



County of San Diego

# Fallbrook Sub-Area Plan Project Update

**Fallbrook CPG Meeting**

July 17, 2023

# Background

Direction: Supervisor Desmond provided funding for this revitalization effort, established the Infrastructure Committee to work with County staff

Scope: Phase 1: Visioning resulted in:

- 1) Streetscape Plan for Main Avenue;
- 2) Zoning Ordinance Update; and
- 3) Design Guidelines Update

Purpose Today: Provide an update on the effort and discuss some revitalization strategies as we get close to the release of the draft plan for public comments

# Project Timeline

**Phase 1 –  
Visioning**

**Phase 2 – Existing  
Conditions**

**Phase 3 –  
Draft Plan**

Fall – Winter 19/20

Summer 2021 – Winter 22/23

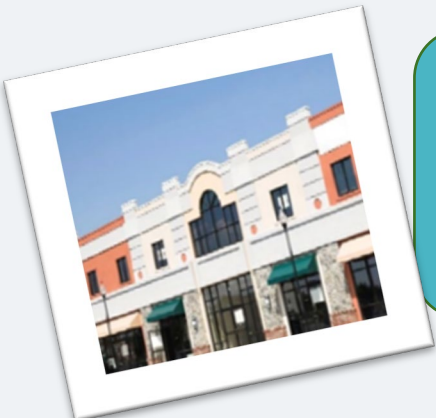
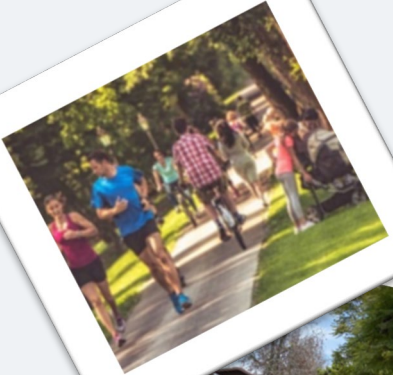
Summer 2023

# Community Suggested Project Goals

Enhance pedestrian mobility and access

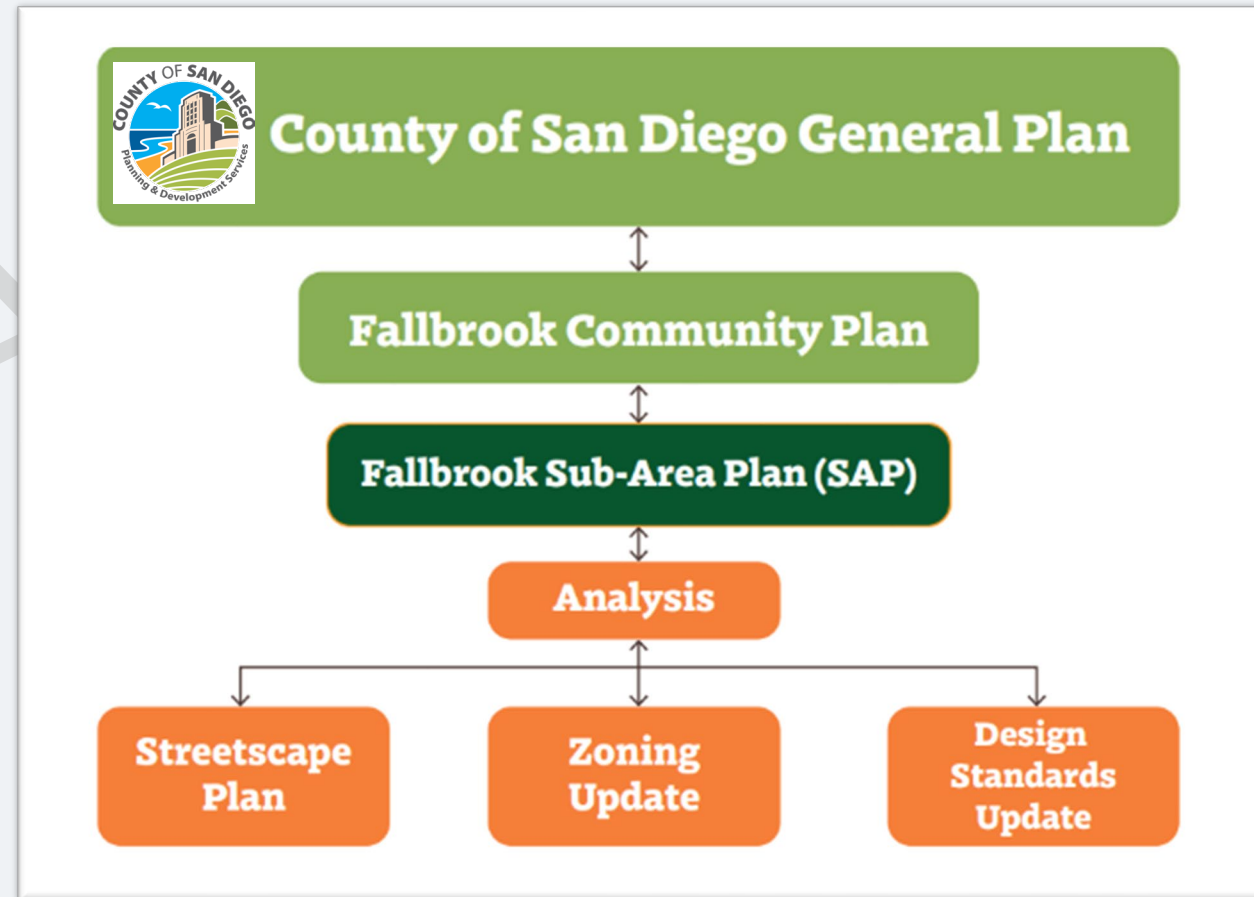
Maintain rural, historic, small-town village character

