

APPENDIX E

PARKING ANALYSIS

APPENDIX

Fallbrook

SUB-AREA PLAN





Parking Analysis Report

Fallbrook Village Sub-Area Plan

Prepared for:
County of San Diego
Planning and Development Services

June 9, 2023

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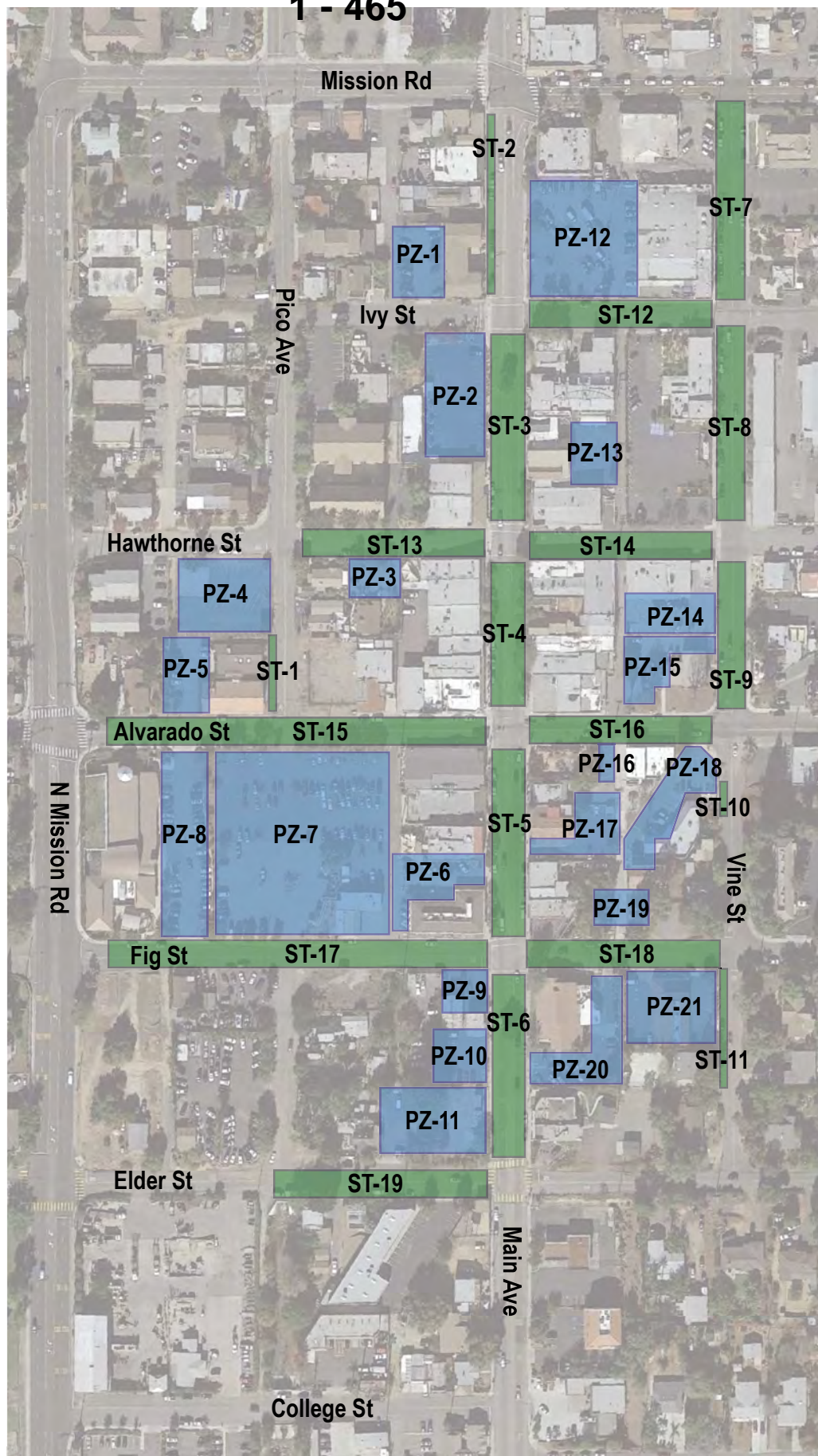
1 INTRODUCTION

This report documents the data collection and analysis efforts conducted as part of the parking utilization study (Parking Study) for the Fallbrook Village Sub-Area Plan (SAP) within the unincorporated area of San Diego County. The Parking study examines the existing parking supply and demand as well as the current code-based parking requirements. The study area focuses on the parking conditions for on-street and off-street parking facilities within the Town Center of Fallbrook anchored by Main Avenue between Mission Road and Elder Street as well as segments of Pico Avenue, Vine Street, and five (5) adjacent side streets.

As part of the study, parking utilization survey was conducted which focused on the on-street and off-street parking facilities serving the non-residential uses within the study area, which includes the Town Center anchored by Main Avenue between E. Mission Road to the north and Elder Street to the south as well as segments of Pico Avenue, Vine Street, and adjacent side streets. The survey collected existing parking inventory data as well as parking utilization data in 1-hour increments for a 10-hour period.

It is important to consider the relationship between private and public parking facilities. Private parking lots are under the control of and are maintained by individual parcel owners and are intended to be utilized by tenants and patrons of that specific use only. Public parking facilities are open to all users for any purpose. In downtown settings, on-street public parking spaces are often the most conveniently located spaces closest to street front shops. Further breakdown of public only parking is provided in **Section 2.3**.

Exhibit 1 illustrates the parking survey zones included in the survey shows the **Exhibit 2** shows the general extents of the Fallbrook Village Sub-Area.



Not to Scale



- Sub-Area Plan Boundary
- Town Center
- Pico Promenade
- Schools
- Parks

Source: MIG

2 PARKING INVENTORY & UTILIZATION SURVEY

As part of the Parking Study, a detailed parking utilization survey was conducted in and around the Fallbrook Town Center on Tuesday October 12th, and Saturday October 23rd, 2021, in order to capture both weekday and weekend parking characteristics. The parking survey was conducted for 10 hours from 7:00 AM to 5:00 PM and utilization data was collected every hour.

For the purposes of this study, the study area was divided into a total of 40 parking survey zones. **Exhibit 1** illustrates the parking survey zones included in the survey. The survey covered 20 private off-street parking lots on non-residential parcels along Main Avenue between E. Mission Road to the north and Elder Street to the south, segments of Pico Boulevard and Vine Street, and 1 public off-street parking lot at the county-owned Fallbrook Library (PZ-8). In addition, on-street parking along 19 block faces were included along both sides of the following eight roadway segments:

- Main Avenue: Between E. Mission Road and Elder Street (5 blocks)
- Pico Boulevard: Between Hawthorne Street and Alvarado Street (1 block)
- Vine Street: Between E. Mission Road and Elder Street (5 blocks)
- Ivy Street: Between Main Avenue and Vine Street (1 block)
- Hawthorne Street: Between Pico Avenue and Vine Street (2 blocks)
- Alvarado Street: Between N. Mission Road and Vine Street (2 blocks)
- Fig Street: Between N. Mission Road and Vine Street (2 blocks)
- Elder Street: Between Pico Avenue and Main Avenue (1 block)

It should be noted that the Fallbrook Chamber of Commerce hosts a Farmers Market every Saturday between 9:00 AM and 2:00 PM. The Farmers Market shuts down Main Avenue to vehicular traffic between Hawthorne Street and Fig Street and displaces approximately 33 on-street parking on these segments (ST-4 & ST-5).

While on-street parking is allowed on N. Mission Road between Hawthorne and W. Mission Road to serve local residents, this study primarily focuses on non-residential uses in and around Main Avenue and did not include this segment.

2.1 PARKING INVENTORY

The survey included an inventory of the existing non-residential parking facilities within the study area which includes both public and private facilities. The parking inventory identified the following parking space characteristics:

- Regular Parking Spaces
- American with Disabilities Act (ADA) Spaces
- Permit Only (gated, private, etc.)
- Reserved (executive, customer only, etc.)
- Other (employees, visitors, etc.)

Table 1 summarizes the parking inventory which has been broken down by type of parking. As shown, the parking survey determined there is a total parking supply of 305 on-street public parking spaces. The 517 off-street parking spaces are comprised of 473 private spaces and 44 public spaces. This results in an overall total of 822 parking spaces within the study area.

It should be noted that all on-street parking facilities are considered public, and the off-street facilities are all private lots with the exception of the county-owned Fallbrook Library lot (PZ-8) which includes all 44 off-street public spaces. A discussion of shared private parking lots is provided in Section 3.2. **Table 2** breaks down the inventory by public and private facilities.

As noted previously, the Saturday Farmers Market displaces the public on-street parking on Main Avenue between Hawthorne Street and Fig Street. This equates to 33 parking spaces lost between the hours of 9:00 AM and 2:00 PM which results in a public on-street parking supply of 272 spaces and an overall total of 789 spaces.

2.2 PARKING UTILIZATION

As part of the survey, occupied spaces were recorded by a pair of technicians driving through the study area every hour for 10 hours between 7:00 AM and 5:00 PM. This was done for all 40 parking survey zones on a weekday (Tuesday) and a weekend day (Saturday). This data was used to document the parking utilization as a percent of the available spaces occupied in each of the parking survey zone.

Detailed parking utilization data is contained in **Appendix A & B**. Parking Utilization heat maps as **Appendix C & D**.

TABLE 1 – PARKING INVENTORY SUMMARY

Parking Type		Supply
On-Street	Regular	304
	ADA	1
Sub-total On-Street		305
Off-Street	Regular	414
	ADA	26
	ADA Van	1
	Reserved	26
	Unmarked Spaces	22
	Permit	8
	Electric Vehicle	2
	Other ⁽¹⁾	18
Sub-Total Off-Street		517
Total Parking Supply		822

⁽¹⁾ Includes electric vehicle, employee, visitor, etc.

TABLE 2 – PUBLIC & PRIVATE PARKING INVENTORY SUMMARY

Parking Type		Supply
Private (Off-Street)		473
Public	On-Street	305
	Library	44
Sub-Total Public		349
Total Parking Supply		822

⁽¹⁾ Inventory associated with the Fallbrook Library Lot (PZ-8)

The peak parking demand (i.e. the highest number of parking spaces occupied as a percentage of the total parking supply) for the study area occurred at 1:00 PM for both the weekday and the weekend day surveys. On Tuesday, 105 on-street parking spaces and 235 off-street parking spaces were occupied for a total of 340 occupied spaces. This represents a combined parking utilization of 41.4% for the entire study area. Analyzing only the private off-street parking lots, 204 of the 473 available off-street private parking spaces were occupied which represents a parking utilization of 43.1%.

On Saturday, during the Farmers Market, 102 on-street parking spaces and 214 off-street parking spaces were occupied for a total of 316 occupied spaces. This represents a combined parking utilization of 38.4% for the entire study area. Analyzing only the private off-street parking lots, 213 of the 473 available off-street private parking spaces were occupied which represents a parking utilization of 45.0%. Although the Farmers Market displaces 33 parking spaces, there is sufficient parking available along the adjacent side streets.

This shows that during the peak period, less than half of the available parking spaces are occupied within the study area for private parking lots, public parking facilities, and the study area as a whole. Overall, the survey found that off-street parking utilization was consistently slightly higher than on-street parking utilization during the weekday and weekend day, but in all instances, the parking supply far exceeds the parking demand.

Exhibit 3, Exhibit 4 and **Table 3** summarizes the peak parking utilization at 1:00 PM on Tuesday, October 12th and Saturday, October 23rd.

TABLE 3 – PEAK PARKING UTILIZATION

Parking	Type	Inventory	Weekday		Weekend	
			Peak Occupancy ⁽¹⁾	Peak Utilization	Peak Occupancy ⁽²⁾	Peak Utilization
On-Street	Public	305	105	34.4%	102	33.4%
Off-Street	Public	44	31	70.5%	1	2.3%
	Private	473	204	43.1%	213	45.0%
	Subtotal	517	235	45.5%	214	41.4%
Total		822	340	41.4%	316	38.4%

⁽¹⁾ Peak Weekday Parking Demand based on parking survey data for Tuesday, October 12th at 1:00 PM

⁽²⁾ Peak Weekend Parking Demand based on parking survey data for Saturday, October 23rd at 1:00 PM

It should be noted that the land uses which result in the highest level of parking demand and parking occupancy are automotive repair related. That is, a high number of vehicles are temporarily stored on-site while being worked on or awaiting pick-up. In many of these areas, the utilization exceeds 100% because the vehicles are being parked in unmarked spaces.

In addition, other parking zones (private) that showed a high utilization outside of the overall parking peak hour have been identified in **Exhibit 5** and include the following:

- **PZ-1:** 300 N. Main Avenue Mixed Commercial – 100% utilized on Saturday @ 10:00 AM
- **PZ-6:** Hearth Coffee – 94% utilized on Tuesday @ 11:00 AM
- **PZ-9:** Village Smog – Over 100% (customer vehicle storage)
- **PZ-10:** U-Haul – 95% utilized on Tuesday @ 10:00 AM and Saturday @ 11:00 AM
- **PZ-20:** Wells Fargo – 100% utilized on Tuesday @ 2:00 PM

Lastly, based on the parking survey, the lowest combined parking demand for the overall study area occurs during the 7:00 AM hour on both a weekday (Tuesday), when 10.1% of the total available spaces were utilized, and on a weekend (Saturday), when 11.7% of the total available spaces were utilized.

Parking		Inventory	1:00 PM
Weekday - Tuesday, October 12th			
On-Street	Occupancy	305	105
	Utilization	-	34.4%
Off-Street	Occupancy	517	235
	Utilization	-	45.5%
Total	Occupancy	822	340
	Utilization	-	41.4%



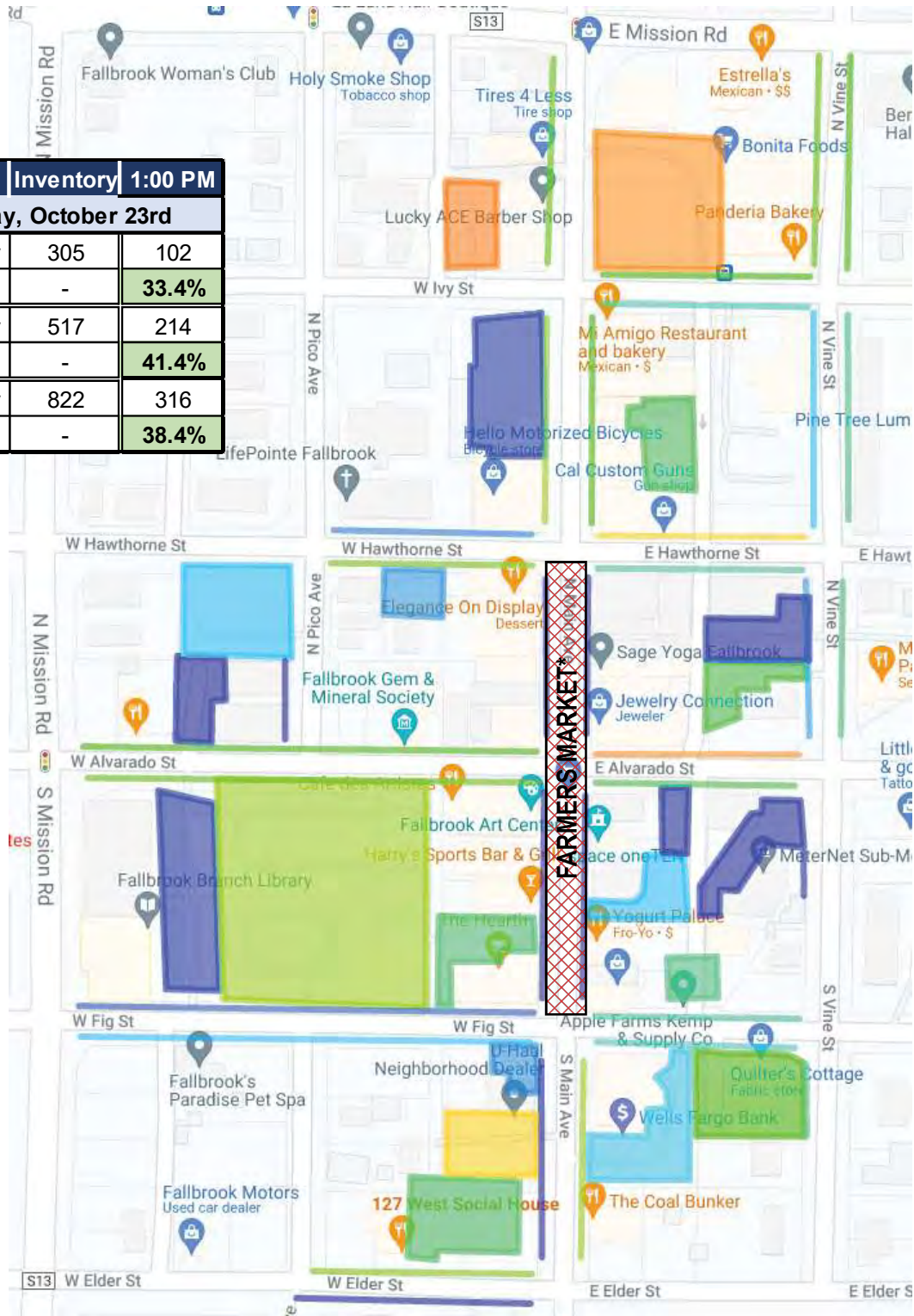
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Parking		Inventory	1:00 PM
Weekend - Saturday, October 23rd			
On-Street	Occupancy	305	102
	Utilization	-	33.4%
Off-Street	Occupancy	517	214
	Utilization	-	41.4%
Total	Occupancy	822	316
	Utilization	-	38.4%



*Roadway Closed
from 9:00 AM to
2:00 PM due to
Farmers Market



Not to Scale

Michael Baker
INTERNATIONAL

January 2023
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Peak Parking Utilization Saturday October 23, 2021 - 1:00 PM to 2:00 PM

Exhibit 4

1 - 473



Commercial (retail/office)
(100% utilized on Saturday
@ 10:00 AM)

Hearth Coffee (94% utilized
on Tuesday @ 11:00 AM)

Village Smog (<100%
vehicle storage)

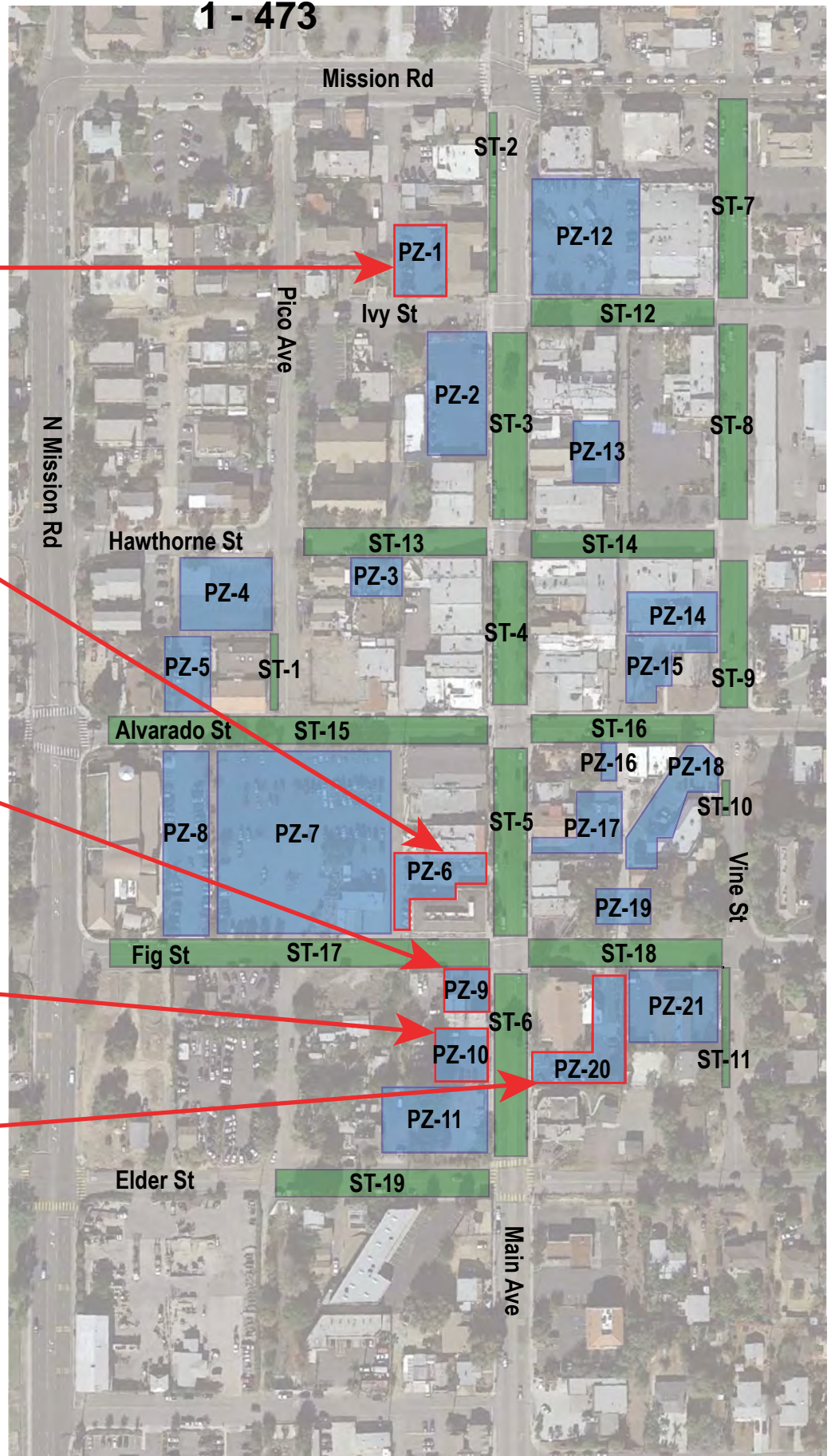
Uhaul (95% utilized on Tuesday
@ 10:00 AM & Saturday @ 11:00
AM)

Wells Fargo Bank (100% utilized
on Tuesday @ 2:00 PM)

 = Off-Street Parking
PZ = Parking Zone
 = On-Street Parking
ST = Street Parking



Not to Scale



Off-Peak High Utilization Parking Zones

2.3 PUBLIC PARKING UTILIZATION BREAKDOWN SUMMARY

It is important to consider the relationship between private and public parking facilities. Private parking lots are under the control of and are maintained by individual parcel owners and are intended to be utilized by tenants and patrons of that specific use only. Public parking facilities are open to all users for any purpose. In downtown settings, on-street public parking spaces are often the most conveniently located spaces closest to street front commercial shops.

As noted previously, all on-street parking facilities are considered public, and the off-street facilities are all private lots with the exception of the county-owned Fallbrook Library lot (PZ-8). Private parking lots are under the control of and are maintained by individual parcel owners and are intended to be utilized by tenants and patrons of that specific use only. Public parking facilities are open to all users for any purpose.

When the private parking lots are removed from the parking survey, the total inventory is reduced from 822 parking spaces to 349 parking spaces as summarized in **Table 2**. The parking utilization for public facilities only shows a peak demand of 140 parking spaces at 12:00 PM on the weekday (Tuesday) and 113 parking spaces at 11:00 AM on the weekend (Saturday). This results in a utilization of 40.1% on the weekday and 32.4% on the weekend day. It should be noted that the public library parking lot peaks at 2:00 PM when 79.5% of the available spaces are occupied. In addition, the library is closed on Saturdays.

TABLE 4 – PEAK PUBLIC PARKING UTILIZATION

Parking	Inventory	Weekday		Weekend	
		Peak Occupancy ⁽¹⁾	Peak Utilization	Peak Occupancy ⁽²⁾	Peak Utilization
On-Street	305	109	35.7%	102	33.4%
Off-Street	44	31	70.5%	1	2.3%
Total	349	140	40.1%	103	29.5%

⁽¹⁾ Peak Weekday Parking Demand based on parking survey data for Tuesday, October 12th at 12:00 PM

⁽²⁾ Peak Weekend Parking Demand based on parking survey data for Saturday, December 23rd at 11:00 AM

The highest accumulation of public parking during the week occurs on Main Avenue between Hawthorne Street and Alvarado Street. The weekend survey during the Farmers Market shows the highest utilization occurring immediately adjacent to the closed roadway segment on Main Avenue between Ivy Street and Hawthorne Street as well as on Alvarado Street between Main Avenue and Vine Street. As noted previously, the Farmers Market displaces 33 on-street public parking spaces on Main Avenue between Hawthorne Street and Fig Street. This displaced parking associated with the Farmers Market appears to use the privately owned community parking lot (PZ-7) which was 63.9% utilized during the peak hour during the Farmers Market on the weekend.

As shown, there is sufficient parking in the Fallbrook Town Center during both the weekday and weekend day surveys.

3 SAN DIEGO COUNTY PARKING REQUIREMENTS

3.1 PARKING ZONING ORDINANCE REQUIREMENTS

The Fallbrook Town Center is primarily a commercial area with a mix of retail, eating and drinking establishments, offices, mixed-use and village residential. The parking study focuses on the Town Center of Fallbrook which is primarily zoned as Village Core Mixed Use.

Table 5 shows the County of San Diego (County) required parking rates per the County's Zoning Ordinance Part 6, Section 6762 & 6764, for a wide variety of land uses based on their square footages (KSF = 1,000 square feet). In addition, all of Village Zones 1,2, 4, & 5 as well as portions of Village 3 fall within a special parking district. However, in all zones within the study area, a parking reduction of up to 25% may be applied to the County's standard rates (per Part 8, Section 8130, 8230, & 8330 of the County Zoning Ordinance), which takes into account the shared aspect of some parking within the Town Center.

TABLE 5 - EXISTING COUNTY COMMERCIAL PARKING REQUIREMENTS

Land Use		Standard Rate ⁽¹⁾	Village Rate ⁽²⁾ (25% Reduction)
Commercial Office		4.00 / KSF	3.00 / KSF
Bank		4.00 / KSF	3.00 / KSF
Restaurant	Up to 3 KSF	6.00 / KSF	4.50 / KSF
	More than 3 KSF	10.00 / KSF	7.50 / KSF
Fast-Food Restaurant	With Drive-Thru	9.50 / KSF	7.13 / KSF
	Without Drive-Thru	12.00 / KSF	9.00 / KSF
Retail & Services		4.50 / KSF	3.38 / KSF
Liquor Store		3.30 / KSF	2.48 / KSF
Drugstore		3.50 / KSF	2.63 / KSF
Furniture/Appliance Sales		3.50 / KSF	2.63 / KSF
Home Improvement		3.50 / KSF	2.63 / KSF
Health Club		6.00 / KSF	4.50 / KSF
Library		3.00 / KSF	2.25 / KSF
General Manufacturing		1.50 / KSF	1.13 / KSF
Light Manufacturing		1.00 / KSF	0.75 / KSF

Source:

⁽¹⁾County of San Diego Zoning Ordinance (Part 6: General Provisions, Section 6762-6764; Off-Street Parking Requirements)

⁽²⁾County of San Diego Zoning Ordinance (Part 8: Fallbrook Village Regulations, Section 8130, 8230, & 8330; Parking Regulations) allows for 25% reduction from the standard rates.

KSF = 1,000 square feet

As shown, the standard County rates range from 1.0 spaces per 1,000 square feet (KSF) for light manufacturing to 12.0 spaces per KSF for a fast-food restaurant without a drive-thru. After applying the 25% parking reduction allowed for the special parking district, the Village rates range from 0.75 spaces per KSF to 9.0 spaces per KSF for the same uses.

Based on a cursory review of the land uses within the study area, there is approximately 250,000 square feet of gross floor area (GFA) associated with the off-street parking facilities included in the survey. Based on this square footage, parking supply is provided at an approximate rate of 2.07 spaces per KSF (517/250

KSF) when the study area is considered as a whole. In comparison, the entire study area utilizes parking at a demand rate of 0.94 spaces per KSF (235/250 KSF) on weekday and 0.86 spaces per KSF (214/250,000*1,000) on a weekend according to the parking survey. Therefore, the actual parking demand is less than half of the parking supply within the study area.

3.2 SHARED PARKING

Typically, standard parking requirements reflect the peak parking demand of a standalone use and do not consider that the peak parking characteristics of other nearby land uses may be different. Specific individual uses will experience varying levels of parking demand throughout the day. The distribution of peak parking requirements throughout the day allows some parking to be shared by more than one land use. As discussed previously, the Fallbrook Town Center is allowed a 25% reduction per Part 8, Section 8130, 8230, & 8330 of the Zoning Ordinance, which takes into account the shared aspect of some parking within the Town Center.

The County Zoning parking ordinance allows for parking requirements to be met through participation in private shared parking agreements where specific common parking lots are shared by two or more parcel uses. The shared parking facility must be within a certain distance of the participating sites, and adequate evidence must be provided that shows the shared parking facility has sufficient capacity. It should be noted that these shared parking agreements are between private parties and the County is not a participant in the agreement.

A total of four (4) existing shared parking agreements have been identified within the study area. These include:

- PZ-4 – LifePointe Church & Fallbrook Food Pantry
- PZ-7 – Fallbrook Parking Trust
- PZ-12 – El Toro & Bonita Foods
- PZ-14 – Hope Clinic

Based on conversations with the community, the opportunity for developing shared parking agreements may not be getting used to its fullest potential within the Fallbrook Town Center. There may be a benefit in establishing education programs for local business to form new share-parking agreements and to streamline the permitting process by removing restrictions to the permitting process. This process may prove to be beneficial to help revitalize the Town Center.

Shared parking also allows for a more efficient use of area parking facilities and discourages single-occupancy vehicular trips often caused by excess parking supply. This assists in the reduction of environmental impacts caused by Greenhouse Gas (GHG) emissions.

4 FINDINGS AND RECOMMENDATIONS

Within the Town Center of the Fallbrook Village Sub-Area, the parking survey showed a total parking supply of 822 spaces, which includes 305 on-street spaces and 517 off-street spaces. It should be noted that all on-street parking facilities are considered public, and the off-street facilities are all private lots with the exception of the county-owned Fallbrook Library lot (PZ-8).

The parking utilization survey shows the overall peak occupancy is approximately 40% during both the weekday and weekend surveys. Therefore approximately 60% of the parking remains un-used during peak hours.

Based on a cursory review of the land uses within the study area, there is approximately 250,000 square feet of GFA associated with the off-street parking facilities included in the survey. Based on this square footage, the off-street private parking supply is provided at an approximate rate of 2.07 spaces per KSF (517/250 KSF) when the study area is considered as a whole. In comparison, the entire study area utilizes off-street parking at a demand rate of 0.94 spaces per KSF (235/250 KSF) on weekday and 0.86 spaces per KSF (214/250,000 KSF) on a weekend according to the parking survey. Therefore, the actual parking demand rate is less than half of the parking supply rate within the study area.

Recommendations

Update Fallbrook Village Zoning Code

- Update ordinance to allow increase flexibility and decrease parking constraints – By updating the ordinance to reduce parking requirements, developments can increase the floor area ratio (FAR) of the parcel to utilize the land more efficiently. Increasing the developable area (within the allowable zoning density) also increases the potential for walkability within the Town Center, thereby reducing the overall need for individual use parking and encourages a shift towards shared parking. There is a variety of management strategies that go hand-in-hand with reduced parking. These include:
 - Exemptions for change of tenants or land use for existing buildings
 - Exemptions for small sites
 - Incentives for parking conversions to active uses
 - Counting on-street towards off-street parking ratios

Community Engagement

- Increase visitor awareness of the location of public parking through enhanced way-finding program – Once off-street public parking lots are established, it would be important to provide signage to direct patrons off the major roadways to such facilities.
- Establish community education programs for local businesses to facilitate new shared-parking agreements – This type of program would benefit both new developers and County staff to streamline the permitting process to establish new shared-parking agreements or to participate in existing agreements.

Due to the mix of land uses within the Town Center with offices, restaurants, retail, and entertainment venues in close proximity to one another, the intent would be to encourage people to visit two or more businesses in a single trip. Under these conditions, people would be encouraged to “park-once” and walk to multiple destinations and subsequently reducing the overall need for an over-abundance of parking.

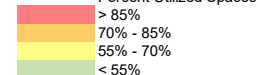


Appendix A:
Parking Survey Data -
Tuesday, October 12th, 2021

On-Street Parking Utilization - Tuesday, October 12, 2021

Parking Zone	Street	Segment	Side-of-Street	Inventory		7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM
ST-1	N Pico Ave	W Hawthorne St to W Alvarado St.	West	5	Occupancy	0	0	0	0	0	0	1	0	0	0
					Percent	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	20.0%	0.0%	0.0%	0.0%
ST-2	N Main Ave	Mission Rd. to Ivy St.	West	9	Occupancy	0	2	6	6	6	7	6	5	5	5
					Percent	0.0%	22.2%	66.7%	66.7%	66.7%	77.8%	66.7%	55.6%	55.6%	55.6%
ST-3	N Main Ave	Ivy St. to Hawthorne St.	East	10	Occupancy	5	1	2	3	2	5	3	3	4	5
					Percent	50.0%	10.0%	20.0%	30.0%	20.0%	50.0%	30.0%	30.0%	40.0%	50.0%
			West	8	Occupancy	0	1	0	0	1	1	0	1	0	0
					Percent	0.0%	12.5%	0.0%	0.0%	12.5%	12.5%	0.0%	12.5%	0.0%	0.0%
ST-4	N Main Ave	Hawthorne St. to Alvarado St	East	8	Occupancy	4	3	4	4	1	1	3	8	6	5
					Percent	50.0%	37.5%	50.0%	50.0%	12.5%	12.5%	37.5%	100.0%	75.0%	62.5%
			West	7	Occupancy	1	1	4	4	6	5	3	4	5	4
					Percent	14.3%	14.3%	57.1%	57.1%	85.7%	71.4%	42.9%	57.1%	71.4%	57.1%
ST-5	N Main Ave	Alvarado St. to Fig St.	East	9	Occupancy	0	0	4	4	4	4	4	3	5	4
					Percent	0.0%	0.0%	44.4%	44.4%	44.4%	44.4%	44.4%	33.3%	55.6%	44.4%
			West	9	Occupancy	2	3	5	6	5	7	5	5	6	7
					Percent	22.2%	33.3%	55.6%	66.7%	55.6%	77.8%	55.6%	55.6%	66.7%	77.8%
ST-6	N Main Ave	Fig St. to Elder St.	East	8	Occupancy	0	0	0	2	2	2	4	3	2	4
					Percent	0.0%	0.0%	0.0%	25.0%	25.0%	25.0%	50.0%	37.5%	25.0%	50.0%
			West	5	Occupancy	0	0	0	0	0	0	0	0	0	0
					Percent	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
ST-7	N Vine St.	Mission Rd. to Ivy St.	East	6	Occupancy	1	2	1	1	2	1	2	2	4	4
					Percent	16.7%	33.3%	16.7%	16.7%	33.3%	16.7%	33.3%	33.3%	66.7%	66.7%
			West	11	Occupancy	5	5	5	5	6	7	8	7	3	3
					Percent	45.5%	45.5%	45.5%	45.5%	54.5%	63.6%	72.7%	63.6%	27.3%	27.3%
ST-8	N Vine St.	E Ivy St. to E Hawthorne St.	East	11	Occupancy	2	4	3	3	5	4	2	2	2	1
					Percent	18.2%	36.4%	27.3%	27.3%	45.5%	36.4%	18.2%	18.2%	18.2%	9.1%
			West	11	Occupancy	0	2	2	2	2	3	2	2	2	2
					Percent	0.0%	18.2%	18.2%	18.2%	18.2%	27.3%	18.2%	18.2%	18.2%	18.2%
ST-9	N Vine St.	E Hawthorne St. to E Alvarado St.	East	7	Regular	0	0	2	2	3	5	5	5	4	4
				1	ADA	0	0	0	1	0	0	0	0	0	0
				8	Occupancy	0	0	2	3	3	5	5	5	4	4
					Percent	0.0%	0.0%	25.0%	37.5%	37.5%	62.5%	62.5%	62.5%	50.0%	50.0%
			West	7	Occupancy	4	4	4	4	3	3	3	3	0	0
					Percent	57.1%	57.1%	57.1%	57.1%	42.9%	42.9%	42.9%	42.9%	0.0%	0.0%
ST-10	S Vine St.	E Alvarado St. to E Fig St.	West	3	Occupancy	0	0	0	0	0	0	0	0	0	
					Percent	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
ST-11	N Vine St.	E Fig St. E Elder St.	West	3	Occupancy	1	0	1	1	2	2	2	2	1	1
					Percent	33.3%	0.0%	33.3%	33.3%	66.7%	66.7%	66.7%	66.7%	33.3%	33.3%
ST-12	W Ivy St.	N. Main Ave to N Vine St.	North	6	Occupancy	5	2	2	1	1	2	1	1	2	2
					Percent	83.3%	33.3%	33.3%	16.7%	16.7%	33.3%	16.7%	16.7%	33.3%	33.3%
			South	7	Occupancy	2	2	3	3	3	2	1	0	1	2
					Percent	28.6%	28.6%	42.9%	42.9%	42.9%	28.6%	14.3%	0.0%	14.3%	28.6%
ST-13	W Hawthorne St	N Pico Ave. to N Main Ave.	North	9	Occupancy	2	1	2	3	3	3	4	5	2	0
					Percent	22.2%	11.1%	22.2%	33.3%	33.3%	33.3%	44.4%	55.6%	22.2%	0.0%
			South	12	Occupancy	2	2	2	2	10	8	9	7	3	3
					Percent	16.7%	16.7%	16.7%	16.7%	83.3%	66.7%	75.0%	58.3%	25.0%	25.0%
ST-14	W Hawthorne St	N. Main Ave to N Vine St.	North	10	Occupancy	2	2	1	1	1	0	0	0	1	1
					Percent	20.0%	20.0%	10.0%	10.0%	10.0%	0.0%	0.0%	0.0%	10.0%	10.0%
			South	12	Occupancy	2	5	5	5	5	3	3	4	3	3
					Percent	16.7%	41.7%	41.7%	41.7%	41.7%	25.0%	25.0%	33.3%	25.0%	25.0%
ST-15	W Alvarado St	S Main Ave to S Mission Rd	North	18	Occupancy	1	0	7	8	8	7	4	4	3	4
					Percent	5.6%	0.0%	38.9%	44.4%	44.4%	38.9%	22.2%	22.2%	16.7%	22.2%
			South	11	Occupancy	0	0	0	4	6	5	7	3	1	2
					Percent	0.0%	0.0%	0.0%	36.4%	54.5%	45.5%	63.6%	27.3%	9.1%	18.2%
ST-16	W Alvarado St	N. Main Ave to N Vine St.	North	9	Occupancy	0	0	0	1	2	2	3	2	2	2
					Percent	0.0%	0.0%	0.0%	11.1%	22.2%	22.2%	33.3%	22.2%	22.2%	22.2%
			South	9	Occupancy	0	1	3	3	3	3	3	1	1	1
					Percent	0.0%	11.1%	33.3%	33.3%	33.3%	33.3%	33.3%	11.1%	11.1%	11.1%
ST-17	W Fig St	S Mission Rd to S Main Ave	North	17	Occupancy	1	2	2	2	2	1	2	1	2	1
					Percent	5.9%	11.8%	11.8%	11.8%	11.8%	5.9%	11.8%	5.9%	11.8%	5.9%
			South	17	Occupancy	1	6	6	6	5	7	5	5	4	5
					Percent	5.9%	35.3%	35.3%	35.3%	29.4%	41.2%	29.4%	29.4%	23.5%	29.4%
ST-18	W Fig St	S Main Ave to S Vine St.	North	6	Occupancy	0	1	0	1	2	1	3	3	1	3
					Percent	0.0%	16.7%	0.0%	16.7%	33.3%	16.7%	50.0%	50.0%	16.7%	50.0%
			South	7	Occupancy	3	1	2	4	3	2	4	3	3	3
					Percent	42.9%	14.3%	28.6%	57.1%	42.9%	28.6%	57.1%	42.9%	42.9%	42.9%
ST-19	W Elder St	N Pico Ave. to N Main Ave.	North	5	Occupancy	0	0	0	0	0	2	1	0	0	0
					Percent	0.0%	0.0%	0.0%	0.0%	0.0%	40.0%	20.0%	0.0%	0.0%	0.0%
			South	12	Occupancy	1	2	2	4	6	4	2	1	3	4
					Percent	8.3%	16.7%	16.7%	33.3%	50.0%	33.3%	16.7%	8.3%	25.0%	33.3%
Total On-Street Inventory				305	Total Occupancy	47	55	80	96	110	109	105	95	81	85
					Total Utilization	15.4%	18.0%	26.2%	31.5%	36.1%	35.7%	34.4%	31.1%	26.6%	27.9%

Percent Utilized Spaces



Off-Street Parking Utilization - Tuesday, October 12th, 2021

Parking Zone	Type	Inventory		7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM
PZ-1	Regular	18	Total Occupancy	3	3	4	10	15	16	15	13	11	16
			Percent	16.7%	16.7%	22.2%	55.6%	83.3%	88.9%	83.3%	72.2%	61.1%	88.9%
PZ-2	Regular	27		3	3	2	2	1	0	1	1	1	5
	ADA	2		0	0	0	0	0	0	0	0	0	0
	Total Inventory	29	Total Occupancy	3	3	2	2	1	0	1	1	1	5
PZ-3			Percent	10.3%	10.3%	6.9%	6.9%	3.4%	0.0%	3.4%	3.4%	3.4%	17.2%
	Regular	6		0	0	0	0	0	2	4	3	4	1
	ADA Van	1		0	0	0	0	0	0	0	0	0	0
PZ-4		7	Total Occupancy	0	0	0	0	0	2	4	3	4	1
			Percent	0.0%	0.0%	0.0%	0.0%	0.0%	28.6%	57.1%	42.9%	57.1%	14.3%
	Regular	36	Total Occupancy	5	3	2	3	7	4	6	6	3	2
PZ-5			Percent	13.9%	8.3%	5.6%	8.3%	19.4%	11.1%	16.7%	16.7%	8.3%	5.6%
	Regular	16		0	0	2	6	5	7	8	6	6	7
	ADA	1		0	0	0	0	0	0	0	0	0	0
PZ-6		17	Total Occupancy	0	0	2	6	5	7	8	6	6	7
			Percent	0.0%	0.0%	11.8%	35.3%	29.4%	41.2%	47.1%	35.3%	35.3%	41.2%
	Regular	12		1	3	8	9	12	9	10	9	9	9
PZ-7	ADA	2		0	0	0	1	1	0	0	0	0	0
	Reserved	2		0	0	0	1	2	0	1	1	0	1
	Total Inventory	16	Total Occupancy	1	3	8	11	15	9	11	10	9	10
PZ-8			Percent	6.3%	18.8%	50.0%	68.8%	93.8%	56.3%	68.8%	62.5%	56.3%	62.5%
	Regular	127		6	8	19	40	38	44	46	51	46	46
	ADA	4		0	0	0	1	1	1	0	1	0	0
PZ-9	Reserved	2		1	0	0	0	1	2	2	4	3	2
	KARN (No Parking)	2		0	0	0	0	0	0	0	0	0	0
	Unmarked Spaces	9		0	0	0	0	0	0	0	0	0	0
PZ-10		144	Total Occupancy	7	8	19	41	40	47	48	56	49	48
			Percent	4.9%	5.6%	13.2%	28.5%	27.8%	32.6%	33.3%	38.9%	34.0%	33.3%
	Regular	39		0	1	6	24	26	28	30	31	29	30
PZ-11	ADA	3		0	0	0	2	1	3	2	3	3	3
	Electric Vehicle	2		1	1	1	1	1	0	0	1	1	0
	Total Inventory	44	Total Occupancy	1	2	7	27	28	31	32	35	33	33
PZ-12			Percent	2.3%	4.5%	15.9%	61.4%	63.6%	70.5%	72.7%	79.5%	75.0%	75.0%
	Regular	1		0	1	1	1	1	1	1	1	1	1
	Unmarked Spaces	(1)		0	0	3	2	3	4	5	5	5	6
PZ-13		1	Total Occupancy	0	1	4	3	4	5	6	6	6	7
			Percent	0.0%	100.0%	400.0%	300.0%	400.0%	500.0%	600.0%	600.0%	600.0%	700.0%
	Regular	10		4	7	8	10	9	8	7	9	9	9
PZ-14	Unmarked Spaces	10		10	9	10	9	9	10	8	8	7	7
	Total Inventory	20	Total Occupancy	14	16	18	19	18	18	15	17	16	16
			Percent	70.0%	80.0%	90.0%	95.0%	90.0%	90.0%	75.0%	85.0%	80.0%	80.0%
PZ-15	Unpaved	10		0	1	1	1	1	3	5	1	1	1
	Regular	3		0	0	0	0	0	2	2	0	0	0
	ADA	2		0	0	1	1	1	2	1	0	0	0
PZ-16		15	Total Occupancy	0	1	2	2	2	7	8	1	1	1
			Percent	0.0%	6.7%	13.3%	13.3%	13.3%	46.7%	53.3%	6.7%	6.7%	6.7%
	Regular	35		2	2	6	12	18	20	19	19	27	24
PZ-17	ADA	4		0	0	0	0	0	0	0	0	0	0
	Permit	7		0	0	2	2	5	2	3	4	6	6
	Total Inventory	46	Total Occupancy	2	2	8	14	23	22	22	23	33	30
PZ-18			Percent	4.3%	4.3%	17.4%	30.4%	50.0%	47.8%	47.8%	50.0%	71.7%	65.2%
	Regular	16		0	0	0	2	2	3	3	3	3	3
	Reserved	1		0	0	0	0	0	0	0	0	0	0
PZ-19		17	Total Occupancy	0	0	0	2	2	3	3	3	3	3
			Percent	0.0%	0.0%	0.0%	11.8%	11.8%	17.6%	17.6%	17.6%	17.6%	17.6%
	Regular	17		0	0	3	3	3	3	3	0	0	0
PZ-20	ADA	1		0	0	0	0	0	0	0	0	0	0
	Total Inventory	18	Total Occupancy	0	0	3	3	3	3	3	0	0	0
			Percent	0.0%	0.0%	16.7%	16.7%	16.7%	16.7%	16.7%	0.0%	0.0%	0.0%
PZ-21	Regular	3		0	0	1	2	2	1	2	1	2	2
	ADA	1		0	0	0	0	0	0	0	0	0	0
	Employee Only	3		0	0	1	2	2	2	2	2	2	1
PZ-22		7	Total Occupancy	0	0	2	4	4	3	4	3	4	3
			Percent	0.0%	0.0%	28.6%	57.1%	57.1%	42.9%	57.1%	42.9%	57.1%	42.9%

Off-Street Parking Utilization - Tuesday, October 12th, 2021

Parking Zone	Type	Inventory		7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM
PZ-16	ADA	1		0	0	0	0	0	0	0	0	0	0
	Reserved	5		0	0	2	2	1	1	1	2	1	1
	Total Inventory	6	Total Occupancy	0	0	2	2	1	1	1	2	1	1
			Percent	0.0%	0.0%	33.3%	33.3%	16.7%	16.7%	16.7%	33.3%	16.7%	16.7%
PZ-17	Regular	10		0	0	5	5	5	5	4	8	7	8
	ADA	1		0	0	0	0	0	0	0	0	0	0
	Total Inventory	11	Total Occupancy	0	0	5	5	5	5	4	8	7	8
			Percent	0.0%	0.0%	45.5%	45.5%	45.5%	45.5%	36.4%	72.7%	63.6%	72.7%
PZ-18	Regular	17		0	0	10	12	14	11	13	10	11	12
	Reserved	1		0	0	0	1	1	0	1	1	1	1
	Permit	1		0	0	1	1	1	0	1	0	1	1
	Total Inventory	19	Total Occupancy	0	0	11	14	16	11	15	11	13	14
			Percent	0.0%	0.0%	57.9%	73.7%	84.2%	57.9%	78.9%	57.9%	68.4%	73.7%
PZ-19	ADA	1		0	0	0	0	0	0	0	0	0	0
	Reserved	10		0	0	1	1	2	2	2	3	3	3
	Total Inventory	11	Total Occupancy	0	0	1	1	2	2	2	3	3	3
			Percent	0.0%	0.0%	9.1%	9.1%	18.2%	18.2%	18.2%	27.3%	27.3%	27.3%
PZ-20	Regular	18		0	0	14	13	13	15	18	18	17	18
	ADA	2		0	0	1	1	1	2	0	2	1	1
	Unmarked Spaces	3		0	0	3	3	3	3	3	3	3	3
	Total Inventory	23	Total Occupancy	0	0	18	17	17	20	21	23	21	22
			Percent	0.0%	0.0%	78.3%	73.9%	73.9%	87.0%	91.3%	100.0%	91.3%	95.7%
PZ-21	Regular	3		0	0	1	1	1	2	2	1	1	1
	ADA	1		0	0	1	1	1	0	1	1	0	0
	Visitor	2		0	0	1	1	1	1	1	1	0	0
	Church Van	1		0	0	1	1	1	0	0	0	0	0
	Reserved	5		0	0	2	2	3	2	2	2	2	2
	Total Inventory	12	Total Occupancy	0	0	6	6	7	5	6	5	3	3
			Percent	0.0%	0.0%	50.0%	50.0%	58.3%	41.7%	50.0%	41.7%	25.0%	25.0%
Total Off-Street Inventory		517	Total Occupancy	36	42	124	192	215	221	235	235	227	233
			Total Utilization	7.0%	8.1%	24.0%	37.1%	41.6%	42.7%	45.5%	45.5%	43.9%	45.1%

NOTES:

(1) Auto Repair. Vehicles temporarily stored in unmarked spaces

Percent Utilized Spaces

> 85%

70% - 85%

55% - 70%

< 55%





Appendix B:
Parking Survey Data -
Saturday, October 23rd, 2021

On-Street Parking Utilization - Saturday, October 23rd, 2021

Parking Zone	Street	Segment	Side-of-Street	Inventory		7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM
ST-1	N Pico Ave	W Hawthorne St to W Alvarado St.	West	5	Occupancy	0	0	0	0	0	0	0	0	0	0
					Percent	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
ST-2	N Main Ave	Mission Rd. to Ivy St.	West	9	Occupancy	1	2	4	7	5	7	5	9	4	6
					Percent	11.1%	22.2%	44.4%	77.8%	55.6%	77.8%	55.6%	100.0%	44.4%	66.7%
ST-3	N Main Ave	Ivy St. to Hawthorne St.	East	10	Occupancy	3	5	7	10	5	5	5	3	7	5
					Percent	30.0%	50.0%	70.0%	100.0%	50.0%	50.0%	50.0%	30.0%	70.0%	50.0%
			West	8	Occupancy	0	1	1	4	7	5	5	4	2	2
					Percent	0.0%	12.5%	12.5%	50.0%	87.5%	62.5%	62.5%	50.0%	25.0%	25.0%
ST-4	N Main Ave	Hawthorne St. to Alvarado St	East	8	Occupancy	0	0	0	0	0	0	0	0	0	3
					Percent	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	37.5%
			West	7	Occupancy	0	0	0	0	0	0	0	0	1	6
					Percent	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	14.3%	85.7%
ST-5	N Main Ave	Alvarado St. to Fig St.	East	9	Occupancy	0	0	0	0	0	0	0	0	5	1
					Percent	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	55.6%	11.1%
			West	9	Occupancy	0	0	0	0	0	0	0	0	1	1
					Percent	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	11.1%	11.1%
ST-6	N Main Ave	Fig St. to Elder St.	East	8	Occupancy	0	0	1	3	5	4	5	4	0	2
					Percent	0.0%	0.0%	12.5%	37.5%	62.5%	50.0%	62.5%	50.0%	0.0%	25.0%
			West	5	Occupancy	0	0	0	0	0	0	0	5	1	0
					Percent	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	100.0%	20.0%	0.0%
ST-7	N Vine St.	Mission Rd. to Ivy St.	East	6	Occupancy	2	2	3	3	3	3	3	3	2	3
					Percent	33.3%	33.3%	50.0%	50.0%	50.0%	50.0%	50.0%	50.0%	33.3%	50.0%
			West	11	Occupancy	3	4	3	4	6	6	6	5	3	4
					Percent	27.3%	36.4%	27.3%	36.4%	54.5%	54.5%	54.5%	45.5%	27.3%	36.4%
ST-8	N Vine St.	E Ivy St. to E Hawthorne St.	East	11	Occupancy	1	3	4	3	3	3	4	2	0	0
					Percent	9.1%	27.3%	36.4%	27.3%	27.3%	27.3%	36.4%	18.2%	0.0%	0.0%
			West	11	Occupancy	2	2	2	2	2	2	2	2	2	2
					Percent	18.2%	18.2%	18.2%	18.2%	18.2%	18.2%	18.2%	18.2%	18.2%	18.2%
ST-9	N Vine St.	E Hawthorne St. to E Alvarado St.	East	7	Regular	0	0	2	0	3	4	3	3	2	2
				1	ADA	0	0	0	0	0	0	0	0	0	0
				8	Occupancy	0	0	2	0	3	4	3	3	2	2
					Percent	0.0%	0.0%	25.0%	0.0%	37.5%	50.0%	37.5%	37.5%	25.0%	25.0%
			West	7	Occupancy	0	0	0	1	3	2	1	1	1	0
					Percent	0.0%	0.0%	0.0%	14.3%	42.9%	28.6%	14.3%	14.3%	14.3%	0.0%
ST-10	S Vine St.	E Alvarado St. to E Fig St.	West	3	Occupancy	0	0	0	0	0	0	0	0	0	0
					Percent	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
ST-11	N Vine St.	E Fig St. E Elder St.	West	3	Occupancy	0	0	0	0	3	1	1	0	0	0
					Percent	0.0%	0.0%	0.0%	0.0%	100.0%	33.3%	33.3%	0.0%	0.0%	0.0%
ST-12	W Ivy St.	N. Main Ave to N Vine St.	North	6	Occupancy	3	4	3	3	3	3	3	3	3	0
					Percent	50.0%	66.7%	50.0%	50.0%	50.0%	50.0%	50.0%	50.0%	50.0%	0.0%
			South	7	Occupancy	3	2	3	2	2	2	2	1	2	1
					Percent	42.9%	28.6%	42.9%	28.6%	28.6%	28.6%	28.6%	14.3%	28.6%	14.3%
ST-13	W Hawthorne St	N Pico Ave. to N Main Ave.	North	9	Occupancy	0	0	0	2	3	2	1	1	1	0
					Percent	0.0%	0.0%	0.0%	22.2%	33.3%	22.2%	11.1%	11.1%	11.1%	0.0%
			South	12	Occupancy	4	4	5	5	4	6	7	5	6	6
					Percent	33.3%	33.3%	41.7%	41.7%	33.3%	50.0%	58.3%	41.7%	50.0%	50.0%
ST-14	W Hawthorne St	N. Main Ave to N Vine St.	North	10	Occupancy	0	4	5	7	5	6	8	5	6	4
					Percent	0.0%	40.0%	50.0%	70.0%	50.0%	60.0%	80.0%	50.0%	60.0%	40.0%
			South	12	Occupancy	3	3	5	9	8	6	4	7	7	5
					Percent	25.0%	25.0%	41.7%	75.0%	66.7%	50.0%	33.3%	58.3%	58.3%	41.7%
ST-15	W Alvarado St	S Main Ave to S Mission Rd	North	18	Occupancy	2	7	9	9	10	9	9	9	5	5
					Percent	11.1%	38.9%	50.0%	50.0%	55.6%	50.0%	50.0%	50.0%	27.8%	27.8%
			South	11	Occupancy	0	2	3	6	6	6	6	3	0	1
					Percent	0.0%	18.2%	27.3%	54.5%	54.5%	54.5%	54.5%	27.3%	0.0%	9.1%
ST-16	W Alvarado St	N. Main Ave to N Vine St.	North	9	Occupancy	4	4	6	7	9	9	7	4	1	4
					Percent	44.4%	44.4%	66.7%	77.8%	100.0%	100.0%	77.8%	44.4%	11.1%	44.4%
			South	9	Occupancy	1	3	4	5	6	4	4	2	2	1
					Percent	11.1%	33.3%	44.4%	55.6%	66.7%	44.4%	44.4%	22.2%	22.2%	11.1%
ST-17	W Fig St	S Mission Rd to S Main Ave	North	17	Occupancy	0	1	2	3	3	2	1	1	1	0
					Percent	0.0%	5.9%	11.8%	17.6%	17.6%	11.8%	5.9%	5.9%	5.9%	0.0%
			South	17	Occupancy	1	1	2	2	2	1	3	1	1	1
					Percent	5.9%	5.9%	11.8%	11.8%	11.8%	5.9%	17.6%	5.9%	5.9%	5.9%
ST-18	W Fig St	S Main Ave to S Vine St.	North	6	Occupancy	1	2	2	2	2	4	2	1	0	0
					Percent	16.7%	33.3%	33.3%	33.3%	33.3%	66.7%	33.3%	16.7%	0.0%	0.0%
			South	7	Occupancy	1	2	2	2	1	2	2	1	2	1
					Percent	14.3%	28.6%	28.6%	28.6%	14.3%	28.6%	28.6%	14.3%	28.6%	14.3%
ST-19	W Elder St	N Pico Ave. to N Main Ave.	North	5	Occupancy	0	0	0	1	2	3	3	2	2	3
					Percent	0.0%	0.0%	0.0%	20.0%	40.0%	60.0%	60.0%	40.0%	40.0%	60.0%
			South	12	Occupancy	2	2	2	2	2	1	0	1	1	5
					Percent	16.7%	16.7%	16.7%	16.7%	16.7%	8.3%	0.0%	8.3%	8.3%	41.7%
Total On-Street Inventory				305	Total Occupancy	37	60	80	104	113	108	102	88	71	74
					Total Utilization	12.1%	19.7%	26.2%	34.1%	37.0%	35.4%	33.4%	28.9%	23.3%	24.3%

