

I-15 Design Review Board

October 23, 2024 Meeting - 6pm

Valley Center Community Hall #3

28246 Lilac Road Valley Center CA 92082

Meeting ID: 884 9666 5771

Passcode: I-15DRB

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

Virtual capabilities are dependent on audio/visual device available at community hall

Zoom Link: <https://us02web.zoom.us/j/88496665771?pwd=mSzd5KkEGNm4HZHasU44F83lco6JcV.1>

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

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: July 10, 2024.

D. ACTION ITEMS:

1. **Kwan Chi Lai: PDS-554** Site Plan B Special Area (APN 109-310-65-00 *old* / 10-310-27-00 *new*) 5590 Rainbow Creek Rd. Fallbrook, CA 92028 Request for Exemption from Site Plan. As built unpermitted structures for code violation case. 10 unpermitted structures in total.
 - Owner: Nhut Minh & Dudash Ronald 714-858-2232 thichminhnhut1@gmail.com
 - Owner's agent: Kwan Chi Lai 760-294-2577 designs@simplifiedbuilders.com
 - County Project Manager: Jeffrey Melo 858-694-2262 jeffrey.melo@sdcounty.ca.gov
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2. **Javier Ventura:** (APN 108-251-18-00) 4040 Pala Mesa Drive Fallbrook, CA 92028
One story, single family residence 1178 SF on 3.11 acres.
 - Owner: Javier Ventura 714-858-2232 javiventura84@yahoo.com
 - Owner's agent: Anne Parizeau 760-201-3347 annethearchitect@gmail.com
 - County Project Manager: Jason Neagles 858-495-5201 jason.neagles@sdcounty.ca.gov
3. **Salem Christian Homes PDS2024-MUP-24-009** (APN 172-120-10-00) 8747 Indian Hill Road
Develop four, single story 10 bed full memory care skilled nursing facility on 19.46 acres. (Major Impact Services and Utilities). The proposal also includes administrative buildings and six one bedroom lodges for visiting families.
Zoned RR, General Plan SR-4.
 - Owner: Arie Wilgenburg/Rob Bollins 760-746-9244 rbollins@salemchristianhomes.org
 - Owner's agent: Paul Dan 760-929-2288 xt 407 pdan@hwi-pe.com
 - County Project Manager: Cathleen Phan 619-756-5903 cathleen.phan@sdcounty.ca.gov

E. GROUP BUSINESS

1. **Next Meeting:** November 13, 2024

F. ADJOURNMENT: