APPENDIX G

DESIGN STANDARDS

APPENDIX

Fallbrook

SUB-AREA PLAN

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PART 1. THE DESIGN REVIEW PROCESS

This document outlines the process and application requirements for Design Review and the Design Standards for development in the Fallbrook Community Planning Area.

Design Review in Fallbrook is administered by the County of San Diego Department of Planning & Development Services as part of the development review process. Projects are evaluated by the Fallbrook Design Review Board, a panel of citizens appointed by the County Board of Supervisors. Actions of the Design Review Board are advisory to the various County authorities (Director of the Department of Planning & Development Services, Zoning Administrator, Planning Commission and Board of Supervisors) who issue decisions on development proposals.

Design Review is intended to allow the Fallbrook Design Review Board an opportunity to provide feedback on the physical design aspects of private development projects in Fallbrook. In this capacity, the Design Review Board is the lead citizen group in matters involving the design of the types of projects specified in this document. The Fallbrook Community Planning Group, continues to be the lead group in matters involving land use (i.e., use permits, subdivision review, specific plans, rezones).

Development Subject to Design Review

The purpose of the “B” Designator Community Design Review Area Regulations is to maintain and enhance the character of County communities. This design review program is in place for Fallbrook which includes County approved Design Standards that apply to the following types of development in areas zoned with the "B" Community Design Review special area designator:

- All commercial development
- All industrial development
- Mixed-use projects with a less than 2/3 housing mix, in accordance with State laws.
- The following Major Use Permits where they also require the issuance of building permits for construction or alteration of buildings: planned developments; mobile home parks, churches; administrative services; clinics; community recreation facilities; cultural exhibit and library buildings; group and childcare centers; lodge, fraternal and civic assembly buildings; emergency or utility service facilities.

The Purpose of Design Review

Design Review is a process that ensures that certain design standards and aesthetics are met on proposed projects. The Design Review Board is sensitive to both applicant and community concerns and will evaluate projects using the Objective Design Standards.

How the Design Review Process Works

The Fallbrook Design Review Board evaluates development proposals using the Design Standards and Design Review Checklist. The Design Review Board uses the criteria in this document to prepare a recommendation for one of the following actions:

- Approve or disapprove proposals.
- Request the applicant to re-submit the proposal with specific changes.

Decisions of the Design Review Board are advisory to the various approving authorities, that will issue final decisions on development approval. Appeals of decisions are handled through normal County planning appeals procedures (referenced in the Zoning Ordinance

Seating and trash receptacle

Steps in the Review Process

1. STAFF CONFERENCE

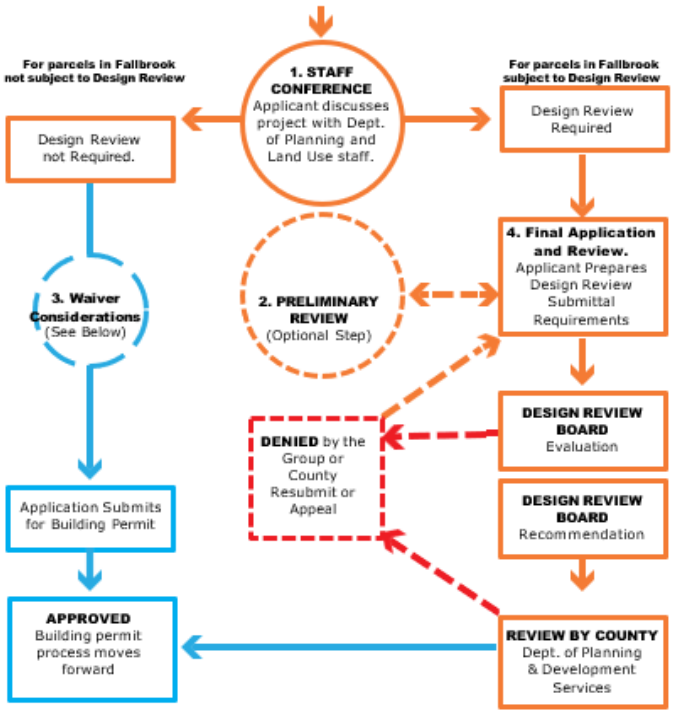
- The applicant is encouraged to meet with County staff to discuss the project and site. County staff will clarify review procedures and submittal requirements.

2. PRELIMINARY REVIEW (Optional)

- This step is optional but recommended for large or complex projects and projects requiring extensive grading or alteration of natural features.

- Preliminary Review allows the applicant to meet with the Design Review Board to discuss basic intentions and plans before investing resources in detailed design. At this stage, site design, location of buildings, grading, basic form of buildings and landscape concepts can be discussed.

- Preliminary Review is an informal process enabling the applicant to receive input from the Design Review Board and get its opinion on the basic concept of the development proposal. The Board will not take official action or vote on a project until Final Application and Review.



3. Waiver Considerations

Site Plan Waiver: If a project meets certain requirements, it may be processed as a Site Plan Waiver which allows the project to be sent to the Design Review Board (DRB) at a ministerial level. The DRB can accept the waiver of the site plan. The applicant would then continue with the ministerial process and obtain a building permit.

Site Plan Design Review Checklist Exemption: An exemption from the Site Plan Permit requirement of Section 5756 of the Zoning Ordinance may be granted by the Director of Planning & Development Services under any of the following circumstances:

- Existing Permit Exemption. All the purposes and requirements of the Site Plan Permit process have been fulfilled by an existing approved discretionary permit.
- Concurrent Permit Exemption. All the purposes and requirements of the Site Plan Permit process will be fulfilled by a concurrent discretionary permit which will be reviewed the applicable Community Design Review Board.
- Minor Project Exemption. The Director of Planning & Development Services determines that a proposed project is minor in nature, as defined in the Zoning Ordinance and that subjecting it to the Site Plan Permit review process would not materially contribute to the attainment of the Design Standards. The applicable Community Design Review Board may recommend to the Director whether to grant a minor project exemption.

The recommendation shall be in writing, signed by the Chairperson or other member of the Review Board who has been authorized by the Review Board to sign Site Plan Permit exemption requests and shall be accompanied by a copy of the project plans upon which the recommendation was based.

- Design Review Checklist Exemption. The Director of Planning & Development Services determines that the project complies with the Design Review Checklist. The applicable Community Design Review Board may recommend to the Director whether to grant a Design Review Checklist Exemption. The recommendation shall be in writing, signed by the Chairperson or other authorized member of the Design Review Board and shall be accompanied by a copy of the Design Review Checklist and stamped plot plans on which the recommendation was based.

Site Plan Permit: If a project cannot comply with all the requirements specified in the Checklist Exemption, then the project shall be processed as a Site Plan. The project is processed according to the Application User Guide.

4. Final Application and Review

- The one required step in the Design Review process, unless a waiver has been granted, is submittal of a Final Application and appearance before the Design Review Board.
- Submittal requirements for Final Application and Review are given in Part 2 of this document.
- Applications are filed with the Department of Planning & Development Services. Within 5 days of receipt of a complete application, copies of the application are transmitted to each member of the Fallbrook Design Review Board. The chairperson of the Design Review Board then schedules the item for review at the next available Design Review Board meeting and informs the applicant of the time, date, and place for the hearing.
- Evaluation of the project by the Design Review Board is limited to the topics contained in this document. The Design Review Board makes a recommendation to the applicable County approval authority, citing specific standards to which the project conforms or does not conform.
- The applicable decision-making body also evaluates the project for conformance to this document and renders a decision. The decision may be appealed in accordance with the County's appeal procedures in the Zoning Ordinance. In the event the Review Board's recommendation is not received within 20 days after transmittal of the application, a decision may be made without a recommendation of the Design Review Board. After a final decision, County staff will share a copy of the decision with the Design Review Board.

PART 2. DESIGN REVIEW APPLICATION REQUIREMENTS

This section lists submittal requirements for all projects subject to Design Review. Fifteen copies of all drawings must be submitted. All copies must be submitted via email.

Please make submittals as clear as possible and follow accepted conventions of drawing—all drawings clearly labeled, scales shown, north arrow on plans, clear and readable line work.

Additional information, drawings, or other materials necessary to describe the project may be requested by Department of Planning & Development Services staff or Design Review Board depending on the nature of the project or site.

Depending on the project's nature, not all the above requirements may be needed - the applicant should discuss proposed modifications with the Planning staff member assigned to the community's Design Review.

The applicant may include additional information or materials such as sketches and models if they help explain the proposal. Photos of the site and neighboring properties are required.

Preliminary Review

Development proposals that elect the optional step of Preliminary Review or a request for waiver may submit drawings or other materials appropriate to the nature of the project and extent of planning studies completed. In most cases, site design, location of buildings, grading, basic form and height of buildings and landscape concepts will be important. Building elevations, perspectives and other information may be presented, but kept in preliminary form.

Submittal Requirements:

A. SITE ANALYSIS (of existing site conditions).

To enable evaluation of development proposals in relationship to existing conditions on the site, the following information must be presented on one or more drawings, accompanied by photographs and, if needed, written description.

1. **Basic site information (locate on drawing):** Site boundaries with dimensions; building setback lines and easements; existing streets, sidewalks, and public rights-of-way; existing structures and other significant built improvements.

2. **Existing natural features (locate on drawing):**

- Trees 6 inches or more in trunk diameter. Note trunk size and species.
- Topography. Existing contours at 2-foot intervals with areas of slope over 25% highlighted.
- Patterns of surface drainage, including location of dry and running streams, gullies, washes, and natural swales.
- Location of flood zone: locate floodway and 100-year flood plain.
- Rock outcroppings greater than 8 feet in diameter measured at the ground. Include spot elevations to help visualize the mass of the rock outcropping.
- Locate other significant natural features which are either site amenities or potential hazards in development.

3. **Photographs of the site and neighboring environment:** Provide photographs of the existing site and site conditions on adjacent properties within 400 feet of all site boundaries (including buildings on adjacent sites). Include photos of views to and outlooks from the site. Clearly label each photograph.

4. **Summary. A brief written synopsis should summarize:**

- Existing site amenities and assets.
- Special problems and dangers. Site areas in need of special consideration or to be avoided due to such problems as poor soil, drainage, steep slope, high water table, flood plain location.
- This synopsis may be noted on the Site Analysis drawing.

B. SITE PLAN

1. **Boundaries and public improvements.**

- Site boundaries, building setback lines, public streets, and sidewalks (as proposed-include widths), other proposed public improvements (curbs, gutters, curb cuts).
- Include dimensions.

2. **Streets, sidewalks, and parking areas within the site:**

- Include dimensions of parking areas and width of streets and sidewalks.
- Show location and label materials of areas of special paving such as walkways, courtyards, patios, and arcades.
- For parking areas show layout of spaces, areas of landscaping, dimensions of spaces and aisles, arrows indicating direction of flow. Include the total number of parking spaces.

3. **Structures**
   - Location and dimensions with respect to lot lines.
   - Include fences, walls, and accessory buildings proposed. Label heights of fences and walls.
4. **Show location of dumpsters and loading areas as well as heights of any screening fences or walls.**
5. **Grading and Drainage. This may be drawn on a separate plan at the option of the applicant. It should include:**
   - Existing and proposed contours at 2-foot intervals.
   - Finished floor elevations of proposed structures.
   - Indication of all water courses, with spot elevations of high and low points.
   - Area of depth of cuts. Location and height of fills.
   - Show retaining walls and adjacent spot elevations.

C. Landscape Plan

Show at same scale as Site Plan. This may be combined with the Site Plan (B) in the case of small projects.

1. **Existing trees 6 inches or more in diameter with their proposed disposition (to be retained or removed). Provide species and caliper of each tree.**
2. **Location, species (give common and botanical name) and size (at planting. gallon or box size) of all new plant materials.**
   - Use symbols and a legend as necessary. Show all plant materials to scale.
   - Groundcover may be indicated with a hatch.
3. **Describe method of irrigation.**
4. **Describe means of erosion control, if applicable.**

D. Building Floor Plans

E. Building Elevations (Show all elevations)

1. **Note all finish materials on drawings.**
2. **Provide color samples (paint chips) or one-color board at the Design Review session.**
3. **Dimension building heights from finish grade.**
4. **Include exterior walls and fences with heights dimensioned.**

5. **Show locations and sizes of building-mounted signs in building elevations.**
6. **Show location of mechanical equipment, roof equipment, electrical transformers, and solar panels in building elevations. Show means of screening roof equipment.**

F. Sections

One section drawing is suggested at a suitable scale to show relationship of buildings to the site, public street, and parking area. This item is optional.

G. Signs

Provide a scaled drawing of each proposed sign with exterior dimensions and mounting height called out. Give total area of each.

1. **Draw or provide sample of letters and logos, and the full message to appear on the sign.**
2. **Describe materials and colors of background and letters.**
3. **Give means of illumination and magnitude of illumination.**

H. Lighting

Provide a site lighting plan with location, type, fixture height, power rating and shielding methods indicated. Show elevation drawing or manufacturer's photo of each fixture, including its material and color.

I. Statistical Summary

Provide a written summary:

1. **Site areas. Total area of site, area-covered by buildings, area covered by parking lots and driveways, net area of site landscaping. All in square feet.**
2. **Buildings. Total enclosed building area. For residential projects provide the number of units and development density (units/acre).**
3. **Total number of off-site parking spaces provided.**
4. **This information may be noted on the site plan drawing.**

PART 3. THE DESIGN STANDARDS

Introduction

Vintage Fallbrook

This part of the Standards is divided into three sections:

A. General Standards Applicable to all Development.

This section applies to all development in Fallbrook. Parcels with a B designator for Community Design Review (in section 5750 in the County Zoning Ordinance will require a design review.

B. Standards by Development Type and Area

This section applies to specific development types and areas. Developments shall adhere to both type and area when applicable, and mixed-use developments shall adhere to both type and area when applicable (i.e., Commercial in the B1-B Area or Multi-Family Residential anywhere outside the B1-A or B1-B Area or Multi-Family Residential anywhere outside the B1-A or B1-B areas).

C. Standards for Areas with Special Environmental Considerations.

This section addresses Scenic Roads, Hillside Development and Development in Flood Plains.