Attract and retain residents, businesses, and tourism



# Community Suggested Project Goals (cont.)

Implement the General Plan and the Community Plan



# Project Scope



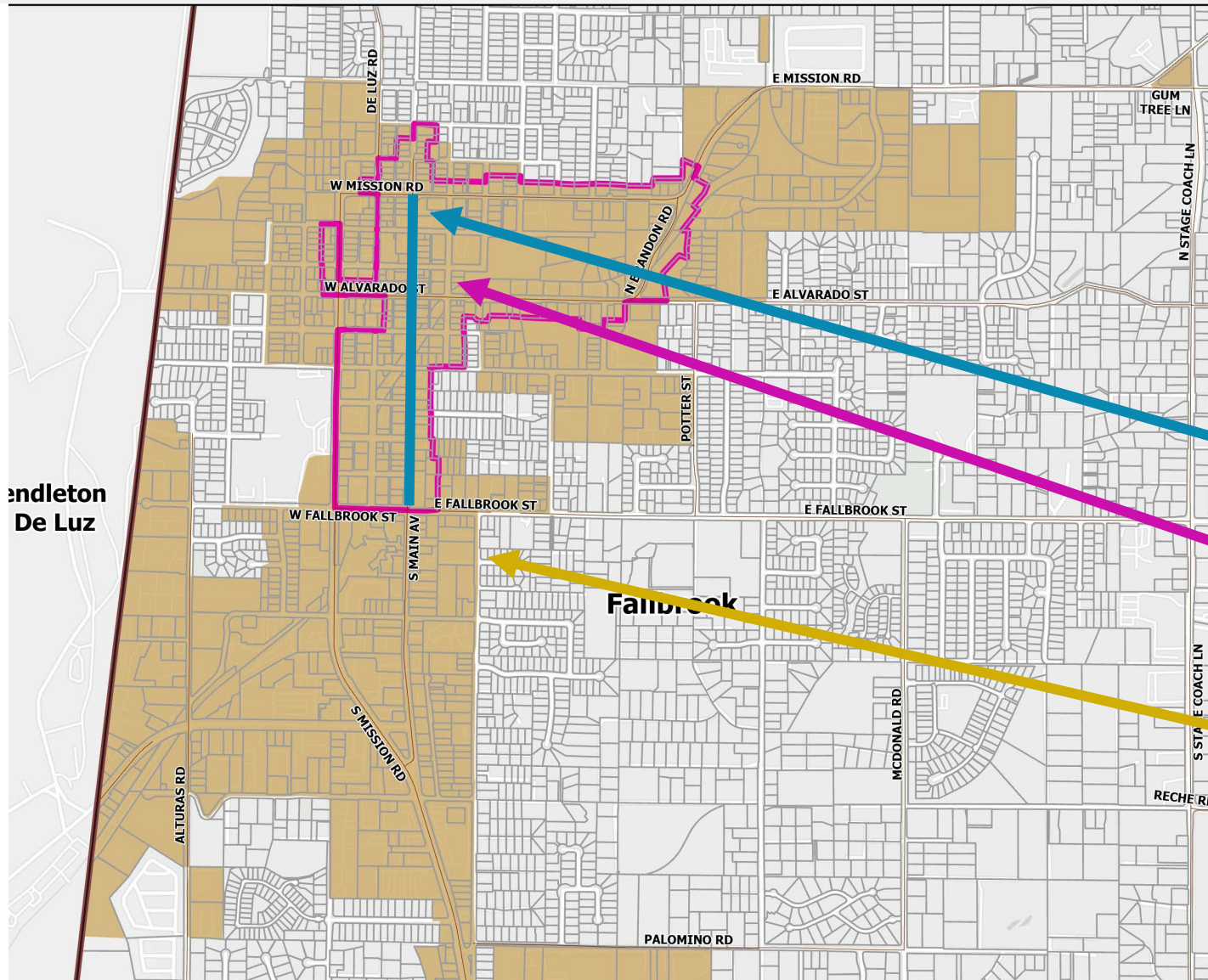
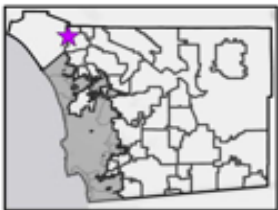


# Project Scope & Boundaries

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### Fallbrook Village

-  Subject to Design Review
-  Fallbrook Village Zoning
-  Parcel
-  Main Avenue



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# Streetscape Plan

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# Revitalization Strategies – Streetscape Plan

