Design Review Board Committee Chair: Eileen Delaney, [eileen.fallbrook@gmail.com](mailto:eileen.fallbrook@gmail.com)

Public Facilities Chair: Jeniene Domercq, [Jeniene.fallbrook@gmail.com](mailto:Jeniene.fallbrook@gmail.com)

Ad-Hoc Cannabis Committee Chair: Jeniene Domercq, [jeniene.fallbrook@gmail.com](mailto:jeniene.fallbrook@gmail.com)

Parliamentary Procedure: Lee DeMeo & Steve Brown

There are currently openings on the Public Facilities Committee.

This is a preliminary agenda. If any changes are made, a final agenda will be posted on the Planning Group's website and at the Chamber of Commerce at least 72 hours prior to the meeting.

Eileen Delaney, Chairperson, Fallbrook Community Planning Group & Design Review Board.

Email: [Eileen.fallbrook@gmail.com](mailto:Eileen.fallbrook@gmail.com)

#### OFFICIAL

Planning Group Agendas, Minutes and Project information can be found at:

[www.FallbrookPlanningGroup.org](http://www.FallbrookPlanningGroup.org)

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

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