



County of San Diego

Fallbrook Design Review Board

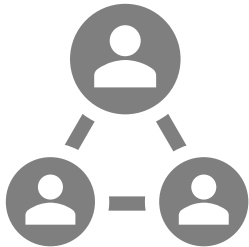
Draft Fallbrook Sub-Area Plan

November 15, 2023

Agenda



Project
Background



Phases Project



Revitalization
Goals



Sub-Area Plan
Components



Next Steps

Background

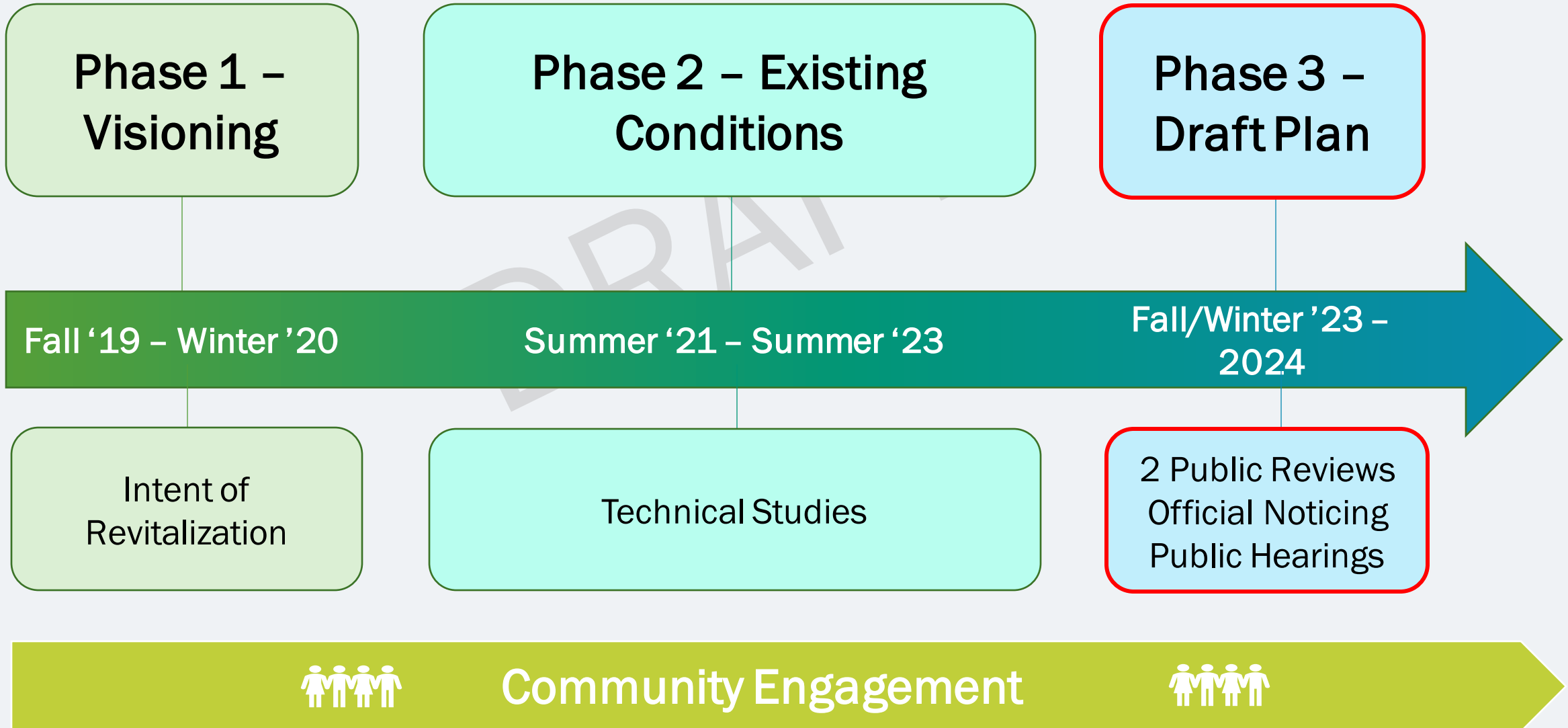
Direction: Supervisor Desmond provided funding for this revitalization effort and established the Infrastructure Committee to work with County staff

Scope: Phase 1 - Visioning resulted in:

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

Purpose Today: Project Background, Highlight Draft Plan, How to Get Involved, Next Steps