A. General Standards Applicable to All Developments

The community recognizes that native oaks and other significant trees are important historical, aesthetic, and ecological resources. The purpose of this Standard is to create favorable conditions for the preservation and propagation of this unique, irreplaceable plant heritage.

A1 Preservation of Significant Trees

Definitions

- "**Significant tree"** shall mean any tree which is more than 12 inches in diameter as measured 4-1/2 feet (4'-6") above the root crown; or any tree with a total diameter of any two trunks of at least 16 inches as measured 4-1/2 feet (4'-6") above the root crown.
- "**Oak tree"** shall mean any tree of the quercous genus more than 8 inches in diameter as measured 4-1/2 feet (4'-6") above the root crown; or any such tree with a total diameter of any two trunks of at least 12 inches as measured 4-1/2 feet (4'-6") above the root crown.

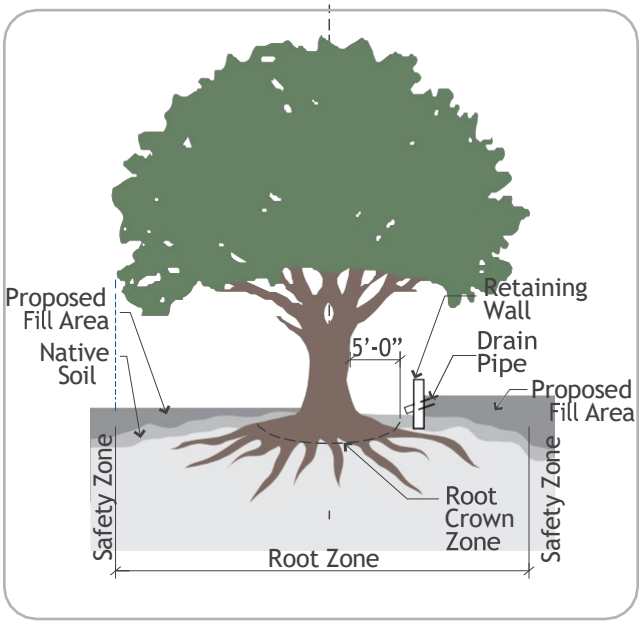
a. Criteria for Removal

In assessing the number of trees and specific trees that may be removed, the applicant and Design Review Board should consider the following criteria:

1. The condition of the oak or other significant tree with respect to disease, danger of falling, and the proximity to existing or proposed structures. A licensed arborist shall be consulted at the expense of the applicant if required by the Design Review Board.
2. The necessity to remove an oak or other significant tree to construct proposed improvements to prevent economic hardships to the owner of the property.
3. The topography of the land and the effect of oak and other significant tree removal on erosion, soil retention, and the diversion or increased flow of surface waters.
4. Good forestry practices, such as the number of healthy oak or other significant trees which a given parcel of land or area can support.
5. The drip area (the diameter of the tree crown) at the base of an oak tree shall not be irrigated or paved with impervious surfaces.

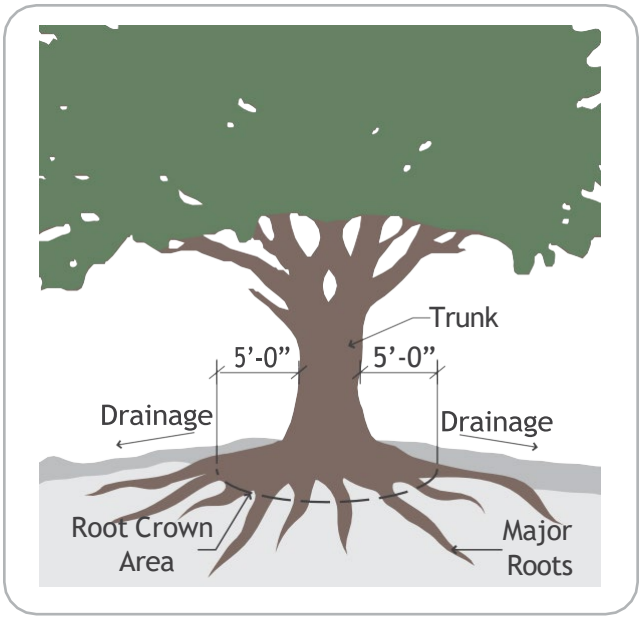
b. Where Significant Trees Have Been Removed

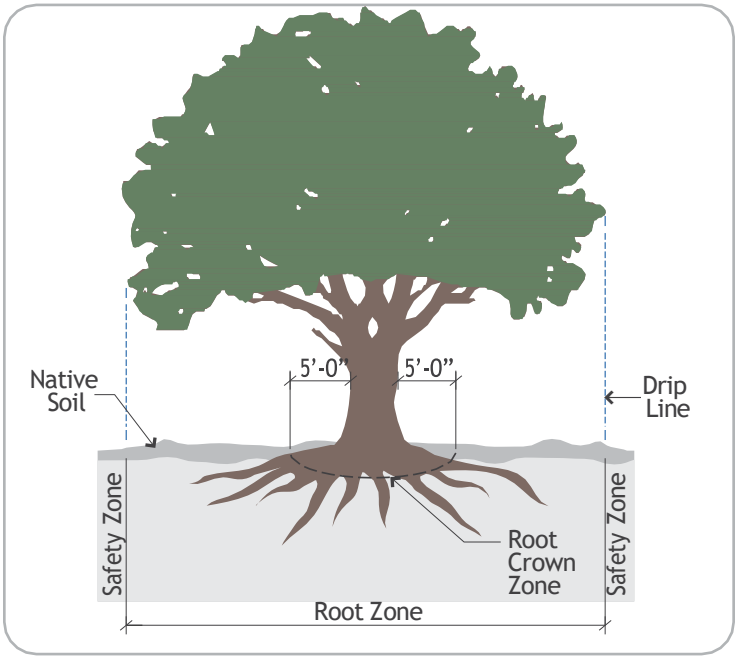
When oaks or other significant trees are to be removed, replanting with the same species is required. Open spaces, recreation areas, and terraces are appropriate areas for oaks. Parking lots and lawn areas are appropriate areas for many of the other significant trees. Because oaks grow slowly, 24" box trees shall be planted as replacements. Other significant trees may be replaced with 15-gallon sized plants. Designers of each site must take responsibility for the correct site conditions required for each type of tree. Impacts to oak vegetation communities typically require a 3:1 mitigation ratio however some exceptions apply. If trees must be removed, mitigation requirements for oak trees can be found within the County's Guidelines for Determining Significance for Biological Resources and the County's Report Format and Content Requirements for Biological Resources.



c. Techniques For the Preservation of Oaks

The most critical issue in the care and maintenance of an existing oak is the altering of conditions under which that tree has grown for possibly 200 to 300 years. "Altering" includes changing the grade within the drip line, changing watering practices from natural rainfall to supplemental irrigation, changing the leaf litter beneath the trees, changing drainage patterns, and compaction of soil around roots caused by heavy equipment.





Should changes of grade be necessary, the following steps may be taken:

1. Establish radius of existing root system by using soil probes or equivalent. This establishes a Root Crown Zone within which there shall be no grading. New development may require gradual root pruning. Consult an arborist for proper techniques. Root pruning enables roots to be cut for a lowering of the natural grade. Under no circumstances should soil be added in the Root Crown Zone, but soil may be added over the Root Zone if the root crown is protected by retaining devices.
2. Overwatering oaks during the summer creates conditions favorable to root rot and oak root fungus. Besides reducing water to the root zone, draining water off the root crown quickly is vital for the health of the tree. Sloping soil away from the root crown improves drainage by creating rapid water runoff. In all cases, the goal is to duplicate the native conditions under which the oak has lived. Essentially, if the existing conditions were dry, leave them dry; if they were wet, leave them wet.
3. Leaf litter is the accumulation of live and decaying leaves at the base of a tree. In the case of oaks, this litter contributes to a cool atmosphere for root growth, and an acid condition resulting from the decaying of the leaves.
4. Poor drainage caused by a change in grade or compaction produces constant moisture at the base of the trunk. A dense turf or compacted soil can greatly reduce aeration in the soil. Reduced aeration plus excessive water favors development of harmful soil organisms, such as oak root fungus, which may be present in an inactive stage until stimulated by favorable growing conditions or even mechanical root injury.

In summary, native oaks are extremely sensitive plants. Minimal grade changes within the drip line can drastically affect aeration of the roots and drainage around the root crown. Avoid changes of grade. Avoid summer irrigation which would produce constant moisture at root crown.

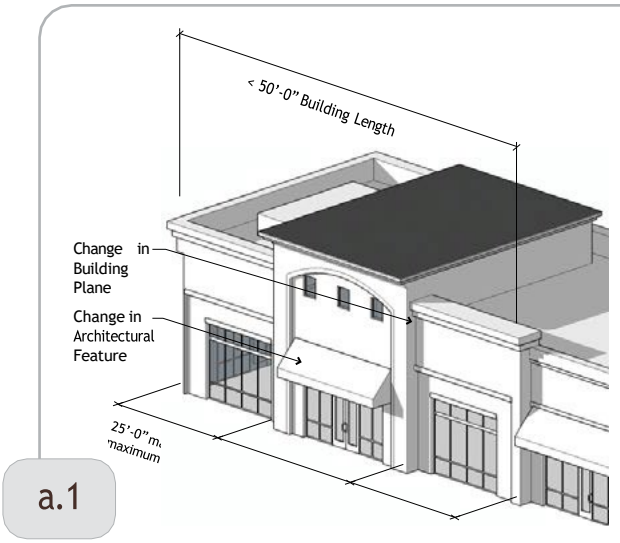
The Old Real Hotel

This Standard applies to all development subject to Design Review. More specific standards for the Town Center are in Section B.

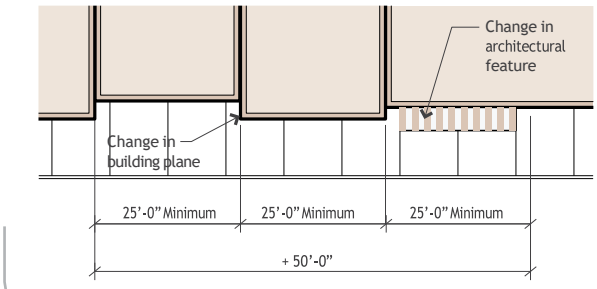
A2 Architecture

a. Building Form

1. Building elevations over 50 feet in length shall incorporate at least one change in plane or architectural feature (such as an awning, balcony, pergola, arcade, porch, loggia, or recessed entry) for each 25 feet of elevation.
2. Changes in roof pitch orientation shall be accompanied by plan offsets and massing articulation.



a.1



b. Projects With More Than One Building (Detached From Each Other)

1. Façades may vary throughout the development in design, color, and materials.

c. Building Materials

1. The following is a list of materials whose use is allowed:
   - » Cement plaster (stucco) over masonry or wood frame.
   - » Exposed timber structural members (must be treated for fire resistance).
   - » Brick, adobe, and native stone.
   - » Concrete and concrete masonry with textured surfaces and integral color.
   - » Synthetic materials made to resemble wood or masonry which are fire resistant.

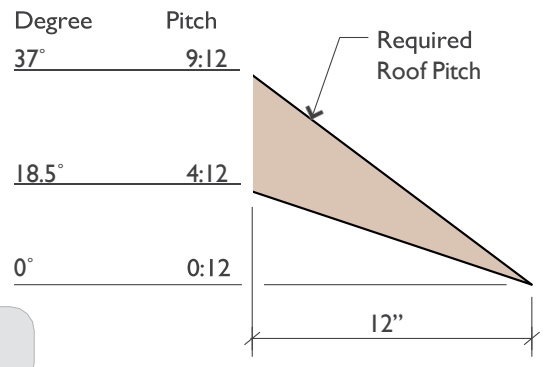
b.1

Alley between buildings showing consistent façade

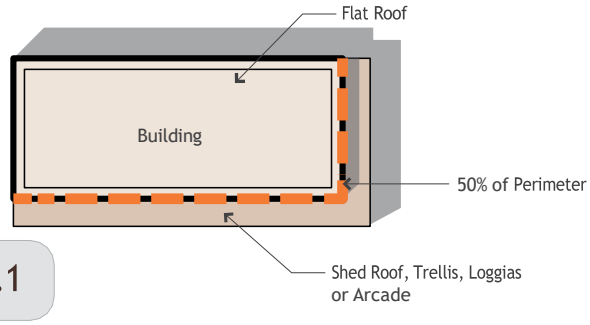
d. Roof Forms

1. Outside the Town Center, on side streets (B1-B), gable, hip, and shed roof forms with pitches between 4/12 and 9/12 are required. Flat roofs shall require shed roofs, trellises, loggias, or arcades for at least 50% of the perimeter of the building.
2. Continuous roofs of over 50 feet in length shall require a dormer of at least 6 feet wide for every 25 feet of roof length.
3. Eaves and overhangs of at least 2 feet in depth are required wherever a roof meets or overhangs the walls of a building.
4. The following is a list of roof materials whose use is allowed:
   - » Clay tile
   - » Concrete tile
   - » Composition shingles

d.1



d.1



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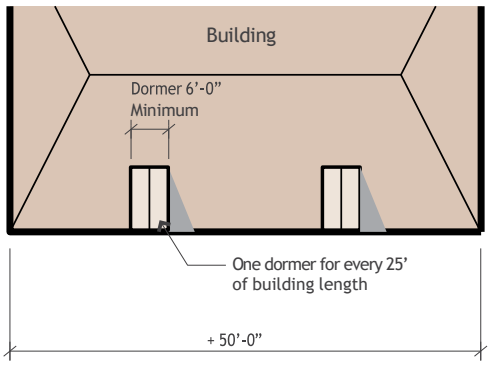

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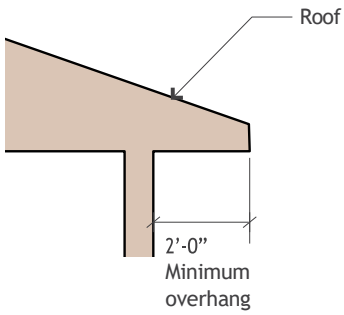


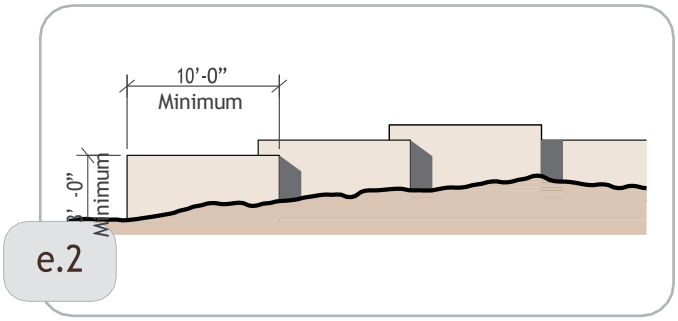
e. Entrances, Windows, and Doors

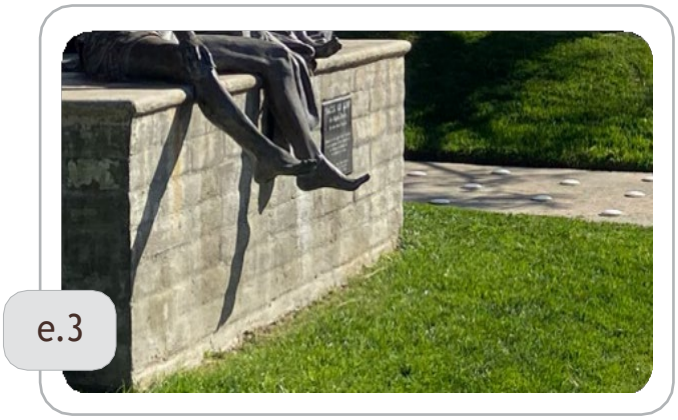
1. Doors which face streets shall be recessed at least 2 feet.
2. Façades which face streets shall include a minimum 25% window coverage.
3. Buildings which are set back more than 10 feet from the property line shall include a veranda, patio, or loggia of at least 5 feet in depth along at least 50% of any street-facing façade.