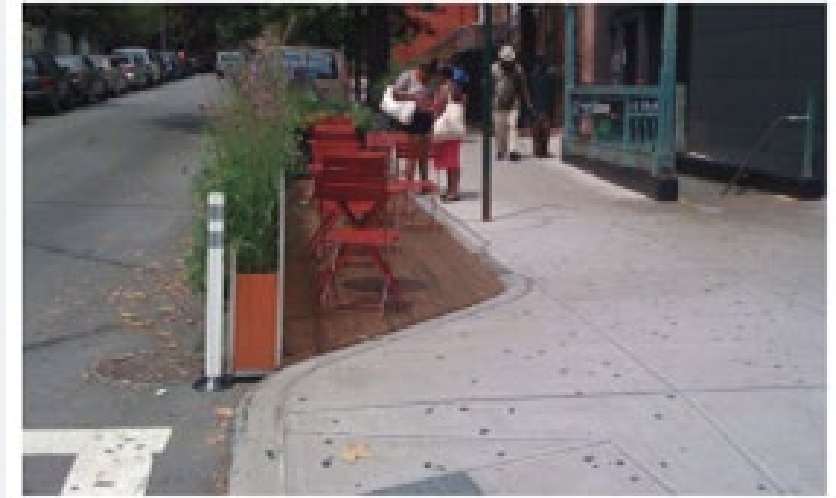
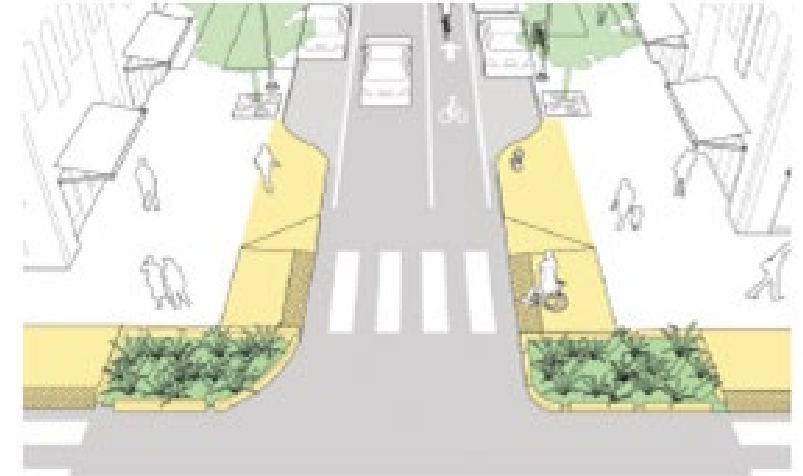
Street Medians