Percent Utilized Spaces

> 85%

70% - 85%

55% - 70%

< 55%

Off-Street Parking Utilization - Saturday, October 23rd, 2021

Parking Zone	Type	Inventory		7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM
PZ-1	Regular	18	Total Occupancy	8	9	15	18	16	14	16	17	15	17
			Percent	44.4%	50.0%	83.3%	100.0%	88.9%	77.8%	88.9%	94.4%	83.3%	94.4%
PZ-2	Regular	27		4	0	6	9	11	5	1	1	1	1
	ADA	2		0	0	0	0	0	0	0	0	0	0
	Total Inventory	29	Total Occupancy	4	0	6	9	11	5	1	1	1	1
			Percent	13.8%	0.0%	20.7%	31.0%	37.9%	17.2%	3.4%	3.4%	3.4%	3.4%
PZ-3	Regular	6		0	0	0	0	0	0	1	1	2	1
	ADA Van	1		0	0	0	0	0	0	0	0	0	0
	Total Inventory	7	Total Occupancy	0	0	0	0	0	0	1	1	2	1
			Percent	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	14.3%	14.3%	28.6%	14.3%
PZ-4	Regular	36	Total Occupancy	7	7	7	6	6	6	7	8	7	7
			Percent	19.4%	19.4%	19.4%	16.7%	16.7%	16.7%	19.4%	22.2%	19.4%	19.4%
PZ-5	Regular	16		0	0	0	0	0	0	0	0	0	0
	ADA	1		0	0	0	0	0	0	0	0	0	0
	Total Inventory	17	Total Occupancy	0	0	0	0	0	0	0	0	0	0
			Percent	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
PZ-6	Regular	12		4	2	6	7	6	6	5	3	4	5
	ADA	2		0	0	1	1	0	0	1	0	0	0
	Reserved	2		0	2	2	2	2	0	0	0	0	0
	Total Inventory	16	Total Occupancy	4	4	9	10	8	6	6	3	4	5
			Percent	25.0%	25.0%	56.3%	62.5%	50.0%	37.5%	37.5%	18.8%	25.0%	31.3%
PZ-7	Regular	127		12	29	38	52	62	69	85	67	41	30
	ADA	4		0	0	0	1	1	2	2	1	0	0
	Reserved	2		0	0	0	1	1	1	2	1	1	1
	KARN (No Parking)	2		1	1	1	1	2	2	3	3	2	1
	Unmarked Spaces	9		0	0	0	0	0	0	0	0	0	0
	Total Inventory	144	Total Occupancy	13	30	39	55	66	74	92	72	44	32
			Percent	9.0%	20.8%	27.1%	38.2%	45.8%	51.4%	63.9%	50.0%	30.6%	22.2%
PZ-8	Regular	39		0	0	0	0	0	0	0	1	0	2
	ADA	3		0	0	0	1	0	0	0	0	0	0
	Electric Vehicle	2		0	0	0	0	0	0	1	0	1	0
	Total Inventory	44	Total Occupancy	0	0	0	1	0	0	1	1	1	2
			Percent	0.0%	0.0%	0.0%	2.3%	0.0%	0.0%	2.3%	2.3%	2.3%	4.5%
PZ-9	Regular	1		0	0	1	0	0	0	0	0	0	0
	Unmarked Spaces	(1)		0	0	3	1	0	1	1	1	0	0
	Total Inventory	1	Total Occupancy	0	0	4	1	0	1	1	1	0	0
			Percent	0.0%	0.0%	400.0%	100.0%	0.0%	100.0%	100.0%	100.0%	0.0%	0.0%
PZ-10	Regular	10		1	2	6	4	4	4	4	4	4	4
	Unmarked Spaces	10		-	13	13	13	13	13	12	12	12	12
	Total Inventory	20	Total Occupancy	1	15	19	17	17	17	16	16	16	16
			Percent	5.0%	75.0%	95.0%	85.0%	85.0%	85.0%	80.0%	80.0%	80.0%	80.0%
PZ-11	Unpaved	10		0	0	0	0	0	0	4	9	3	3
	Regular	3		0	0	0	0	0	0	2	2	3	1
	ADA	2		0	0	0	0	0	1	0	1	1	0
	Total Inventory	15	Total Occupancy	0	0	0	0	0	1	6	12	7	4
			Percent	0.0%	0.0%	0.0%	0.0%	0.0%	6.7%	40.0%	80.0%	46.7%	26.7%
PZ-12	Regular	35		17	11	8	21	27	25	31	34	21	18
	ADA	4		1	0	0	1	1	2	3	2	0	0
	Permit	7		3	3	3	3	4	4	6	5	5	6
	Total Inventory	46	Total Occupancy	21	14	11	25	32	31	40	41	26	24
			Percent	45.7%	30.4%	23.9%	54.3%	69.6%	67.4%	87.0%	89.1%	56.5%	52.2%
PZ-13	Regular	16		0	1	1	5	9	10	7	7	7	6
	Reserved	1		0	0	0	0	0	0	0	0	0	0
	Total Inventory	17	Total Occupancy	0	1	1	5	9	10	7	7	7	6
			Percent	0.0%	5.9%	5.9%	29.4%	52.9%	58.8%	41.2%	41.2%	41.2%	35.3%
PZ-14	Regular	17		0	0	0	0	0	1	0	0	1	1
	ADA	1		0	0	0	0	0	0	0	0	0	0
	Total Inventory	18	Total Occupancy	0	0	0	0	0	1	0	0	1	1
			Percent	0.0%	0.0%	0.0%	0.0%	0.0%	5.6%	0.0%	0.0%	5.6%	5.6%
PZ-15	Regular	3		0	0	2	3	3	3	3	2	3	3
	ADA	1		0	0	0	0	0	0	0	0	0	0
	Employee Only	3		0	0	0	0	0	0	0	0	0	0
	Total Inventory	7	Total Occupancy	0	0	2	3	3	3	3	2	3	3
			Percent	0.0%	0.0%	28.6%	42.9%	42.9%	42.9%	42.9%	28.6%	42.9%	42.9%

Off-Street Parking Utilization - Saturday, October 23rd, 2021

Parking Zone	Type	Inventory		7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM
PZ-16	ADA	1		0	0	0	0	0	0	0	0	0	0
	Reserved	5		0	0	1	2	4	0	0	0	0	0
	Total Inventory	6	Total Occupancy	0	0	1	2	4	0	0	0	0	0
			Percent	0.0%	0.0%	16.7%	33.3%	66.7%	0.0%	0.0%	0.0%	0.0%	0.0%
PZ-17	Regular	10		0	1	1	2	1	2	2	0	0	0
	ADA	1		0	0	0	0	0	0	0	0	0	0
	Total Inventory	11	Total Occupancy	0	1	1	2	1	2	2	0	0	0
			Percent	0.0%	9.1%	9.1%	18.2%	9.1%	18.2%	18.2%	0.0%	0.0%	0.0%
PZ-18	Regular	17		0	0	1	1	0	0	0	0	0	0
	Reserved	1		0	0	0	0	0	0	0	0	0	0
	Doctors Parking	1		0	0	0	0	0	0	0	0	0	0
	Total Inventory	19	Total Occupancy	0	0	1	1	0	0	0	0	0	0
			Percent	0.0%	0.0%	5.3%	5.3%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
PZ-19	ADA	1		0	0	0	0	0	0	0	1	1	0
	Reserved	10		0	0	2	1	1	2	4	5	4	2
	Total Inventory	11	Total Occupancy	0	0	2	1	1	2	4	6	5	2
			Percent	0.0%	0.0%	18.2%	9.1%	9.1%	18.2%	36.4%	54.5%	45.5%	18.2%
PZ-20	Regular	18		0	3	6	8	9	11	2	1	0	0
	ADA	2		0	0	0	0	0	0	0	0	0	0
	Unmarked Spaces	3		0	3	3	3	3	3	3	0	0	0
	Total Inventory	23	Total Occupancy	0	6	9	11	12	14	5	1	0	0
			Percent	0.0%	26.1%	39.1%	47.8%	52.2%	60.9%	21.7%	4.3%	0.0%	0.0%
PZ-21	Regular	3		1	1	1	1	1	1	1	1	1	1
	ADA	1		0	0	0	0	0	0	0	0	0	0
	Visitor	2		0	0	0	0	0	0	0	0	0	0
	Church Van	1		0	0	0	0	0	0	0	0	0	0
	Reserved	5		0	0	2	3	3	3	5	2	2	4
	Total Inventory	12	Total Occupancy	1	1	3	4	4	4	6	3	3	5
			Percent	8.3%	8.3%	25.0%	33.3%	33.3%	33.3%	50.0%	25.0%	25.0%	41.7%
Total Off-Street Inventory		517	Total Occupancy	59	88	130	171	190	191	214	192	142	126
			Total Utilization	11.4%	17.0%	25.1%	33.1%	36.8%	36.9%	41.4%	37.1%	27.5%	24.4%

NOTES:

(1) Auto Repair. Vehicles temporarily stored in unmarked spaces

Percent Utilized Spaces

> 85%

70% - 85%

55% - 70%

< 55%





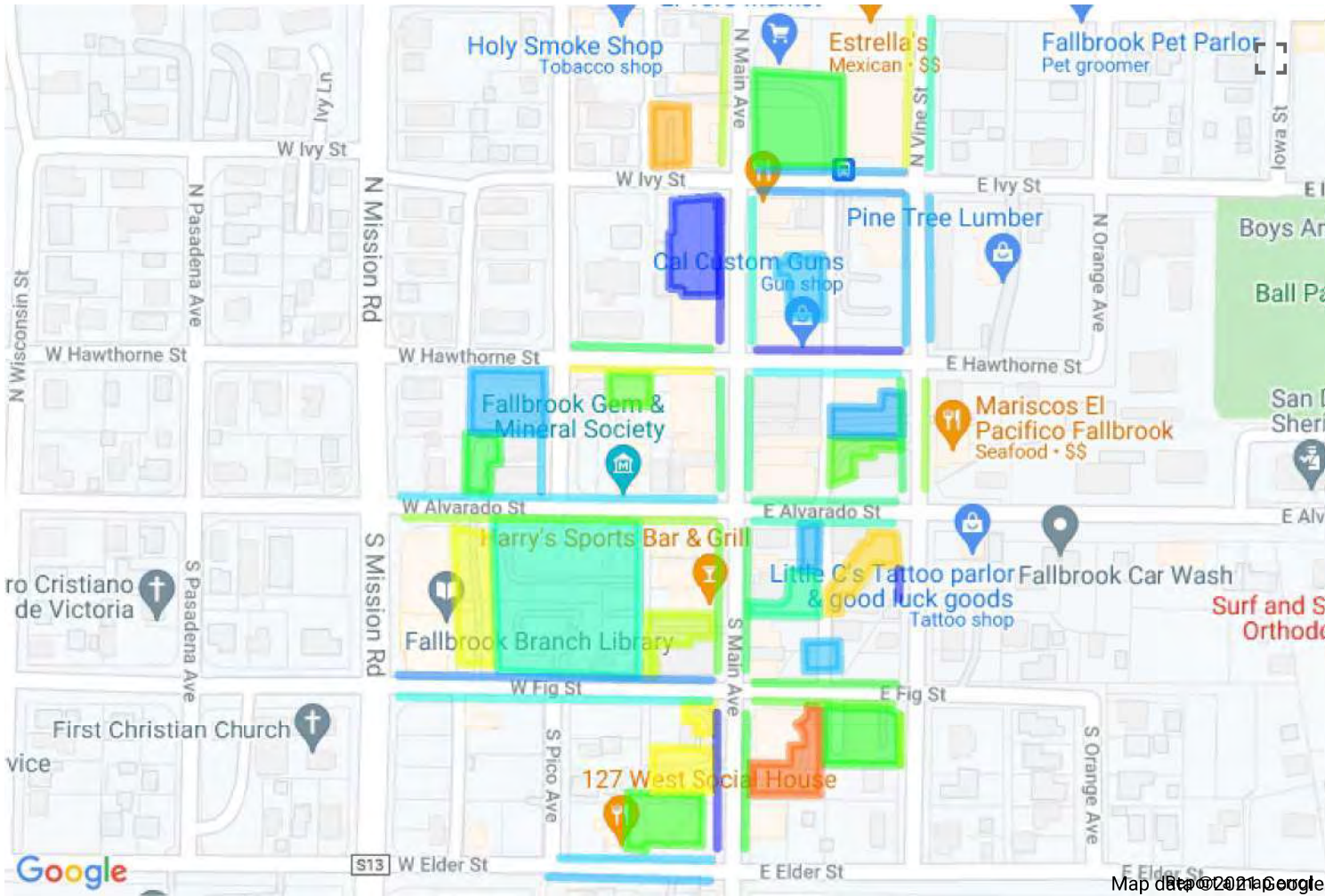
Appendix C:

Parking Utilization Heat Maps

Tuesday, October 12th, 2021

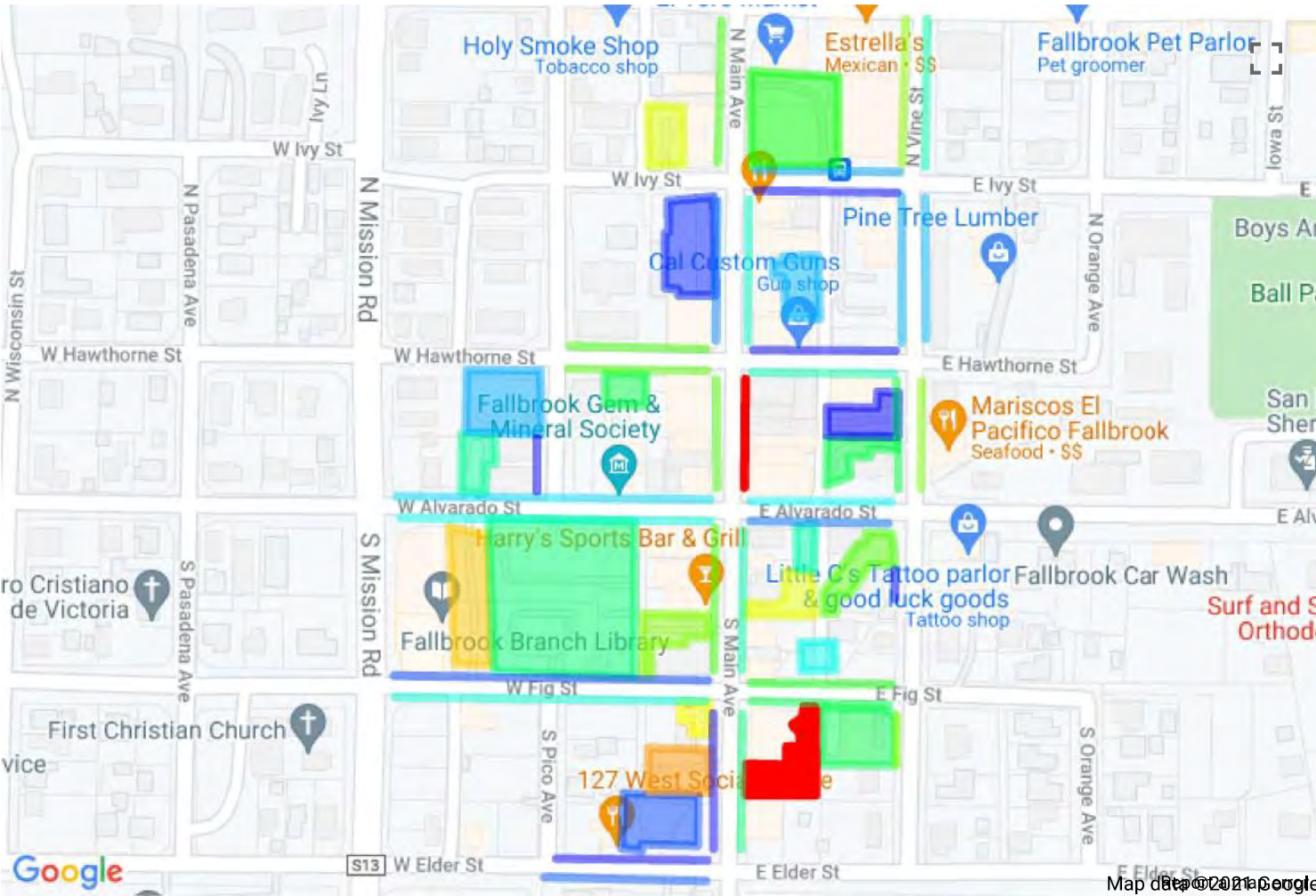
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Date: 12-Oct
Time: 1:00 PM



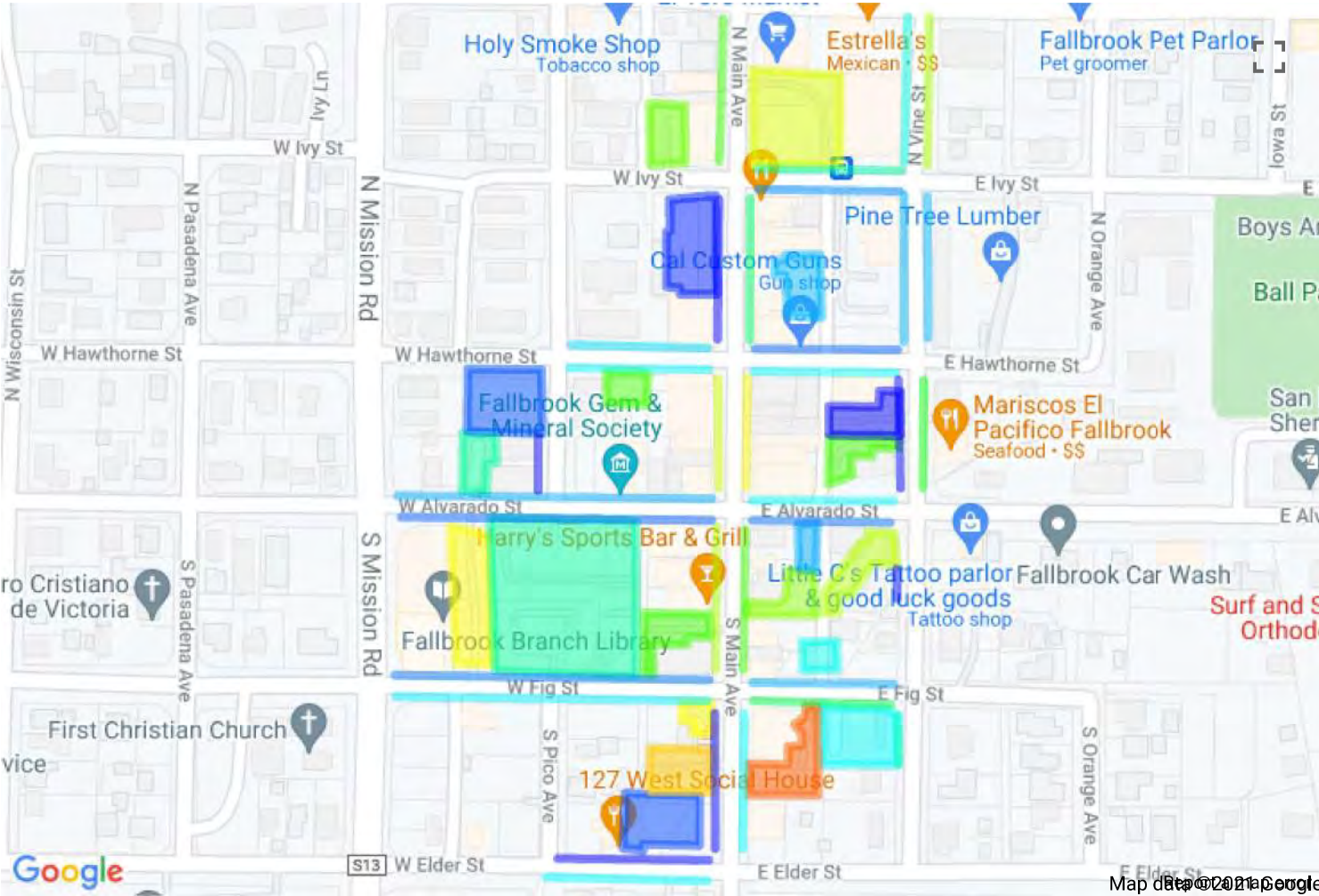
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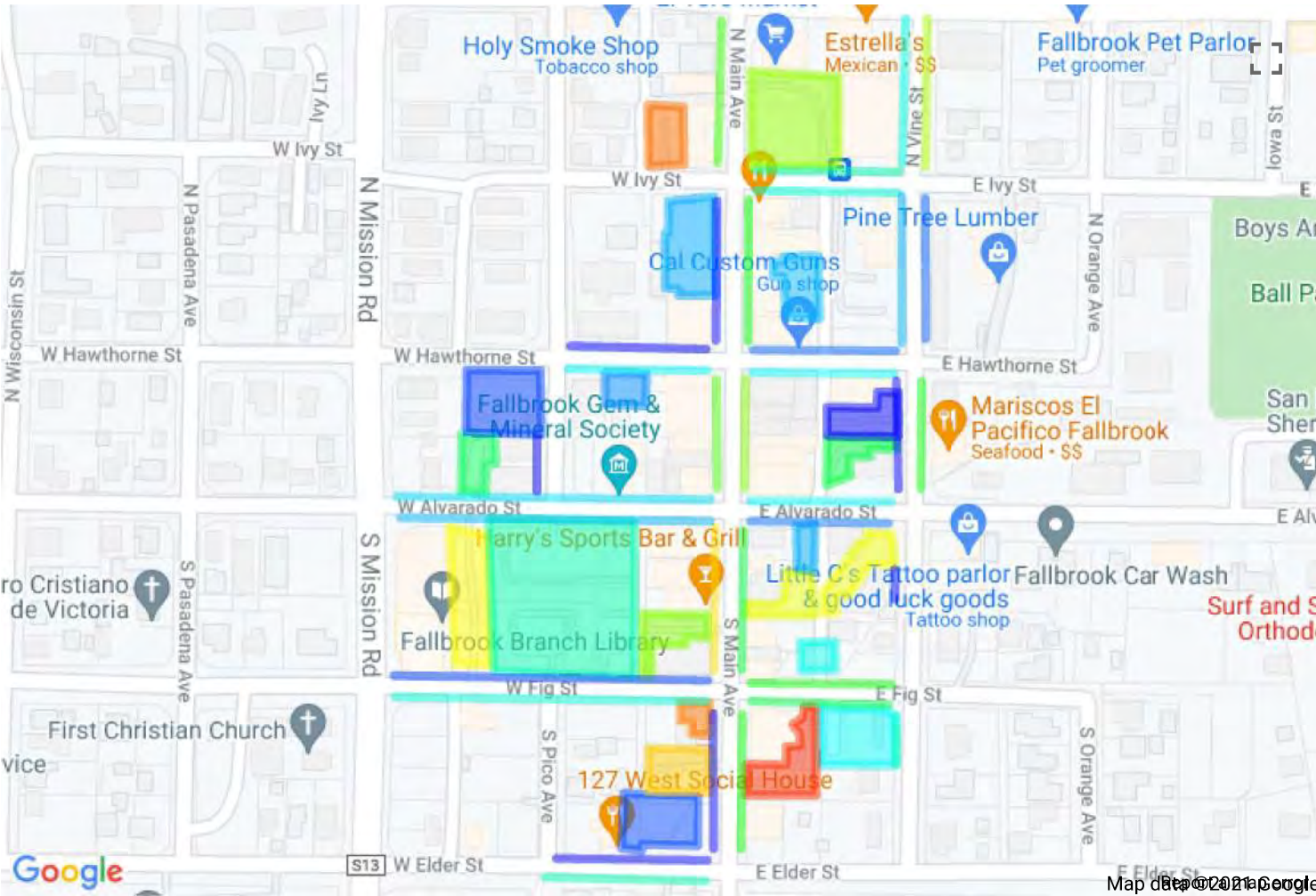
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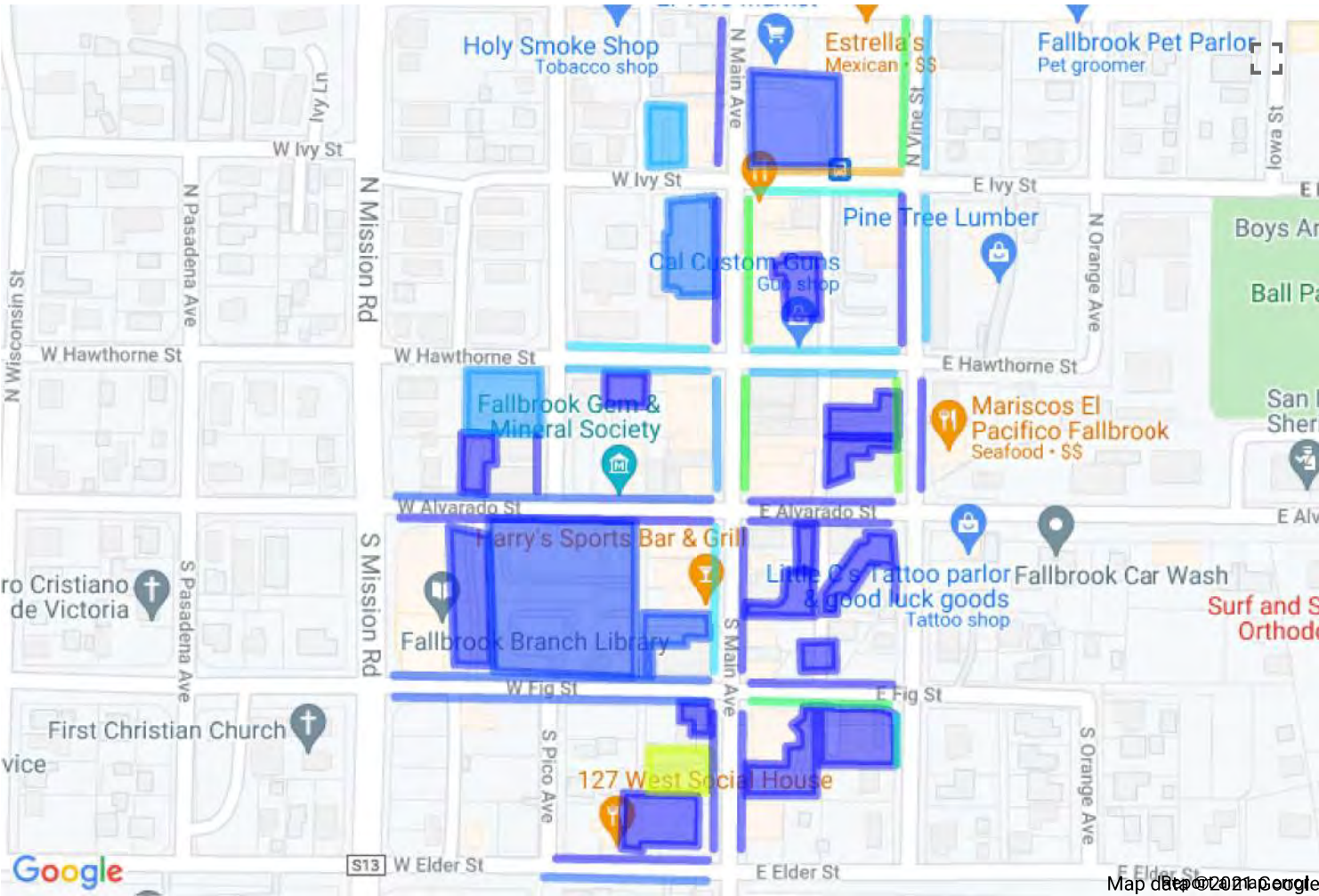
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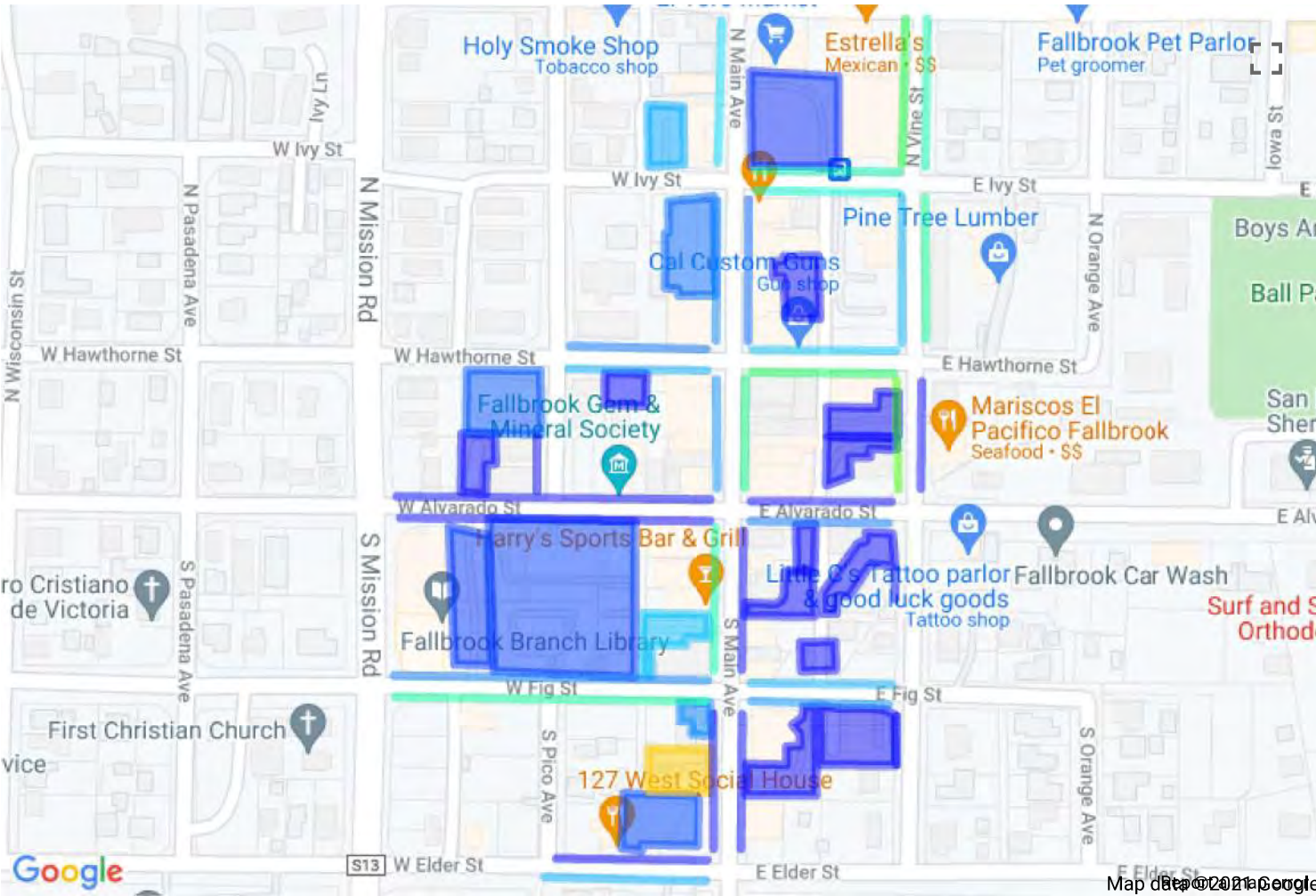
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21-040174

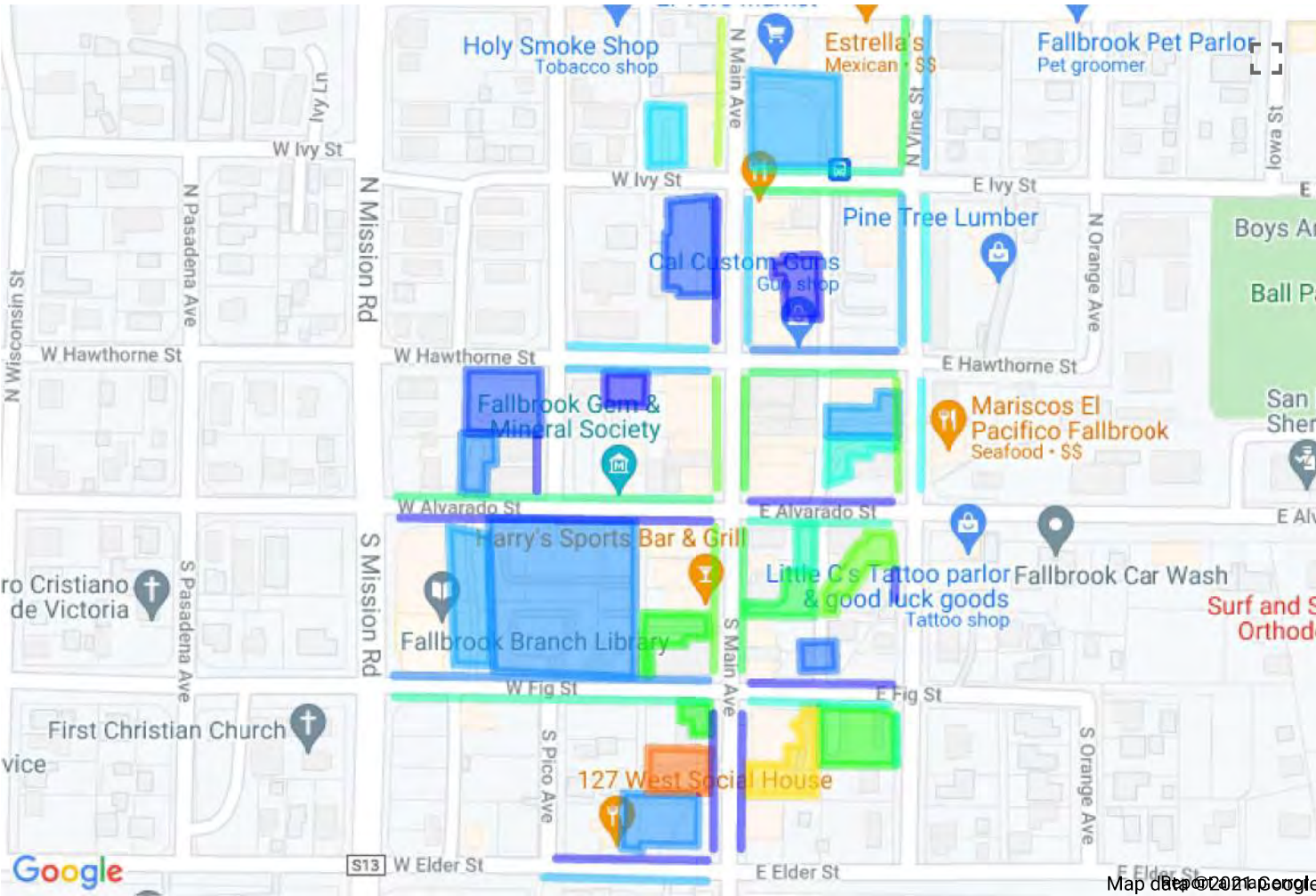
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21-040174

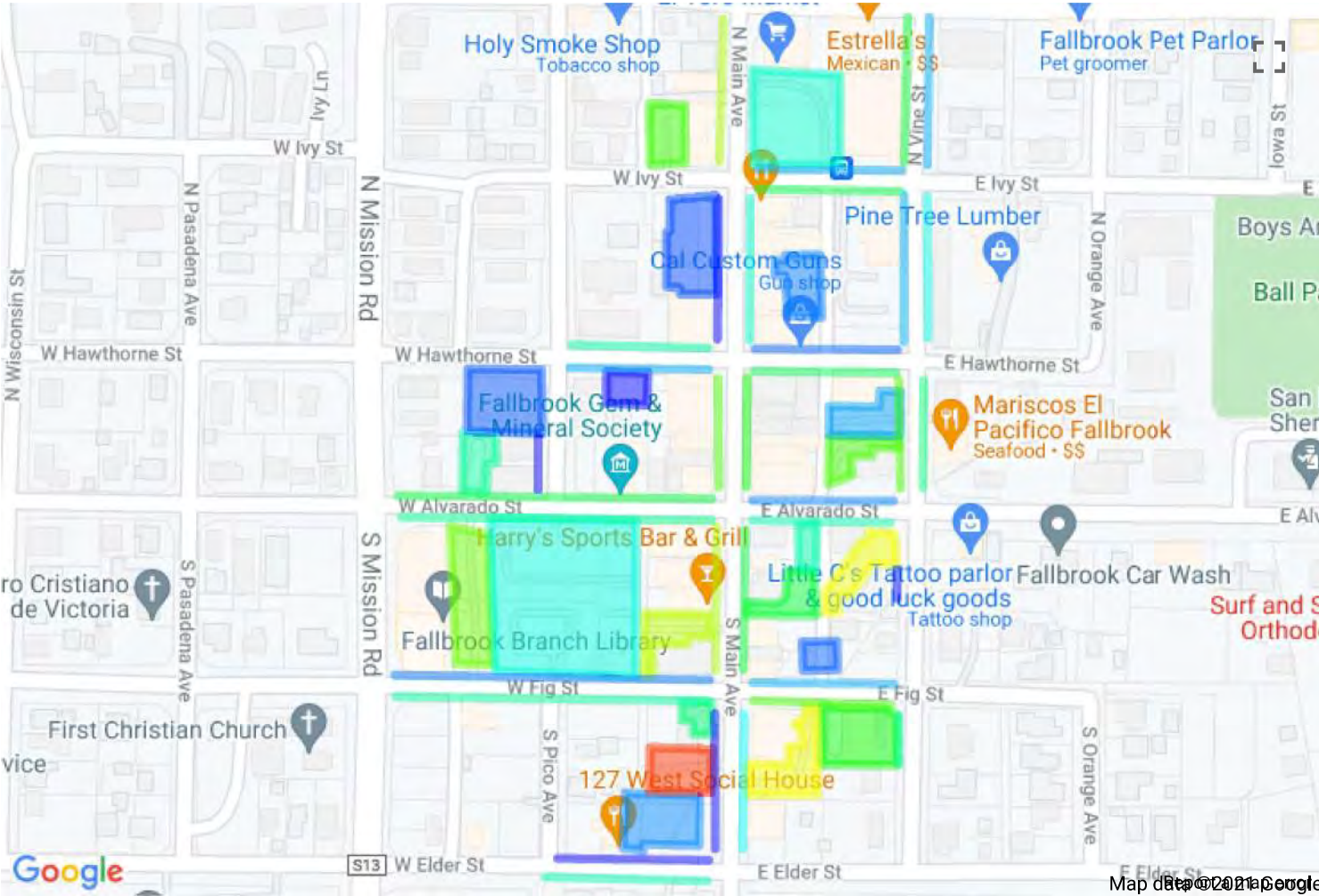
Date: 12-Oct

Time: 9:00 AM



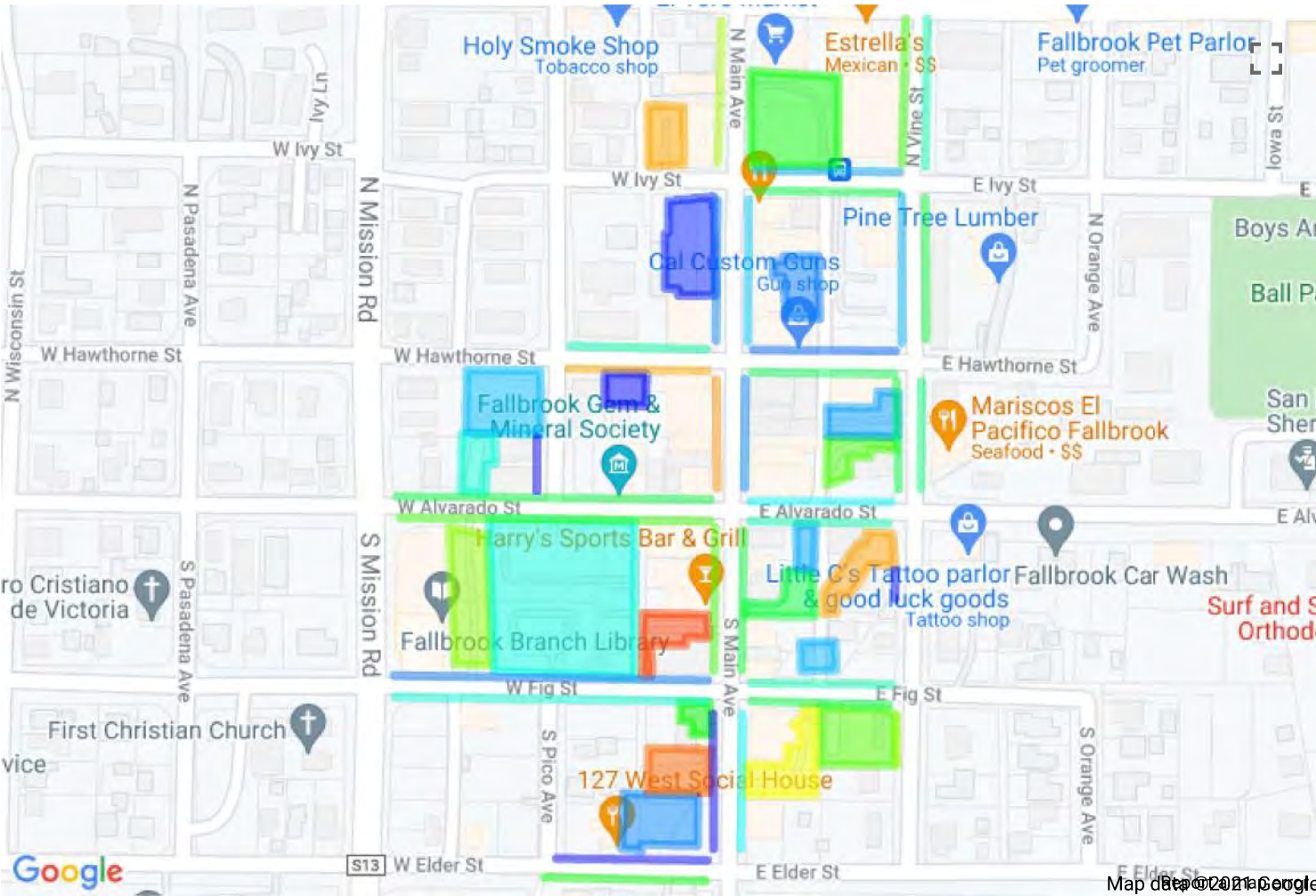
21-040174

Date: 12-Oct
Time: 10:00 AM



21-040174

Date: 12-Oct
Time: 11:00 AM



21-040174

Date: 12-Oct
Time: 12:00 PM





Appendix D: Parking Utilization Heat Maps Saturday, October 23rd, 2021

21-040174

Date: 23-Oct
Time: 1:00 PM



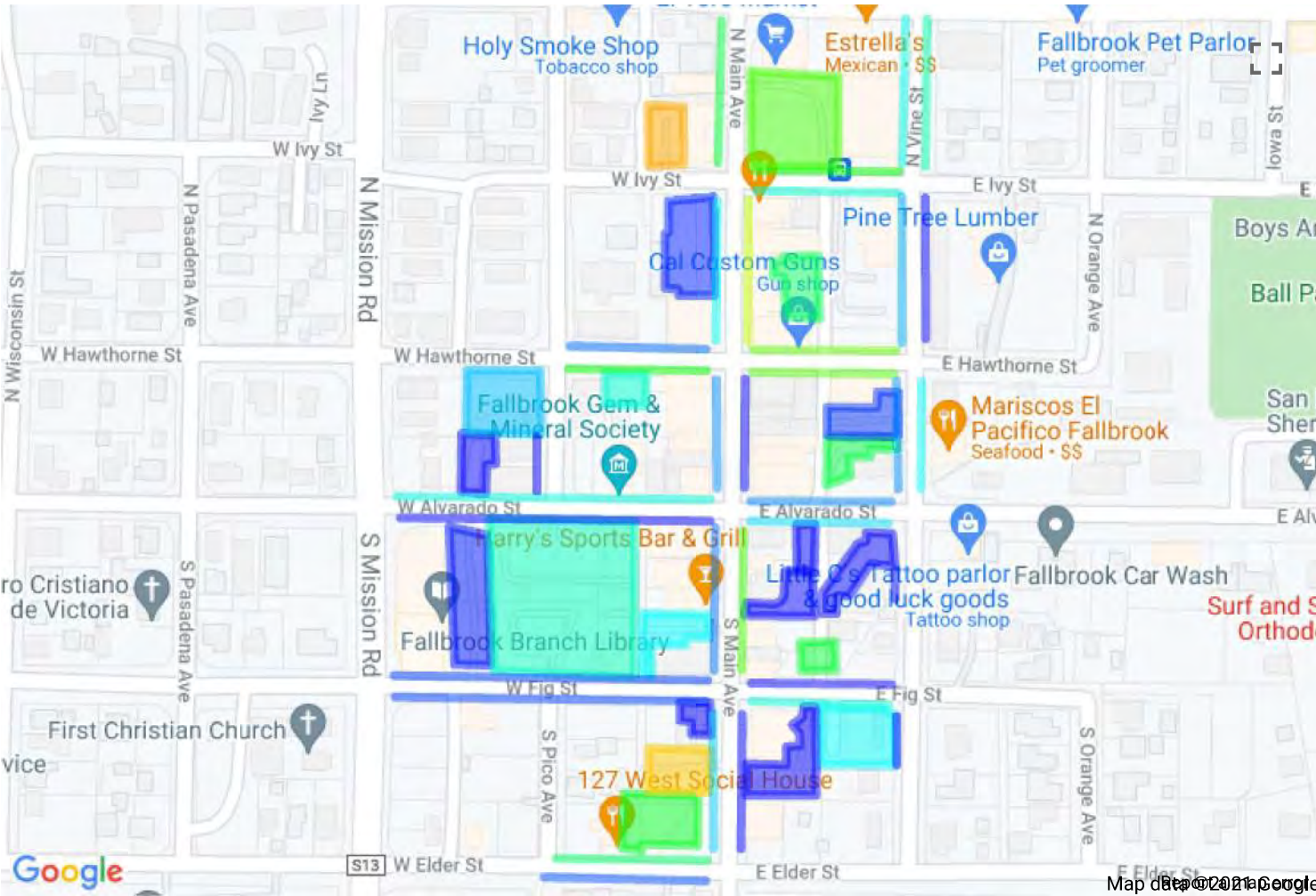
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Date: 23-Oct
Time: 2:00 PM



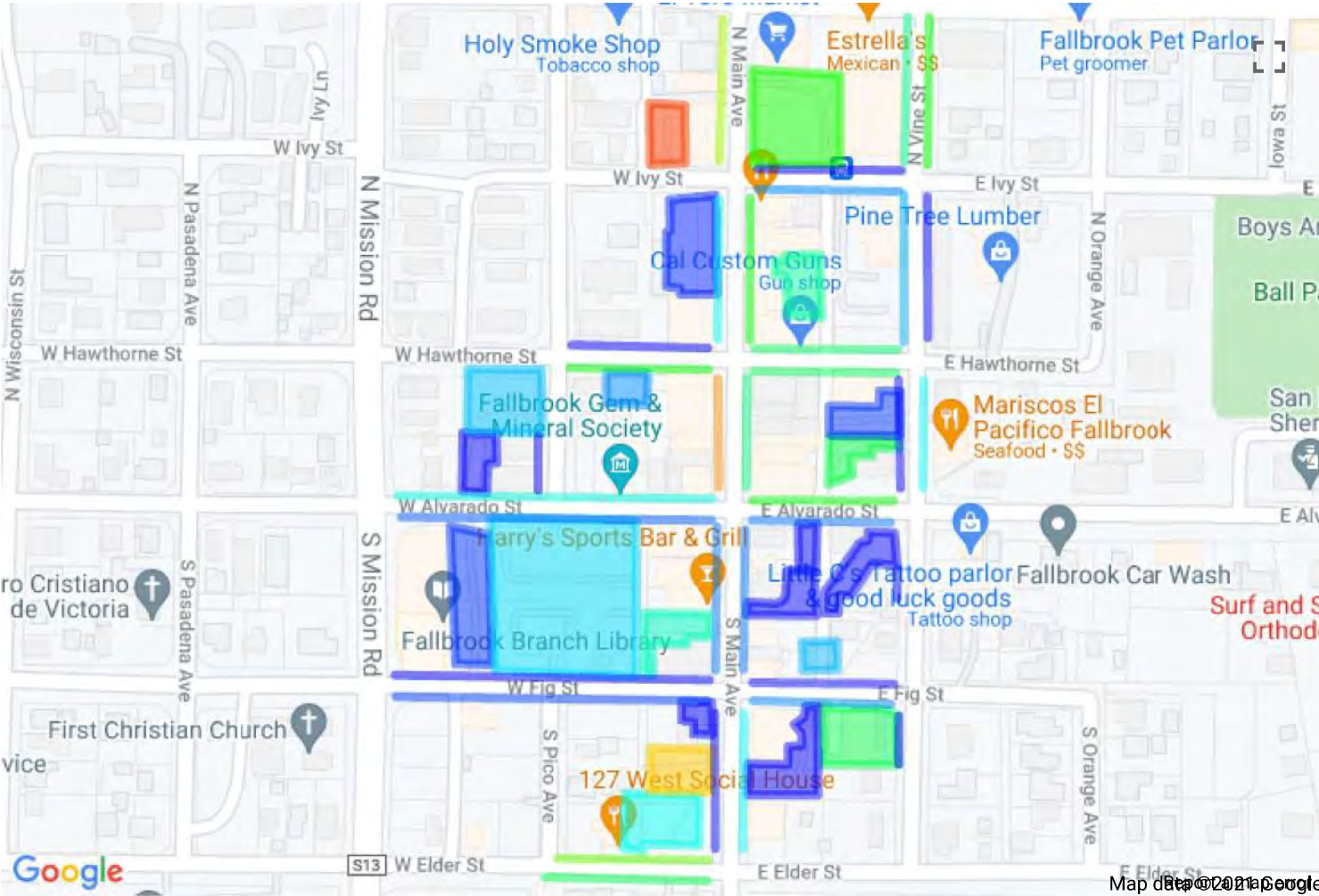
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Date: 23-Oct
Time: 3:00 PM



21-040174

Date: 23-Oct
Time: 4:00 PM



21-040174

Date: 23-Oct
Time: 7:00 AM



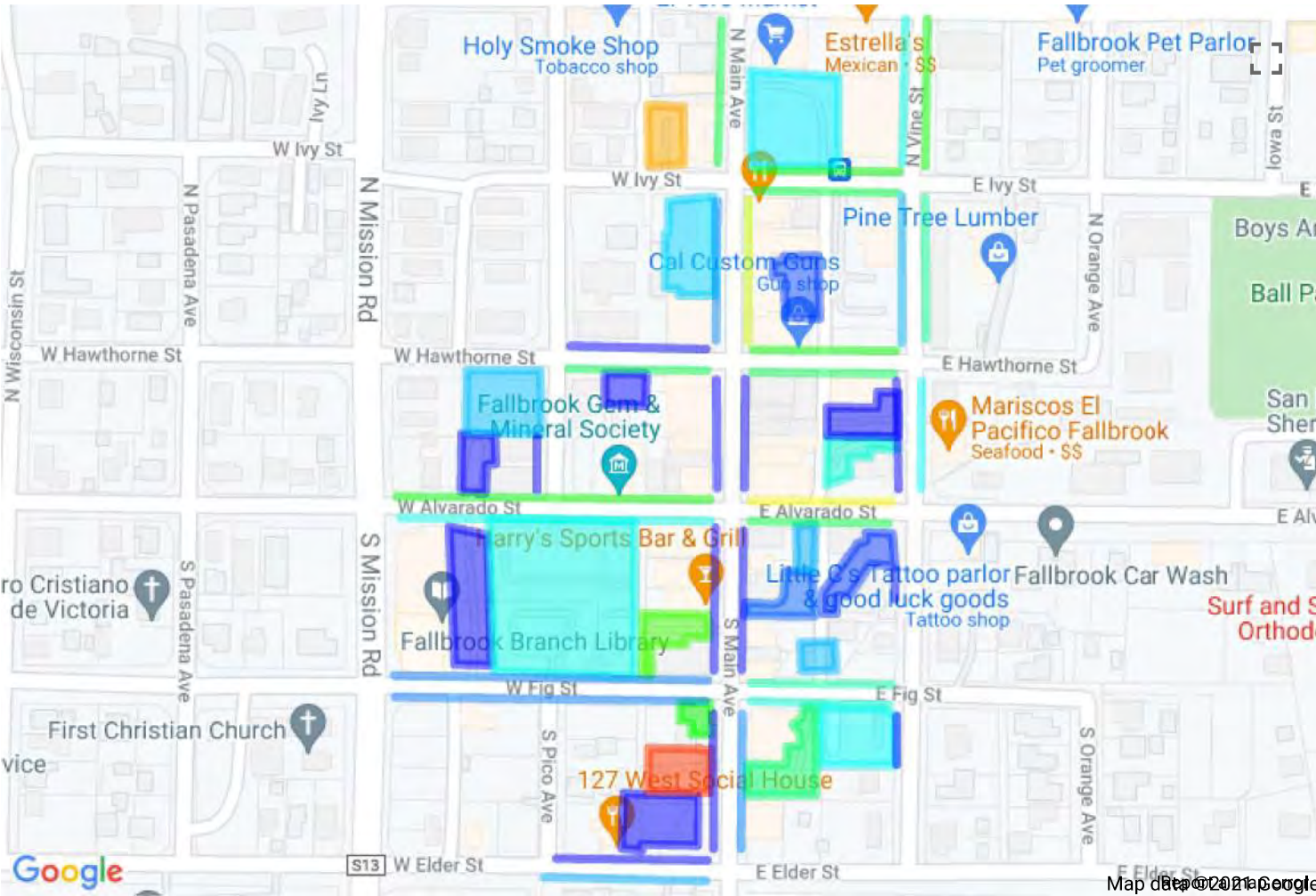
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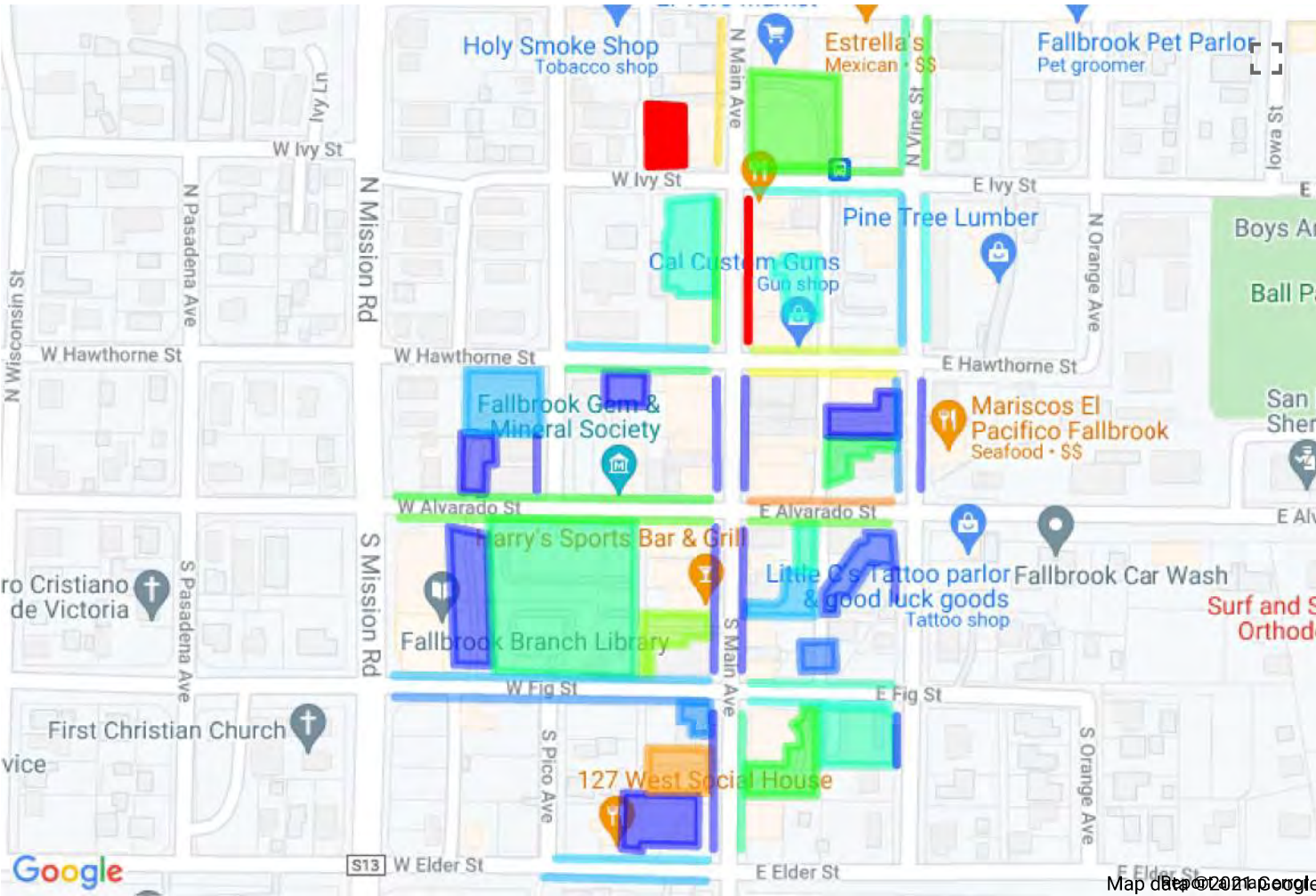
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Date: 23-Oct
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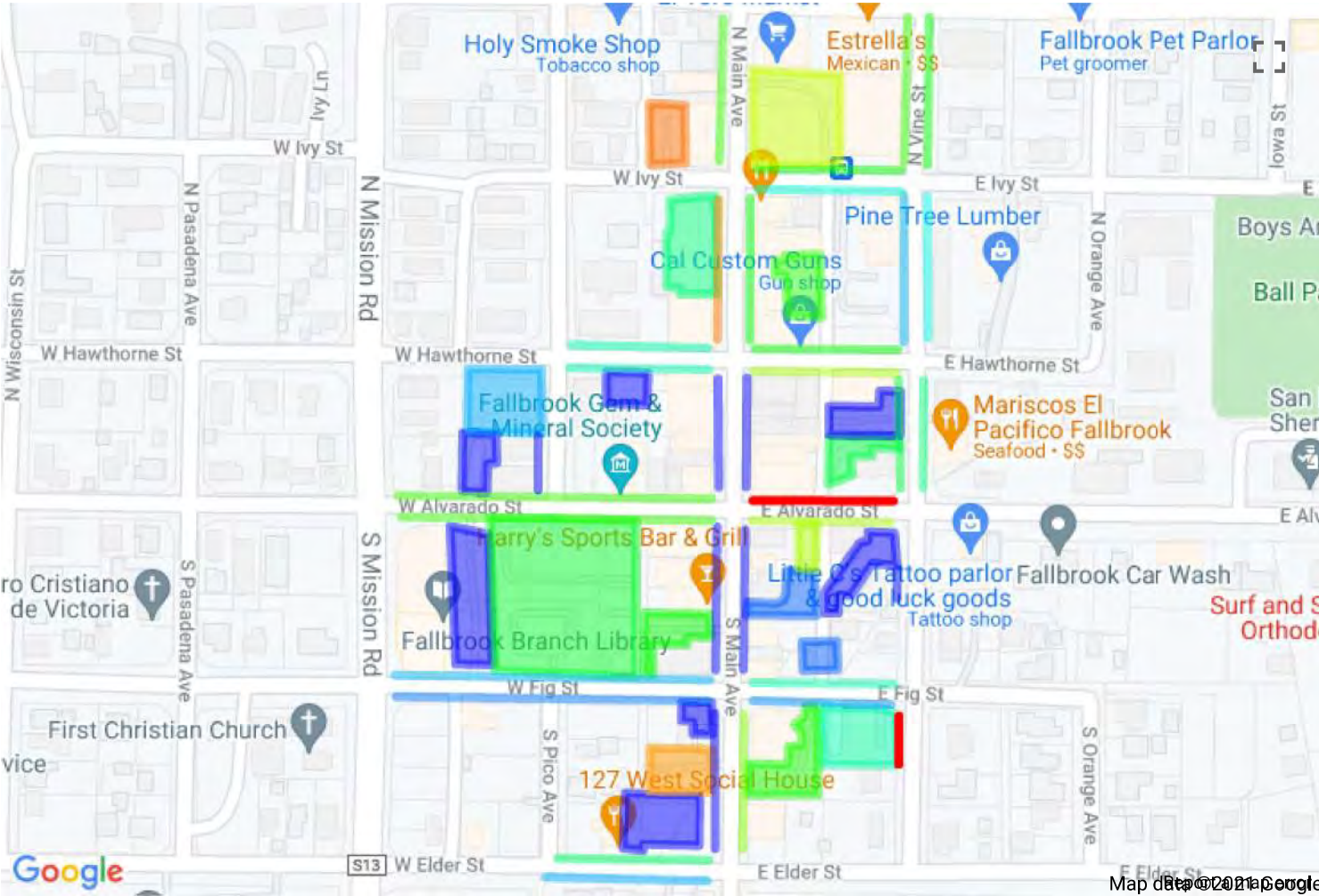
21-040174

Date: 23-Oct
Time: 10:00 AM



21-040174

Date: 23-Oct
Time: 11:00 AM



21-040174

Date: 23-Oct
Time: 12:00 PM



APPENDIX F

AN ORDINANCE AMENDING 8001
FALLBROOK VILLAGE REGULATIONS
GENERAL PROVISIONS [Clean] [POD 20-003]

ORDINANCE NO. (NEW SERIES)

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).

Section 1. 8100 Intent of the County Zoning Ordinance is hereby changed. All documents on file with the Clerk of the Board of Supervisors of the County of San Diego

Residential uses are allowed on upper floors. Property within the FB-V1 Zone shall be subject to the Community Design Review Area Regulations in Section 5750 and the Fallbrook Design Standards.

Section 2. 8102. Permitted Uses of the County Zoning Ordinance is hereby changed. All documents on file with the Clerk of the Board of Supervisors of the County of San Diego

- b. Commercial Use Types.

Transient Habitation: Lodging

Section 3. 8103 Permitted Uses Subject to Limitations of the County Zoning Ordinance is hereby changed. All documents on file with the Clerk of the Board of Supervisors of the County of San Diego

- a. Residential Use Types.
Family Residential – Limited to upper floors on Main Avenue.
- c. Commercial Use Types.

Section 4. 8120 Site Development Regulations of the County Zoning Ordinance is hereby changed. All documents on file with the Clerk of the Board of Supervisors of the County of San Diego

- b. Density
A maximum of 30 dwelling units per acre.

- g. Height
Buildings shall have a maximum height of 36 feet.

