

**CLERK OF THE BOARD OF SUPERVISORS  
EXHIBIT/DOCUMENT LOG**

**MEETING DATE & AGENDA NO. 12/11/2024 #09**

**STAFF DOCUMENTS (Numerical)**

No.	Presented by:	Description:
1.	Staff	14-page presentation
2.		
3.		
4.		

**PUBLIC DOCUMENTS (Alphabetical)**

No.	Presented by:	Description:
A.		
B.		
C.		
D.		
E.		
F.		
G.		



County of San Diego

# **ACCEPT THE FALLBROOK SUB-AREA PLAN AND ADOPT ZONING ORDINANCE AMENDMENTS**

Board of Supervisors Hearing

December 11, 2024

Agenda Item #9



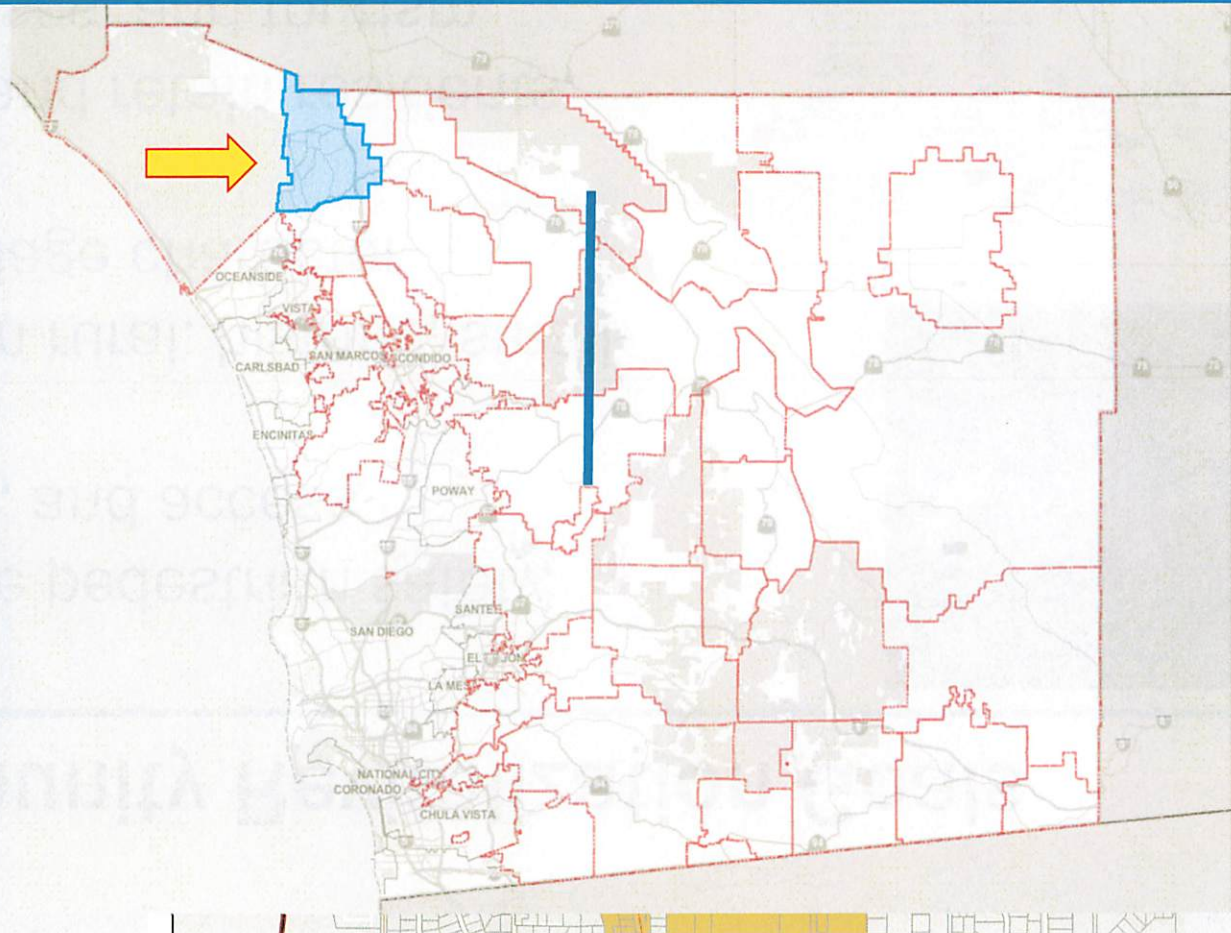
# Fallbrook Sub-Area Plan

- Create a vibrant downtown area
- Create a safe, comfortable experience for all
- Allow for new development opportunities