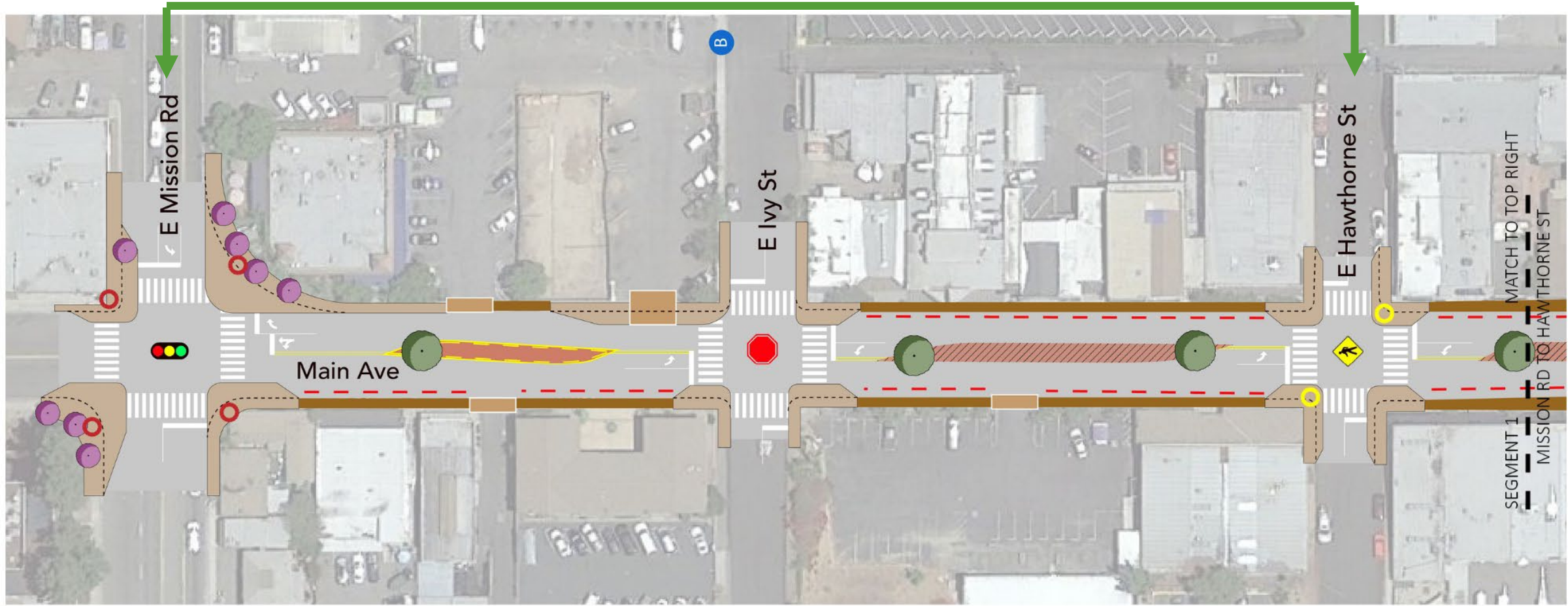
RRFBs



Curb Extensions



# Draft Streetscape Plan - Mission to Hawthorne

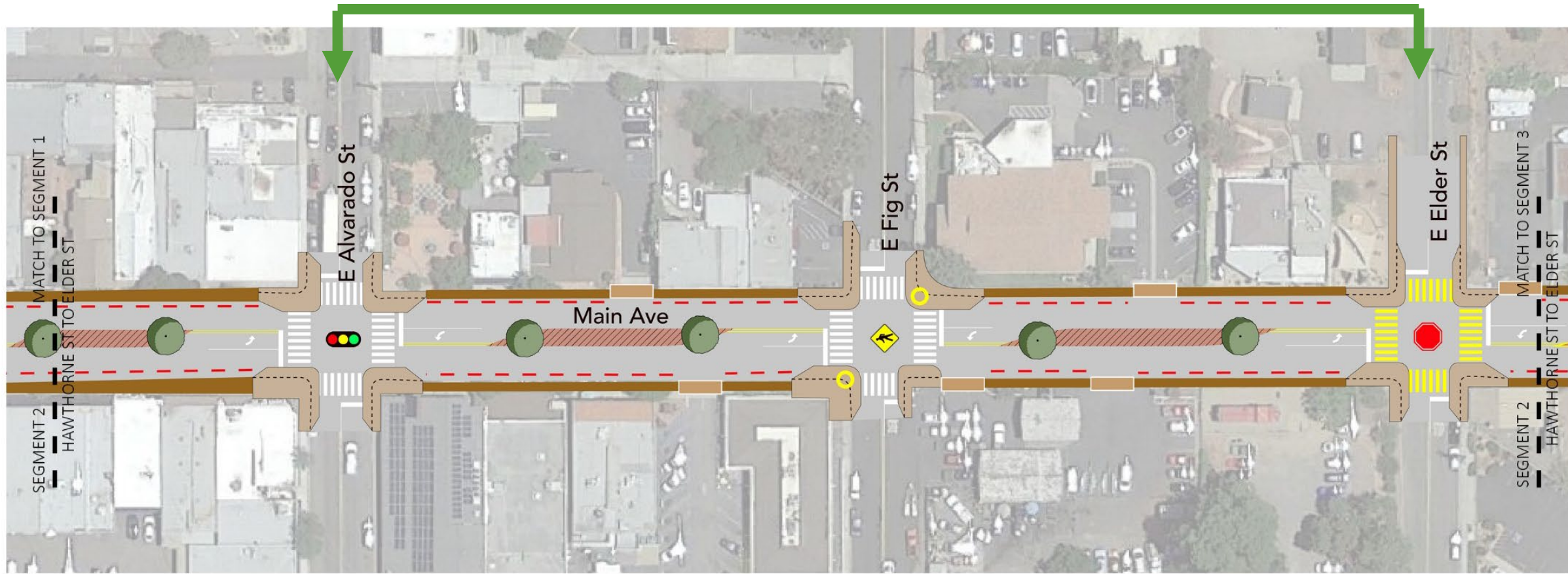






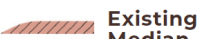


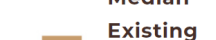







- Proposed Median Trees
- Proposed Accent Trees
- Existing Signal Pole
- Proposed RRFB Signal Pole
- Existing Bus Stop
- On-Street Parking
- Proposed Curb Extension/Sidewalk
- Existing Sidewalk
- Existing Curb - to be removed
- Existing Signal - to remain
- Proposed all way stop
- Proposed Median
- Existing Median
- Existing Driveway
- Proposed RRFB
- Improved Crosswalk

MATCH TO TOP RIGHT  
MISSION RD TO HAWTHORNE ST  
SEGMENT 1



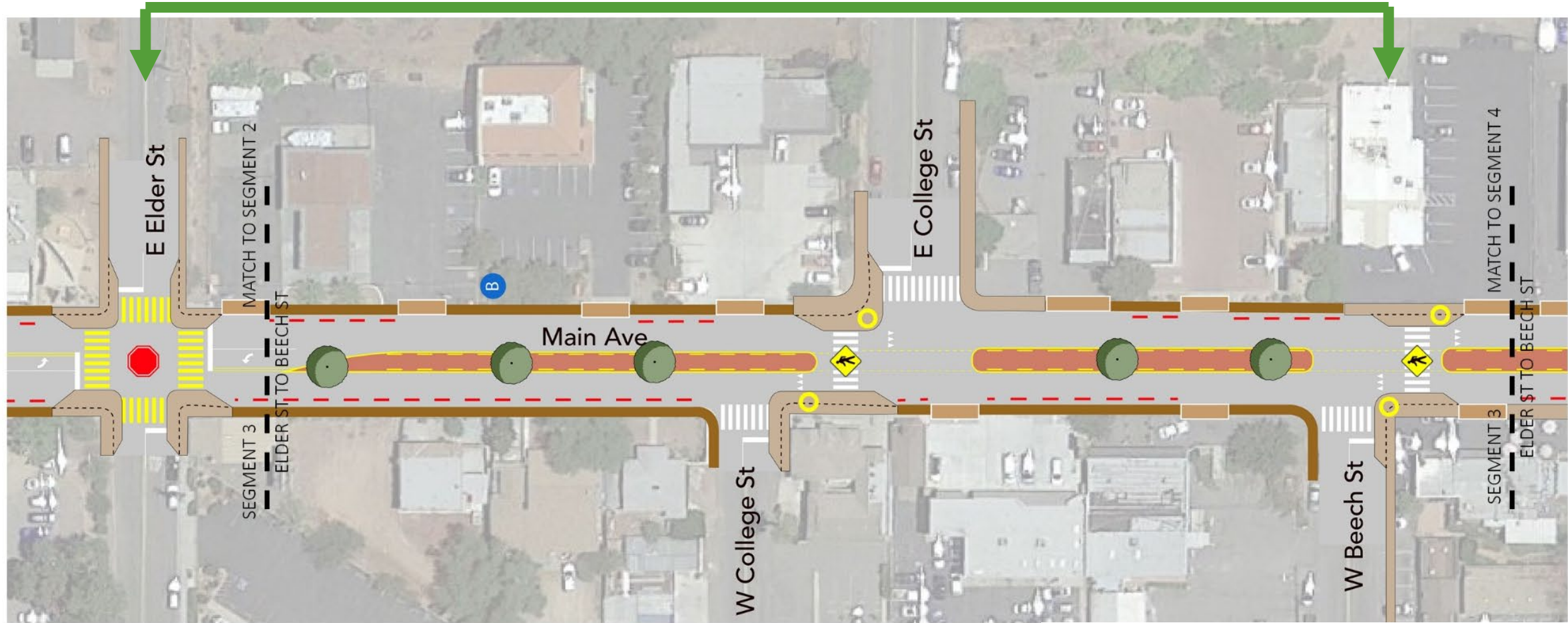
# Draft Streetscape Plan - Alvarado to Elder