- i. Main Building Setbacks

In order to complement and encourage preservation of the existing village character and encourage pedestrian activity, development in the FB-V1 Zone should maintain a continuous building façade and buildings within a zero (0) to fifteen (15) foot front yard and exterior side yard setback along Main Street and adjacent side streets to allow for a five to 15-foot sidewalk.

Minimum: 0 feet from line or 30 feet from the street centerline, whichever is greater. Any third floor shall be setback not less than 5 feet from the ground floor façade.
Maximum: 10 feet from lot line or 40 feet from the street centerline, whichever is greater.

Continuous Building Façade: At least 80% of the lot frontage on Main Avenue shall be occupied by the building façade within five feet of the same setback.

Up to 50% of the lot frontage on Main Avenue may be absent a building or exceed the maximum setback where at least 50% of the front façade is at the same setback on Main Avenue and the space is occupied by a recessed courtyard of at least 500 square feet is located with primary access on Main Avenue.

- k. Special Area Regulations
Property within the FB-V1 Zone shall be subject to the Community Design Review Area Regulations in Section 5750 and the Fallbrook Design Standards.

- i. Enclosure

Exceptions to Enclosure Regulations

- 1. Eating and Drinking Establishments and Food and Beverage Retail Sales. Accessory outdoor cafés and outdoor eating and drinking establishments that do not have indoor seating that comply with Section 6158.a.1 and pursuant to an approved Site Plan required by the Special Area Regulation. The provision to provide required parking for the outdoor seating areas required by Section 6158.a.1.iii shall not apply. The parking shall be determined pursuant to the Fallbrook FB-V1 Zone Parking Regulations.

Section 5. Section 8130, Parking Regulations of the County Zoning Ordinance is hereby changed. All documents on file with the Clerk of the Board of Supervisors of the County of San Diego

- a. Purpose and Intent. The intent of the Fallbrook Village parking regulations is to ensure adequate off-street parking in relation to allowed uses and activities. The regulations are also intended to maintain and enhance existing zero front yard setback development patterns in the traditional downtown commercial district consistent with the Fallbrook Design Standards. To achieve this purpose, all of the FB-V1 Zone is located in the Fallbrook Special Parking District with provision for meeting parking requirements in shared parking lots.

- b. Parking Requirements. All of the FB-V1 Zone is included in the Fallbrook Special Parking District (see Zoning Ordinance Section 5761). In the FB-V1 Zone, the number of spaces required by the Parking Schedules in Sections 6758 through 6783 may be reduced up to 25%.

- 1. FB-V1 Zone Parking Exceptions. The following parking standards supersede those in the Parking Schedules in Sections 6758 through 6783:

a)Personal Service Uses	2.0 Spaces per KSF GFA
b)Eating & Drinking Establishments	4.0 Spaces per KSF GFA
c)Retail Uses	2.0 Spaces per KSF GFA
d)Library, Museum, Art Gallery	2.0 Spaces per KSF GFA

2. Exemptions from Parking Requirements. No parking shall be required for the following in FB-V1:
 - a) Change of use of any floor area existing as of the initial adoption date of the Fallbrook Subarea Plan.
 - b) Replacement of existing parking spaces within 30 feet of the front and corner side property lines that are replaced by new buildings, outdoor uses, plazas, courtyards, or other public use or amenity subject to Site Plan approval and consistent with the Fallbrook Community Design Standards.
- d. Location of Parking on Building Site
3. Open Parking. Open parking spaces shall be outside the ultimate right-of-way of any street and shall be located generally behind a building. This provision does not apply to any shared parking lot provided pursuant to Section 8130 c. that does not have a building on the same legal parcel. No parking shall be allowed between the building and the sidewalk.
- f. Design Standards for Off-Street Parking. Parking spaces and areas shall meet the following design and improvement standards:
 2. Landscaping. An internal area equivalent to a minimum of 5 percent of the total parking area shall be landscaped in conformance to the requirements of the Fallbrook Design Standards and the County Water Conservation in Landscaping Ordinance.

Section 6. Section 8200, FB-V2 Intent of the County Zoning Ordinance is hereby changed. All documents on file with the Clerk of the Board of Supervisors of the County of San Diego

The FB-V2 Zone is intended to provide a buffer between the retail oriented FB-V1 Zone and the heavier uses allowed in the FB-V3 Zone. The FB-V2 Zone allows all the uses permitted in the FB-V1 Zone in addition to more intensive civic and automobile-service oriented uses. Residential uses are permitted as co-principal uses in mixed-use projects subject to limitations. Property within the FB-V2 Zone shall be subject to the Community Design Review Area Regulations in Section 5750 and the Fallbrook Design Standards.

Section 7. Section 8202 Permitted Uses of the County Zoning Ordinance is hereby changed. All documents on file with the Clerk of the Board of Supervisors of the County of San Diego

- b. Commercial Use Types.

Transient Habitation: Lodging

Section 8. Section 8203, Permitted Uses Subject to Limitations of the County Zoning Ordinance is hereby changed. All documents on file with the Clerk of the Board of Supervisors of the County of San Diego

- a. Commercial Use Types.

Transient Habitat: Lodging Not to exceed 20 bedrooms. Uses 20 bedrooms allowed pursuant to Section 8204.

Section 9. Section 8204, Uses Subject to a Minor Use Permit of the County Zoning Ordinance is hereby changed. All documents on file with the Clerk of the Board of Supervisors of the County of San Diego

Section 10. Section 8220, Site Development Regulations of the County Zoning Ordinance is hereby changed. All documents on file with the Clerk of the Board of Supervisors of the County of San Diego

- a. Density

A maximum of 30 dwelling units per acre as a co-primary or secondary use only.

- g. Height

Buildings shall have a maximum height of 36 feet.

- i. Main Building Setbacks

In order to complement and encourage preservation of the existing village character and encourage pedestrian activity, development in the FB-V2 Zone should maintain a continuous building façade and buildings should maintain a zero to 10-foot front yard and exterior side yard setback to allow for a five to 10-foot sidewalk. Building setbacks shall be reviewed as part of the Site Plan required by the Special Area Regulation. Where the scale and height of any proposed building or the need to provide adequate sight distance warrants a larger setback, in relation to the street width and surrounding buildings, a larger setback may be required.

Where the ultimate right-of-way is wider than an existing or planned sidewalk location, buildings may be constructed up to the ultimate right-of-way provided landscaping is planted between the sidewalk and the building face.

Front:	0 feet minimum; 15 feet maximum*
Side, Interior:	0 feet from lot line (permitted)
Side, Exterior:	0 feet minimum; 15 feet maximum*
Rear:	0 feet from lot line (permitted)

*Additional setback depth is permitted where the increased setback area is used for a plaza, courtyard, outdoor dining, or a recessed building entry where such recessed entry is not more than 20% of width of the building facade. Additional depth is also permitted to accommodate electrical transformers, utility connections, meter pedestals, and similar equipment only if other locations are infeasible as determined by the approval authority.

- k. Special Area Regulation

Property within the FB-V2 Zone shall be subject to the Community Design Review Area Regulations in Section 5750 and the Fallbrook Design Standards.

Section 11. Section 8230, Parking Regulations of the County Zoning Ordinance is hereby changed. All documents on file with the Clerk of the Board of Supervisors of the County of San Diego

- a. Purpose and Intent. The intent of the Fallbrook Village parking regulations is to ensure adequate off-street parking in relation to allowed uses and activities. The regulations are also intended to maintain and enhance existing zero front yard setback development patterns in the traditional downtown commercial district, consistent with the Fallbrook Design Standards. To achieve this purpose, all of the Fallbrook Village 2 Zone is located in the Fallbrook Special Parking District with provision for meeting parking requirements in shared parking lots.
- b. Parking Requirement. All of the FB-V2 Zone is included in the Fallbrook Special Parking District (see Zoning Ordinance Section 5761). In the FB-V2 Zone the number of spaces required by the Parking Schedules in Section 6758 through 6783 may be reduced up to 25%.
 1. FB-V2 Zone Parking Exceptions. The following parking standards supersede those in the Parking Schedules in Sections 6758 through 6783:

a) Personal Service Uses	2.0 Spaces per KSF GFA
b) Eating & Drinking Establishments	4.0 Spaces per KSF GFA
c) Retail Uses	2.0 Spaces per KSF GFA
d) Library, Museum, Art Gallery	2.0 Spaces per KSF GFA
 2. Exemptions from Parking Requirements. No parking shall be required for the following in FB-V2:
 - a) Change of use of any floor area existing as of the initial adoption date of the Fallbrook Subarea Plan.
 - b) Replacement of existing parking spaces within 30 feet of the front and corner side property lines that are replaced by new buildings, outdoor uses, plazas, courtyards, or other public use or amenity subject to Site Plan approval and consistent with the Fallbrook Community Design Standards.
- d. Location of Parking on Building Site
 3. Open Parking. Open parking spaces shall be outside the ultimate right-of-way of any street and shall be located generally behind a building. This provision does not apply to any shared parking lots provided pursuant to Section 8230 c. that does not have a building on the same legal parcel. No parking shall be located between the building and sidewalk.
- f. Design Standards for Off-Street Parking. Parking spaces and areas shall meet the following design and improvement standards:

2. Landscaping. An internal area equivalent to a minimum of 5 percent of the total parking area shall be landscaped in conformance to the requirements of the Fallbrook Design Standards and the County Water Conservation in Landscaping Ordinance

Section 12. Section 8300, Intent of the County Zoning Ordinance is hereby changed. All documents on file with the Clerk of the Board of Supervisors of the County of San Diego

The Fallbrook Village 3 (FB-V3) Zone is intended to provide opportunities for clean industry and manufacturing, including art-making. The area is also intended to allow uses that support community businesses and provide basic goods and services that are needed by community residents. To this end, in addition to the uses allowed in the FB-V1 and FB-V2 Zones, the FB-V3 Zone allows manufacturing and other general industrial uses where all materials and activities are located indoors and meet standard noise, vibration and odor limitations. In addition, many of the more intensive service-oriented civic and commercial uses that are not allowed in the retail oriented FB-V1 and FB-V2 Zones are allowed in the FB-V3 Zone. Residential uses are allowed where it can be shown that the use is compatible with adjacent commercial and industrial uses. Property within the FB-V3 Zone shall be subject to the Community Design Review Area Regulations in Section 5750 and the Fallbrook Design Standards.

Section 13. Section 8302 Permitted Uses of the County Zoning Ordinance is hereby changed. All documents on file with the Clerk of the Board of Supervisors of the County of San Diego

- b. Commercial Use Types

Transient Habitation: Lodging

Section 14. Section 8303, Permitted Uses Subject to Limitations of the County Zoning Ordinance is hereby changed. All documents on file with the Clerk of the Board of Supervisors of the County of San Diego

- c. Commercial Use Types

Section 15. Section 8304 Uses Subject to a Minor Use Permit of the County Zoning Ordinance is hereby changed. All documents on file with the Clerk of the Board of Supervisors of the County of San Diego

- a. Commercial Use Types.

Section 16. Section 8320, Site Development Regulations of the County Zoning Ordinance is hereby changed. All documents on file with the Clerk of the Board of Supervisors of the County of San Diego

- b. Density

A maximum of 30 dwelling units per acre.

g. Height

Buildings shall have a maximum height of 36 feet.

k. Special Area Regulation

Property within the FB-V3 Zone shall be subject to the Community Design Review Area Regulations in Section 5750 and the Fallbrook Design Standards.

Section 17. Section 8330, Parking Regulations of the County Zoning Ordinance is hereby changed. All documents on file with the Clerk of the Board of Supervisors of the County of San Diego

- a. Purpose and Intent. The intent of the Fallbrook Village parking regulations is to ensure adequate off-street parking in relation to allowed uses and activities. The regulations are also intended to maintain and enhance existing zero front yard setback development patterns in the traditional commercial district consistent with the Fallbrook Design Standards. To achieve this purpose, a portion of the Fallbrook Village 3 Zone is located in the Fallbrook Special Parking District and all of the Fallbrook Village 3 Zone provides for reduced parking requirements with provision for meeting parking requirements in shared parking lots.

1. FB-V3 Zone Parking Exceptions. The following parking standards supersede those in the Parking Schedules in Sections 6758 through 6783:

a) Personal Service Uses	2.0 Spaces per KSF GFA
b) Eating & Drinking Establishments	4.0 Spaces per KSF GFA
c) Retail Uses	2.0 Spaces per KSF GFA
d) Library, Museum, Art Gallery	2.0 Spaces per KSF GFA

2. Exemptions from Parking Requirements. No parking shall be required for the following in FB-V3:

- a) Change of use of any floor area existing as of the initial adoption date of the Fallbrook Subarea Plan.
- b) Replacement of existing parking spaces within 30 feet of the front and corner side property lines that are replaced by new buildings, outdoor uses, plazas, courtyards, or other public use or amenity subject to Site Plan approval and consistent with the Fallbrook Community Design Standards.

- f. Design Standards for Off-Street Parking. Parking spaces and areas shall meet the following design and improvement standards:

- 2. Landscaping. An internal area equivalent to a minimum of 5 percent of the total parking area shall be landscaped in conformance to the requirements of the Fallbrook Design Standards and the County Water Conservation in Landscaping Ordinance.

Section 18. Section 8400, Intent of the County Zoning Ordinance is hereby changed. All documents on file with the Clerk of the Board of Supervisors of the County of San Diego

Residential uses are allowed on upper floors only along Main Avenue except where the ground floor is designed to allow for conversion to and from commercial shop front use. The FB-V4 Zone is similar to the FB-V1 Zone, but allows more automobile-oriented uses and allows a flexible front yard setback.

Property within the FB-V4 Zone shall be subject to the Community Design Review Area Regulations in Section 5750 and the Fallbrook Design Standards.

Section 19. Section 8402, Permitted Uses of the County Zoning Ordinance is hereby changed. All documents on file with the Clerk of the Board of Supervisors of the County of San Diego

- b. Commercial Use Types
Transient Habitation: Lodging

Section 20. Section 8402, Permitted Uses Subject to Limitations of the County Zoning Ordinance is hereby changed. All documents on file with the Clerk of the Board of Supervisors of the County of San Diego

- b. Family Residential - Allowed on upper floors. Allowed on ground floor where the approving authority finds that design contributes to an active pedestrian environment and will support the vitality of ground floor commercial uses in the district. Any ground floor residential permitted on Main Avenue shall be designed to allow conversion for future commercial shop frontage usage consistent with objective design standards of the Fallbrook Community Design Standards. At a minimum, such design shall include the greater of a minimum setback of five feet from the property line or a minimum 12-foot-wide sidewalk consistent with the Fallbrook Community Design Standards, and a ceiling or floorplate height of 14 feet.
- c. Commercial Use Type

Section 21. Section 8404, Uses Subject to a Minor Use Permit of the County Zoning Ordinance is hereby changed. All documents on file with the Clerk of the Board of Supervisors of the County of San Diego

- a. Commercial Use Types

Section 22. Section 8420, Site Development Regulations of the County Zoning Ordinance is hereby changed. All documents on file with the Clerk of the Board of Supervisors of the County of San Diego

- b. Density

A maximum of 30 dwelling units per acre as a secondary use only.

g. Height

Buildings shall have a maximum height of 36 feet.

i. Main Building Setbacks

In order to complement and encourage preservation of the existing village character and encourage pedestrian activity, development in the FB-V4 Zone should maintain a continuous building façade and buildings should maintain a zero-to-15-foot front yard and exterior side yard setback along Main Street and adjacent side streets to provide a five-to-15-foot sidewalk.

Front: Minimum: 0 feet from lot line or 30 feet from the street centerline, whichever is greater. Any third floor shall be setback not less than 5 feet from the ground floor façade.

Maximum: 15 feet from lot line or 45 feet from the street centerline, whichever is greater.

Continuous Building Façade: At least 60% of the lot frontage on Main Avenue shall be occupied by the building façade within five feet of the same setback.

Up to 60% of the lot frontage on Main Avenue may be absent a building or exceed the maximum setback where at least 40% of the front façade is at the same setback on Main Avenue and the space is occupied by a recessed courtyard of at least 500 square feet is located with primary access on Main Avenue.

Side, Interior: 0 feet from lot line (permitted)

Side, Exterior: 0 feet minimum; 15 feet maximum from lot line*

Rear: 0 feet from lot line (permitted)

*Additional setback depth is permitted where the increased setback area is used for a plaza, courtyard, outdoor dining, or a recessed building entry where such recessed entry is not more than 20% of width of the building facade. Additional depth is also permitted to accommodate electrical transformers, utility connections, meter pedestals, and similar equipment only if other locations are infeasible as determined by the approval authority.

k. Special Area Regulation

Property within the FB-V4 Zone shall be subject to the Community Design Review Area Regulations in Section 5750 and the Fallbrook Design Standards.

Section 23. Section 8430, Parking Regulations of the County Zoning Ordinance is hereby changed. All documents on file with the Clerk of the Board of Supervisors of the County of San Diego

- a. Purpose and Intent. The intent of the Fallbrook Village parking regulations is to ensure adequate off-street parking in relation to allowed uses and activities. The regulations are also intended to maintain and enhance existing zero front yard setback development patterns in the traditional commercial district consistent with the Fallbrook Design Standards. To achieve this purpose, all of the Fallbrook Village 4 Zone provides for reduced parking requirements with provision for meeting parking requirements in shared parking lots.
- b. Parking Requirements. In the FB-V4 Zone, the number of spaces required by the Parking Schedules in Sections 6758 through 6783 may be reduced up to 25%.
 1. FB-V4 Zone Parking Exceptions. The following parking standards supersede those in the Parking Schedules in Sections 6758 through 6783:

a) Personal Service Uses	2.0 Spaces per KSF GFA
b) Eating & Drinking Establishments	4.0 Spaces per KSF GFA
c) Retail Uses	2.0 Spaces per KSF GFA
d) Library, Museum, Art Gallery	2.0 Spaces per KSF GFA
 2. Exemptions from Parking Requirements. No parking shall be required for the following in FB-V4:
 - a) Change of use of any floor area existing as of the initial adoption date of the Fallbrook Subarea Plan.
 - b) Replacement of existing parking spaces within 30 feet of the front and corner side property lines that are replaced by new buildings, outdoor uses, plazas, courtyards, or other public use or amenity subject to Site Plan approval and consistent with the Fallbrook Community Design Standards.
- d. Location of Parking on Building Site
 3. Open Parking. Open parking spaces shall be outside the ultimate right-of-way of any street and shall be located generally behind a building. This provision does not apply to any shared parking lot provided pursuant to Section 8430 c. above that does not have a building on the same legal parcel. No parking shall be located between the building and the sidewalk.
- f. Design Standards for Off-Street Parking. Parking spaces and areas shall meet the following design and improvement standards:
 2. Landscaping. An internal area equivalent to a minimum of 5 percent of the total parking area shall be landscaped in conformance to the requirements of the Fallbrook Design Standards and the County Water Conservation in Landscaping Ordinance.

Section 24. Section 8500, Intent of the County Zoning Ordinance is hereby changed. All documents on file with the Clerk of the Board of Supervisors of the County of San Diego

The Fallbrook Village 5 (FB-V5) Zone is intended to create and enhance areas where administrative office and professional services are the principal and dominant use. Residential uses are allowed. Development will have a scale and

appearance compatible and complementary to adjacent residential uses. Uses generating high-volumes of vehicular traffic shall not be allowed in the FB-V5 Zone. Property within the FB-V5 Zone shall be subject to the Community Design Review Area Regulations in Section 5750 and the Fallbrook Design Standards.

Section 25. Section 8520, Site Development Regulations of the County Zoning Ordinance is hereby changed. All documents on file with the Clerk of the Board of Supervisors of the County of San Diego

b. Density

A maximum of 30 dwelling units per acre.

g. Height

Buildings shall have a maximum height of 36 feet.

i. Main Building Setbacks

Front: 50 feet from centerline Mission Boulevard
30 feet from the centerline of Main Avenue

k. Special Area Regulations

Property within the FB-V5 Zone shall be subject to the Community Design Review Area Regulations in Section 5750 and the Fallbrook Design Standards.

Section 26. Section 8530, Parking Regulations of the County Zoning Ordinance is hereby changed. All documents on file with the Clerk of the Board of Supervisors of the County of San Diego

a. Purpose and Intent. The intent of the Fallbrook Village parking regulations is to ensure adequate off-street parking in relation to allowed uses and activities. The regulations are also intended to maintain and enhance compatibility with the adjacent residential uses consistent with the Fallbrook Design Guidelines Standards. To achieve this purpose, all of the Fallbrook Village 5 Zone provides for reduced parking requirements with provision for meeting parking requirements in shared parking lots.

b. Parking Requirements. In the FB-V5 Zone, the number of spaces required by the Parking Schedules in Sections 6758 through 6783 may be reduced up to 25%.

1. FB-V5 Zone Parking Exceptions. The following parking standards supersede those in the Parking Schedules in Sections 6758 through 6783:

a) Personal Service Uses	2.0 Spaces per KSF GFA
b) Eating & Drinking Establishments	4.0 Spaces per KSF GFA
c) Retail Uses	2.0 Spaces per KSF GFA
d) Library, Museum, Art Gallery	2.0 Spaces per KSF GFA

2. Exemptions from Parking Requirements. No parking shall be required for the following in FB-V5:
 - a) Change of use of any floor area existing as of the initial adoption date of the Fallbrook Subarea Plan.
 - b) Replacement of existing parking spaces within 30 feet of the front and corner side property lines that are replaced by new buildings, outdoor uses, plazas, courtyards, or other public use or amenity subject to Site Plan approval and consistent with the Fallbrook Community Design Standards.
- c. Location of Parking on a Building Site.
3. Open Parking. Open parking spaces shall be outside the ultimate right-of-way of any street and shall be located generally behind a building. This provision does not apply to any shared parking lot provided pursuant to Section 8530 c above that does not have a building on the same legal parcel. No parking shall be located between the building and the sidewalk.
- f. Design Standards for Off-Street Parking. Parking spaces and areas shall meet the following design and improvement standards:
 2. Landscaping. An internal area equivalent to a minimum of 5 percent of the total parking area shall be landscaped in conformance to the requirements of the Fallbrook Design Standards and the County Water Conservation in Landscaping Ordinance.

Section 27. Effective Date. This Ordinance shall take effect and be in force thirty (30) days after the date of its passage, and before the expiration of fifteen (15) days after its passage, a summary shall be published once with the names of the members voting for and against the same in the San Diego Daily Transcript, a newspaper of general circulation published in the County of San Diego.

APPROVED AS TO FORM AND LEGALITY
, COUNTY COUNSEL

BY:, Senior Deputy County Counsel

APPENDIX F.2

AN ORDINANCE AMENDING 8001
FALLBROOK VILLAGE REGULATIONS
GENERAL PROVISIONS [Strikeout/Underline]
[POD 20-003]

ORDINANCE NO. (NEW SERIES)

**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).**

Section 1. 8100 Intent of the County Zoning Ordinance is hereby changed. All documents on file with the Clerk of the Board of Supervisors of the County of San Diego

Residential uses are allowed ~~as a secondary use~~ on upper floors. Property within the FB-V1 Zone shall be subject to the Community Design Review Area Regulations in Section 5750 and the Fallbrook Design ~~Guidelines~~ Standards.

Section 2. 8102. Permitted Uses of the County Zoning Ordinance is hereby changed. All documents on file with the Clerk of the Board of Supervisors of the County of San Diego

- b. Commercial Use Types.

Transient Habitation: Lodging

Section 3. 8103 Permitted Uses Subject to Limitations of the County Zoning Ordinance is hereby changed. All documents on file with the Clerk of the Board of Supervisors of the County of San Diego

- a. Residential Use Types.
Family Residential – Limited to ~~dwelling which are secondary uses of a structure, lot or parcel primarily used for commercial purposes~~ upper floors on Main Avenue.
- c. Commercial Use Types.

~~Transient Habitation: Lodging Not to exceed 20 bedrooms.~~

Section 4. 8120 Site Development Regulations of the County Zoning Ordinance is hereby changed. All documents on file with the Clerk of the Board of Supervisors of the County of San Diego

- b. Density

A maximum of ~~24~~ 30 dwelling units per acre ~~as a secondary use only~~.

- g. Height

Buildings shall have a maximum height of ~~35~~ 36 feet.

- i. Main Building Setbacks

In order to complement and encourage preservation of the existing village character and encourage pedestrian activity, development in the FB-V1 Zone should maintain a continuous building façade and buildings ~~shall maintain~~ within a zero (0) to fifteen (15)

foot front yard and exterior side yard setback along Main Street and adjacent side streets to allow for a five to 15-foot sidewalk.

Minimum: 0 feet from line (mandatory) or 30 feet from the street centerline, whichever is greater. Any third floor shall be setback not less than 5 feet from the ground floor façade. Maximum: 10 feet from lot line or 40 feet from the street centerline, whichever is greater.

Continuous Building Façade: At least 80% of the lot frontage on Main Avenue shall be occupied by the building façade within five feet of the same setback.

Up to 50% of the lot frontage on Main Avenue may be absent a building or exceed the maximum setback where at least 50% of the front façade is at the same setback on Main Avenue and the space is occupied by a recessed courtyard of at least 500 square feet is located with primary access on Main Avenue.

- k. Special Area Regulations
Property within the FB-V1 Zone shall be subject to the Community Design Review Area Regulations in Section 5750 and the Fallbrook Design Guidelines Standards.

- i. Enclosure

Exceptions to Enclosure Regulations

- 1. Eating and Drinking Establishments and Food and Beverage Retail Sales. ~~Only Accessory~~ Accessory outdoor cafés and outdoor eating and drinking establishments that do not have indoor seating that comply with Section 6158.a.1 and pursuant to an approved Site Plan required by the Special Area Regulation. The provision to provide required parking for the outdoor seating areas required by Section 6158.a.1.iii shall not apply. The parking shall be determined pursuant to the Fallbrook FB-V1 Zone Parking Regulations.

Section 5. Section 8130, Parking Regulations of the County Zoning Ordinance is hereby changed. All documents on file with the Clerk of the Board of Supervisors of the County of San Diego

- a. Purpose and Intent. The intent of the Fallbrook Village parking regulations is to ensure adequate off-street parking in relation to allowed uses and activities. The regulations are also intended to maintain and enhance existing zero front yard setback development patterns in the traditional downtown commercial district consistent with the Fallbrook Design Guidelines Standards. To achieve this purpose, all of the FB-V1 Zone is located in the Fallbrook Special Parking District with provision for meeting parking requirements in shared parking lots.
- b. Parking Requirements. All of the FB-V1 Zone is included in the Fallbrook Special Parking District (see Zoning Ordinance Section 5761). In the FB-V1 Zone, the number of spaces required by the Parking Schedules in Sections 6758 through 6783 may be reduced up to 25%.

- 1. FB-V1 Zone Parking Exceptions. The following parking standards supersede those in the Parking Schedules in Sections 6758 through 6783:

a) Personal Service Uses 2.0 Spaces per KSF GFA

b) <u>Eating & Drinking Establishments</u>	4.0 Spaces per KSF GFA
c) <u>Retail Uses</u>	2.0 Spaces per KSF GFA
d) <u>Library, Museum, Art Gallery</u>	2.0 Spaces per KSF GFA

2. Exemptions from Parking Requirements. No parking shall be required for the following in FB-V1:
 - a) Change of use of any floor area existing as of the initial adoption date of the Fallbrook Subarea Plan.
 - b) Replacement of existing parking spaces within 30 feet of the front and corner side property lines that are replaced by new buildings, outdoor uses, plazas, courtyards, or other public use or amenity subject to Site Plan approval and consistent with the Fallbrook Community Design Standards.
- d. Location of Parking on Building Site
3. Open Parking. Open parking spaces shall be outside the ultimate right-of-way of any street and shall be located generally behind a building. This provision does not apply to any shared parking lot provided pursuant to Section 8130 c. that does not have a building on the same legal parcel. No parking shall be allowed between the building and the sidewalk.
- f. Design Standards for Off-Street Parking. Parking spaces and areas shall meet the following design and improvement standards:
 2. Landscaping. An internal area equivalent to a minimum of 5 percent of the total parking area shall be landscaped in conformance to the requirements of the Fallbrook Design ~~Guidelines~~ Standards and the County Water Conservation in Landscaping Ordinance.

Section 6. Section 8200, FB-V2 Intent of the County Zoning Ordinance is hereby changed. All documents on file with the Clerk of the Board of Supervisors of the County of San Diego

The FB-V2 Zone is intended to provide a buffer between the retail oriented FB-V1 Zone and the heavier uses allowed in the FB-V3 Zone. The FB-V2 Zone allows all the uses permitted in the FB-V1 Zone in addition to more intensive civic and automobile-service oriented uses. ~~Unlike FB-V1 Zone, residential~~ Residential uses are permitted as co-principal uses in mixed-use projects subject to limitations. Property within the FB-V2 Zone shall be subject to the Community Design Review Area Regulations in Section 5750 and the Fallbrook Design ~~Guidelines~~ Standards.

Section 7. Section 8202 Permitted Uses of the County Zoning Ordinance is hereby changed. All documents on file with the Clerk of the Board of Supervisors of the County of San Diego

- b. Commercial Use Types.

Transient Habitation: Lodging

Section 8. Section 8203, Permitted Uses Subject to Limitations of the County Zoning Ordinance is hereby changed. All documents on file with the Clerk of the Board of Supervisors of the County of San Diego

- a. Commercial Use Types.

Transient Habitat: Lodging Not to exceed 20 bedrooms. Uses 20 bedrooms allowed pursuant to Section 8204.

Section 9. Section 8204, Uses Subject to a Minor Use Permit of the County Zoning Ordinance is hereby changed. All documents on file with the Clerk of the Board of Supervisors of the County of San Diego

- a. ~~Commercial Use Types.~~

~~Transient Habitation: Lodging (uses exceeding 20 bedrooms)~~

Section 10. Section 8220, Site Development Regulations of the County Zoning Ordinance is hereby changed. All documents on file with the Clerk of the Board of Supervisors of the County of San Diego

- b. Density

A maximum of 24 30 dwelling units per acre as a co-primary or secondary use only.

- g. Height

Buildings shall have a maximum height of ~~35~~ 36 feet.

- i. Main Building Setbacks

In order to complement and encourage preservation of the existing village character and encourage pedestrian activity, development in the FB-V2 Zone should maintain a continuous building façade and buildings should maintain a zero to 10-foot front yard and exterior side yard setback to allow for a five to 10-foot sidewalk. Building setbacks shall be reviewed as part of the Site Plan required by the Special Area Regulation. Where the scale and height of any proposed building or the need to provide adequate sight distance warrants a larger setback, in relation to the street width and surrounding buildings, a larger setback may be required.

Where the ultimate right-of-way is wider than an existing or planned sidewalk location, buildings may be constructed up to the ultimate right-of-way provided landscaping is planted between the sidewalk and the building face.

Front:	0 feet from lot line (permitted) <u>0 feet minimum; 15 feet maximum*</u>
Side, Interior:	0 feet from lot line (permitted)
Side, Exterior:	0 feet from lot line (permitted)

Rear: 0 feet minimum; 15 feet maximum*
0 feet from lot line (permitted)

*Additional setback depth is permitted where the increased setback area is used for a plaza, courtyard, outdoor dining, or a recessed building entry where such recessed entry is not more than 20% of width of the building facade. Additional depth is also permitted to accommodate electrical transformers, utility connections, meter pedestals, and similar equipment only if other locations are infeasible as determined by the approval authority.

k. Special Area Regulation

Property within the FB-V2 Zone shall be subject to the Community Design Review Area Regulations in Section 5750 and the Fallbrook Design Guidelines Standards.

Section 11. Section 8230, Parking Regulations of the County Zoning Ordinance is hereby changed. All documents on file with the Clerk of the Board of Supervisors of the County of San Diego

- a. Purpose and Intent. The intent of the Fallbrook Village parking regulations is to ensure adequate off-street parking in relation to allowed uses and activities. The regulations are also intended to maintain and enhance existing zero front yard setback development patterns in the traditional downtown commercial district, consistent with the Fallbrook Design Guidelines Standards. To achieve this purpose, all of the Fallbrook Village 2 Zone is located in the Fallbrook Special Parking District with provision for meeting parking requirements in shared parking lots.
- b. Parking Requirement. All of the FB-V2 Zone is included in the Fallbrook Special Parking District (see Zoning Ordinance Section 5761). In the FB-V2 Zone the number of spaces required by the Parking Schedules in Section 6758 through 6783 may be reduced up to 25%.
 1. FB-V2 Zone Parking Exceptions. The following parking standards supersede those in the Parking Schedules in Sections 6758 through 6783:

a) <u>Personal Service Uses</u>	<u>2.0 Spaces per KSF GFA</u>
b) <u>Eating & Drinking Establishments</u>	<u>4.0 Spaces per KSF GFA</u>
c) <u>Retail Uses</u>	<u>2.0 Spaces per KSF GFA</u>
d) <u>Library, Museum, Art Gallery</u>	<u>2.0 Spaces per KSF GFA</u>
 2. Exemptions from Parking Requirements. No parking shall be required for the following in FB-V2:
 - a) Change of use of any floor area existing as of the initial adoption date of the Fallbrook Subarea Plan.
 - b) Replacement of existing parking spaces within 30 feet of the front and corner side property lines that are replaced by new buildings, outdoor uses, plazas, courtyards, or other public use or amenity subject to Site Plan approval and consistent with the Fallbrook Community Design Standards.

d. Location of Parking on Building Site

3. Open Parking. Open parking spaces shall be outside the ultimate right-of-way of any street and shall be located generally behind a building. This provision does not apply to any shared parking lots provided pursuant to Section 8230 c. that does not have a building on the same legal parcel. No parking shall be located between the building and sidewalk.

f. Design Standards for Off-Street Parking. Parking spaces and areas shall meet the following design and improvement standards:

2. Landscaping. An internal area equivalent to a minimum of 5 percent of the total parking area shall be landscaped in conformance to the requirements of the Fallbrook Design Guidelines Standards and the County Water Conservation in Landscaping Ordinance

Section 12. Section 8300, Intent of the County Zoning Ordinance is hereby changed. All documents on file with the Clerk of the Board of Supervisors of the County of San Diego

The Fallbrook Village 3 (FB-V3) Zone is intended to provide opportunities for clean industry and manufacturing, including art-making. The area is also intended to allow uses that support community businesses and provide basic goods and services that are needed by community residents. To this end, in addition to the uses allowed in the FB-V1 and FB-V2 Zones, the FB-V3 Zone allows manufacturing and other general industrial uses where all materials and activities are located indoors and meet standard noise, vibration and odor limitations. In addition, many of the more intensive service-oriented civic and commercial uses that are not allowed in the retail oriented FB-V1 and FB-V2 Zones are allowed in the FB-V3 Zone. Residential uses are allowed where it can be shown that the use is compatible with adjacent commercial and industrial uses. Property within the FB-V3 Zone shall be subject to the Community Design Review Area Regulations in Section 5750 and the Fallbrook Design Guidelines Standards.

Section 13. Section 8302 Permitted Uses of the County Zoning Ordinance is hereby changed. All documents on file with the Clerk of the Board of Supervisors of the County of San Diego

b. Commercial Use Types

Transient Habitation: Lodging

Section 14. Section 8303, Permitted Uses Subject to Limitations of the County Zoning Ordinance is hereby changed. All documents on file with the Clerk of the Board of Supervisors of the County of San Diego

c. Commercial Use Types

~~Transient Habitation: Lodging — Not to exceed 20 bedrooms. Uses exceeding 20 bedrooms allowed pursuant to Section 8304.~~

Section 15. Section 8304 Uses Subject to a Minor Use Permit of the County Zoning Ordinance is hereby changed. All documents on file with the Clerk of the Board of Supervisors of the County of San Diego

~~8304—USES SUBJECT TO A MINOR USE PERMIT~~

~~a. Commercial Use Types.~~

~~Transient Habitation: Lodging (uses exceeding 20 bedrooms)~~

Section 16. Section 8320, Site Development Regulations of the County Zoning Ordinance is hereby changed. All documents on file with the Clerk of the Board of Supervisors of the County of San Diego

b. Density

A maximum of 24 30 dwelling units per acre.

g. Height

Buildings shall have a maximum height of ~~35~~ 36 feet.

k. Special Area Regulation

Property within the FB-V3 Zone shall be subject to the Community Design Review Area Regulations in Section 5750 and the Fallbrook Design ~~Guidelines~~ Standards.

Section 17. Section 8330, Parking Regulations of the County Zoning Ordinance is hereby changed. All documents on file with the Clerk of the Board of Supervisors of the County of San Diego

- a. Purpose and Intent. The intent of the Fallbrook Village parking regulations is to ensure adequate off-street parking in relation to allowed uses and activities. The regulations are also intended to maintain and enhance existing zero front yard setback development patterns in the traditional commercial district consistent with the Fallbrook Design ~~Guidelines~~ Standards. To achieve this purpose, a portion of the Fallbrook Village 3 Zone is located in the Fallbrook Special Parking District and all of the Fallbrook Village 3 Zone provides for reduced parking requirements with provision for meeting parking requirements in shared parking lots.

1. **FB-V3 Zone Parking Exceptions.** The following parking standards supersede those in the Parking Schedules in Sections 6758 through 6783:

a) <u>Personal Service Uses</u>	<u>2.0 Spaces per KSF GFA</u>
b) <u>Eating & Drinking Establishments</u>	<u>4.0 Spaces per KSF GFA</u>
c) <u>Retail Uses</u>	<u>2.0 Spaces per KSF GFA</u>
d) <u>Library, Museum, Art Gallery</u>	<u>2.0 Spaces per KSF GFA</u>

2. Exemptions from Parking Requirements. No parking shall be required for the following in FB-V3:

- a) Change of use of any floor area existing as of the initial adoption date of the Fallbrook Subarea Plan.
- b) Replacement of existing parking spaces within 30 feet of the front and corner side property lines that are replaced by new buildings, outdoor uses, plazas, courtyards, or other public use or amenity subject to Site Plan approval and consistent with the Fallbrook Community Design Standards.

- f. Design Standards for Off-Street Parking. Parking spaces and areas shall meet the following design and improvement standards:

2. Landscaping. An internal area equivalent to a minimum of 5 percent of the total parking area shall be landscaped in conformance to the requirements of the Fallbrook Design Guidelines Standards and the County Water Conservation in Landscaping Ordinance.

Section 18. Section 8400, Intent of the County Zoning Ordinance is hereby changed. All documents on file with the Clerk of the Board of Supervisors of the County of San Diego

Residential uses are allowed ~~as a secondary use on upper floors only along Main Avenue~~ except where the ground floor is designed to allow for conversion to and from commercial shop front use. The FB-V4 Zone is similar to the FB-V1 Zone, but allows more automobile-oriented uses and allows a flexible front yard setback.

Property within the FB-V4 Zone shall be subject to the Community Design Review Area Regulations in Section 5750 and the Fallbrook Design Guidelines Standards.

Section 19. Section 8402, Permitted Uses of the County Zoning Ordinance is hereby changed. All documents on file with the Clerk of the Board of Supervisors of the County of San Diego

- b. Commercial Use Types
Transient Habitation: Lodging

Section 20. Section 8402, Permitted Uses Subject to Limitations of the County Zoning Ordinance is hereby changed. All documents on file with the Clerk of the Board of Supervisors of the County of San Diego

- b. Family Residential - ~~Limited to dwellings which are secondary uses of a structure, lot or parcel primarily used for business purposes~~ Allowed on upper floors. Allowed on ground floor where the approving authority finds that design contributes to an active pedestrian environment and will support the vitality of ground floor commercial uses in the district. Any ground floor residential permitted on Main Avenue shall be designed to allow conversion for future commercial shop frontage usage consistent with objective design standards of the Fallbrook Community Design Standards. At a minimum, such design shall include the greater of a minimum setback of five feet

from the property line or a minimum 12-foot-wide sidewalk consistent with the Fallbrook Community Design Standards, and a ceiling or floorplate height of 14 feet.

c. Commercial Use Type

~~Transient Habitation” Lodging — Not to exceeds 20 bedrooms. Uses exceeding 20 bedrooms allowed pursuant to Section 8404.~~

Section 21. Section 8404, Uses Subject to a Minor Use Permit of the County Zoning Ordinance is hereby changed. All documents on file with the Clerk of the Board of Supervisors of the County of San Diego

a. Commercial Use Types

~~Transient Habitation: Lodging (uses exceeding 20 bedrooms)~~

Section 22. Section 8420, Site Development Regulations of the County Zoning Ordinance is hereby changed. All documents on file with the Clerk of the Board of Supervisors of the County of San Diego

b. Density

A maximum of 24 30 dwelling units per acre ~~as a secondary use only.~~

g. Height

Buildings shall have a maximum height of ~~35~~ 36 feet.

i. Main Building Setbacks

In order to complement and encourage preservation of the existing village character and encourage pedestrian activity, development in the FB-V4 Zone should maintain a continuous building façade and buildings should maintain a zero-to-15-foot front yard and exterior side yard setback along Main Street and adjacent side streets to provide a five-to-15-foot sidewalk.

Front: ~~0 — 15 feet maximum from lot line (permitted up to a maximum of 15 feet)~~

Minimum: 0 feet from lot line or 30 feet from the street centerline, whichever is greater. Any third floor shall be setback not less than 5 feet from the ground floor façade.

Maximum: 15 feet from lot line or 45 feet from the street centerline, whichever is greater.

Continuous Building Façade: At least 60% of the lot frontage on Main Avenue shall be occupied by the building façade within five feet of the same setback.

Up to 60% of the lot frontage on Main Avenue may be absent a building or exceed the maximum setback where at least 40% of the front façade is at the same setback on Main Avenue and the space is occupied by a recessed courtyard of at least 500 square feet is located with primary access on Main Avenue.

Side, Interior: 0 feet from lot line (permitted)
 Side, Exterior: ~~0 feet from lot line (permitted)~~
 0 feet minimum; 15 feet maximum from lot line*
 Rear: 0 feet from lot line (permitted)

*Additional setback depth is permitted where the increased setback area is used for a plaza, courtyard, outdoor dining, or a recessed building entry where such recessed entry is not more than 20% of width of the building facade. Additional depth is also permitted to accommodate electrical transformers, utility connections, meter pedestals, and similar equipment only if other locations are infeasible as determined by the approval authority.

k. Special Area Regulation

Property within the FB-V4 Zone shall be subject to the Community Design Review Area Regulations in Section 5750 and the Fallbrook Design ~~Guidelines~~ Standards.

Section 23. Section 8430, Parking Regulations of the County Zoning Ordinance is hereby changed. All documents on file with the Clerk of the Board of Supervisors of the County of San Diego

- a. Purpose and Intent. The intent of the Fallbrook Village parking regulations is to ensure adequate off-street parking in relation to allowed uses and activities. The regulations are also intended to maintain and enhance existing zero front yard setback development patterns in the traditional commercial district consistent with the Fallbrook Design ~~Guidelines~~ Standards. To achieve this purpose, all of the Fallbrook Village 4 Zone provides for reduced parking requirements with provision for meeting parking requirements in shared parking lots.
- b. Parking Requirements. In the FB-V4 Zone, the number of spaces required by the Parking Schedules in Sections 6758 through 6783 may be reduced up to 25%.
 1. FB-V4 Zone Parking Exceptions. The following parking standards supersede those in the Parking Schedules in Sections 6758 through 6783:
 - a) Personal Service Uses 2.0 Spaces per KSF GFA
 - b) Eating & Drinking Establishments 4.0 Spaces per KSF GFA
 - c) Retail Uses 2.0 Spaces per KSF GFA
 - d) Library, Museum, Art Gallery 2.0 Spaces per KSF GFA
 2. Exemptions from Parking Requirements. No parking shall be required for the following in FB-V4:

- a) Change of use of any floor area existing as of the initial adoption date of the Fallbrook Subarea Plan.
- b) Replacement of existing parking spaces within 30 feet of the front and corner side property lines that are replaced by new buildings, outdoor uses, plazas, courtyards, or other public use or amenity subject to Site Plan approval and consistent with the Fallbrook Community Design Standards.
- d. Location of Parking on Building Site
 - 3. Open Parking. Open parking spaces shall be outside the ultimate right-of-way of any street and shall be located generally behind a building. This provision does not apply to any shared parking lot provided pursuant to Section 8430 c. above that does not have a building on the same legal parcel. No parking shall be located between the building and the sidewalk.
- f. Design Standards for Off-Street Parking. Parking spaces and areas shall meet the following design and improvement standards:
 - 2. Landscaping. An internal area equivalent to a minimum of 5 percent of the total parking area shall be landscaped in conformance to the requirements of the Fallbrook Design ~~Guidelines~~ Standards and the County Water Conservation in Landscaping Ordinance.

Section 24. Section 8500, Intent of the County Zoning Ordinance is hereby changed. All documents on file with the Clerk of the Board of Supervisors of the County of San Diego

The Fallbrook Village 5 (FB-V5) Zone is intended to create and enhance areas where administrative office and professional services are the principal and dominant use. Residential uses are allowed. Development will have a scale and appearance compatible and complementary to adjacent residential uses. Uses generating high-volumes of vehicular traffic shall not be allowed in the FB-V5 Zone. Property within the FB-V5 Zone shall be subject to the Community Design Review Area Regulations in Section 5750 and the Fallbrook Design ~~Guidelines~~ Standards.

Section 25. Section 8520, Site Development Regulations of the County Zoning Ordinance is hereby changed. All documents on file with the Clerk of the Board of Supervisors of the County of San Diego

- b. Density

A maximum of ~~24~~ 30 dwelling units per acre.
- g. Height

Buildings shall have a maximum height of ~~35~~ 36 feet.
- i. Main Building Setbacks

Front: 50 feet from centerline ~~of the street~~ Mission Boulevard

30 feet from the centerline of Main Avenue

k. Special Area Regulations

Property within the FB-V5 Zone shall be subject to the Community Design Review Area Regulations in Section 5750 and the Fallbrook Design ~~Guidelines~~ Standards.

Section 26. Section 8530, Parking Regulations of the County Zoning Ordinance is hereby changed. All documents on file with the Clerk of the Board of Supervisors of the County of San Diego

- a. Purpose and Intent. The intent of the Fallbrook Village parking regulations is to ensure adequate off-street parking in relation to allowed uses and activities. The regulations are also intended to maintain and enhance compatibility with the adjacent residential uses consistent with the Fallbrook Design ~~Guidelines~~ Standards. To achieve this purpose, all of the Fallbrook Village 5 Zone provides for reduced parking requirements with provision for meeting parking requirements in shared parking lots.
- b. Parking Requirements. In the FB-V5 Zone, the number of spaces required by the Parking Schedules in Sections 6758 through 6783 may be reduced up to 25%.
 1. FB-V5 Zone Parking Exceptions. The following parking standards supersede those in the Parking Schedules in Sections 6758 through 6783:

a) <u>Personal Service Uses</u>	<u>2.0 Spaces per KSF GFA</u>
b) <u>Eating & Drinking Establishments</u>	<u>4.0 Spaces per KSF GFA</u>
c) <u>Retail Uses</u>	<u>2.0 Spaces per KSF GFA</u>
d) <u>Library, Museum, Art Gallery</u>	<u>2.0 Spaces per KSF GFA</u>
 2. Exemptions from Parking Requirements. No parking shall be required for the following in FB-V5:
 - a) Change of use of any floor area existing as of the initial adoption date of the Fallbrook Subarea Plan.
 - b) Replacement of existing parking spaces within 30 feet of the front and corner side property lines that are replaced by new buildings, outdoor uses, plazas, courtyards, or other public use or amenity subject to Site Plan approval and consistent with the Fallbrook Community Design Standards.
- c. Location of Parking on a Building Site.
 3. Open Parking. Open parking spaces shall be outside the ultimate right-of-way of any street and shall be located generally behind a building. This provision does not apply to any shared parking lot provided pursuant to Section 8530 c above that does not have a building on the same legal parcel. No parking shall be located between the building and the sidewalk.

- f. Design Standards for Off-Street Parking. Parking spaces and areas shall meet the following design and improvement standards:
 2. Landscaping. An internal area equivalent to a minimum of 5 percent of the total parking area shall be landscaped in conformance to the requirements of the Fallbrook Design ~~Guidelines~~ Standards and the County Water Conservation in Landscaping Ordinance.

Section 27. Effective Date. This Ordinance shall take effect and be in force thirty (30) days after the date of its passage, and before the expiration of fifteen (15) days after its passage, a summary shall be published once with the names of the members voting for and against the same in the San Diego Daily Transcript, a newspaper of general circulation published in the County of San Diego.

APPROVED AS TO FORM AND LEGALITY
, COUNTY COUNSEL

BY:, Senior Deputy County Counsel

APPENDIX G

DESIGN STANDARDS

APPENDIX

F a l l b r o o k

SUB-AREA PLAN



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Prepared by MIG, Inc.

PART 1. THE DESIGN REVIEW PROCESS

This document outlines the process and application requirements for Design Review and the Design Standards for development in the Fallbrook Community Planning Area.

Design Review in Fallbrook is administered by the County of San Diego Department of Planning & Development Services as part of the development review process. Projects are evaluated by the Fallbrook Design Review Board, a panel of citizens appointed by the County Board of Supervisors. Actions of the Design Review Board are advisory to the various County authorities (Director of the Department of Planning & Development Services, Zoning Administrator, Planning Commission and Board of Supervisors) who issue decisions on development proposals.

Design Review is intended to allow the Fallbrook Design Review Board an opportunity to provide feedback on the physical design aspects of private development projects in Fallbrook. In this capacity, the Design Review Board is the lead citizen group in matters involving the design of the types of projects specified in this document. The Fallbrook Community Planning Group, continues to be the lead group in matters involving land use (i.e., use permits, subdivision review, specific plans, rezones).

Development Subject to Design Review

The purpose of the "B" Designator Community Design Review Area Regulations is to maintain and enhance the character of County communities. This design review program is in place for Fallbrook which includes County approved Design Standards that apply to the following types of development in areas zoned with the "B" Community Design Review special area designator:

- All commercial development
- All industrial development
- Mixed-use projects with a less than 2/3 housing mix, in accordance with State laws.
- The following Major Use Permits where they also require the issuance of building permits for construction or alteration of buildings: planned developments; mobile home parks, churches; administrative services; clinics; community recreation facilities; cultural exhibit and library buildings; group and childcare centers; lodge, fraternal and civic assembly buildings; emergency or utility service facilities.

The Purpose of Design Review

Design Review is a process that ensures that certain design standards and aesthetics are met on proposed projects. The Design Review Board is sensitive to both applicant and community concerns and will evaluate projects using the Objective Design Standards.

How the Design Review Process Works

The Fallbrook Design Review Board evaluates development proposals using the Design Standards and Design Review Checklist. The Design Review Board uses the criteria in this document to prepare a recommendation for one of the following actions:

- Approve or disapprove proposals.
- Request the applicant to re-submit the proposal with specific changes.

Decisions of the Design Review Board are advisory to the various approving authorities, that will issue final decisions on development approval. Appeals of decisions are handled through normal County planning appeals procedures (referenced in the [Zoning Ordinance](#)



Seating and trash receptacle

Steps in the Review Process

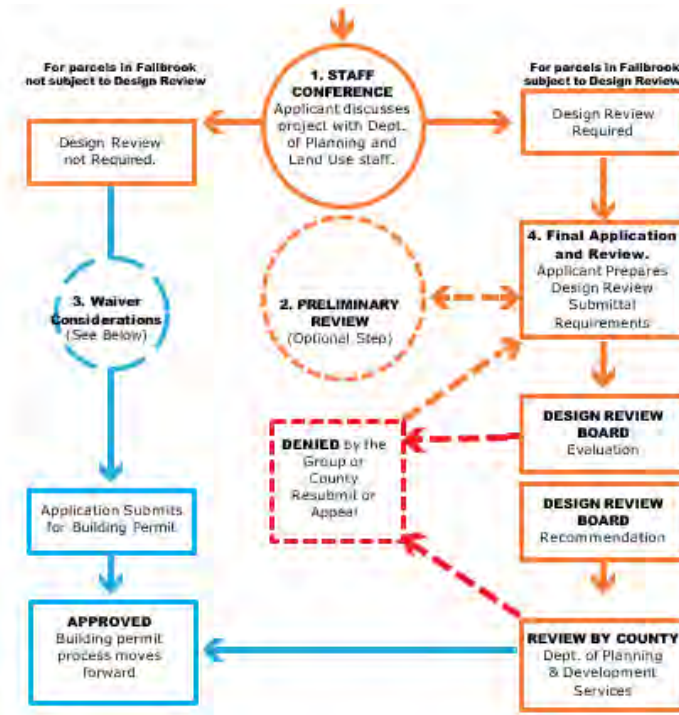
1. STAFF CONFERENCE

- The applicant is encouraged to meet with County staff to discuss the project and site. County staff will clarify review procedures and submittal requirements.

2. PRELIMINARY REVIEW (Optional)

- This step is optional but recommended for large or complex projects and projects requiring extensive grading or alteration of natural features.
- Preliminary Review allows the applicant to meet with the Design Review Board to discuss basic intentions and plans before investing resources in detailed design. At this stage, site design, location of buildings, grading, basic form of buildings and landscape concepts can be discussed.
- Preliminary Review is an informal process enabling the applicant to receive input from the Design Review Board and get its opinion on the basic concept of the development proposal. The Board will not take official action or vote on a project until Final Application and Review.

BEGIN PROJECT APPROVAL



3. Waiver Considerations

Site Plan Waiver: If a project meets certain requirements, it may be processed as a Site Plan Waiver which allows the project to be sent to the Design Review Board (DRB) at a ministerial level. The DRB can accept the waiver of the site plan. The applicant would then continue with the ministerial process and obtain a building permit.

Site Plan Design Review Checklist Exemption: An exemption from the Site Plan Permit requirement of Section 5756 of the [Zoning Ordinance](#) may be granted by the Director of Planning & Development Services under any of the following circumstances:

- **Existing Permit Exemption.** All the purposes and requirements of the Site Plan Permit process have been fulfilled by an existing approved discretionary permit.
- **Concurrent Permit Exemption.** All the purposes and requirements of the Site Plan Permit process will be fulfilled by a concurrent discretionary permit which will be reviewed the applicable Community Design Review Board.
- **Minor Project Exemption.** The Director of Planning & Development Services determines that a proposed project is minor in nature, as defined in the [Zoning Ordinance](#) and that subjecting it to the Site Plan Permit review process would not materially contribute to the attainment of the Design Standards. The applicable Community Design Review Board may recommend to the Director whether to grant a minor project exemption.

The recommendation shall be in writing, signed by the Chairperson or other member of the Review Board who has been authorized by the Review Board to sign Site Plan Permit exemption requests and shall be accompanied by a copy of the project plans upon which the recommendation was based.

- Design Review Checklist Exemption. The Director of Planning & Development Services determines that the project complies with the Design Review Checklist. The applicable Community Design Review Board may recommend to the Director whether to grant a Design Review Checklist Exemption. The recommendation shall be in writing, signed by the Chairperson or other authorized member of the Design Review Board and shall be accompanied by a copy of the Design Review Checklist and stamped plot plans on which the recommendation was based.

Site Plan Permit: If a project cannot comply with all the requirements specified in the Checklist Exemption, then the project shall be processed as a Site Plan. The project is processed according to the [Application User Guide](#).

4. Final Application and Review

- The one required step in the Design Review process, unless a waiver has been granted, is submittal of a Final Application and appearance before the Design Review Board.
- Submittal requirements for Final Application and Review are given in Part 2 of this document.
- Applications are filed with the Department of Planning & Development Services. Within 5 days of receipt of a complete application, copies of the application are transmitted to each member of the Fallbrook Design Review Board. The chairperson of the Design Review Board then schedules the item for review at the next available Design Review Board meeting and informs the applicant of the time, date, and place for the hearing.
- Evaluation of the project by the Design Review Board is limited to the topics contained in this document. The Design Review Board makes a recommendation to the applicable County approval authority, citing specific standards to which the project conforms or does not conform.
- The applicable decision-making body also evaluates the project for conformance to this document and renders a decision. The decision may be appealed in accordance with the County's appeal procedures in the [Zoning Ordinance](#). In the event the Review Board's recommendation is not received within 20 days after transmittal of the application, a decision may be made without a recommendation of the Design Review Board. After a final decision, County staff will share a copy of the decision with the Design Review Board.

PART 2. DESIGN REVIEW APPLICATION REQUIREMENTS

This section lists submittal requirements for all projects subject to Design Review. Fifteen copies of all drawings must be submitted. All copies must be submitted via email.

Please make submittals as clear as possible and follow accepted conventions of drawing—all drawings clearly labeled, scales shown, north arrow on plans, clear and readable line work.

Additional information, drawings, or other materials necessary to describe the project may be requested by Department of Planning & Development Services staff or Design Review Board depending on the nature of the project or site.

Depending on the project's nature, not all the above requirements may be needed - the applicant should discuss proposed modifications with the Planning staff member assigned to the community's Design Review.

The applicant may include additional information or materials such as sketches and models if they help explain the proposal. Photos of the site and neighboring properties are required.

Preliminary Review

Development proposals that elect the optional step of Preliminary Review or a request for waiver may submit drawings or other materials appropriate to the nature of the project and extent of planning studies completed. In most cases, site design, location of buildings, grading, basic form and height of buildings and landscape concepts will be important. Building elevations, perspectives and other information may be presented, but kept in preliminary form.

Submittal Requirements:

A. SITE ANALYSIS (of existing site conditions).

To enable evaluation of development proposals in relationship to existing conditions on the site, the following information must be presented on one or more drawings, accompanied by photographs and, if needed, written description.

1. **Basic site information (locate on drawing):** Site boundaries with dimensions; building setback lines and easements; existing streets, sidewalks, and public rights-of-way; existing structures and other significant built improvements.

2. Existing natural features (locate on drawing):

- Trees 6 inches or more in trunk diameter. Note trunk size and species.
- Topography. Existing contours at 2-foot intervals with areas of slope over 25% highlighted.
- Patterns of surface drainage, including location of dry and running streams, gullies, washes, and natural swales.
- Location of flood zone: locate floodway and 100-year flood plain.
- Rock outcroppings greater than 8 feet in diameter measured at the ground. Include spot elevations to help visualize the mass of the rock outcropping.
- Locate other significant natural features which are either site amenities or potential hazards in development.

3. Photographs of the site and neighboring environment: Provide photographs of the existing site and site conditions on adjacent properties within 400 feet of all site boundaries (including buildings on adjacent sites). Include photos of views to and outlooks from the site. Clearly label each photograph.**4. Summary. A brief written synopsis should summarize:**

- Existing site amenities and assets.
- Special problems and dangers. Site areas in need of special consideration or to be avoided due to such problems as poor soil, drainage, steep slope, high water table, flood plain location.
- This synopsis may be noted on the Site Analysis drawing.

B. SITE PLAN**1. Boundaries and public improvements.**

- Site boundaries, building setback lines, public streets, and sidewalks (as proposed-include widths), other proposed public improvements (curbs, gutters, curb cuts).
- Include dimensions.

2. Streets, sidewalks, and parking areas within the site:

- Include dimensions of parking areas and width of streets and sidewalks.
- Show location and label materials of areas of special paving such as walkways, courtyards, patios, and arcades.
- For parking areas show layout of spaces, areas of landscaping, dimensions of spaces and aisles, arrows indicating direction of flow. Include the total number of parking spaces.

3. Structures

- Location and dimensions with respect to lot lines.
- Include fences, walls, and accessory buildings proposed. Label heights of fences and walls.

4. Show location of dumpsters and loading areas as well as heights of any screening fences or walls.**5. Grading and Drainage.** This may be drawn on a separate plan at the option of the applicant. It should include:

- Existing and proposed contours at 2-foot intervals.
- Finished floor elevations of proposed structures.
- Indication of all water courses, with spot elevations of high and low points.
- Area of depth of cuts. Location and height of fills.
- Show retaining walls and adjacent spot elevations.

C. Landscape Plan

Show at same scale as Site Plan. This may be combined with the Site Plan (B) in the case of small projects.

- 1.** Existing trees 6 inches or more in diameter with their proposed disposition (to be retained or removed). Provide species and caliper of each tree.
- 2.** Location, species (give common and botanical name) and size (at planting, gallon or box size) of all new plant materials.
 - Use symbols and a legend as necessary. Show all plant materials to scale.
 - Groundcover may be indicated with a hatch.
- 3.** Describe method of irrigation.
- 4.** Describe means of erosion control, if applicable.