Storefront entrance

f. Walls, Fences, and Accessory Structures

1. Solid walls shall be designed to include a change of plane at a minimum of 25-foot intervals except for retaining walls. Fences and walls over 3 feet high which face public streets shall include a fully landscaped buffer at least 5 feet deep between the wall or fence and the back of sidewalk or street.
2. Walls on sloping terrain shall be stepped at 10-foot intervals to follow the terrain.
3. The following is a list of wall and fence materials whose use is allowed:
   - » Native stone
   - » Masonry with cement plaster finish
   - » Wood framing with cement plaster finish
   - » Decorative wrought iron and metal
   - » Wood
   - » Brick





Masonry with cement plaster finish

A3 Landscape Architecture

a. Plant Matrix

To preserve and extend the life of the beautiful, lush Fallbrook landscape, plant materials must be carefully selected. The Plant Matrix on the following pages shall be used to select plants and trees. Plants have been chosen based upon the following criteria:

1. Water needs throughout the year (drought resistant plantings are encouraged).
2. Appropriateness for climate zones.
3. Species considerations for: form, flowering characteristics, texture, and size appropriate to Fallbrook.

   The planting of trees adjacent or under power lines or utility facilities should be in done accordance with the local utility provider standards.

   *Other species not listed in any matrix to be considered by the Design Review Board if they meet the intent of the criteria listed above.

A4 Plant Matrix

Trees

		Commercial	Industrial	Multi-Family	Parking Lot	Scenic	Town Center	
Acacia decurrens Green wattle		✓			✓	✓	✓	Height: 50’ Spread: 50’ Notes: Frost resistant, Evergreen
Acacia pendula Weeping Acacia				✓		✓	✓	Height: 25’ Spread: 15’ Notes: Frost resistant, Evergreen
Acacia Stenophylla Peppermint tree		✓	✓	✓		✓		Height: 30’ Spread: 20’ Notes: Frost resistant, Evergreen
Agonis flexuosa Peppermint tree		✓	✓		✓	✓		Height: 35’ Spread: 15-30’ Notes: Frost resistant, Evergreen
Albizia julibrissin Silk Tree		✓	✓			✓		Height: 40’ Spread: 30’ Notes: Frost resistant
Arbutus unedo Strawberry tree		✓				✓	✓	Height: 15’ Spread: 15’ Notes: Frost resistant, Evergreen
Bauhinia variegata Orchid Tree		✓		✓	✓		✓	Height: 25’ Spread: 25’ Notes:
Brachychiton acerifolius Flame tree		✓	✓			✓		Height: 60' Spread: 30’ Notes: Frost resistant

SUN: ○ Full ◐ Part ● Shade WATER: 💧 Low 💧 Medium 💧 High **(N)** California Native

Plant Matrix

Trees

		Commercial	Industrial	Multi-Family	Parking Lot	Scenic	Town Center	
Callistemon species Bottlebrush		✓	✓	✓	✓	✓		Height: 15-30’ Spread: 15’ Notes: Frost resistant, Evergreen
Calodendreon capense Cape Chestnut		✓	✓	✓	✓	✓	✓	Height: 40’ Spread: 40' Notes:
Cassia leptophylla Gold Medallion tree		✓	✓					Height: 25’ Spread: 30' Notes:
Ceanothus 'Ray Hartman Mountain Lilac (N)		✓	✓	✓		✓	✓	Height: 20’ Spread: 15-20' Notes: Evergreen
Cercidium 'Desert Museum' Palo Verde Tree (N)		✓	✓	✓		✓		Height: 20’ Spread: 20' Notes:
Chiloposis linearis Desert Willow (pink) (N)		✓	✓	✓		✓		Height: 15-30’ Spread: 10-20’ Notes: Frost resistant, Evergreen
Chitalpa tashkentensis 'Pink Dawn' Pink Dawn Chitalpa		✓	✓	✓		✓	✓	Height: 20-40’ Spread: 20-30’ Notes: Frost resistant
Cinamomum camphora Camphor Tree		✓	✓		✓			Height: 65’ Spread: 50-60’ Notes: Frost resistant, Evergreen

SUN: ○ Full ◐ Part ● Shade WATER: 💧 Low 💧 Medium 💧 High **(N)** California Native

Plant Matrix

Trees

		Commercial	Industrial	Multi-Family	Parking Lot	Scenic	Town Center	
Geijera Parviflora Australian Willow					✓		✓	Notes: Frost resistant, Evergreen
		◐ 💧 Height: 35’ Spread: 20’						
Jacaranda mimosifolia Jacaranda		✓	✓	✓	✓	✓		Notes: Frost resistant
		○ 💧 Height: 50’ Spread: 15-35’						
Koelreuteria species Rain tree		✓	✓		✓	✓		Notes:
		◐ 💧 Height: 15’ Spread: 30’						
Lagerstroemia indica Crape Myrtle		✓	✓	✓			✓	Notes: Frost resistant
		○ 💧💧 Height: 25’ Spread: 25’						
Olea eurpoaea Olive tree		✓	✓		✓	✓		Notes: Frost resistant, Evergreen
		◐ 💧 Height: 30’ Spread: 25-30’						
Pinus halepensis Aleppo Pine			✓			✓		Notes: Evergreen
		◐ 💧 Height: 60’ Spread: 20-40’						
Pinus pinea Italian Stone Pine			✓					Notes: Frost resistant, Evergreen
		○ 💧 Height: 80’ Spread: 40-60’						
Pistacia chinensis Pistache Tree		✓		✓		✓		Notes: Frost resistant
		○ 💧 Height: 35’ Spread: 25-35’						

SUN: ○ Full ◐ Part ● Shade WATER: 💧 Low 💧 Medium 💧 High **(N)** California Native

Plant Matrix

Trees

		Commercial	Industrial	Multi-Family	Parking Lot	Scenic	Town Center	
Platanus acerfolia London Plane Tree		✓	✓	✓	✓	✓		Notes: Frost resistant
		○ 💧 Height: 85’ Spread: 50-70’						
Prunus blirelana Purple -leaf Plum		✓						Notes: Frost resistant
		○ 💧 Height: 15’ Spread: 12-15’						
Prunus ilicifolia Hollyleaf Cherry (N)				✓		✓		Notes: Frost resistant, Evergreen
		◐ 💧 Height: 10-25’ Spread: 10-25’						
Prunus ilicifolia ssp. lyonii Catalina Cherry (N)			✓	✓		✓		Notes: Frost resistant, Evergreen
		◐ 💧 Height: 45’ Spread: 30’						
Quercus agrifolia Coast Live Oak (N)			✓			✓		Notes: Frost resistant, Evergreen
		◐ 💧 Height: 70’ Spread: 20-70’						
Rhus lancea African Sumac		✓			✓	✓		Notes: Frost resistant, Evergreen
		○ 💧 Height: 30’ Spread: 20-35’						
Robinia pseudoacacia Black Locust		✓	✓	✓		✓		Notes: Frost resistant
		◐ 💧 Height: 70’ Spread: 25-35’						
Pittosporum phillyraeoides Willow Pittosporum		✓	✓	✓	✓	✓		
		◐ 💧 Height: 20-30' Spread: 10-15'						

SUN: ○ Full ◐ Part ● Shade WATER: 💧 Low 💧 Medium 💧 High **(N)** California Native

Plant Matrix

Trees

		Commercial	Industrial	Multi-Family	Parking Lot	Scenic	Town Center	
Sophora japonica Japanese Pagoda Tree		✓	✓	✓		✓		Notes: Frost resistant
		◐ 💧 Height: 70’ Spread: 40-70’						
Tabebuia chrysotrichus Yellow Trumpet Tree		✓		✓	✓	✓		Notes: Frost resistant
		○ 💧 Height: 30’ Spread: 25-30’						
Tabebuia impetiginosus(pink) Trumpet Tree		✓		✓	✓	✓		Notes: Frost resistant
		○ 💧 Height: 30’ Spread: 25-30’						
Tristania conferta Brisbane Box		✓		✓	✓			Notes: Frost resistant, Evergreen
		○ 💧 Height: 30-45’ Spread: 20’						

SUN: ○ Full ◐ Part ● Shade WATER: 💧 Low 💧 Medium 💧 High **(N)** California Native

Plant Matrix

Shrubs

		Commercial	Industrial	Multi-Family	Parking Lot	Scenic	Town Center	
Calliandra californica Red Fairyduster (N)		✓	✓	✓	✓	✓		◐ 💧 Height: 4-6’ Spread: 4-6’
Calliandra eriophylla Fairyduster (N)		✓		✓		✓	✓	○ 💧 Height: 1-3’ Spread: 3’
Ceanothus greggii Desert ceanothus (N)		✓	✓	✓			✓	○ 💧 Height: 4-6’ Spread: 4-6’
Heteromeles arbutifolia Toyon (N)		✓		✓	✓	✓	✓	◐ 💧 Height: 8-12' Spread: 6-10'
Eriophyllum Confertiflorum Golden Yarrow (N)		✓	✓	✓	✓	✓		◐ 💧 Height: 1-2' Spread: 2-3’
Hulsea californica San Diego Sunflower (N)		✓	✓	✓	✓	✓		○ 💧 Height: 1-2' Spread: 1-2'
Juniperus californica California Juniper (N)		✓	✓			✓	✓	○ 💧 Height: 10-20' Spread: 10-20'
Lotus scoparius Deerweed (N)		✓	✓	✓		✓	✓	○ 💧 Height: 2-3' Spread: 3'
Lupinus arboreus Coastal Bush Lupine (N)		✓	✓	✓			✓	○ 💧 Height: 3-6' Spread: 3-6'

SUN: ○ Full ◐ Part ● Shade WATER: 💧 Low 💧 Medium 💧 High **(N)** California Native

Plant Matrix

Shrubs

		Commercial	Industrial	Multi-Family	Parking Lot	Scenic	Town Center
Mimulus aurantiacus Sticky Monkey Flower (N)			✓	✓	✓	✓	✓
		◐ 💧 Height: 1-2' Spread: 2-3'					
Rhus integrifolia Lemonade Berry (N)			✓	✓	✓	✓	
		◐ 💧 Height: 3-12' Spread: 10-15'					
Ribes Aureum Golden Currant (N)		✓	✓	✓	✓	✓	✓
		◐ 💧 Height: 6-8' Spread: 6-8'					
Salvia clevelandii Cleveland sage (N)			✓	✓	✓	✓	✓
		○ 💧 Height: 3-5' Spread: 4-6'					
Zauschneria californica California Fuschia (N)		✓	✓	✓	✓	✓	✓
		◐ 💧 Height: 1.5' Spread: 2-3'					

SUN: ○ Full ◐ Part ● Shade WATER: 💧 Low 💧 Medium 💧 High **(N)** California Native

Plant Matrix

Groundcover

		Commercial	Industrial	Multi-Family	Parking Lot	Scenic	Town Center
Dudleya brittonii Britton's Chalk Dudleya (N)		✓	✓	✓		✓	✓
		○ 💧 Height: <1' Spread: 1-2'					
Lantana "New Gold" New Gold lantana		✓	✓	✓		✓	✓
		◐ 💧 Height: 1-2' Spread: 4-6'					
Rhus aromatica Fragrant Sumac (N)		✓	✓	✓		✓	✓
		◐ 💧 Height: 2-4' Spread: 5-10'					
Ribes Viburnifolium Catalina Perfume (N)		✓	✓	✓		✓	✓
		● 💧 Height: 2-3' Spread: 6-10'					
Salvia Leucophylla Salvia 'Bee's Bliss' (N)			✓	✓		✓	✓
		◐ 💧 Height: 1-2' Spread: 6-8'					
Yucca whipplei Our Lord's Candle			✓	✓	✓	✓	✓
		○ 💧 Height: 2-3' Spread: 3-4'					

SUN: ○ Full ◐ Part ● Shade WATER: 💧 Low 💧 Medium 💧 High **(N)** California Native

b. General Standards

1. Site areas not used for buildings, parking or other active uses shall be planted.
2. All landscaped areas shall have an automatically controlled underground drip irrigation system capable of sustaining strong plant growth.
3. All planting beds shall be mulched with an organic mulch of at least 3 inches in depth.
4. Existing trees which are retained may be counted toward tree planting requirements.