- |   |  |  |
|---|--|--|
|  Proposed Median Trees     |  Proposed Curb Extension/Sidewalk |  Proposed Median    |
|  Proposed Accent Trees     |  Existing Sidewalk                |  Existing Median    |
|  Existing Signal Pole      |  Existing Curb - to be removed    |  Existing Driveway  |
|  Proposed RRFB Signal Pole |  Existing Signal - to remain      |  Proposed RRFB      |
|  Existing Bus Stop         |  Proposed all way stop            |  Improved Crosswalk |
|  On-Street Parking         |  |  |



# Draft Streetscape Plan - Elder to Beech

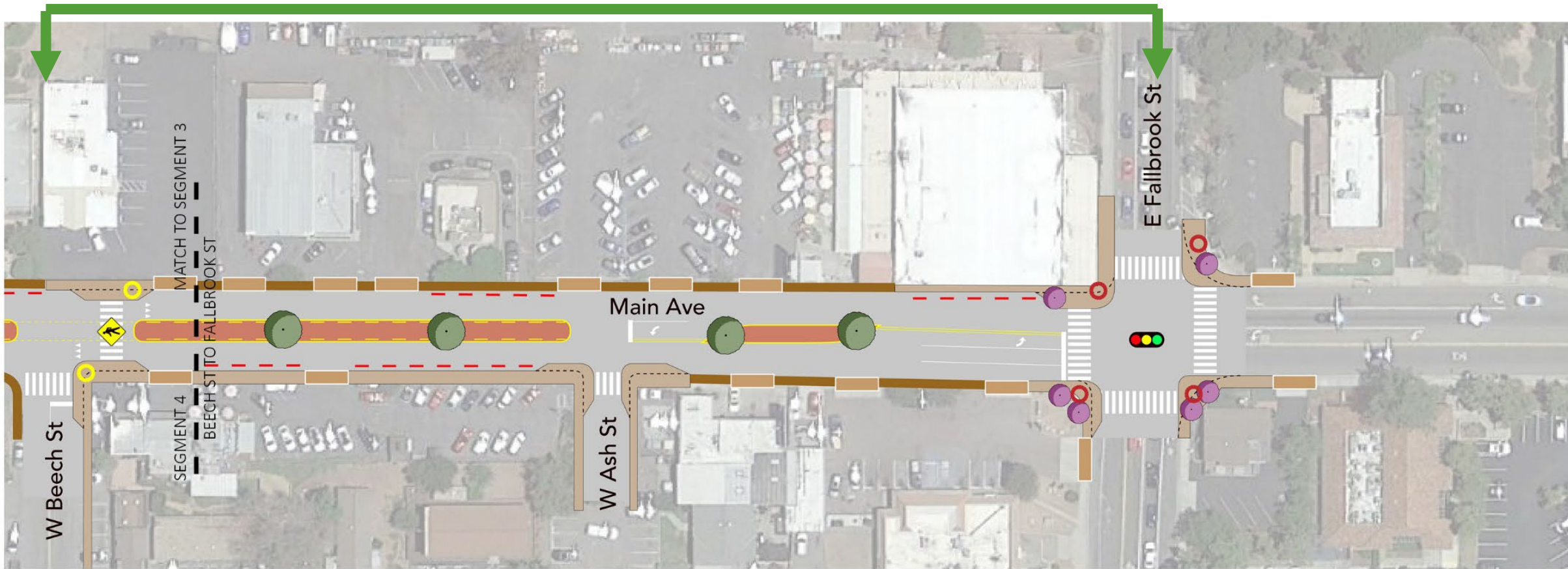


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|--|---------------------------|--|----------------------------------|--|--------------------|
|  | Proposed Median Trees     |  | Proposed Curb Extension/Sidewalk |  | Proposed Median    |
|  | Proposed Accent Trees     |  | Existing Sidewalk                |  | Existing Median    |
|  | Existing Signal Pole      |  | Existing Curb - to be removed    |  | Existing Driveway  |
|  | Proposed RRFB Signal Pole |  | Existing Signal - to remain      |  | Proposed RRFB      |
|  | Existing Bus Stop         |  | Proposed all way stop            |  | Improved Crosswalk |
|  | On-Street Parking         |  |                                  |  |                    |





# Draft Streetscape Plan – Beech to Fallbrook



- Proposed Median Trees
- Proposed Accent Trees
- Existing Signal Pole
- Proposed RRFB Signal Pole
- Existing Bus Stop
- On-Street Parking
- Proposed Curb Extension/Sidewalk
- Existing Sidewalk
- Existing Curb - to be removed
- Existing Signal - to remain
- Proposed all way stop
- Proposed Median
- Existing Median
- Existing Driveway
- Proposed RRFB
- Improved Crosswalk





# Zoning Ordinance Update

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# Revitalization Strategies - Zoning

## 3 REVITALIZATION STRATEGIES

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### 3A-STREETSCAPE PLAN

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### 3B-ZONING ORDINANCE UPDATE