D. Building Floor Plans**E. Building Elevations
(Show all elevations)**

- 1.** Note all finish materials on drawings.
- 2.** Provide color samples (paint chips) or one-color board at the Design Review session.
- 3.** Dimension building heights from finish grade.
- 4.** Include exterior walls and fences with heights dimensioned.

5. Show locations and sizes of building-mounted signs in building elevations.
6. Show location of mechanical equipment, roof equipment, electrical transformers, and solar panels in building elevations. Show means of screening roof equipment.

F. Sections

One section drawing is suggested at a suitable scale to show relationship of buildings to the site, public street, and parking area. This item is optional.

G. Signs

Provide a scaled drawing of each proposed sign with exterior dimensions and mounting height called out. Give total area of each.

1. Draw or provide sample of letters and logos, and the full message to appear on the sign.
2. Describe materials and colors of background and letters.
3. Give means of illumination and magnitude of illumination.

H. Lighting

Provide a site lighting plan with location, type, fixture height, power rating and shielding methods indicated. Show elevation drawing or manufacturer's photo of each fixture, including its material and color.

I. Statistical Summary

Provide a written summary:

1. Site areas. Total area of site, area-covered by buildings, area covered by parking lots and driveways, net area of site landscaping. All in square feet.
2. Buildings. Total enclosed building area. For residential projects provide the number of units and development density (units/acre).
3. Total number of off-site parking spaces provided.
4. This information may be noted on the site plan drawing.

PART 3. THE DESIGN STANDARDS

Introduction



Vintage Fallbrook

This part of the Standards is divided into three sections:

A. General Standards Applicable to all Development.

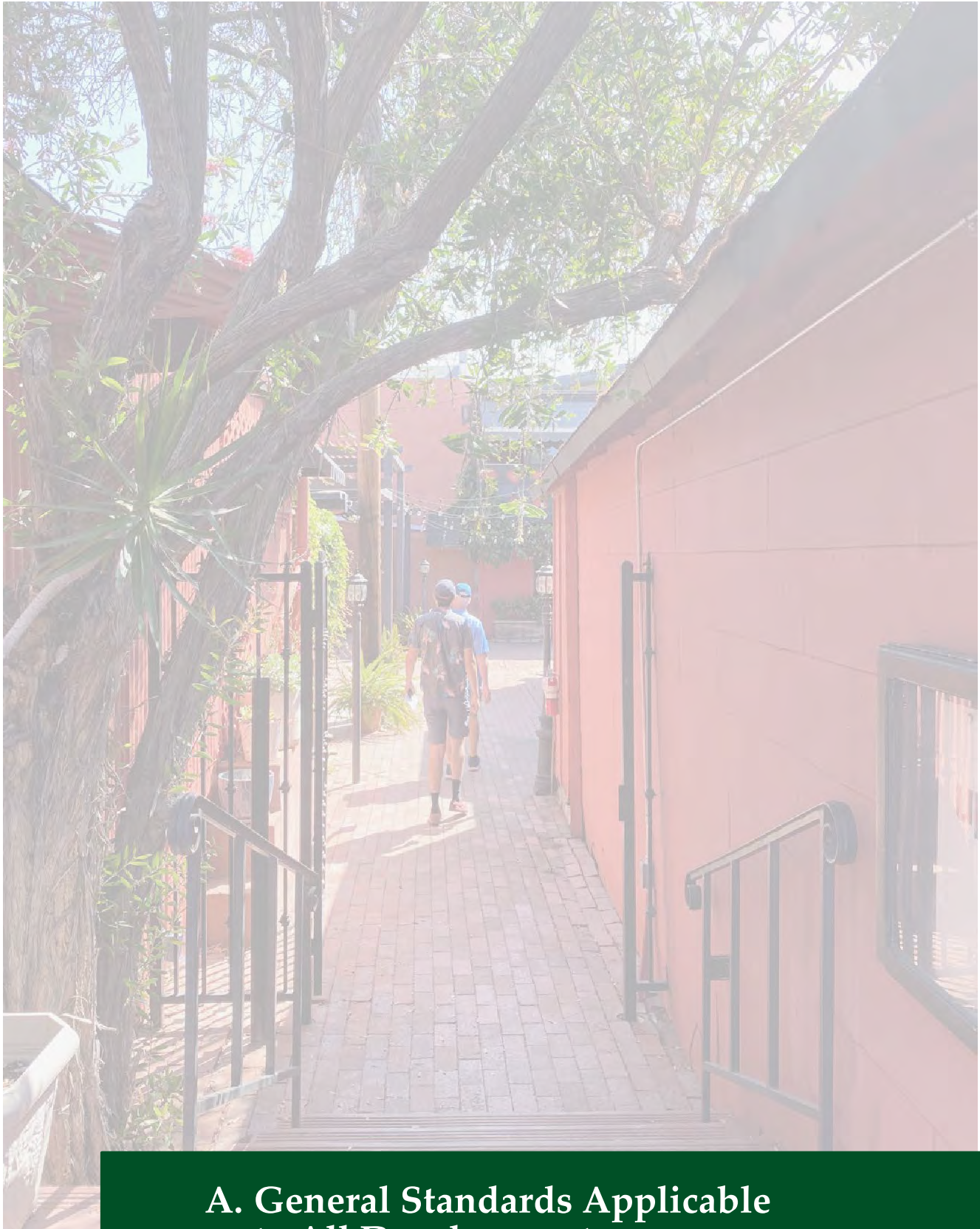
This section applies to all development in Fallbrook. Parcels with a B designator for Community Design Review (in section 5750 in the County Zoning Ordinance will require a design review.

B. Standards by Development Type and Area

This section applies to specific development types and areas. Developments shall adhere to both type and area when applicable, and mixed-use developments shall adhere to both type and area when applicable (i.e., Commercial in the B1-B Area or Multi-Family Residential anywhere outside the B1-A or B1-B Area or Multi-Family Residential anywhere outside the B1-A or B1-B areas).

C. Standards for Areas with Special Environmental Considerations.

This section addresses Scenic Roads, Hillside Development and Development in Flood Plains.



A. General Standards Applicable to All Developments



The community recognizes that native oaks and other significant trees are important historical, aesthetic, and ecological resources. The purpose of this Standard is to create favorable conditions for the preservation and propagation of this unique, irreplaceable plant heritage.

A1 Preservation of Significant Trees

Definitions

- **"Significant tree"** shall mean any tree which is more than 12 inches in diameter as measured 4-1/2 feet (4'-6") above the root crown; or any tree with a total diameter of any two trunks of at least 16 inches as measured 4-1/2 feet (4'-6") above the root crown.
- **"Oak tree"** shall mean any tree of the quercous genus more than 8 inches in diameter as measured 4-1/2 feet (4'-6") above the root crown; or any such tree with a total diameter of any two trunks of at least 12 inches as measured 4-1/2 feet (4'-6") above the root crown.

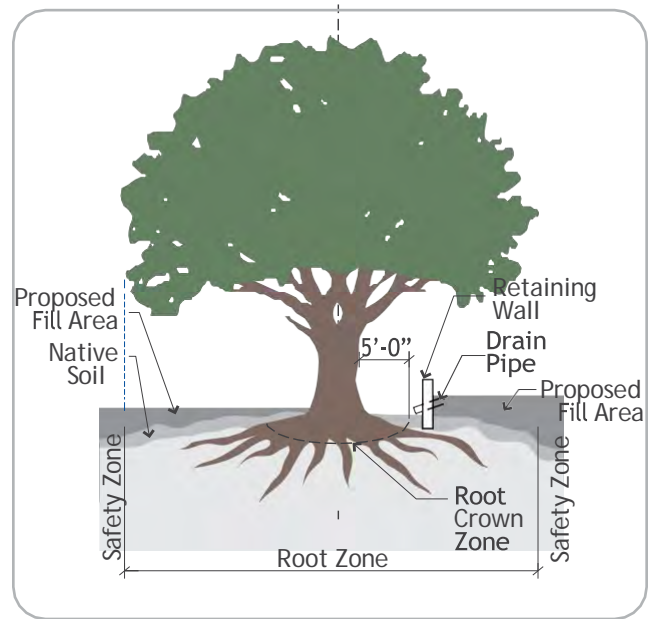
a. Criteria for Removal

In assessing the number of trees and specific trees that may be removed, the applicant and Design Review Board should consider the following criteria:

1. The condition of the oak or other significant tree with respect to disease, danger of falling, and the proximity to existing or proposed structures. A licensed arborist shall be consulted at the expense of the applicant if required by the Design Review Board.
2. The necessity to remove an oak or other significant tree to construct proposed improvements to prevent economic hardships to the owner of the property.
3. The topography of the land and the effect of oak and other significant tree removal on erosion, soil retention, and the diversion or increased flow of surface waters.
4. Good forestry practices, such as the number of healthy oak or other significant trees which a given parcel of land or area can support.
5. The drip area (the diameter of the tree crown) at the base of an oak tree shall not be irrigated or paved with impervious surfaces.

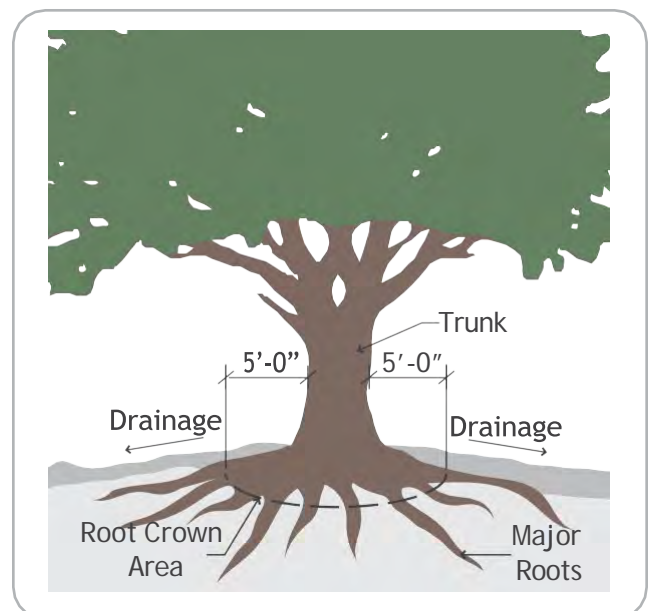
b. Where Significant Trees Have Been Removed

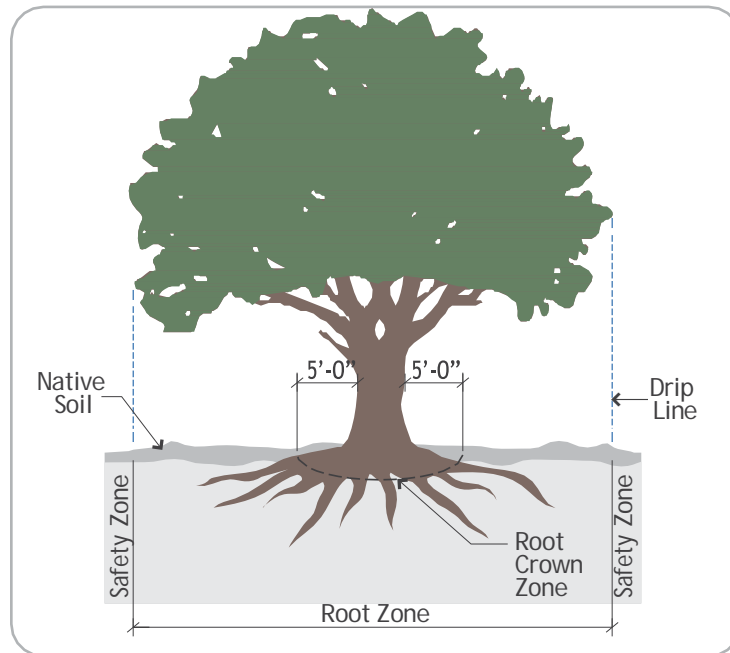
When oaks or other significant trees are to be removed, replanting with the same species is required. Open spaces, recreation areas, and terraces are appropriate areas for oaks. Parking lots and lawn areas are appropriate areas for many of the other significant trees. Because oaks grow slowly, 24" box trees shall be planted as replacements. Other significant trees may be replaced with 15-gallon sized plants. Designers of each site must take responsibility for the correct site conditions required for each type of tree. Impacts to oak vegetation communities typically require a 3:1 mitigation ratio however some exceptions apply. If trees must be removed, mitigation requirements for oak trees can be found within the County's [Guidelines for Determining Significance for Biological Resources](#) and the County's [Report Format and Content Requirements for Biological Resources](#).



c. Techniques For the Preservation of Oaks

The most critical issue in the care and maintenance of an existing oak is the altering of conditions under which that tree has grown for possibly 200 to 300 years. "Altering" includes changing the grade within the drip line, changing watering practices from natural rainfall to supplemental irrigation, changing the leaf litter beneath the trees, changing drainage patterns, and compaction of soil around roots caused by heavy equipment.





Should changes of grade be necessary, the following steps may be taken:

1. Establish radius of existing root system by using soil probes or equivalent. This establishes a Root Crown Zone within which there shall be no grading. New development may require gradual root pruning. Consult an arborist for proper techniques. Root pruning enables roots to be cut for a lowering of the natural grade. Under no circumstances should soil be added in the Root Crown Zone, but soil may be added over the Root Zone if the root crown is protected by retaining devices.
2. Overwatering oaks during the summer creates conditions favorable to root rot and oak root fungus. Besides reducing water to the root zone, draining water off the root crown quickly is vital for the health of the tree. Sloping soil away from the root crown improves drainage by creating rapid water runoff. In all cases, the goal is to duplicate the native conditions under which the oak has lived. Essentially, if the existing conditions were dry, leave them dry; if they were wet, leave them wet.
3. Leaf litter is the accumulation of live and decaying leaves at the base of a tree. In the case of oaks, this litter contributes to a cool atmosphere for root growth, and an acid condition resulting from the decaying of the leaves.
4. Poor drainage caused by a change in grade or compaction produces constant moisture at the base of the trunk. A dense turf or compacted soil can greatly reduce aeration in the soil. Reduced aeration plus excessive water favors development of harmful soil organisms, such as oak root fungus, which may be present in an inactive stage until stimulated by favorable growing conditions or even mechanical root injury.

In summary, native oaks are extremely sensitive plants. Minimal grade changes within the drip line can drastically affect aeration of the roots and drainage around the root crown. Avoid changes of grade. Avoid summer irrigation which would produce constant moisture at root crown.



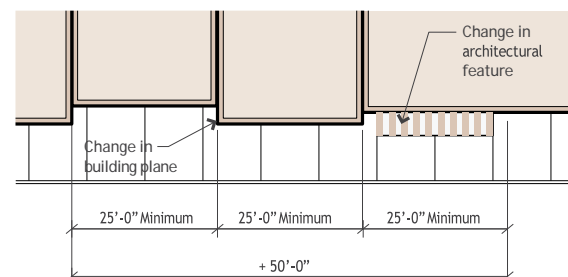
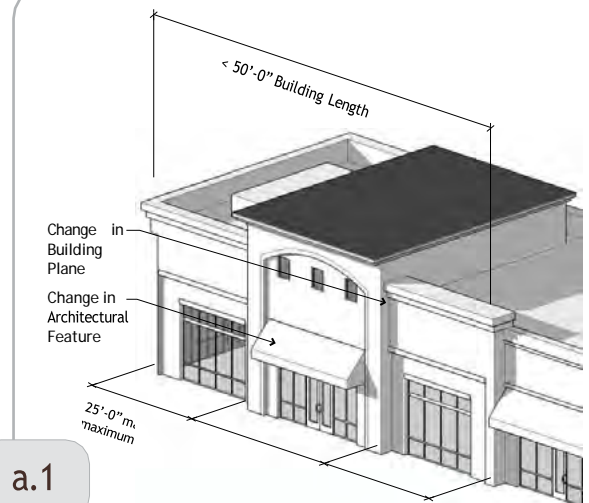
The Old Real Hotel

This Standard applies to all development subject to Design Review. More specific standards for the Town Center are in Section B.

A2 Architecture

a. Building Form

1. 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.
2. Changes in roof pitch orientation shall be accompanied by plan offsets and massing articulation.



b. Projects With More Than One Building (Detached From Each Other)

1. Façades may vary throughout the development in design, color, and materials.

c. Building Materials

1. The following is a list of materials whose use is allowed:
 - » Cement plaster (stucco) over masonry or wood frame.
 - » Exposed timber structural members (must be treated for fire resistance).
 - » Brick, adobe, and native stone.
 - » Concrete and concrete masonry with textured surfaces and integral color.
 - » Synthetic materials made to resemble wood or masonry which are fire resistant.

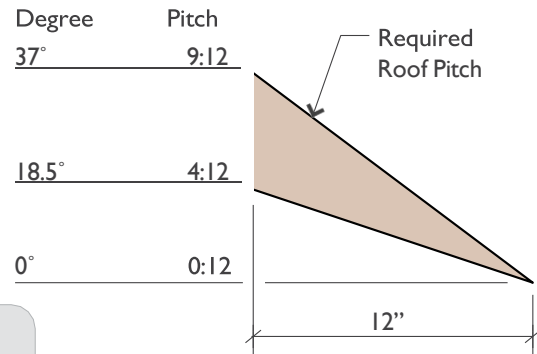


Alley between buildings showing consistent façade

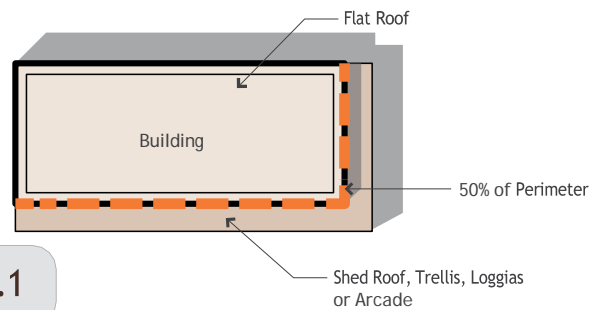
d. Roof Forms

1. Outside the Town Center, on side streets (B1-B), gable, hip, and shed roof forms with pitches between 4/12 and 9/12 are required. Flat roofs shall require shed roofs, trellises, loggias, or arcades for at least 50% of the perimeter of the building.
2. Continuous roofs of over 50 feet in length shall require a dormer of at least 6 feet wide for every 25 feet of roof length.
3. Eaves and overhangs of at least 2 feet in depth are required wherever a roof meets or overhangs the walls of a building.
4. The following is a list of roof materials whose use is allowed:
 - » Clay tile
 - » Concrete tile
 - » Composition shingles

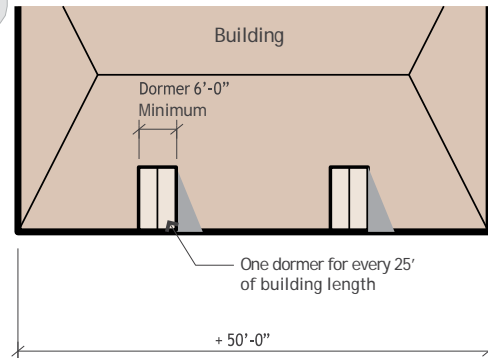
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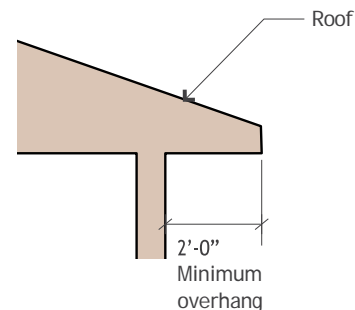
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d.3



e. Entrances, Windows, and Doors

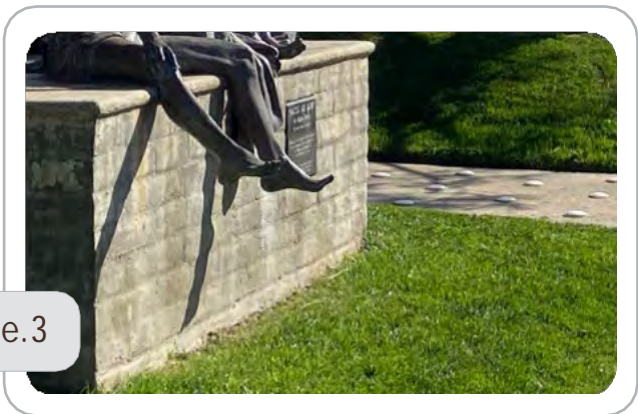
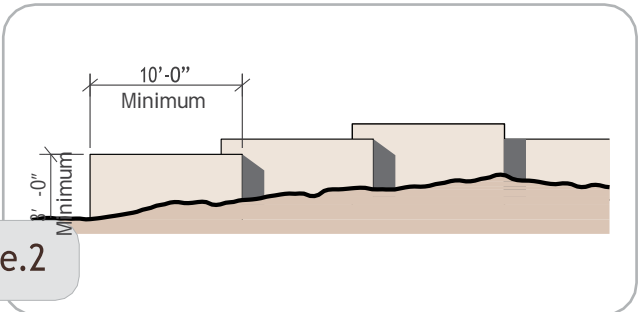
1. Doors which face streets shall be recessed at least 2 feet.
2. Façades which face streets shall include a minimum 25% window coverage.
3. Buildings which are set back more than 10 feet from the property line shall include a veranda, patio, or loggia of at least 5 feet in depth along at least 50% of any street-facing façade.



Storefront entrance

f. Walls, Fences, and Accessory Structures

1. Solid walls shall be designed to include a change of plane at a minimum of 25-foot intervals except for retaining walls. Fences and walls over 3 feet high which face public streets shall include a fully landscaped buffer at least 5 feet deep between the wall or fence and the back of sidewalk or street.
2. Walls on sloping terrain shall be stepped at 10-foot intervals to follow the terrain.
3. The following is a list of wall and fence materials whose use is allowed:
 - » Native stone
 - » Masonry with cement plaster finish
 - » Wood framing with cement plaster finish
 - » Decorative wrought iron and metal
 - » Wood
 - » Brick



Masonry with cement plaster finish

A3 Landscape Architecture

a. Plant Matrix

To preserve and extend the life of the beautiful, lush Fallbrook landscape, plant materials must be carefully selected. The Plant Matrix on the following pages shall be used to select plants and trees. Plants have been chosen based upon the following criteria:








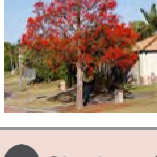
1. Water needs throughout the year (drought resistant plantings are encouraged).
2. Appropriateness for climate zones.
3. Species considerations for: form, flowering characteristics, texture, and size appropriate to Fallbrook.

The planting of trees adjacent or under power lines or utility facilities should be in done accordance with the local utility provider standards.

*Other species not listed in any matrix to be considered by the Design Review Board if they meet the intent of the criteria listed above.










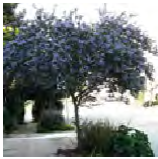




















A4 Plant Matrix

Trees

<i>Acacia decurrens</i> Green wattle		<div> <div>✓</div> <div></div> <div></div> </div> <div> <div>☾</div> <div>💧</div> </div> <div> Height: 50' Spread: 50' </div>	<div> <div>✓</div> <div>✓</div> <div>✓</div> </div> <div> <u>Notes:</u> Frost resistant, Evergreen </div>
<i>Acacia pendula</i> Weeping Acacia		<div> <div></div> <div></div> <div>✓</div> </div> <div> <div>☾</div> <div>💧</div> </div> <div> Height: 25' Spread: 15' </div>	<div> <div></div> <div>✓</div> <div>✓</div> </div> <div> <u>Notes:</u> Frost resistant, Evergreen </div>
<i>Acacia Stenophylla</i> Peppermint tree		<div> <div>✓</div> <div>✓</div> <div>✓</div> </div> <div> <div>☾</div> <div>💧</div> </div> <div> Height: 30' Spread: 20' </div>	<div> <div></div> <div>✓</div> <div></div> </div> <div> <u>Notes:</u> Frost resistant, Evergreen </div>
<i>Agonis flexuosa</i> Peppermint tree		<div> <div>✓</div> <div>✓</div> <div></div> </div> <div> <div>☾</div> <div>💧</div> </div> <div> Height: 35' Spread: 15-30' </div>	<div> <div>✓</div> <div>✓</div> <div></div> </div> <div> <u>Notes:</u> Frost resistant, Evergreen </div>
<i>Albizia julibrissin</i> Silk Tree		<div> <div>✓</div> <div>✓</div> <div></div> </div> <div> <div>☾</div> <div>💧</div> </div> <div> Height: 40' Spread: 30' </div>	<div> <div></div> <div>✓</div> <div></div> </div> <div> <u>Notes:</u> Frost resistant </div>
<i>Arbutus unedo</i> Strawberry tree		<div> <div>✓</div> <div></div> <div></div> </div> <div> <div>☾</div> <div>💧</div> </div> <div> Height: 15' Spread: 15' </div>	<div> <div></div> <div>✓</div> <div>✓</div> </div> <div> <u>Notes:</u> Frost resistant, Evergreen </div>
<i>Bauhinia variegata</i> Orchid Tree		<div> <div>✓</div> <div></div> <div>✓</div> </div> <div> <div>☾</div> <div>💧</div> </div> <div> Height: 25' Spread: 25' </div>	<div> <div>✓</div> <div></div> <div>✓</div> </div> <div> <u>Notes:</u> </div>
<i>Brachychiton acerifolius</i> Flame tree		<div> <div>✓</div> <div>✓</div> <div></div> </div> <div> <div>☾</div> <div>💧</div> </div> <div> Height: 60' Spread: 30' </div>	<div> <div></div> <div>✓</div> <div></div> </div> <div> <u>Notes:</u> Frost resistant </div>
<div> <div>SUN:</div> <div> <div>☉</div> <div>Full</div> </div> <div> <div>☾</div> <div>Part</div> </div> <div> <div>●</div> <div>Shade</div> </div> </div> <div> <div>WATER:</div> <div> <div>💧</div> <div>Low</div> </div> <div> <div>💧</div> <div>Medium</div> </div> <div> <div>💧</div> <div>High</div> </div> </div> <div> <div>(N)</div> <div>California Native</div> </div>			






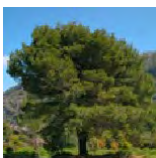


Plant Matrix

Trees

Plant Matrix								
Trees								
		Commercial	Industrial	Multi-Family	Parking Lot	Scenic	Town Center	
<i>Callistemon species</i> Bottlebrush		✓	✓	✓	✓	✓		
		  Height: 15-30' Spread: 15'			Notes: Frost resistant, Evergreen			
<i>Calodendreon capense</i> Cape Chestnut		✓	✓	✓	✓	✓	✓	
		  Height: 40' Spread: 40'			Notes:			
<i>Cassia leptophylla</i> Gold Medallion tree		✓	✓					
		  Height: 25' Spread: 30'			Notes:			
<i>Ceanothus 'Ray Hartman'</i> Mountain Lilac (N)		✓	✓	✓		✓	✓	
		  Height: 20' Spread: 15-20'			Notes: Evergreen			
<i>Cercidium 'Desert Museum'</i> Palo Verde Tree (N)		✓	✓	✓		✓		
		  Height: 20' Spread: 20'			Notes:			
<i>Chilopsis linearis</i> Desert Willow (pink) (N)		✓	✓	✓		✓		
		  Height: 15-30' Spread: 10-20'			Notes: Frost resistant, Evergreen			
<i>Chitalpa tashkentensis 'Pink Dawn'</i> Pink Dawn Chitalpa		✓	✓	✓		✓	✓	
		  Height: 20-40' Spread: 20-30'			Notes: Frost resistant			
<i>Cinamomum camphora</i> Camphor Tree		✓	✓		✓			
		  Height: 65' Spread: 50-60'			Notes: Frost resistant, Evergreen			
SUN:  Full  Part  Shade WATER:  Low  Medium  High (N) California Native								









Plant Matrix

Trees

Plant Matrix							
Trees							
		Commercial	Industrial	Multi-Family	Parking Lot	Scenic	Town Center
<i>Geijera Parviflora</i> Australian Willow					✓		✓
		☾ 💧 Height: 35' Spread: 20'			Notes: Frost resistant, Evergreen		
<i>Jacaranda mimosifolia</i> Jacaranda		✓	✓	✓	✓	✓	
		○ 💧 Height: 50' Spread: 15-35'			Notes: Frost resistant		
<i>Koelreuteria species</i> Rain tree		✓	✓		✓	✓	
		☾ 💧 Height: 15' Spread: 30'			Notes:		
<i>Lagerstroemia indica</i> Crape Myrtle		✓	✓	✓			✓
		○ 💧💧 Height: 25' Spread: 25'			Notes: Frost resistant		
<i>Olea eurpoeaea</i> Olive tree		✓	✓		✓	✓	
		☾ 💧 Height: 30' Spread: 25-30'			Notes: Frost resistant, Evergreen		
<i>Pinus halepensis</i> Aleppo Pine			✓			✓	
		☾ 💧 Height: 60' Spread: 20-40'			Notes: Evergreen		
<i>Pinus pinea</i> Italian Stone Pine			✓				
		○ 💧 Height: 80' Spread: 40-60'			Notes: Frost resistant, Evergreen		
<i>Pistacia chinensis</i> Pistache Tree		✓		✓		✓	
		○ 💧 Height: 35' Spread: 25-35'			Notes: Frost resistant		
SUN: ○ Full ☾ Part ● Shade WATER: 💧 Low 💧 Medium 🌑 High (N) California Native							

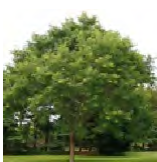

















Plant Matrix

Trees

Plant Matrix		Trees						Commercial	Industrial	Multi-Family	Parking Lot	Scenic	Town Center
<i>Platanus acerfolia</i> London Plane Tree		✓	✓	✓	✓	✓							
		○ ◐ Height: 85' Spread: 50-70'				Notes: Frost resistant							
<i>Prunus blirelana</i> Purple -leaf Plum		✓											
		○ ◐ Height: 15' Spread: 12-15'				Notes: Frost resistant							
<i>Prunus ilicifolia</i> Hollyleaf Cherry (N)				✓			✓						
		◐ ◐ Height: 10-25' Spread: 10-25'				Notes: Frost resistant, Evergreen							
<i>Prunus ilicifolia ssp. lyonii</i> Catalina Cherry (N)			✓	✓			✓						
		◐ ◐ Height: 45' Spread: 30'				Notes: Frost resistant, Evergreen							
<i>Quercus agrifolia</i> Coast Live Oak (N)			✓				✓						
		◐ ◐ Height: 70' Spread: 20-70'				Notes: Frost resistant, Evergreen							
<i>Rhus lancea</i> African Sumac		✓				✓	✓						
		○ ◐ Height: 30' Spread: 20-35'				Notes: Frost resistant, Evergreen							
<i>Robinia pseudoacacia</i> Black Locust		✓	✓	✓			✓						
		◐ ◐ Height: 70' Spread: 25-35'				Notes: Frost resistant							
<i>Pittosporum phillyraeoides</i> Willow Pittosporum		✓	✓	✓	✓	✓							
		◐ ◐ Height: 20-30' Spread: 10-15'											
SUN: ○ Full ◐ Part ● Shade WATER: ◐ Low ◐ Medium ● High (N) California Native													
































































Plant Matrix

Trees

Plant Matrix		Trees						Commercial	Industrial	Multi-Family	Parking Lot	Scenic	Town Center
<i>Sophora japonica</i> Japanese Pagoda Tree		✓	✓	✓		✓							
		  Height: 70' Spread: 40-70'				<u>Notes:</u> Frost resistant							
<i>Tabebuia chrysotrichus</i> Yellow Trumpet Tree		✓		✓		✓	✓						
		  Height: 30' Spread: 25-30'				<u>Notes:</u> Frost resistant							
<i>Tabebuia impetiginosus(pink)</i> Trumpet Tree		✓		✓		✓	✓						
		  Height: 30' Spread: 25-30'				<u>Notes:</u> Frost resistant							
<i>Tristania conferta</i> Brisbane Box		✓		✓		✓							
		  Height: 30-45' Spread: 20'				<u>Notes:</u> Frost resistant, Evergreen							
SUN:  Full  Part  Shade WATER:  Low  Medium  High (N) California Native													






















Plant Matrix

Shrubs

		Commercial	Industrial	Multi-Family	Parking Lot	Scenic	Town Center
<i>Calliandra californica</i> Red Fairyduster (N)		✓	✓	✓	✓	✓	
SUN:  Full  Part  Shade WATER:  Low  Medium  High (N) California Native							
<i>Calliandra eriophylla</i> Fairyduster (N)		✓		✓		✓	✓
SUN:  Full  Part  Shade WATER:  Low  Medium  High (N) California Native							
<i>Ceanothus greggii</i> Desert ceanothus (N)		✓	✓	✓			✓
SUN:  Full  Part  Shade WATER:  Low  Medium  High (N) California Native							
<i>Heteromeles arbutifolia</i> Toyon (N)		✓		✓	✓	✓	✓
SUN:  Full  Part  Shade WATER:  Low  Medium  High (N) California Native							
<i>Eriophyllum confertiflorum</i> Golden Yarrow (N)		✓	✓	✓	✓	✓	
SUN:  Full  Part  Shade WATER:  Low  Medium  High (N) California Native							
<i>Hulsea californica</i> San Diego Sunflower (N)		✓	✓	✓	✓	✓	
SUN:  Full  Part  Shade WATER:  Low  Medium  High (N) California Native							
<i>Juniperus californica</i> California Juniper (N)		✓	✓			✓	✓
SUN:  Full  Part  Shade WATER:  Low  Medium  High (N) California Native							
<i>Lotus scoparius</i> Deerweed (N)		✓	✓	✓		✓	✓
SUN:  Full  Part  Shade WATER:  Low  Medium  High (N) California Native							
<i>Lupinus arboreus</i> Coastal Bush Lupine (N)		✓	✓	✓			✓
SUN:  Full  Part  Shade WATER:  Low  Medium  High (N) California Native							







Plant Matrix

Shrubs

		Commercial	Industrial	Multi-Family	Parking Lot	Scenic	Town Center
<i>Mimulus aurantiacus</i> Sticky Monkey Flower (N)		✓	✓	✓	✓	✓	✓
	  Height: 1-2' Spread: 2-3'						
<i>Rhus integrifolia</i> Lemonade Berry (N)		✓	✓	✓	✓	✓	
	  Height: 3-12' Spread: 10-15'						
<i>Ribes Aureum</i> Golden Currant (N)		✓	✓	✓	✓	✓	✓
	  Height: 6-8' Spread: 6-8'						
<i>Salvia clevelandii</i> Cleveland sage (N)		✓	✓	✓	✓	✓	✓
	  Height: 3-5' Spread: 4-6'						
<i>Zauschneria californica</i> California Fuschia (N)		✓	✓	✓	✓	✓	✓
	  Height: 1.5' Spread: 2-3'						
SUN:  Full  Part  Shade WATER:  Low  Medium  High (N) California Native							

Plant Matrix

Groundcover

Plant Matrix		Groundcover						Commercial	Industrial	Multi-Family	Parking Lot	Scenic	Town Center
<i>Dudleya brittonii</i> Britton's Chalk Dudleya (N)		✓	✓	✓		✓	✓						
		○ ☐ Height: <1' Spread: 1-2'											
<i>Lantana "New Gold"</i> New Gold lantana		✓	✓	✓		✓	✓						
		◐ ☐ Height: 1-2' Spread: 4-6'											
<i>Rhus aromatica</i> Fragrant Sumac (N)		✓	✓	✓		✓	✓						
		◐ ☐ Height: 2-4' Spread: 5-10'											
<i>Ribes Viburnifolium</i> Catalina Perfume (N)		✓	✓	✓		✓	✓						
		● ☐ Height: 2-3' Spread: 6-10'											
<i>Salvia Leucophylla</i> Salvia 'Bee's Bliss' (N)			✓	✓		✓	✓						
		◐ ☐ Height: 1-2' Spread: 6-8'											
<i>Yucca whipplei</i> Our Lord's Candle			✓	✓	✓	✓	✓						
		○ ☐ Height: 2-3' Spread: 3-4'											
SUN: ○ Full ◐ Part ● Shade WATER: ☐ Low ☑ Medium ● High (N) California Native													

b. General Standards

1. Site areas not used for buildings, parking or other active uses shall be planted.
2. All landscaped areas shall have an automatically controlled underground drip irrigation system capable of sustaining strong plant growth.
3. All planting beds shall be mulched with an organic mulch of at least 3 inches in depth.
4. Existing trees which are retained may be counted toward tree planting requirements.



b.1

Landscape site area

c. Public Rights-of-Way

1. All public right-of-way areas between a newly developed property and the existing sidewalk or street edge should be fully landscaped and maintained by the property owner or tenant of the property. This includes maintaining road clearance.
2. Appropriate trees shall be planted at 30-foot intervals along public streets and shall be selected from the Plant Matrix in Section A4. Trees planted in the right-of-way shall be maintained in their establishment period of five years by the adjacent property owner or tenant of the property.



c.1

Landscaping in public right-of-way



Fallbrook Gem and Mineral Museum Gift Shop entrance signs

Signs in Fallbrook shall be designed to easily communicate in a simple, uncluttered manner.

A5 Signage

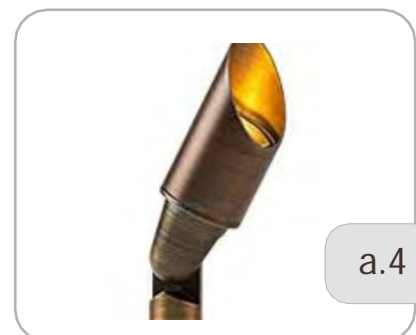
a. General Design Criteria

1. Any signage shall only be included at the entrance to the site from the street and/or at entrances to the building.
2. Signage adjacent to public streets must not interfere with sight distance triangle requirements (roadway area visible to the driver) at driveways or intersections. Refer to County of San Diego Department of Public Works standards for sight distance requirements at driveways and intersections.
3. Signposts and other structural elements shall be made of fire-resistant material or metal with a white, black, or natural finish. Reflective or bright colors are not allowed.
4. No sign, other than a sign installed by a public agency, shall be placed in the public right-of-way on sidewalks or streets, except signs attached to buildings which hang over public sidewalks.
5. Neon signs are not permitted.



a.3

Site-distance sign



a.4

Signage illumination light

6. All attached overhead signs shall be measured at a distance from their lowest point to be at least 7 feet above any sidewalk or public right-of-way and shall not project more than four feet into a public right-of-way.
7. No sign should be allowed above the highest portion of the building.

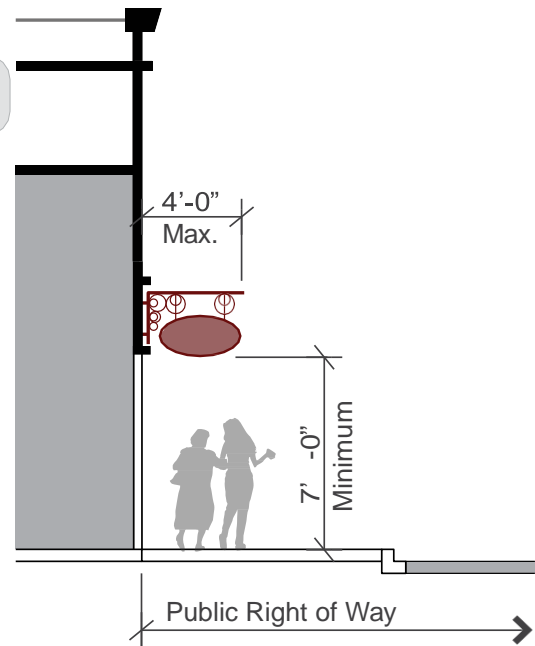
b. Allowed Sign Types

The following types of signs are allowed.

The following sections indicate further recommendations based on uses and districts.

- 1) Awning Valance: A sign or graphic attached to or printed on an awning's valance.
- 2) Monument: A sign supported by one or more uprights or braces on the ground, not exceeding four feet in height.
- 3) Hanging: A sign attached to and located below any eave, canopy, or awning.
- 4) Projecting: Any sign which projects from and is supported by a wall of a building with the display surface of the sign perpendicular to the building wall.
- 5) Wall: A sign affixed directly to an exterior wall or fence.
- 6) Window: A sign affixed to or behind a window, no larger than 25% of the window on or behind which it is displayed.
- 7) Single Pole Hanging Sign: A sign which is suspended from a horizontal arm which is attached to a pole no higher than 6 feet in height.

a.7



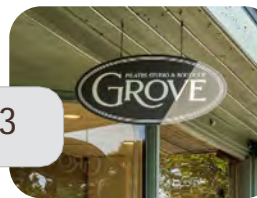
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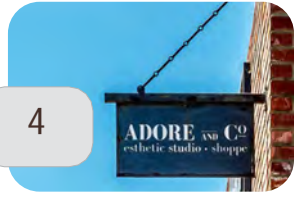
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3



4



5



6



7



c. Sign Standards by Use

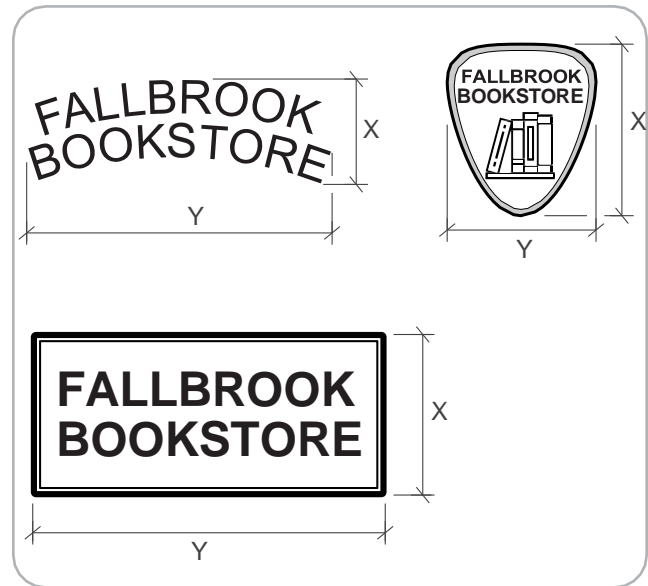
All Commercial and Industrial Development

1. Letter height shall be limited to a maximum of 15 inches.
2. Where frontage is defined as the length of the building(s) facing the principal street of the development (each project can only have one frontage):
 - » For frontages up to 100 linear feet, the total sign area should be limited to one square foot of sign area per linear foot of building frontage, to a maximum of 65 square feet.
 - » For frontages over 100 linear feet, the total sign area should be limited to $\frac{3}{4}$ square foot of sign area per lineal foot of building frontage, to a maximum of 90 square feet.
 - » For projects with more than one tenant:
 - » One sign to identify the complex allowing one square foot of sign area per linear foot of total project frontage up to 75 square feet and
 - » For each individual tenant on a public street or private drive, $\frac{1}{2}$ square foot of sign area per lineal foot of tenant frontage, to a maximum of 25 square feet.
 - » One building directory sign not exceeding 20 square feet in size may be allowed at each public entrance.

3. To calculate the size of a sign, measure:
 - » The area of the box or outline which contains the sign, or
 - » In the case of unboxed letters or symbols, the area of the smallest rectangle which would enclose all the letters or symbols.
 - » Only one face of a double-faced sign with parallel opposing faces, and bearing identical copy, shall be used in calculating sign area.

d. Multi-Family Residential Development

1. There shall be no more than one sign per multi-family residential development entry from a public street or road.
2. Sign area should be limited to 10 square feet for projects of less than 25 dwelling units, and 25 square feet for projects with 25 or more dwelling units. The 25 square feet of allowable signage for larger developments may be allocated between two signs that add up to a maximum 25 square feet.
3. Sign types which are allowed for multi-family residential include all the types listed above for Commercial and Industrial.



Residential Signage



Lighting shall be used efficiently to aid safety, security and to complement architectural identity without intrusion into adjacent properties, roadways, and the night sky.

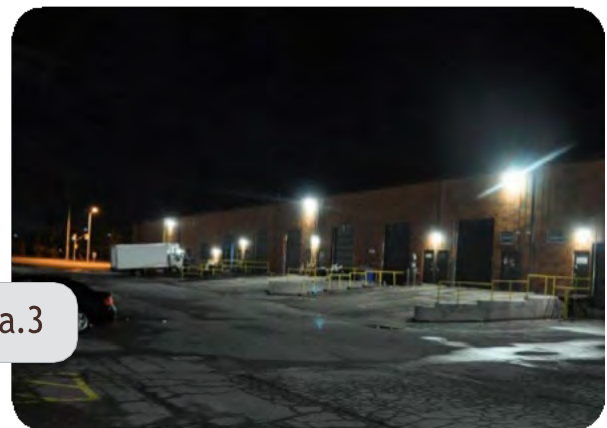
A6 Site Lighting

a. General Requirements

1. All lighting shall comply with both the County [Zoning Ordinance](#) and the light pollution standards in the County Regulatory Code commencing at Section 51.201 et seq.
2. Service area (loading docks, garage doors, dumpster areas, etc.) lighting shall avoid spill over into adjacent areas.
3. All outdoor lighting shall be regulated by the State of California's Title 24 Energy Efficiency Standards outdoor lighting requirements.

b. Parking Area Lighting

1. For commercial parking areas overhead lighting should be mounted at a maximum height of 20 feet above the adjacent grade and shall include a minimum horizontal illuminance of 0.2 foot-candles, minimum vertical illuminance of 0.1 foot-candles, and a uniformity ratio of 20:1 maximum to minimum.



a.3

Service Area Lighting



b.1

Parking Area Lighting

2. For residential parking areas, overhead lighting should be mounted at a maximum height of 15 feet above the adjacent grade and shall include a minimum horizontal illuminance of 0.2 foot-candles, minimum vertical illuminance of 0.1 foot-candles, and a uniformity ratio of 20:1 maximum to minimum.
3. Lighting in residential parking areas shall be directed downward and shall not cast light into bedroom windows.

c. Walkway, Garden and Pedestrian Area Lighting

1. Overhead fixtures used for pedestrian areas shall be limited to heights between 8 and 12 feet.
2. Along walkways, low-level lighting in the form of bollards or fixtures can be mounted on short posts. Shatter proof coverings are required. Posts shall not be in the path of pedestrians or vehicles.



c.1

Example of overhead fixtures for pedestrian areas



c.2

Low-level lighting bollards



Building equipment and services shall minimize visual impacts on public streets and neighboring properties.

A7 Building Equipment and Services

a. General Requirements

1. Locate all service areas, delivery entrances, loading docks, and refuse facilities with access to alleys.
2. In commercial developments with lot sizes over 6,000 square feet, service and loading areas shall be separated from main circulation and parking areas by a landscaped buffer of at least 6 feet. The development of separate buildings in larger commercial projects does not exclude them from the requirements of screening trash, loading or service areas.
3. Trash containers and outdoor storage areas shall be screened from view from public streets, pedestrian areas, and neighboring properties. The screen for the trash containers shall meet the same material requirements listed in section A2. Architecture.



Trash Enclosure

4. Utility meters shall be in designated service areas or shall be screened by landscaping.
5. Exterior surface mounted utility conduit and boxes shall matching in color with the adjacent façade to which they are attached.
6. Mechanical equipment, solar panels, satellite dishes, communication devices and other equipment shall be located on rooftops or be screened with a minimum 5-foot landscaped buffer if placed at grade on the site.
7. Mechanical equipment on rooftops shall be screened with a shelter that uses the same materials and colors on the building façade.



a.5

Surface mounted utility conduit



a.7

Screened Rooftop Mechanical Equipment



Main Street Café on Main Avenue in Fallbrook.

Outdoor dining in Fallbrook provides an opportunity for restaurants and businesses to increase their capacity with outdoor space when feasible to accommodate more patrons.

A8 Outdoor Dining

a. Location

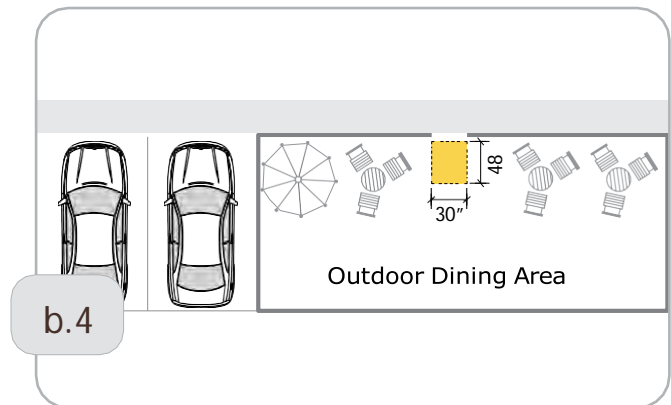
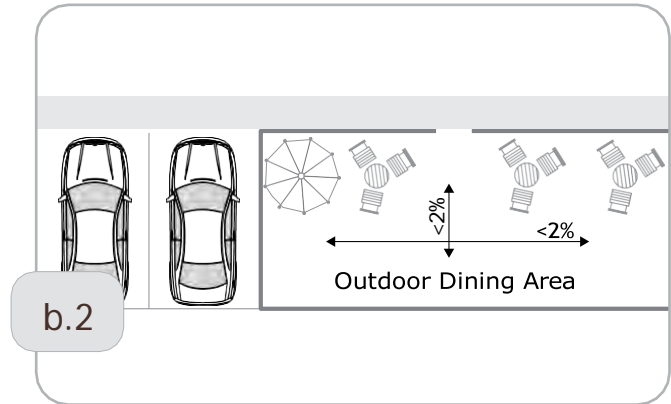
1. Outdoor dining areas for eating and drinking shall be located on private property and may replace parking stalls or parking lots if the associated uses have met their required parking counts per the Zoning code.
2. Outdoor dining areas for eating and drinking adjacent to parking stalls or parking 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. Square footage of outdoor dining is taken into consideration when calculating the required number of parking spaces.



a.

b. Design

1. Awnings or umbrellas may be used in conjunction with an area for eating and drinking.
2. The surface of the outdoor dining area shall have a running slope and cross slope that do not exceed 2% to maintain ADA accessibility.
3. The outdoor dining area shall not be located on a platform or sunken area without an accessible ramp which is built in accordance with the Americans with Disabilities Act (ADA).
4. At least one wheelchair accessible seating space shall be provided for every 20 seats. These seats shall have a minimum unobstructed maneuverability dimension of 48 inches in depth by 30 inches in width.
5. Access to designated wheelchair seating spaces shall be provided through an accessible path of at least 36 inches in width.





Fallbrook Mission Theater

Fallbrook was established in 1869. Its rural heritage is found in many of its historic buildings and agricultural hillsides.

A9 Preservation of Historic Buildings

1. An existing structure may already be a Designated Historic Site or may be in a Designated Historic District. In this case there are existing procedures and laws for pursuing renovation and new construction. The Department of Planning & Development Services staff for the San Diego County Historic Site Board should be contacted immediately for assistance.
2. In other cases, a site may not be designated, yet it may be suspected of being a significant part of Fallbrook, California, or United States history. If a site is suspected of being historically important the following steps should be taken:
 - » Contact the Department of Planning & Development Services staff or the San Diego County Historical Site Board for input and direction.



127 W. Social House

- » Research to establish validity of the site's historic role.
- » Incorporate the historic site and qualities into new improvements and development per [Zoning Ordinance Section 5700](#).

3. The third possibility is that a building or structure exhibits a good deal of the identity of a period but does not necessarily qualify as a Historic Site for purposes of designation. This does not, however, mean that an older building cannot contribute to the historic continuity of the community.
4. Buildings which are intended to be preserved shall comply with the Compatible Uses and Compatible Designs as described in the San Diego County Zoning Ordinance Division 5718. Additionally, The Secretary of the Interior's "Standards for Rehabilitation and Guideline for Rehabilitating Historic Buildings" published by the U.S. Department of the Interior, National Park Service, shall be reviewed and used.
5. For more information, contact the [Fallbrook Chamber of Commerce](#), [Fallbrook Historical Society](#) or the County of San Diego [Historic Site Board](#).



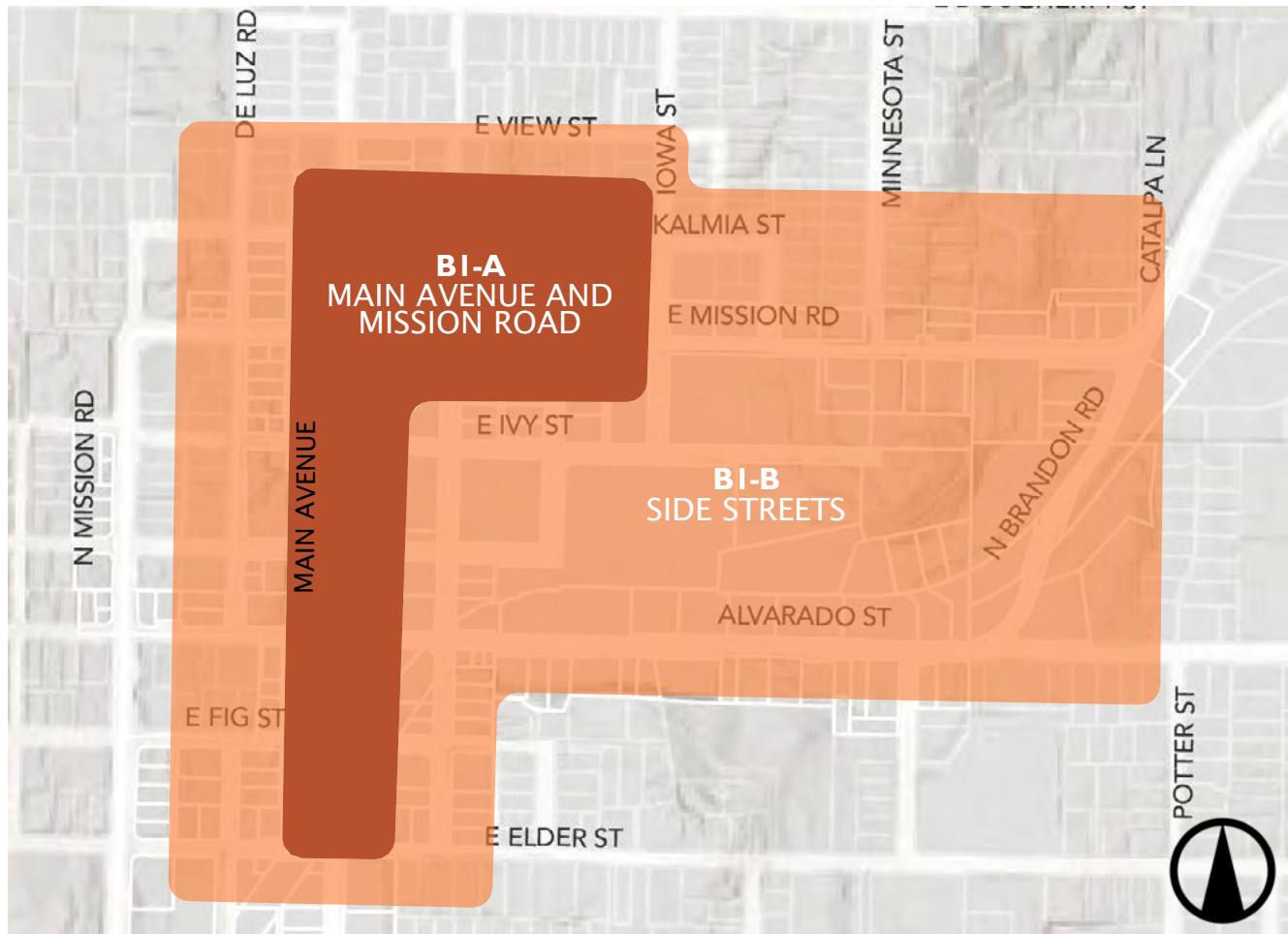
The Old El Real Hotel



Hairitage Family Salon



B. Standards by Development Type and Area



B1 Commercial Development in the Town Center

Introduction

The Town Center is in the heart of the community and is made up of two basic sub-districts. Each sub-district has its own special characteristics which contribute to the overall atmosphere of the village.

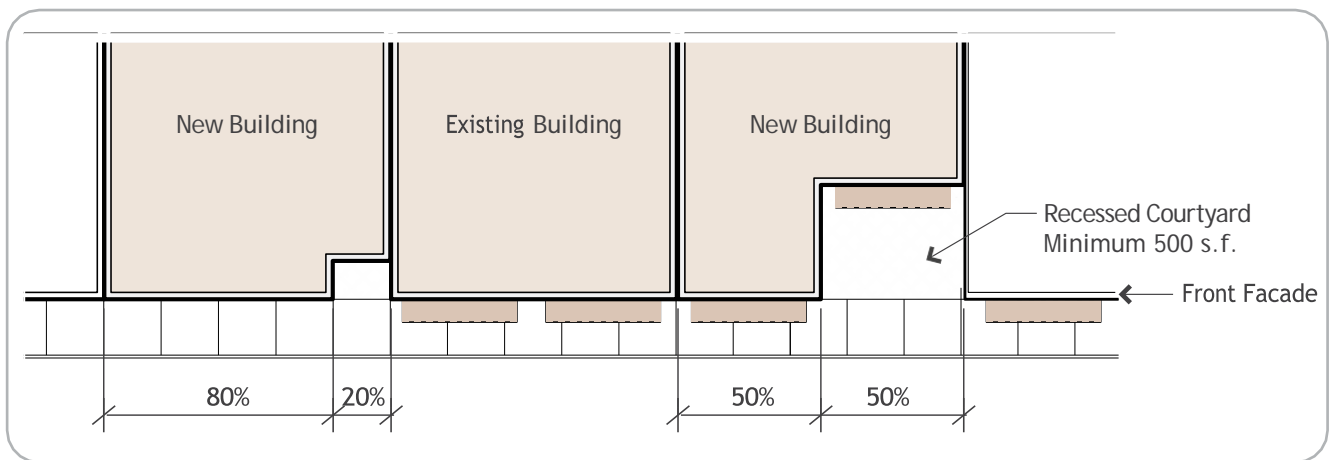
The first sub-district (Guideline BI-A) is the oldest and most visible retail area in the Town Center. It fronts directly on Main Avenue and Mission Road beginning at Mission Road and Iowa Street on the northern end of the Town Center and ends at Main Avenue and Elder Street on the southern end of the Town Center.

The second sub-district (Guideline BI-B) surrounds Main Avenue and Mission Road on adjacent side streets. This area has less intensive retail, commercial and office uses. This sub-district surrounds the retail spine of Main Avenue- Mission Road. It also includes commercially zoned property which extends east of Main Avenue along Alvarado Street.

B1-A Development in the Town Center Main Avenue and Mission Road

- Maintain the street boundary formed by buildings, hedges, etc. along Main Avenue and Mission Road.
- Encourage pedestrian activity and active building frontages.
- Expand on the continuity of the rural character of existing buildings.
- Locate parking lots away from street view.
- Plant street trees along sidewalks on Main Avenue and Mission Road. See Plant Matrix on page 22.

This Standard applies to all development along Main Avenue and Mission Road in the Town Center.



a. Site Planning

1. For buildings on Main Avenue, at least 80% of the front façade shall be located at the minimum required setback on Main Avenue and shall include the primary entrance to the building on Main Avenue. The front façade requirement of 80% may be lowered to 50% of the front façade at the minimum setback on Main Avenue if a recessed courtyard of at least 500 square feet is located with primary access on Main Avenue.
2. Retail shops and other pedestrian-oriented activities should be located on the ground level and shall have the primary entry facing the street.

b. Parking and Driveway Access

1. Parking Lot Location

- » Parking facilities for buildings on Main Avenue shall be located at the rear of the lot with no vehicular access to Main Avenue.

2. Driveway Access

- » Curb cuts for driveways and access to parking lots shall occur at alleys or on streets other than Main Avenue.
- » Parking lot driveways must meet engineering standards for sight distance triangle for ingress and egress to ensure pedestrian safety.