Project Phases



Revitalization Goals

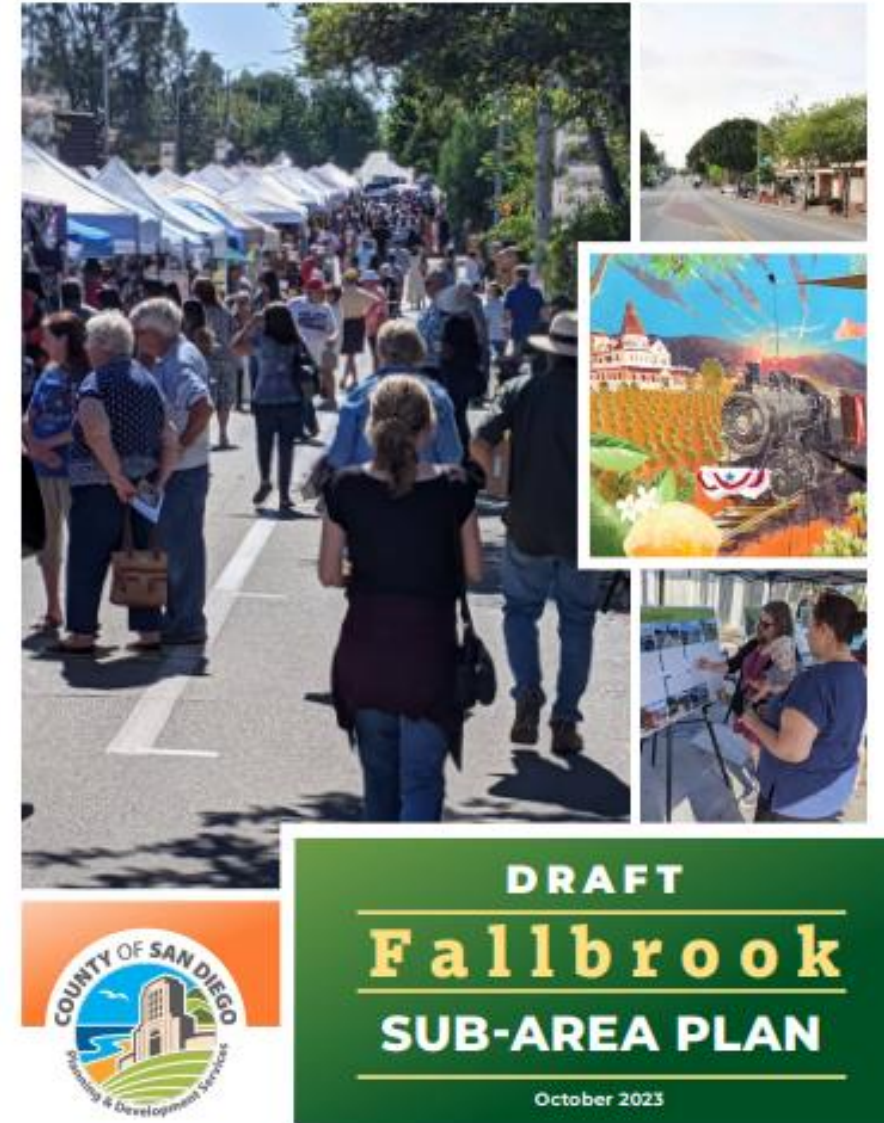
Enhance pedestrian mobility and access

Maintain rural, historic, small-town village character

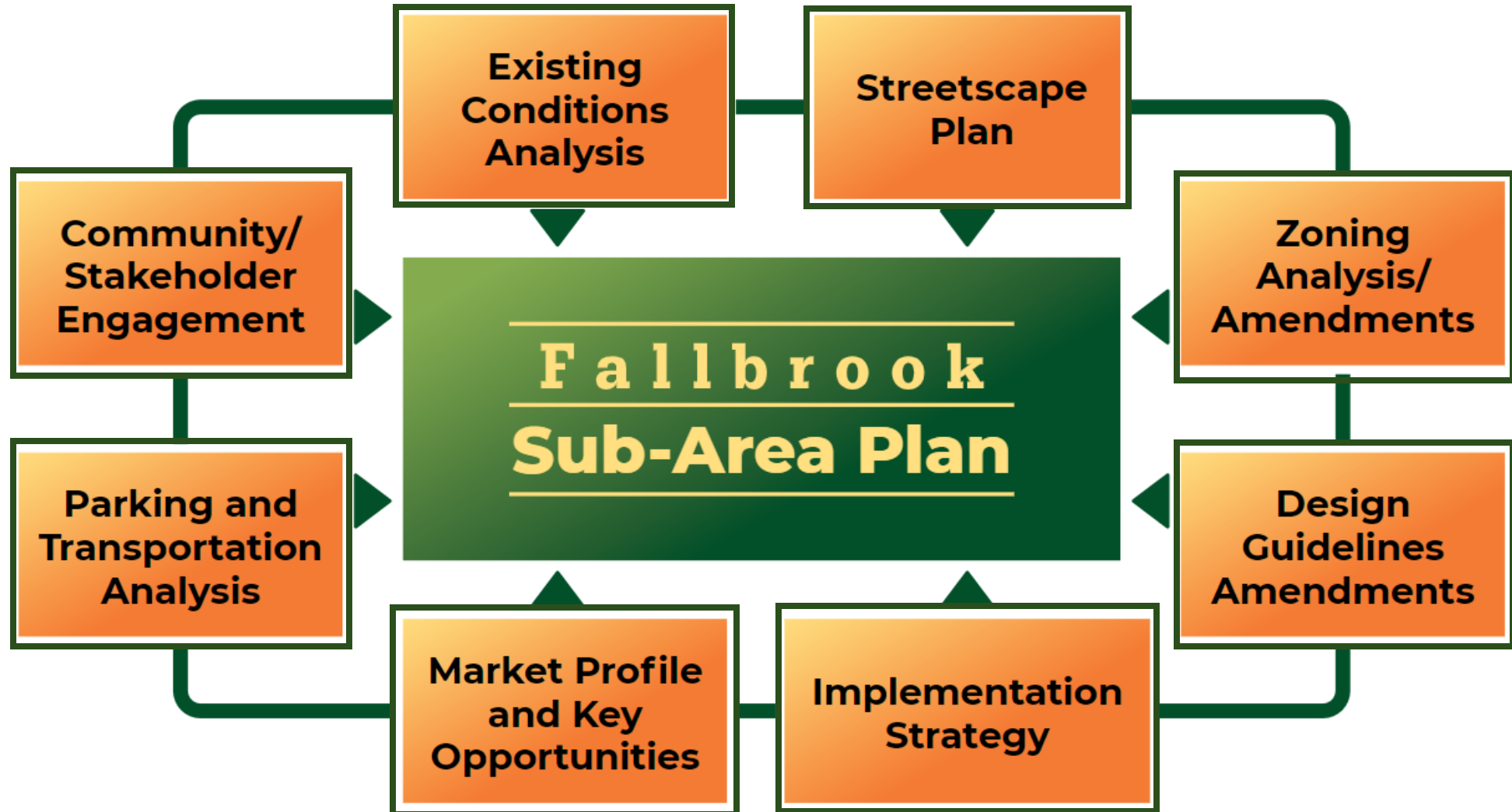
Attract and retain residents, businesses, and tourism



Revitalization Goals



Sub-Area Plan Scope

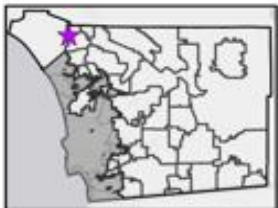


Sub-Area Plan Boundaries

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Fallbrook Village

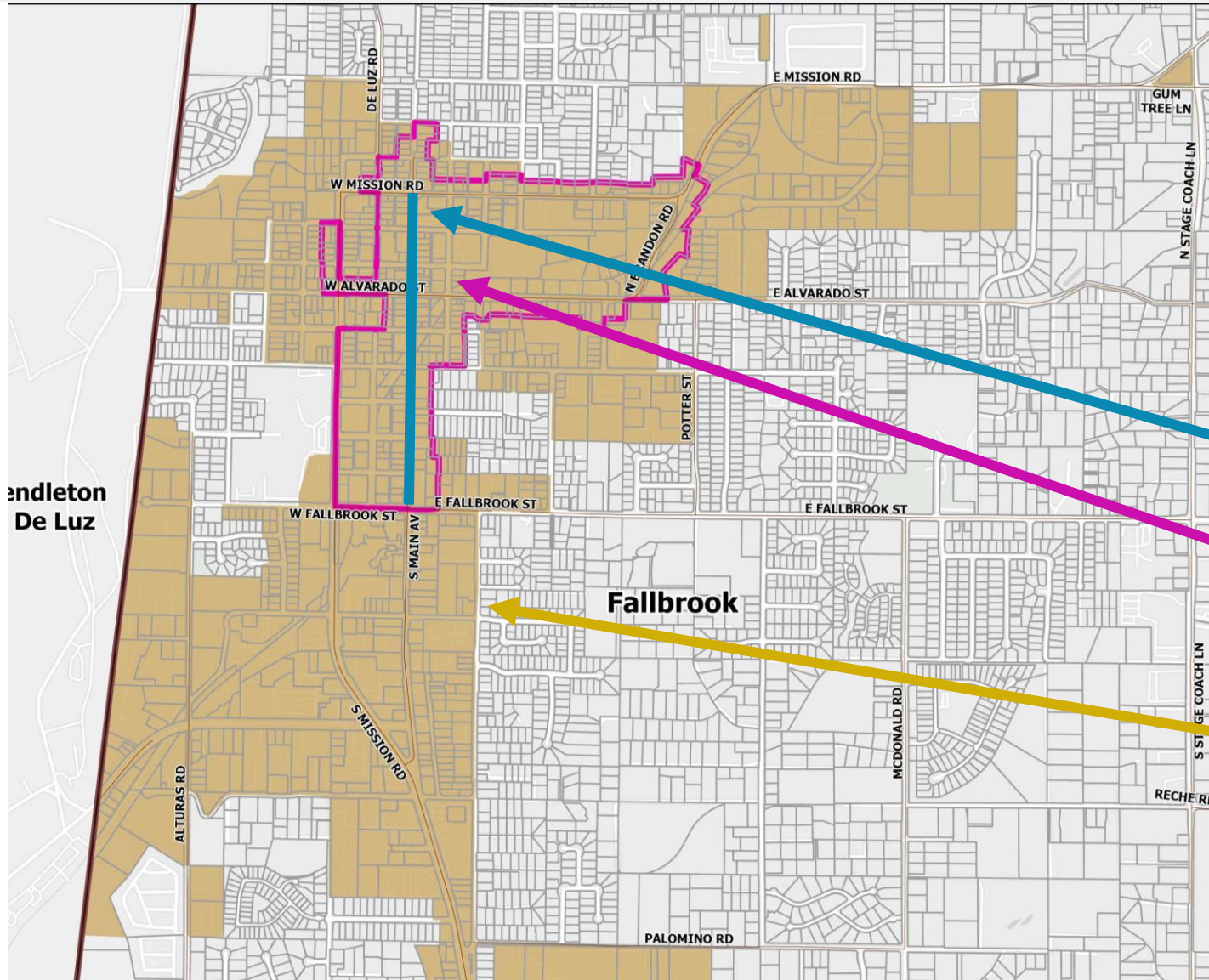
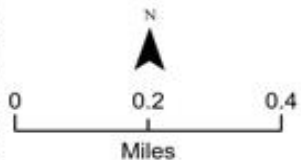
-  Subject to Design Review
-  Fallbrook Village Zoning
-  Parcel
-  Main Avenue



