

**COUNTY OF SAN DIEGO
BOARD OF SUPERVISORS - LAND USE
WEDNESDAY, DECEMBER 11, 2024**

MINUTE ORDER NO. 9

**SUBJECT: NOTICED PUBLIC HEARING:
ACCEPT THE FALLBROOK SUB-AREA PLAN AND ADOPT ZONING
ORDINANCE AMENDMENTS (DISTRICT: 5)**

OVERVIEW

This is a request for the County Board of Supervisors (Board) to accept the Fallbrook Sub-Area Plan (Plan) and adopt related zoning amendment ordinances. The Plan consists of zoning amendments within the Fallbrook Village that would remove barriers to housing and enhance its village character through updates to the Fallbrook Design Guidelines and a new Streetscape Plan for Main Avenue. In 2019, in response to community interest in revitalizing the Fallbrook Village, the Board established the Fallbrook Infrastructure Committee, consisting of diverse community members. The Board also allocated funds to Planning & Development Services (PDS) to collaborate with the Fallbrook Infrastructure Committee on ways to revitalize the Fallbrook Village area. Through an extensive outreach and engagement effort, the Plan was shaped by community collaboration and input to improve pedestrian access, mobility, and safety; attract and retain businesses and residents; increase tourism; and preserve the small-town, historic character. It also creates the opportunity for some additional housing within the village.

The Plan includes three main components: 1) Fallbrook Village zoning amendments, including a rezone of four privately owned parcels in the village core (Assessor's Parcel Numbers (APNs) 103-221-34-00, 103-221-32-00, 103-221-33-00, and 103-221-27-00) from S86 (Parking) to FB-V1 (Fallbrook Village 1 Zoning), 2) an update to the Fallbrook Design Guidelines, and 3) a Streetscape Plan on Main Avenue.

The Plan area, also known as the Sub-Area, encompasses 93 acres across 295 parcels in Fallbrook's village core, centered around Main Avenue, bounded by North Mission Road and Fallbrook Street, in unincorporated San Diego County. This area features a variety of retail, food and beverage establishments, offices, and professional uses, with residential areas located on smaller adjoining streets. The study area includes schools, parks, historical, cultural, and arts features. Fallbrook Village is identified as Vehicle Miles Traveled (VMT) efficient area, which is an area where development would support the County's goal of reducing greenhouse gas emissions by further promoting housing units closer to jobs, amenities, and services.

The Plan, developed in close coordination with community stakeholders, lays out a long-term vision to revitalize the Fallbrook Village. Through three phases of community outreach beginning in 2019, the Plan identified initial issues, constraints, and opportunities for the Fallbrook Village. Staff continued collaborating extensively with the community to refine the final Plan recommendations, which include adopting streetscape enhancements along Main Avenue, objective and modernized updates to the Design Guidelines, and amendments to the Fallbrook Village Zoning regulations to remove potential development constraints and barriers to housing. To accomplish these goals, the Implementation Plan prioritizes the following recommendations into estimated short-, medium-, and long-term implementation timelines.

- Short-term implementation items that can be completed today include Fallbrook Village zoning amendments, rezoning four surface parking lot parcels, and rescinding and replacing the Design Standards.
- Medium-term implementation items include Streetscape Plan features such as striped intersection improvements, all-way stops, and Rectangular Reflective Flashing Beacons.
- Long-term implementation items include Streetscape Plan features such as construction of curb extensions, missing sidewalk connections, median improvements, and installation of pedestrian lighting.

The funding to develop this Plan did not include funds to implement the proposals in the Streetscape Plan, but the Plan features an Implementation Plan to explore funding opportunities, such as local, State, and federal grants that may assist with implementing the medium- and long-term streetscape improvements.

**RECOMMENDATION(S)
PLANNING COMMISSION**

On September 20, 2024, the Planning Commission considered the Fallbrook Sub-Area Plan and made the following recommendations to the Board of Supervisors (Board):