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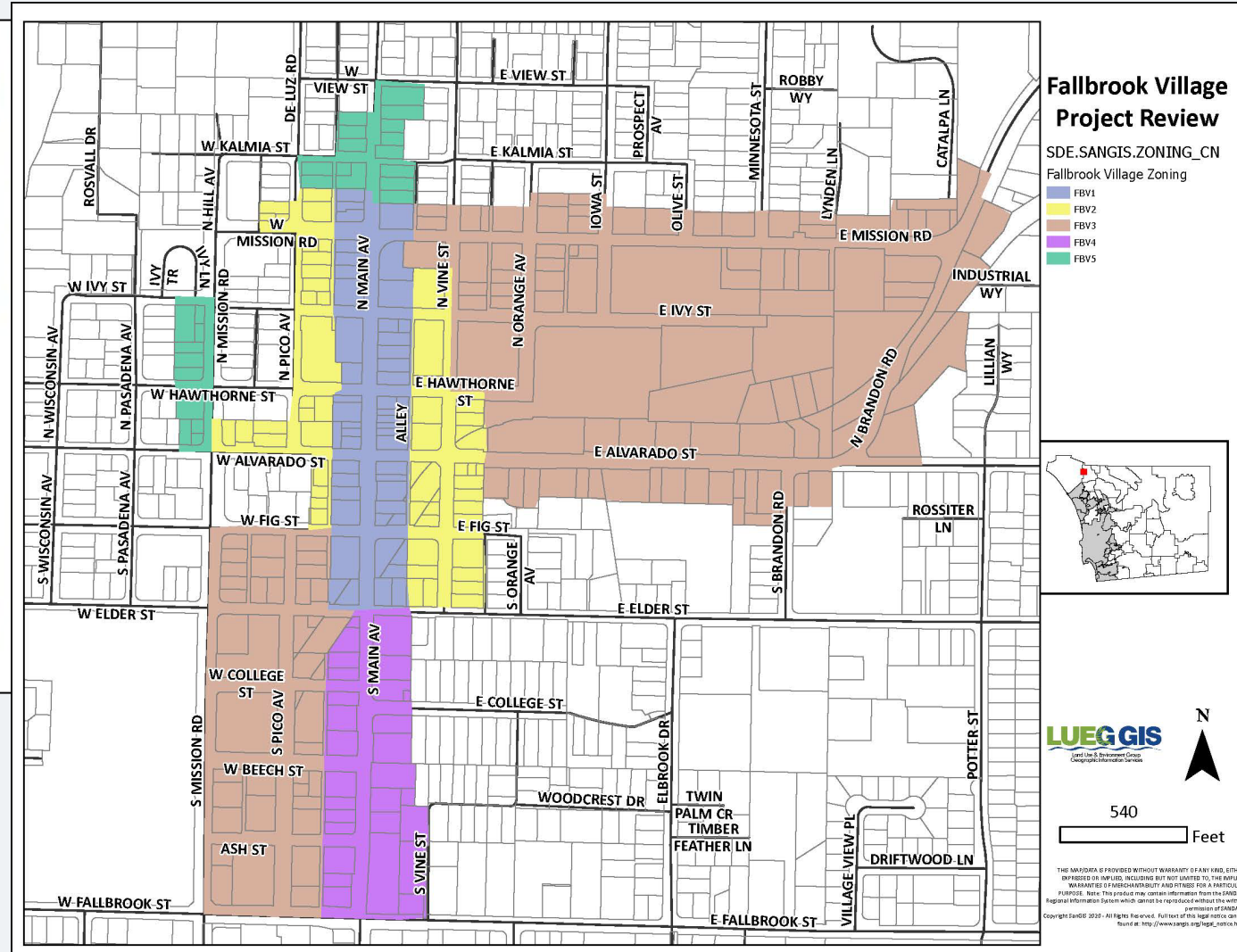
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# Revitalization Strategies – Zoning

## KEY THEMES

Ease off-street commercial parking requirements

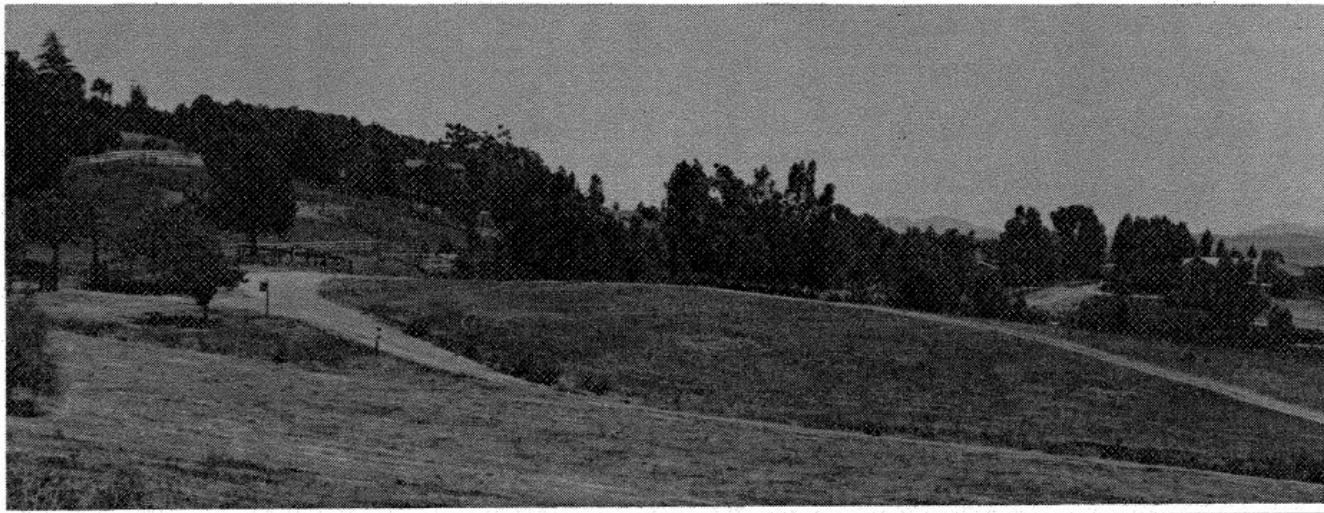
Residential flexibility off Main Ave.