endleton
De Luz

Fallbrook

LUEG GIS
Land Use & Environment Group
Geographic Information Services

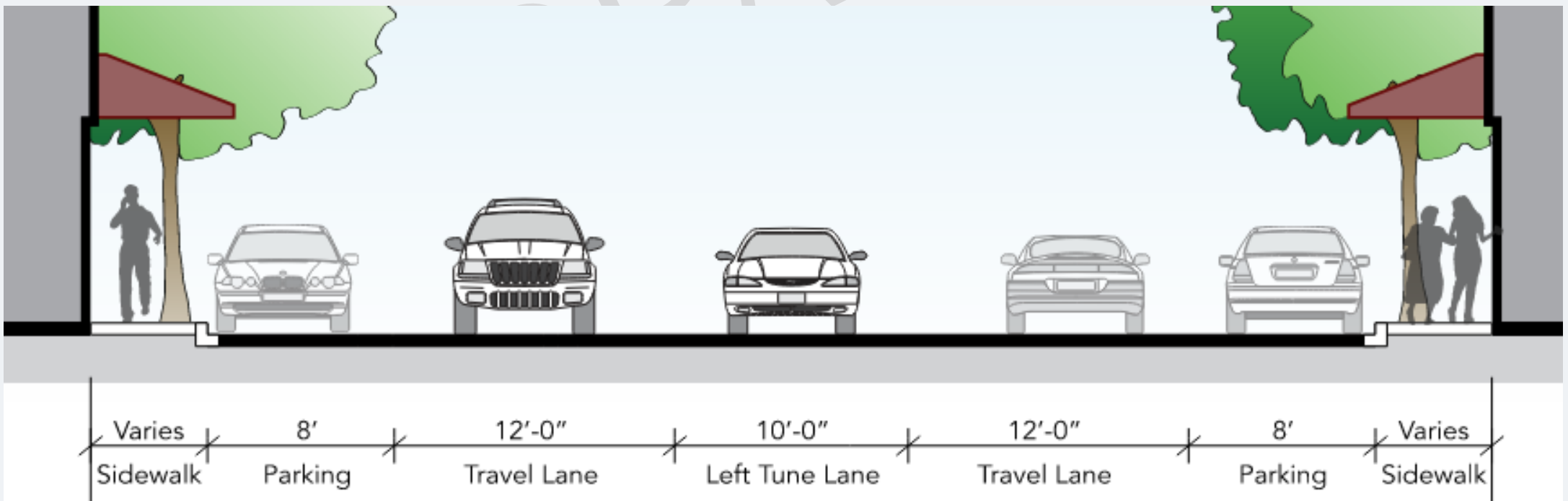


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Streetscape Plan

Streetscape Plan Strategies

- Focuses on Main Avenue between Mission Road and Fallbrook Street
- Existing roadway configuration to be retained
- Improvements to sidewalks, intersections, site furnishings, lighting, and landscape are recommended as part of the streetscape plan



Streetscape Plan Strategies

Street Medians



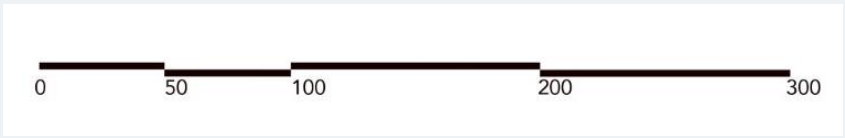
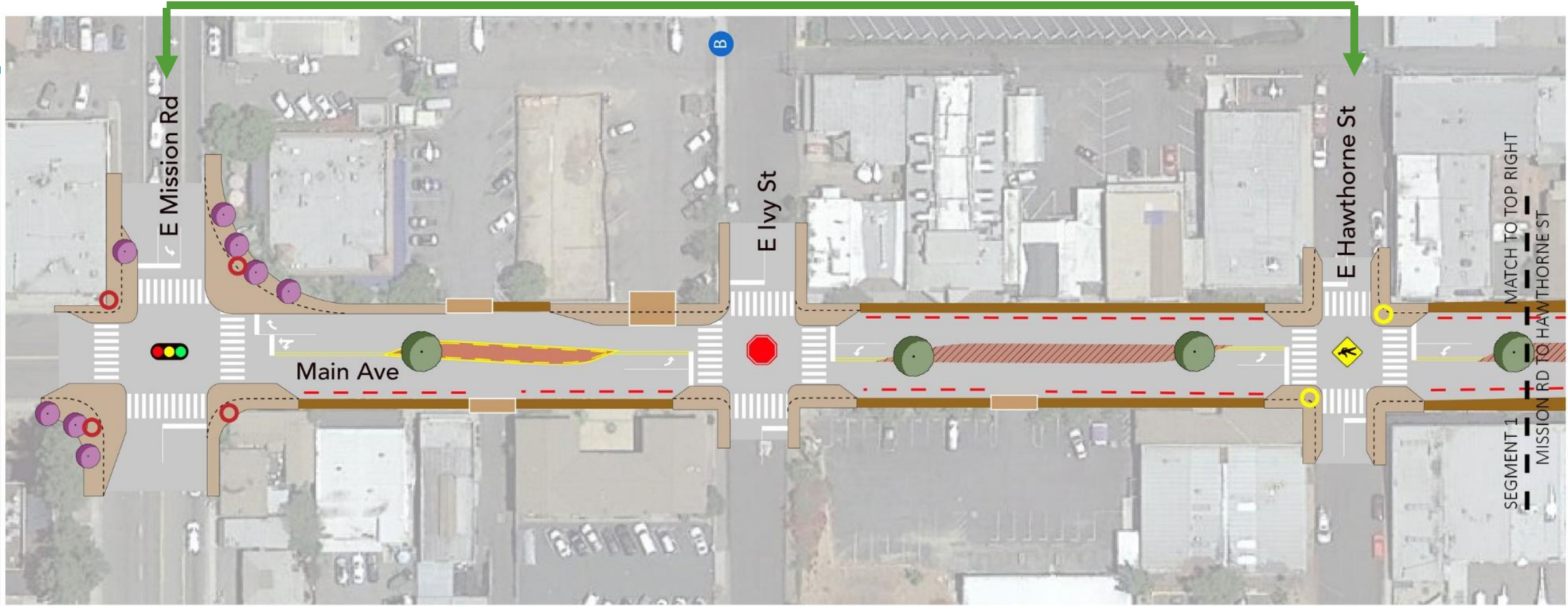
RRFBs