# Sub-Area Plan Boundaries



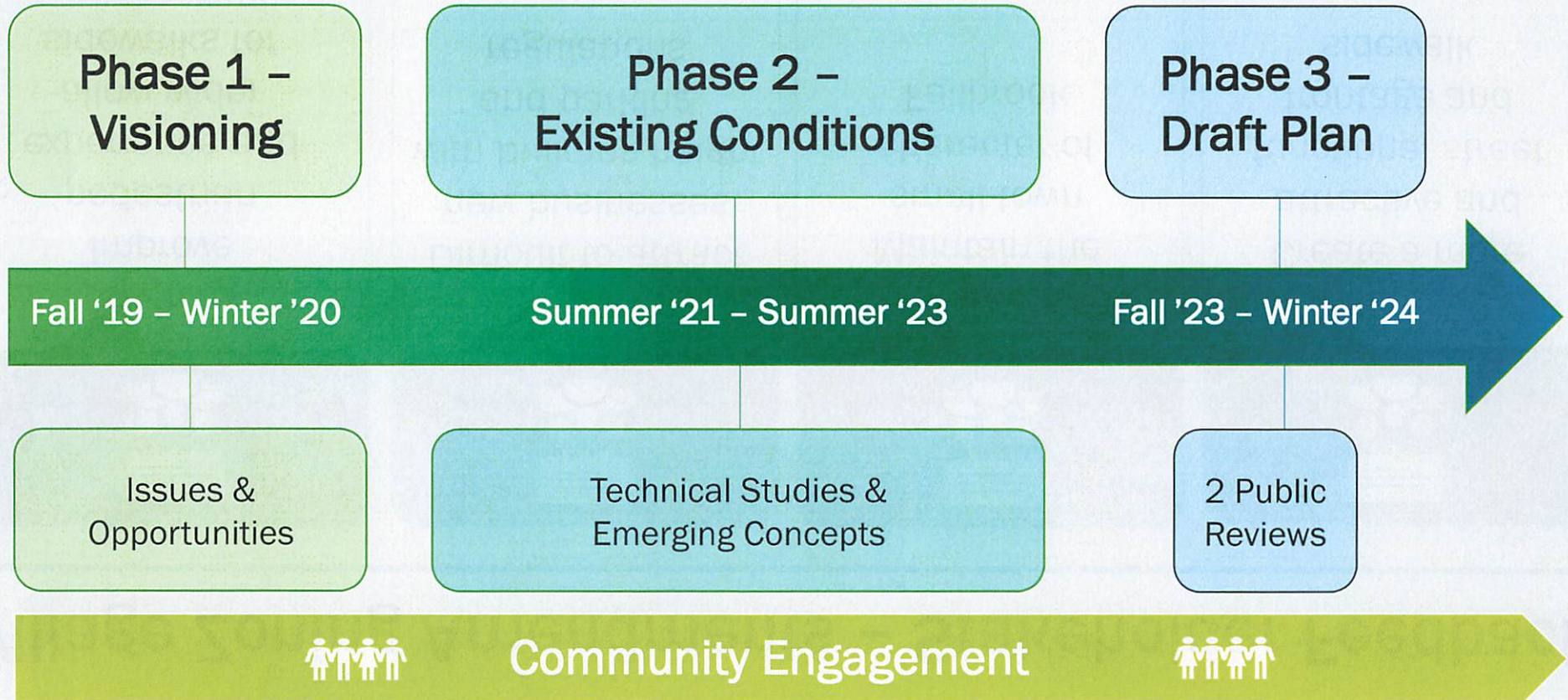
# Community Revitalization Goals

- Enhance pedestrian safety, mobility, and access
- Maintain rural, historic, small-town village character
- Attract and retain residents, businesses, and tourism





