

FALLBROOK COMMUNITY PLANNING GROUP

And

DESIGN REVIEW BOARD

Chair, Eileen Delaney

Eileen.fallbrook@gmail.com

Regular Meeting

MONDAY, NOVEMBER 18, 2024

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

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Approved Minutes

1. CALL TO ORDER – 6:32 PM

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

- Present –Jeniene Domercq, Roy Moosa, Eileen Delaney, Stephani Baxter, Steve Brown, Ross Pike, Kelly Hansen, Jim Loge (virtual), JJ Neese, Jacqueline Kaiser, Scott Spencer, Debbie Williams
- Excused – Tom Harrington, Lee De Meo, Michele McCaffery

4. PLEDGE OF ALLEGIANCE - Led by JJ Neese

5. PUBLIC FORUM. Opportunity for members of the public to speak to the Group on any subject matter within the Group’s jurisdiction but not on today’s agenda. No discussion. Three-minute limitation. Non-voting item.

- Mark Mervich suggested any major project that the planning group approves be assigned to a planning group member and keep the applicant updated on the status of the projects status. And add every project to be updated to the planning group agenda

- Ron - Concerned about perceived conflict of interest, suggested the planning group takes any steps to avoid a conflict of interest.
- Stephanie Baxter noted Village View Park is making progress and there will be road closures on Fallbrook St in January. County staff will be at the January meeting to give an update

6. APPROVAL of the October, 2024 Minutes.

- Motion to continue by Eileen Delaney; 2nd Jim Loge
- Yes- Jeniene Domercq, Roy Moosa, Eileen Delaney, Stephani Baxter, Steve Brown, Ross Pike, Kelly Hansen, Jim Loge (virtual), JJ Neese, Jacqueline Kaiser, Scott Spencer, Debbie Williams
- Excused – Tom Harrington, Lee De Meo, Michele McCaffery
- Motion Carried

7. Update on the APLR Cameras for Fallbrook. Darrell McNeal, Lt, Falbrook Station.

Darrell.mcneal@sdsheriff.org Community input. Non voting item.

- Oct 22 met with board of supervisors; presented plan to install cameras. Site surveys for installation are in progress.
- Planned sites:
 - S Mission and Olive Hill
 - Old395 and Mission
 - Old395 and Via Altamura
 - Rice Canyon Rd and HWY 76
- New station planned for HWY76 and I-15 is a collaboration of SD Sheriff's Office and Cal Fire.
- Members of the community and planning group shared concerns of personal privacy invasion and lack of community outreach by the sheriff's department.

8. Brookfield Senior Villa's Design Exception Request (DER) for a waiver for exemption to underground existing overhead utility lines per County Code Section 51.312. Location: 213 W. Eleder st. Contact: John Wurster, jwurster@ots-sdchc.org County Planner: Janalee Gonzaga, Janalee.Gonzaga@sdcounty.ca.gov. Design Review Board Committee. Community Input. Voting Item.

- Chair Eileen Delaney stated that she asked Roy Moosa, Steve Brown and Aldo Alvidres to meet with the applicant to review items that the planning group had concerns about several items in the plan including number of parking spots, building aesthetics and height. She
 - Roy Moosa provided a report of the meeting
 - Design is not appealing, rather boxy
 - Concern about 3 story building. This controlled by the state and nothing can be done to reduce the height.
 - Applicant did commit to try to add a few additional parking spaces.
- Lila Hargrove CEO Fallbrook Chamber of Commerce asked if there are any properties that SDCHC that the community can go and view.
- John Seamore co-developer/property management side) said they managed about 11,000 properties nationwide. Stated there is a stringent vetting process of homeless occupants prior to placing in their facilities. Offered to have anyone that wants to tour one of the facilities. If anyone was interested to contact him.

- Motion to approve waiver for exemption of undergrounding by Stephani Baxter; 2nd Jeniene Domercq
- Yes- Jeniene Domercq, Roy Moosa, Eileen Delaney, Stephani Baxter, Steve Brown, Ross Pike, Kelly Hansen, Jim Loge (virtual), JJ Neese, Jacqueline Kaiser, Debbie Williams
- No - Scott Spencer
- Excused – Tom Harrington, Lee De Meo, Michele McCaffery
- Motion Carried

9. Sign Package for West Coast Self Storage. Location: West Aviation, Fallbrook. Contact: Christopher McCoy, cmccoy@nwbid.com County Planner: Martha Elena Sanchez, marthaelena.sanchez@sdcounty.ca.gov Design Review Board Committee. Community input. Voting item.