Curb Extensions



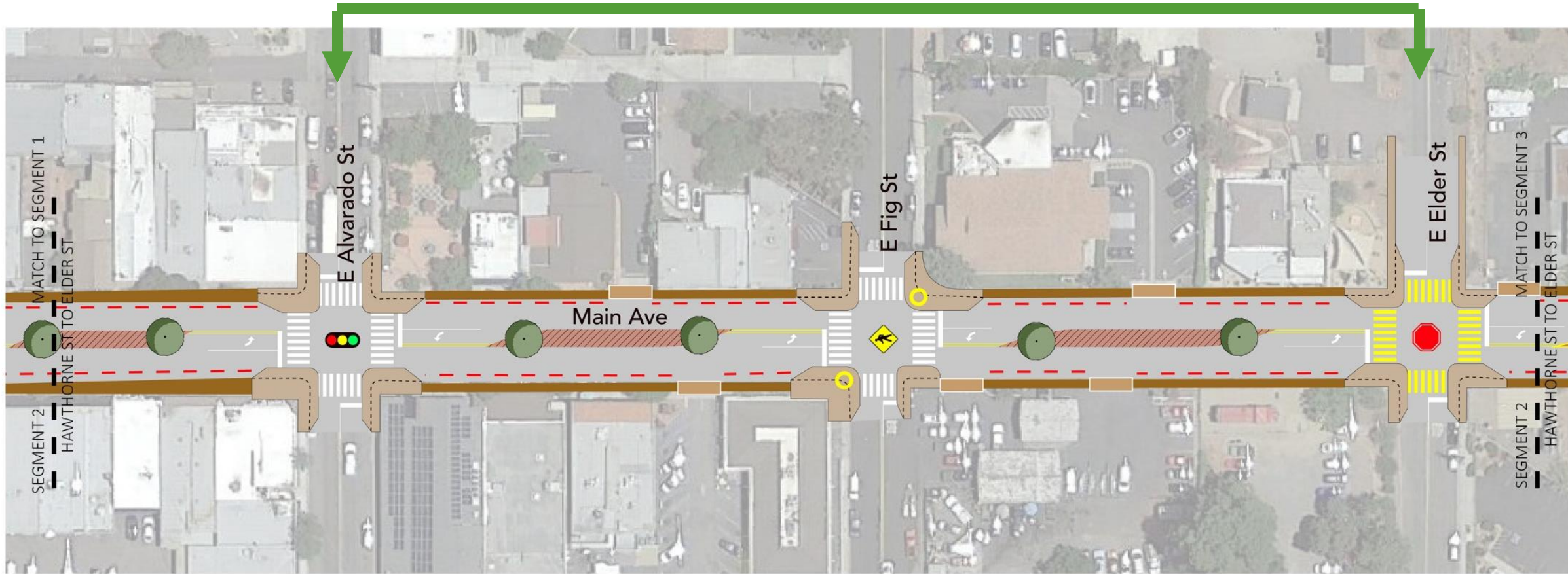
Mission to Hawthorne



- 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

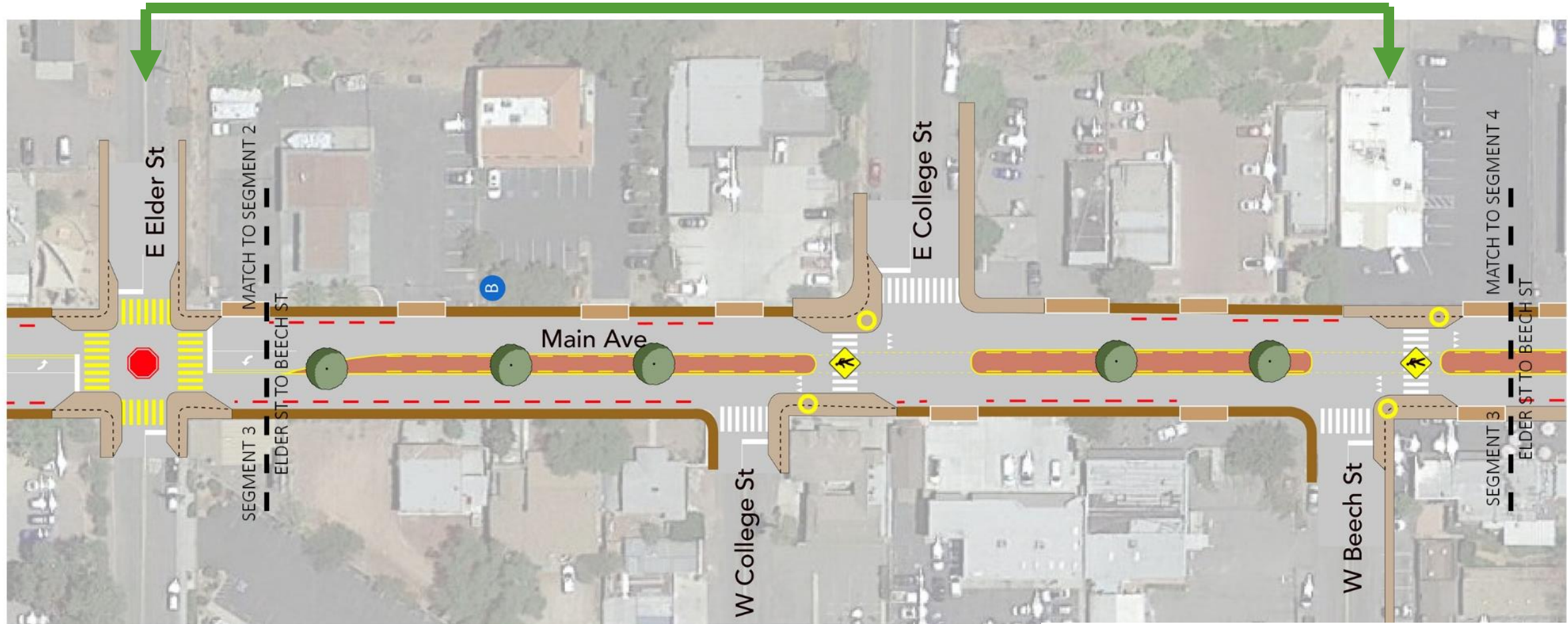
Alvarado to Elder



-  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



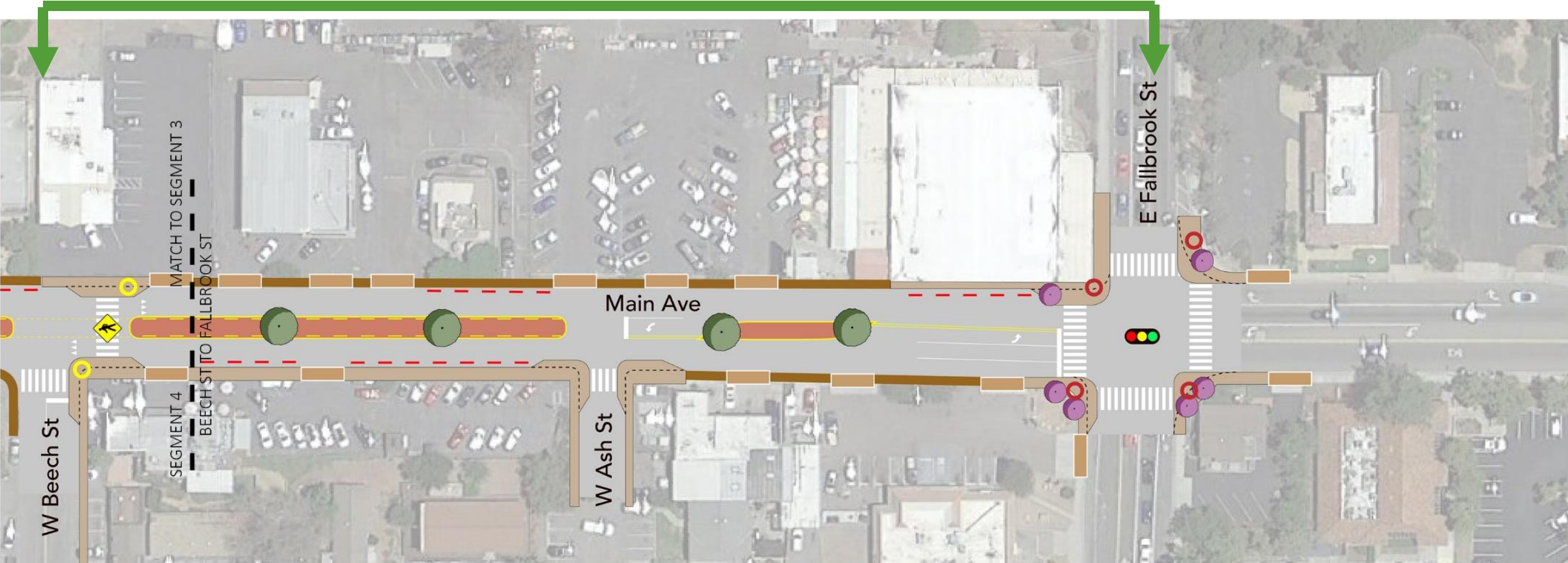
Elder to Beech










- | | | | | | |
|--|---------------------------|--|----------------------------------|--|--------------------|
| | 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 | | | | |