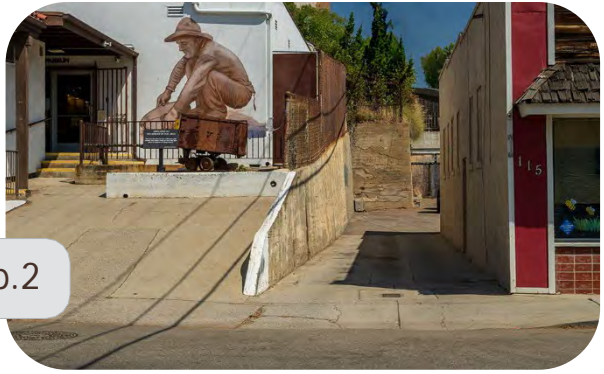
3. Parking Lot Setback and Planting

- » Parking lots adjacent to public streets shall be setback at least 10-feet from the property line. The setback area shall be planted with trees and shrubs following the same standards as specified in Sub-District B1-B: The Town Center Side Streets.
- » Planting standards listed in Sub-District B1-B shall also be followed for internal parking lot planting if the parking lot is over 4,000 square feet. There are no planting or setback requirements for the interior property lines of parking lots in Sub-District B1-A.



b.1

Rear Parking Lot Entrance



b.2

Alley Driveway



c. Architecture

See Standard A2. "Architecture."

1. In the Town Center, the street façades of single lot (usually 50-feet wide) buildings shall be designed to be compatible with the scale, in height and width, of surrounding buildings.
2. Buildings over two stories shall provide a minimum step back of 5 feet from the front façade on the third story and shall be a maximum of 36-feet high.
3. Ground level retail uses shall have a minimum 12-foot floor to ceiling height.
4. Buildings shall have a minimum 50%, maximum 75% of clear glass for ground level façade areas.
5. Upper floors shall have a minimum 30%, maximum 50% of clear glass facing the street.

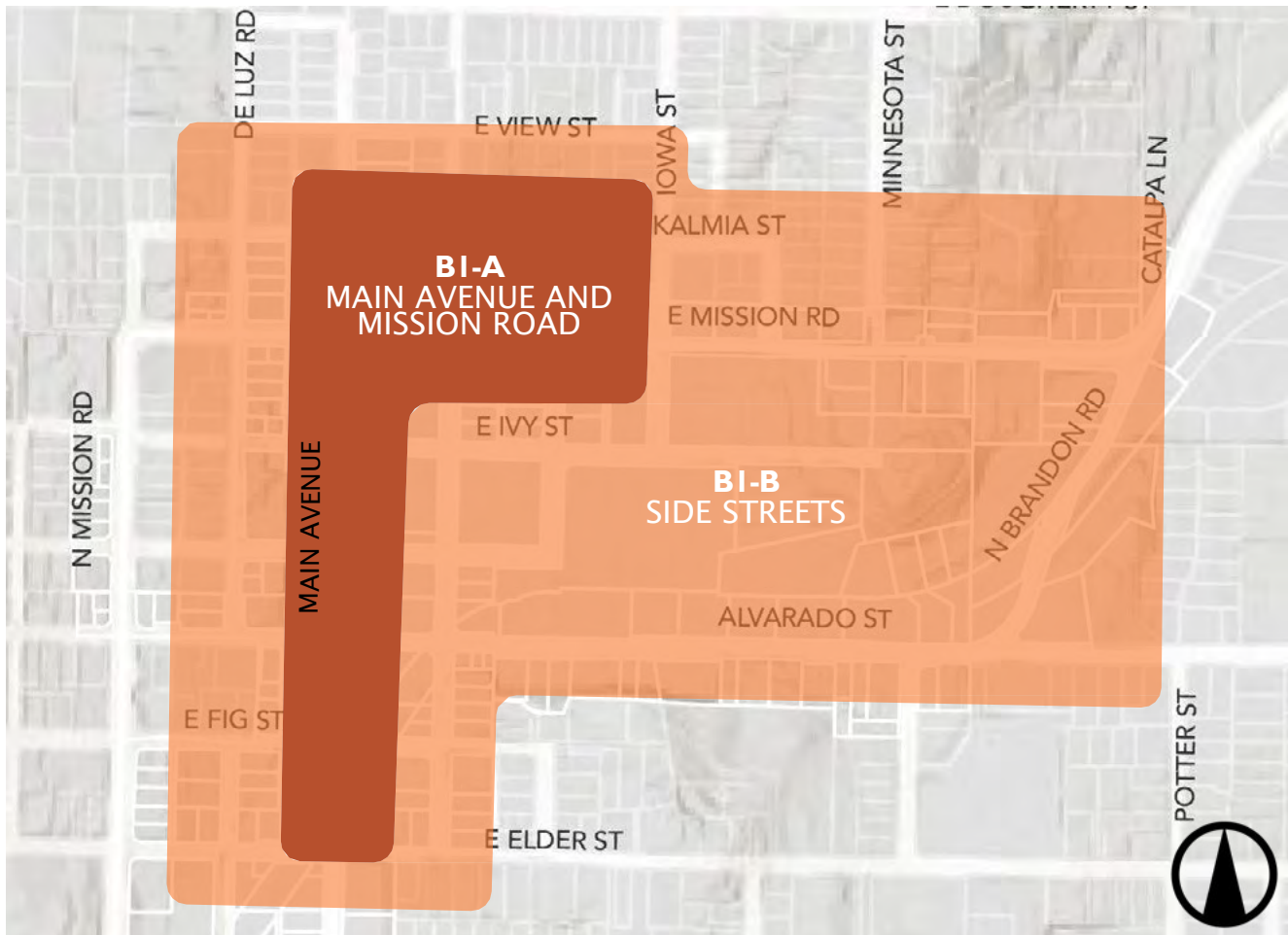
d. Planting Standards

1. Street Trees
 - » Street trees east of Mission Road shall be planted on sidewalks at a spacing of 25-feet on center adjacent to all new development. Street trees shall be in tree wells with a minimum size of 24 square feet and shall be covered by a tree grate or an ADA compliant decomposed granite treatment or other porous paving material. Trees shall be chosen from the Plant Matrix in Section A4.

c.1



Parkway Landscape



B1-B Commercial Development in the Town Center Side Streets

- Maintain the existing walkability on the Town Center side streets.
- Create new opportunities to safely walk to nearby services and amenities.
- Locate parking away from street view.

This standard applies to all commercial development on Town Center side streets.

a. Site Planning

1. Front yard setbacks are not required in this sub-district. When the front façade of a building is set back from the front property line, provide a pedestrian, or planted area, of at least 8-feet depth between the building and the minimum setback. An ADA compliant sidewalk of at least 5 feet wide shall be provided on all adjacent streets which do not have an existing ADA compliant sidewalk.
2. Façades located along street frontages shall include at least 50-75% clear glass.
3. Parking located adjacent to a street shall include a minimum 10-foot setback which includes a landscaped area with pedestrian connections to the parking area.

a.2



b. Driveways

1. One curb cut shall be permitted for every 100 linear feet of street frontage.
2. Driveway width shall be 24-feet maximum.
3. Properties which have adjacent property lines to alleys shall place parking access points at those adjacencies.

c. Planting Standards

1. Street Edge

- » When a building is set back from the property line along a public street, the area between the building and property line shall be planted with at least 1 tree per 300 square feet of total area. Trees should be 15-gallon size minimum. Trees shall be selected from the Plant Matrix in Section A4.

2. Interior Property Line

- » When side and rear yard areas are provided, they should be fully landscaped. Provide at least one tree per 200 square feet of total yard area. Trees should be 15-gallon size, minimum. Trees shall be selected from the Plant Matrix in Section A4.

3. Parking Lot Setbacks

- » Trees: Provide at least one tree per 100 linear feet of total area between the property line and edge of the parking lot. Trees should be 15-gallon size, minimum. Trees shall be selected from the Plant Matrix in Section A4.
- » Shrubs: Shrubs should provide a visual screen of a minimum of 30 inches in height after two years growth. For shrubs in massed plantings, use "on center" dimensioning to space shrubs so that branches intertwine after two year's average growth.

4. Internal Parking Lot Planting

- » For all parking lots greater than 6,000 square feet, in addition to all other standards, an internal area equivalent to a minimum of 5% of the total parking area shall be planted with a combination of trees and shrubs. Every designated parking space must be a maximum of 30 feet from the base of a tree. Trees will be selected from the Plant Matrix in Section A4.
- » The parking lot perimeter should terminate a minimum of 10 feet from the face of a building. This area shall include a pedestrian walkway of at least 5 feet and a landscaped buffer.



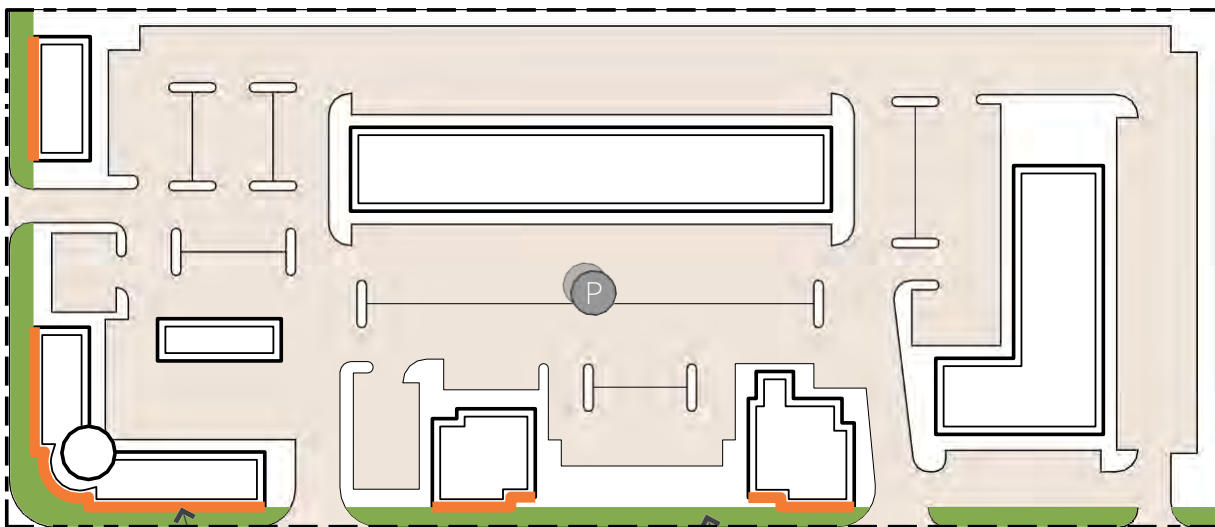
Unify commercial development outside the Town Center and integrate it into the community landscape, minimizing the impact of signs, parking lots and traffic congestion.

B2 Commercial Development Outside the Town Center

This standard applies to all commercial development located outside the Town Center as defined in Standard B1.

a. Site Planning

1. Provide a minimum 15-foot deep Landscaped Street Edge Zone along all front and side street property lines. The Landscaped Street Edge Zone may only be interrupted by driveways, sidewalks, or pedestrian areas. Parking is not allowed in the Landscaped Street Edge Zone.
2. A minimum of 60% of building façades which face a street shall be located at the minimum setback. These façades shall include at least 50% window coverage. Place the building(s) along the Landscaped Street Edge Zone, parallel to the street.



Building Facades Along
Landscape Street Edge Zone

Landscape Street Edge Zone

b. Parking Lots and Driveways

1. Refer to the [Zoning Ordinance](#) and County of San Diego Off-street [Parking Design Manual](#) for further requirements regulating driveway location.
2. Shared or joint use driveways and parking lots between separate properties are allowed instead of two separate driveways.
3. Driveways shall be located at least 50-feet from the nearest intersection.
4. Parking lots shall be set back at least 5-feet from rear and interior property lines.
5. When abutting residential uses, a commercial parking lot shall have a solid 6-foot-high fence or wall within the interior side or rear yard planting area. Fences or walls should have a planted edge of no less than 4 feet between the face of the wall or fence and the parking lot.

c. Planting Standards

1. Landscaped Street Edge Zone
 - » Trees: Provide at least one tree per 200 square feet of the total area of the Landscaped Street Edge Zone. Trees shall be a minimum size of 15 gallons. Trees shall be selected from the Plant Matrix in Section A4.
 - » Shrubs: Shrub plantings shall be used to create spatial definition within the planting areas. Low, creeping shrubs may be used in the foreground; larger, coarser shrubs in the background. Blooming, fragrant shrubs are encouraged. Shrubs should be spaced so that branches intertwine after two years growth.
2. Interior Property Line
 - » Side and rear yard areas shall be fully landscaped. Provide at least one tree per 300 square feet of total yard area. Trees should be 15-gallon size, minimum. Trees shall be selected from the Plant Matrix in Section A4.
3. Parking Lot Setbacks
 - » Trees: Provide at least one tree per 100 square feet of total area between the property line and edge of the parking lot. Trees shall be 15-gallon size, minimum. Trees shall be selected from the Plant Matrix in Section A4.
 - » Shrubs: Shrubs shall provide a visual screen of a minimum of 30 inches in height after two years growth. For shrubs in massed plantings, space shrubs so that branches intertwine after two year's growth.
4. Internal Parking Lot Planting
 - » For all parking lots greater than 6,000 square feet, in addition to all other standards, an internal area equivalent to a minimum of 5% of the total parking area shall be planted with a combination of trees and shrubs. Every designated parking space must be a maximum of 30 feet from the base of a tree. Trees shall be selected from the Plant Matrix in Section A4.
 - » The parking lot perimeter should terminate a minimum of ten feet from the face of a building. This area shall include a pedestrian walkway of at least five feet and a landscaped buffer.

B2 Multi-Family Residential Development

a. Street Frontage

1. Units which face streets shall have entrances at the ground floor and balconies on upper stories.

» Locate the first floor of living spaces at the ground floor level not more than one half story above the height of the adjacent finished sidewalk or roadway.

b. Group Usable Open Space

Provide at least one designated child's play area or open space of 500 square feet for the first 25 dwelling units. Add 100 square feet for each additional 25 dwelling units.

c. Private Usable Open Space

1. All units shall have an outdoor private patio, deck, balcony, or porch of at least 64 square feet with a minimum of 6-feet in depth.

d. Parking and Driveway Access

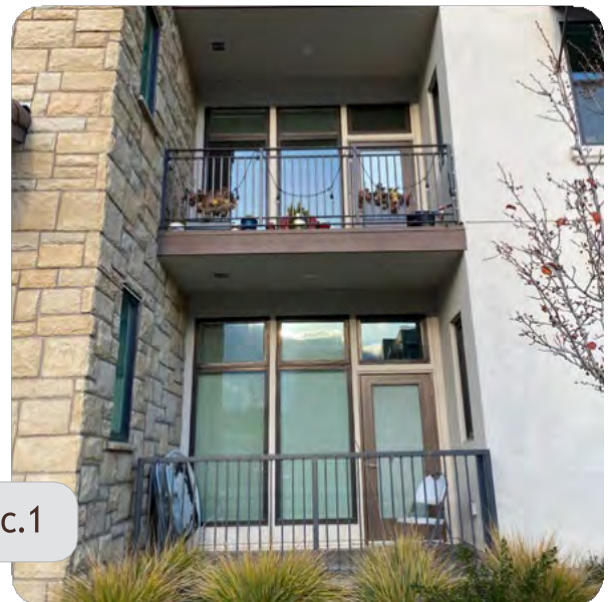
1. General Standards:

- » Parking lots shall be in the rear, side or at internal locations on the property.
- » Multi-family buildings with 200' or less of street frontage may have one curb cut with garage doors of 24' wide or two curb cuts of 15' wide each.
- » Multi-family buildings with 201' or more of street frontage may have two curb cuts with garage doors of 24' wide for the first 201' and one curb cut for each additional 200' of frontage.



a.1

Residential Balcony



c.1

Residential Private Balcony

- » Multi-family buildings located on corner lots may have garage doors which open towards the side street only.
- » Buildings which contain a common enclosed parking garage may orient one garage door opening toward the street.
- » Parking areas shall be screened from public streets, adjacent properties, group usable open spaces, and private usable open spaces with a minimum 6-foot landscaped buffer and one tree planted for every 150 square feet of landscaped area. Trees shall be chosen from the Plant Matrix in Section A4.

2. Parking Drives:

Refer to parking lot landscaping standards.

- » Each ten spaces of continuous perpendicular or angled parking should be separated from others by a planted pocket not less than one parking space wide. Architectural elements such as trellises, porches, or open stairways may encroach within these planted areas. Any trees which are planted shall be protected to avoid any conflict with car door swings and bumper overhangs.
- » Planted "pockets" within parking areas shall at least one tree per "pocket."
- » In multi-family projects of over 50 dwelling units, the location of Parking Drives around the periphery of the project shall not be allowed.

3. Covered Parking:

- » Buildings with uncovered parking on ground level shall have their heights measured from the intersection of the highest slope with the building's elevation.



Parking Landscape

e. Planting Standards

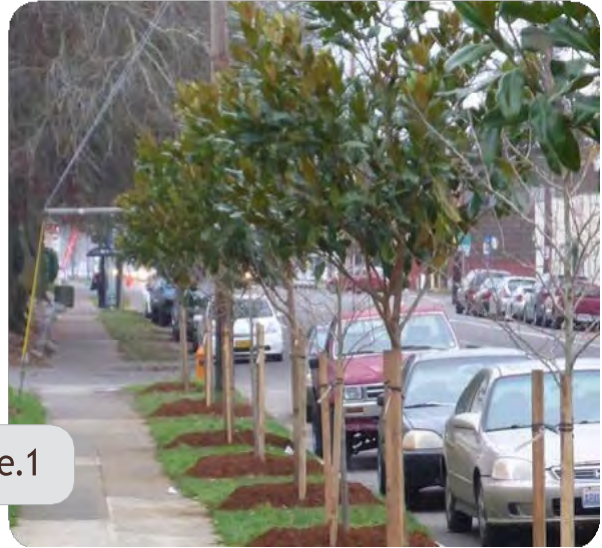
1. Street Trees:

- » Street trees shall be planted at a spacing of 25 feet on center adjacent to all existing public streets and new private streets within the development.
- » Street trees which are in sidewalks shall be in tree wells with a minimum size of 24 square feet and shall be covered by a tree grate or an ADA compliant decomposed granite treatment or other porous paving material.
- » Trees shall be chosen from Plant Matrix in Section A4.

2. Planted Front Yard:

Planting Guideline for the Planted Front Yard:

- » Trees: Provide at least one tree per 200 square feet of yard area. Trees shall be 15-gallon size, minimum. Trees shall be chosen from the Plant Matrix in Section A4.
- » Parking Lots: Shrubs and/or low walls should provide a visual screen of a minimum of 30 inches in height after 2 years growth. When walls are used, a minimum five-foot-wide planted buffer shall be provided between the property line and the wall. For shrubs in massed plantings, use "on center" dimensioning to space shrubs so that branches intertwine after two years' average growth. At driveway entrances, shrubs and/or low walls shall meet sight distance triangle requirements.



Parkway Trees



Residential Landscape

3. Interior Property Line Planting:

- » Provide a minimum five-foot wide deep fully landscaped setback at all parking lot edges along the interior and rear property lines.

Guideline for interior property line planting:

- » Trees: Provide at least one tree per 300 square feet of total area of the required side or rear yard. Trees shall be 15-gallon size minimum. Trees shall be chosen from the Plant Matrix in Section A4.
- » Other Planting: Remaining areas of the side yard not covered by trees should be fully landscaped with shrubs and other carefully selected plant materials.

Guideline for parking lot edges along interior property lines:

- » Trees: Provide at least one tree per 300 square feet of total yard area. Trees shall be 15-gallon size, minimum. Trees shall be chosen from the Plant Matrix in Section A4.
- » Shrubs: Shrubs shall provide a visual screen of a minimum of 30 inches in height after two years growth. For shrubs in massed plantings, use "on center" dimensioning to space shrubs so that branches intertwine after two year's growth.

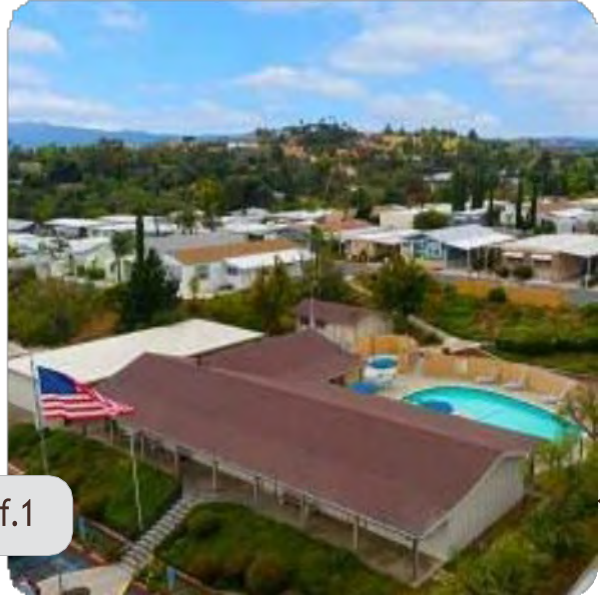
4. Internal Parking Lot Planting:

- » For all parking lots greater than 6,000 square feet, in addition to all other standards, an internal area equivalent to a minimum of 5% of the total parking area shall be planted with a combination of trees and shrubs. Every designated parking space must be a maximum of 30-feet from the base of a tree. Trees shall be selected from the Plant Matrix in Section A4.
- » The parking lot perimeter should terminate a minimum of 10 feet from the face of a building. This area shall include a pedestrian walkway of at least 5 feet and a landscaped buffer.

f. Mobile Home Parks

1. Mobile homes in mobile home parks must comply with the "Mobile Home On Private Lot Regulations," Sections 6502 through 6506 of the [Zoning Ordinance](#).
2. Community buildings located within a mobile home park shall meet the same architectural standards as buildings in the previous standards.

f.1



B3 Industrial Development

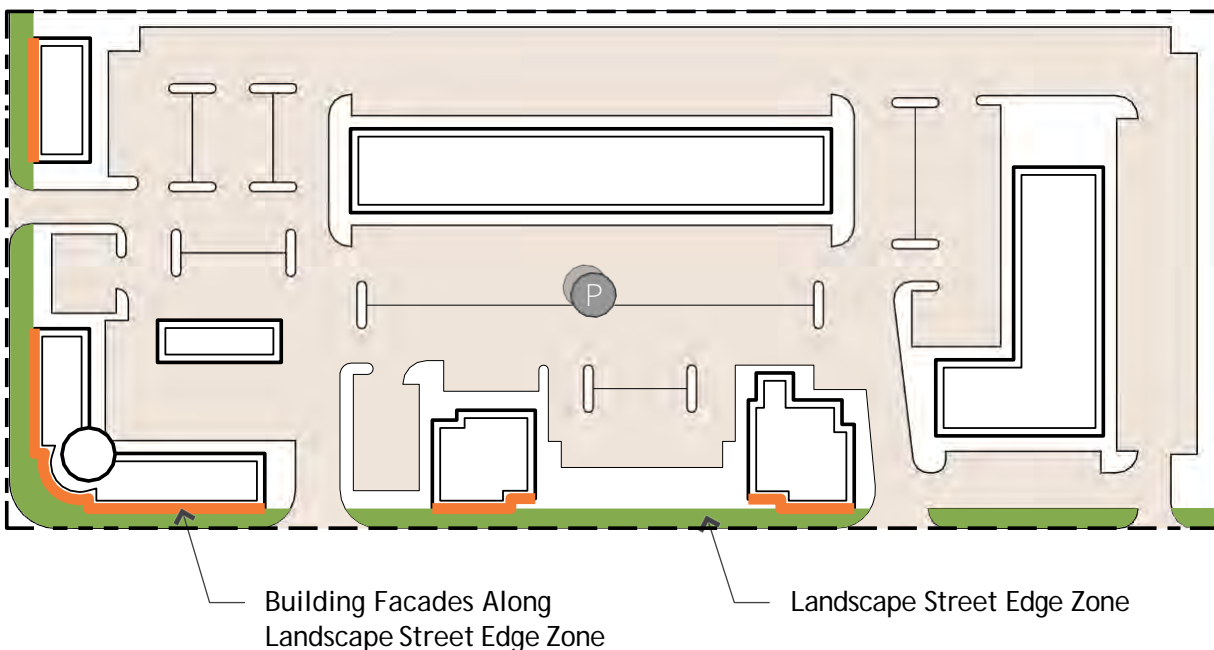
a. Site Planning

1. Provide a minimum 20-foot deep Landscaped Street Edge Zone along all front and side street property lines. The Landscaped Street Edge Zone shall be composed of plantings, earth berms, and/or low walls. Storage yards, loading areas, parking, or similar uses are not permitted in this location.
2. Pedestrian circulation and building location shall be adjacent to the street side of the property. Where offices and similar small-scale elements are part of the industrial development they shall be oriented towards the street.
3. Provide shaded open space on the site of at least 400 square feet for employee outdoor use.



a.3

Shaded Seating Area



b. Architecture

1. Neon and highly reflective wall surfaces are not allowed. Wall colors shall be earth-tones and warm, light colors.
2. Provide pilasters, reveals, color and material change, or small offsets in plan at least once for every 20 feet of linear footage facing a street.
3. Building heights and setbacks to define different functions such as offices and warehousing are required.
4. Flat roofs shall include parapets and roof aggregate shall be earth tone color and applied dense enough to completely cover the roof surface.
5. Metal roofing systems with integral color (earth tone) are permissible. Neon and highly reflective roof surfaces, including unpainted galvanized metal roofing, are not allowed.



Multi material building façade

c. Screening

1. Storage yards and service areas shall be screened from view using a landscaped buffer or a decorative wall/fence of at least 5 feet or a wall/fence of at least 5 feet tall.
2. All fences and walls shall be set back at least 20 feet from front and side street property lines.



Decorative Screening

d. Planting Standards

1. Landscaped Street Edge Zone

Planting Requirements for the Landscaped Street Edge Zone:

- » Trees: Provide at least one tree per 200 square feet of total area of the Landscaped Street Edge Zone. Trees shall be 15-gallon minimum size. See Section A4, Plant Matrix.
- » Shrubs: Shrub planting shall be used to create spatial definition within the planting area. Low, spreading shrubs shall be used in the foreground, larger, coarser shrubs in the background.
- » When shrubs are used for screening, they should provide a visual screen of a minimum of 5 feet high after two years growth. Shrubs and walls shall not obstruct views of oncoming traffic at driveways. For shrubs in massed plantings, space shrubs so that branches intertwine after two year's growth.

2. Interior Property Line

- » Provide a minimum 5 foot deep fully landscaped setback area at all parking and service area edges along the rear and interior property lines.
- » When abutting commercial or residential uses, industrial parking lots and service areas shall have a solid 6-foot fence or wall separating the industrial use from the residential or commercial property. Fences or walls shall have a planted edge of at least 5 feet between the face of the wall or fence and parking or service areas.

Guideline for Interior Property Line Planting:

- » Trees: Provide at least one tree per 100 square feet of total area. Trees should be 15-gallon size, minimum.
- » Shrubs: Shrubs should provide a visual screen of a minimum of five feet in height after two years growth. For shrubs in massed plantings, space shrubs so that branches intertwine after two year's growth.

3. Internal Parking and Service Areas

- » Where the total square footage of a parking or service area exceeds 6,000 square feet, in addition to all other Standards, an internal area equivalent to a minimum of 5% of the total area shall be planted with a combination of trees and shrubs.



C. Standards for Areas with Special Environmental Considerations

C1 Scenic Roads

This standard applies to all projects subject to Design Review. This standard pertains to the following scenic roads: Mission Road, Reche Road, Old Hwy. 395, Pala Road/Highway 76, Los Alisos Road, Fallbrook Street, Stage Lane Road, Gird Road, Live Oak Road, Pepper Tree Lane, Green Canyon Road, Wilt Road, Olive Hill Road, Sleeping Indian Road, De Luz Road.

a. Site Planning

1. On Scenic Roads, building setbacks more than the minimum requirements are required.
2. Walls shall be comprised of native stone, wooden rail fences, boulders, and native rocks.
3. Retain existing landforms, stream beds, mature trees, and important rock outcroppings. Driveway and underground utilities should be located to avoid destruction of important natural features.



a.2

Native Stone Wall



a.3

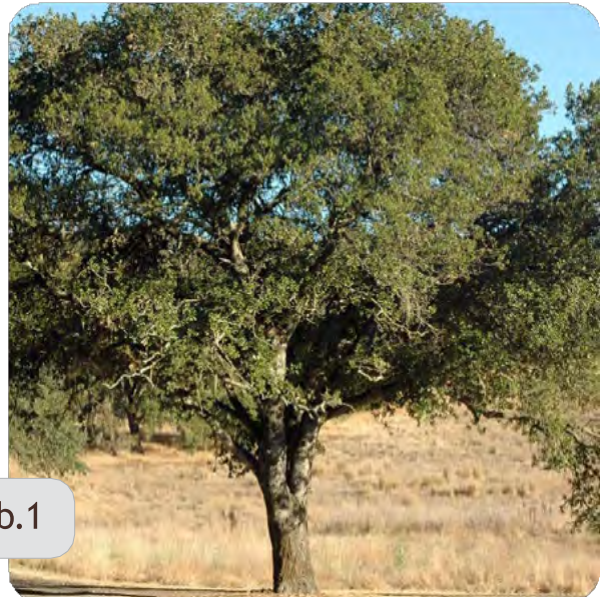
Natural Boulder

4. Scenic Roads Parking Standards

- » Trees: Where orchards predominate, orderly alignment of trees along the road edge is required. Where rugged, native growth predominates, irregular alignment of trees along the road is required. The goal is to reinforce the existing identity of the road edge.
- » Shrubs: Shrubs exist in wild profusion beneath native trees along the scenic roads. Where native trees exist and new trees are going to be planted in irregular alignments, informal plantings of blooming shrubs as understory plants are required. Shrubs do not exist in orchard conditions; therefore, where orchards predominate and new tree plantings are going to be orderly aligned, shrubs shall be low and more subdued in flower color to duplicate the orchard condition.

b. Gird Road, Live Oak Park Road

1. These two roads are unique in that they have dominant tree species existing along the road edge. To maintain this consistency, plantings of Live oaks (*Quercus agrifolia*) along the road edge are required on Live Oak Road and Gird Road.
 - » See Section A4 "Plant Matrix," "Scenic Roads."
 - » See Section A4 "Plant Matrix," "Shrubs."



b.1

Native oak example in Fallbrook

C2 Hillside Development

Hillside development should strive for:

- Sensitive siting of buildings.
- Avoidance of buildings located on ridge lines.
- Minimal grading and careful drainage.
- Integrated streets and sidewalks.
- Retention of existing trees.
- Removal of non-native trees.
- Appropriate plantings for hillside and slope conditions.

This standard applies to all development subject to Design Review on hillside sites of 25% or more gradient.

a. Siting Of Buildings

1. Buildings, retaining walls and other improvements deferring to the natural landforms and kept to as low a profile as possible. The siting of buildings shall not be located on highly visible ridgeline locations and shall not disturb natural landforms.
2. Reduction of the Visual Bulk of Structures
 - » Cut buildings into the hillside to reduce their visual bulk. Site buildings with different floor elevations to achieve height variation. Decks shall be located low to the ground or on the roofs of lower levels of the building.
 - » Avoid large or long wall planes. Building masses shall be broken into smaller-scale elements and elevations articulated to produce shadows through setbacks, overhangs, decks, recessed openings, and projected windows.
 - » Building forms shall follow hillside slope to increase the integration of building and site. This is particularly important to roof forms.



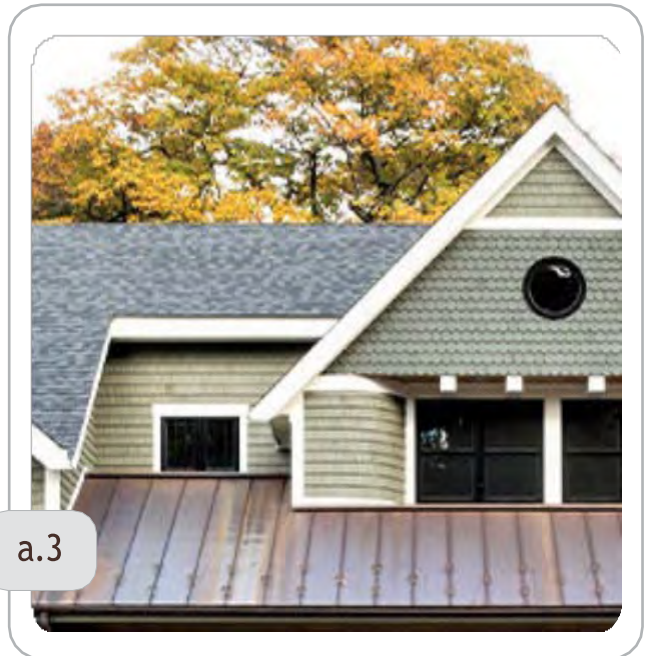
a.2

Hillside Building

- » Avoid massive roof overhangs and cantilevers on downhill faces of buildings.
- » Avoid long and high retaining walls. When retaining walls are used, break them into smaller elements with planted terraces.

3. Materials and Color

- » All hillside dwellings shall use materials and painted colors that approximate the range of colors in the natural landscape. Highly saturated colors, highly contrasting color combinations, and reflective surfaces shall be avoided. The use of earth toned paints, wood stained with medium earth tones, native stone, and earth tone colors of brick or textured block are required.
- » Earth tone tile, low reflectivity standing seam, or composition shingles are preferred roofing materials for hillside sites. If synthetic materials or built-up roofs with gravel are used, they shall be of medium color earth tones. White gravel and highly reflective roof surfaces are prohibited.
- » Glass, skylights, and reflective materials such as aluminum and plastics must be used carefully to minimize their reflective properties. Dark anodized aluminum is encouraged when windows or other aluminum products are used. Large areas of glass shall be protected by overhangs. Highly reflective mirrored glass is prohibited.

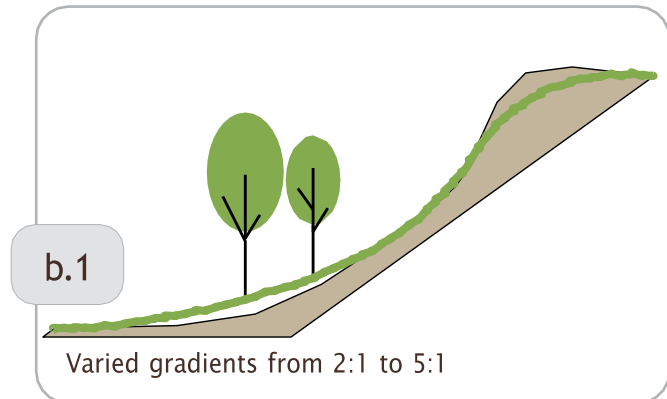


Example of materials and colors for hillside dwellings

b. Grading And Drainage

1. Slope Ratios

- » To create slopes which closely reflect the surrounding natural hills, and to avoid the linearity of consistent slopes, graded hillsides shall have variation in their slope ratios. Grading shall minimize the "engineered" look of manufactured slopes. Avoid sharp cuts and fills--smooth, flowing contours of varied gradients from 2:1 to 5:1 is preferred.
- » Slope banks shall be softened by contoured grading of fill at the top and toe of the slope.
- » Residential lots cut into existing slopes of 25% or greater, and a minimum elevation differential of 50 feet, or greater, shall have to have at least one-half of the lot remain at the gradient of the original slope.

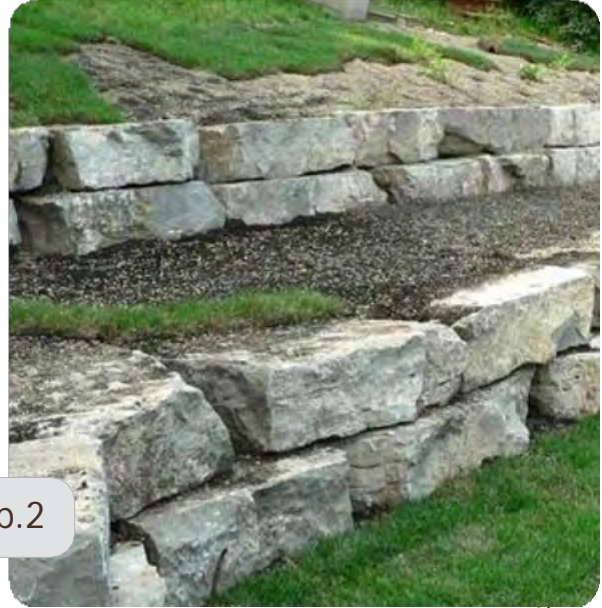


2. Building Pads and Retaining Walls

- » Hillside site design shall avoid large building pads, large level open spaces, and shall minimize the height of retaining walls. New building sites shall be graded so that they appear to emerge from the slope.
- » Retaining walls faced with local stone or of earth-colored and textured concrete are required.

3. Drainage

- » Fallbrook's natural landforms are a definitive part of its environment that should be respected in new development. Hillside grading shall be minimized and designed to appear as close as possible to the surrounding land contours.
- » Place drainage devices (terrace drains, benches, and intervening terraces) as inconspicuously as possible on graded slopes. Natural swales leading downhill are good locations for down drains. The side of a drain may have a berm to better conceal it.
- » Concrete drains shall be color-tinted to blend with natural soil color. Planting around drains is required to improve concealment.



b.2

c. Streets And Walkways

The design of streets and walkways should work with the natural terrain and minimize cut and fill or hillsides.

1. Street layout shall follow existing natural contours to carefully integrate the street with the hillside.

d. Planting Design

1. Plant Selection (see Plant Matrix)

- » Plant materials shall be selected for their effectiveness of erosion control, fire resistance and drought tolerance.
- » Hillside plant selection shall consider neighbors' views and observe the following principles:
 - » Where views have been established, follow downhill alignment of taller trees.
 - » Use less dense, open trees that provide shade but do not block views.

2. Planting Techniques

- » Use irregular plant spacing to achieve a natural appearance on uniformly graded slopes. Plant trees along contour lines in undulating groups to create grove effects which blur the distinctive line of the graded slope. Shrubs of varying height shall be planted between tree stands. Ground covers of native and introduced species are appropriate for slope erosion control.
- » Locate trees in swale areas to closely reflect natural conditions and gather natural surface runoff for plant irrigation.



d.2

Hillside Landscape

3. Transitional Slope Plantings

- » Transitional slopes exist between the more ornamental plantings of newly planted areas and the native vegetation of undisturbed areas. The goal is to blend these two diverse areas together. The following planting principles are required for these areas:
 - » Establish the species of plants existing natively in the undisturbed areas.
 - » Determine the use of plants in the transitional areas: erosion control, shade, screening,
 - » Select species from those already existing natively to fulfill the use requirements. Blend these plants into a planting plan of other hardy, drought resistant species of more ornamental or utilitarian qualities.
 - » Encourage the planting of water-conserving plant species.
 - » Select low fuel volume plant materials.

4. Internal Slope Plantings

- » Internal slopes exist within the newly developed project. They do not blend into native areas, as do transitional slopes, and, therefore, may be planted with a different type of plant palette. The following principles are required for internal slopes:
 - » Establish gradient of new slope and determine erosion control requirements.
 - » Fulfill erosion control needs with water-conserving plant material,
 - » Encourage the planting of water-conserving plant species.
 - » Arrange plants in naturalized patterns, rather than regimented rows



The purpose of this standard is to define development standards and goals that will minimize potential hazards of flood inundation and stream bank erosion while protecting the scenic and aesthetic value of the flood plain areas.

C3 Development in Flood Plains

For further reference see the San Diego County Zoning Ordinance and Board of Supervisors' Policies I-68 and I-69 define development policies for Flood Plains.

The potential hazards created by development, grading and stream bank alteration within a Flood Plain are not only a concern of the development itself but may cause damage to properties upstream and downstream of the property. For this reason, the larger off-site implications of all proposed buildings, other built improvements such as roads and parking areas, landform grading and stream bank alterations within a Flood Plain must be considered in all development reviews.

Definitions

- "100-Year Flood" means a flood estimated to occur on an average of once in 100 years.
- "Flood Plain" means a land area which is likely to be flooded, adjoining a river, stream, watercourse, ocean, bay, or lake.
- "Floodway" means the river channel and the adjacent land areas needed to carry the 100-year Flood, without increasing the water surface elevation more than one foot at any point. Additional criteria needed to provide good flow conditions may apply.
- "Flood Fringe" means all land lying in the 100-year Flood Plain that is outside the Floodway.

a. Floodway Zone

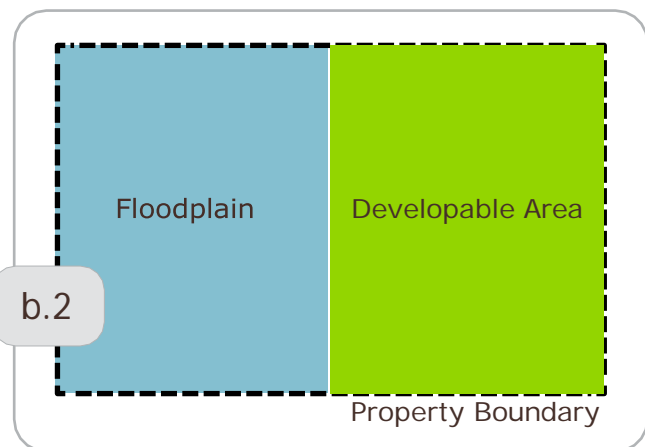
1. The defined Floodway zone shall be kept as close as possible to its natural condition. Structures, parking areas and other major improvements are prohibited. Landform and stream bank alterations within the zone are strongly discouraged, except for the purpose of stabilizing stream bank areas with erosion problems.

Construction of concrete or other engineered channels, dikes and levees within the Floodway zone is prohibited and shall only be used where flood damage to existing structures would be caused by flood flows.

b. Development Within the Flood Plain

The general intent of this Standard is to discourage development within the entire Flood Plain. Since this is sometimes not possible without a complete loss of property development potential, development in the Flood Fringe area is permitted subject to the following Standards:

1. Properties Partially within a Flood Plain
 - » For developments on properties with areas lying both within and outside of the Flood Plain, buildings should be clustered, to the maximum extent feasible, in the areas of the site lying outside the Flood Plain. Use of the Flood Plain as group open space for recreation or other activities which would leave it in a natural state is strongly encouraged.
 - » The intent of this paragraph should be observed in all new lot splits and Planned Developments. Required open spaces shall be concentrated in the Flood Plain.
2. Properties Entirely within a Flood Plain
 - » If a development is proposed in the Flood Fringe area, the applicant shall demonstrate the building, filling, and other landform alterations will not contribute to off-site property damage by flooding, nor will it be subject to erosion by future floods.
 - » The finished floor level of all structures must be at least one foot above the 100-year Floodway elevation.
3. Structural Measures of Flood Control
 - » Dikes, levees, and floodwalls may be used to protect existing structures but shall not be used for new development, even in Flood Fringe areas. Instead, buildings should be located elsewhere or elevated above flood level.



c. Stream Bank Stabilization

Self-formed stream channels tend to be in a state of equilibrium, nearly stable, and usually do not require artificial bank stabilization. Land use changes that cause an increase in impervious surfaces or sedimentation will result in channel enlargement and stream bank erosion. This may require measures to stabilize the stream bank.

1. Stream rehabilitation is the least expensive and preferred method of stabilization, its objective being to maintain the natural characteristics of the watercourse. The process may include enlarging the channel at points of obstruction, clearing obstructions at natural bends and points of constriction, limitation of use in areas of excessive erosion and restoration of riparian vegetation.
2. Concrete channels and other mechanical measures of stabilization are not permitted unless no other alternative exists.
3. If stream bank stabilization other than stream rehabilitation and vegetative methods is required, hand-placed stone or rock riprap are the preferred methods.
 - » Hand-placed rock may be used. The bank should be graded, before placing the stone, at a slope no greater than 2-1/2:1. The rock usually must be placed on a bed of gravel or crushed stone. This method is one of the most aesthetically acceptable stream protection measures.
 - » Rock riprap forms a flexible protective lining which is not as susceptible to settlement and undercutting as rigid linings. Due to its roughness, it helps dissipate the streams energy. The diameter of the rock should be sized to be stable under potential 100-year flood conditions with smaller stone filling the voids.

d. Planting in the Flood Plain

The Flood Plain shall be kept as close as possible to its natural state. The large open spaces and indigenous riparian vegetation such as live oaks, sycamores and scrub shall be preserved and emphasized in new plantings. Ornamental plantings and the introduction of non-native species is prohibited.

APPENDIX G.2

FALLBROOK DESIGN GUIDELINES (1989)

APPENDIX

Fallbrook

SUB-AREA PLAN





FALLBROOK DESIGN GUIDELINES

Fallbrook Planning Area
County of San Diego

FALLBROOK DESIGN GUIDELINES

BOARD OF SUPERVISORS

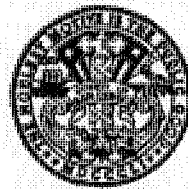
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Department of Planning
& Land Use

Prepared pursuant to Sections 5760 and 5799b
of the San Diego County Zoning Ordinance
by the Department of Planning and Land Use.

Reviewed by the Planning Commission
on March 3, 1989

Approved by the Board of Supervisors
on April 3, 1989

Fallbrook Design Guidelines

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ACKNOWLEDGEMENT

The first families coming to Fallbrook many years ago liked this pleasant setting among the big trees and hills. Much of the beauty remains for our enjoyment and protection. The interest in Design Review as a means of preservation and improvement may have commenced with Roy Noon in 1968, then president of the Fallbrook Chamber of Commerce, with his efforts to save the old railway depot and have a Main Street out of our past. In 1983 David Lowry was elected to the Fallbrook Community Planning Group, later becoming its chairman, succeeding Gib Moudry, and from the outset Lowry encouraged efforts to protect and improve our community, forming a Committee to commence development of design review guidelines. A smaller interim committee continued, receiving project funding in late 1987. Members of the committee for preparation of the Design Guidelines were Trudi Boylan, Edward Ferraro, Ralph Lash, Jeff Lyon, AIA, Mary Jane Pfeil, and Chairman Jim Porter.

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San Diego County Department of Planning and Land Use

PART 1. THE DESIGN REVIEW PROCESS

This booklet outlines the Design Guidelines for development in the Fallbrook Community Planning Area.

Design Review in Fallbrook is administered by the San Diego County Department of Planning and Land Use as part of the development review process. Projects are evaluated by the Fallbrook Design Review Board, a panel of citizens appointed by the County Board of Supervisors. Actions of the Design Review Board are advisory to the various County authorities (Director of the Department of Planning and Land Use, Planning and Environmental Review Board, Zoning Administrator, Planning Commission and Board of Supervisors) who issue decisions on development proposals.

The Fallbrook Design Review program is intended to allow the Fallbrook Design Review Board an opportunity to influence the physical design aspects of development projects in Fallbrook. In this capacity, the Design Review Board is the lead citizen group in matters involving the design of the types of projects specified in this manual. The Fallbrook Planning Group, however, continues to be the lead group in matters involving land use (i.e. use permits, subdivision review, specific plans, rezones). Where land use proposals also involve the physical design subjects covered by these guidelines, it is intended that the Planning Group will work closely with the Design Review Board to encourage the consistency of proposals with the Fallbrook Design Guidelines.

DEVELOPMENT SUBJECT TO DESIGN REVIEW

Design Review is a required step in the development approval process for the following types of projects located within the boundaries of the Fallbrook Community Planning Area:

- All commercial development
- All industrial development
- All multi-family residential development on land zoned at a density of 7.3 dwelling units per acre and over. A "multi-family residential development" is defined as a project containing three or more attached dwelling units.
- The following Major Use Permits where they also require the issuance of building permits for construction or alteration of buildings: planned developments; mobile home parks; churches; administrative services; clinics; community recreation facilities; cultural exhibit and library buildings; group and child care centers; lodge, fraternal and civic assembly buildings; emergency or utility service facilities. It is intended that the Community Planning Group will work with the Design Review Board and the applicant to encourage consistency of Major Use Permits with applicable design guidelines.

THE PURPOSE OF DESIGN REVIEW

Design Review is one of several review procedures used by the County to protect the public welfare and environment. The process is a comprehensive evaluation of those characteristics of a development which have an impact on neighboring properties and the community as a whole. Design Review makes a careful examination of a project's quality of site planning, architecture, landscape design and important details such as signage and lighting. The purpose is to insure that every new development will carefully consider the community context in which it takes place and make a conscientious effort to develop a compatible relationship to the natural setting, neighboring properties and community design goals.

Fallbrook citizens have strong feelings about the quality of the community's natural setting, agricultural history, village-like Town Center and rural residential character. The Design Review process is intended to protect and retain Fallbrook's pleasant rural environment. Fallbrook's community landscape and built environment will affect the quality of life of present and future generations. Citizens expect approved developments to contribute to this quality.

Design Review is a process based on fair and reasonable standards. The Design Review Board is sensitive to both developer and community concerns. The Board will work with the community and developers to weigh all considerations, be flexible when necessary, and do its best to reach fair decisions when there is a difference of opinion.

HOW THE DESIGN REVIEW PROCESS WORKS

The Fallbrook Design Review Board evaluates development proposals using the Design Guidelines described in this manual as criteria. The Board may recommend to:

- Approve or disapprove proposals.
- Approve proposals subject to conditions.
- Request the applicant to re-submit the proposal with specific changes.

Decisions of the Design Review Board are advisory to the various approving authorities, that will issue final decisions on development approval. Appeals of decisions are handled through normal County planning appeals procedures.

Review Board members should be instructed by Department of Planning and Land Use staff on the application of the Guidelines, the limits of the Board's review, and the necessity for substantiating the Board's recommendation by identifying those applicable Guidelines that are satisfied or not satisfied by the development proposal.

STEPS IN THE REVIEW PROCESS

1. STAFF CONFERENCE

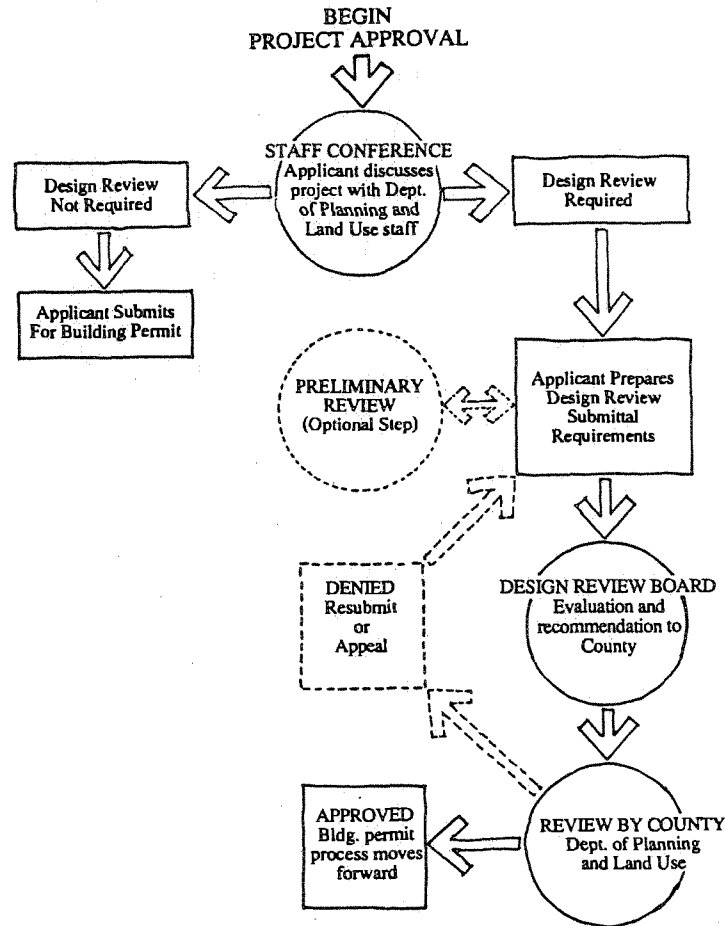
Before planning and design begins, the developer or his designer is urged to meet with the County Planning staff relative to Fallbrook Design Review. The nature of the project and site should be described. The Planning staff member will clarify review procedures and submittal requirements. Critical design issues and Design Guidelines important to the project may be discussed.

2. PRELIMINARY REVIEW (Optional)

This step is optional but recommended for large or complex projects and projects requiring extensive grading or alteration of natural features.

Preliminary Review allows the developer to meet with the Design Review Board to discuss basic intentions and plans before investing time in detailed design. At this stage, site design, location of buildings, grading, basic form of buildings and landscape concepts are important. Building elevations and other information may be discussed but should be kept in preliminary form.

Preliminary Review is an informal process enabling the applicant to receive input from the Design Review Board and get its opinion on the basic concept of the development proposal. The Board will not normally take official action or vote on a project until Final Application and Review.



APPLICATION PROCESS

3. WAIVER CONSIDERATIONS

Occasionally, on minor projects, the Design Review Board may recommend a waiver of the final application and review requirements. Projects which may be considered for this waiver include:

- a. Projects which are minor in nature and preliminary review satisfies the Design Review Board's concern.
- b. Projects which if subjected to final application and review requirements would not materially contribute to the attainment of the community design objectives.

4. FINAL APPLICATION AND REVIEW

The one required step in the Design Review process, unless a waiver has been granted, is submittal of a Final Application and appearance before the Design Review Board. Submittal requirements for Final Application and Review are given in Part 4 of this booklet.

Applications are filed with the Department of Planning and Land Use. Within 5 days of receipt of a complete application, copies of the application are transmitted to each member of the Fallbrook Design Review Board. The chairperson of the Design Review Board then schedules the item for review at the next available Design Review Board meeting and informs the applicant of the time, date and place for the hearing.

Evaluation of the project by the Design Review Board is limited to the topics contained in this manual. The Review Board makes a recommendation to the applicable County approval authority, citing specific guidelines to which the project conforms or does not conform.

The applicable approval authority also evaluates the project for conformance to this manual, considers the Design Review Board's recommendation, and renders a decision. The decision may be appealed in accordance with the County's appeal procedures. In the event the Review Board's recommendation is not received within 20 days after transmittal of the application, a decision may be made without a recommendation of the Review Board. Upon making a decision, the County should transmit a copy of the decision to the Review Board.

PART 2. COMMUNITY DESIGN OBJECTIVES



Fallbrook residents feel strongly about preserving the agricultural and rural residential character of their community and the quality of living conditions residents now enjoy. The Design Guidelines describe important principles to assure that new development in Fallbrook is designed and built with a strong emphasis on quality, sensitivity to the landscape and respect for the community's Design Objectives.

- 1. Preserve the character of the existing community landscape by retaining important natural features, land forms and scenic resources.**

New development should incorporate existing mature vegetation, drainage courses, topographical features and rock outcroppings into site designs. Existing agricultural features such as groves and orchards which reflect the history of the site and community should be preserved, when possible, to form special elements or incorporated into the open spaces of new developments.

Development on ridge lines is strongly discouraged. The siting of buildings should avoid highly visible locations on the ridge line and should modify existing landforms as little as possible.

- 2. Preserve and strengthen the "village" character, pedestrian orientation and historic identity of the Town Center.**

Fallbrook's village-like Town Center should retain its present character as a traditional American "Main Street." New development in the Town Center should be built to the sidewalk to heighten pedestrian interest and minimize the visual impact of the automobile. Preservation of existing buildings with architectural merit is encouraged, integrating them into new developments when possible. Street tree planting should accompany all new projects in the Town Center. The intent is to create a compact, unified pedestrian shopping district with strong identity and a distinct character, different from suburban, automobile-oriented commercial areas.

3. **Unify commercial development outside the Town Center and integrate it into the community landscape, minimizing the impact of signs, parking lots and traffic congestion.**

Fallbrook's commercial areas outside the Town Center should avoid the character of commercial strip development - the tendency of each project and site to "stand out" from its neighbors, call attention to its parking lots and signs, and develop multiple driveway entrances on major streets. Fallbrook's emphasis is preservation and enhancement of an outstanding residential community, where commercial development fits "quietly" into the landscape, is compatible in character with nearby residential neighborhoods, and contributes to a unified street character.

The Design Guidelines prescribe a 15-foot deep "Landscaped Edge Zone" along the street edges of all commercial development outside the Town Center. The Edge Zone will help integrate separate developments into a unified street image. Its design is limited to basic elements that reflect Fallbrook's rural "feel" - drought tolerant trees and shrubs of rugged form, landforms and rock placements, low wood fences and stone walls. Signage is to be of limited height and size, carefully-designed and located.

4. **Multi-family residential development should contribute to the sense of neighborhood by site planning and architectural design that emphasize the relationship of buildings to the street and adjacent properties.**

Fallbrook residents recognize the need for a variety of housing types that accommodate residents with different economic means, lifestyles and preferences. All housing development, however, should contribute to the character of the town and its neighborhoods. Designs that have the character of isolated "complexes" or "projects" are not acceptable, nor are inconsiderate site plans that orient parking lots or rows of garage doors toward streets and neighbors. Instead, multi-family developments should follow a pattern similar to the tradition of older towns, orienting as many dwelling units as possible toward the street, with doors, windows, garden courtyards and porches as the dominant elements in public view.

Multi-family developments must provide adequate private and common usable open space for their residents to enjoy. The Design Guidelines prescribe desirable usable open space standards. Every dwelling unit must have access to private open space. Every development other than senior citizen housing must provide playground space for children. Common spaces such as courtyards, recreation areas and gardens are encouraged. Developer contributions to park and open space funds shall not substitute for on-site open space provisions.

5. **Preserve and enhance the quality of scenic roads throughout the Community Planning Area.**

Fallbrook's scenic roads are an important element of the community's character and image. Among the most important are Mission Road, Gird Road, Pepper Tree Lane and Live Oak Road, but other lesser roads and streets also contribute to the distinct feel of a rural residential environment. Existing natural features such as land forms, stream beds, rock outcroppings and mature trees should be protected along these routes, with new grading and other man-made interventions minimized. Views from the road to the hills and valleys of the community landscape should also be preserved when siting new buildings and trees. New planting that continues the predominant existing species on a road or street is encouraged, as are other elements such as rustic fences, stone walls or agricultural artifacts that preserve historic character.

PART 3. THE DESIGN GUIDELINES

INTRODUCTION

This part of the Guidelines, is divided into three sections:

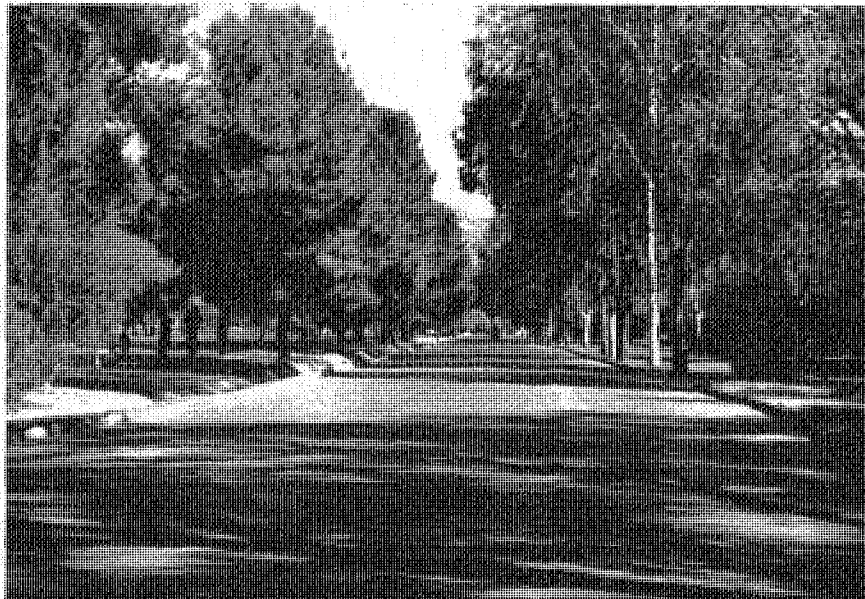
A. General Guidelines Applicable to All Development.

B. Guidelines by Development Type and Area.

This section applies to specific development types. In most cases only one set of the Guidelines in this section will apply to a development, though in the case of mixed use developments more than one may apply.

C. Guidelines For Areas With Special Environmental Considerations.

This section addresses Scenic Roads, Hillside Development and Development In Flood Plains. These features are natural elements of the community which contribute substantially to Fallbrook's unique and special character. Developments which occur on property having one or more of these conditions should give extra attention to their preservation.