- Chair Eileen Delaney noted that the planning group has made an exception to allow 18 inch letters and noted the letters presented 27 inch letters.
- Motion to approve signage as presented by Kelly Hansen; 2nd Ross Pike
- Yes- Roy Moosa, , Stephani Baxter, Steve Brown, Ross Pike, Kelly Hansen, Jim Loge (virtual), JJ Neese, Scott Spencer
- No - Jacqueline Kaiser, Jeniene Domercq, Eileen Delaney, Debbie Williams
- Excused – Tom Harrington, Lee De Meo, Michele McCaffery
- Motion Carried

10. Request for exemption for site plan for single story residence with detached ADU. Location: 632 E. Mission Rd. Contact: Eric Gumeay, jordandwightazzam@gmail.com County Planner: Luisangel Melendrez, luisangel.melendrez@sdcounty.ca.gov **Design Review Board Committee**. Community input. Voting item.

- Motion to approve as presented by Eileen Delaney; 2nd Ross Pike
- Yes- Jeniene Domercq, Roy Moosa, Eileen Delaney, Stephani Baxter, Steve Brown, Ross Pike, Kelly Hansen, Jim Loge (virtual), JJ Neese, Jacqueline Kaiser, Scott Spencer, Debbie Williams
- Excused – Tom Harrington, Lee De Meo, Michele McCaffery
- Motion Carried

11. Major Use Permit (PDS2024-MUP-24-011) for unmanned wireless facility on water tank 2329Aqua Hill Rd. Fallbrook. Contact: Aurora Jimenez, aurora.jimenez@mitchellj.com County Planner: Andrew Holtz, Andrew. Holz@sdcounty.ca.gov **Design Review Board Committee & Public Facilities Committee**. Community Input. Voting Item.

- Motion to approve as presented by Jim Loge, 2nd Roy Moosa
- Yes- Jeniene Domercq, Roy Moosa, Eileen Delaney, Steve Brown, Ross Pike, Kelly Hansen, Jim Loge (virtual), Jacqueline Kaiser, Scott Spencer, Debbie Williams
- No - Stephani Baxter, JJ Neese
- Excused – Tom Harrington, Lee De Meo, Michele McCaffery
- Motion Carried

12. Update on STP24-012; previously MUP24-001 Site Plan for a Gas station and fast food restaurant. Location: Via Monserate and Pala Rd. Contact: Applicant/Contact: Dave Scott, 661.250.9300, dscott@asengineer.com County Planner: Andrew Holtz,

Andrew.holtz@sdcountry.ca.gov **Land Use Committee and Design Review Board Committee.**
Community Input. Non voting item.

- Noted this project is in a C36 zoning and is considered a revised project that does not require a major use permit. Chair Delaney noted that the county planner will take any comments and/or concerns into consideration prior to sending out the scoping letter in mid-December.
 - Member from the neighborhood adjacent to the property said his neighborhood does not want the project next to their homes.
 - Major concerns are:
 - Does not fit in the rural community
 - Water pollution in the San Luis Rey River
 - Noise pollution
 - Crime
 - There are service stations in close proximity east and west of the property
 - Planning group chair Delaney read a list of items to be included in the scoping letter that identified many items that are not consistent with the Fallbrook Community Plan and /or Design Guidelines. Chair Delaney will forward her review to the county planner for considerations.

13. Appoint community member Mark Hoyer as a non-elected member to **Parks and Recreation Committee**. Stephani Baxter, Committee Chair, stephani.baxter@gmail.com
Community input. Voting item.

- Motion to approve as presented by Jim Loge, 2nd Roy Moosa
- Yes- Jeniene Domercq, Roy Moosa, Eileen Delaney, Stephani Baxter, Steve Brown, Ross Pike, Kelly Hansen, Jim Loge (virtual), JJ Neese, Jacqueline Kaiser, Scott Spencer, Debbie Williams
- Excused – Tom Harrington, Lee De Meo, Michele McCaffery
- Motion Carried

14. PLANNING GROUP BUSINESS:

Reports:

Chair's report:

1. Cannabis EIR will be released in January. Our Cannabis Ad hoc Committee will be meeting to review. Please contact Jeniene Domercq.
2. We will be dark in December. Enjoy your holidays.

3. Committees

Representative to the I-15 DRB: Jeniene Domercq

Project Updates: Steve Brown & Jim Loge

Representative to the Fallbrook Community Forum: Eileen Delaney

Representative to the 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

15. ADJOURNMENT 9:10 PM

- Minutes submitted by Jim Loge FPG Secretary

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, Circulation Committee Chair Roy Moosa: 760-723-1181), Parks & Recreation Committee Chair Stephani Baxter: (stephani.fallbrook@gmail.com), Public Facilities Committee Chair Roy Moosa: (760-723-1181), and Design Review Committee Chair Eileen Delaney: (eileen.fallbrook@gmail.com), Ad-Hoc Cannabis Committee Chair, Jeniene Domercq, jeniene.fallbrook@gmail.com

This is a preliminary agenda. If any changes are made, a final agenda will be posted at the Fallbrook Chamber of Commerce (111 S Main Avenue) at least 72 hours prior to the meetings).

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