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

Questions



Zoning Ordinance Amendments

Proposed Zoning Ordinance Amendments

Staff Recommendations

Rezoning 4 parcels from S86 to a Village Zone

Updating Building Requirements

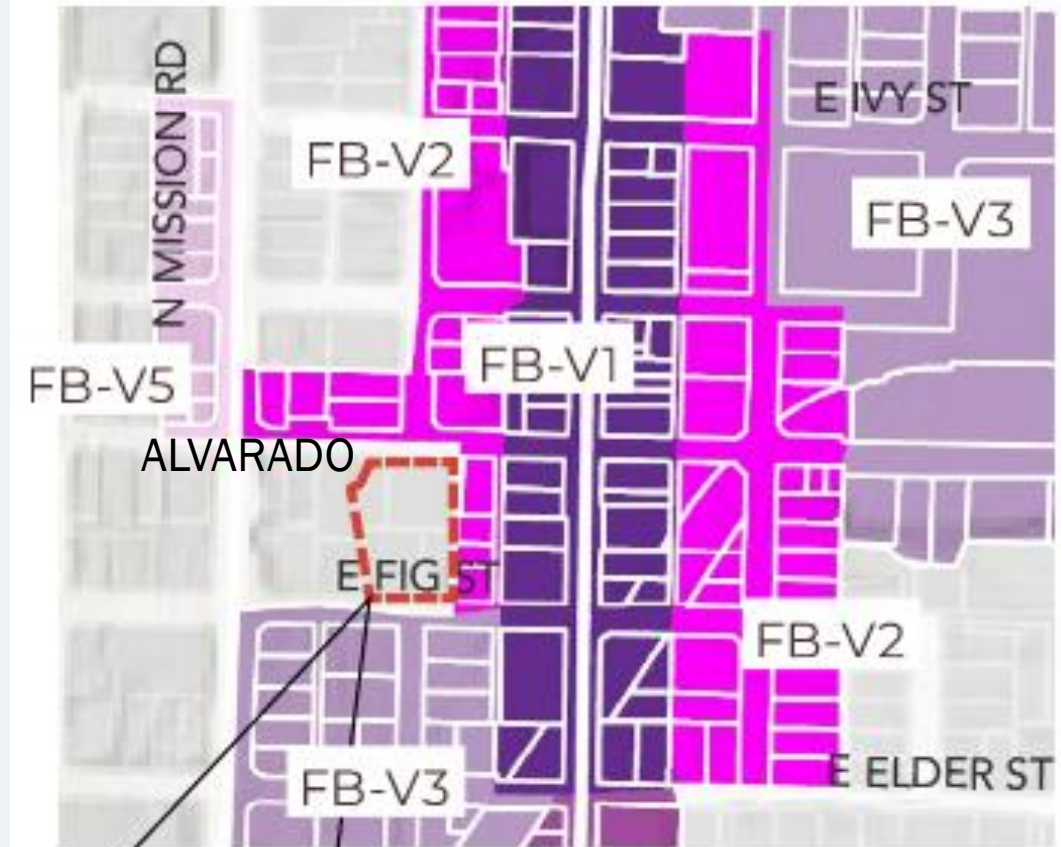
Residential Flexibility off Main Avenue

Reducing off-street parking requirements

Rezone 4 Parcels from S86 to a Village Zone

Staff Recommendations

Rezone S86 parcels adjacent to the Fallbrook County Library to a Fallbrook Village Zone



Existing: S86 (parking)