# Project Initiation and Development



# Village Zoning Amendments – Stakeholder Feedback



Improve pedestrian experience and allow wider sidewalks for outdoor dining



Difficult to attract new businesses with building height and parking regulations



Maintain the small-town character of Fallbrook



Create a more attractive and functional street frontage and sidewalk



# Summary of Zoning Amendments

## Amendment

Increase maximum building height and require step-backs

Flexible building setbacks

Reduced off-street commercial parking requirements

Commercial parking required behind buildings

## Outcome

More desirable development opportunities without sacrificing small-town feel

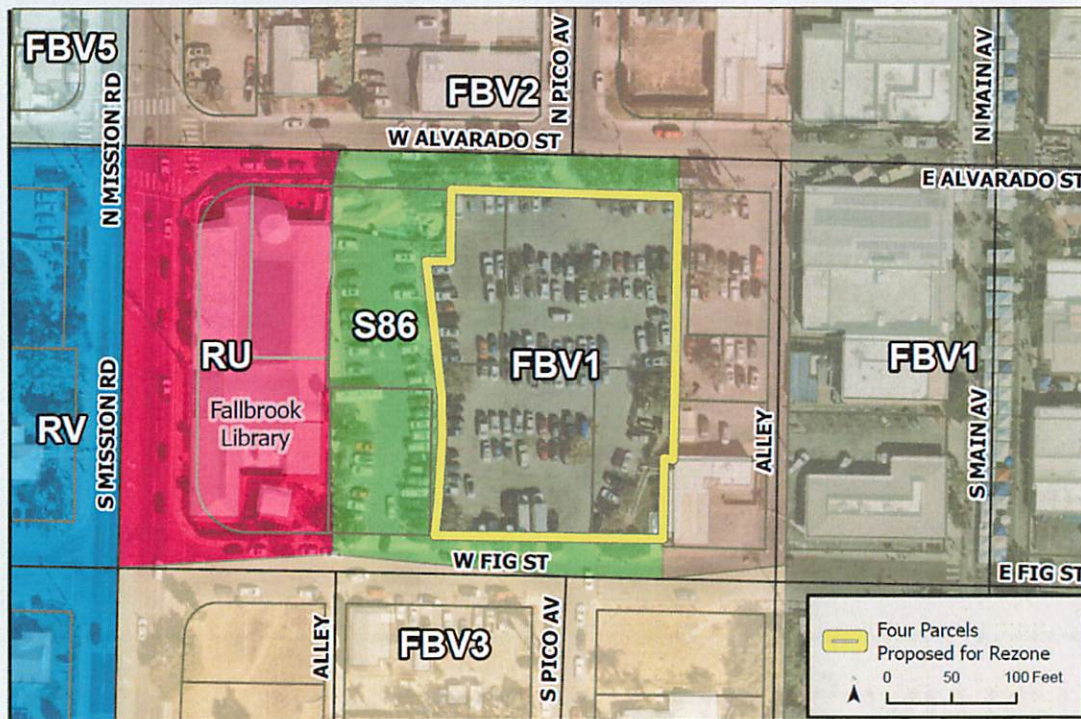
Outdoor dining and wider sidewalks

Remove barriers to new businesses

Promote sidewalk activity and create an attractive street frontage



# Rezone of Surface Parking Lot Parcels



## Proposed Zoning (S86-V1)


- S86 is a parking high use surrounding zoning
- Primarily allows for
- Allows for mixed-use development
- Intended to be buffer between differing uses



# Design Standards Update

## Plant Matrix

### Trees



- Subjective
- Outdated
- Not enough graphics

## 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 Medallion Tree</i>	*				*	*			
Ceanothus 'Ray Hartman' <i>Mountain Lilac (N)</i>	*		*		*		*		
Cercidium <i>'Desert Museum' Palo Verde Tree (M)</i>	*				*	*	*		
Chilopsis linearis <i>Desert Willow (pink)</i>	*				*	*		*	
Chitalpa tashkentensis <i>'Pink Dawn' Pink Dawn Chitalpa</i>	*				*	*	*	*	
Cinnamomum 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>	*	*	*				*		*