GIRD ROAD

A. GENERAL GUIDELINES APPLICABLE TO ALL DEVELOPMENTS

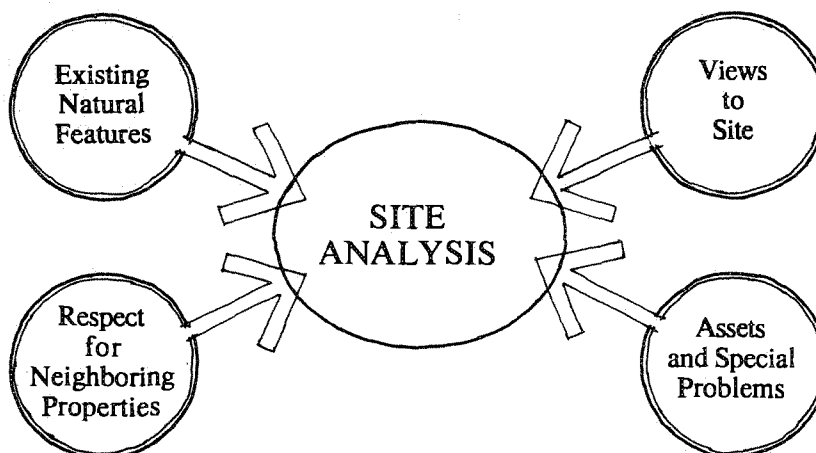


A1. SITE DESIGN PROCESS

The quality of site design is the most important measure of a project's impact on the community and will be given first priority in the review of development proposals. Projects should demonstrate sensitivity to both the natural setting and to the neighborhood context. A project should also contribute to the community's design goals.

1. SITE ANALYSIS

- Each development proposal should include a thorough analysis of existing conditions on and adjacent to the site. A proper analysis will include a careful examination of a site's physical properties, its amenities, special problems, character and an examination of the neighboring environment. The analysis will assist the Design Review Board in evaluating the proposed development's relationship to existing conditions, neighboring properties and the community at large.



SITE ANALYSIS CONSIDERATIONS

- Although the steps in a thorough analysis will vary with the unique situation of each site and project, the following information is normally needed (see Part 4 for specific Design Review Application requirements):

- **Basic Site Data:** boundaries and dimensions; location of adjacent roads, sidewalks, and rights-of-way; location of setback lines and easements; existing structures and other built improvements.
- **Existing Natural Features:** location, size and species of trees and other important vegetation; topography, with areas of slope over 25% highlighted; patterns of surface drainage; location of flood plain; significant rock outcroppings; soil capability; ground water location; and other important features that are either amenities or potential hazards in development.

- **Neighboring Environment:** views to the site; land use and site organization of neighboring properties; form and character of neighboring buildings; important site details on neighboring properties which can be seen from the street (such as stone walls, fences and organized plantings). The Design Review Submittal Requirements include photographs of the site and neighboring properties.

2. GENERAL SITE DESIGN CRITERIA

A new development should establish a compatible relationship to the community as well as to neighboring properties:

- Demonstrate an overall design integrity and a serious attempt to contribute to the beauty and harmony of the community.
- Contribute to the community's design objectives.
- Develop compatible relationships to the land forms, building placement, and existing open spaces of neighboring properties.
- Respect the existing views, privacy, quiet, sun and light exposure of neighboring properties.
- When land use or development patterns require a project to be different from its neighbors, provide a transition from existing to new development by careful placement and massing of buildings, well-designed planting patterns and other means.

3. PRESERVATION OF EXISTING NATURAL FEATURES

Development proposals should demonstrate an effort to retain significant existing natural features characteristic of the community's landscape. Existing topography and land forms, drainage courses, rock outcroppings, vegetation and views should be recorded in the Site Analysis and incorporated, to the maximum extent feasible, into the future development of the land.

a. Mature Trees

- All mature trees should be retained when feasible. This will require careful judgment weighing the value and hierarchy of all natural features, the size and species of the tree, and the developer's program for the site. This Guideline is not meant to preclude removal of noxious or undesirable trees.
- Existing oaks over 8 inches in diameter are considered significant resources to be preserved. See Guideline A2. "Preservation of Significant Trees" for definitions and descriptions.

b. Topography

- Demonstrate an effort to minimize grading and alteration of natural landforms.
- Minimize potential problems created by building in areas of excessive slope, soil with poor bearing capacity, slide potential, flood plain or other hazards.
- Building pads should be sited within the zoned setbacks and are to disturb the natural contours as little as possible. Balancing of cut and fill areas is encouraged. See Guideline A2, "Preservation of Significant Trees", for grading techniques necessary for the preservation of existing trees.

c. Drainage

- Minimize potential surface drainage problems on neighboring properties and provide adequate drainage on-site.
- Natural drainage courses are to be preserved as close as possible to their natural location and appearance. "Dry stream" effects which move the water over the property are preferred over channeling or undergrounding methods.

4. CIRCULATION AND PARKING

- Provide a clearly organized circulation plan for automobiles, pedestrians and service vehicles.
- All developments are strongly encouraged to reduce the number of driveway entrances on to public streets. This is especially critical for commercial developments as a means of reducing traffic congestion. Vehicular linkages between neighboring developments, through common entrance driveways, linked driveways and common service/delivery areas, are strongly encouraged.
- Parking and service areas should be located and landscaped to minimize public view from roads and neighboring properties.
- On hillside sites, roads and streets should generally follow existing land contours.

5. INTERNAL SITE DESIGN

- Buildings and open spaces should be organized to take advantage of the spaces between buildings as opportunities for outdoor activities, as transitions between indoors and outdoors, and as potential points of "focus" for the development.
- Buildings and building groups should strive to form compact clusters to economize in the use of land and create larger open spaces on the site.
- The site plan and planting should consider climatic conditions to provide shade from summer sun, natural ventilation and other measures to maximize energy efficiency and human comfort.

A2. PRESERVATION OF SIGNIFICANT TREES

The community recognizes that native oaks and other significant trees are important historical, aesthetic and ecological resources that contribute to the distinctive character of Fallbrook. The purpose of this Guideline is to create favorable conditions for the preservation and propagation of this unique, irreplaceable plant heritage.

1. DEFINITIONS

- "Significant tree" shall mean any tree which is more than 12 inches in diameter as measured four and one-half feet (4'-6") above the root crown; or, any tree with a total diameter of any two trunks of at least 16 inches as measured four and one-half feet (4'-6") above the root crown.
- "Oak tree" shall mean any tree of the quercus genus more than 8 inches in diameter as measured four and one-half feet (4'-6") above the root crown; or any such tree with a total diameter of any two trunks of at least 12 inches as measured four and one-half feet (4'-6") above the root crown.

2. GUIDELINES

- Site development plans should demonstrate a diligent effort to retain as many native oak and other significant trees as possible.

a. Criteria For Removal

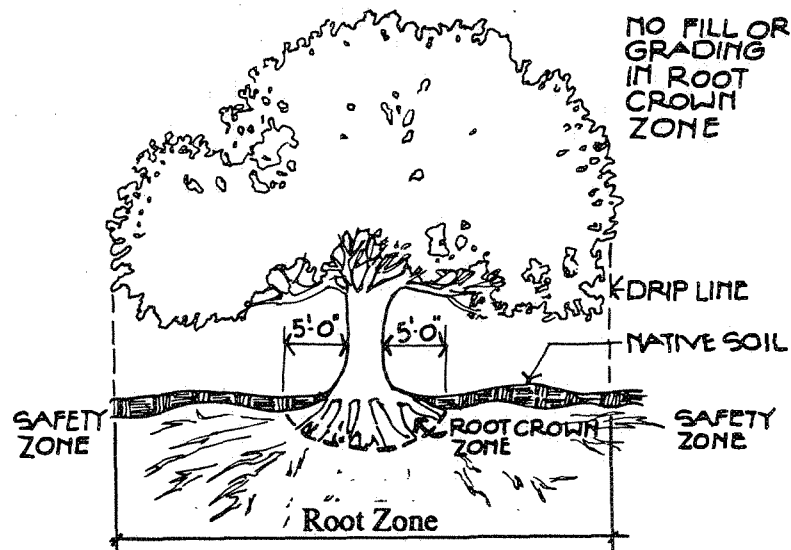
- In assessing the number of trees and specific trees that may be removed, the applicant and Design Review Board should consider the following criteria:
 - 1) The condition of the oak or other significant tree with respect to disease, danger of falling, and the proximity to existing or proposed structures. Should debate over the health of the tree arise, a licensed nurseryman should be consulted at the expense of the applicant.
 - 2) The necessity to remove an oak or other significant tree in order to construct proposed improvements to prevent economic hardships to the owner of the property.
 - 3) The topography of the land and the effect of oak and other significant tree removal on erosion, soil retention, and the diversion or increased flow of surface waters.
 - 4) The number of oak or other significant trees existing in the neighborhood. Decisions should be guided by the contribution of significant trees to the visual character of the neighborhood.
 - 5) Good forestry practices, such as the number of healthy oak or other significant trees which a given parcel of land or area can support.

b. Where Significant Trees Have Been Removed

- When oaks or other significant trees must be removed, replanting with the same species is recommended. Open spaces, recreation areas, and terraces are appropriate areas for oaks. Parking lots and lawn areas are appropriate areas for many of the other significant trees. Because oaks grow slowly, plant 24" box trees as replacements. Other significant trees may be replaced with 15 gallon sized plants. Designers of each site should take responsibility for the correct site conditions required for each type of tree.

c. Techniques For The Preservation Of Oaks

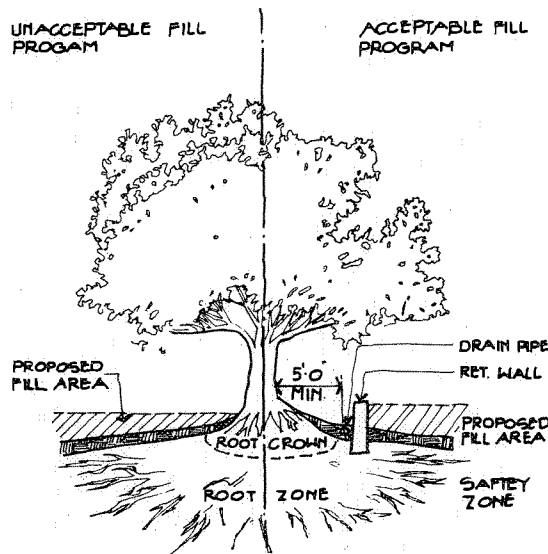
- The most critical issue in the care and maintenance of an existing oak is the altering of conditions under which that tree has grown for possibly 200 to 300 years. "Altering" includes changing the grade within the drip line, changing watering practices from natural rainfall to supplemental irrigation, changing the leaf litter beneath the trees, changing drainage patterns, and compaction of soil around roots caused by heavy equipment.



- Should changes of grade be necessary, the following steps may be taken:

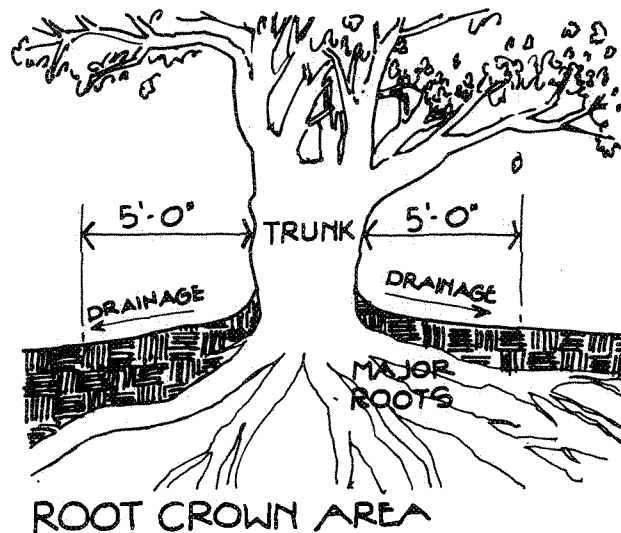
1) Establish radius of existing root system by using soil probes or equivalent. This establishes a Root Crown Zone within which there should be no grading. New development may require gradual root pruning. Consult a nurseryman for proper techniques. Root pruning enables roots to be cut for a lowering of the natural grade. Under no circumstances should soil be added in the Root Crown Zone, but soil may be added over the Root Zone if the root crown is protected by retaining devices.

2) Overwatering oaks during the summer creates conditions favorable to root rot and oak root fungus. Besides reducing water to the root zone, draining water off the root crown quickly is vital for the health of the tree. Sloping soil away from the root crown improves drainage by creating rapid water runoff. In heavy soils, such as clays, leach lines installed within drip line and extending out to drainage courses may be necessary to increase drainage. In all cases, the goal is to duplicate the native conditions under which the oak has lived. Essentially, if the existing conditions were dry, leave them dry; if they were wet, leave them wet.



3) Leaf litter is the accumulation of live and decaying leaves at the base of a tree. In the case of oaks, this litter contributes to a cool atmosphere for root growth, and an acid condition resulting from the decaying of the leaves. When possible, leave the natural litter in place.

4) Poor drainage caused by a change in grade or compaction produces constant moisture at the base of the trunk. Growing lawns beneath oaks also frequently produces poor drainage. This problem can be averted by using other ground covers, sloping the natural grade away from tree, and diverting sprinklers away from trunk. A dense turf or compacted soil can greatly reduce aeration in the soil. Reduced aeration plus excessive water favors development of harmful soil organisms, such as oak root fungus, which may be present in an inactive stage until stimulated by favorable growing conditions or even mechanical root injury.



In summary, native oaks are extremely sensitive plants. Minimal grade changes within the drip line can drastically affect aeration of the roots and drainage around the root crown. Avoid changes of grade, if at all possible. Avoid summer irrigation which would produce constant moisture at root crown. Treat oaks with the care they deserve!

A3. OLD AND NEW DESIGN RELATIONSHIPS

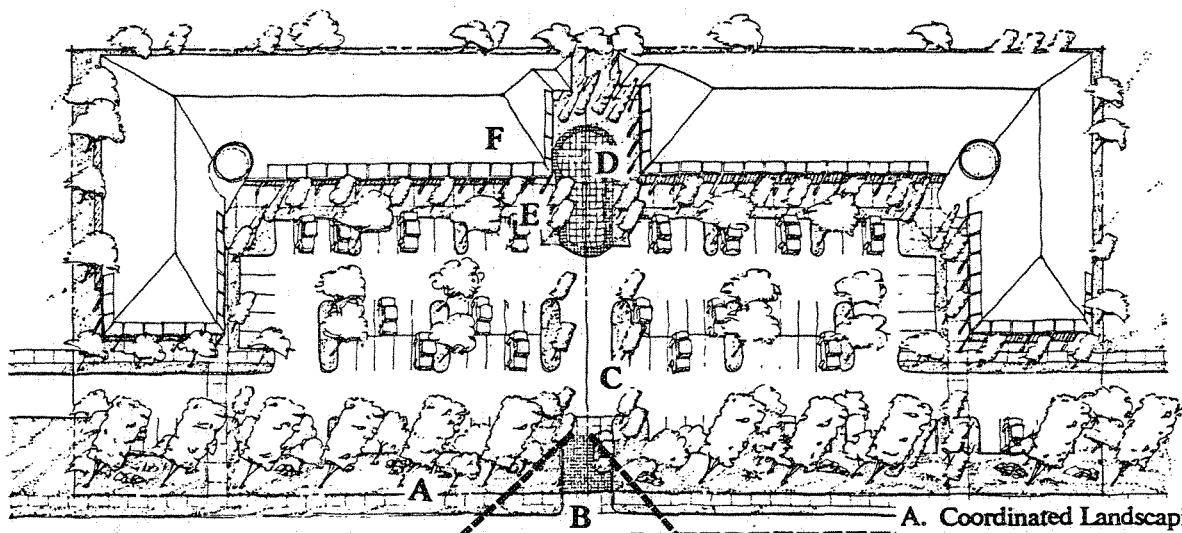
All development proposals should show evidence of harmony with the site plan, arrangement of building forms and landscape design of neighboring properties.

The degree to which neighboring sites and buildings must be considered in the design of a new project will depend upon the value, architectural quality and estimated tenure of improvements on the neighboring property, as well as the particular requirements of the new project. While a firm rule for design is not possible, every new proposal should demonstrate that it has considered the contextual influences of neighboring properties and has made a diligent effort to orchestrate careful relationships between old and new.

Drawings, models and/or other graphic communication techniques presented to the Design Review Board must show neighboring buildings and important features of adjacent sites. Existing features should be shown in sufficient detail to enable evaluation of the relationship of the proposed development to its context. Perspective views of the proposed project and its immediate neighbors, as seen from the street, sidewalk or other public place, are encouraged.

1. SITE PLANNING

- The site organization should respect the arrangement of buildings, open spaces and landscape elements of adjacent sites. When possible, buildings and open spaces should be located for mutual advantage of sunlight, circulation and views.
- When feasible, new commercial projects should be linked to adjacent projects to encourage internal circulation by pedestrians and automobiles. This will provide for architectural consistency, pedestrian convenience and reduced traffic loads on adjacent streets. The method of linkage will depend on specific conditions of each site and project. The linkage could be as simple as a connecting sidewalk, or as complex as integral driveways, covered walkways and integrated landscaping. Applicants are encouraged to be creative in their solutions to this issue keeping in mind the intent.



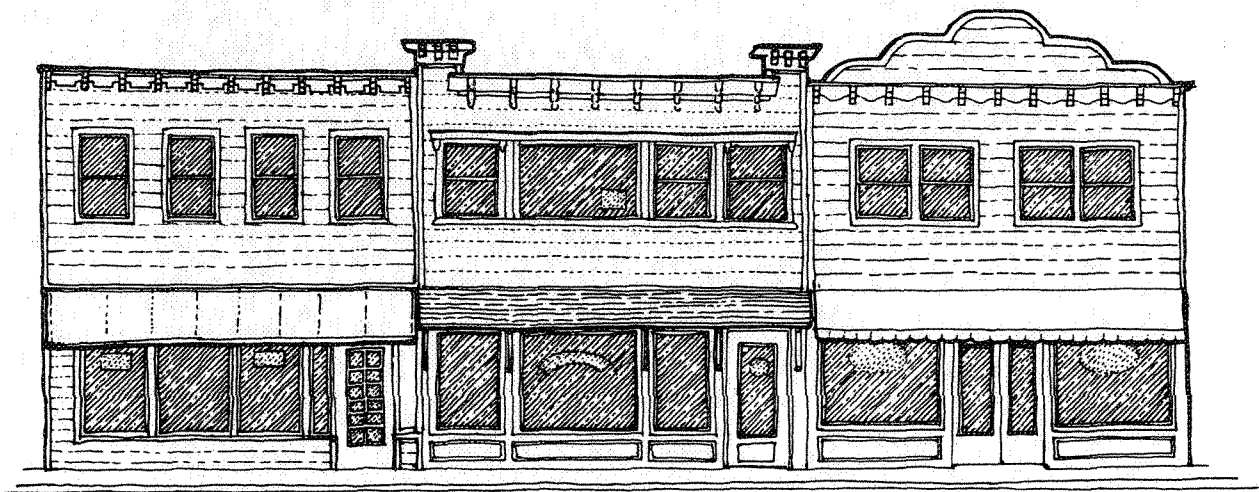
LINKAGES

- A. Coordinated Landscaping
- B. Shared Driveway
- C. Aligned Parking Lot Drives
- D. Common Pedestrian Open Space
- E. Connected Internal Sidewalks
- F. Similar Building Scale and Design

- Sidewalks in front of new buildings are encouraged to have a paving material and pattern that is either representative of a predominant pattern already existing in the neighborhood or one that reflects an extension of the building's design character.

2. ARCHITECTURAL DESIGN

- Efforts to coordinate the actual and apparent height of adjacent structures are encouraged. This is especially applicable where buildings are placed very close to each other, as they are in the Town Center. It is often possible to adjust the actual height of a wall, cornice or parapet line to match that of an adjacent building. Similar design linkages can be achieved to adjust the apparent height by placing window lines, belt courses or other horizontal elements in a place or pattern that reflects the same elements on neighboring buildings.

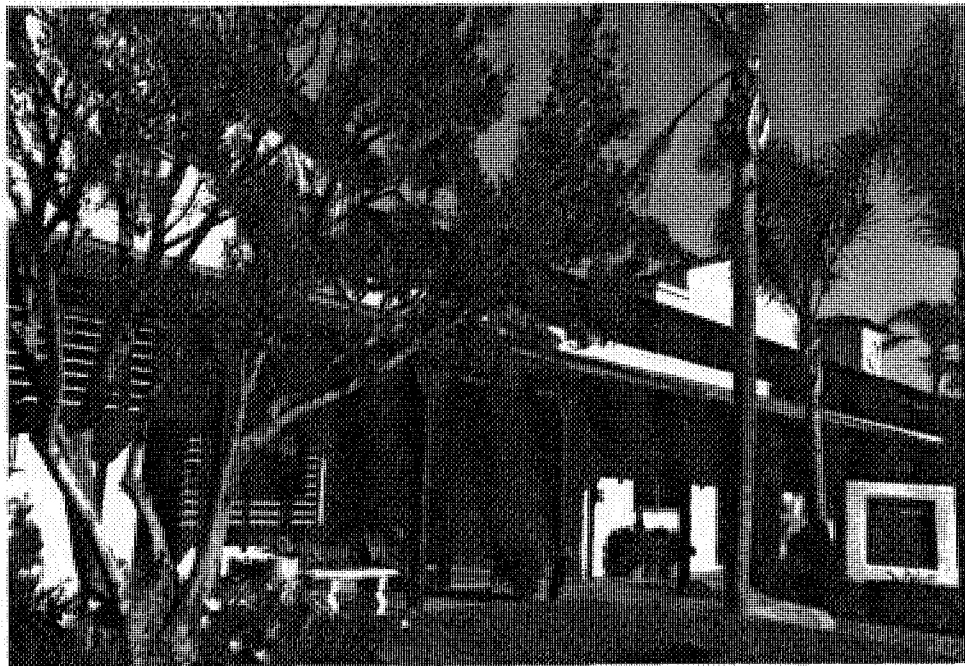


BUILDINGS RELATED BY COMMON OR COORDINATED FACADE ELEMENTS

A4. ARCHITECTURAL CHARACTER

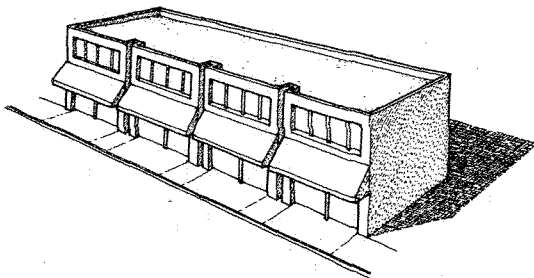
- Recognize the linkage potential of old and new projects.
- Respect the scale of the community with regard to the apparent height and width of new buildings.
- Building form, mass and elevations should be articulated to create interesting roof lines, shadow patterns and architectural detailing.
- Buildings should incorporate natural landscape features as design elements.

This Guideline applies to all development subject to Design Review. More specific guidelines for the Town Center are given in Guideline B1.

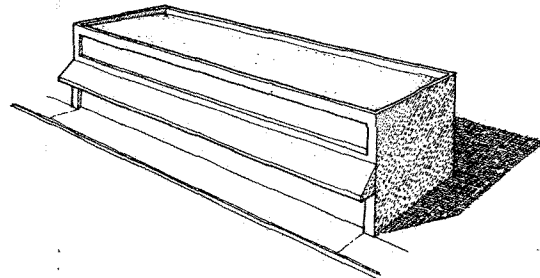


1. BUILDING FORM

- 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.

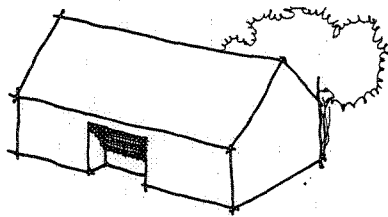


DESIRED APPARENT WIDTH

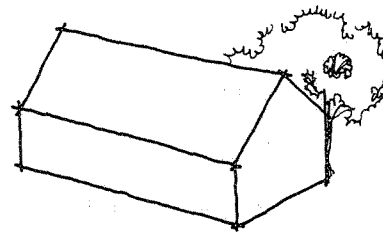


NOT DESIRED

- The visual contrast of light and shadow gives buildings depth and substance. Every building should have some shadow relief. Offsets, projections, roof overhangs and recesses all may be used to produce areas of shade and shadow.

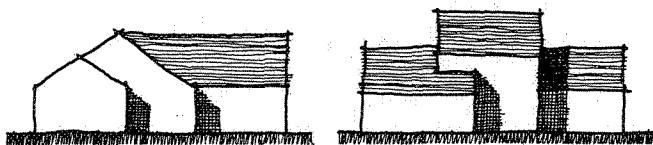


RECESSED AREAS
PROVIDE SHADOW RELIEF

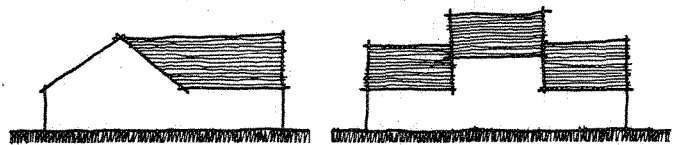


NO SHADOW RELIEF

- Changes in roof pitch orientation should be accompanied by plan offsets. Similarly, abrupt changes in adjacent heights require plan offsets to soften appearance.

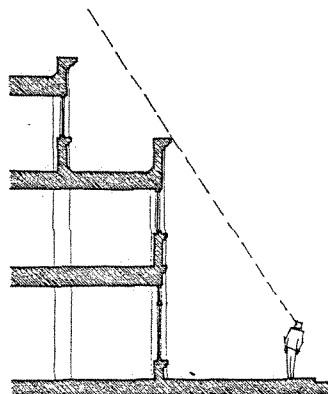


RECOMMENDED PLAN OFFSETS



NOT RECOMMENDED

- Buildings over two stories in height are discouraged in Fallbrook. In the event a building over two stories is necessary, the building should provide a vertical setback between the second and third floors to reduce the "apparent" height to two stories.



APPARENT HEIGHT

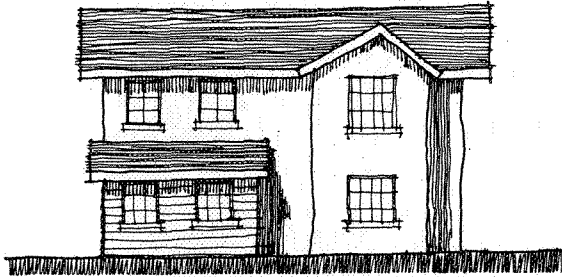
2. MULTI-BUILDING PROJECTS

Multi-building developments should strive for a consistency of design among separate structures.

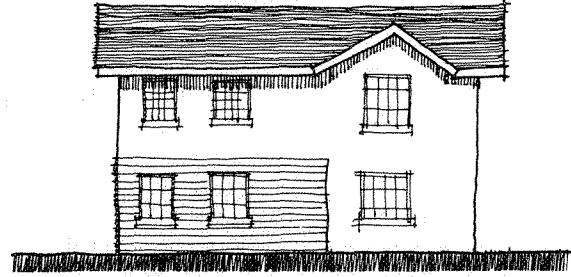
- Facades and roof lines facing streets, parking areas and residential neighbors should be consistent throughout the development in design, color and materials.
- Rear facades, if visible from public streets or neighboring properties, should be finished in a quality, color and material similar to the principal sides of the building(s).

3. BUILDING MATERIALS

- Material changes are more effective if they do not occur in the same plane. Instead they should intersect with an architectural element, such as a chimney, projection or pilaster.



RECOMMENDED MATERIAL CHANGES



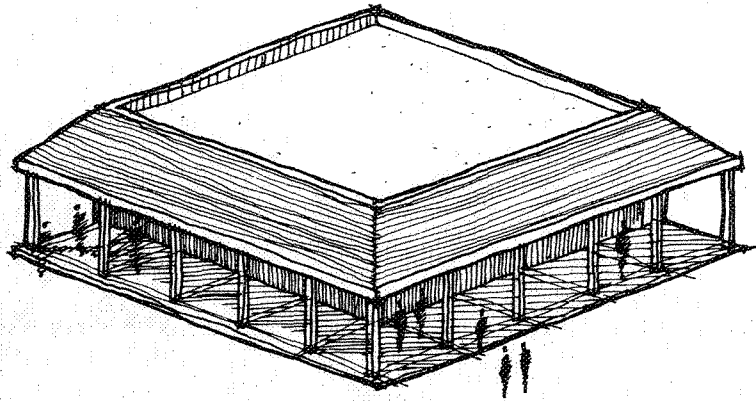
NOT RECOMMENDED

- Architectural elements, signage and other facade elements should be integrated into the design of the facade.
- The following is a list of materials whose use is encouraged:
 - Cement plaster (stucco) over masonry or wood frame.
 - Exposed timber structural members.
 - Brick, adobe and native stone.
 - Concrete and concrete masonry with textured surfaces and integral color.
 - Wood siding.
- The following is a list of materials whose use is discouraged:
 - Large areas of glass, unless located at pedestrian level for store fronts.
 - High contrast color glazed masonry except for small areas of detail.
 - Glass curtain walls.
 - Synthetic materials made to resemble masonry.

4. ROOF FORMS

- Outside the Town Center, gabled, hip and shed roof forms at a moderate to steep pitch are encouraged. Generous overhangs to create strong shadow lines are also encouraged.
- Wide eaves with boards are encouraged to create deep shadows on building walls and to reduce the amount of sunlight striking glass surfaces.
- The following is a list of roof materials whose use is encouraged:
 - Clay tile.
 - Concrete tile.
 - Composition shingles with a shadow line.
 - Fire treated wood shakes and shingles.
- The following is a list of roof materials whose use is not recommended:
 - High contrast color, brightly colored glazed tile or highly reflective surfaces.
 - Corrugated or galvanized sheet metal.

- Extensive flat roofs should be avoided. When flat roofs are necessary in large commercial and industrial buildings, they should incorporate shed roofs, trellises or loggias to scale down a structure and provide shadow relief.



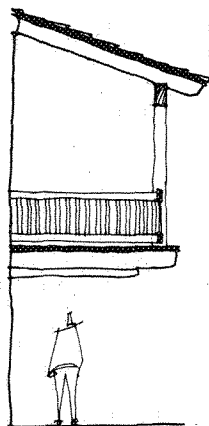
SCALED DOWN FLAT ROOF

5. ENTRANCES, WINDOWS AND DOORS

- Primary building entrances should be emphasized so that their location is apparent and clear. Porches, loggias and canopies are helpful to call attention to an entrance.
- Entries and entry doors may be designed as a focal point of the front elevation. Detail treatments at doors and entries can range from the use of tile, color accents, exposed timbers or combinations of architectural features such as pediments, moldings and small roofs which can also provide protection from weather.
- Windows and doors should be deeply recessed to create strong shadow lines.

6. EXTERIOR SPACES

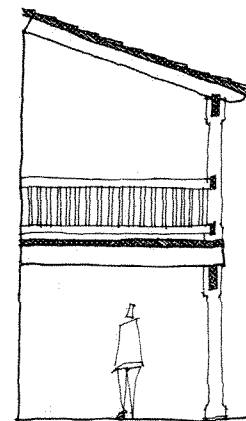
Most buildings can be enhanced by outdoor spaces such as balconies, verandas, patios and loggias. These spaces should be large enough to accommodate outdoor activities, and should not simply be decorative elements.



VERANDA



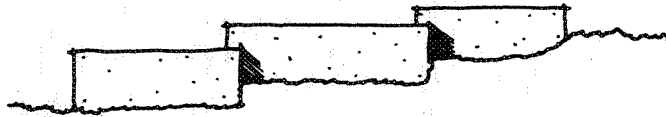
PATIO



LOGGIA

7. WALLS, FENCES AND ACCESSORY STRUCTURES

- High solid fences and walls along public streets can have a negative impact on the surrounding neighborhood and should be minimized. When solid walls are used to buffer traffic noise, as is sometimes necessary in residential projects along major streets, the walls should reduce their monotonous tendency by providing a change of plane at a minimum of 50 foot intervals. Fences and walls over 3 feet high which face public streets should provide a fully landscaped buffer at least 5 feet deep on the street facing side of the wall.
- Walls on sloping terrain should be stepped at regular intervals to follow the terrain.



STEPPED WALL TO FOLLOW TERRAIN

- The following is a list of wall and fence materials whose use is encouraged:
 - Native stone.
 - Masonry with cement plaster finish.
 - Wood framing with cement plaster finish.
 - Detailed wrought iron.
 - Wood.
 - Brick.



STONE WALL

- The following is a list of wall and fence materials whose use is discouraged:
 - Chain link or open wire, except when heavily screened by landscaping. See Appendix A for shrub selection.
 - Corrugated metal.
 - Bright colored plastic or plastic coated materials.
 - Reed materials.
- Accessory structures should be designed to be compatible with adjacent buildings. Patio covers, green houses, storage spaces and other ancillary structures should be located and designed to respect the views and other special conditions of adjacent properties.

8. SITE DETAILS AND FURNISHINGS

- The design, selection and placement of all site furnishings such as tables, benches, bollards and trash receptacles should be based on consideration of the overall concept of the site and architectural character of the total project.

A5. LANDSCAPE CHARACTER

The citizens of Fallbrook take pride in their natural setting and agricultural heritage. The rugged foothills which are interwoven throughout the community are dotted with orderly rows of citrus and avocado groves. Views into scenic valleys provide vistas of ranches nestled there. It is the quality and character of this landscape which community members want to preserve and see interpreted in new construction throughout Fallbrook.



1. DESIGN CONCEPTS

There are two overall principles which are the foundation of the landscape design guidelines:

First is the preservation and reinforcement of the qualities of the natural and agricultural environment loved by community members.

- The agriculture practiced in Fallbrook is varied, but citrus and avocado groves predominate. There is an overwhelming presence of trees: dense, fragile, flowering, tall, evergreen, deciduous, orderly, rugged. The Guidelines reflect this character by encouraging densely planted trees with these characteristics along community streets and within all development.

- To compliment the trees and enhance the rural quality of the community, the Guidelines encourage masses of shrubs planted beneath trees. These shrubs will provide flower color, fragrances, and important screening considerations. Low shrubs

can be used in foreground plantings and higher shrubs behind for screening. Because shrubs are more drought resistant than shallow rooted ground covers, the use of ground covers is generally not recommended for the Fallbrook landscape. In their place, creeping shrubs should be used to act as a "ground cover" and to achieve a longer lasting result.

- Because expanses of turf grasses are more commonly used in urban and suburban gardens they are discouraged for use in Fallbrook's rural setting except in parks or other active use areas. The goal is to maintain an environment unique to Fallbrook. The Guidelines encourage creativity in the design of new plantings which follow this goal.

The second, but equally important consideration, is Fallbrook's water supply. Water will become scarce and more expensive in future years. In order to preserve and extend the life of the beautiful, lush environment loved by the Fallbrook community, plant materials must be selected carefully. Appendix A. "Plant Selection Guide" at the end of this booklet lists suggested plant species and their recommended uses. Plants have been chosen based upon the following criteria:

- Water needs throughout the year drought resistant plantings are encouraged.
- Appropriateness for climate zones.
- Species considerations for: form, flowering characteristics, texture, and size appropriate to Fallbrook.
- Maintenance needs, based on locations.

2. GENERAL GUIDELINES

- Site areas not used for buildings, parking or other designated functions should be planted.
- All landscaped areas should have an underground irrigation system capable of sustaining good plant growth. Automatic systems are encouraged.
- All planting beds should be mulched with an organic mulch of at least 2 inches in depth.
- When existing trees are to be retained in site plans, they may be counted toward tree planting requirements. New planting requirements may be further adjusted to reflect the size and density of existing trees and shrubs.

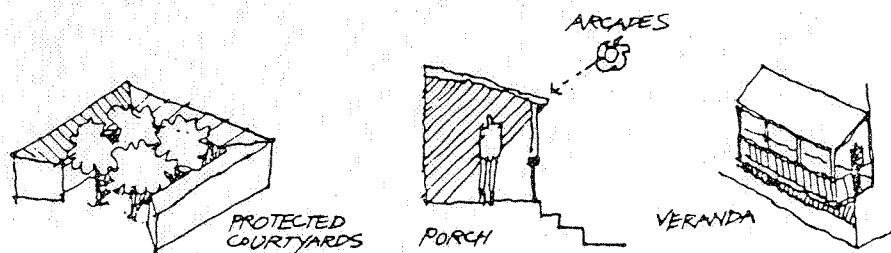
3. PUBLIC RIGHT-OF-WAYS

All public right-of-way areas between a newly developed property and the existing sidewalk or street edge should be fully landscaped. Trees should not be planted in the right-of-way.

A6. DESIGN FOR CLIMATE AND ENERGY CONSERVATION

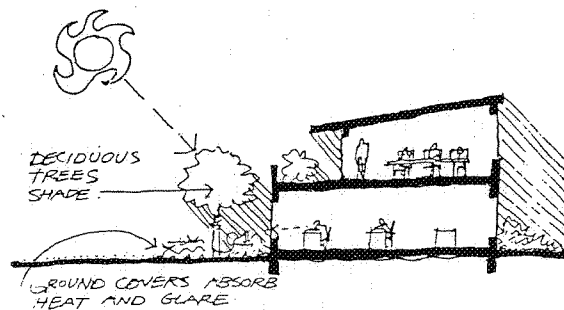
All development projects should strive for site planning, planting and building design which reduces energy consumption and provides more comfortable indoor and outdoor living spaces.

- Protected courtyards, porches, arcades, loggias, verandas and overhangs are effective means of shading exterior wall surfaces and windows from direct sun exposure. These elements are easily added to buildings as temperature-moderating elements. An additional benefit is their ability to add visual character to the building.



COURTYARDS, PORCHES AND VERANDAS

- Deciduous trees used on the south and west sides of a building can provide shade in summer while allowing sun penetration in winter. All trees should be drought tolerant.



TREE SHADING

- Roof overhangs on south-facing walls offer effective protection of window areas from summer sun while admitting lower winter sun rays.
- South-facing courtyards may be used to create protected outdoor spaces, giving the site a more favorable microclimate for year-round activities.

A7. SIGNAGE

Signs in Fallbrook should be designed to communicate in a simple, clear and uncluttered manner. They should be in character with the neighborhood they are in and the buildings and uses they represent.

1. GENERAL DESIGN CRITERIA

- All signs should be a minimum size and height to adequately identify a business and the products or services it sells.
- All monument signs should be kept as low to the ground as possible.
- Signage design should be carefully integrated with the site and building design concepts to create a unified appearance for the total development. Within a development, signage should be consistent in location and design.
- Signs should be carefully located for safety so as not to block driveway views of oncoming traffic.
- Illumination should be projected onto the sign face. The light source should be fully shielded from view.
- Color of all signs and sign components should be limited to 3 in addition to black and white.
- Typefaces should be chosen for their simplicity and clarity. Signs on older buildings are encouraged to use a typeface which was used in the period when the building was built.
- To calculate the size of a sign, measure:
 1. The area of the box or outline which contains the sign, or
 2. In the case of unboxed letters or symbols, the area of the smallest rectangle which would enclose all of the letters or symbols.

Fallbrook Citrus Company

Measure The Sign Box

MEASURING A BOXED SIGN

Fallbrook Citrus Company

Measure The Imaginary Box

MEASURING AN UNBOXED SIGN

3. Only one face of a double-faced sign with parallel opposing faces, and bearing identical copy, shall be used in calculating sign area. Signing and illumination shall be on two opposing faces only.
- Sign posts and other structural elements should be made of wood or metal with a white, black or natural stain finish. Reflective or bright colors should be avoided.

- No sign, other than a sign installed by a public agency, should be placed in the public right-of-way on sidewalks or streets, except signs which hang over sidewalks in the Town Center. All overhead signs should clear adjacent sidewalks with a minimum headroom of 7 feet, and should project no more than 4 feet into a public right-of-way.
- No sign should be allowed above the highest portion of the building.

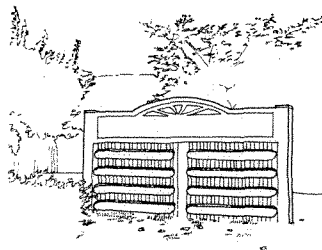
2. RECOMMENDED SIGN TYPES

The following types of signs are generally recommended by the Guidelines. Sections following indicate further recommendations based on uses and districts.

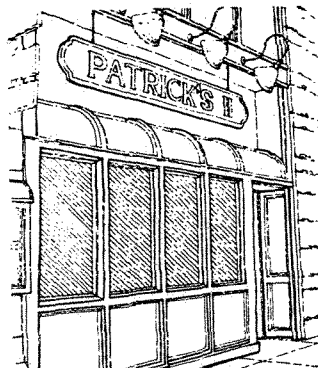
- **Awning Valance:** A sign or graphic attached to or printed on an awning's valance
- **Monument:** A sign supported by one or more uprights or braces on the ground, not exceeding 4 feet in height.
- **Hanging:** A sign attached to and located below any eave, canopy or awning.
- **Kiosk:** A small freestanding structure which has one or more surfaces.
- **Projecting:** Any sign which projects from and is supported by a wall of a building with the display surface of the sign perpendicular to the building wall.
- **Wall:** A sign affixed directly to an exterior wall or fence.
- **Window:** A sign affixed to or behind a window, no larger than 25% of the window on or behind which it is displayed.
- **Single Pole Hanging Sign:** A sign which is suspended from a horizontal arm which is attached to a pole no higher than 6 feet in height.



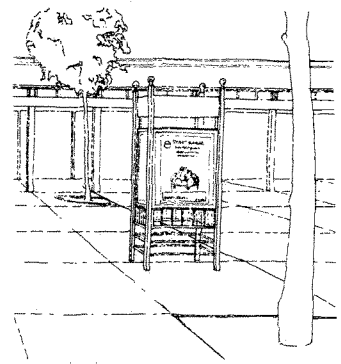
AWNING VALANCE



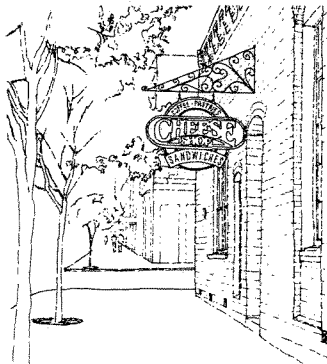
MONUMENT



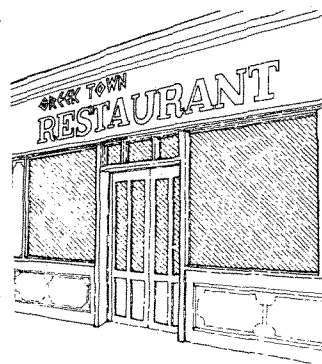
HANGING



KIOSK



PROJECTING



WALL



WINDOW



SINGLE POLE HANGING

3. SIGN GUIDELINES BY USE

a. All Commercial and Industrial Development

- Letter and symbol height should be limited to a maximum of 8 inches.
- Where frontage is defined as the length of the building(s) facing the principal street of the development (each project can only have one frontage):
 - 1) For frontages up to 100 lineal feet, the total sign area should be limited to one square foot of sign area per linear foot of building frontage, to a maximum of 65 square feet.
 - 2) For frontages over 100 lineal feet, the total sign area should be limited to 3/4 square foot of sign area per linear foot of building frontage, to a maximum of 90 square feet.
 - 3) For projects with more than one tenant:
 - a) One sign to identify the complex allowing one square foot of sign area per lineal foot of total project frontage up to 75 square feet and
 - b) For each individual tenant on a public street or private drive, 1/2 square foot of sign area per lineal foot of tenant frontage, to a maximum of 25 square feet .
 - c) One building directory sign not exceeding 10 square feet in size may be allowed at each public entrance.
- Sign types which are recommended for Commercial and Industrial developments:
 - Awning Valance.
 - Monument.
 - Hanging.
 - Kiosk.
 - Projecting.
 - Wall.
 - Window.
 - Single Pole Hanging.
- Kiosk signs should be limited to 8 feet in height and only used on private property and incorporated into the design of a courtyard or other pedestrian space.

b. Town Center Commercial Development

- Sign types and guidelines which are recommended for the Town Center include all the types and guidelines listed for Commercial and Industrial developments except monument signs.

c. Multi-Family Residential Development

- There should be no more than one sign per multi-family residential development entry from a public street or road.
- Sign area should be limited to 10 square feet for projects of less than 25 dwelling units, and 25 square feet for projects with 25 or more dwelling units.
- Sign types which are recommended: Wall, Hanging, Single Pole Hanging and Monument.

4. PROHIBITED SIGNS

- The following signs should not be used in Fallbrook:
 - Roof and parapet signs.
 - Internally illuminated plastic signs. Other plastic signs are discouraged, except where plastic is used only as raised letters.
 - Back lit signs which appear to be internally illuminated.
 - Pole signs over 6 feet high.
 - Portable or mobile signs.
 - Signs which cover or interrupt architectural features.

A8. SITE LIGHTING

Lighting should be used efficiently to aid safety, security and to compliment architectural character without intrusion into adjacent properties, roadways and the night sky.

1. GENERAL REQUIREMENTS

- All lighting shall, at minimum, follow San Diego County Zoning Ordinance Division 6322.
- Limit the amount and intensity of lighting to that necessary for safety, security and to compliment architectural character. Lighting which interferes with the character of the surrounding neighborhood is not acceptable.
- Lighting which is visible from adjacent properties or roads must be indirect or incorporate full shield cut-offs.
- Service area lighting should be designed to avoid spill over into adjacent areas.
- Special consideration must be given to light pollution which could have a negative impact on the Palomar Observatory.

2. PARKING AREA LIGHTING

- For commercial parking areas overhead lighting should be mounted at a maximum height of 20 feet above the paved surface.
- For residential parking areas, overhead lighting should not be mounted at a height in excess of 15 feet. The placement of lighting in residential parking areas should avoid interference with bedroom windows.

3. WALKWAY, GARDEN AND PEDESTRIAN AREA LIGHTING

- Overhead fixtures used for pedestrian areas should be limited to heights between 8 and 12 feet.
- Overhead lighting of walkways should be located so that light patterns overlap at a height of 7 feet to assure full illumination of a person's body.
- Along walkways, low-level lighting in the form of bollards or fixtures mounted on short posts is encouraged. When this type of lighting is used, fixtures should be placed to minimize glare. Shatter proof coverings are recommended. Posts should be located to avoid hazards for pedestrians or vehicles.

A9. BUILDING EQUIPMENT AND SERVICES

Carefully locate and design building equipment and services to minimize visual impacts on public streets and neighboring properties.

- Where alleys exist locate all service areas, delivery entrances, loading docks and refuse facilities off of the alley.
- In larger commercial developments, service and loading areas should be separated from main circulation and parking areas. The development of separate buildings in larger commercial projects does not exclude them from the requirements of screening trash, loading or service areas.
- Trash containers and outdoor storage areas should be screened from view from public streets, pedestrian areas and neighboring properties. The screen for the trash containers should be designed to be compatible with architectural character of the development and be of durable materials.
- Locate utility meters in service or areas or in screened areas.
- Exterior surface mounted utility conduit and boxes should be kept to a minimum. Where they do exist, they should be designed, painted or screened to blend in with the design of the building to which they are attached.
- Mechanical equipment, solar collectors, satellite dishes, communication devices and other equipment should be concealed from view of public streets, adjacent properties and pedestrian oriented areas.
- Roof mounted equipment should be screened from view from adjacent roads, properties and pedestrian areas. Special attention should be given to changes in elevation which may provide a view down to a roof. In this case enclose the equipment in a screened shelter or design the layout of exposed equipment in an orderly fashion with consideration given to painting them to be compatible with other visible colors on the roof.
- Where solar panels are attached to buildings they should be integrated into the architectural design of the building. Solar panels which are not attached to buildings should be integrated into the landscape design by using berms, natural slopes or similar devices. Where solar panels cannot be integrated into the landscape design they should be screened from view with fences and/or planting. All plumbing and storage tanks associated with solar panels should be concealed from view.
- Screening devices (roof top and ground level) should consider the following elements:
 - Architectural screens should be an extension of the development's architectural character.
 - Screen walls should be constructed of low maintenance and durable materials which are consistent with the main building's materials.
 - Landscaping should be used in conjunction with building materials to complement ground level screening devices.

A10. PRESERVATION OF HISTORIC BUILDINGS

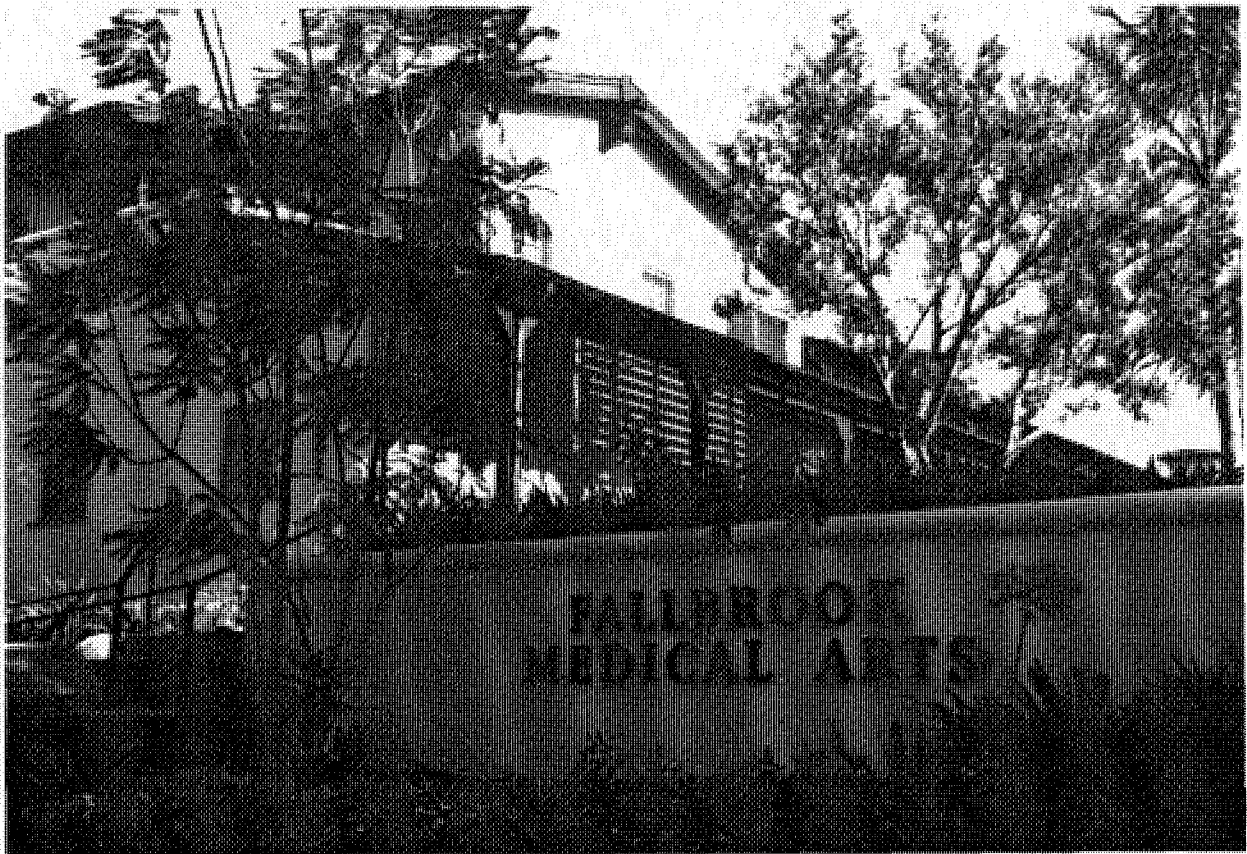
The community of Fallbrook has a respectable and memorable role in the history and development of San Diego County. This history is recorded, in part, in many of the built structures still remaining from Fallbrook's early years.

- New development should recognize, respect, preserve and be compatible with existing significant built elements of Fallbrook's history.
-

A building exhibiting historic character from the period in which it was built can substantially contribute to the character of a new development. To what degree a building should be retained will depend on which of the following 3 categories it falls into:

1. In some cases an existing structure may already be a Designated Historic Site or may be in a Designated Historic District. In this case there are existing procedures and laws for pursuing renovation and new construction. The Planning Department staff for the San Diego County Historic Site Board should be contacted immediately for assistance. Their offices are located in the San Diego County Department of Planning and Land Use.
2. In other cases a site may not be designated, yet it may be suspected of being a significant part of Fallbrook, California or United States history. If a site is suspected of being historically important the following steps should be taken:
 - Contact Planning staff for the San Diego County Historical Site Board for input and direction.
 - Research to establish validity of the site's historic role.
 - Nominate the site for Historic Registration if it so merits.
 - Incorporate the historic site and qualities into new improvements and development per San Diego County Zoning Ordinance Division 5700.
3. The third possibility is that a building or structure exhibits a good deal of the character of a period but does not necessarily qualify as a Historic Site for purposes of designation. This does not, however, mean that an older building cannot contribute to the historic continuity of the community.
 - All older buildings which retain much of their original design character should be retained and should have all alterations or additions done with Compatible Uses and Compatible Designs as described in the San Diego County Zoning Ordinance Division 5718. The Secretary of the Interior's "Standards for Rehabilitation and Guideline for Rehabilitating Historic Buildings" published by the U.S. Department of the Interior, National Park Service, should be reviewed and used.
 - New buildings which are built on the same site as, or adjacent to, older buildings of substantial historic character should be designed to be respectful of the older buildings. While not mimicking the older buildings, new structures should consider the compatibility of details, materials, textures, colors and landscape features. These elements, and others, are discussed in greater detail in Guideline A3. "Old and New Design Relationships."

B. GUIDELINES BY DEVELOPMENT TYPE AND AREA





MAIN STREET IN THE TOWN CENTER

B1. COMMERCIAL DEVELOPMENT IN THE TOWN CENTER

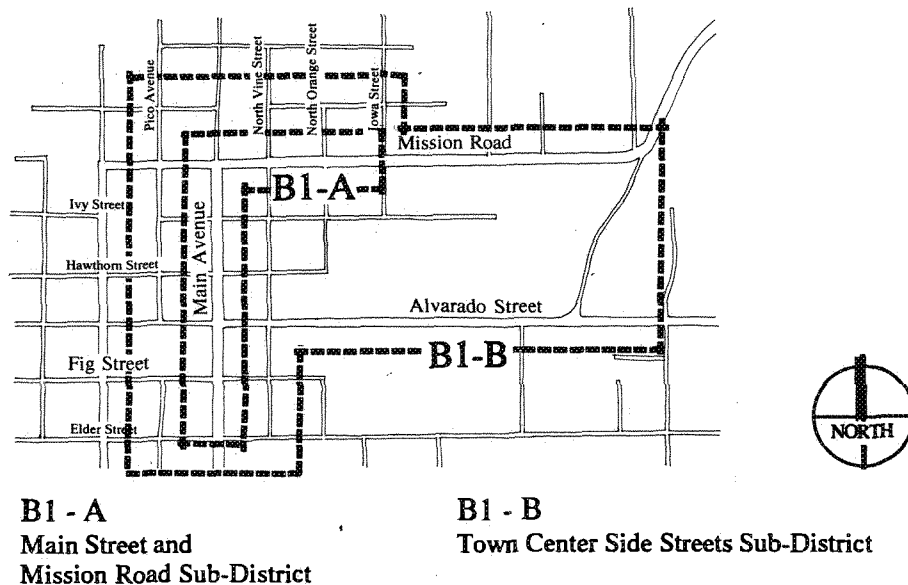
INTRODUCTION

Fallbrook's Town Center is a key element of the community's identity and contact with history. The Town Center's character is created by several qualities which together form a charming pedestrian-oriented village center, much in the tradition of the classic American "Main Street."

The Town Center is located in the heart of the community and is made up of two basic sub-districts. Each sub-district has its own special characteristics which contribute to the overall atmosphere of the village.

The first sub-district (Guideline B1-A) is the oldest and most visible retail area in the Town Center. It fronts directly on Main Street and Mission Road beginning at Mission Road and Iowa Street on the northern end of the Town Center, and ends at Main Street and Elder Street on the southern end of the Town Center.

The second sub-district (Guideline B1-B) surrounds Main Street and Mission Road on adjacent side streets. This area is characterized by less intensive retail, commercial and office uses. This sub-district surrounds the retail spine of Main - Mission. It also includes commercially zoned property which extends east of Main Street along Alvarado Street.

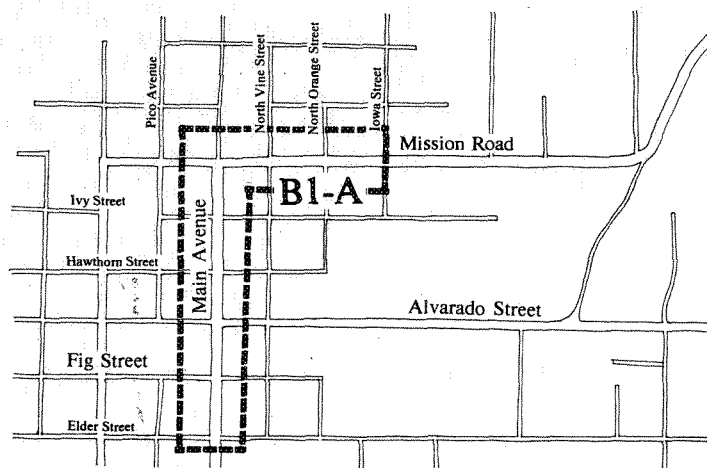


TOWN CENTER BOUNDARY MAP

B1-A. COMMERCIAL DEVELOPMENT IN THE TOWN CENTER MAIN STREET AND MISSION ROAD

- Maintain the “Street Wall” along Main Street and Mission Road.
- Encourage pedestrian activity and active building frontages.
- Maintain the continuity of the character of existing buildings.
- Locate parking lots away from street view.
- Plant street trees along building frontages.

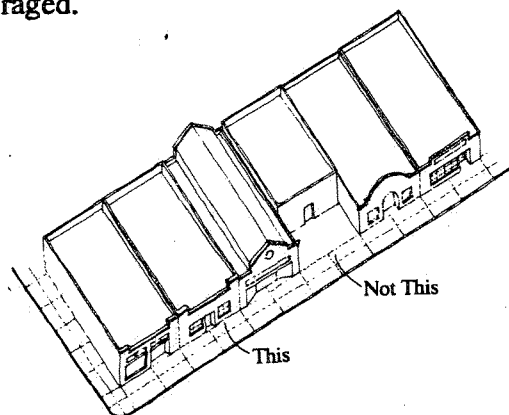
This Guideline applies to all commercial development along Main Street and Mission Road in the Town Center.



B1 - A
Main Street and
Mission Road Sub-District

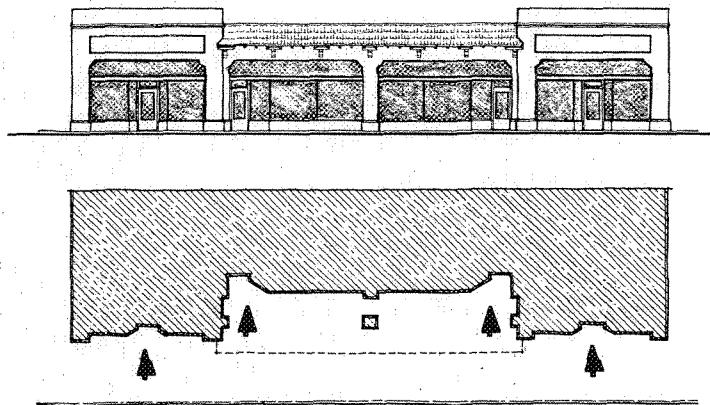
1. SITE PLANNING

- Place as much of the front facade of buildings as possible on the front property lines to maintain the continuity of the “Street Wall.” Pedestrian oriented spaces formed by architectural elements such as colonnades, arcades and trellises are encouraged. Courtyards and other recessed pedestrian spaces facing the street are also encouraged, but should be limited to a width of fifty percent of the building’s street facade. All other gaps in the street wall are discouraged.



MAINTAIN THE “STREET WALL”

- Create active street frontages by locating retail shops and other pedestrian-oriented activities on the ground level at the street. Also, provide frequent building entrances along the street. Avoid locating blank walls, parking and other non-active uses along the street.