Landscape site area

c. Public Rights-of-Way

1. All public right-of-way areas between a newly developed property and the existing sidewalk or street edge should be fully landscaped and maintained by the property owner or tenant of the property. This includes maintaining road clearance.
2. Appropriate trees shall be planted at 30-foot intervals along public streets and shall be selected from the Plant Matrix in Section A4. Trees planted in the right-of-way shall be maintained in their establishment period of five years by the adjacent property owner or tenant of the property.

Landscaping in public right-of-way

Fallbrook Gem and Mineral Museum Gift Shop entrance signs

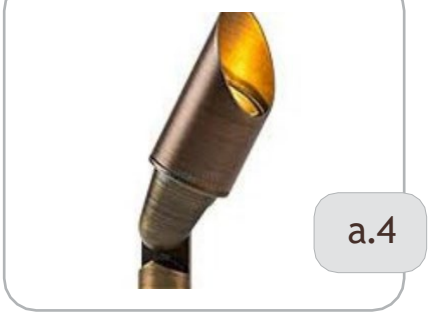
Signs in Fallbrook shall be designed to easily communicate in a simple, uncluttered manner.

A5 Signage

a. General Design Criteria

1. Any signage shall only be included at the entrance to the site from the street and/or at entrances to the building.
2. Signage adjacent to public streets must not interfere with sight distance triangle requirements (roadway area visible to the driver) at driveways or intersections. Refer to County of San Diego Department of Public Works standards for sight distance requirements at driveways and intersections.
3. Signposts and other structural elements shall be made of fire-resistant material or metal with a white, black, or natural finish. Reflective or bright colors are not allowed.
4. No sign, other than a sign installed by a public agency, shall be placed in the public right-of-way on sidewalks or streets, except signs attached to buildings which hang over public sidewalks.
5. Neon signs are not permitted.

Site-distance sign



Signage illumination light

6. All attached overhead signs shall be measured at a distance from their lowest point to be at least 7 feet above any sidewalk or public right-of-way and shall not project more than four feet into a public right-of-way.
7. No sign should be allowed above the highest portion of the building.

b. Allowed Sign Types

The following types of signs are allowed. The following sections indicate further recommendations based on uses and districts.

1) Awning Valance: A sign or graphic attached to or printed on an awning's valance.

2) Monument: A sign supported by one or more uprights or braces on the ground, not exceeding four feet in height.

3) Hanging: A sign attached to and located below any eave, canopy, or awning.

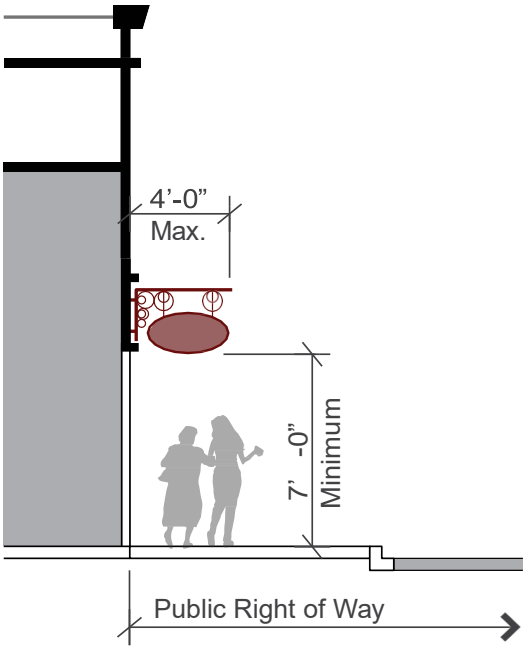
4) Projecting: Any sign which projects from and is supported by a wall of a building with the display surface of the sign perpendicular to the building wall.

5) Wall: A sign affixed directly to an exterior wall or fence.

6) Window: A sign affixed to or behind a window, no larger than 25% of the window on or behind which it is displayed.

7) Single Pole Hanging Sign: A sign which is suspended from a horizontal arm which is attached to a pole no higher than 6 feet in height.

a.7



1

2

3

4

5

6

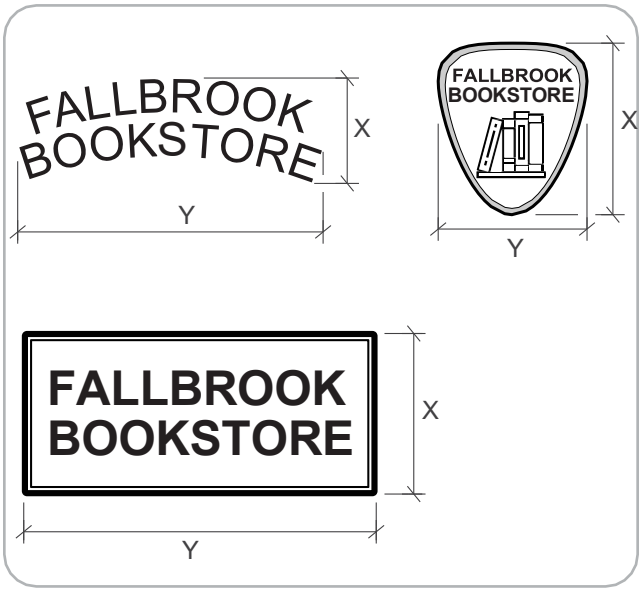
7

c. Sign Standards by Use

All Commercial and Industrial Development

1. Letter height shall be limited to a maximum of 15 inches.
2. Where frontage is defined as the length of the building(s) facing the principal street of the development (each project can only have one frontage):
    - » For frontages up to 100 linear feet, the total sign area should be limited to one square foot of sign area per linear foot of building frontage, to a maximum of 65 square feet.
    - » For frontages over 100 linear feet, the total sign area should be limited to 3/4 square foot of sign area per lineal foot of building frontage, to a maximum of 90 square feet.
    - » **For projects with more than one tenant:**
        - » One sign to identify the complex allowing one square foot of sign area per linear foot of total project frontage up to 75 square feet and
        - » For each individual tenant on a public street or private drive, 1/2 square foot of sign area per lineal foot of tenant frontage, to a maximum of 25 square feet.
        - » One building directory sign not exceeding 20 square feet in size may be allowed at each public entrance.

3. To calculate the size of a sign, measure:
   - » The area of the box or outline which contains the sign, or
   - » In the case of unboxed letters or symbols, the area of the smallest rectangle which would enclose all the letters or symbols.
   - » Only one face of a double-faced sign with parallel opposing faces, and bearing identical copy, shall be used in calculating sign area.



d. Multi-Family Residential Development

1. There shall be no more than one sign per multi-family residential development entry from a public street or road.
2. Sign area should be limited to 10 square feet for projects of less than 25 dwelling units, and 25 square feet for projects with 25 or more dwelling units. The 25 square feet of allowable signage for larger developments may be allocated between two signs that add up to a maximum 25 square feet.
3. Sign types which are allowed for multi-family residential include all the types listed above for Commercial and Industrial.

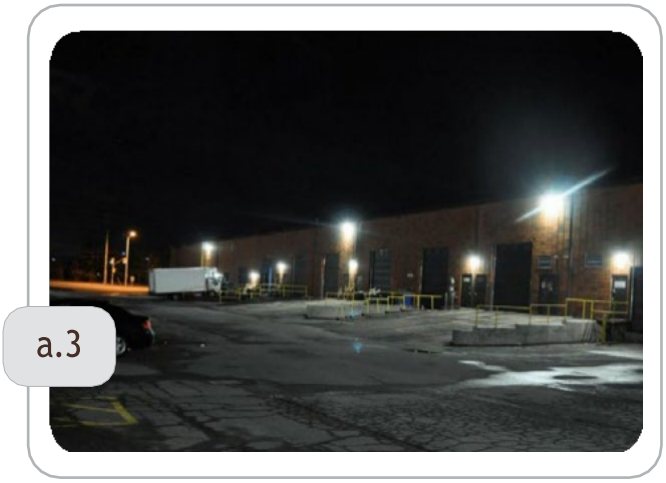
Residential Signage

Lighting shall be used efficiently to aid safety, security and to complement architectural identity without intrusion into adjacent properties, roadways, and the night sky.

A6 Site Lighting

a. General Requirements

1. All lighting shall comply with both the County Zoning Ordinance and the light pollution standards in the County Regulatory Code commencing at Section 51.201 et seq.
2. Service area (loading docks, garage doors, dumpster areas, etc.) lighting shall avoid spill over into adjacent areas.
3. All outdoor lighting shall be regulated by the State of California's Title 24 Energy Efficiency Standards outdoor lighting requirements.



Service Area Lighting

b. Parking Area Lighting

1. For commercial parking areas overhead lighting should be mounted at a maximum height of 20 feet above the adjacent grade and shall include a minimum horizontal illuminance of 0.2 foot-candles, minimum vertical illuminance of 0.1 foot-candles, and a uniformity ratio of 20:1 maximum to minimum.

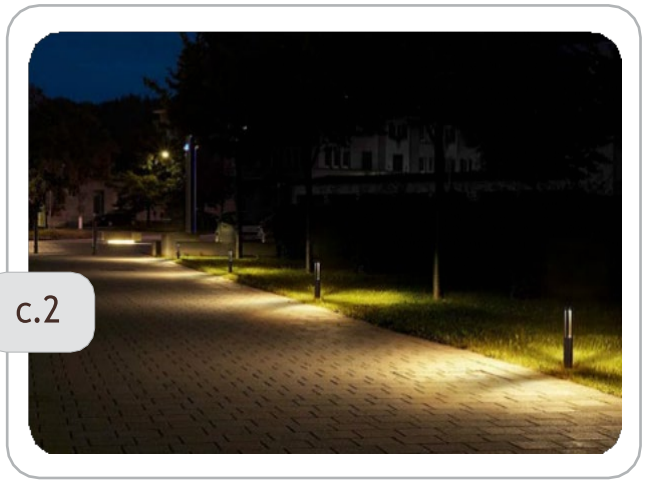
Parking Area Lighting

2. For residential parking areas, overhead lighting should be mounted at a maximum height of 15 feet above the adjacent grade and shall include a minimum horizontal illuminance of 0.2 foot-candles, minimum vertical illuminance of 0.1 foot-candles, and a uniformity ratio of 20:1 maximum to minimum.
3. Lighting in residential parking areas shall be directed downward and shall not cast light into bedroom windows.

c. Walkway, Garden and Pedestrian Area Lighting

1. Overhead fixtures used for pedestrian areas shall be limited to heights between 8 and 12 feet.
2. Along walkways, low-level lighting in the form of bollards or fixtures can be mounted on short posts. Shatter proof coverings are required. Posts shall not be in the path of pedestrians or vehicles.

Example of overhead fixtures for pedestrian areas



Low-level lighting bollards

Building equipment and services shall minimize visual impacts on public streets and neighboring properties.

A7 Building Equipment and Services

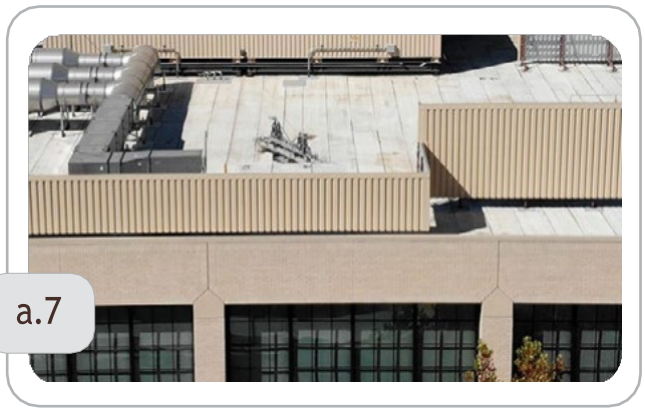
a. General Requirements

1. Locate all service areas, delivery entrances, loading docks, and refuse facilities with access to alleys.
2. In commercial developments with lot sizes over 6,000 square feet, service and loading areas shall be separated from main circulation and parking areas by a landscaped buffer of at least 6 feet. The development of separate buildings in larger commercial projects does not exclude them from the requirements of screening trash, loading or service areas.
3. Trash containers and outdoor storage areas shall be screened from view from public streets, pedestrian areas, and neighboring properties. The screen for the trash containers shall meet the same material requirements listed in section A2. Architecture.

Trash Enclosure

4. Utility meters shall be in designated service areas or shall be screened by landscaping.
5. Exterior surface mounted utility conduit and boxes shall matching in color with the adjacent façade to which they are attached.
6. Mechanical equipment, solar panels, satellite dishes, communication devices and other equipment shall be located on rooftops or be screened with a minimum 5-foot landscaped buffer if placed at grade on the site.
7. Mechanical equipment on rooftops shall be screened with a shelter that uses the same materials and colors on the building façade.

Surface mounted utility conduit



Screened Rooftop Mechanical Equipment

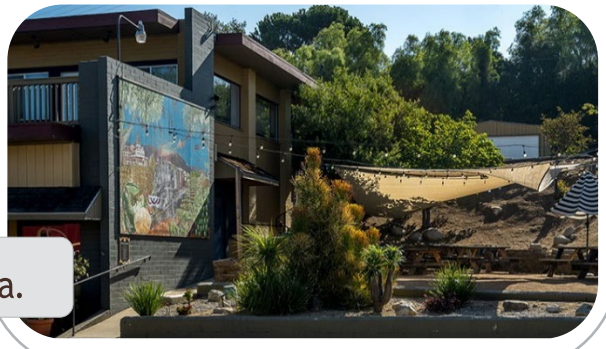
Main Street Café on Main Avenue in Fallbrook.

Outdoor dining in Fallbrook provides an opportunity for restaurants and businesses to increase their capacity with outdoor space when feasible to accommodate more patrons.