Recommended: FB-V2, V3, or V4

Rezoning recommendation

4 Parcels Recommended to be Rezoned

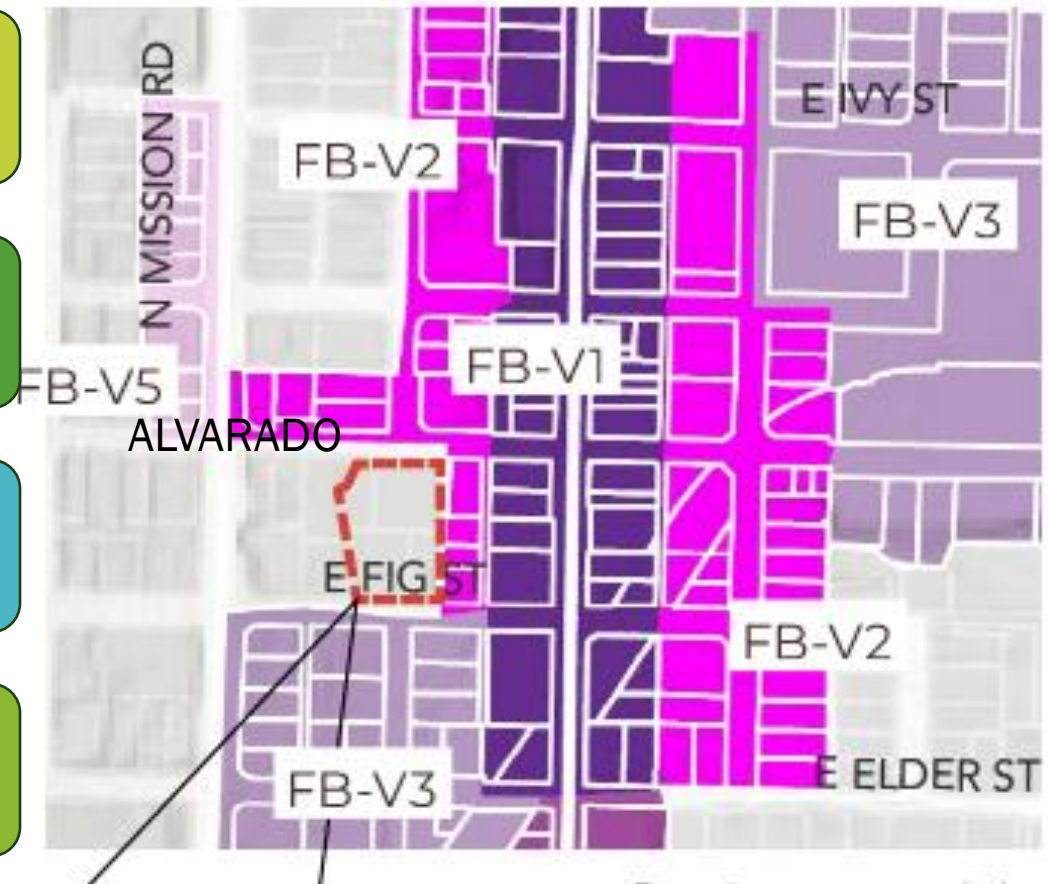
S86 Zoning Very Limited

“Vehicle Miles Traveled” (VMT)
Efficient Area

Consistency between surrounding
properties, zoning and GP

No additional time/costs

Future discretionary action and process



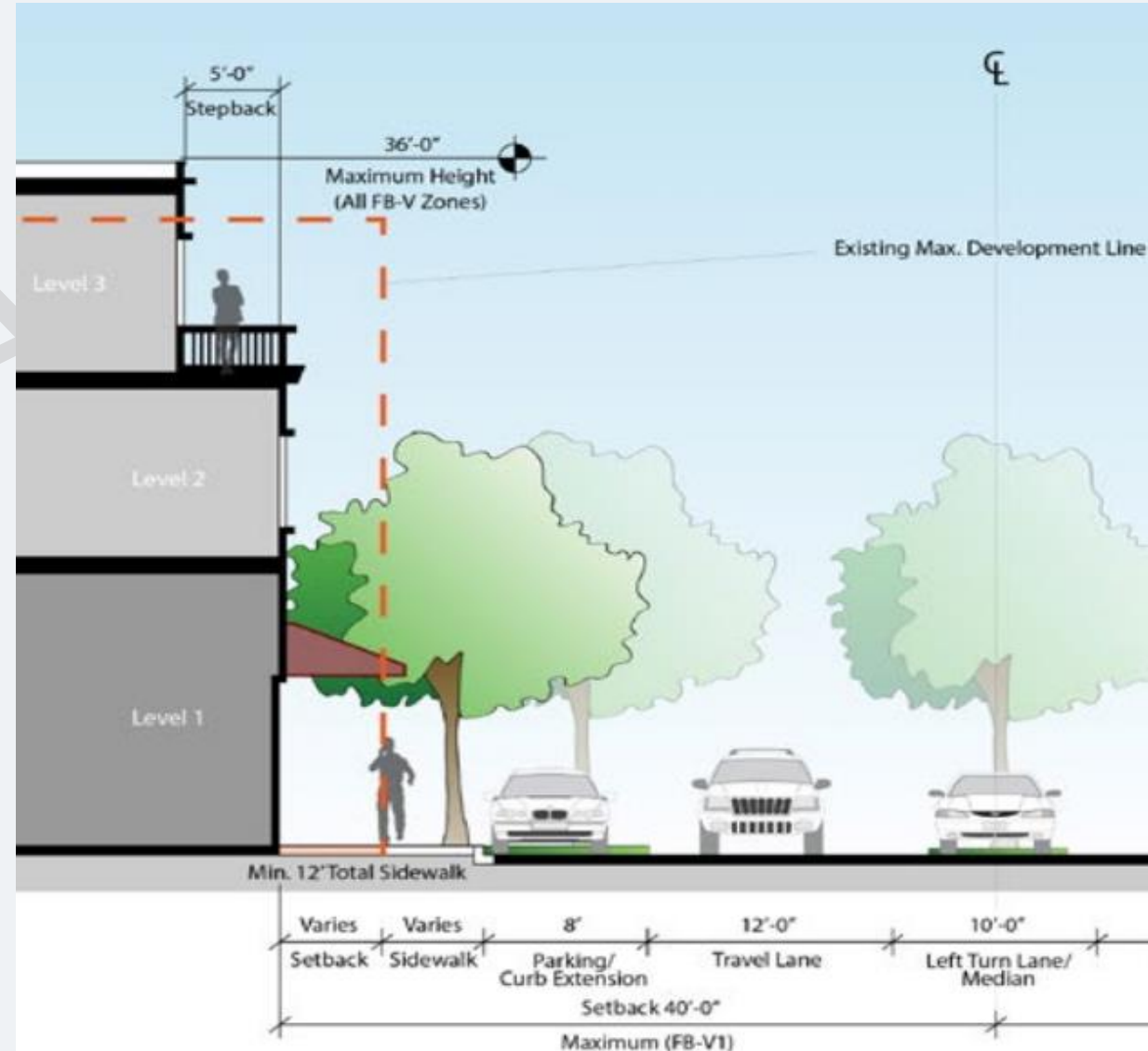
Zoning Amendments Recommendations

Staff Recommendations

Allow flexible ground floor setbacks

Increase maximum height to 36'

Require 3rd story step backs



Reducing Off-Street Parking Requirements

Staff Recommendations

Reduce minimum off-street commercial parking requirements

Exemptions for small uses and re-use of existing buildings



Questions



Design Guidelines Update

Proposed Design Guideline Updates Included

Reorganize Document

Streamlines the review and approval process

High-quality, easily measured, and enforceable

Greater certainty

Removes barriers

Small-town rural character

Tailored standards

Modernized, user-friendly graphics

Design Standards

Fallbrook Design Guidelines

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Design Standards – Example #1

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 Green Wattle	*	*	*	*	*	*	*	*	*
Agonis flexuosa Peppermint Tree	*		*						*
Albizia julibrissin Silk Tree	*	*		*	*	*			
Arbutus unedo Strawberry Tree	*	*	*	*	*	*			*
Bauhinia variegata Orchid Tree	*			*	*	*	*	*	*
Burchardia acerifolia Flame Tree	*	*		*	*	*			
Callistemon species Bottlebrush	*	*	*	*	*	*	*	*	*
Calodendron capense Cape Chestnut	*			*	*	*	*	*	*
Cassia leptophylla Oval Medallion Tree	*			*	*	*			
Ceanothus "Ray Hartman" California Lilac	*								
Cinnamomum camphora Cassia Tree	*	*	*		*	*	*	*	*
Eucalyptus leuconota Blue Gum	*	*	*	*	*	*	*	*	*
Eucalyptus leuconota White Ironbark	*	*	*	*	*	*	*	*	*
Euc. leuconota macrocarpa Red Flowering Gum	*	*	*	*	*	*	*	*	*
Eucalyptus nicholii Peppermint Gum	*	*	*	*	*	*	*	*	*
Eucalyptus sideroxylon Red Iron Bark	*	*	*	*	*	*	*	*	*
Geijera parviflora Australian Willow	*	*	*				*		*

