



Grand Tradition

General Plan / Zoning Amendment

(GPA-15-005 / REZ-15-006)



Project

This project is a General Plan Amendment and Zoning Amendment for eight parcels in the Fallbrook CPA under a single ownership. The project will change the designation of two parcels to General Commercial and change the zoning use regulation for the entire project area to C42 Visitor Serving Commercial. Additional changes are proposed to building type, setback and special area designator. A change to the Fallbrook Community Plan is also proposed to incorporate the proposed new Commercial land use into Policy LU2.2a1, which requires the property to revert back to a residential use should the Grand Tradition wedding venue cease to exist.

Background

For over 30 years the McDougal family has operated the western 22 acres, which includes the Victorian Grand Tradition Estate and botanical gardens, as a private wedding and event venue. More recently, the Veranda Restaurant, Orchid Bar, and botanical gardens were opened up to the community when not in use for special events.

Proposed Changes

General Plan — Change designation for two parcels totaling 8.3 acres from Village Residential 2 (two dwelling units per acre) to General Commercial.

Zoning Use Regulation — Change eight parcels to C42 Visitor Serving Commercial from the C40 Rural Commercial (22.2 acres), C36 General Commercial (0.05 acres), RR Rural Residential (8.3 acres), RS Residential-Single Family (0.06 acres).

Other Zoning — Change to an “L” Building Type (three parcels and a portion of a fourth), change to an “H” Setback (five parcels and a portion of a sixth), and add a “B” Special Area Designator (two parcels: Community Design Review Area).

Environmental Review

The proposed changes will be processed under the CEQA Addendum to the General Plan Update EIR.

Public Outreach

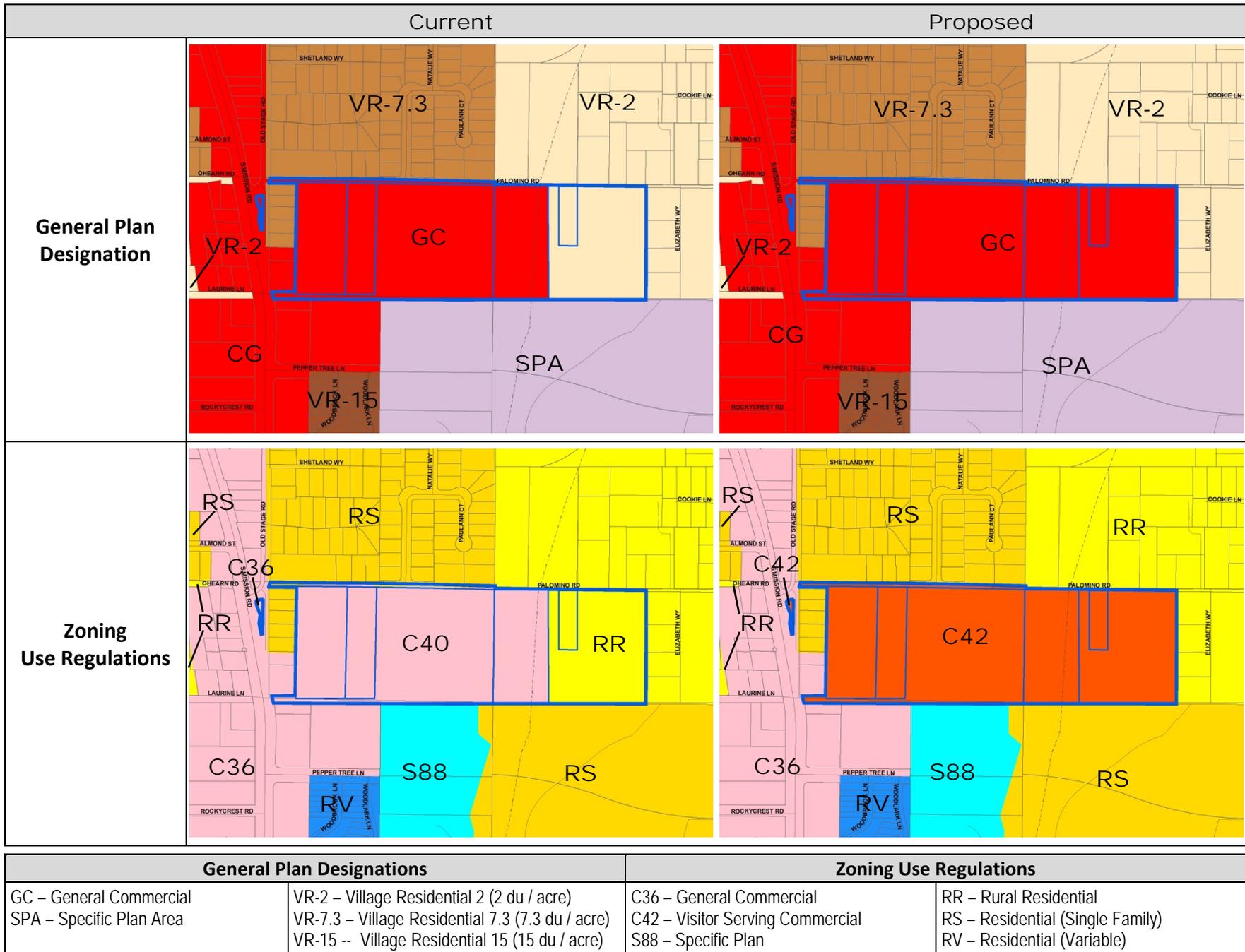
Changes to an adopted General Plan must follow the process specified by state law. The outreach program to solicit comments on the proposed General Plan land use designation and zoning changes includes:

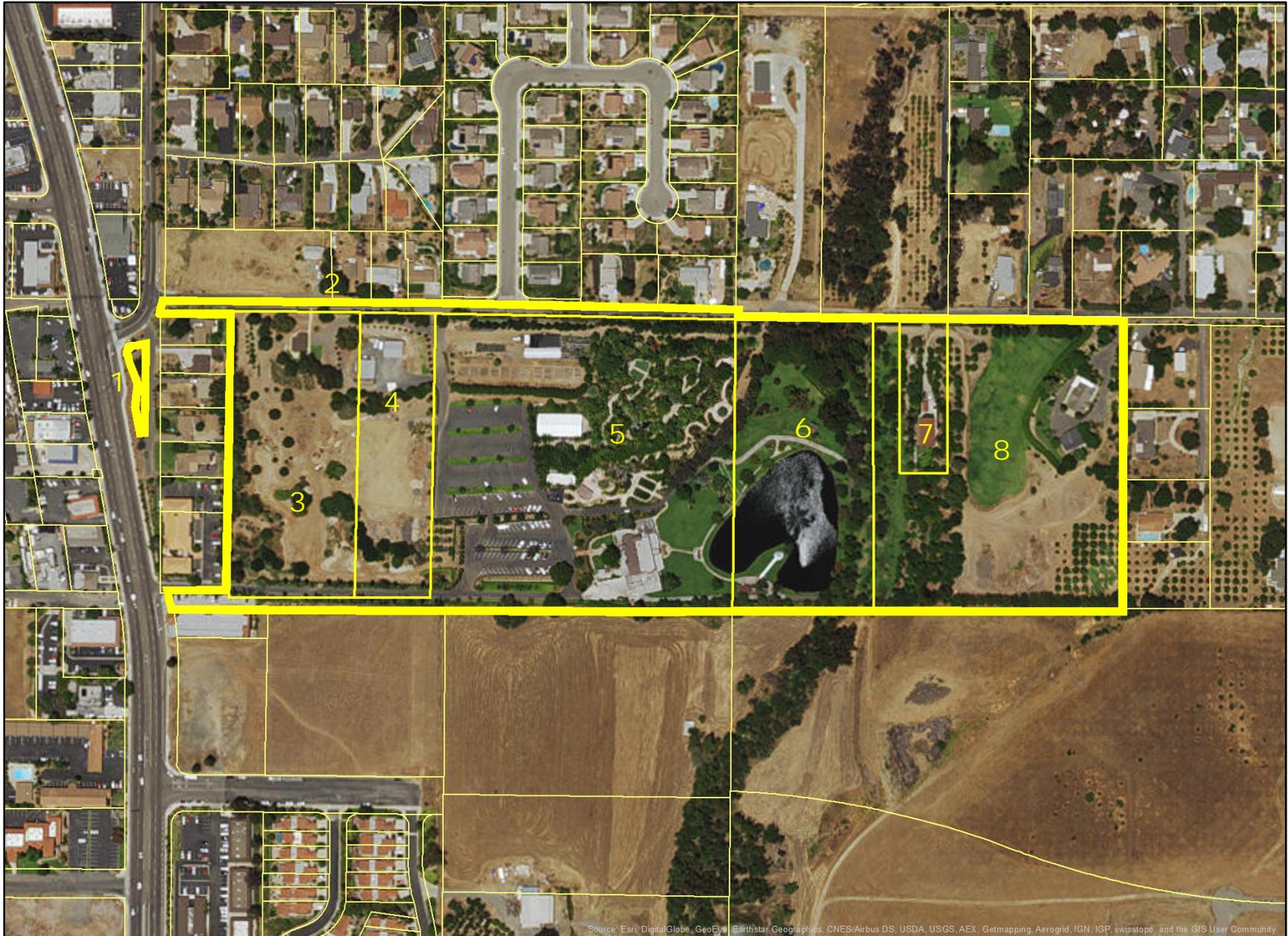
- 1) Meeting with Fallbrook Community Planning Group;
- 2) Airport Land Use Compatibility Review;
- 3) SB-18 Tribal Consultation;
- 4) Draft changes: 30-day public review. [Distribution to property owners within 300 feet, applicable agencies, and other interested stakeholders];
- 5) Planning Commission and Board of Supervisors hearings; and
- 6) Project web page:

<http://www.sandiegocounty.gov/content/sdc/pds/advance/grand-tradition.html>



Vicinity Map





Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

Aerial

Proposed General Plan Changes

ID	APN	Acres	General Plan	
			Existing	Proposed
1	104-250-48-00	0.05	General Commercial	Same as existing
2	104-350-13-00	0.53	General Commercial	
3	104-250-34-00	4.13	General Commercial	
4	104-250-35-00	2.50	General Commercial	
5	104-350-14-00	10.43	General Commercial	
6	106-410-36-00	4.71	General Commercial	
7	106-410-50-00	0.82	Village Residential-2 (2 dwelling units/acre)	General Commercial
8	106-410-61-00	7.51		
TOTAL		30.68		

Proposed Zoning Changes

ID	Use Regulation		Building Type ^{NOTE}		Setback ^{NOTE}		Special Area Designator	
	Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing	Proposed
1	C36	C42	W	L	O	H	B - Community Design Review Area & C - Airport Land Use Compatibility Plan Area	B - Community Design Review Area & C - Airport Land Use Compatibility Plan Area
2	C40/RS		C/L		G/H			
3	C40		L		H			
4	C40		L		H			
5	C40		L		G			
6	C40		L		G			
7	RR		C		G		B - Community Design Review Area	
8	RR		C		G			

NOTE: Building Type and Setback schedules are available at:

<http://www.sandiegocounty.gov/content/dam/sdc/pds/zoning/formfields/PDS-444.pdf>

Proposed Community Plan Changes

Policy LU2.2a1 APNs 104-250-34, 104-250-35, 104-350-14, ~~and~~ 106-410-36, [106-410-50 and 106-410-61](#) contain The Grand Tradition. In this iteration of the Fallbrook Community Plan a category of Commercial was placed on those parcels to facilitate that business (The Grand Tradition) and only that business. It is primarily a wedding venue for reserved group activities with an outdoor/indoor commercial area with three separate facilities: the Beverly Mansion (15,000 SF), Arbor Terrace (5,000 SF) and a third site yet to be constructed, Tuscany/Vineyard (5,000 SF), plus the possibility of a future hotel to support those group activities. In this case, the total square footage permitted for the entire ~~22~~ [30](#)-acre venue shall be 80,000 SF. If the business of The Grand Tradition ceases to exist on these parcels, the Land Use Designation will revert to a [Village Residential 2 designation](#) ~~residential with 0.5-acre zoning~~.