A8 Outdoor Dining

a. Location

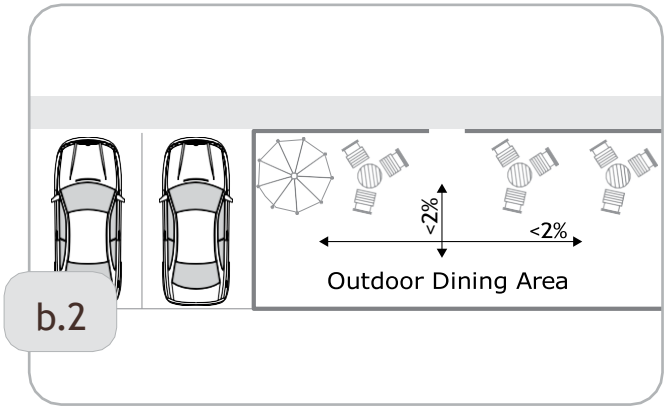
1. Outdoor dining areas for eating and drinking shall be located on private property and may replace parking stalls or parking lots if the associated uses have met their required parking counts per the Zoning code.
2. Outdoor dining areas for eating and drinking adjacent to parking stalls or parking lots shall incorporate a barrier consisting of railings, fences, or planter boxes that are 3 feet in height or less. This barrier may either be permanently installed or movable. Square footage of outdoor dining is taken into consideration when calculating the required number of parking spaces.

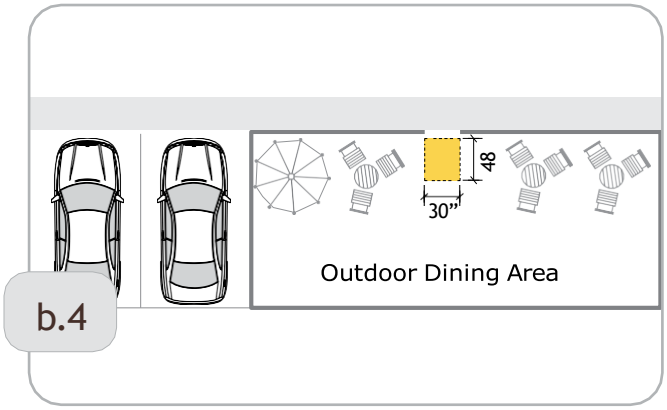


a.

b. Design

1. Awnings or umbrellas may be used in conjunction with an area for eating and drinking.
2. The surface of the outdoor dining area shall have a running slope and cross slope that do not exceed 2% to maintain ADA accessibility.
3. The outdoor dining area shall not be located on a platform or sunken area without an accessible ramp which is built in accordance with the Americans with Disabilities Act (ADA).
4. At least one wheelchair accessible seating space shall be provided for every 20 seats. These seats shall have a minimum unobstructed maneuverability dimension of 48 inches in depth by 30 inches in width.
5. Access to designated wheelchair seating spaces shall be provided through an accessible path of at least 36 inches in widt





Fallbrook Mission Theater

Fallbrook was established in 1869. Its rural heritage is found in many of its historic buildings and agricultural hillsides.

A9 Preservation of Historic Buildings

1. An existing structure may already be a Designated Historic Site or may be in a Designated Historic District. In this case there are existing procedures and laws for pursuing renovation and new construction. The Department of Planning & Development Services staff for the San Diego County Historic Site Board should be contacted immediately for assistance.

2. In other cases, a site may not be designated, yet it may be suspected of being a significant part of Fallbrook, California, or United States history. If a site is suspected of being historically important the following steps should be taken:

   » Contact the Department of Planning & Development Services staff or the San Diego County Historical Site Board for input and direction.

127 W. Social House

- » Research to establish validity of the site's historic role.
- » Incorporate the historic site and qualities into new improvements and development per Zoning Ordinance Section 5700.

3. The third possibility is that a building or structure exhibits a good deal of the identity of a period but does not necessarily qualify as a Historic Site for purposes of designation. This does not, however, mean that an older building cannot contribute to the historic continuity of the community.

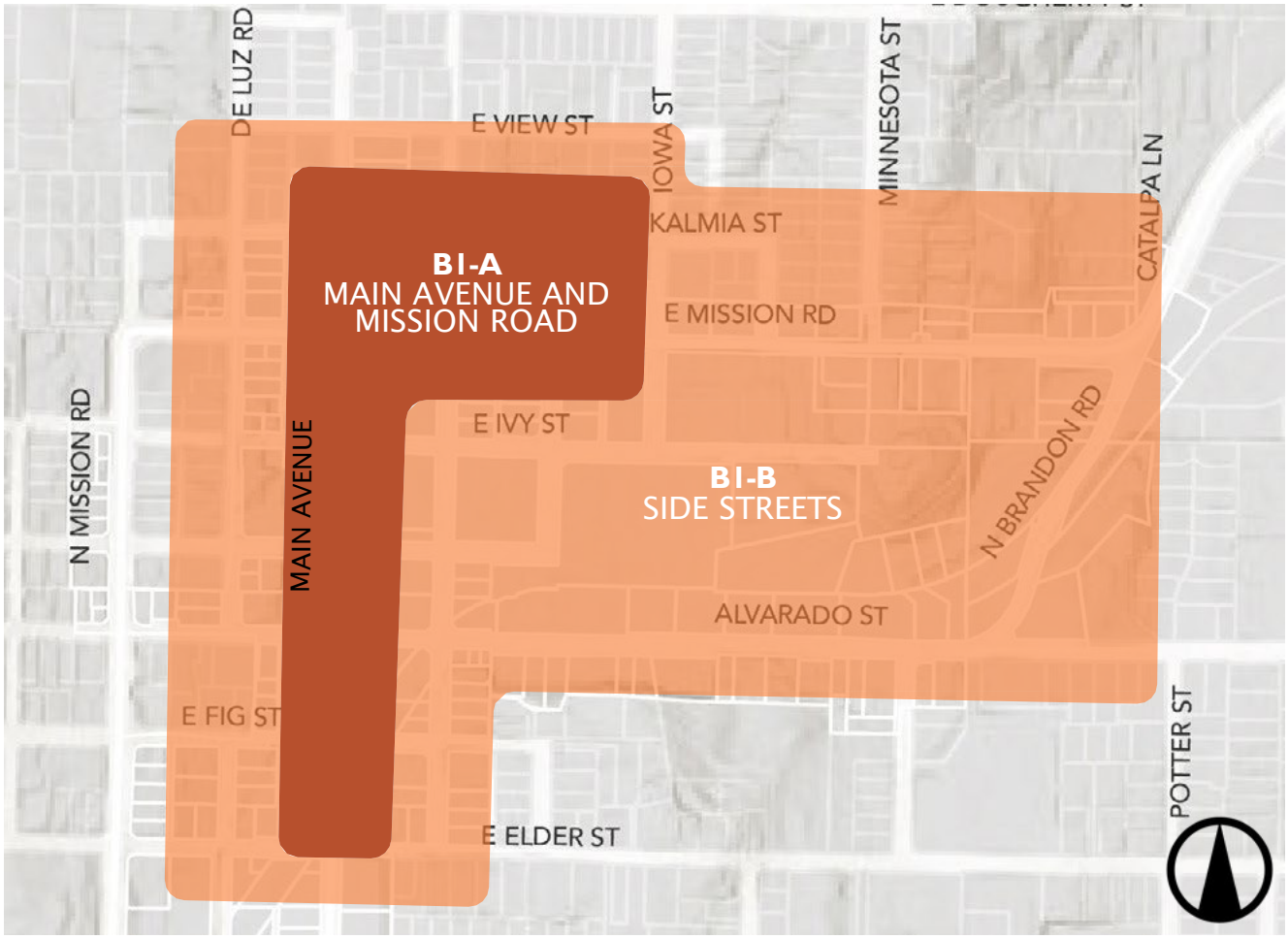
4. Buildings which are intended to be preserved shall comply with the Compatible Uses and Compatible Designs as described in the San Diego County Zoning Ordinance Division 5718. Additionally, The Secretary of the Interior's "Standards for Rehabilitation and Guideline for Rehabilitating Historic Buildings" published by the U.S. Department of the Interior, National Park Service, shall be reviewed and used.

5. For more information, contact the Fallbrook Chamber of Commerce, Fallbrook Historical Society or the County of San Diego Historic Site Board.

The Old El Real Hotel

Hairitage Family Salon

B. Standards by Development Type and Area



B1 Commercial Development in the Town Center

Introduction

The Town Center is in the heart of the community and is made up of two basic sub-districts. Each sub-district has its own special characteristics which contribute to the overall atmosphere of the village.

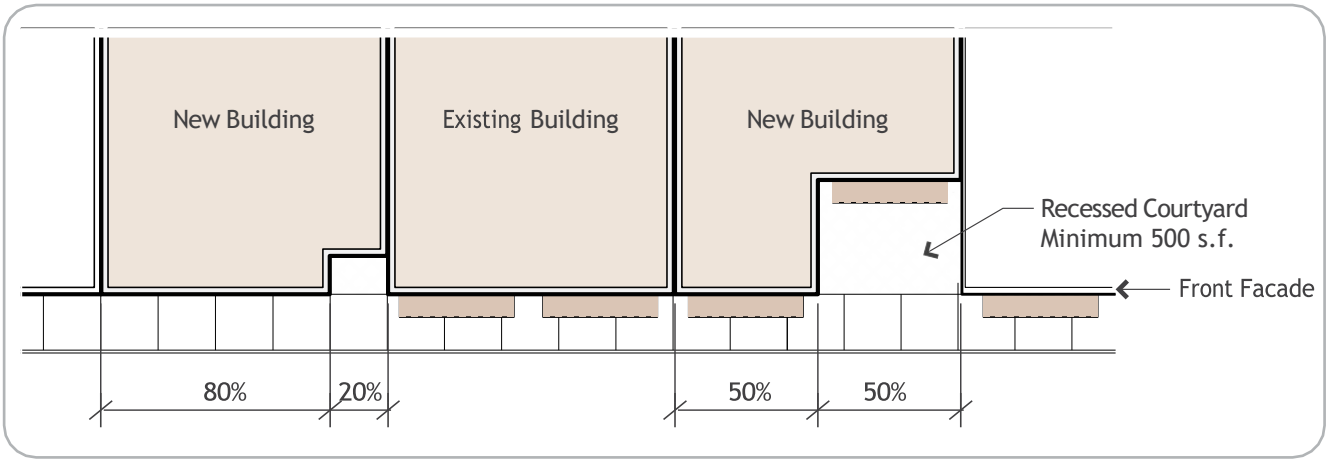
The first sub-district (Guideline BI-A) is the oldest and most visible retail area in the Town Center. It fronts directly on Main Avenue and Mission Road beginning at Mission Road and Iowa Street on the northern end of the Town Center and ends at Main Avenue and Elder Street on the southern end of the Town Center.

The second sub-district (Guideline B1-B) surrounds Main Avenue and Mission Road on adjacent side streets. This area has less intensive retail, commercial and office uses. This sub-district surrounds the retail spine of Main Avenue- Mission Road. It also includes commercially zoned property which extends east of Main Avenue along Alvarado Street.

B1-A Development in the Town Center
Main Avenue and Mission Road

- Maintain the street boundary formed by buildings, hedges, etc. along Main Avenue and Mission Road.
- Encourage pedestrian activity and active building frontages.
- Expand on the continuity of the rural character of existing buildings.
- Locate parking lots away from street view.
- Plant street trees along sidewalks on Main Avenue and Mission Road. See Plant Matrix on page 22.

This Standard applies to all development along Main Avenue and Mission Road in the Town Center.



a. Site Planning

1. For buildings on Main Avenue, at least 80% of the front façade shall be located at the minimum required setback on Main Avenue and shall include the primary entrance to the building on Main Avenue. The front façade requirement of 80% may be lowered to 50% of the front façade at the minimum setback on Main Avenue if a recessed courtyard of at least 500 square feet is located with primary access on Main Avenue.
2. Retail shops and other pedestrian-oriented activities should be located on the ground level and shall have the primary entry facing the street.

b. Parking and Driveway Access

1. **Parking Lot Location**

   » Parking facilities for buildings on Main Avenue shall be located at the rear of the lot with no vehicular access to Main Avenue.

2. **Driveway Access**

   » Curb cuts for driveways and access to parking lots shall occur at alleys or on streets other than Main Avenue.

   » Parking lot driveways must meet engineering standards for sight distance triangle for ingress and egress to ensure pedestrian safety.

3. **Parking Lot Setback and Planting**

   » Parking lots adjacent to public streets shall be setback at least 10-feet from the property line. The setback area shall be planted with trees and shrubs following the same standards as specified in Sub-District BI-B: The Town Center Side Streets.

   » Planting standards listed in Sub-District B1-B shall also be followed for internal parking lot planting if the parking lot is over 4,000 square feet. There are no planting or setback requirements for the interior property lines of parking lots in Sub-District B1-A.

