

FALLBROOK COMMUNITY PLANNING GROUP

And

DESIGN REVIEW BOARD

Chair, Eileen Delaney

Eileen.fallbrook@gmail.com

Regular Meeting

MONDAY, OCTOBER 20, 2025

6:30 PM

Fallbrook Public Utilities District Board Room

990 E. Mission Road Fallbrook, CA 92028

***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

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This is a preliminary agenda.

Please check our website 72 hours prior to the meeting for any changes.

www.fallbrookplanninggroup.org

REVISED AGENDA

October 14, 2025

1. CALL TO ORDER – Welcome Boy Scout Troop # 731 – Citizenship Merit Badge
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- Boy Scout Troop # 731
5. PARLIAMENTARIAN Rules of order and procedures for meetings,
6. AGENDA CHANGES
7. PUBLIC COMMENTS. 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 (speaking time may be adjusted depending on the number of speakers) Non-voting item.

8. APPROVAL of the September 15, 2025 Minutes.

9. APPROVAL of the August, 2025 minutes

10. Request for Waiver of B Designator Site Plan to replace the existing patio with a 559 sf patio and add a new 129 sf ADA restroom. Location: Mariscos Pacifica, 111 N Vine St. Contact: Leo Romero. Romeroleo283@gmail.com, County Planner: Elora Ramos, elora.ramos@sdcounty.ca.gov **Design Review Board Committee**. Public comments. Voting.

11. Request for Waiver of B Designator for an illuminated sign. Location: Boost Mobile 1075 E. Mission Road, Suite E. Contact: Carlos Avila, carlos@3xsigns.com County Planner: Chloe Hird, Chloe.hird@sdcounty.ca.gov. **Design Review Board**, Public comments. Voting.

12. Presentation for a proposed Discretionary Permit for a Specific Plan - PDS2025-SP-25-001 at Pala Road State Route 76, approximately ¼ mile east of I-15. . Proposed project is for a four year residential based college. Contact: Bradleyburke@gmail.com . County Planner: Sean Oberbauer, sean.oberbauer@sdcounty.ca.gov Land Use Committee. Public Comments Non voting.

13. PDS2025-ABC-25-005 Request for Liquor License- Type 20 Off-sale beer & wine. Location: Fallbrook Station, LLC convenience store & gas station. (existing licenses exceed the number allowed & premises located in a high crime reporting area.) County Planner: Patricia Calderon, patricia.calderon@sdcounty.ca.gov Public Comments. Voting.

14. PDS 25, PDS- 25-058 Request of Variance for setbacks for an addition to a residence. Location: 1120 Old Stage, Fallbrook. Contact: Mikewilsonconstruction@gmail.com County Planner: Aidan Pulley, aidan.pulley@scounty.ca.gov **Land Use Committee**. Public comments . Voting.

15. PDS2025-MUP-74-120W1M7 - Pala Mesa Resort Wedding Venue. Project includes removing the existing wedding venue tent to be replaced with a permanent structure, also includes a Boundary Adjustment to merge these two parcels Contact: Steve Rawlings, ser@rawlingspm.com County Planner: Jill Cleveland, Jill.Cleveland@sdcounty.ca.gov **Design Review Board Committee**, Public Comments. Voting

16. PDS2025-TPM-21489, Tentative Parcel Map for three lots. Location: 464 Stewart Canyon Road. Contact: Kamal Sweis, kss@ks-engr.com. County Planner: Benjamin Cereceres, benjamin.Cereceres@sdcounty.ca.gov Land Use Committee. Public comments. Voting.

17. PDS 25-008 Mission storage re-design Location: 1305 E Mission Rd Contact: Andrew Bertha Andrew@boulderridgecapital.com County Planner: Chris Chris Jacobs, Christopher.jacobs@sdcounty.ca.gov **Design Review Board Committee**. Public Comments. Voting.

18. PDS 25-006 Design exception to not underground one utility pole. Location: Mission Storage 1305 E Mission Rd Contact: Andrew Bertha Andrew@boulderridgecapital.com County Planner: Chris Jacobs, Christopher.jacobs@sdcounty.ca.gov **Design Review Board Committee**. Public Comments. Voting.

19. Request to discontinue Zoom due to ongoing connectivity problems. Regulations require canceling a meeting if zoom isn't functioning prior to the start of a meeting. Regulations also require halting a meeting if there are technical problems and meetings cannot proceed if technical problems are not resolved. Public comments. Voting.

20. Re-appoint Jeniene Domercq to the I-15 DRB. Voting.

21. Discussion of improvements or modifications to Village View County Park (831 E Fallbrook Street, Fallbrook, CA) and directing those recommendations to CSA-81 and the County of San Diego Parks and Recreation Department for implementation. Public comment. Voting.

22. PLANNING GROUP BUSINESS:

Reports:

Chair's report- Community Candidate Forum

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, Circulation Committee Chair Roy Moosa: 760-723-1181, Parks & Recreation Committee Chair Stephani Baxter: stephani.fallbrook@gmail.com, Public Facilities & Safety Committee Chair Jeniene Domercq, jeniene.fallbrook@gmail.com Design Review Board 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 on our website at least 72 hours prior to the meeting.

Eileen Delaney, Chairperson, Fallbrook Community Planning Group & Design Review Board.
Email: Eileen.Fallbrook@gmail.com

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