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

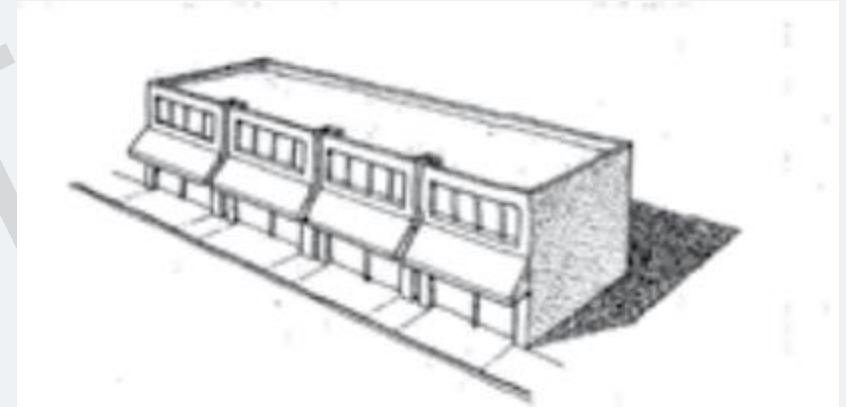
			Scenic Roads	Commercial	Industrial	Parking Lot	Multi-Family	Town Center
Acacia stenophylla Peppermint tree		☀️☀️☀️ Height: 30' Spread: 20'	✓	✓	✓			
Agonis flexuosa Peppermint tree		☀️☀️☀️ Height: 35' Spread: 15-30'	✓	✓	✓	✓		
Arbutus unedo Strawberry tree		☀️☀️☀️ Height: 15' Spread: 15'					✓	
Bauhinia variegata Orchid Tree		☀️☀️☀️ Height: 25' Spread: 25'		✓	✓	✓	✓	✓
Brachychiton acerifolius Flame tree		☀️☀️☀️ Height: 60' Spread: 30'	✓	✓	✓	✓	✓	
Callistemon species Bottlebrush		☀️☀️☀️ Height: 15-30' Spread: 15'						
Ceanothus "Ray Hartman" Mountain Lilac (N)		☀️☀️☀️ Height: 20' Spread: 15-20'				✓		
Cercidium "Desert Museum" Palo Verde Tree (N)		☀️☀️☀️ Height: 20' Spread: 20'	✓	✓	✓	✓	✓	
Cercis occidentalis Western Redbud (N)		☀️☀️☀️ Height: 10-20' Spread: 8-12'						

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

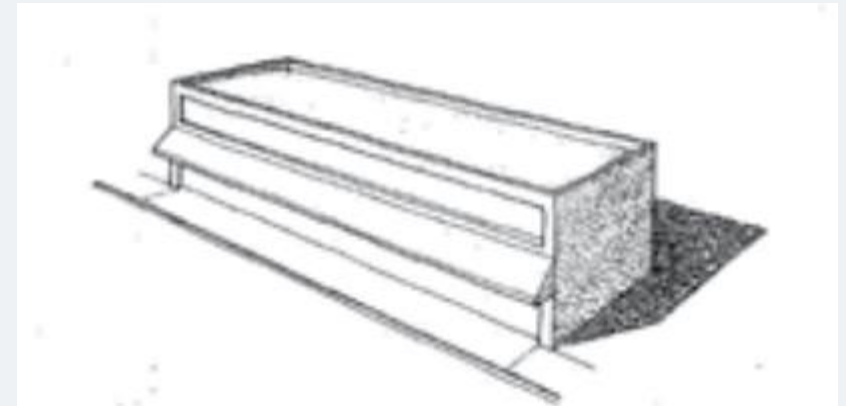
Design Standards – Example #2

Design Guidelines (1989)

- “On principal elevations, large or long continuous wall planes **should** be avoided. **As a general rule**, building elevations over 50 feet in length should incorporate changes in plane and architectural features that provide **visual interest**, including **strong** areas of shade and shadow.”



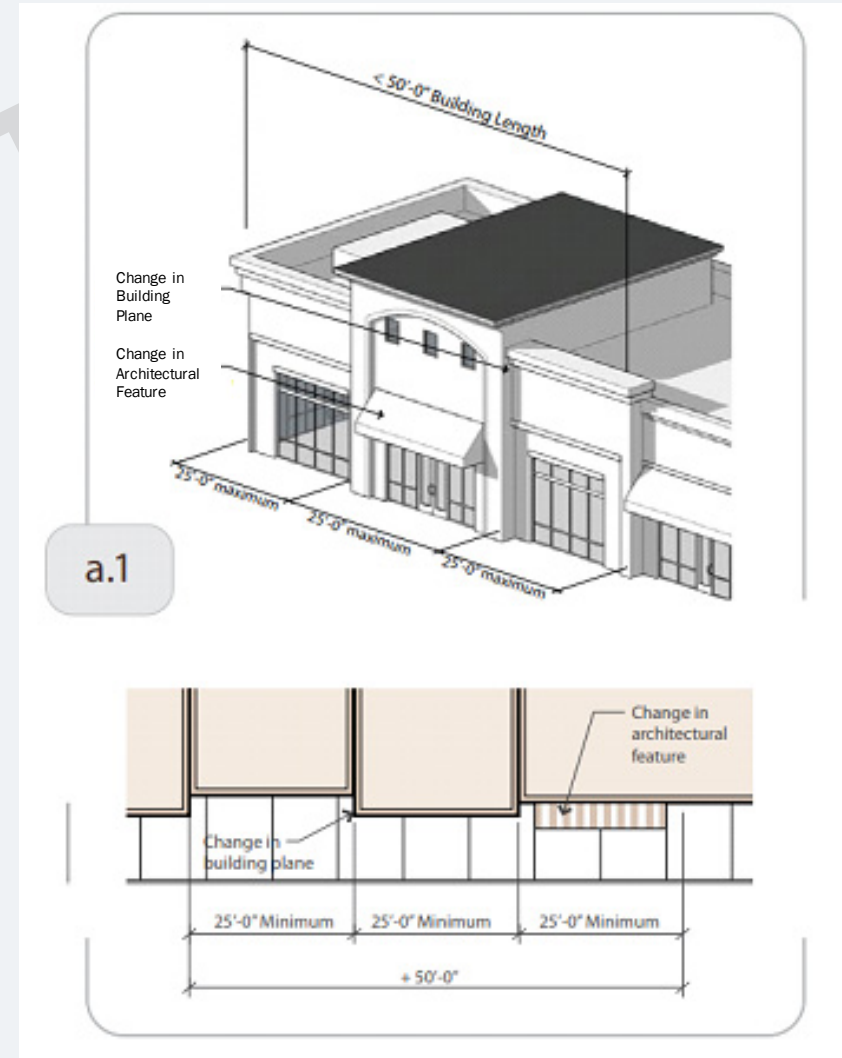
1989 graphics



Design Standards – Example #2

Design Standards (Proposed)

- 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.**



Design Standards – Example #3

Design Standards (Proposed)

- Required third story step-backs
- Ground level retail minimum ceiling height
- Minimum and maximum glazing requirements
- Based on research of existing conditions and desirable historic structures in Fallbrook



Design Standards – Example #4

A7 OUTDOOR DINING

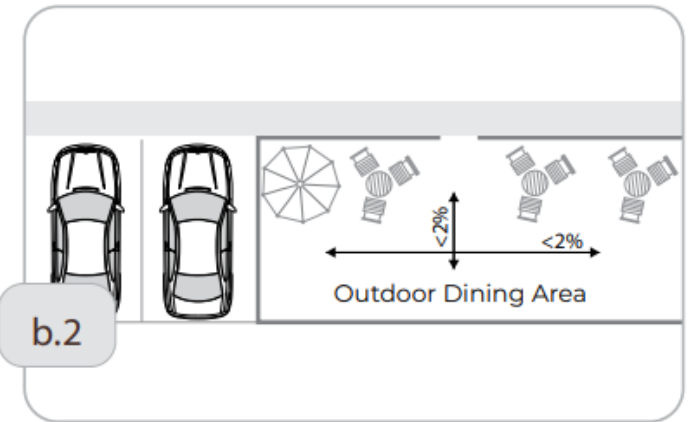
a. Location

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.