Rear Parking Lot Entrance

Alley Driveway

c. Architecture

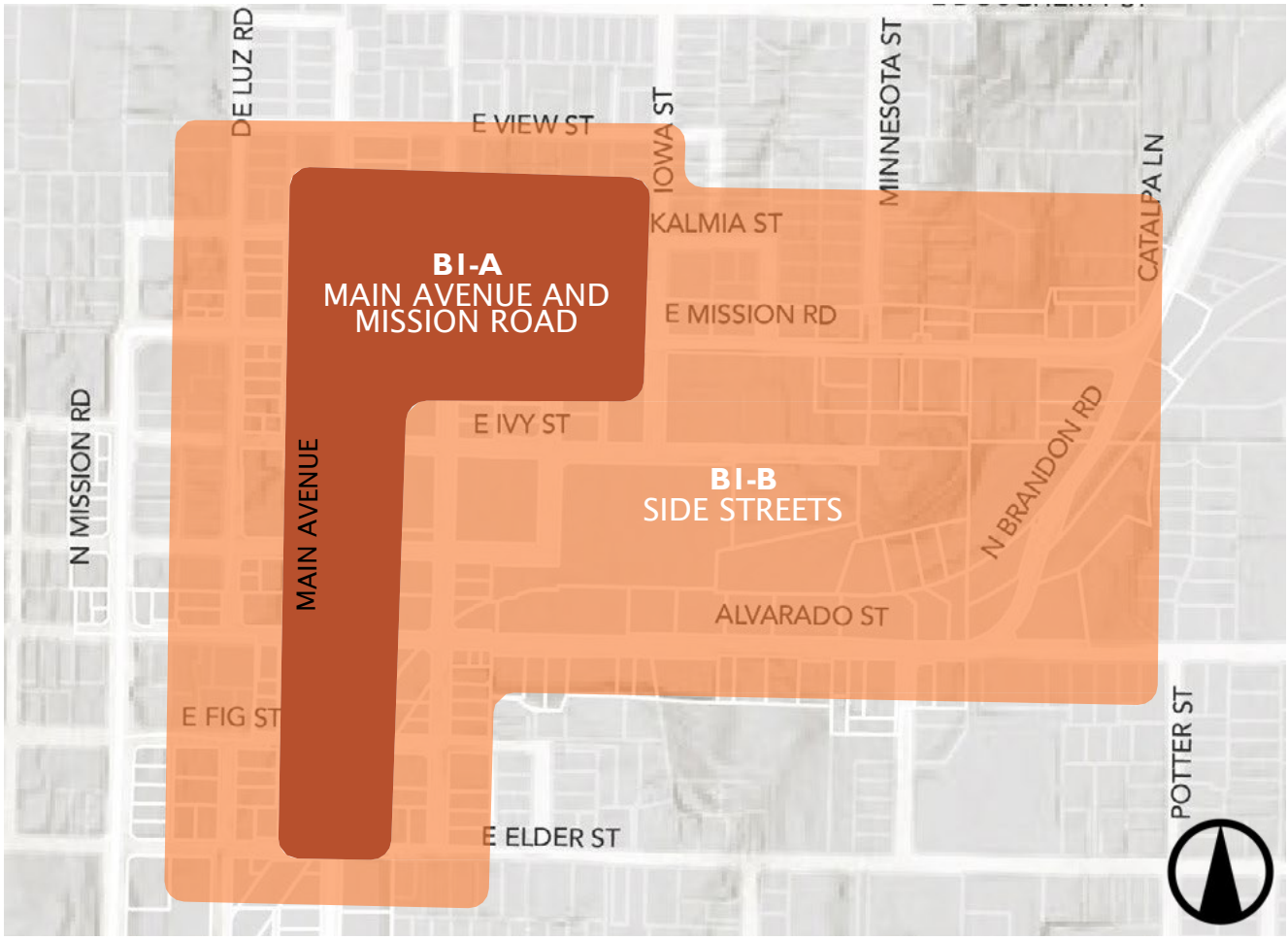
See Standard A2. "Architecture."

1. In the Town Center, the street façades of single lot (usually 50-feet wide) buildings shall be designed to be compatible with the scale, in height and width, of surrounding buildings.
2. Buildings over two stories shall provide a minimum step back of 5 feet from the front façade on the third story and shall be a maximum of 36-feet high.
3. Ground level retail uses shall have a minimum 12-foot floor to ceiling height.
4. Buildings shall have a minimum 50%, maximum 75% of clear glass for ground level façade areas.
5. Upper floors shall have a minimum 30%, maximum 50% of clear glass facing the street.

d. Planting Standards

1. **Street Trees**
   - » Street trees east of Mission Road shall be planted on sidewalks at a spacing of 25-feet on center adjacent to all new development. Street trees shall be in tree wells with a minimum size of 24 square feet and shall be covered by a tree grate or an ADA compliant decomposed granite treatment or other porous paving material. Trees shall be chosen from the Plant Matrix in Section A4.

Parkway Landscape



B1-B Commercial Development in the Town Center Side Streets

- Maintain the existing walkability on the Town Center side streets.
- Create new opportunities to safely walk to nearby services and amenities.
- Locate parking away from street view.

This standard applies to all commercial development on Town Center side streets.

a. Site Planning

1. Front yard setbacks are not required in this sub-district. When the front façade of a building is set back from the front property line, provide a pedestrian, or planted area, of at least 8-feet depth between the building and the minimum setback. An ADA compliant sidewalk of at least 5 feet wide shall be provided on all adjacent streets which do not have an existing ADA compliant sidewalk.
2. Façades located along street frontages shall include at least 50-75% clear glass.
3. Parking located adjacent to a street shall include a minimum 10-foot setback which includes a landscaped area with pedestrian connections to the parking area.


a.2

b. Driveways

1. One curb cut shall be permitted for every 100 linear feet of street frontage.
2. Driveway width shall be 24-feet maximum.
3. Properties which have adjacent property lines to alleys shall place parking access points at those adjacencies.

c. Planting Standards

1. **Street Edge**

   » When a building is set back from the property line along a public street, the area between the building and property line shall be planted with at least l tree per 300 square feet of total area. Trees should be 15-gallon size minimum. Trees shall be selected from the Plant Matrix in Section A4.

2. **Interior Property Line**

   » When side and rear yard areas are provided, they should be fully landscaped. Provide at least one tree per 200 square feet of total yard area. Trees should be 15-gallon size, minimum. Trees shall be selected from the Plant Matrix in Section A4.

3. **Parking Lot Setbacks**

   » **Trees:** Provide at least one tree per 100 linear feet of total area between the property line and edge of the parking lot. Trees should be 15-gallon size, minimum. Trees shall be selected from the Plant Matrix in Section A4.

   » **Shrubs:** Shrubs should provide a visual screen of a minimum of 30 inches in height after two years growth. For shrubs in massed plantings, use "on center" dimensioning to space shrubs so that branches intertwine after two year's average growth.

4. **Internal Parking Lot Planting**

   » For all parking lots greater than 6,000 square feet, in addition to all other standards, an internal area equivalent to a minimum of 5% of the total parking area shall be planted with a combination of trees and shrubs. Every designated parking space must be a maximum of 30 feet from the base of a tree. Trees will be selected from the Plant Matrix in Section A4.

   » The parking lot perimeter should terminate a minimum of 10 feet from the face of a building. This area shall include a pedestrian walkway of at least 5 feet and a landscaped buffer.

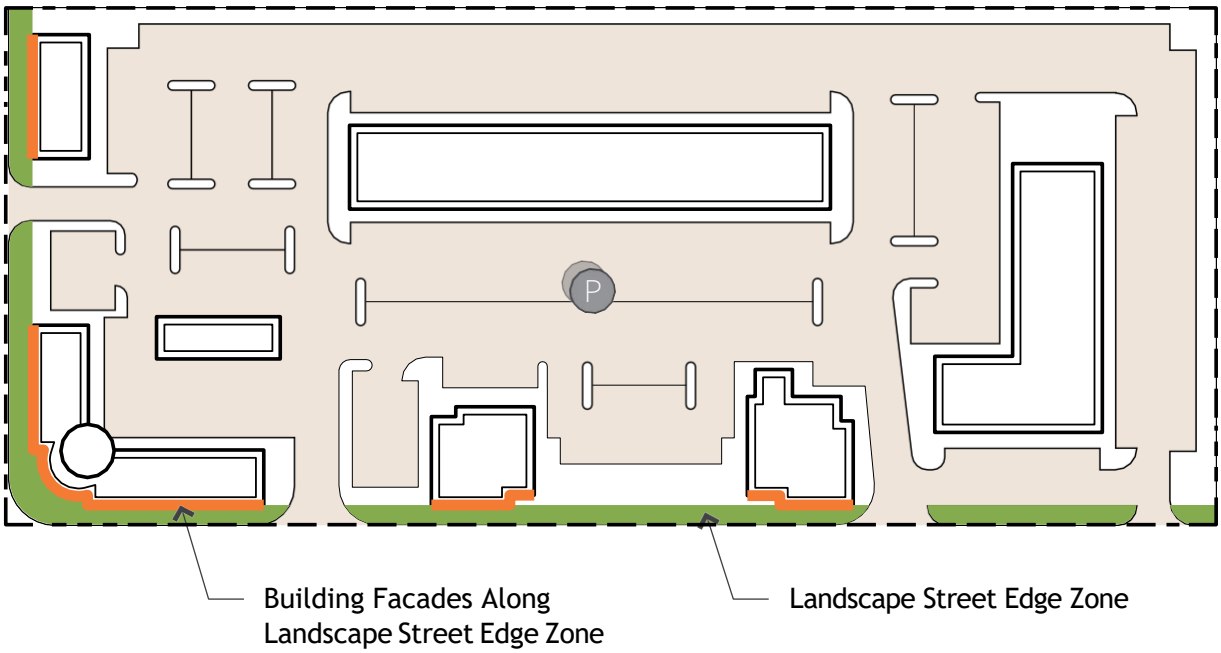
Unify commercial development outside the Town Center and integrate it into the community landscape, minimizing the impact of signs, parking lots and traffic congestion.

B2 Commercial Development Outside the Town Center

This standard applies to all commercial development located outside the Town Center as defined in Standard B1.

a. Site Planning

1. Provide a minimum 15-foot deep Landscaped Street Edge Zone along all front and side street property lines. The Landscaped Street Edge Zone may only be interrupted by driveways, sidewalks, or pedestrian areas. Parking is not allowed in the Landscaped Street Edge Zone.
2. A minimum of 60% of building façades which face a street shall be located at the minimum setback. These façades shall include at least 50% window coverage. Place the building(s) along the Landscaped Street Edge Zone, parallel to the street.



b. Parking Lots and Driveways

1. Refer to the Zoning Ordinance and County of San Diego Off-street Parking Design Manual for further requirements regulating driveway location.
2. Shared or joint use driveways and parking lots between separate properties are allowed instead of two separate driveways.
3. Driveways shall be located at least 50-feet from the nearest intersection.
4. Parking lots shall be set back at least 5-feet from rear and interior property lines.
5. When abutting residential uses, a commercial parking lot shall have a solid 6-foot-high fence or wall within the interior side or rear yard planting area. Fences or walls should have a planted edge of no less than 4 feet between the face of the wall or fence and the parking lot.

c. Planting Standards

1. **Landscaped Street Edge Zone**
   - » **Trees:** Provide at least one tree per 200 square feet of the total area of the Landscaped Street Edge Zone. Trees shall be a minimum size of 15 gallons. Trees shall be selected from the Plant Matrix in Section A4.
   - » **Shrubs:** Shrub plantings shall be used to create spatial definition within the planting areas. Low, creeping shrubs may be used in the foreground; larger, coarser shrubs in the background. Blooming, fragrant shrubs are encouraged. Shrubs should be spaced so that branches intertwine after two years growth.
2. **Interior Property Line**
   - » Side and rear yard areas shall be fully landscaped. Provide at least one tree per 300 square feet of total yard area. Trees should be 15-gallon size, minimum. Trees shall be selected from the Plant Matrix in Section A4.
3. **Parking Lot Setbacks**
   - » **Trees:** Provide at least one tree per 100 square feet of total area between the property line and edge of the parking lot. Trees shall be 15-gallon size, minimum. Trees shall be selected from the Plant Matrix in Section A4.
   - » **Shrubs:** Shrubs shall provide a visual screen of a minimum of 30 inches in height after two years growth. For shrubs in massed plantings, space shrubs so that branches intertwine after two year's growth.
4. **Internal Parking Lot Planting**
   - » For all parking lots greater than 6,000 square feet, in addition to all other standards, an internal area equivalent to a minimum of 5% of the total parking area shall be planted with a combination of trees and shrubs. Every designated parking space must be a maximum of 30 feet from the base of a tree. Trees shall be selected from the Plant Matrix in Section A4.
   - » The parking lot perimeter should terminate a minimum of ten feet from the face of a building. This area shall include a pedestrian walkway of at least five feet and a landscaped buffer.

B2 Multi-Family Residential Development

a. Street Frontage

1. Units which face streets shall have entrances at the ground floor and balconies on upper stories.

» Locate the first floor of living spaces at the ground floor level not more than one half story above the height of the adjacent finished sidewalk or roadway.

b. Group Usable Open Space

Provide at least one designated child's play area or open space of 500 square feet for the first 25 dwelling units. Add 100 square feet for each additional 25 dwelling units.

c. Private Usable Open Space

1. All units shall have an outdoor private patio, deck, balcony, or porch of at least 64 square feet with a minimum of 6-feet in depth.

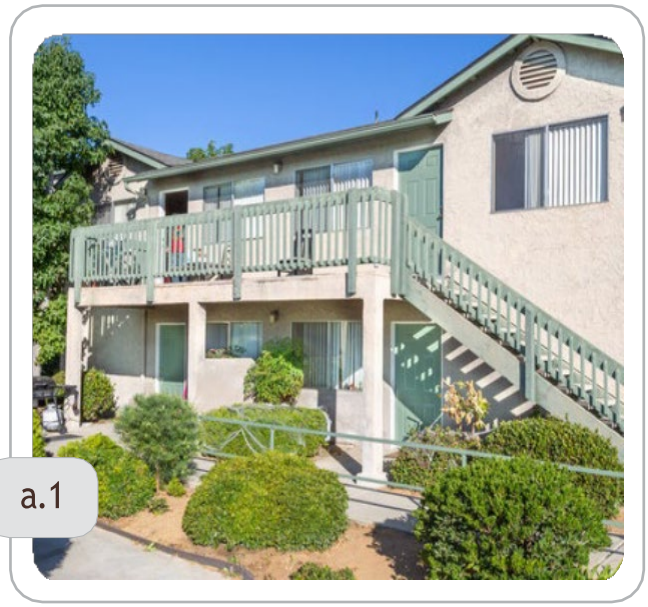
d. Parking and Driveway Access

1. **General Standards:**

» Parking lots shall be in the rear, side or at internal locations on the property.

» Multi-family buildings with 200' or less of street frontage may have one curb cut with garage doors of 24' wide or two curb cuts of 15' wide each.

» Multi-family buildings with 201' or more of street frontage may have two curb cuts with garage doors of 24' wide for the first 201' and one curb cut for each additional 200' of frontage.



Residential Balcony

Residential Private Balcony

» Multi-family buildings located on corner lots may have garage doors which open towards the side street only.

» Buildings which contain a common enclosed parking garage may orient one garage door opening toward the street.

» Parking areas shall be screened from public streets, adjacent properties, group usable open spaces, and private usable open spaces with a minimum 6-foot landscaped buffer and one tree planted for every 150 square feet of landscaped area. Trees shall be chosen from the Plant Matrix in Section A4.

