

FALLBROOK COMMUNITY PLANNING GROUP  
And  
DESIGN REVIEW BOARD  
Chair, Eileen Delaney  
[Eileen.fallbrook@gmail.com](mailto:Eileen.fallbrook@gmail.com)

Regular Meeting  
Thursday, June 22, 2023  
6:30 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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## AGENDA

1. CALL TO ORDER
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.
3. ROLL CALL
4. PLEDGE OF ALLEGIANCE
5. APPROVAL of the April 17, 2023 meeting minutes.
6. APPROVAL of the May 15, 2023 meeting minutes
7. Presentation and update on the Palomar College, Fallbrook Campus. Dr. Star Rivera-Lacy, Superintendent and President of Palomar College. Community input. Non voting item.
8. Request for Waiver / Exemption from Site Plan for illuminated wall sign and drive thru clearance. Location: Carls Jr. 1137 Mission Rd., Fallbrook. Applicant/Contact: Peter Lapsiwala. [Peter.lapsiwala@permitsandmore.com](mailto:Peter.lapsiwala@permitsandmore.com) County Planner: Jason Neagles, [Jason.neagles@sdcounty.ca.gov](mailto:Jason.neagles@sdcounty.ca.gov) Community input. Voting item.
9. Request for Waiver/Exemption from Site Plan for exterior modifications. Location: 1235 S. Mission Rd. Owner Steve Thurston. Contact: Bill Belong, [Bblong1@gmail.com](mailto:Bblong1@gmail.com) County Planner: Jason Neagles, [Jason.neagles@sdcounty.ca.gov](mailto:Jason.neagles@sdcounty.ca.gov) Community input. Voting item.
10. Presentation on the County's 2023 Housing Zoning Update which includes Low Barrier Navigation Centers (Homeless Shelters) by right in Commercial Zones. County Planners: Ben

Larson, Lynette Tessitorre, Chief Long Range Planning, Michael Madrid, Sara Thornburgh, Heather Conklin, Alex Partida, [ben.larson@sdcounty.ca.gov](mailto:ben.larson@sdcounty.ca.gov) Community input. Voting item.

11. Community concerns regarding traffic/road safety near 2005 Gird Rd. Community member: Catherine Robinson, [ranchorobinson@sbcglobal.net](mailto:ranchorobinson@sbcglobal.net) Community input. Voting item.

12. Community concerns regarding accidents at E. Mission Rd and Via Zancas. Community member: Amy Scherer Elliott, [amyelliott@msn.com](mailto:amyelliott@msn.com) Community input. Voting Item.

13. Informational presentation on a proposed 61 unit senior (age 62+) affordable housing rental development located at 213-225 W. Elder St. Applicant/Contact: Ted Miyahara, San Diego Community Housing Corp and National Housing Renaissance of California, [tmiyahara@ots-sdchc.org](mailto:tmiyahara@ots-sdchc.org). Community input. Non voting.

#### 10. PLANNING GROUP BUSINESS:

##### Reports:

Chair's report: Upcoming agenda items, Quarterly reports, Seat on SANDAG, Water detachment.

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.

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

#### 13 ADJOURNMENT

\*\*\*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)

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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>.