1. Find that the General Plan Environmental Impact Report (EIR), dated August 3, 2011, on file with PDS as Environmental Review Number 02-ZA-001, was completed in compliance with the California Environmental Quality Act (CEQA) and the State and County CEQA Guidelines and that the Planning Commission has reviewed and considered the information contained therein and the Addendum (PDS-2024-ER-24-00-001) thereto dated September 20, 2024, on file with PDS, prior to making its recommendation on the Update (Attachment A, on file with the Clerk of the Board).
2. Recommend that the Board of Supervisors find that there are no changes in the project or in the circumstances under which the project is undertaken that involve significant new environmental impacts that were not considered in the previously certified EIR dated August 3, 2011; that there is no substantial increase in the severity of previously identified significant effects; and that no new information of substantial importance has become available since the EIR was certified as explained in the Environmental Review Update Checklist (PDS2024-ER-24-00-001) dated September 20, 2024 (Attachment A, on file with the Clerk of the Board).
3. Recommend that the Board of Supervisors accept the Fallbrook Sub-Area Plan, and Streetscape Plan (Attachment B, on file with the Clerk of the Board) and:
 - a. Recommend that the Board of Supervisors rescind the existing Fallbrook Design Guidelines (Attachment B Exhibit G) and approve the Fallbrook Design Standards (Attachment B, Exhibit G.2).
 - b. Approve the Streetscape Plan (Attachment B, Exhibit H).
4. Recommend that the Board of Supervisors adopt the attached Form of Ordinance: An Ordinance Amending 8001 Fallbrook Village Regulations General Provisions (Attachment C [Clean] and D [Strikeout]).
5. Recommend that the Board of Supervisors adopt the attached Form of Ordinance: An Ordinance Changing the Zoning Classification of Certain Property Within the County of San Diego Related to The Fallbrook Sub-Area Plan and Rezone (POD-20-003; REZ 24-00-001) (Attachment E).

DEPARTMENT OF PLANNING & DEVELOPMENT SERVICES

Planning & Development Services concurs with the Planning Commission's recommendations.

EQUITY IMPACT STATEMENT

The California Healthy Places Index, which ranks census tracts based on community conditions, such as transportation, housing, pollution, and clean environment, identifies the Plan area to be in the 31st percentile, as compared to other California census tracts. The Plan reflects equitable community and stakeholder feedback by facilitating mixed-use development, increasing housing opportunities, and promoting walkability through pedestrian-friendly features. Allowing for additional mixed-use housing opportunities could create additional housing units, contributing to the various County housing initiatives and achieving community goals. The Plan also includes pedestrian safety, access, and mobility improvements, such as updated continental crosswalks with curb ramps for Americans with Disabilities Act (ADA) accessibility, pedestrian countdown signals, pedestrian lighting, and traffic calming methods, such as Rectangular Rapid Flashing Beacons at crosswalks to improve pedestrian visibility.

SUSTAINABILITY IMPACT STATEMENT

The Fallbrook Village has been identified as Vehicle Miles Traveled (VMT) efficient area, which is an area where development would support the County's goals of reducing greenhouse gas emissions by further promoting housing units closer to jobs, amenities, and services. This Plan proposes to remove development constraints and barriers to housing within a VMT efficient village area to achieve the desired outcomes defined in the County's General Plan, and meet the State and County's climate, health, and mobility goals.

FISCAL IMPACT

There is no current fiscal impact associated with accepting the Fallbrook Sub-Area Plan and adopting zoning amendment ordinances presented today. However, there will be future fiscal impacts related to the proposed Streetscape Plan improvements that do not have any current funding and will require future funding for implementation. The Plan identifies potential grant funding sources to help guide County staff, community groups, property owners, and other stakeholders. Some sources include local, State, and federal grant opportunities and finance district formation. Staff will continue to coordinate and collaborate internally, with community partners, and other State and regional jurisdictions to seek funding opportunities to implement the Streetscape Plan. There will be no change in net General Fund cost and no additional staff years.

BUSINESS IMPACT STATEMENT

N/A

ACTION:

ON MOTION of Supervisor Desmond, seconded by Supervisor Vargas, the Board of Supervisors closed the Hearing and took action as recommended, and adopted the following:

1. Ordinance No. 10928 (N.S.) entitled: AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF CERTAIN PROPERTY WITHIN THE COUNTY OF SAN DIEGO RELATED TO THE FALLBROOK SUB-AREA PLAN (POD 20-003) AND REZONE (REZ 24-001).

2. Ordinance No. 10929 (N.S.) entitled: AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF CERTAIN PROPERTY WITHIN THE COUNTY OF SAN DIEGO RELATED TO THE FALLBROOK SUB-AREA PLAN AND REZONE (REZ 24-001).

AYES: Vargas, Lawson-Remer, Montgomery Steppe, Desmond
ABSENT: Anderson

State of California)
County of San Diego)

I hereby certify that the foregoing is a full, true and correct copy of the Original entered in the Minutes of the Board of Supervisors.

ANDREW POTTER
Clerk of the Board of Supervisors



Signed
by Andrew Potter