2. **Parking Drives:**

Refer to parking lot landscaping standards.

» Each ten spaces of continuous perpendicular or angled parking should be separated from others by a planted pocket not less than one parking space wide. Architectural elements such as trellises, porches, or open stairways may encroach within these planted areas. Any trees which are planted shall be protected to avoid any conflict with car door swings and bumper overhangs.

» Planted "pockets" within parking areas shall at least one tree per "pocket."

» In multi-family projects of over 50 dwelling units, the location of Parking Drives around the periphery of the project shall not be allowed.

3. **Covered Parking:**

» Buildings with uncovered parking on ground level shall have their heights measured from the intersection of the highest slope with the building's elevation.

Parking Landscape

e. Planting Standards

1. **Street Trees:**

   » Street trees shall be planted at a spacing of 25 feet on center adjacent to all existing public streets and new private streets within the development.

   » Street trees which are in sidewalks shall be in tree wells with a minimum size of 24 square feet and shall be covered by a tree grate or an ADA compliant decomposed granite treatment or other porous paving material.

   » Trees shall be chosen from Plant Matrix in Section A4.

Parkway Trees

2. **Planted Front Yard:**

Planting Guideline for the Planted Front Yard:

   » **Trees:** Provide at least one tree per 200 square feet of yard area. Trees shall be 15-gallon size, minimum. Trees shall be chosen from the Plant Matrix in Section A4.

   » **Parking Lots:** Shrubs and/or low walls should provide a visual screen of a minimum of 30 inches in height after 2 years growth. When walls are used, a minimum five-foot-wide planted buffer shall be provided between the property line and the wall. For shrubs in massed plantings, use "on center" dimensioning to space shrubs so that branches intertwine after two years' average growth. At driveway entrances, shrubs and/or low walls shall meet sight distance triangle requirements.

Residential Landscape

3. **Interior Property Line Planting:**

» Provide a minimum five-foot wide deep fully landscaped setback at all parking lot edges along the interior and rear property lines.

Guideline for interior property line planting:

» **Trees:** Provide at least one tree per 300 square feet of total area of the required side or rear yard. Trees shall be 15-gallon size minimum. Trees shall be chosen from the Plant Matrix in Section A4.

» **Other Planting:** Remaining areas of the side yard not covered by trees should be fully landscaped with shrubs and other carefully selected plant materials.

Guideline for parking lot edges along interior property lines:

» **Trees:** Provide at least one tree per 300 square feet of total yard area. Trees shall be 15-gallon size, minimum. Trees shall be chosen from the Plant Matrix in Section A4.

» **Shrubs:** Shrubs shall provide a visual screen of a minimum of 30 inches in height after two years growth. For shrubs in massed plantings, use "on center" dimensioning to space shrubs so that branches intertwine after two year's growth.

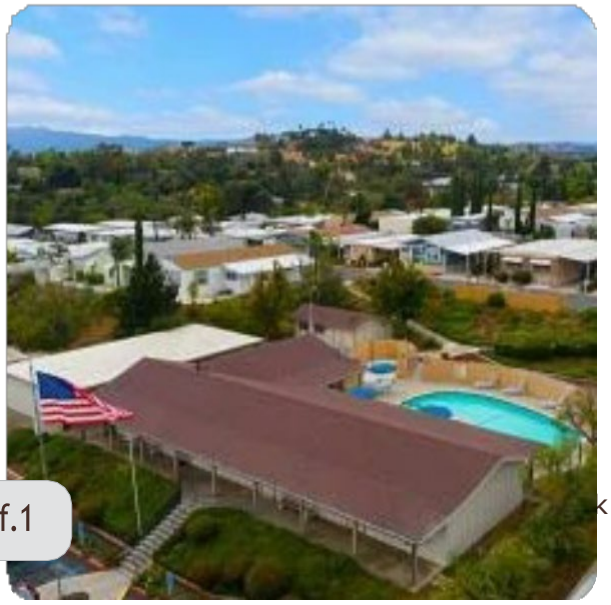
4. **Internal Parking Lot Planting:**

» For all parking lots greater than 6,000 square feet, in addition to all other standards, an internal area equivalent to a minimum of 5% of the total parking area shall be planted with a combination of trees and shrubs. Every designated parking space must be a maximum of 30-feet from the base of a tree. Trees shall be selected from the Plant Matrix in Section A4.

» The parking lot perimeter should terminate a minimum of 10 feet from the face of a building. This area shall include a pedestrian walkway of at least 5 feet and a landscaped buffer.

f. Mobile Home Parks

1. Mobile homes in mobile home parks must comply with the "Mobile Home On Private Lot Regulations," Sections 6502 through 6506 of the Zoning Ordinance.
2. Community buildings located within a mobile home park shall meet the same architectural standards as buildings in the previous standards.



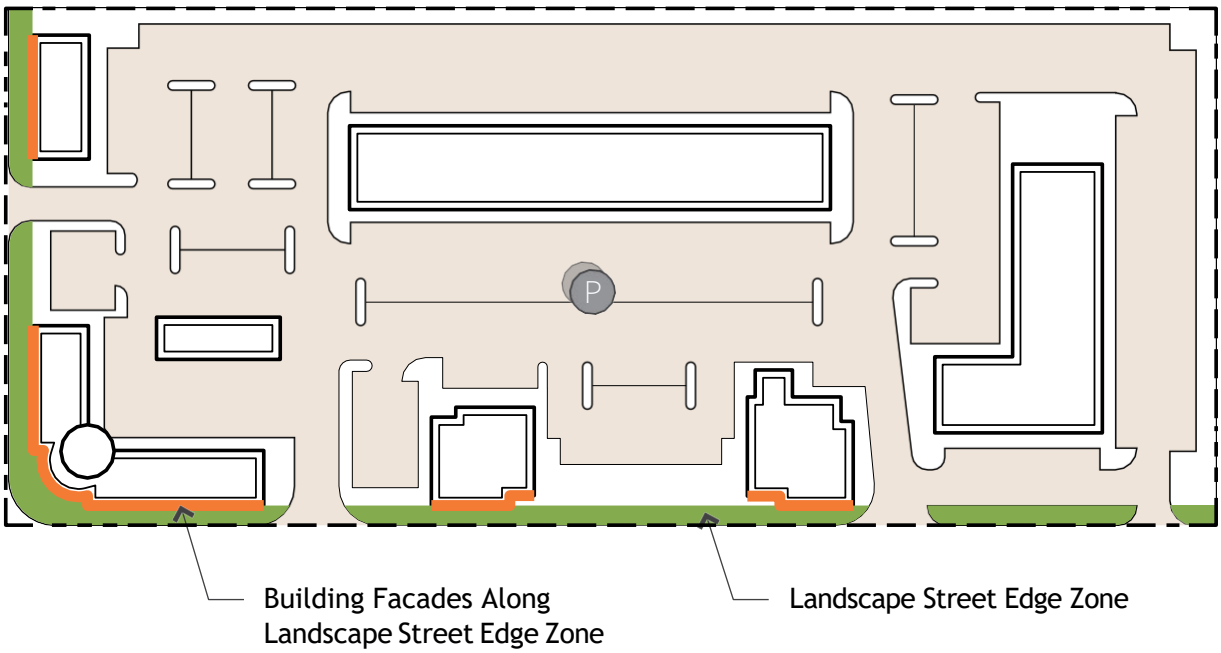
f.1

B3 Industrial Development

a. Site Planning

1. Provide a minimum 20-foot deep Landscaped Street Edge Zone along all front and side street property lines. The Landscaped Street Edge Zone shall be composed of plantings, earth berms, and/or low walls. Storage yards, loading areas, parking, or similar uses are not permitted in this location.
2. Pedestrian circulation and building location shall be adjacent to the street side of the property. Where offices and similar small-scale elements are part of the industrial development they shall be oriented towards the street.
3. Provide shaded open space on the site of at least 400 square feet for employee outdoor use.

Shaded Seating Area



b. Architecture

1. Neon and highly reflective wall surfaces are not allowed. Wall colors shall be earth-tones and warm, light colors.
2. Provide pilasters, reveals, color and material change, or small offsets in plan at least once for every 20 feet of linear footage facing a street.
3. Building heights and setbacks to define different functions such as offices and warehousing are required.
4. Flat roofs shall include parapets and roof aggregate shall be earth tone color and applied dense enough to completely cover the roof surface.
5. Metal roofing systems with integral color (earth tone) are permissible. Neon and highly reflective roof surfaces, including unpainted galvanized metal roofing, are not allowed.

Multi material building façade

c. Screening

1. Storage yards and service areas shall be screened from view using a landscaped buffer or a decorative wall/fence of at least 5 feet or a wall/fence of at least 5 feet tall.
2. All fences and walls shall be set back at least 20 feet from front and side street property lines.

Decorative Screening

d. Planting Standards

1. Landscaped Street Edge Zone

Planting Requirements for the Landscaped Street Edge Zone:

- **Trees:** Provide at least one tree per 200 square feet of total area of the Landscaped Street Edge Zone. Trees shall be 15-gallon minimum size. See Section A4, Plant Matrix.
- **Shrubs:** Shrub planting shall be used to create spatial definition within the planting area. Low, spreading shrubs shall be used in the foreground, larger, coarser shrubs in the background.
- When shrubs are used for screening, they should provide a visual screen of a minimum of 5 feet high after two years growth. Shrubs and walls shall not obstruct views of oncoming traffic at driveways. For shrubs in massed plantings, space shrubs so that branches intertwine after two year's growth.

2. Interior Property Line

- Provide a minimum 5 foot deep fully landscaped setback area at all parking and service area edges along the rear and interior property lines.
- When abutting commercial or residential uses, industrial parking lots and service areas shall have a solid 6-foot fence or wall separating the industrial use from the residential or commercial property. Fences or walls shall have a planted edge of at least 5 feet between the face of the wall or fence and parking or service areas.

Guideline for Interior Property Line Planting:

- **Trees:** Provide at least one tree per 100 square feet of total area. Trees should be 15-gallon size, minimum.
- **Shrubs:** Shrubs should provide a visual screen of a minimum of five feet in height after two years growth. For shrubs in massed plantings, space shrubs so that branches intertwine after two year's growth.

3. Internal Parking and Service Areas

- Where the total square footage of a parking or service area exceeds 6,000 square feet, in addition to all other Standards, an internal area equivalent to a minimum of 5% of the total area shall be planted with a combination of trees and shrubs.

C. Standards for Areas with Special Environmental Considerations

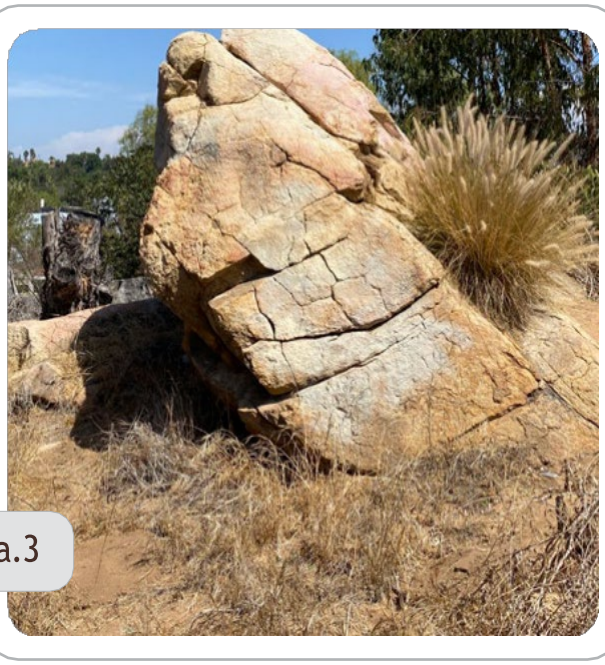
C1 Scenic Roads

This standard applies to all projects subject to Design Review. This standard pertains to the following scenic roads: Mission Road, Reche Road, Old Hwy. 395, Pala Road/Highway 76, Los Alisos Road, Fallbrook Street, Stage Lane Road, Gird Road, Live Oak Road, Pepper Tree Lane, Green Canyon Road, Wilt Road, Olive Hill Road, Sleeping Indian Road, De Luz Road.

a. Site Planning

1. On Scenic Roads, building setbacks more than the minimum requirements are required.
2. Walls shall be comprised of native stone, wooden rail fences, boulders, and native rocks.
3. Retain existing landforms, stream beds, mature trees, and important rock outcroppings. Driveway and underground utilities should be located to avoid destruction of important natural features.

Native Stone Wall



Natural Boulder

4. **Scenic Roads Parking Standards**

   » **Trees:** Where orchards predominate, orderly alignment of trees along the road edge is required. Where rugged, native growth predominates, irregular alignment of trees along the road is required. The goal is to reinforce the existing identity of the road edge.

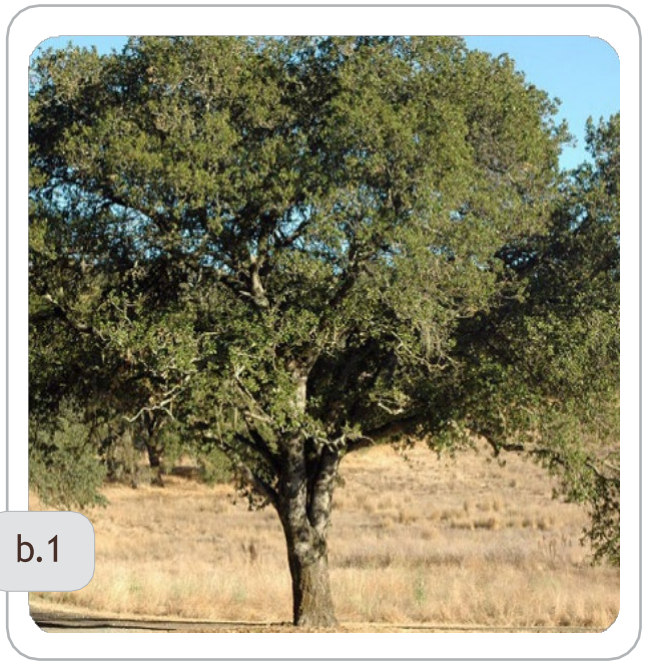
   » **Shrubs:** Shrubs exist in wild profusion beneath native trees along the scenic roads. Where native trees exist and new trees are going to be planted in irregular alignments, informal plantings of blooming shrubs as understory plants are required. Shrubs do not exist in orchard conditions; therefore, where orchards predominate and new tree plantings are going to be orderly aligned, shrubs shall be low and more subdued in flower color to duplicate the orchard condition.

b. Gird Road, Live Oak Park Road

1. These two roads are unique in that they have dominant tree species existing along the road edge. To maintain this consistency, plantings of live oaks (Quercus agrifolia) along the road edge are required on Live Oak Road and Gird Road.