FREQUENT ENTRIES ENCOURAGED

2. PARKING AND DRIVEWAY ACCESS

a. Parking Lot Location

- Minimize the visual impact of parking facilities by locating them to the rear of the property.

b. Driveway Access

- Minimize curb cuts for driveways on Main Street and Mission Road. When curb cuts are necessary, reduce their width to a minimal dimension and minimize gaps in the street wall.
- Locate parking access points on alleys and side streets when possible. Properties which abut side streets should use only the side street for vehicular parking and service access. Driveways which occur off Main Street or Mission Road are encouraged to use architectural elements to reinforce the visual continuity of the street wall.



DRIVEWAY GATEWAY EXAMPLE

- The design of parking access drives should take into consideration pedestrian safety issues and should provide adequate vision for a driver to safely enter the street.

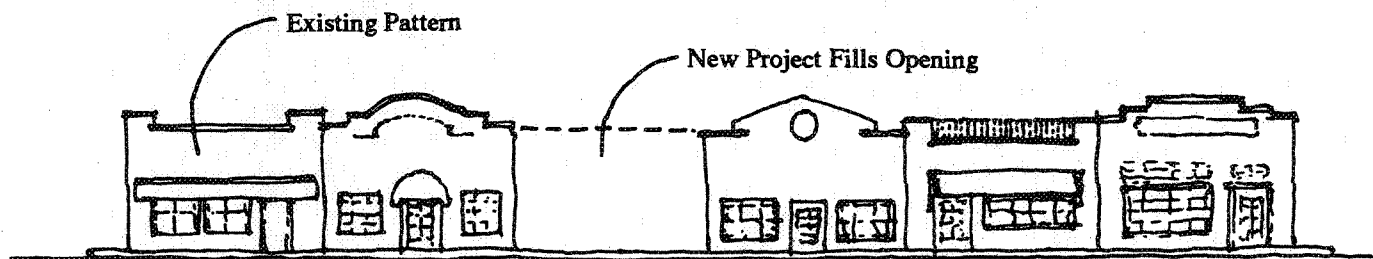
c. Parking Lot Setback and Planting

- When a parking lot must abut a public street, it should be setback at least 10 feet from the property line. The setback area should be planted with trees and shrubs following the same guidelines as specified in Sub-District B1-B: The Town Center Side Streets.
- Planting guidelines listed in Sub-District B1-B should also be followed for internal parking lot planting if the parking lot is over 6000 square feet. There are no planting or setback requirements for the interior property lines of parking lots in Sub-District B1-A.

3. ARCHITECTURAL CHARACTER

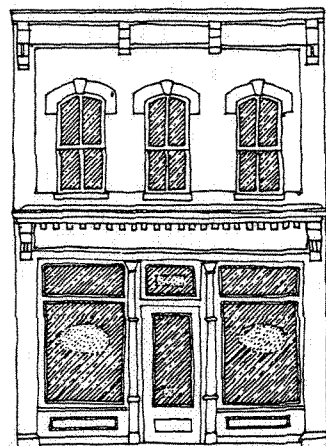
See Guideline A3. "Old and New Design Relationships" and Guideline A4. "Architectural Character."

- In the Town Center, the street facades of single lot (usually 50 feet wide) buildings should be designed to be compatible with the scale, in height and width, of surrounding buildings.



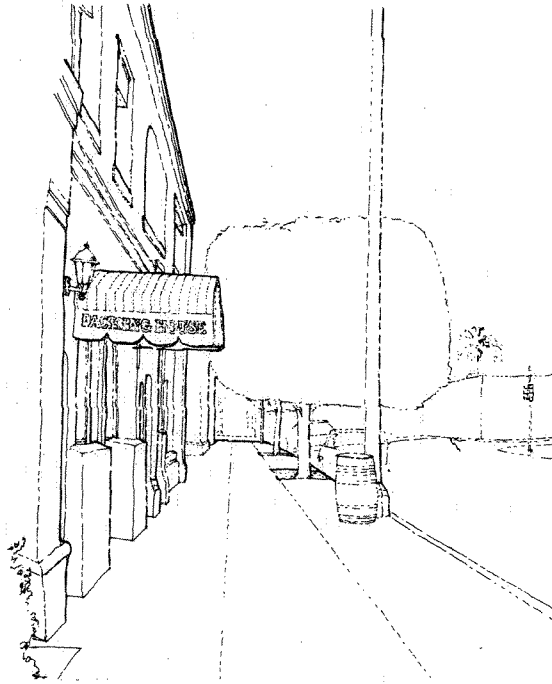
INFILL SENSITIVITY TO HEIGHT AND WIDTH OF NEIGHBORS

- To maintain the scale of the street in the Town Center, buildings over two stories are discouraged.
- At street level, buildings should have adequate clear glass to enable pedestrian views into retail shops and other spaces. In most instances there should be more glass than solid wall. Street level transparency should be balanced by more wall and less glass on the upper facade areas.



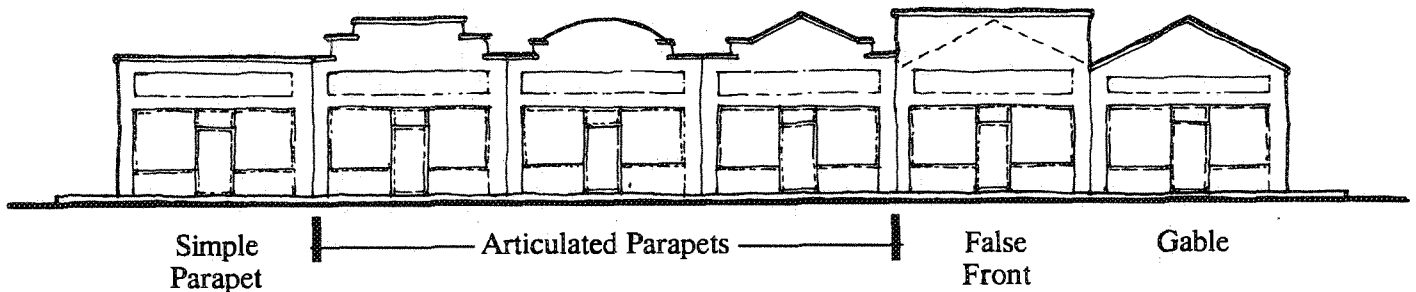
BALANCED TRANSPARENCY

- The street facades of buildings are encouraged to include forms or materials which place emphasis on the pedestrian entries.



PEDESTRIAN ENTRY HIGHLIGHTS

- When the rear of a building is used as an entry or when it is visible from the street, give special attention to its design.
- In the Town Center, Main Street and Mission Road District, roof forms which are dominated by the facade so that they appear to be facing the street, like parapets and gable ends, are encouraged. If parapets are used, the upper area of the parapet should have a strong horizontal detail to provide a visual terminus of the building against the backdrop of the sky.



RECOMMENDED ROOF SHAPES IN THE TOWN CENTER

4. PLANTING GUIDELINES

a. Street Trees

• Street trees on Main Street and Mission Road should be planted within the sidewalks and protected from pedestrian foot traffic by an iron grate, or other treatment. Trees should be planted at an approximate spacing of 25 feet. Recommended Town Center trees include:

- *Agonis flexuosa* (Peppermint Tree)
- *Arbutus unedo* (Strawberry Tree)
- *Bauhinia variegata* (Orchid Tree)
- *Calodendron capense* (Cape Chestnut)
- *Geijera parviflora* (Australian Willow)
- *Pyrus calleryana* (Ornamental Pear)

b. Courtyards

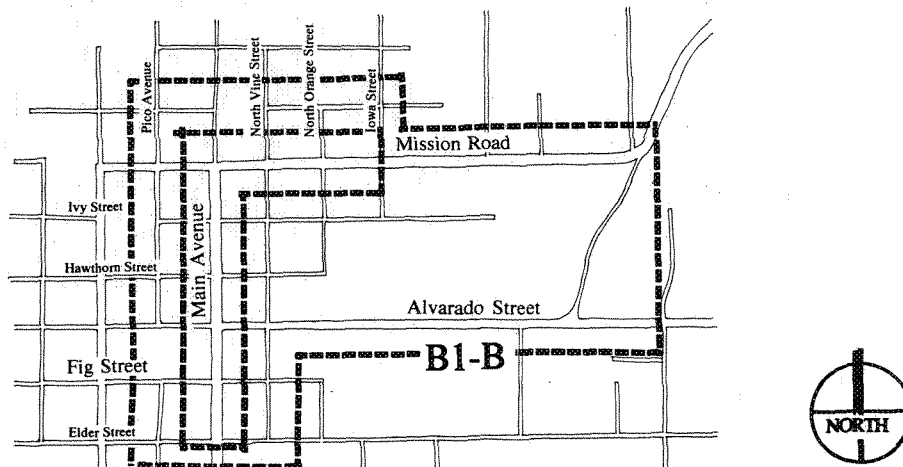
• Courtyards, patios and other outdoor activity spaces are encouraged. Design of courtyards should consider:

- A choice of shaded and sunny areas.
- Variety of texture and color.
- Covered and uncovered outdoor passages.
- Ability to secure at night.

B1-B. COMMERCIAL DEVELOPMENT IN THE TOWN CENTER SIDE STREETS

-
- Maintain the pedestrian character on the Town Center side streets.
 - Encourage pedestrian activity and usable pedestrian areas.
 - Locate parking away from street view.
-

This Guideline applies to all commercial development on Town Center side streets.



B1 - B
Town Center Side Streets Sub-District

1. SITE PLANNING

- Front yard setbacks are not required in this sub-district. When the front facade of a building is set back from the front property line, provide a pedestrian or planted area between the building and the street property line. Plazas and other pedestrian-oriented uses which are formed by architectural elements, such as colonnades, courtyards and trellises are encouraged.
- Planted side and rear yards are encouraged where they are not required by the Zoning Ordinance.
- Avoid locating blank walls, parking and other non-active uses along the street frontages.

2. PARKING LOTS AND DRIVEWAYS

a. Parking Lot Location

- Minimize the visual impact of parking facilities by locating them to the rear of the property. A less desirable location, if rear parking is not possible, is to locate the parking to the side of the buildings.
- Parking lots should be set back at least 10 feet from front or side street property lines, and 5 feet from rear and interior property lines.

b. Driveway Access

- Minimize the number of curb cuts for driveways.
- When curb cuts are necessary, reduce their width to a minimal dimension.
- Locate parking access points on alleys when possible. Properties which abut side streets should normally use the side street for parking and service access.

3. PLANTING GUIDELINES

a. Street Edge

- When a building is set back from the property line along a public street, the area between the building and property line shall be planted with at least 1 tree per 300 square feet of total area. Trees should be 15 gallon size minimum.

• Parking Lot Setbacks

Trees: Provide at least one tree per 300 square feet of total area between the parking lot and front or side street property line. Trees should be 15 gallon size minimum.

Shrubs: Shrubs and/or low walls should provide a visual screen of a minimum of 30 inches in height after 2 year's growth for at least 80 percent of the length of the parking area fronting a street, except where shrubs or walls will obstruct views of oncoming traffic. When walls are used, a minimum 5 foot wide planted buffer should be provided on the street-facing side of the wall. For shrubs in massed plantings, use "on center" dimensioning to space shrubs so that branches intertwine after two year's average growth.

b. Interior Property Line

- When side and rear yard areas are provided, they should be fully landscaped. Provide at least one tree per 300 square feet of total yard area. Trees should be 15 gallon size, minimum.

• Parking Lot Setbacks

Trees: Provide at least one tree per 100 square feet of total area between the property line and edge of the parking lot. Trees should be 15 gallon size, minimum.

Shrubs: Shrubs should provide a visual screen of a minimum of 30 inches in height after 2 years growth. For shrubs in massed plantings, use "on center" dimensioning to space shrubs so that branches intertwine after two year's average growth.

c. Internal Parking Lot Planting

- For all parking lots greater than 6000 square feet, in addition to all other guidelines, an internal area equivalent to a minimum of 5 percent of the total parking area should be planted with a combination of trees and shrubs. Tree spacing should be such that every designated parking space is within 30 feet of the trunk of a tree.
- The parking lot perimeter should terminate a minimum 5 feet from the face of a building. This area should be planted with a combination of trees and shrubs, unless used as a pedestrian walkway. Space may be decreased to a minimum of 2 feet of planted area between the parking lot and the building, if the location is not visible from a public street.

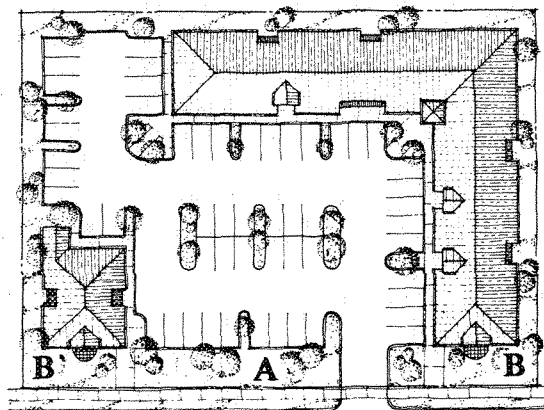
B2. COMMERCIAL DEVELOPMENT OUTSIDE THE TOWN CENTER

Unify commercial development outside the Town Center and integrate it into the community landscape, minimizing the impact of signs, parking lots and traffic congestion.

This Guideline applies to all commercial development located outside the Town Center as defined in Guideline B1.

1. SITE PLANNING

- Provide a minimum 15 foot deep Landscaped Street Edge Zone along all front and side street property lines. This zone should be composed of elements which will provide both a landscaped edge that is characteristic of Fallbrook's scenic roads as well as screening for parking and service areas. The Landscaped Street Edge Zone should only be interrupted by driveways, sidewalks or pedestrian areas. Parking is strongly discouraged in this location.
- To improve the pedestrian environment along commercial streets, building facades should be located on at least 30 percent of the property's principal street frontage. A higher percentage is encouraged when feasible. Place the building(s) against the Landscaped Street Edge Zone, parallel to the street.



Street
30 PERCENT MINIMUM FRONTAGE

A. Landscaped Street Edge Zone
B. Building Facades Along The Landscaped Street Edge Zone

2. PARKING LOTS AND DRIVEWAYS

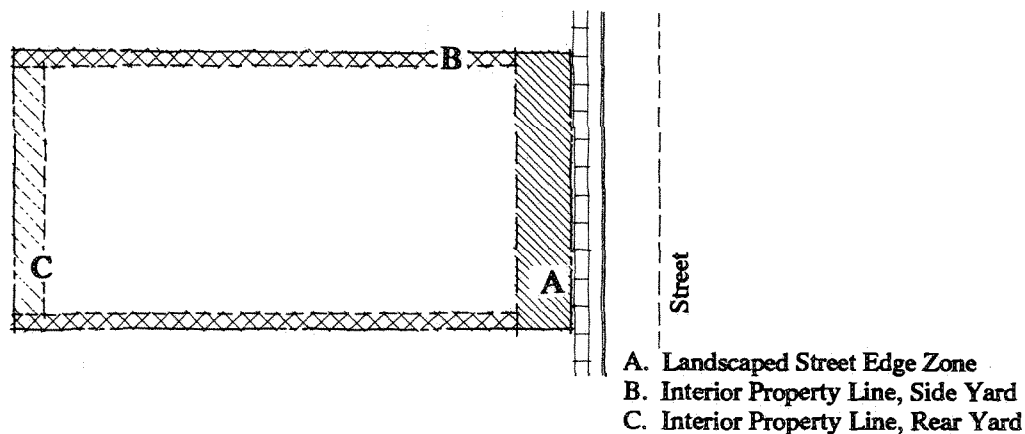
Refer to the San Diego County Zoning Ordinance Division 6750 and County of San Diego Offstreet Parking Manual for further requirements regulating driveway location.

- Minimize the number of curb cuts for driveways. The following schedule should be used as a guide:

<u>Parcel Street Frontage</u>	<u>Maximum Number and Width of Curb Cuts</u>
200' OR LESS	1 CURB CUT @ 25' WIDE or 2 CURB CUTS @ 15' WIDE EACH
201' OR MORE	2 CURB CUTS @ 25' WIDE FOR THE FIRST 201' AND 1 CURB CUT FOR EACH ADDITIONAL 200' OF FRONTAGE

- Shared or joint use driveways between separate properties are encouraged to reduce the number of curb cuts on public streets.
- Locate driveways as far from intersections as possible. On corner lots locate driveways as close to the interior side yard as possible.
- Parking lots should be set back at least 5 feet from rear and interior property lines. The setback area should be fully landscaped as outlined in Paragraph (3b) following.
- When abutting residential uses, a commercial parking lot should have a solid 6 foot high fence or wall within the interior side or rear yard planting area. Fences or walls should have a planted edge of no less than 4 feet between the face of the wall or fence and the parking lot.

3. PLANTING GUIDELINES



a. Landscaped Street Edge Zone

- The character of the Landscaped Street Edge should strongly reinforce the rural character of Fallbrook. This can be done with various trees and shrubs, low walls of native stone, wooden rail fences and natural features such as boulders and rock outcroppings.

Trees: Provide at least one tree per 300 square feet of the total area of the Landscaped Street Edge Zone. Trees should be a minimum size of 15 gallons.

Shrubs: Shrub plantings should be used to create spatial definition within the planting areas. Low, creeping shrubs may be used in the foreground; larger, coarser shrubs in the background. Blooming, fragrant shrubs are encouraged. Shrubs should be spaced with "on center" spacing so that branches intertwine after two years growth.

b. Interior Property Line

- Side and rear yard areas should be fully landscaped. Provide at least one tree per 300 square feet of total yard area. Trees should be 15 gallon size, minimum.

- **Parking Lot Setbacks**

Trees: Provide at least one tree per 100 square feet of total area between the property line and edge of the parking lot. Trees should be 15 gallon size, minimum.

Shrubs: Shrubs should provide a visual screen of a minimum of 30 inches in height after 2 years growth. For shrubs in massed plantings, use "on center" dimensioning to space shrubs so that branches intertwine after two year's average growth.

c. Internal Parking Lot Planting

- For all parking lots greater than 6000 square feet, in addition to all other guidelines, an internal area equivalent to a minimum of 5 percent of the total parking area should be planted with a combination of trees and shrubs. Tree spacing should be such that every designated parking space is within 30 feet of the trunk of a tree.
- The parking lot perimeter should terminate a minimum 5 feet from the face of a building. This area should be planted with a combination of trees and shrubs, unless used as a pedestrian walkway. Space may be decreased to a minimum of 2 feet of planted area between the parking lot and the building, if the location is not visible from a public street.

B3. MULTI-FAMILY RESIDENTIAL DEVELOPMENT

The opportunity to create a sense of neighborhood exists in multi-family developments. Because neighborhoods contribute to the overall sense of community in Fallbrook it is important that multi-family developments incorporate features which enhance their neighborhood character.

- Orient as many dwelling units as possible toward the street.
 - Minimize the impacts of parking on the residential character of the street.
 - Provide useable open space.
 - Provide landscaping which enhances the feeling and scale of residential streets and properties.
-

1. SITE PLANNING

- Provide a minimum 20 foot planted Front Yard setback along all front and side street property lines. The setback area should be fully landscaped, interrupted only by driveways, sidewalks or pedestrian areas. Parking is strongly discouraged in this area.
- Right of way areas should be planted in a similar way as the front yard setback area, though the use of trees should be avoided.

2. STREET FRONTAGE

On all streets except major arterials, multi-family residential developments should emphasize a neighborly approach to street frontages.

- In order to promote the interaction of residents of multi-family buildings with their neighborhoods and minimize the separation of new residential projects within existing neighborhoods, developments should:
 - Organize as many of the dwelling unit entries as possible to front the street. The use of front porches or entry patios and terraces is highly encouraged..
 - Locate the first floor of living spaces at the ground floor level or not more than one-half story above ground level.



STREET FACADE ENTRIES

3. GROUP USABLE OPEN SPACE

- Provide all multi-family projects with at least 200 square feet of Group Useable Open Space per dwelling unit.
- The San Diego County Development Regulation governing Group Usable Open Space should apply, with the following additional recommendations:
 - Surfacing: concrete and asphalt are not recommended.
 - Location: a portion of the space should be located adjacent to the front yard set back, and no percentage of the required open space should be placed on the roof of a building.
 - Plantings should be provided to allow for shade, spatial definition, and aesthetic considerations.
 - Provide at least one designated childrens' play area of 400 square feet for the first 25 dwelling units. Add 100 square feet for each additional 25 dwelling units. One large play area is preferred to several smaller ones. This Guideline should be waived for senior citizen residential projects.

4. PRIVATE USABLE OPEN SPACE

- All multi-family projects should provide at least 100 square feet of Private Useable Open Space per dwelling unit.
- The County Development Regulation governing Private Usable Open Space should apply, with the following additional recommendations:
 - Private open spaces on the ground should be a minimum of 8 feet in each dimension and should be screened from public view by planting, a wall, privacy fence or other acceptable method.
 - Decks used for upper floor private open space should have a minimum dimension of 6 feet.
 - To provide open space on sloped sites, consider site terracing to achieve level spaces.
 - Open important living spaces such as living, kitchen and family rooms directly to outdoor spaces.
 - Locate private outdoor spaces to receive good sun penetration in winter months. Consider the use of deciduous trees to provide summer shade.

5. PARKING AND DRIVEWAY ACCESS

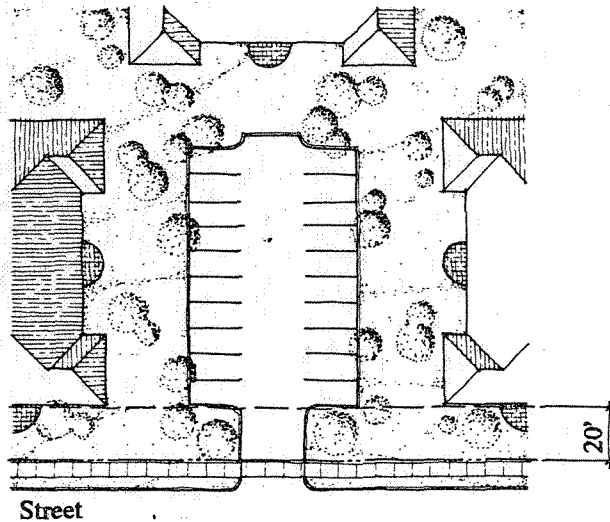
a. General Guidelines

- Residential parking lots should not be located between buildings and streets. Place parking lots the rear, side or at internal locations on the property.
- Garage doors of multi-family buildings should not face a public street, except when buildings are located on corner lots. In this case garage doors should open towards the side street only.
- Buildings which contain a common enclosed parking garage may orient one garage door opening toward the street.
- Carports and garages should be compatible with the architecture of the principal buildings.

- Views to parking areas should be screened from public streets, adjacent properties and Group Usable Open Spaces.

b. Parking Courts

- Surface parking lots, including carports, are encouraged to be designed as Parking Courts. A Parking Court is a double loaded driveway without through circulation. Its depth may be controlled primarily by fire department access regulations, but should not be over 10 parking spaces deep.

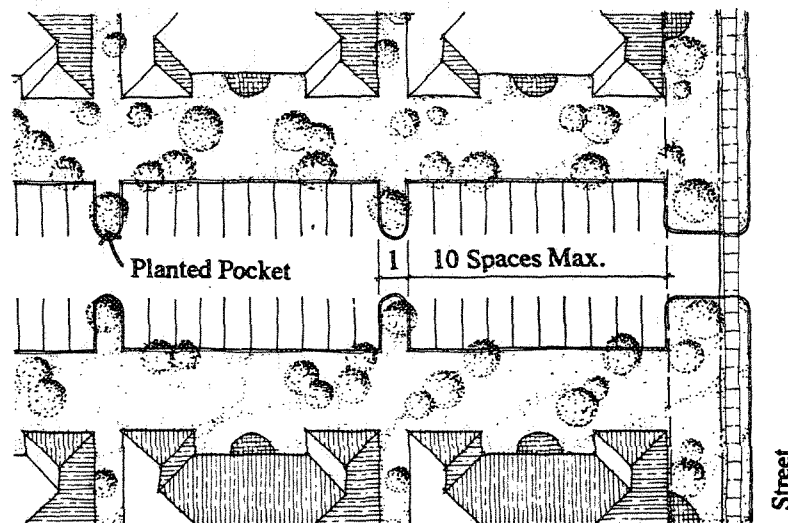


PARKING COURT

- Parking Courts should be set back from street property lines by a Planted Front Yard at least 20 feet deep.

c. Parking Drives

Parking drives are used for internal vehicular access to garages, carports, or open parking areas. They incorporate substantial areas for parking, normally perpendicular parking, along significant portions of their length, whether in garages, carports, or open parking.



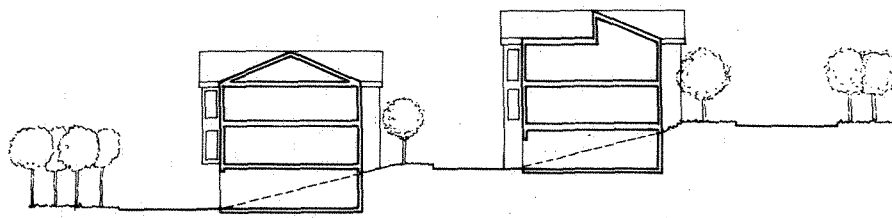
PARKING DRIVE

Long lines of parked cars or blank garage doors, unrelieved by planting areas or other types of screening is undesirable.

- Parking arranged in discrete bays to give a street-like character is encouraged. Each ten spaces of continuous perpendicular or angled parking should be separated from others by a planted pocket not less than one parking space wide. Architectural elements such as trellises, porches, or open stairways may encroach within these planted areas. Multiple garages that front parking areas or internal drives should have landscaped pockets between adjacent double garage doors.
- Planted "pockets" within parking areas should have at least one tree per "pocket."
- In multi-family projects of over 50 dwelling units, the location of Parking Drives around the periphery of the project will tend to isolate a project from its surroundings. The extent of perimeter parking drives should be minimized in these large developments.

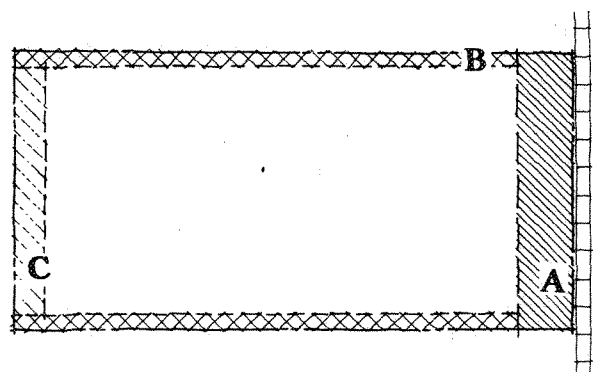
d. Covered Parking

- Covered parking areas, by means of garages, carports and trellised canopies, are strongly encouraged.
- For sloping sites, tuck under parking is often an economical solution that economizes in the use of the land.



TUCK UNDER PARKING

6. PLANTING GUIDELINES



YARD PLAN

- A. Planted Front Yard With Street Trees
- B. Interior Property Line, Side Yard
- C. Interior Property Line, Rear Yard

a. Street Trees

- New public streets and private roads in residential developments should have street trees planted at regular intervals throughout the development. Trees should be planted on private property as close to the street or road as possible. The tree selected should reflect Fallbrook's existing landscape. Consult Appendix A. "Plant Selection Guide."

b. Planted Front Yard

- Parking lots should be set back from public streets by a Planted Front Yard of at least 20 feet in depth measured from the street facing property line.

- Planting Guideline for the Planted Front Yard:

Trees: Provide at least one tree per 300 square feet of yard area. Trees should be 15 gallon size, minimum.

Parking Lots: Shrubs and/or low walls should provide a visual screen of a minimum of 30 inches in height after 2 years growth. When walls are used, a minimum 5 foot wide planted buffer should be provided between the property line and the wall. For shrubs in massed plantings, use "on center" dimensioning to space shrubs so that branches intertwine after two year's average growth. At driveway entrances, shrubs and/or low walls should not obstruct views of oncoming traffic.

c. Interior Property Line Planting

- Provide a minimum 5 foot deep fully landscaped setback at all parking lot edges along the interior and rear property lines.

- Guideline for interior property line planting:

Trees: Provide at least one tree per 300 square feet of total area of the required side or rear yard. Trees should be 15 gallon size minimum.

Other Planting: Remaining areas of the side yard not covered by trees should be fully landscaped with shrubs and other carefully selected plant materials.

- Guideline for parking lot edges along interior property lines:

Trees: Provide at least one tree per 300 square feet of total yard area. Trees should be 15 gallon size, minimum.

Shrubs: Shrubs should provide a visual screen of a minimum of 30 inches in height after 2 years growth. For shrubs in massed plantings, use "on center" dimensioning to space shrubs so that branches intertwine after two year's average growth.

d. Internal Parking Lot Planting

- For all parking lots greater than 6000 square feet, in addition to all other guidelines, an internal area equivalent to a minimum of 5 percent of the total parking area should be planted with a combination of trees and shrubs. Tree spacing should be such that every designated parking space is within 30 feet of the trunk of a tree. Turf areas are discouraged.

- The parking lot perimeter should terminate a minimum 5 feet from the face of a building. This area should be planted with a combination of trees and shrubs, unless used as a pedestrian walkway. Space may be decreased to a minimum of 2 feet of planted area between the parking lot and the building, if the location is not visible from a public street.

7. MOBILE HOME PARKS

a. Intent

It is recognized that local regulation of mobile home parks is limited by provisions of state law. It is also recognized that it is impossible to anticipate locations. It is hoped that applicants for mobile home park developments will cooperate with the Community Planning Group and the Design Review Board in their review of Major Use Permit applications to conform the design as nearly as feasible to the following guidelines.

Mobile home parks should be built in such a way that they will be compatible with other buildings and developments. Mobile home parks provide a unique challenge to the developer and the Review Board because the majority of the individual homes are pre-fabricated. It is possible, however, for the homes to contribute to the character outlined by these Guidelines. It is also possible for the mobile home community as a whole to use elements of landscaping, lighting, signage, and architectural character in the community buildings to enhance the park's environment.

- Mobile homes in mobile home parks are encouraged to comply with the "Mobile Home On Private Lot Regulations", Sections 6502 through 6506 of the County Zoning Ordinance.
- Community buildings located within a mobile home park should meet the same architectural standards as buildings in the previous Guidelines.
- Landscaping, lighting, signage, off-street parking use the same Guidelines as outlined in the multi-family sections.

Consideration will be given by the Design Review Board to unique situations which may preclude following any of the Guidelines which are inappropriate because of the nature of mobile home development, however, the applicant should do everything possible to adapt the project to these Guidelines.

b. Individual Homes

Although a specific architectural character is not required for mobile homes, the following general principles should be followed:

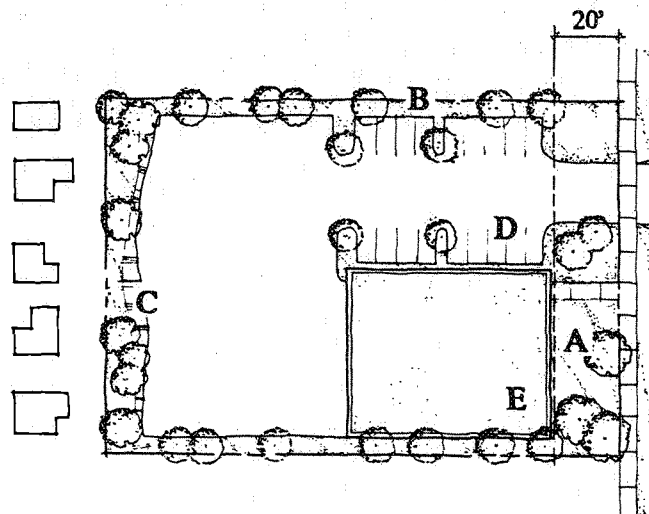
- Exterior walls should have a natural wood appearance.
- Earth tones and warm, light colors are encouraged.
- Bright colored and highly reflective roof surfaces are discouraged. When necessary to place utilities on the roof, all visible surface equipment should be the same color as the roof itself.
- These Guidelines apply to carports and other outbuildings also.

B4. INDUSTRIAL DEVELOPMENT

- Provide a Landscaped Street Edge Zone
- Screen Roof Top Equipment, Storage Yards and Parking Lots

1. SITE PLANNING

- Provide a minimum 20 feet deep Landscaped Street Edge Zone along all front and side street property lines. The Landscaped Street Edge Zone should be composed of plantings, earth berms, and/or low walls. Storage yards, loading areas, parking, or similar uses are not permitted in this location.
- Pedestrian circulation and building location should be near the street side of the property. Where offices and similar small scale elements are part of the industrial development they should be oriented towards the street.
- Provide open space on the site for employee outdoor use, such as a place to have lunch.



ILLUSTRATIVE PLAN

- A. Landscaped Street Edge Zone
- B. Interior Property Line, Side Yard
- C. Interior Property Line, Rear Yard
Shown With Landscape Screening
- D. Internal Parking Lot
- E. Building Mass

2. ARCHITECTURE

- Exterior wall materials that contain integral color and texture such as precast concrete, brick, split faced block and ribbed metal wall systems are encouraged. Bright colors and highly-reflective wall surfaces are discouraged. Earth-tones and warm, light colors are preferable.
- Locate entrances at street frontages when possible. Avoid placing long blank walls on the street.
- When long walls are necessary and are visible from off-site locations, provide visual relief through pilasters, reveals, color and material change, or small offsets in plan.

- Varying building heights and setbacks to define different functions such as offices and warehousing should be considered.
- Give careful attention to the appearance of large flat roof surfaces from off-site properties. If visible, built-up roofs should be accompanied by parapets; roof aggregate should be earth tone color and applied dense enough to completely cover the roof surface.
- Metal roofing systems with integral color (earth tone) are encouraged. Bright-colored and highly reflective roof surfaces, including unpainted galvanized metal roofing, are strongly discouraged.

3. SCREENING

- Storage yards and service areas should be screened from view using plantings alone or in combination with fences and walls.
- All fences and walls should be set back at least 20 feet from front and side street property lines.
- Roof top equipment should be screened from view. Where this is not possible due to grade changes, the roof top equipment should be enclosed in a housing which is sympathetic to the architecture of the main building; or it should be organized on the roof to give an orderly, uncluttered appearance with consideration for painting to match roof color. Due to the amount of roof top equipment that may exist in industrial projects it may be necessary to provide a roof top equipment layout plan for proper evaluation of roof top screening during the Design Review process.
- For all screening, special considerations should be made where changes in grade occur. If adjacent streets or neighboring properties are higher than the developing industrial site more stringent measures may need to be considered to accomplish the screening goal.

4. PLANTING GUIDELINES

a. Landscaped Street Edge Zone

- Planting Requirements for the Landscaped Street Edge Zone:

Trees: Provide at least one tree per 300 square feet of total area of the Landscaped Street Edge Zone. Trees should be 15 gallon minimum size. See Appendix A. "Plant Selection Guide."

Shrubs: Shrub planting should be used to create spatial definition within the planting area. Low, creeping shrubs may be used in the foreground, larger, coarser shrubs in the background.

When shrubs are used for screening they should provide a visual screen of a minimum of 5 feet in height after 2 years growth. Shrubs and walls should not obstruct views of oncoming traffic at driveways. For shrubs in massed plantings, use "on center" dimensioning to space shrubs so that branches intertwine after two year's average growth.

b. Interior Property Line

- Provide a minimum 5 foot deep fully landscaped setback area at all parking and service area edges along the rear and interior property lines.
- When abutting commercial or residential uses, industrial parking lots and service areas should have a solid 6 foot fence or wall separating the industrial use from the residential or commercial property. Fences or walls should have a planted edge of at least 5 feet between the face of the wall or fence and parking or service areas.
- Guideline for Interior Property Line Planting:

Trees: Provide at least one tree per 100 square feet of total area. Trees should be 15 gallon size, minimum.

Shrubs: Shrubs should provide a visual screen of a minimum of 5 feet in height after 2 years growth. For shrubs in massed plantings, use "on center" dimensioning to space shrubs so that branches intertwine after two year's average growth.

c. Internal Parking and Service Areas

Where the total square footage of a parking or service area exceeds 6000 square feet, in addition to all other Guidelines, an internal area equivalent to a minimum of 5 percent of the total area should be planted with a combination of trees and shrubs.

C. GUIDELINES FOR AREAS WITH SPECIAL
ENVIRONMENTAL CONSIDERATIONS

C1. SCENIC ROADS

- Planted road edges are encouraged.
 - Established, dominate tree species should be repeated in future plantings along a scenic road edge.
 - Existing significant trees should be preserved whenever possible.
-

This Guideline applies to all projects subject to Design Review. For projects not subject to Design Review, it is strongly encouraged as a voluntary measure to preserve an important community resource. This Guideline pertains to the following scenic roads: Mission Road, Reche Road, Old Hwy. 395, Pala Road, Los Alisos Road, Fallbrook Street, Stage Coach Road, Gird Road, Live Oak Road, Pepper Tree Lane, Green Canyon Road, Wilt Road, Olive Hill Road, Sleeping Indian Road, De Luz Road.



LIVE OAK PARK ROAD

1. SITE PLANNING

- On Scenic Roads, building setbacks in excess of minimum requirements are encouraged.
- Low walls of native stone, wooden rail fences, boulders and native rocks are encouraged.

- Retain existing land forms, stream beds, mature trees, and important rock outcroppings. When possible, driveway and underground utilities should be located to avoid destruction of important natural features.

- Planting guidelines:

Trees: Where orchards predominate, orderly alignment of trees along the road edge is encouraged. Where rugged, native growth predominates, irregular alignment of trees along the road is encouraged. The goal is to reinforce the existing character of the road edge.

Shrubs: Shrubs exist in wild profusion beneath native trees along the scenic roads. Where native trees exist and new trees are going to be planted in irregular alignments, informal plantings of blooming shrubs as understory plants are encouraged. Shrubs do not exist in orchard conditions; therefore, where orchards predominate and new tree plantings are going to be orderly aligned, shrubs may be low and more subdued in flower color to duplicate the orchard condition.

2. GIRD ROAD, LIVE OAK ROAD, PEPPER TREE LANE

- These three roads are unique in that they have dominant tree species existing along the road edge. To maintain this consistency, plantings of Live Oaks (*Quercus agrifolia*) along the road edge are encouraged on Live Oak Road and Gird Road. Plantings of California Peppers (*Schinus molle*) are encouraged along the road edge on Pepper Tree Lane.

See Appendix A. "Plant Selection Guide", "Scenic Road Trees."

See Appendix A. "Plant Selection Guide", "Shrubs"

C2. HILLSIDE DEVELOPMENT

Hillside development should strive for:

- Sensitive siting of buildings.
 - Avoidance of buildings located on ridge lines.
 - Minimal grading and careful drainage.
 - Integrated streets and sidewalks.
 - Retention of existing trees.
 - Appropriate plantings for hillside and slope conditions.
-

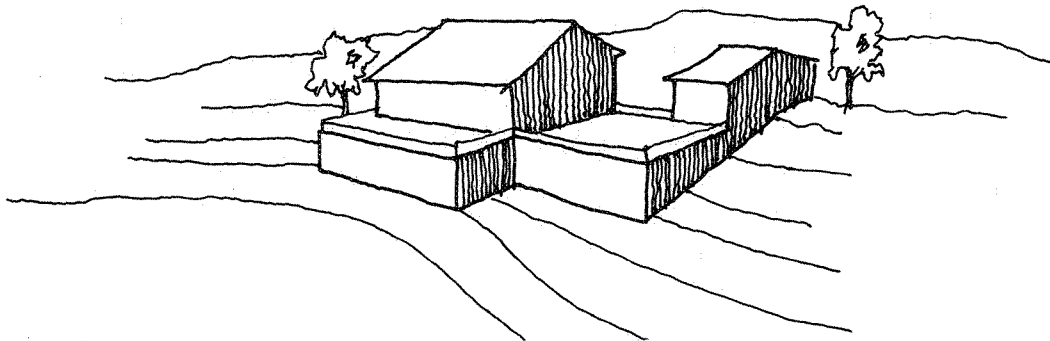
This Guideline applies to all development subject to Design Review on hillside sites of 25% or more gradient.

1. SITING OF BUILDINGS

Most hillside sites are highly visible and will need extra attention given to their view from off-site locations in the community. The visual impact of all hillside development should be minimized, with buildings, retaining walls and other improvements deferring to the natural landforms and kept to as low a profile as possible. Development on ridgelines is strongly discouraged. The siting of buildings should avoid highly visible ridgeline locations and disturbance of natural landforms.

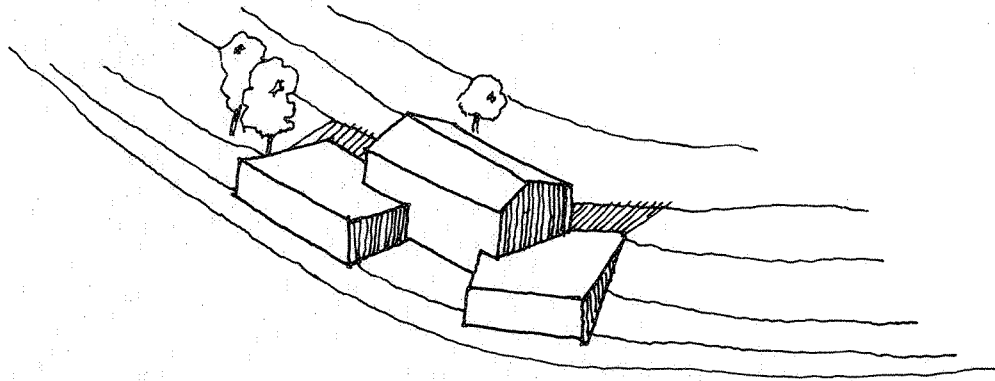
a. Reduction of the Visual Bulk of Structures

- Cut buildings into the hillside to reduce their visual bulk. Site buildings with different floor elevations to achieve height variation. Decks should be located low to the ground or on the roofs of lower levels of the building.



- Avoid large or long wall planes. Building masses should be broken into smaller-scale elements and elevations articulated to produce shadows through setbacks, overhangs, decks, recessed openings and projected windows.
- Roof lines should avoid extended horizontal lines and flat roofs. Pitched, gables and hipped roofs are more appropriate for hillside sites.

- Building forms should follow hillside slope to increase the integration of building and site. This is particularly important to roof forms.



- Avoid massive roof overhangs and cantilevers on downhill faces of buildings.
- Avoid long and high retaining walls. When retaining walls are used, break them into smaller elements with planted terraces.

b. Materials and Color

The hillside, when seen as a whole, is a delicate pattern of buildings, open spaces and vegetation. No one building should stand out from others or from the natural landscape.

- All hillside dwellings should use materials and painted colors that approximate the range of colors in the natural landscape. Highly-saturated colors, highly-contrasting color combinations and reflective surfaces should be avoided. The use of earth toned paints, wood stained with medium earth tones, native stone, and earth tone colors of brick or textured block are encouraged.
- Earth tone tile or composition shingles are preferred roofing materials for hillside sites. If synthetic materials or built up roofs with gravel are used, they should be of medium earth tones. White gravel and highly-reflective roof surfaces are strongly discouraged.
- Glass, skylights and reflective materials such as aluminum and plastics must be used carefully to minimize their reflective properties. Dark anodized aluminum is encouraged when windows or other aluminum products are used. Large areas of glass should be protected by overhangs. Highly-reflective mirrored glass is strongly discouraged.

2. GRADING AND DRAINAGE

a. Slope Ratios

- In order to create slopes which closely reflect the surrounding natural hills, and to avoid the linearity of consistent slopes, graded hillsides should have variation in their slope ratios. Grading should minimize the "engineered" look of manufactured slopes. Avoid sharp cuts and fills--smooth, flowing contours of varied gradients from 2:1 to 5:1 are preferred.

- Slope banks can be softened by contoured grading of fill at the top and toe of the slope.



- Residential lots cut into existing slopes of 25 percent or greater, and a minimum elevation differential of 50 feet, or greater, should strive to have at least one-half of the lot remain at the gradient of the original slope.

b. Building Pads and Retaining Walls

- Hillside site design should avoid large building pads, large level open spaces, and should minimize the height of retaining walls. New building sites should be graded so that they appear to emerge from the slope.
- Retaining walls faced with local stone or of earth-colored and textured concrete are encouraged.

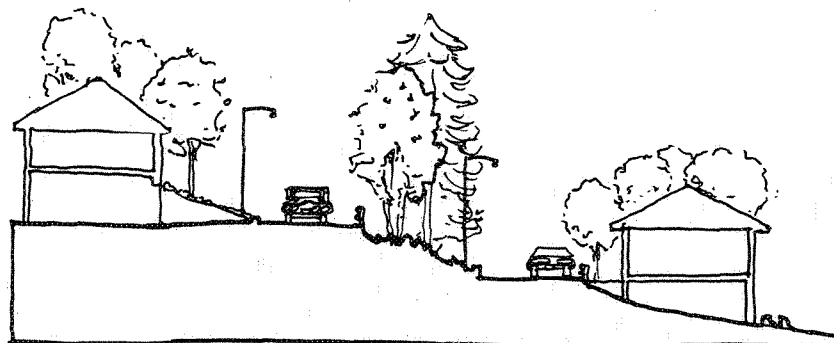
c. Drainage

- The community's natural landforms are an important part of its environment that should be respected in new development. Hillside grading should be minimized and designed to appear as close as possible to the surrounding land contours.
- Place drainage devices (terrace drains, benches and intervening terraces) as inconspicuously as possible on graded slopes. Natural swales leading downhill are good locations for downdrains. The side of a drain may be bermed to better conceal it.
- Concrete drains should be color-tinted to blend with natural soil color. Planting around drains is recommended to improve concealment.

3. STREETS AND WALKWAYS

The design of streets and walkways should work with the natural terrain and minimize cut and fill or hillsides.

- Street layout should follow existing natural contours so as to carefully integrate the street with the hillside.



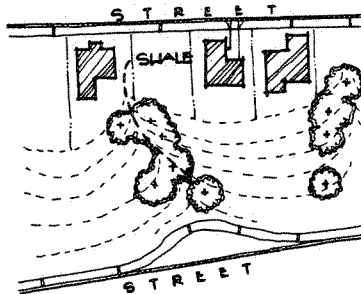
4. PLANTING DESIGN

a. Plant Selection

- Plant materials should be selected for their effectiveness of erosion control, fire resistance and drought tolerance.
- Hillside plant selection should consider neighbors' views and observe the following principles:
 - Where views have been established, follow downhill alignment of taller trees.
 - Use less dense, open trees that provide shade but do not block views.

b. Planting Techniques

- Use irregular plant spacing to achieve a natural appearance on uniformly graded slopes. Plant trees along contour lines in undulating groups to create grove effects which blur the distinctive line of the graded slope. Shrubs of varying height may be planted between tree stands. Ground covers of native and introduced species are appropriate for slope erosion control.
- When possible locate trees in swale areas to more closely reflect natural conditions and gather natural surface runoff for plant irrigation.



c. Transitional Slope Plantings

- Transitional slopes exist between the more ornamental plantings of newly planted areas and the native vegetation of undisturbed areas. The goal is to blend these two diverse areas together. The following planting principles are suggested for these areas:
 1. Establish the species of plants existing natively in the undisturbed areas.
 2. Determine the use of plants in the transitional areas: erosion control, shade, screening, etc.
 3. Select species from those already existing natively to fulfill the use requirements. Blend these plants into a planting plan of other hardy, drought resistant species of more ornamental or utilitarian qualities.
 4. As a general rule, encourage the planting of water-conserving plant species.
 5. Select low fuel volume plant materials.

d. Internal Slope Plantings

- Internal slopes exist within the newly developed project. They do not blend into native areas, as do transitional slopes, and, therefore, may be planted with a different type of plant palette. The following principles are suggested for internal slopes:
 1. Establish gradient of new slope and determine erosion control requirements.
 2. Fulfill erosion control needs with water-conserving plant material,
 3. As a general rule, encourage the planting of water-conserving plant species.
 4. Arrange plants in naturalized patterns, rather than regimented rows.

C3. DEVELOPMENT IN FLOOD PLAINS

The flood plains within Fallbrook encompass properties with substantial development potential.

The purpose of this Guideline is to define development standards and objectives that will minimize potential hazards of flood inundation and stream bank erosion while protecting the scenic and aesthetic value of the flood plain areas.

For further reference see the San Diego County Zoning Ordinance and Board of Supervisor's Policies I-68 and I-69 define development policies for Flood Plains.

The potential hazards created by development, grading and stream bank alteration within a Flood Plain are not only a concern of the development itself, but may cause damage to properties upstream and downstream of the property. For this reason, the larger off-site implications of all proposed buildings, other built improvements such as roads and parking areas, land form grading and stream bank alterations within a Flood Plain must be considered in all development reviews.

1. DEFINITIONS

- "100-YEAR FLOOD" means a flood estimated to occur on an average of once in 100 years.
- "FLOOD PLAIN" means a land area which is likely to be flooded, adjoining a river, stream, watercourse, ocean, bay or lake.
- "FLOODWAY" means the river channel and the adjacent land areas needed to carry the 100-year Flood, without increasing the water surface elevation more than one foot at any point. Additional criteria needed to provide good flow conditions may apply.
- "FLOOD FRINGE" means all land lying in the 100-year Flood Plain that is outside the Floodway.

2. FLOODWAY ZONE

- The defined Floodway zone should be kept as close as possible to its natural condition. Structures, parking areas and other major improvements are prohibited. Land form and stream bank alterations within the zone are strongly discouraged, except for the purpose of stabilizing stream bank areas with erosion problems.
- Construction of concrete or other engineered channels, dikes and levees within the Floodway zone is strongly discouraged and should only be used where flood damage to existing structures would be caused by flood flows.

3. DEVELOPMENT WITHIN THE FLOOD PLAIN

The general intent of this Guideline is to discourage development within the entire Flood Plain. Since this is sometimes not possible without a complete loss of property development potential, development in the Flood Fringe area is permitted subject to the following Guidelines:

a. Properties Partially within a Flood Plain

- For developments on properties with areas lying both within and outside of the Flood Plain, buildings should be clustered, to the maximum extent feasible, in the areas of the site lying outside the Flood Plain. Use of the Flood Plain as group open space for recreation or other activities which would leave it in a natural state is strongly encouraged.
- The intent of this paragraph should be observed in all new lot splits and Planned Developments. Required open spaces should be concentrated in the Flood Plain.

b. Properties Entirely within a Flood Plain

- If a development is proposed in the Flood Fringe area, the applicant must demonstrate the building, filling and other land form alterations will not contribute to off-site property damage by flooding, nor will it be subject to erosion by future floods.
- The finished floor level of all structures must be at least one foot above the 100-year Floodway elevation.

c. Structural Measures of Flood Control

- Dikes, levees and floodwalls may be used to protect existing structures but should not be used for new development, even in Flood Fringe areas. Instead, buildings should be located elsewhere or elevated above flood level.

4. STREAM BANK STABILIZATION

Self-formed stream channels tend to be in a state of equilibrium, nearly stable, and usually do not require artificial bank stabilization. Land use changes that cause an increase in impervious surfaces or sedimentation will result in channel enlargement and stream bank erosion. This may require measures to stabilize the stream bank.

- Stream rehabilitation is the least expensive and preferred method of stabilization, its objective being to maintain the natural characteristics of the watercourse. The process may include enlarging the channel at points of obstruction, clearing obstructions at natural bends and points of constriction, limitation of use in areas of excessive erosion and restoration of riparian vegetation.
- Concrete channels and other mechanical measures of stabilization are not permitted unless no other alternative exists.
- If stream bank stabilization other than stream rehabilitation and vegetative methods is required, hand-placed stone or rock riprap are the preferred methods.
 - a. Hand-placed rock may be used. The bank should be graded, before placing the stone, at a slope no greater than 2-1/2:1. The rock usually must be placed on a bed of gravel or crushed stone. This method is one of the most aesthetically acceptable stream protection measures.
 - b. Rock riprap forms a flexible protective lining which is not as susceptible to settlement and undercutting as rigid linings. Due to its roughness, it helps dissipate the stream's energy. The diameter of the rock should be sized to be stable under potential 100-year flood conditions with smaller stone filling the voids.

5. PLANTING IN THE FLOOD PLAIN

The Flood Plain should be kept as close as possible to its natural state. The large open spaces and indigenous riparian vegetation such as live oaks, sycamores and scrub should be preserved and emphasized in new plantings. Ornamental plantings and the introduction of non-native species should be avoided.

PART 4. DESIGN REVIEW APPLICATION REQUIREMENTS

This section lists submittal requirements for all projects subject to Design Review. Fifteen copies of all drawings must be submitted. All copies must be folded to fit an 8-1/2" x 11" envelope, unless they are so thick they can only be rolled up.

Please make submittals as clear as possible and follow accepted conventions of drawing--all drawings clearly labeled, scales shown, north arrow on plans, clear and readable line work.

Proposals should not be presented open-ended with expectations of the staff or Design Review Board to make decisions.

Additional information, drawings or other materials necessary to describe the project may be requested by Department of Planning and Land Use Staff or Design Review Board depending on the nature of the project or site.

Also, depending on the project's nature, not all of the above requirements may be needed - the applicant should discuss proposed modifications with the Planning staff member assigned to the community's Design Review.

The applicant may include additional information or materials such as sketches and models if they help explain the proposal. Photos of the site and neighboring properties are always required.

PRELIMINARY REVIEW

Development proposals that elect the optional step of Preliminary Review or a request for waiver may submit drawings or other materials appropriate to the nature of the project and extent of planning studies completed. In most cases, site design, location of buildings, grading, basic form and height of buildings and landscape concepts will be important. Building elevations, perspectives and other information may be presented, but kept in preliminary form.

SUBMITTAL REQUIREMENTS:

A. SITE ANALYSIS (of existing site conditions).

To enable evaluation of development proposals in relationship to existing conditions on the site, the following information must be presented on one or more drawings, accompanied by photographs and, if needed, written description.

1. Basic site information (locate on drawing): Site boundaries with dimensions; building setback lines and easements; existing streets, sidewalks and public rights-of-way; existing structures and other significant built improvements.

2. Existing natural features (locate on drawing):

- Trees 6 inches or more in trunk diameter. Note trunk size and species.
- Topography. Existing contours at 2 foot intervals with areas of slope over 25% highlighted.
- Patterns of surface drainage, including location of dry and running streams, gullies, washes and natural swales.
- Location of flood zone: locate floodway and 100-year flood plain.
- Rock outcroppings greater than 8 feet in diameter measured at the ground. Include spot elevations to help visualize the mass of the rock outcropping.
- Locate other significant natural features which are either site amenities or potential hazards in development.

3. Photographs of the site and neighboring environment: Provide photographs of the existing site and site conditions on adjacent properties within 400 feet of all site boundaries (including buildings on adjacent sites). Include photos of views to and outlooks from the site. Clearly label each photograph.

4. Summary. A brief written synopsis should summarize:

- Existing site amenities and assets.
- Special problems and dangers. Site areas in need of special consideration or to be avoided due to such problems as poor soil, drainage, steep slope, high water table, flood plain location.
- This synopsis may be noted on the Site Analysis drawing.

B. SITE PLAN

1. Boundaries and public improvements.

- Site boundaries, building setback lines, public streets and sidewalks (as proposed-include widths), other proposed public improvements (curbs, gutters, curb cuts).
- Include dimensions.

2. Streets, sidewalks and parking areas within the site:

- Include dimensions of parking areas and width of streets and sidewalks.
- Show location and label materials of areas of special paving such as walkways, courtyards, patios, and arcades.
- For parking areas show layout of spaces, areas of landscaping, dimensions of spaces and aisles, arrows indicating direction of flow. Number the parking spaces.

3. Structures.

- Location and dimensions with respect to lot lines.
- Include fences, walls and accessory buildings proposed. Give heights of fences and walls.

4. Show location of dumpsters and loading areas.

5. Grading and Drainage. This may be drawn on a separate plan at the option of the applicant. It should include:

- Existing and proposed contours at 2 foot intervals.
- Finished floor elevations of proposed structures.
- Indication of all water courses, with spot elevations of high and low points.
- Area of depth of cuts. Location and height of fills.
- Show retaining walls and adjacent spot elevations.

C. LANDSCAPE PLAN.

Show at same scale as Site Plan. This may be combined with the Site Plan (B) in the case of small projects.

1. Existing trees 6 inches or more in diameter with their proposed disposition (to be retained or removed). Give species and trunk diameter of each.

2. Location, species (give common and Latin name) and size (at planting - gallon or box size) of all new plant materials.

- Use symbols and a legend as necessary. Show all plant materials to scale.
- Ground cover may be indicated in mass.

3. Describe method of irrigation.

4. Describe means of erosion control, if applicable.

D. BUILDING FLOOR PLANS

E. BUILDING ELEVATIONS. Show all elevations.

- Note all finish materials on drawings.
- Provide color samples (paint chips) or one color board at the Design Review session.
- Dimension building heights from finish grade.
- Include exterior walls and fences with heights dimensioned.
- Show locations and sizes of building-mounted signs in building elevations.
- Show location of mechanical equipment, roof equipment, electrical transformers and solar panels in building elevations. Show means of screening roof equipment.

F. SECTIONS.

One sectional drawing is suggested at a suitable scale to show relationship of buildings to the site, public street and parking area. This item is optional.

G. SIGNS.

Provide a scaled drawing of each proposed sign with exterior dimensions and mounting height called out. Give total area of each.

- a. Draw or provide sample of letters and logos, and the full message to appear on the sign.
- b. Describe materials and colors of background and letters.
- c. Give means of illumination and magnitude of illumination.

H. LIGHTING.

Provide a site lighting plan with location, type, fixture height, power rating and shielding methods indicated. Show elevation drawing or manufacturer's photo of each fixture, including its material and color.

H. STATISTICAL SUMMARY.

Provide a written summary:

- a. Site areas. Total area of site, area-covered by buildings, area covered by parking lots and driveways, net area of site landscaping. All in square feet.
- b. Buildings. Total enclosed building area. If a residential project give number of units and development density (units/acre).
- c. Number of parking spaces required and proposed.
- d. This information may be noted on the site plan drawing.

Appendix A Plant Selection Guide

The shrubs and trees listed within this Appendix reflect the design goals stated in A5. "Landscape Character." They are listed by zones, Commercial, Industrial, etc., and may be used throughout the site in the specified zone. Other shrubs and trees not listed here may also accomplish the desired goals, and if they do so, are encouraged also. Appendix B is more specific with regard to trees on significant streets in Fallbrook.

To use this Appendix, find the zone applicable to the project by reading across the upper line. Then read down to find plants appropriate for use in that zone. Please consult Sunset's Western Garden Book for additional information about each plant.

First is a Shrub Matrix. The majority of shrubs are listed by their genus names only, for instance, "Calliandra species". Over 250 different species exist within this genus and all are encouraged for use in Fallbrook, depending upon availability. To determine which species is appropriate for the intended use, consult Sunset's Western Garden Book finding the species listed under the genus name, "Calliandra". In one case, *Heteromeles abutifolia*, *Toyon*, the species name and the common name are given in the Appendix. Only this species of *Heteromeles* is to be used.

Size considerations are defined for shrubs: low creeping varieties, which can be used for shrubby ground covers, medium sized, and large sized which can be used for screening, accents and spatial definition. All shrubs are considered to be low water using. Planting locations frequently determine tenderness to frost. Shrubs beneath trees, against walls, etc. are protected; whereas, shrubs in the open are vulnerable. The *Ribes* and *Rhus* species have deciduous habits; all other shrubs are evergreen. *Nerium oleander* has toxic foliage, but is included in the Appendix because of its other excellent qualities. Its use is encouraged where toxic foliage will not present a hazard,

Next listed are Low Fuel Volume Shrubs for use along rural roads where fire hazard exists. All of the shrubs are low growing and can exist with little or no summer water.

The last list is a Site Tree Matrix. Unlike the Shrub Matrix, the Site Tree Matrix lists the majority of tree names by genus and species, adding also the common name. This has been done because very specific trees are encouraged in Fallbrook. Where more than one species is desirable, the genus name is listed only. Additional considerations given for trees are low water use, frost resistance to 25 degrees, and evergreen leaf quality. Consideration of these characteristics may be important for a given location.