Review potential constraints to development

# Design Guidelines Update

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# Revitalization Strategies – Design Standards



## FALLBROOK DESIGN GUIDELINES

Fallbrook Planning Area  
County of San Diego

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# Revitalization Strategies – Design Standards

## KEY THEMES

Reorganize Document

High-quality, easily measured, and enforceable

Removes barriers

Tailored standards

Streamlines the review and approval process

Greater certainty

Small-town rural character

Modernized, user-friendly graphics

# Design Standards – Emerging Concepts

## Design Guidelines (1989)

### Part 3. The Design Guidelines

A5. Landscape Character -  
Previous matrix was included in  
the appendix

**TREE MATRIX**

Botanical Name Common Name	Low Water Use	Frost Resist.	Ever- green	Scenic Roads	Com- mercial	Ind- ustrial	Parking Lot	Multi- Family	Town Center
Acacia decurrens <i>Green Wattle</i>	*	*	*	*	*	*	*	*	*
Agonis flexuosa <i>Peppermint Tree</i>	*		*				*		*
Albizia julibrissin <i>Silk Tree</i>	*	*		*	*	*			
Arbutus unedo <i>Strawberry Tree</i>	*	*	*	*	*	*			*
Bauhinia variegata <i>Orchid Tree</i>	*			*	*	*	*	*	*
Brachychiton acerifolius <i>Flame Tree</i>	*	*		*	*	*			
Callistemon species <i>Bottlebrush</i>	*	*	*	*	*	*	*	*	*
Calodendron capense <i>Cape Chestnut</i>	*			*	*	*	*	*	*
Cassia leptophylla <i>Gold Medalion Tree</i>	*				*	*			
Ceanothus "Ray Hartman" <i>California Lilac</i>	*		*			*			
Cinamomum camphora <i>Camphor Tree</i>	*	*	*	*	*	*	*	*	*
Eucalyptus lehmannii <i>Bushy Yate</i>	*	*	*	*	*	*	*	*	*
Eucalyptus leucoxylon <i>White Ironbox</i>	*	*	*	*	*	*	*	*	*
Euc. leucoxylon macrocarpa <i>Red Flowering Gum</i>	*	*	*	*	*	*	*	*	*
Eucalyptus nicholli <i>Peppermint Gum</i>	*	*	*	*	*	*	*	*	*
Eucalyptus sideroxylon <i>Red-iron Bark</i>	*	*	*	*	*	*	*	*	*
Geijera parviflora <i>Australian Willow</i>	*	*	*	*	*	*	*	*	*

## Design Standards (2023)

### Part 3 4. The Design Standards

### A3. Landscape

Plant Matrix has been  
added to this section  
including Trees, Shrubs,  
and Groundcover

### Plant Matrix

#### Trees

		Scenic Roads	Commercial	Industrial	Parking Lot	Multi Family	Town Center
Acacia Stenophylla Peppermint tree		☑	☑	☑	☑	☑	☑
Agonis flexuosa Peppermint tree		☑	☑	☑	☑	☑	☑
Arbutus unedo Strawberry tree		☑	☑	☑	☑	☑	☑
Bauhinia variegata Orchid Tree		☑	☑	☑	☑	☑	☑
Brachychiton acerifolius Flame tree		☑	☑	☑	☑	☑	☑
Callistemon species Bottlebrush		☑	☑	☑	☑	☑	☑
Ceanothus 'Ray Hartman' Mountain Lilac (N)		☑	☑	☑	☑	☑	☑
Cercidium 'Desert Museum' Palo Verde Tree (N)		☑	☑	☑	☑	☑	☑
Cercis occidentalis Western Redbud (N)		☑	☑	☑	☑	☑	☑