# Streetscape Plan – Stakeholder Feedback



Upgrade pedestrian lighting, street trees, sidewalks, and crossings



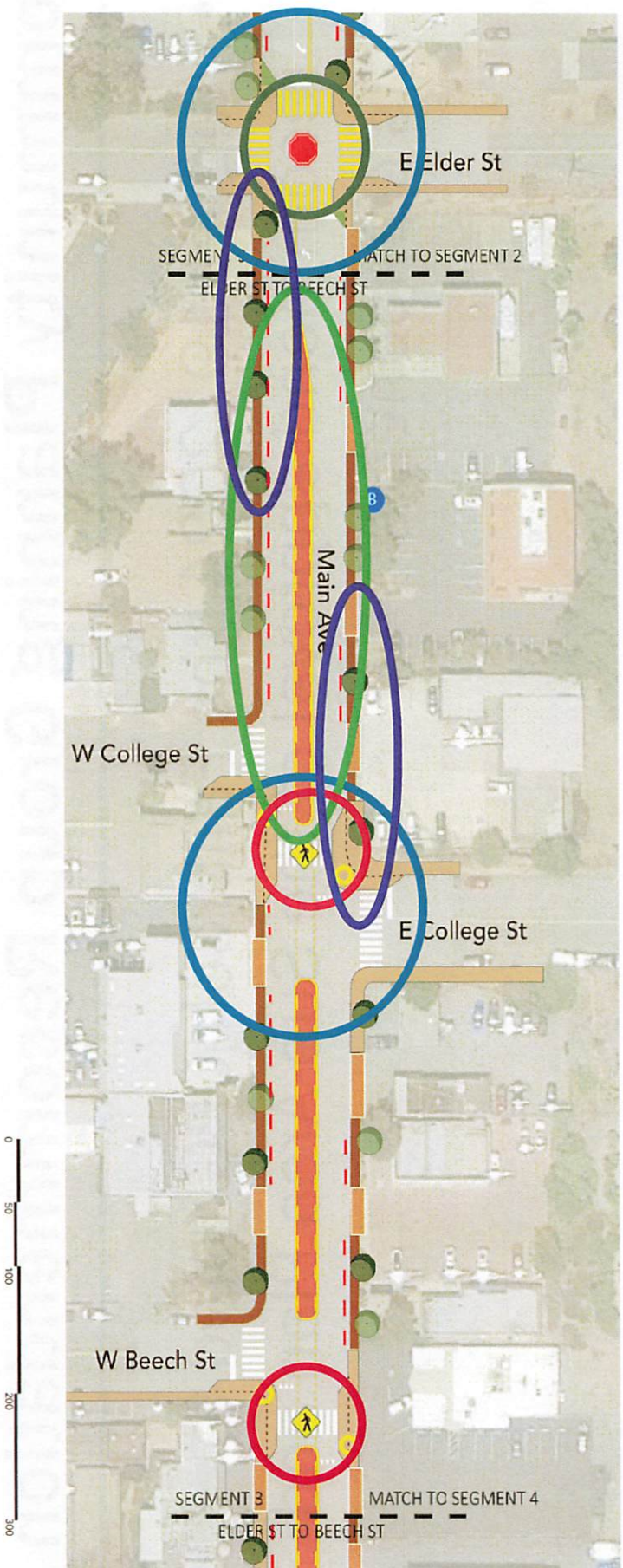
Maintain the existing roadway configuration, without losing parking



Make pedestrian experience comfortable and safe

# Streetscape Plan Example

## Elder St to Beech St





# Community Planning Group Recommendation

- August 19, 2024, the Fallbrook CPG voted to recommend approval of the Sub-Area Plan and its components

# Staff & Planning Commission Recommendations

1. Find that the proposed project complies with the California Environmental Quality Act (CEQA) and State and County CEQA Guidelines
2. Accept the Fallbrook Sub-Area Plan
  - a) Rescind the existing Fallbrook Design Guidelines and approve the Fallbrook Design Standards,
  - b) Approve the Streetscape Plan
3. Adopt an ordinance amending the Fallbrook Village Regulations
4. Adopt an ordinance changing the zoning classification of properties within the Fallbrook Sub-Area Plan





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