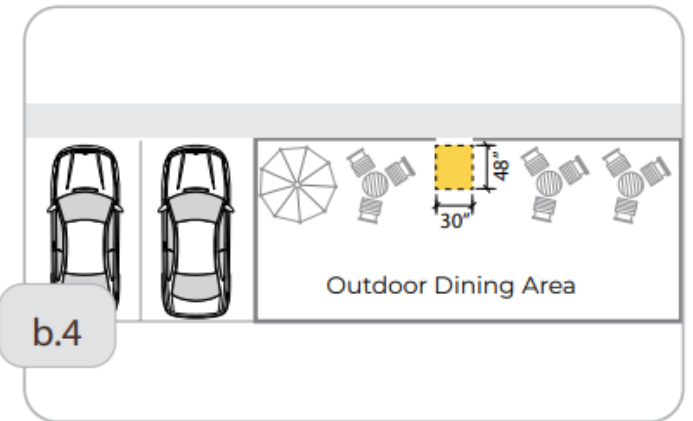


a.1

Example of outdoor dining conversion on private property



b.2



b.4

Questions



Implementation

Implementation

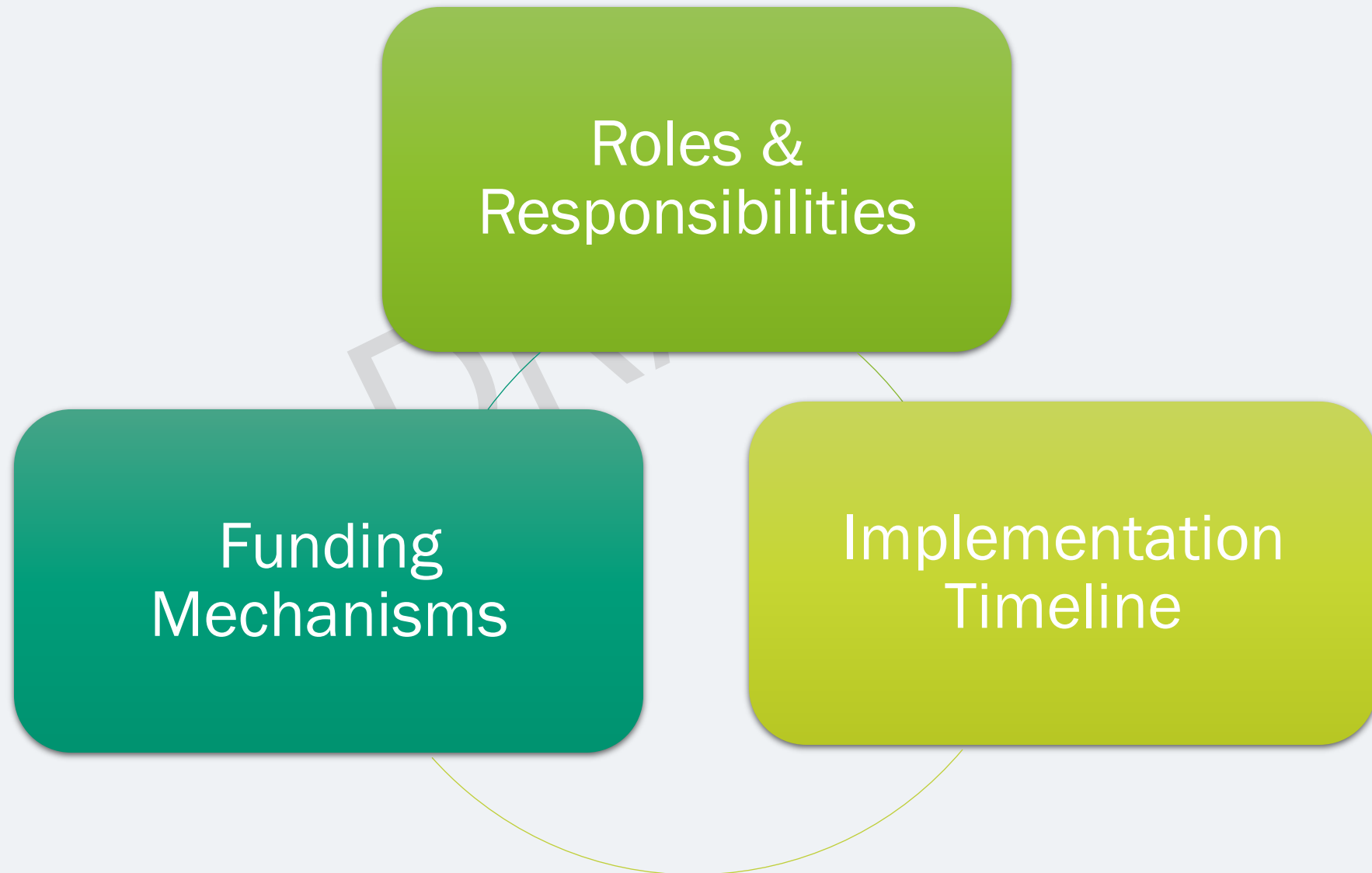
Long Term Planning Document

Adopted Plan Provides Grant Opportunities

Short-term: Zoning & Design Guidelines

Long-term: Streetscape Plan

Implementation



Next Steps

Public Review

How long is the Public Review period?

Where can I review the Plan?

How do I provide comments?

How does PDS incorporate comments?

How to Get Involved

- Sign up for updates
- Draft Plan
- Technical Appendices
- Outreach events posted on website

Fallbrook Sub-Area Plan

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

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

Project Updates | November 2023

The Draft Fallbrook Sub-Area Plan (Draft Plan) is available for public input until Friday, December 22, 2023. Please see below or visit the Fallbrook Library to review the Draft Plan and find information on how to attend one of our upcoming engagement events.

Review the Draft Sub-Area Plan

We want your input! The Draft Fallbrook Sub-Area Plan (Draft Plan) is available for public review!

The Draft Plan is the result of a collaborative effort between the community, various stakeholders, and County groups. The Draft Plan supports revitalization and beautification efforts for the Fallbrook downtown area. These efforts are intended to attract and retain residents, businesses, and tourism, as well as improve pedestrian access and mobility. The Draft plan consists of three main components: Fallbrook Village Zoning Ordinance Amendments, Fallbrook Design Guidelines Amendments, and a Streetscape Plan for Main Avenue.

The Draft Plan will be available for public input until Friday, December 22, 2023. If you would like to provide feedback on the Draft Plan, please email PD.S.LongRangePlanning@sdcounty.ca.gov with your comments.

You can review the Draft Plan by following the link below:

[Draft Fallbrook Sub-Area Plan](#)

Supporting Technical Appendices

- [Appendix A: Phase 1 Downtown Visioning Report](#)
- [Appendix B: Community Engagement Summary](#)
- [Appendix C: Market Profile Report](#)
- [Appendix D: Mobility Report](#)
- [Appendix E: Parking Report](#)
- [Appendix F: Zoning Amendments \(Clean\)](#)
- [Appendix F2: Zoning Amendments \(Tracked Changes\)](#)
- [Appendix G: Design Standards \(Clean\)](#)
- [Appendix G2: Design Guidelines \(Tracked Changes\)](#)
- [Appendix H: Streetscape Plan \(Large\)](#)

Upcoming Key Community Engagement Dates

The Project team will be hosting and attending a series of outreach and engagement events during the public input period for the Draft Fallbrook Sub-Area Plan. Please see below for opportunities to attend one of these events.

- [Fallbrook Design Review Board Meeting](#)
 - When: Wednesday, November 15, 2023, at 9:30 am
 - Where: Fallbrook Health District Wellness Center, 1636 East Mission Road, Fallbrook, CA 92028
- [District 5 Fallbrook Revitalization Meeting](#)
 - When: Wednesday November 29, 2023
 - Where: Fallbrook Public Utility District, 990 E Mission Rd, Fallbrook, CA 92028
- [Fallbrook Community Planning Group/Community Workshop](#)
 - When: December 5, 2023
 - Where: Fallbrook Public Utility District, 990 E Mission Rd, Fallbrook, CA 92028



DRAFT

Project Timeline

