

FALLBROOK COMMUNITY PLANNING GROUP

And

DESIGN REVIEW BOARD

Chair, Eileen Delaney

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

Regular Meeting

WEDNESDAY, JANUARY 22, 2025

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\*\*\***

Join Zoom Meeting

<https://us02web.zoom.us/j/89662186129?pwd=Xo0cqQwJKwLW9FslmpBB4X1p1EDFb.1>

**Meeting ID** 896 6218 6129 **Pass code:** 558514

**One tap mobile:** 16694449171,,89662186129# US

**Dial in by Phone:** 16694449171 **Meeting ID:** 89662186129# **Pass code:** \* 558514#

Para leer este agenda en español, copia y pega este texto en <https://translate.google.com/>  
“No podemos garantizar la precisión de información que está traducido por medio de Google™ Translate.  
Este servicio de traducción se ofrece como recurso adicional para información.”

AGENDA

1. CALL TO ORDER
2. OATH OF OFFICE for re-elected and newly elected Planning Group Members; Administered by Supervisor Jim Desmond
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. 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.
6. APPROVAL of the October, 2024 Minutes.
7. APPROVAL of the November, 2024 minutes.

8. Presentation by the Clerk of the Board regarding their online Public Records Request Center. Keith Van Wagner, Program Manager, [COBRecords@sdcounty.ca.gov](mailto:COBRecords@sdcounty.ca.gov) Public input. Planning Group. Non voting item.

9. Update of the Village View Park. Riley DeWitt-Rickards, Project Manager, [Riley.dewittrickards@sdcounty.ca.gov](mailto:Riley.dewittrickards@sdcounty.ca.gov) Public input. Planning Group. Non voting item

10. Request for a Site Plan Exemption (PDS-554) for a proposed wall mounted sign. Location: Kettle on Main, 139 S. Main Ave. Fallbrook, CA (APN 103-221-20-00). Applicant: Givino Rossini, [Givino@kettleongrand.com](mailto:Givino@kettleongrand.com) County Planner: Jeffrey Melo, [Jeffrey.melo@sdcounty.ca.gov](mailto:Jeffrey.melo@sdcounty.ca.gov) **Design Review Committee**. Community input. Voting item.

11. Comments regarding the Public Disclosure Period for the Passerelle General Plan Amendment, Specific Plan Amendment and addendum to the previously Certified EIR. Location: The Northeast Quadrant of the SR-76 and I-15 Interchange adjacent to Horse Ranch Creek Road. Applicant/Agent: Chris Brown, [Chris@alchemycg.com](mailto:Chris@alchemycg.com) County Planner: Sean Oberbauer, [sean.oberbauer@sdcounty.ca.gov](mailto:sean.oberbauer@sdcounty.ca.gov) **Land Use and Design Review Committees**. Community input. Voting item.

12. Recommendations for the 2025/2026 PLDO priority list. County Contact: Mark Kieser, [mark.kieser@sdcounty.ca.gov](mailto:mark.kieser@sdcounty.ca.gov) **Parks & Recreation Committee**. Community input. Voting item.

13. Comments for a proposed three story townhome project with 130-160 ownership units. Location: 545Aviation, Fallbrook. Applicant: Eric Thies, [eric.thies@kidder.com](mailto:eric.thies@kidder.com) **Land Use and Design Review Committee**. Community input. Non voting item.

14. Discussion regarding speeding on Olive Hill Rd, and the request for speed bumps or other traffic calming measures. Requested by community member Stephanie Spark, [sparksteph@aol.com](mailto:sparksteph@aol.com). **Circulation Committee**. Community Input. Voting item.

15. Request for comments. The Fallbrook Regional Health District is exploring a potential community-wide transportation option. This is an opportunity to partner with a national transportation provider. Community support for both rider-ship estimates and for financial collaboration is needed. Presenter: Rachel Mason: [rmason@fallbrookhealth.org](mailto:rmason@fallbrookhealth.org) **Circulation Committee**. Community input. Non-voting item.

16. Priority list for DPW's Capital improvements and maintenance projects for County maintained assets. **Circulation Committee**. Community input. Voting item.

Project may be related to safety, capacity, accessibility, and operations. Types include:

- Road Reconstruction/Reconfiguration/New Roads: Adding/modifying street lighting, drive lanes, turn lanes, bike lanes, roundabouts, new striping, paving a dirt road, or improving a road slope.
- Bridges Repair/Reconstruction: Adding/modifying street lighting, lanes, or bike lanes.
- Sidewalks/Pathways/Pedestrian Access Ramps: Adding/modifying sidewalks, pathways, and ramps.
- Drainage: Improvements and cleaning of publicly maintained roadways and waterways, as evidenced by trash accumulation, blocked drainage, or other indicators of persistent historical flooding.
- Intersection Improvements: Repair traffic signals or install new signals and turn lanes.
- Road Resurfacing: Maintenance such as asphalt resurfacing, approximately 1 mile or less.

17. Radify the Planning Group Committees membership.

LAND USE

1. Steve Brown, Chair
2. Roy Moosa
3. Jeniene Domercq
4. Scott Spencer
5. Jim Loge
6. Stephani Baxter
7. Aldo Alvidres

**Community Members**

8. Mick Kubota
9. Stu Ross
10. Jerry Kalman
11. Lila Hargrove

CIRCULATION

1. Roy Moosa, Chair
2. Tom Harrington
3. Jeniene Domercq
4. Steve Brown
5. Ross Pike
- 6.
- 7.

**Community Members**

8. Tom Mintum
9. Lila Hargrove
10. Peggy Brown
11. Mark Mervich.

DESIGN REVIEW

1. Eileen Delaney, Chair
2. Stephani Baxter
3. Steve Brown
4. Jeniene Domercq
5. Roy Moosa
6. Jim Loge
7. Aldo Alvidres

**Community Members**

8. Lila Hargrove
9. Kari Hoyer
10. Jean Dooley
11. Jackie Heyneman

PARKS & RECREATION

1. Stephani Baxter, Chair
2. Jim Loge
3. Eileen Delaney
4. Tom Harrington
5. JJ Neese
6. Ross Pike
- 7.

**Community Members**

- Kari Hoyer  
Mark Hoyer  
Nicole Benitez  
Lauren Tutill

PUBLIC FACILITIES

1. Jeniene Domercq, Chair
2. Tom Harrington
3. Steph Baxter

4. Kelly Hansen
5. JJ Neese
6. Ross Pike
7. Kathie Morris
- Community members**
8. Lila Hargrove
9. Peggy Brown
- 10.
- 11.

18. Election of Planning Group Officers: Chair, 1<sup>st</sup> vice Chair, 2<sup>nd</sup> vice Chair, Secretary. Voting Item.

19. PLANNING GROUP BUSINESS:

Reports:

Chair's report:

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:

Local Schools: Kelly Hansen

Fallbrook Historical Society: Scott Spencer

Fallbrook Regional Health District: JJ Neese

20. ADJOURNMENT

---

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

OFFICIAL  
PLANNING GROUP AGENDAS, MINUTES AND INFORMATION  
Website: [www.fallbrookplanninggroup.org](http://www.fallbrookplanninggroup.org)  
FaceBook: <https://www.facebook.com/Fallbrook-Planning-Group-10911157938214>  
Agendas can also be found at:  
<https://www.sandiegocounty.gov/pds/gpupdate/comm/fallbrook.html>.