SHRUB MATRIX

Botanical Name	Low	Medium	Large	Scenic Roads	Commercial	Industrial	Parking Lot	Multi-Family	Town Center
Calliandra species		•	•	•	•	•	•	•	•
Ceanothus species	•	•	•	•	•	•	•	•	•
Grevillea noellii <i>No Common Name</i>		•		•	•	•	•	•	•
Heteromeles arbutifolia <i>Toyon</i>			•	•	•	•	•	•	
Lantana species	•	•	•	•	•	•	•	•	•
Juniperus species	•	•	•	•	•	•	•	•	•
Mahonia species	•	•		•	•	•	•	•	•
Melaleuca species			•	•	•	•	•	•	
Nerium oleander varieties		•	•	•	•	•	•	•	•
Ornamental grasses	•			•	•	•	•	•	•
Pittosporum species	•	•	•	•	•	•	•	•	•
Photinia species		•	•	•	•	•	•	•	•
Pyracantha species	•	•	•	•	•	•	•	•	•
Raphiolepis species		•	•	•	•	•	•	•	•
Ribes species	•	•	•	•	•	•	•	•	•
Rhus species			•	•	•	•	•	•	•

LOW FUEL VOLUME SHRUBS**Native Plants**

Eriophyllum species, Yarrow
 Eschscholzia californica, California Poppy
 Lotus scoparius, Deerweed
 Lupinus species, Annual Lupine
 Mimulus species, Monkey Flower
 Salvia columbariae, Chia
 Salvia sonomensis, Creeping Sage
 Zauschneria species, California Fuchsia

Introduced Plants

Atemisia caucasica, Silver
 Atriplex glauca, Saltbush
 Atriplex semibaccata, Creeping Saltbush
 Cistus crispus, Rockrose
 Cistus salviifolius, Sageleaf Rockrose
 Santolina virens, Green Santolina

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>California Lilac</i>	•		•				•		
Cinamomum camphora <i>Camphor Tree</i>	•	•	•		•	•	•		
Eucalyptus lehmanii <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>	•	•	•				•		•

TREE MATRIX (cont.)

Botanical Name Common Name	Low Water Use	Frost Resist.	Ever- green	Scenic Roads	Com- mercial	Ind- ustrial	Parking Lot	Multi- Family	Town Center
Ginkgo biloba Madenhair Tree	•	•		•	•	•		•	
Jacaranda arcuifolia Jacaranda	•	•		•	•	•	•	•	
Koelreuteria species Rain Tree	•			•	•	•	•	•	
Olea eurpoea Olive Tree	•	•	•	•	•	•	•		
Pinus halepensis Aleppo Pine	•		•	•		•			
Pinus pinea Italian Stone Pine	•	•	•			•	•		
Pistache chinensis Pistache Tree	•	•		•	•		•	•	
Platanus acerfolia Plane Tree	•	•		•	•	•	•	•	
Prunus blireiana Purple-leaf Plum	•	•			•				
Pyrus calliana "Bradford" Ornamental Pear	•	•			•		•	•	•
Quercus agrifolia Coast Live Oak	•	•	•	•		•			
Rhus lancea (male trees) African Sumac Tree	•	•		•	•		•		
Robinia pseudoacacia var. Black Locust	•	•		•	•	•		•	
Schinus molle California Pepper	•	•	•	•	•	•		•	
Sophora japonica Japanese Pagoda Tree	•	•		•	•	•		•	
Tabebuia species Trumpet Tree	•	•		•	•		•	•	

APPENDIX H

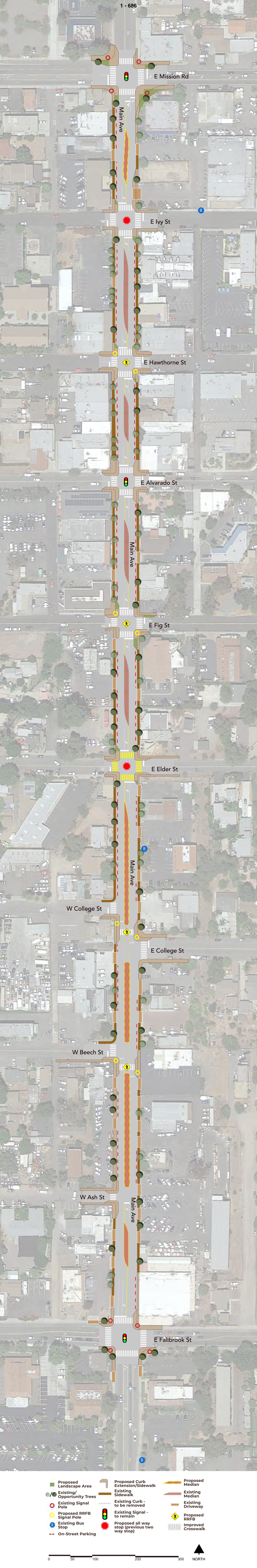
STREETSCAPE PLAN

APPENDIX

Fallbrook

SUB-AREA PLAN





ATTACHMENT C

AN ORDINANCE AMENDING 8001
FALLBROOK VILLAGE REGULATIONS
GENERAL PROVISIONS [Clean] [POD 20-003]

ORDINANCE NO. (NEW SERIES)

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).

Section 1. 8100 Intent of the County Zoning Ordinance is hereby changed. All documents on file with the Clerk of the Board of Supervisors of the County of San Diego

Residential uses are allowed on upper floors. Property within the FB-V1 Zone shall be subject to the Community Design Review Area Regulations in Section 5750 and the Fallbrook Design Standards.

Section 2. 8102. Permitted Uses of the County Zoning Ordinance is hereby changed. All documents on file with the Clerk of the Board of Supervisors of the County of San Diego

- b. Commercial Use Types.

Transient Habitation: Lodging

Section 3. 8103 Permitted Uses Subject to Limitations of the County Zoning Ordinance is hereby changed. All documents on file with the Clerk of the Board of Supervisors of the County of San Diego

- a. Residential Use Types.
Family Residential – Limited to upper floors on Main Avenue.
- c. Commercial Use Types.

Section 4. 8120 Site Development Regulations of the County Zoning Ordinance is hereby changed. All documents on file with the Clerk of the Board of Supervisors of the County of San Diego

- b. Density

A maximum of 30 dwelling units per acre.

- g. Height

Buildings shall have a maximum height of 36 feet.

- i. Main Building Setbacks

In order to complement and encourage preservation of the existing village character and encourage pedestrian activity, development in the FB-V1 Zone should maintain a continuous building façade and buildings within a zero (0) to fifteen (15) foot front yard and exterior side yard setback along Main Street and adjacent side streets to allow for a five to 15-foot sidewalk.

Minimum: 0 feet from line or 30 feet from the street centerline, whichever is greater. Any third floor shall be setback not less than 5 feet from the ground floor façade.
Maximum: 10 feet from lot line or 40 feet from the street centerline, whichever is greater.

Continuous Building Façade: At least 80% of the lot frontage on Main Avenue shall be occupied by the building façade within five feet of the same setback.

Up to 50% of the lot frontage on Main Avenue may be absent a building or exceed the maximum setback where at least 50% of the front façade is at the same setback on Main Avenue and the space is occupied by a recessed courtyard of at least 500 square feet is located with primary access on Main Avenue.

- k. Special Area Regulations
Property within the FB-V1 Zone shall be subject to the Community Design Review Area Regulations in Section 5750 and the Fallbrook Design Standards.
- i. Enclosure

Exceptions to Enclosure Regulations

- 1. Eating and Drinking Establishments and Food and Beverage Retail Sales. Accessory outdoor cafés and outdoor eating and drinking establishments that do not have indoor seating that comply with Section 6158.a.1 and pursuant to an approved Site Plan required by the Special Area Regulation. The provision to provide required parking for the outdoor seating areas required by Section 6158.a.1.iii shall not apply. The parking shall be determined pursuant to the Fallbrook FB-V1 Zone Parking Regulations.

Section 5. Section 8130, Parking Regulations of the County Zoning Ordinance is hereby changed. All documents on file with the Clerk of the Board of Supervisors of the County of San Diego

- a. Purpose and Intent. The intent of the Fallbrook Village parking regulations is to ensure adequate off-street parking in relation to allowed uses and activities. The regulations are also intended to maintain and enhance existing zero front yard setback development patterns in the traditional downtown commercial district consistent with the Fallbrook Design Standards. To achieve this purpose, all of the FB-V1 Zone is located in the Fallbrook Special Parking District with provision for meeting parking requirements in shared parking lots.
- b. Parking Requirements. All of the FB-V1 Zone is included in the Fallbrook Special Parking District (see Zoning Ordinance Section 5761). In the FB-V1 Zone, the number of spaces required by the Parking Schedules in Sections 6758 through 6783 may be reduced up to 25%.
 - 1. FB-V1 Zone Parking Exceptions. The following parking standards supersede those in the Parking Schedules in Sections 6758 through 6783:

a) Personal Service Uses	2.0 Spaces per KSF GFA
b) Eating & Drinking Establishments	4.0 Spaces per KSF GFA
c) Retail Uses	2.0 Spaces per KSF GFA
d) Library, Museum, Art Gallery	2.0 Spaces per KSF GFA

2. Exemptions from Parking Requirements. No parking shall be required for the following in FB-V1:
 - a) Change of use of any floor area existing as of the initial adoption date of the Fallbrook Subarea Plan.
 - b) Replacement of existing parking spaces within 30 feet of the front and corner side property lines that are replaced by new buildings, outdoor uses, plazas, courtyards, or other public use or amenity subject to Site Plan approval and consistent with the Fallbrook Community Design Standards.
- d. Location of Parking on Building Site
3. Open Parking. Open parking spaces shall be outside the ultimate right-of-way of any street and shall be located generally behind a building. This provision does not apply to any shared parking lot provided pursuant to Section 8130 c. that does not have a building on the same legal parcel. No parking shall be allowed between the building and the sidewalk.
- f. Design Standards for Off-Street Parking. Parking spaces and areas shall meet the following design and improvement standards:
 2. Landscaping. An internal area equivalent to a minimum of 5 percent of the total parking area shall be landscaped in conformance to the requirements of the Fallbrook Design Standards and the County Water Conservation in Landscaping Ordinance.

Section 6. Section 8200, FB-V2 Intent of the County Zoning Ordinance is hereby changed. All documents on file with the Clerk of the Board of Supervisors of the County of San Diego

The FB-V2 Zone is intended to provide a buffer between the retail oriented FB-V1 Zone and the heavier uses allowed in the FB-V3 Zone. The FB-V2 Zone allows all the uses permitted in the FB-V1 Zone in addition to more intensive civic and automobile-service oriented uses. Residential uses are permitted as co-principal uses in mixed-use projects subject to limitations. Property within the FB-V2 Zone shall be subject to the Community Design Review Area Regulations in Section 5750 and the Fallbrook Design Standards.

Section 7. Section 8202 Permitted Uses of the County Zoning Ordinance is hereby changed. All documents on file with the Clerk of the Board of Supervisors of the County of San Diego

- b. Commercial Use Types.

Transient Habitation: Lodging

Section 8. Section 8203, Permitted Uses Subject to Limitations of the County Zoning Ordinance is hereby changed. All documents on file with the Clerk of the Board of Supervisors of the County of San Diego

- a. Commercial Use Types.

Transient Habitat: Lodging Not to exceed 20 bedrooms. Uses 20 bedrooms allowed pursuant to Section 8204.

Section 9. Section 8204, Uses Subject to a Minor Use Permit of the County Zoning Ordinance is hereby changed. All documents on file with the Clerk of the Board of Supervisors of the County of San Diego

Section 10. Section 8220, Site Development Regulations of the County Zoning Ordinance is hereby changed. All documents on file with the Clerk of the Board of Supervisors of the County of San Diego

- a. Density

A maximum of 30 dwelling units per acre as a co-primary or secondary use only.

- g. Height

Buildings shall have a maximum height of 36 feet.

- i. Main Building Setbacks

In order to complement and encourage preservation of the existing village character and encourage pedestrian activity, development in the FB-V2 Zone should maintain a continuous building façade and buildings should maintain a zero to 10-foot front yard and exterior side yard setback to allow for a five to 10-foot sidewalk. Building setbacks shall be reviewed as part of the Site Plan required by the Special Area Regulation. Where the scale and height of any proposed building or the need to provide adequate sight distance warrants a larger setback, in relation to the street width and surrounding buildings, a larger setback may be required.

Where the ultimate right-of-way is wider than an existing or planned sidewalk location, buildings may be constructed up to the ultimate right-of-way provided landscaping is planted between the sidewalk and the building face.

Front:	0 feet minimum; 15 feet maximum*
Side, Interior:	0 feet from lot line (permitted)
Side, Exterior:	0 feet minimum; 15 feet maximum*
Rear:	0 feet from lot line (permitted)

*Additional setback depth is permitted where the increased setback area is used for a plaza, courtyard, outdoor dining, or a recessed building entry where such recessed entry is not more than 20% of width of the building facade. Additional depth is also permitted to accommodate electrical transformers, utility connections, meter pedestals, and similar equipment only if other locations are infeasible as determined by the approval authority.

- k. Special Area Regulation

Property within the FB-V2 Zone shall be subject to the Community Design Review Area Regulations in Section 5750 and the Fallbrook Design Standards.

Section 11. Section 8230, Parking Regulations of the County Zoning Ordinance is hereby changed. All documents on file with the Clerk of the Board of Supervisors of the County of San Diego

- a. Purpose and Intent. The intent of the Fallbrook Village parking regulations is to ensure adequate off-street parking in relation to allowed uses and activities. The regulations are also intended to maintain and enhance existing zero front yard setback development patterns in the traditional downtown commercial district, consistent with the Fallbrook Design Standards. To achieve this purpose, all of the Fallbrook Village 2 Zone is located in the Fallbrook Special Parking District with provision for meeting parking requirements in shared parking lots.
- b. Parking Requirement. All of the FB-V2 Zone is included in the Fallbrook Special Parking District (see Zoning Ordinance Section 5761). In the FB-V2 Zone the number of spaces required by the Parking Schedules in Section 6758 through 6783 may be reduced up to 25%.
 1. FB-V2 Zone Parking Exceptions. The following parking standards supersede those in the Parking Schedules in Sections 6758 through 6783:

a) Personal Service Uses	2.0 Spaces per KSF GFA
b) Eating & Drinking Establishments	4.0 Spaces per KSF GFA
c) Retail Uses	2.0 Spaces per KSF GFA
d) Library, Museum, Art Gallery	2.0 Spaces per KSF GFA
 2. Exemptions from Parking Requirements. No parking shall be required for the following in FB-V2:
 - a) Change of use of any floor area existing as of the initial adoption date of the Fallbrook Subarea Plan.
 - b) Replacement of existing parking spaces within 30 feet of the front and corner side property lines that are replaced by new buildings, outdoor uses, plazas, courtyards, or other public use or amenity subject to Site Plan approval and consistent with the Fallbrook Community Design Standards.
- d. Location of Parking on Building Site
 3. Open Parking. Open parking spaces shall be outside the ultimate right-of-way of any street and shall be located generally behind a building. This provision does not apply to any shared parking lots provided pursuant to Section 8230 c. that does not have a building on the same legal parcel. No parking shall be located between the building and sidewalk.
- f. Design Standards for Off-Street Parking. Parking spaces and areas shall meet the following design and improvement standards:

2. Landscaping. An internal area equivalent to a minimum of 5 percent of the total parking area shall be landscaped in conformance to the requirements of the Fallbrook Design Standards and the County Water Conservation in Landscaping Ordinance

Section 12. Section 8300, Intent of the County Zoning Ordinance is hereby changed. All documents on file with the Clerk of the Board of Supervisors of the County of San Diego

The Fallbrook Village 3 (FB-V3) Zone is intended to provide opportunities for clean industry and manufacturing, including art-making. The area is also intended to allow uses that support community businesses and provide basic goods and services that are needed by community residents. To this end, in addition to the uses allowed in the FB-V1 and FB-V2 Zones, the FB-V3 Zone allows manufacturing and other general industrial uses where all materials and activities are located indoors and meet standard noise, vibration and odor limitations. In addition, many of the more intensive service-oriented civic and commercial uses that are not allowed in the retail oriented FB-V1 and FB-V2 Zones are allowed in the FB-V3 Zone. Residential uses are allowed where it can be shown that the use is compatible with adjacent commercial and industrial uses. Property within the FB-V3 Zone shall be subject to the Community Design Review Area Regulations in Section 5750 and the Fallbrook Design Standards.

Section 13. Section 8302 Permitted Uses of the County Zoning Ordinance is hereby changed. All documents on file with the Clerk of the Board of Supervisors of the County of San Diego

- b. Commercial Use Types

Transient Habitation: Lodging

Section 14. Section 8303, Permitted Uses Subject to Limitations of the County Zoning Ordinance is hereby changed. All documents on file with the Clerk of the Board of Supervisors of the County of San Diego

- c. Commercial Use Types

Section 15. Section 8304 Uses Subject to a Minor Use Permit of the County Zoning Ordinance is hereby changed. All documents on file with the Clerk of the Board of Supervisors of the County of San Diego

- a. Commercial Use Types.

Section 16. Section 8320, Site Development Regulations of the County Zoning Ordinance is hereby changed. All documents on file with the Clerk of the Board of Supervisors of the County of San Diego

- b. Density

A maximum of 30 dwelling units per acre.

g. Height

Buildings shall have a maximum height of 36 feet.

k. Special Area Regulation

Property within the FB-V3 Zone shall be subject to the Community Design Review Area Regulations in Section 5750 and the Fallbrook Design Standards.

Section 17. Section 8330, Parking Regulations of the County Zoning Ordinance is hereby changed. All documents on file with the Clerk of the Board of Supervisors of the County of San Diego

- a. Purpose and Intent. The intent of the Fallbrook Village parking regulations is to ensure adequate off-street parking in relation to allowed uses and activities. The regulations are also intended to maintain and enhance existing zero front yard setback development patterns in the traditional commercial district consistent with the Fallbrook Design Standards. To achieve this purpose, a portion of the Fallbrook Village 3 Zone is located in the Fallbrook Special Parking District and all of the Fallbrook Village 3 Zone provides for reduced parking requirements with provision for meeting parking requirements in shared parking lots.

1. FB-V3 Zone Parking Exceptions. The following parking standards supersede those in the Parking Schedules in Sections 6758 through 6783:

a) Personal Service Uses	2.0 Spaces per KSF GFA
b) Eating & Drinking Establishments	4.0 Spaces per KSF GFA
c) Retail Uses	2.0 Spaces per KSF GFA
d) Library, Museum, Art Gallery	2.0 Spaces per KSF GFA

2. Exemptions from Parking Requirements. No parking shall be required for the following in FB-V3:

- a) Change of use of any floor area existing as of the initial adoption date of the Fallbrook Subarea Plan.
- b) Replacement of existing parking spaces within 30 feet of the front and corner side property lines that are replaced by new buildings, outdoor uses, plazas, courtyards, or other public use or amenity subject to Site Plan approval and consistent with the Fallbrook Community Design Standards.

- f. Design Standards for Off-Street Parking. Parking spaces and areas shall meet the following design and improvement standards:

2. Landscaping. An internal area equivalent to a minimum of 5 percent of the total parking area shall be landscaped in conformance to the requirements of the Fallbrook Design Standards and the County Water Conservation in Landscaping Ordinance.

Section 18. Section 8400, Intent of the County Zoning Ordinance is hereby changed. All documents on file with the Clerk of the Board of Supervisors of the County of San Diego

Residential uses are allowed on upper floors only along Main Avenue except where the ground floor is designed to allow for conversion to and from commercial shop front use. The FB-V4 Zone is similar to the FB-V1 Zone, but allows more automobile-oriented uses and allows a flexible front yard setback.

Property within the FB-V4 Zone shall be subject to the Community Design Review Area Regulations in Section 5750 and the Fallbrook Design Standards.

Section 19. Section 8402, Permitted Uses of the County Zoning Ordinance is hereby changed. All documents on file with the Clerk of the Board of Supervisors of the County of San Diego

- b. Commercial Use Types
Transient Habitation: Lodging

Section 20. Section 8402, Permitted Uses Subject to Limitations of the County Zoning Ordinance is hereby changed. All documents on file with the Clerk of the Board of Supervisors of the County of San Diego

- b. Family Residential - Allowed on upper floors. Allowed on ground floor where the approving authority finds that design contributes to an active pedestrian environment and will support the vitality of ground floor commercial uses in the district. Any ground floor residential permitted on Main Avenue shall be designed to allow conversion for future commercial shop frontage usage consistent with objective design standards of the Fallbrook Community Design Standards. At a minimum, such design shall include the greater of a minimum setback of five feet from the property line or a minimum 12-foot-wide sidewalk consistent with the Fallbrook Community Design Standards, and a ceiling or floorplate height of 14 feet.
- c. Commercial Use Type

Section 21. Section 8404, Uses Subject to a Minor Use Permit of the County Zoning Ordinance is hereby changed. All documents on file with the Clerk of the Board of Supervisors of the County of San Diego

- a. Commercial Use Types

Section 22. Section 8420, Site Development Regulations of the County Zoning Ordinance is hereby changed. All documents on file with the Clerk of the Board of Supervisors of the County of San Diego

- b. Density

A maximum of 30 dwelling units per acre as a secondary use only.

g. Height

Buildings shall have a maximum height of 36 feet.

i. Main Building Setbacks

In order to complement and encourage preservation of the existing village character and encourage pedestrian activity, development in the FB-V4 Zone should maintain a continuous building façade and buildings should maintain a zero-to-15-foot front yard and exterior side yard setback along Main Street and adjacent side streets to provide a five-to-15-foot sidewalk.

Front: Minimum: 0 feet from lot line or 30 feet from the street centerline, whichever is greater. Any third floor shall be setback not less than 5 feet from the ground floor façade.

Maximum: 15 feet from lot line or 45 feet from the street centerline, whichever is greater.

Continuous Building Façade: At least 60% of the lot frontage on Main Avenue shall be occupied by the building façade within five feet of the same setback.

Up to 60% of the lot frontage on Main Avenue may be absent a building or exceed the maximum setback where at least 40% of the front façade is at the same setback on Main Avenue and the space is occupied by a recessed courtyard of at least 500 square feet is located with primary access on Main Avenue.

Side, Interior: 0 feet from lot line (permitted)

Side, Exterior: 0 feet minimum; 15 feet maximum from lot line*

Rear: 0 feet from lot line (permitted)

*Additional setback depth is permitted where the increased setback area is used for a plaza, courtyard, outdoor dining, or a recessed building entry where such recessed entry is not more than 20% of width of the building facade. Additional depth is also permitted to accommodate electrical transformers, utility connections, meter pedestals, and similar equipment only if other locations are infeasible as determined by the approval authority.

k. Special Area Regulation

Property within the FB-V4 Zone shall be subject to the Community Design Review Area Regulations in Section 5750 and the Fallbrook Design Standards.

Section 23. Section 8430, Parking Regulations of the County Zoning Ordinance is hereby changed. All documents on file with the Clerk of the Board of Supervisors of the County of San Diego

- a. Purpose and Intent. The intent of the Fallbrook Village parking regulations is to ensure adequate off-street parking in relation to allowed uses and activities. The regulations are also intended to maintain and enhance existing zero front yard setback development patterns in the traditional commercial district consistent with the Fallbrook Design Standards. To achieve this purpose, all of the Fallbrook Village 4 Zone provides for reduced parking requirements with provision for meeting parking requirements in shared parking lots.
- b. Parking Requirements. In the FB-V4 Zone, the number of spaces required by the Parking Schedules in Sections 6758 through 6783 may be reduced up to 25%.
 1. FB-V4 Zone Parking Exceptions. The following parking standards supersede those in the Parking Schedules in Sections 6758 through 6783:

a) Personal Service Uses	2.0 Spaces per KSF GFA
b) Eating & Drinking Establishments	4.0 Spaces per KSF GFA
c) Retail Uses	2.0 Spaces per KSF GFA
d) Library, Museum, Art Gallery	2.0 Spaces per KSF GFA
 2. Exemptions from Parking Requirements. No parking shall be required for the following in FB-V4:
 - a) Change of use of any floor area existing as of the initial adoption date of the Fallbrook Subarea Plan.
 - b) Replacement of existing parking spaces within 30 feet of the front and corner side property lines that are replaced by new buildings, outdoor uses, plazas, courtyards, or other public use or amenity subject to Site Plan approval and consistent with the Fallbrook Community Design Standards.
- d. Location of Parking on Building Site
 3. Open Parking. Open parking spaces shall be outside the ultimate right-of-way of any street and shall be located generally behind a building. This provision does not apply to any shared parking lot provided pursuant to Section 8430 c. above that does not have a building on the same legal parcel. No parking shall be located between the building and the sidewalk.
- f. Design Standards for Off-Street Parking. Parking spaces and areas shall meet the following design and improvement standards:
 2. Landscaping. An internal area equivalent to a minimum of 5 percent of the total parking area shall be landscaped in conformance to the requirements of the Fallbrook Design Standards and the County Water Conservation in Landscaping Ordinance.

Section 24. Section 8500, Intent of the County Zoning Ordinance is hereby changed. All documents on file with the Clerk of the Board of Supervisors of the County of San Diego

The Fallbrook Village 5 (FB-V5) Zone is intended to create and enhance areas where administrative office and professional services are the principal and dominant use. Residential uses are allowed. Development will have a scale and

appearance compatible and complementary to adjacent residential uses. Uses generating high-volumes of vehicular traffic shall not be allowed in the FB-V5 Zone. Property within the FB-V5 Zone shall be subject to the Community Design Review Area Regulations in Section 5750 and the Fallbrook Design Standards.

Section 25. Section 8520, Site Development Regulations of the County Zoning Ordinance is hereby changed. All documents on file with the Clerk of the Board of Supervisors of the County of San Diego

b. Density

A maximum of 30 dwelling units per acre.

g. Height

Buildings shall have a maximum height of 36 feet.

i. Main Building Setbacks

Front: 50 feet from centerline Mission Boulevard
30 feet from the centerline of Main Avenue

k. Special Area Regulations

Property within the FB-V5 Zone shall be subject to the Community Design Review Area Regulations in Section 5750 and the Fallbrook Design Standards.

Section 26. Section 8530, Parking Regulations of the County Zoning Ordinance is hereby changed. All documents on file with the Clerk of the Board of Supervisors of the County of San Diego

a. Purpose and Intent. The intent of the Fallbrook Village parking regulations is to ensure adequate off-street parking in relation to allowed uses and activities. The regulations are also intended to maintain and enhance compatibility with the adjacent residential uses consistent with the Fallbrook Design Guidelines Standards. To achieve this purpose, all of the Fallbrook Village 5 Zone provides for reduced parking requirements with provision for meeting parking requirements in shared parking lots.

b. Parking Requirements. In the FB-V5 Zone, the number of spaces required by the Parking Schedules in Sections 6758 through 6783 may be reduced up to 25%.

1. FB-V5 Zone Parking Exceptions. The following parking standards supersede those in the Parking Schedules in Sections 6758 through 6783:

a) Personal Service Uses	2.0 Spaces per KSF GFA
b) Eating & Drinking Establishments	4.0 Spaces per KSF GFA
c) Retail Uses	2.0 Spaces per KSF GFA
d) Library, Museum, Art Gallery	2.0 Spaces per KSF GFA

2. Exemptions from Parking Requirements. No parking shall be required for the following in FB-V5:
 - a) Change of use of any floor area existing as of the initial adoption date of the Fallbrook Subarea Plan.
 - b) Replacement of existing parking spaces within 30 feet of the front and corner side property lines that are replaced by new buildings, outdoor uses, plazas, courtyards, or other public use or amenity subject to Site Plan approval and consistent with the Fallbrook Community Design Standards.
- c. Location of Parking on a Building Site.
3. Open Parking. Open parking spaces shall be outside the ultimate right-of-way of any street and shall be located generally behind a building. This provision does not apply to any shared parking lot provided pursuant to Section 8530 c above that does not have a building on the same legal parcel. No parking shall be located between the building and the sidewalk.
- f. Design Standards for Off-Street Parking. Parking spaces and areas shall meet the following design and improvement standards:
 2. Landscaping. An internal area equivalent to a minimum of 5 percent of the total parking area shall be landscaped in conformance to the requirements of the Fallbrook Design Standards and the County Water Conservation in Landscaping Ordinance.

Section 27. Effective Date. This Ordinance shall take effect and be in force thirty (30) days after the date of its passage, and before the expiration of fifteen (15) days after its passage, a summary shall be published once with the names of the members voting for and against the same in the San Diego Daily Transcript, a newspaper of general circulation published in the County of San Diego.

APPROVED AS TO FORM AND LEGALITY
, COUNTY COUNSEL

BY:, Senior Deputy County Counsel

ATTACHMENT D

AN ORDINANCE AMENDING 8001
FALLBROOK VILLAGE REGULATIONS
GENERAL PROVISIONS [Strikeout/Underline]
[POD 20-003]

ORDINANCE NO. (NEW SERIES)

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).

Section 1. 8100 Intent of the County Zoning Ordinance is hereby changed. All documents on file with the Clerk of the Board of Supervisors of the County of San Diego

Residential uses are allowed ~~as a secondary use~~ on upper floors. Property within the FB-V1 Zone shall be subject to the Community Design Review Area Regulations in Section 5750 and the Fallbrook Design ~~Guidelines~~ Standards.

Section 2. 8102. Permitted Uses of the County Zoning Ordinance is hereby changed. All documents on file with the Clerk of the Board of Supervisors of the County of San Diego

- b. Commercial Use Types.

Transient Habitation: Lodging

Section 3. 8103 Permitted Uses Subject to Limitations of the County Zoning Ordinance is hereby changed. All documents on file with the Clerk of the Board of Supervisors of the County of San Diego

- a. Residential Use Types.
Family Residential – Limited to ~~dwelling which are secondary uses of a structure, lot or parcel primarily used for commercial purposes~~ upper floors on Main Avenue.
- c. Commercial Use Types.

~~Transient Habitation: Lodging Not to exceed 20 bedrooms.~~

Section 4. 8120 Site Development Regulations of the County Zoning Ordinance is hereby changed. All documents on file with the Clerk of the Board of Supervisors of the County of San Diego

- b. Density

A maximum of ~~24~~ 30 dwelling units per acre ~~as a secondary use only~~.

- g. Height

Buildings shall have a maximum height of ~~35~~ 36 feet.

- i. Main Building Setbacks

In order to complement and encourage preservation of the existing village character and encourage pedestrian activity, development in the FB-V1 Zone should maintain a continuous building façade and buildings ~~shall maintain~~ within a zero (0) to fifteen (15)

foot front yard and exterior side yard setback along Main Street and adjacent side streets to allow for a five to 15-foot sidewalk.

Minimum: 0 feet from line (mandatory) or 30 feet from the street centerline, whichever is greater. Any third floor shall be setback not less than 5 feet from the ground floor façade. Maximum: 10 feet from lot line or 40 feet from the street centerline, whichever is greater.

Continuous Building Façade: At least 80% of the lot frontage on Main Avenue shall be occupied by the building façade within five feet of the same setback.

Up to 50% of the lot frontage on Main Avenue may be absent a building or exceed the maximum setback where at least 50% of the front façade is at the same setback on Main Avenue and the space is occupied by a recessed courtyard of at least 500 square feet is located with primary access on Main Avenue.

- k. Special Area Regulations
Property within the FB-V1 Zone shall be subject to the Community Design Review Area Regulations in Section 5750 and the Fallbrook Design Guidelines Standards.

- i. Enclosure

Exceptions to Enclosure Regulations

- 1. Eating and Drinking Establishments and Food and Beverage Retail Sales. ~~Only Accessory~~ Accessory outdoor cafés and outdoor eating and drinking establishments that do not have indoor seating that comply with Section 6158.a.1 and pursuant to an approved Site Plan required by the Special Area Regulation. The provision to provide required parking for the outdoor seating areas required by Section 6158.a.1.iii shall not apply. The parking shall be determined pursuant to the Fallbrook FB-V1 Zone Parking Regulations.

Section 5. Section 8130, Parking Regulations of the County Zoning Ordinance is hereby changed. All documents on file with the Clerk of the Board of Supervisors of the County of San Diego

- a. Purpose and Intent. The intent of the Fallbrook Village parking regulations is to ensure adequate off-street parking in relation to allowed uses and activities. The regulations are also intended to maintain and enhance existing zero front yard setback development patterns in the traditional downtown commercial district consistent with the Fallbrook Design Guidelines Standards. To achieve this purpose, all of the FB-V1 Zone is located in the Fallbrook Special Parking District with provision for meeting parking requirements in shared parking lots.
- b. Parking Requirements. All of the FB-V1 Zone is included in the Fallbrook Special Parking District (see Zoning Ordinance Section 5761). In the FB-V1 Zone, the number of spaces required by the Parking Schedules in Sections 6758 through 6783 may be reduced up to 25%.

- 1. FB-V1 Zone Parking Exceptions. The following parking standards supersede those in the Parking Schedules in Sections 6758 through 6783:

a) Personal Service Uses 2.0 Spaces per KSF GFA

b) <u>Eating & Drinking Establishments</u>	4.0 Spaces per KSF GFA
c) <u>Retail Uses</u>	2.0 Spaces per KSF GFA
d) <u>Library, Museum, Art Gallery</u>	2.0 Spaces per KSF GFA

2. Exemptions from Parking Requirements. No parking shall be required for the following in FB-V1:

- a) Change of use of any floor area existing as of the initial adoption date of the Fallbrook Subarea Plan.
- b) Replacement of existing parking spaces within 30 feet of the front and corner side property lines that are replaced by new buildings, outdoor uses, plazas, courtyards, or other public use or amenity subject to Site Plan approval and consistent with the Fallbrook Community Design Standards.

d. Location of Parking on Building Site

- 3. Open Parking. Open parking spaces shall be outside the ultimate right-of-way of any street and shall be located generally behind a building. This provision does not apply to any shared parking lot provided pursuant to Section 8130 c. that does not have a building on the same legal parcel. No parking shall be allowed between the building and the sidewalk.

f. Design Standards for Off-Street Parking. Parking spaces and areas shall meet the following design and improvement standards:

- 2. Landscaping. An internal area equivalent to a minimum of 5 percent of the total parking area shall be landscaped in conformance to the requirements of the Fallbrook Design Guidelines Standards and the County Water Conservation in Landscaping Ordinance.

Section 6. Section 8200, FB-V2 Intent of the County Zoning Ordinance is hereby changed. All documents on file with the Clerk of the Board of Supervisors of the County of San Diego

The FB-V2 Zone is intended to provide a buffer between the retail oriented FB-V1 Zone and the heavier uses allowed in the FB-V3 Zone. The FB-V2 Zone allows all the uses permitted in the FB-V1 Zone in addition to more intensive civic and automobile-service oriented uses. ~~Unlike FB-V1 Zone, residential~~ Residential uses are permitted as co-principal uses in mixed-use projects subject to limitations. Property within the FB-V2 Zone shall be subject to the Community Design Review Area Regulations in Section 5750 and the Fallbrook Design Guidelines Standards.

Section 7. Section 8202 Permitted Uses of the County Zoning Ordinance is hereby changed. All documents on file with the Clerk of the Board of Supervisors of the County of San Diego

b. Commercial Use Types.

Transient Habitation: Lodging

Section 8. Section 8203, Permitted Uses Subject to Limitations of the County Zoning Ordinance is hereby changed. All documents on file with the Clerk of the Board of Supervisors of the County of San Diego

- a. Commercial Use Types.

Transient Habitat: Lodging Not to exceed 20 bedrooms. Uses 20 bedrooms allowed pursuant to Section 8204.

Section 9. Section 8204, Uses Subject to a Minor Use Permit of the County Zoning Ordinance is hereby changed. All documents on file with the Clerk of the Board of Supervisors of the County of San Diego

- a. ~~Commercial Use Types.~~

~~Transient Habitation: Lodging (uses exceeding 20 bedrooms)~~

Section 10. Section 8220, Site Development Regulations of the County Zoning Ordinance is hereby changed. All documents on file with the Clerk of the Board of Supervisors of the County of San Diego

- b. Density

A maximum of ~~24~~ 30 dwelling units per acre as a co-primary or secondary use only.

- g. Height

Buildings shall have a maximum height of ~~35~~ 36 feet.

- i. Main Building Setbacks

In order to complement and encourage preservation of the existing village character and encourage pedestrian activity, development in the FB-V2 Zone should maintain a continuous building façade and buildings should maintain a zero to 10-foot front yard and exterior side yard setback to allow for a five to 10-foot sidewalk. Building setbacks shall be reviewed as part of the Site Plan required by the Special Area Regulation. Where the scale and height of any proposed building or the need to provide adequate sight distance warrants a larger setback, in relation to the street width and surrounding buildings, a larger setback may be required.

Where the ultimate right-of-way is wider than an existing or planned sidewalk location, buildings may be constructed up to the ultimate right-of-way provided landscaping is planted between the sidewalk and the building face.

Front:	0 feet from lot line (permitted) <u>0 feet minimum; 15 feet maximum*</u>
Side, Interior:	0 feet from lot line (permitted)
Side, Exterior:	0 feet from lot line (permitted)

Rear: 0 feet minimum; 15 feet maximum*
0 feet from lot line (permitted)

*Additional setback depth is permitted where the increased setback area is used for a plaza, courtyard, outdoor dining, or a recessed building entry where such recessed entry is not more than 20% of width of the building facade. Additional depth is also permitted to accommodate electrical transformers, utility connections, meter pedestals, and similar equipment only if other locations are infeasible as determined by the approval authority.

k. Special Area Regulation

Property within the FB-V2 Zone shall be subject to the Community Design Review Area Regulations in Section 5750 and the Fallbrook Design Guidelines Standards.

Section 11. Section 8230, Parking Regulations of the County Zoning Ordinance is hereby changed. All documents on file with the Clerk of the Board of Supervisors of the County of San Diego

a. Purpose and Intent. The intent of the Fallbrook Village parking regulations is to ensure adequate off-street parking in relation to allowed uses and activities. The regulations are also intended to maintain and enhance existing zero front yard setback development patterns in the traditional downtown commercial district, consistent with the Fallbrook Design Guidelines Standards. To achieve this purpose, all of the Fallbrook Village 2 Zone is located in the Fallbrook Special Parking District with provision for meeting parking requirements in shared parking lots.

b. Parking Requirement. All of the FB-V2 Zone is included in the Fallbrook Special Parking District (see Zoning Ordinance Section 5761). In the FB-V2 Zone the number of spaces required by the Parking Schedules in Section 6758 through 6783 may be reduced up to 25%.

1. FB-V2 Zone Parking Exceptions. The following parking standards supersede those in the Parking Schedules in Sections 6758 through 6783:

a) <u>Personal Service Uses</u>	<u>2.0 Spaces per KSF GFA</u>
b) <u>Eating & Drinking Establishments</u>	<u>4.0 Spaces per KSF GFA</u>
c) <u>Retail Uses</u>	<u>2.0 Spaces per KSF GFA</u>
d) <u>Library, Museum, Art Gallery</u>	<u>2.0 Spaces per KSF GFA</u>

2. Exemptions from Parking Requirements. No parking shall be required for the following in FB-V2:

- a) Change of use of any floor area existing as of the initial adoption date of the Fallbrook Subarea Plan.
- b) Replacement of existing parking spaces within 30 feet of the front and corner side property lines that are replaced by new buildings, outdoor uses, plazas, courtyards, or other public use or amenity subject to Site Plan approval and consistent with the Fallbrook Community Design Standards.

d. Location of Parking on Building Site

3. Open Parking. Open parking spaces shall be outside the ultimate right-of-way of any street and shall be located generally behind a building. This provision does not apply to any shared parking lots provided pursuant to Section 8230 c. that does not have a building on the same legal parcel. No parking shall be located between the building and sidewalk.

f. Design Standards for Off-Street Parking. Parking spaces and areas shall meet the following design and improvement standards:

2. Landscaping. An internal area equivalent to a minimum of 5 percent of the total parking area shall be landscaped in conformance to the requirements of the Fallbrook Design Guidelines Standards and the County Water Conservation in Landscaping Ordinance

Section 12. Section 8300, Intent of the County Zoning Ordinance is hereby changed. All documents on file with the Clerk of the Board of Supervisors of the County of San Diego

The Fallbrook Village 3 (FB-V3) Zone is intended to provide opportunities for clean industry and manufacturing, including art-making. The area is also intended to allow uses that support community businesses and provide basic goods and services that are needed by community residents. To this end, in addition to the uses allowed in the FB-V1 and FB-V2 Zones, the FB-V3 Zone allows manufacturing and other general industrial uses where all materials and activities are located indoors and meet standard noise, vibration and odor limitations. In addition, many of the more intensive service-oriented civic and commercial uses that are not allowed in the retail oriented FB-V1 and FB-V2 Zones are allowed in the FB-V3 Zone. Residential uses are allowed where it can be shown that the use is compatible with adjacent commercial and industrial uses. Property within the FB-V3 Zone shall be subject to the Community Design Review Area Regulations in Section 5750 and the Fallbrook Design Guidelines Standards.

Section 13. Section 8302 Permitted Uses of the County Zoning Ordinance is hereby changed. All documents on file with the Clerk of the Board of Supervisors of the County of San Diego

b. Commercial Use Types

Transient Habitation: Lodging

Section 14. Section 8303, Permitted Uses Subject to Limitations of the County Zoning Ordinance is hereby changed. All documents on file with the Clerk of the Board of Supervisors of the County of San Diego

c. Commercial Use Types

~~Transient Habitation: Lodging — Not to exceed 20 bedrooms. Uses exceeding 20 bedrooms allowed pursuant to Section 8304.~~

Section 15. Section 8304 Uses Subject to a Minor Use Permit of the County Zoning Ordinance is hereby changed. All documents on file with the Clerk of the Board of Supervisors of the County of San Diego

~~8304—USES SUBJECT TO A MINOR USE PERMIT~~

~~a. Commercial Use Types.~~

~~Transient Habitation: Lodging (uses exceeding 20 bedrooms)~~

Section 16. Section 8320, Site Development Regulations of the County Zoning Ordinance is hereby changed. All documents on file with the Clerk of the Board of Supervisors of the County of San Diego

b. Density

A maximum of 24 30 dwelling units per acre.

g. Height

Buildings shall have a maximum height of ~~35~~ 36 feet.

k. Special Area Regulation

Property within the FB-V3 Zone shall be subject to the Community Design Review Area Regulations in Section 5750 and the Fallbrook Design ~~Guidelines~~ Standards.

Section 17. Section 8330, Parking Regulations of the County Zoning Ordinance is hereby changed. All documents on file with the Clerk of the Board of Supervisors of the County of San Diego

- a. Purpose and Intent. The intent of the Fallbrook Village parking regulations is to ensure adequate off-street parking in relation to allowed uses and activities. The regulations are also intended to maintain and enhance existing zero front yard setback development patterns in the traditional commercial district consistent with the Fallbrook Design ~~Guidelines~~ Standards. To achieve this purpose, a portion of the Fallbrook Village 3 Zone is located in the Fallbrook Special Parking District and all of the Fallbrook Village 3 Zone provides for reduced parking requirements with provision for meeting parking requirements in shared parking lots.

1. **FB-V3 Zone Parking Exceptions.** The following parking standards supersede those in the Parking Schedules in Sections 6758 through 6783:

a) <u>Personal Service Uses</u>	<u>2.0 Spaces per KSF GFA</u>
b) <u>Eating & Drinking Establishments</u>	<u>4.0 Spaces per KSF GFA</u>
c) <u>Retail Uses</u>	<u>2.0 Spaces per KSF GFA</u>
d) <u>Library, Museum, Art Gallery</u>	<u>2.0 Spaces per KSF GFA</u>

2. Exemptions from Parking Requirements. No parking shall be required for the following in FB-V3:

- a) Change of use of any floor area existing as of the initial adoption date of the Fallbrook Subarea Plan.
- b) Replacement of existing parking spaces within 30 feet of the front and corner side property lines that are replaced by new buildings, outdoor uses, plazas, courtyards, or other public use or amenity subject to Site Plan approval and consistent with the Fallbrook Community Design Standards.

- f. Design Standards for Off-Street Parking. Parking spaces and areas shall meet the following design and improvement standards:

2. Landscaping. An internal area equivalent to a minimum of 5 percent of the total parking area shall be landscaped in conformance to the requirements of the Fallbrook Design Guidelines Standards and the County Water Conservation in Landscaping Ordinance.

Section 18. Section 8400, Intent of the County Zoning Ordinance is hereby changed. All documents on file with the Clerk of the Board of Supervisors of the County of San Diego

Residential uses are allowed ~~as a secondary use on upper floors only along Main Avenue~~ except where the ground floor is designed to allow for conversion to and from commercial shop front use. The FB-V4 Zone is similar to the FB-V1 Zone, but allows more automobile-oriented uses and allows a flexible front yard setback.

Property within the FB-V4 Zone shall be subject to the Community Design Review Area Regulations in Section 5750 and the Fallbrook Design Guidelines Standards.

Section 19. Section 8402, Permitted Uses of the County Zoning Ordinance is hereby changed. All documents on file with the Clerk of the Board of Supervisors of the County of San Diego

- b. Commercial Use Types
Transient Habitation: Lodging

Section 20. Section 8402, Permitted Uses Subject to Limitations of the County Zoning Ordinance is hereby changed. All documents on file with the Clerk of the Board of Supervisors of the County of San Diego

- b. Family Residential - ~~Limited to dwellings which are secondary uses of a structure, lot or parcel primarily used for business purposes~~ Allowed on upper floors. Allowed on ground floor where the approving authority finds that design contributes to an active pedestrian environment and will support the vitality of ground floor commercial uses in the district. Any ground floor residential permitted on Main Avenue shall be designed to allow conversion for future commercial shop frontage usage consistent with objective design standards of the Fallbrook Community Design Standards. At a minimum, such design shall include the greater of a minimum setback of five feet

from the property line or a minimum 12-foot-wide sidewalk consistent with the Fallbrook Community Design Standards, and a ceiling or floorplate height of 14 feet.

c. Commercial Use Type

~~Transient Habitation” Lodging — Not to exceeds 20 bedrooms. Uses exceeding 20 bedrooms allowed pursuant to Section 8404.~~

Section 21. Section 8404, Uses Subject to a Minor Use Permit of the County Zoning Ordinance is hereby changed. All documents on file with the Clerk of the Board of Supervisors of the County of San Diego

a. Commercial Use Types

~~Transient Habitation: Lodging (uses exceeding 20 bedrooms)~~

Section 22. Section 8420, Site Development Regulations of the County Zoning Ordinance is hereby changed. All documents on file with the Clerk of the Board of Supervisors of the County of San Diego

b. Density

A maximum of 24 30 dwelling units per acre ~~as a secondary use only.~~

g. Height

Buildings shall have a maximum height of ~~35~~ 36 feet.

i. Main Building Setbacks

In order to complement and encourage preservation of the existing village character and encourage pedestrian activity, development in the FB-V4 Zone should maintain a continuous building façade and buildings should maintain a zero-to-15-foot front yard and exterior side yard setback along Main Street and adjacent side streets to provide a five-to-15-foot sidewalk.

Front: ~~0 — 15 feet maximum from lot line (permitted up to a maximum of 15 feet)~~

Minimum: 0 feet from lot line or 30 feet from the street centerline, whichever is greater. Any third floor shall be setback not less than 5 feet from the ground floor façade.

Maximum: 15 feet from lot line or 45 feet from the street centerline, whichever is greater.

Continuous Building Façade: At least 60% of the lot frontage on Main Avenue shall be occupied by the building façade within five feet of the same setback.

Up to 60% of the lot frontage on Main Avenue may be absent a building or exceed the maximum setback where at least 40% of the front façade is at the same setback on Main Avenue and the space is occupied by a recessed courtyard of at least 500 square feet is located with primary access on Main Avenue.

Side, Interior: 0 feet from lot line (permitted)
 Side, Exterior: ~~0 feet from lot line (permitted)~~
 0 feet minimum; 15 feet maximum from lot line*
 Rear: 0 feet from lot line (permitted)

*Additional setback depth is permitted where the increased setback area is used for a plaza, courtyard, outdoor dining, or a recessed building entry where such recessed entry is not more than 20% of width of the building facade. Additional depth is also permitted to accommodate electrical transformers, utility connections, meter pedestals, and similar equipment only if other locations are infeasible as determined by the approval authority.

k. Special Area Regulation

Property within the FB-V4 Zone shall be subject to the Community Design Review Area Regulations in Section 5750 and the Fallbrook Design ~~Guidelines~~ Standards.

Section 23. Section 8430, Parking Regulations of the County Zoning Ordinance is hereby changed. All documents on file with the Clerk of the Board of Supervisors of the County of San Diego

- a. Purpose and Intent. The intent of the Fallbrook Village parking regulations is to ensure adequate off-street parking in relation to allowed uses and activities. The regulations are also intended to maintain and enhance existing zero front yard setback development patterns in the traditional commercial district consistent with the Fallbrook Design ~~Guidelines~~ Standards. To achieve this purpose, all of the Fallbrook Village 4 Zone provides for reduced parking requirements with provision for meeting parking requirements in shared parking lots.
- b. Parking Requirements. In the FB-V4 Zone, the number of spaces required by the Parking Schedules in Sections 6758 through 6783 may be reduced up to 25%.
 1. FB-V4 Zone Parking Exceptions. The following parking standards supersede those in the Parking Schedules in Sections 6758 through 6783:
 - a) Personal Service Uses 2.0 Spaces per KSF GFA
 - b) Eating & Drinking Establishments 4.0 Spaces per KSF GFA
 - c) Retail Uses 2.0 Spaces per KSF GFA
 - d) Library, Museum, Art Gallery 2.0 Spaces per KSF GFA
 2. Exemptions from Parking Requirements. No parking shall be required for the following in FB-V4:

- a) Change of use of any floor area existing as of the initial adoption date of the Fallbrook Subarea Plan.
- b) Replacement of existing parking spaces within 30 feet of the front and corner side property lines that are replaced by new buildings, outdoor uses, plazas, courtyards, or other public use or amenity subject to Site Plan approval and consistent with the Fallbrook Community Design Standards.
- d. Location of Parking on Building Site
 - 3. Open Parking. Open parking spaces shall be outside the ultimate right-of-way of any street and shall be located generally behind a building. This provision does not apply to any shared parking lot provided pursuant to Section 8430 c. above that does not have a building on the same legal parcel. No parking shall be located between the building and the sidewalk.
- f. Design Standards for Off-Street Parking. Parking spaces and areas shall meet the following design and improvement standards:
 - 2. Landscaping. An internal area equivalent to a minimum of 5 percent of the total parking area shall be landscaped in conformance to the requirements of the Fallbrook Design ~~Guidelines~~ Standards and the County Water Conservation in Landscaping Ordinance.

Section 24. Section 8500, Intent of the County Zoning Ordinance is hereby changed. All documents on file with the Clerk of the Board of Supervisors of the County of San Diego

The Fallbrook Village 5 (FB-V5) Zone is intended to create and enhance areas where administrative office and professional services are the principal and dominant use. Residential uses are allowed. Development will have a scale and appearance compatible and complementary to adjacent residential uses. Uses generating high-volumes of vehicular traffic shall not be allowed in the FB-V5 Zone. Property within the FB-V5 Zone shall be subject to the Community Design Review Area Regulations in Section 5750 and the Fallbrook Design ~~Guidelines~~ Standards.

Section 25. Section 8520, Site Development Regulations of the County Zoning Ordinance is hereby changed. All documents on file with the Clerk of the Board of Supervisors of the County of San Diego

- b. Density
 - A maximum of ~~24~~ 30 dwelling units per acre.
- g. Height
 - Buildings shall have a maximum height of ~~35~~ 36 feet.
- i. Main Building Setbacks
 - Front: 50 feet from centerline ~~of the street~~ Mission Boulevard

30 feet from the centerline of Main Avenue

k. Special Area Regulations

Property within the FB-V5 Zone shall be subject to the Community Design Review Area Regulations in Section 5750 and the Fallbrook Design ~~Guidelines~~ Standards.

Section 26. Section 8530, Parking Regulations of the County Zoning Ordinance is hereby changed. All documents on file with the Clerk of the Board of Supervisors of the County of San Diego

- a. Purpose and Intent. The intent of the Fallbrook Village parking regulations is to ensure adequate off-street parking in relation to allowed uses and activities. The regulations are also intended to maintain and enhance compatibility with the adjacent residential uses consistent with the Fallbrook Design ~~Guidelines~~ Standards. To achieve this purpose, all of the Fallbrook Village 5 Zone provides for reduced parking requirements with provision for meeting parking requirements in shared parking lots.
- b. Parking Requirements. In the FB-V5 Zone, the number of spaces required by the Parking Schedules in Sections 6758 through 6783 may be reduced up to 25%.
 1. FB-V5 Zone Parking Exceptions. The following parking standards supersede those in the Parking Schedules in Sections 6758 through 6783:

a) <u>Personal Service Uses</u>	<u>2.0 Spaces per KSF GFA</u>
b) <u>Eating & Drinking Establishments</u>	<u>4.0 Spaces per KSF GFA</u>
c) <u>Retail Uses</u>	<u>2.0 Spaces per KSF GFA</u>
d) <u>Library, Museum, Art Gallery</u>	<u>2.0 Spaces per KSF GFA</u>
 2. Exemptions from Parking Requirements. No parking shall be required for the following in FB-V5:
 - a) Change of use of any floor area existing as of the initial adoption date of the Fallbrook Subarea Plan.
 - b) Replacement of existing parking spaces within 30 feet of the front and corner side property lines that are replaced by new buildings, outdoor uses, plazas, courtyards, or other public use or amenity subject to Site Plan approval and consistent with the Fallbrook Community Design Standards.
- c. Location of Parking on a Building Site.
 3. Open Parking. Open parking spaces shall be outside the ultimate right-of-way of any street and shall be located generally behind a building. This provision does not apply to any shared parking lot provided pursuant to Section 8530 c above that does not have a building on the same legal parcel. No parking shall be located between the building and the sidewalk.

- f. Design Standards for Off-Street Parking. Parking spaces and areas shall meet the following design and improvement standards:
 2. Landscaping. An internal area equivalent to a minimum of 5 percent of the total parking area shall be landscaped in conformance to the requirements of the Fallbrook Design ~~Guidelines~~ Standards and the County Water Conservation in Landscaping Ordinance.

Section 27. Effective Date. This Ordinance shall take effect and be in force thirty (30) days after the date of its passage, and before the expiration of fifteen (15) days after its passage, a summary shall be published once with the names of the members voting for and against the same in the San Diego Daily Transcript, a newspaper of general circulation published in the County of San Diego.

APPROVED AS TO FORM AND LEGALITY
, COUNTY COUNSEL

BY:, Senior Deputy County Counsel

ATTACHMENT E

**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]**

ORDINANCE NO. (NEW SERIES)

**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).**

Section 1. The zoning classification of certain real property is hereby changed as set forth herein. All documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Zone, Change

APN's: 103-221-34-00
Planning Area: Fallbrook
General Plan designation: General Commercial
Zoning: FBV1
Acreage: 0.15 acres
Density: -
Lot Size: -
Building Type: -
Max Floor Area Ratio: SEE OR
Floor Area Ratio: SEE OR
Height: -
Lot Coverage: SEE OR
Setback: -
Open Space: -

Section 2. The zoning classification of certain real property is hereby changed as set forth herein. All documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Zone, Change

APN's: 103-221-33-00
Planning Area: Fallbrook
General Plan designation: General Commercial
Zoning: FBV1
Acreage: 0.36 acres
Density: -
Lot Size: -
Building Type: -
Max Floor Area Ratio: SEE OR
Floor Area Ratio: SEE OR
Height: -
Lot Coverage: SEE OR
Setback: -
Open Space: -

Section 3. The zoning classification of certain real property is hereby changed as set forth herein. All documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Zone, Change

APN's: 103-221-32-00
Planning Area: Fallbrook
General Plan designation: General Commercial
Zoning: FBV1
Acreage: 0.41 acres
Density: -
Lot Size: -
Building Type: -
Max Floor Area Ratio: SEE OR
Floor Area Ratio: SEE OR
Height: -
Lot Coverage: SEE OR
Setback: -
Open Space: -

Section 4. The zoning classification of certain real property is hereby changed as set forth herein. All documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Zone, Change

APN's: 103-221-27-00
Planning Area: Fallbrook
General Plan designation: General Commercial
Zoning: FBV1
Acreage: 0.18 acres
Density: -
Lot Size: -
Building Type: -
Max Floor Area Ratio: SEE OR
Floor Area Ratio: SEE OR
Height: -
Lot Coverage: SEE OR
Setback: -
Open Space: -

Section 5. Section 2050, Compatibility Matrix of the County Zoning Ordinance is hereby changed. All documents on file with the Clerk of the Board of Supervisors of the County of San Diego

COMPATIBILITY MATRIX

SUMMARY PREPARED PURSUANT TO SECTION 2050

NOTE: This matrix is a summary only. For complete regulations see appropriate sections of The Zoning Ordinance and General Plan.

VILLAGE REGULATIONS

	Fallbrook					Ramona							Alpine			Camp Lockett										
	FB-V1	FB-V2	FB-V3	FB-V4	FB-V5	RM-V5	RM-V4	RM-V3	RM-V2	RM-V1	RM-CD	AL-V2	AL-V1	AL-CD	CL-1	CL-2	CL-3	CL-4	CL-5							
Land Use Designations	V1	V2	V3	V4	V5	V5	V4	V3	V2	V1	V CD	V2	V1	V CD												
Village Residential																										
Village Residential 30 (VR-30)						●	●	●	●	●	●	●	●	●												
Village Residential 24 (VR-24)						●	●	●	●	●	●	●	●	●												
Village Residential 20 (VR-20)						●	●	●	●	●	●	●	●	●												
Village Residential 15 (VR-15)						●	●	●	●	●	●	●	●	●												
Village Residential 10.9 (VR-10.9)						●	●	●	●	●	●	●	●	●												
Village Residential 7.3 (VR-7.3)						●	●	●	●	●	●	●	●	●												
Village Residential 4.3 (VR-4.3)						●	●	●	●	●	●	●	●	●												
Village Residential 2.9 (VR-2.9)						●	●	●	●	●	●	●	●	●												
Village Residential 2 (VR-2)						●	●	●	●	●	●	●	●	●												
Semi-Rural																										
Semi-Rural 0.5 (SR-.05)																										
Semi-Rural 1 (SR-1)						●	●	●	●	●	●	●	●	●												
Semi-Rural 2 (SR-2)						●	●	●	●	●	●	●	●	●												
Semi-Rural 4 (SR-4)						●	●	●	●	●	●	●	●	●												
Semi-Rural 10 (SR-10)						●	●	●	●	●	●	●	●	●												
Rural Lands																										
Rural Lands 20 (RL-20)						●	●	●	●	●	●	●	●	●												
Rural Lands 40 (RL-40)																										
Rural Lands 80 (RL-80)																										
Commercial																										
General Commercial (C-1)	●	●	●	●	●	●	●	●	●	●	●	●	●	●												
Office Professional (C-2)						●	●	●	●	●	●	●	●	●												
Neighborhood Commercial (C-3)																										
Rural Commercial (C-4)						●	●	●	●	●	●	●	●	●												
Village Core Mixed Use (C-5)	●	●	●	●	●																					
Industrial																										
Limited Impact Industrial (I-1)																										
Medium Impact Industrial (I-2)																										
High Impact Industrial (I-3)																										
Other																										
Public Agency Lands	0	0	0	0	0	●	●	●	●	●	●	●	●	●												
Specific Plan Area (SPA)	●	●	●	●	●																					
Public/Semi-Public Facilities (P/SP)	0	0	0	0	0	●	●	●	●	●	●	●	●	●	●	●	●	●	●							
Open Space-Conservation (OS-C)	0	0	0	0	0											●			●							
Open Space-Recreation (OS-R)	0	0	0	0	0																					

MATRIX LEGEND: • Consistent Use Regulation, o Special Circumstances

Section 6. Effective Date. This Ordinance shall take effect and be in force thirty (30) days after the date of its passage, and before the expiration of fifteen (15) days after its passage, a summary shall be published once with the names of the members voting for and against the same in the San Diego Daily Transcript, a newspaper of general circulation published in the County of San Diego.

APPROVED AS TO FORM AND LEGALITY

XXX, COUNTY COUNSEL

BY: XXX, Senior Deputy County Counsel