   » See Section A4 "Plant Matrix," "Scenic Roads."

   » See Section A4 "Plant Matrix," "Shrubs."



Native oak example in Fallbrook

C2 Hillside Development

Hillside development should strive for:

- Sensitive siting of buildings.
- Avoidance of buildings located on ridge lines.
- Minimal grading and careful drainage.
- Integrated streets and sidewalks.
- Retention of existing trees.
- Removal of non-native trees.
- Appropriate plantings for hillside and slope conditions.

This standard applies to all development subject to Design Review on hillside sites of 25% or more gradient.

a. Siting Of Buildings

1. Buildings, retaining walls and other improvements deferring to the natural landforms and kept to as low a profile as possible. The siting of buildings shall not be located on highly visible ridgeline locations and shall not disturb natural landforms.
2. **Reduction of the Visual Bulk of Structures**
   - » Cut buildings into the hillside to reduce their visual bulk. Site buildings with different floor elevations to achieve height variation. Decks shall be located low to the ground or on the roofs of lower levels of the building.
   - » Avoid large or long wall planes. Building masses shall be broken into smaller-scale elements and elevations articulated to produce shadows through setbacks, overhangs, decks, recessed openings, and projected windows.
   - » Building forms shall follow hillside slope to increase the integration of building and site. This is particularly important to roof forms.

Hillside Building

» Avoid massive roof overhangs and cantilevers on downhill faces of buildings.

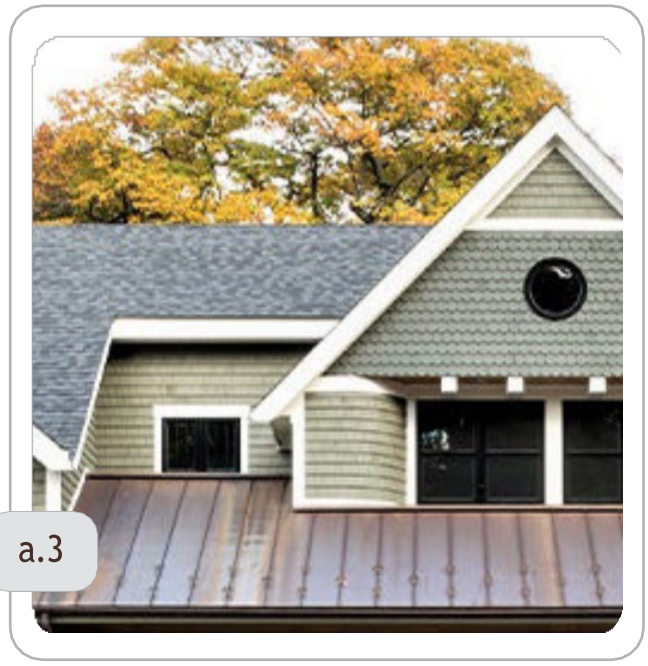
» Avoid long and high retaining walls. When retaining walls are used, break them into smaller elements with planted terraces.

3. **Materials and Color**

» All hillside dwellings shall use materials and painted colors that approximate the range of colors in the natural landscape. Highly saturated colors, highly contrasting color combinations, and reflective surfaces shall be avoided. The use of earth toned paints, wood stained with medium earth tones, native stone, and earth tone colors of brick or textured block are required.

» Earth tone tile, low reflectivity standing steam, or composition shingles are preferred roofing materials for hillside sites. If synthetic materials or built-up roofs with gravel are used, they shall be of medium color earth tones. White gravel and highly reflective roof surfaces are prohibited.

» Glass, skylights, and reflective materials such as aluminum and plastics must be used carefully to minimize their reflective properties. Dark anodized aluminum is encouraged when windows or other aluminum products are used. Large areas of glass shall be protected by overhangs. Highly reflective mirrored glass is prohibited.



Example of materials and colors for hillside dwellings

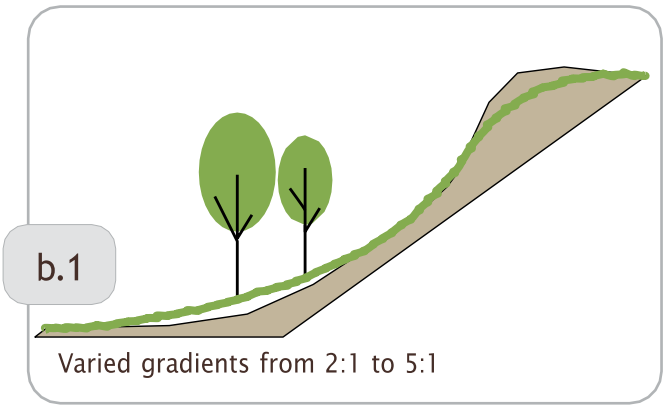
b. Grading And Drainage

1. Slope Ratios

» To create slopes which closely reflect the surrounding natural hills, and to avoid the linearity of consistent slopes, graded hillsides shall have variation in their slope ratios. Grading shall minimize the "engineered" look of manufactured slopes. Avoid sharp cuts and fills--smooth, flowing contours of varied gradients from 2:1 to 5:1 is preferred.

» Slope banks shall be softened by contoured grading of fill at the top and toe of the slope.

» Residential lots cut into existing slopes of 25% or greater, and a minimum elevation differential of 50 feet, or greater, shall have to have at least one-half of the lot remain at the gradient of the original slope.



2. Building Pads and Retaining Walls

» Hillside site design shall avoid large building pads, large level open spaces, and shall minimize the height of retaining walls. New building sites shall be graded so that they appear to emerge from the slope.

» Retaining walls faced with local stone or of earth-colored and textured concrete are required.

3. **Drainage**

   » Fallbrook's natural landforms are a definitive part of its environment that should be respected in new development. Hillside grading shall be minimized and designed to appear as close as possible to the surrounding land contours.

   » Place drainage devices (terrace drains, benches, and intervening terraces) as inconspicuously as possible on graded slopes. Natural swales leading downhill are good locations for down drains. The side of a drain may have a berm to better conceal it.

   » Concrete drains shall be color-tinted to blend with natural soil color. Planting around drains is required to improve concealment.


b.2

c. Streets And Walkways

The design of streets and walkways should work with the natural terrain and minimize cut and fill or hillsides.

1. Street layout shall follow existing natural contours to carefully integrate the street with the hillside.

d. Planting Design

1. **Plant Selection (see Plant Matrix)**

   » Plant materials shall be selected for their effectiveness of erosion control, fire resistance and drought tolerance.

   » Hillside plant selection shall consider neighbors' views and observe the following principles:

      » Where views have been established, follow downhill alignment of taller trees.

      » Use less dense, open trees that provide shade but do not block views.

2. **Planting Techniques**

» Use irregular plant spacing to achieve a natural appearance on uniformly graded slopes. Plant trees along contour lines in undulating groups to create grove effects which blur the distinctive line of the graded slope. Shrubs of varying height shall be planted between tree stands. Ground covers of native and introduced species are appropriate for slope erosion control.

» Locate trees in swale areas to closely reflect natural conditions and gather natural surface runoff for plant irrigation.

Hillside Landscape

3. **Transitional Slope Plantings**

» Transitional slopes exist between the more ornamental plantings of newly planted areas and the native vegetation of undisturbed areas. The goal is to blend these two diverse areas together. The following planting principles are required for these areas:

» Establish the species of plants existing natively in the undisturbed areas.

» Determine the use of plants in the transitional areas: erosion control, shade, screening,

» Select species from those already existing natively to fulfill the use requirements. Blend these plants into a planting plan of other hardy, drought resistant species of more ornamental or utilitarian qualities.

» Encourage the planting of water-conserving plant species.

» Select low fuel volume plant materials.

4. **Internal Slope Plantings**

» Internal slopes exist within the newly developed project. They do not blend into native areas, as do transitional slopes, and, therefore, may be planted with a different type of plant palette. The following principles are required for internal slopes:

» Establish gradient of new slope and determine erosion control requirements.

» Fulfill erosion control needs with water-conserving plant material,

» Encourage the planting of water-conserving plant species.

» Arrange plants in naturalized patterns, rather than regimented rows

The purpose of this standard is to define development standards and goals that will minimize potential hazards of flood inundation and stream bank erosion while protecting the scenic and aesthetic value of the flood plain areas.

C3 Development in Flood Plains

For further reference see the San Diego County Zoning Ordinance and Board of Supervisors' Policies I-68 and 1-69 define development policies for Flood Plains.

The potential hazards created by development, grading and stream bank alteration within a Flood Plain are not only a concern of the development itself but may cause damage to properties upstream and downstream of the property. For this reason, the larger off-site implications of all proposed buildings, other built improvements such as roads and parking areas, landform grading and stream bank alterations within a Flood Plain must be considered in all development reviews.

Definitions

- **"100-Year Flood"** means a flood estimated to occur on an average of once in 100 years.
- **"Flood Plain**" means a land area which is likely to be flooded, adjoining a river, stream, watercourse, ocean, bay, or lake.
- **"Floodway"** means the river channel and the adjacent land areas needed to cany the 100-year Flood, without increasing the water surface elevation more than one foot at any point. Additional criteria needed to provide good flow conditions may apply.
- **"Flood Fringe"** means all land lying in the 100-year Flood Plain that is outside the Floodway.

a. Floodway Zone

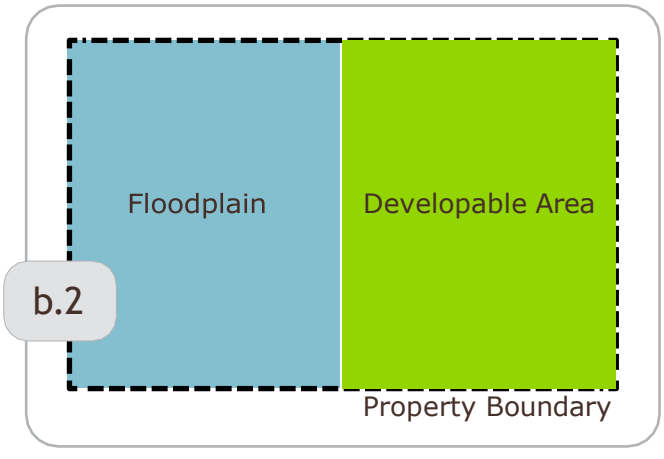
1. The defined Floodway zone shall be kept as close as possible to its natural condition. Structures, parking areas and other major improvements are prohibited. Landform and stream bank alterations within the zone are strongly discouraged, except for the purpose of stabilizing stream bank areas with erosion problems.

Construction of concrete or other engineered channels, dikes and levees within the Floodway zone is prohibited and shall only be used where flood damage to existing structures would be caused by flood flows.

b. Development Within the Flood Plain

The general intent of this Standard is to discourage development within the entire Flood Plain. Since this is sometimes not possible without a complete loss of property development potential, development in the Flood Fringe area is permitted subject to the following Standards:

1. **Properties Partially within a Flood Plain**
   - » For developments on properties with areas lying both within and outside of the Flood Plain, buildings should be clustered, to the maximum extent feasible, in the areas of the site lying outside the Flood Plain. Use of the Flood Plain as group open space for recreation or other activities which would leave it in a natural state is strongly encouraged.
   - » The intent of this paragraph should be observed in all new lot splits and Planned Developments. Required open spaces shall be concentrated in the Flood Plain.
2. **Properties Entirely within a Flood Plain**
   - » If a development is proposed in the Flood Fringe area, the applicant shall demonstrate the building, filling, and other landform alterations will not contribute to off-site property damage by flooding, nor will it be subject to erosion by future floods.
   - » The finished floor level of all structures must be at least one foot above the 100-year Floodway elevation.
3. **Structural Measures of Flood Control**
   - » Dikes, levees, and floodwalls may be used to protect existing structures but shall not be used for new development, even in Flood Fringe areas. Instead, buildings should be located elsewhere or elevated above flood level.



c. Stream Bank Stabilization

Self-formed stream channels tend to be in a state of equilibrium, nearly stable, and usually do not require artificial bank stabilization. Land use changes that cause an increase in impervious surfaces or sedimentation will result in channel enlargement and stream bank erosion. This may require measures to stabilize the stream bank.

1. Stream rehabilitation is the least expensive and preferred method of stabilization, its objective being to maintain the natural characteristics of the watercourse. The process may include enlarging the channel at points of obstruction, clearing obstructions at natural bends and points of constriction, limitation of use in areas of excessive erosion and restoration of riparian vegetation.
2. Concrete channels and other mechanical measures of stabilization are not permitted unless no other alternative exists.
3. If stream bank stabilization other than stream rehabilitation and vegetative methods is required, hand-placed stone or rock riprap are the preferred methods.
    - » Hand-placed rock may be used. The bank should be graded, before placing the stone, at a slope no greater than 2-1/2:1. The rock usually must be placed on a bed of gravel or crushed stone. This method is one of the most aesthetically acceptable stream protection measures.
    - » Rock riprap forms a flexible protective lining which is not as susceptible to settlement and undercutting as rigid linings. Due to its roughness, it helps dissipate the streams energy. The diameter of the rock should be sized to be stable under potential 100-year flood conditions with smaller stone filling the voids.

d. Planting in the Flood Plain

The Flood Plain shall be kept as close as possible to its natural state. The large open spaces and indigenous riparian vegetation such as live oaks, sycamores and scrub shall be preserved and emphasized in new plantings. Ornamental plantings and the introduction of non-native species is prohibited.