SUN: ☐ Full ☐ Part ☐ Shade WATER: ☐ Low ☐ Medium ☐ High (N) California Native

# Implementation

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# Implementation

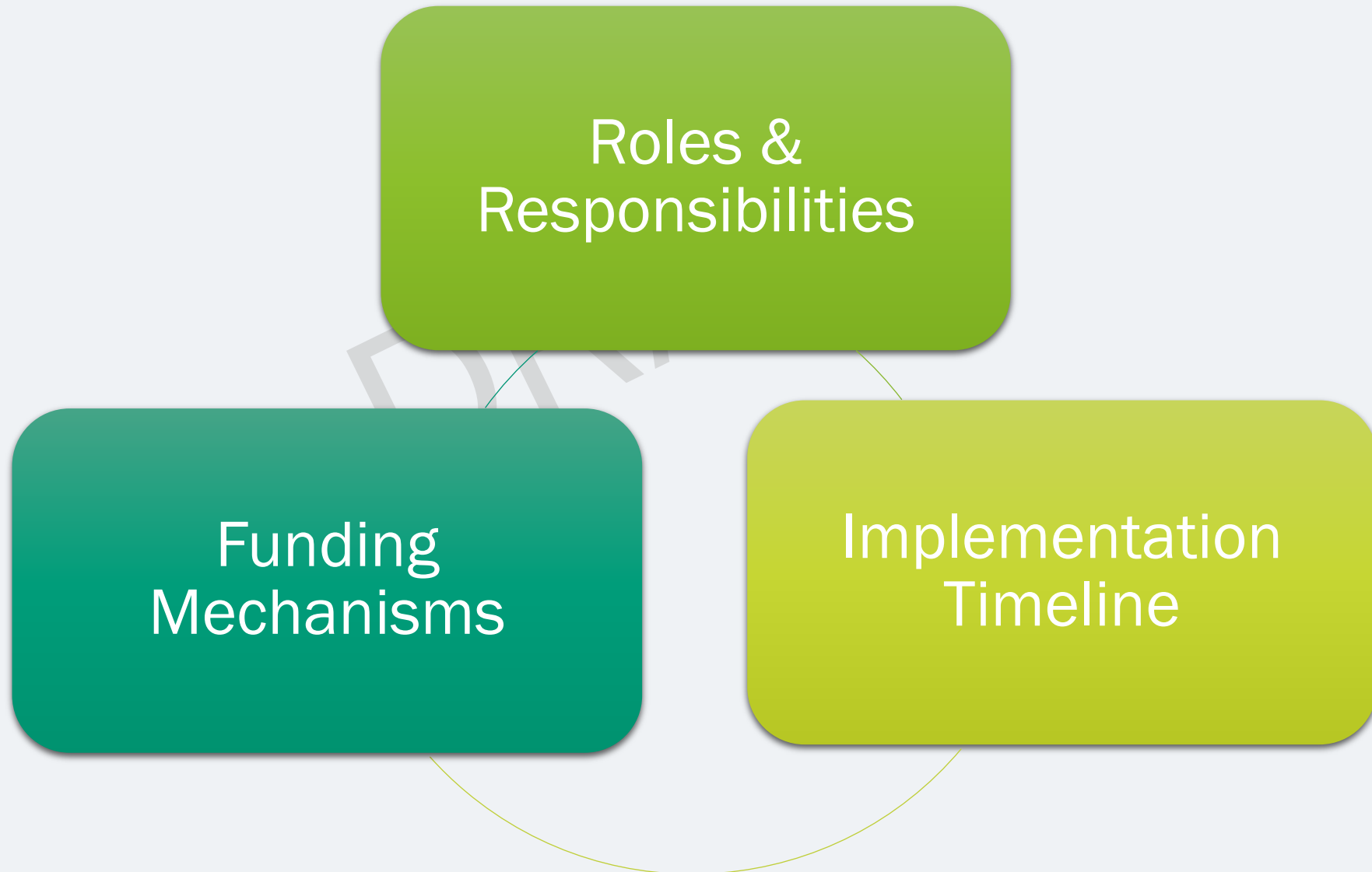
Long Term Planning Document

Adopted Plan Provides Grant Opportunities

Short-term: Zoning & Design Guidelines

Long-term: Streetscape Plan

# Implementation





# How to Get Involved

- Sign up for updates
- Plan will be posted to project website
- Outreach events will be posted on this page
- Flyers around community

Planning & Development Services

MENU ▾ DIVISIONS

## Fallbrook Sub-Area Plan

Project Contact: Timothy Vertino | [timothy.vertino@sdcounty.ca.gov](mailto:timothy.vertino@sdcounty.ca.gov) | (619) 510-2542

To sign up for updates on the project, please [Click Here](#).

### Project Background

In 2019, the County Board of Supervisors allocated \$900,000 for development of a Fallbrook Form Based Code, and County Supervisor Jim Desmond (D5) initiated the coordination with community members representing a range of interests and Planning & Development Services to discuss a Fallbrook Form Based Code.

The project's boundary is roughly defined as View Street - North, Brandon Street - East, Fallbrook Street - South, Mission Road - West.

#### Phase 1 - Fallbrook Visioning

Planning & Development Services held seven (7) meetings from November 2019 to September 2020 to engage stakeholders on issues and opportunities and scope the future project. Please see the Visioning Report for a summary of these meetings.

On September 21, 2020, the Fallbrook Community Planning Group voted unanimously for Option 2 (Zoning Ordinance & Design Guideline Update with Streetscape Plan). This vote moved the project into Phase 2 - Project Development.

#### Phase 2 - Existing Conditions

From June 2021, to February 2023, county staff engaged stakeholders on Phase 2 - Existing Conditions. Phase 2 of the process involved initiating the planning process among the project team and community outreach and engagement efforts that contributed to the initial technical planning.

#### Phase 3 - Draft Plan

Phase 3 will include release of the Draft Plan and associated technical documents, with concurrent stakeholder engagement. More information will be posted in the near future.

# Questions



# State Housing Bills

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# Summary of SB6, SB35, & AB2011 Criteria

## SB35: Affordable Housing: Streamlined Approval Process

- 10% affordable = streamlined ministerial process
- Needs to meet Objective Design Standards (ODS)

## SB6: Housing: Commercial Zones

- Multi-family housing in commercial zones
- 10% affordable = streamlined ministerial process
- Needs to meet ODS

## AB2011: Affordable Housing and High Road Jobs Act of 2022

- Multi-family housing in commercial zones
- 100% affordable/Mixed Income <100% on corridors 70-150ft
- Needs to meet ODS

# Design Review Process after SB6, SB35, & AB2011

DRB/CPG Review

Commercial Projects

Industrial Projects

County Staff Review

Multi-Family dwellings\*

MUST meet state law  
specific project criteria



County of San Diego

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