

Fallbrook Village Sub-Area Plan

INFRASTRUCTURE COMMITTEE MEETING #3

January 25, 2022

County of San Diego
Planning and Development Services

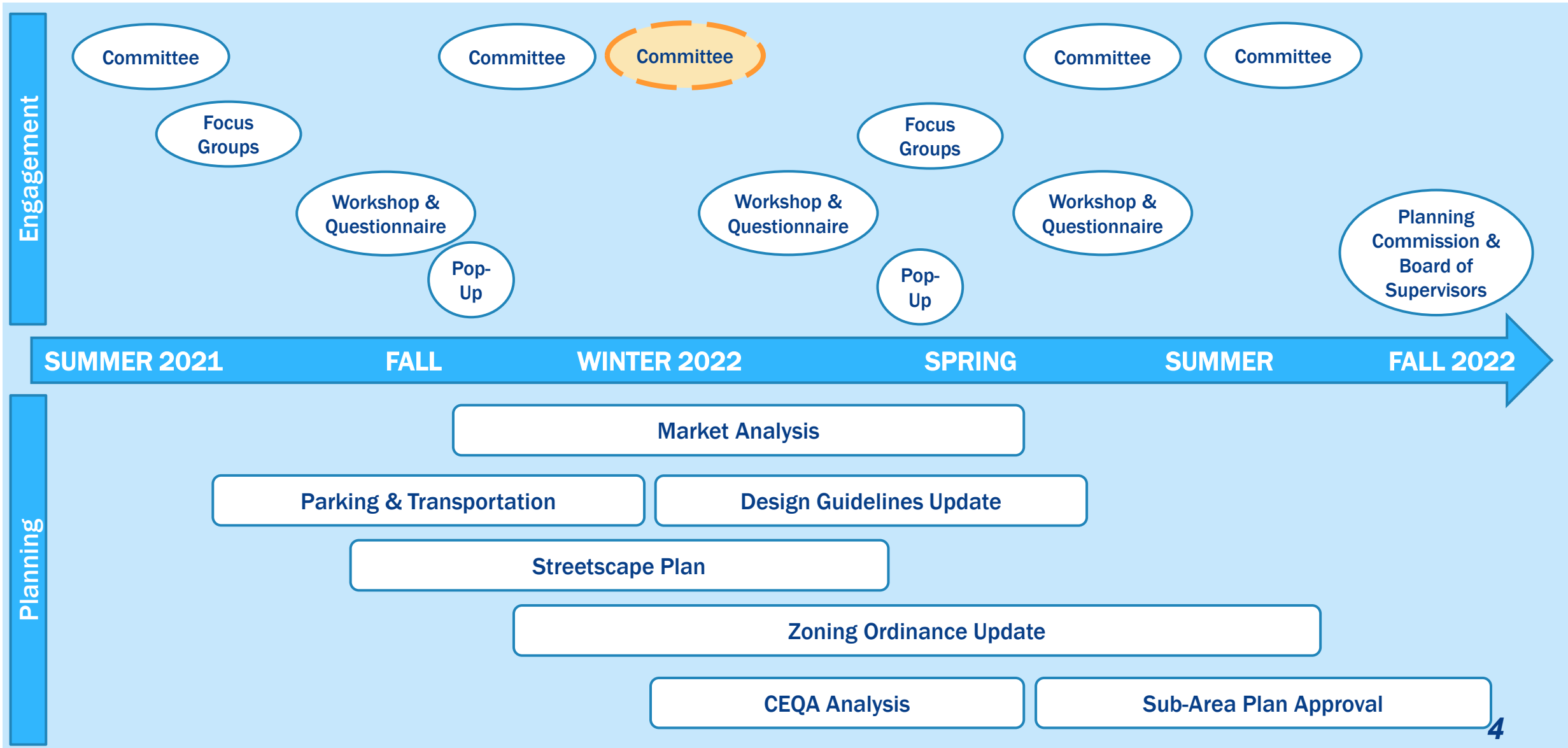


WELCOME AND INTRODUCTIONS

AGENDA

- **Welcome and Agenda Overview**
- **Streetscape Plan: Existing Conditions and Opportunities**
- **Zoning Options**
- **Summary and Next Steps**

PROJECT SCHEDULE



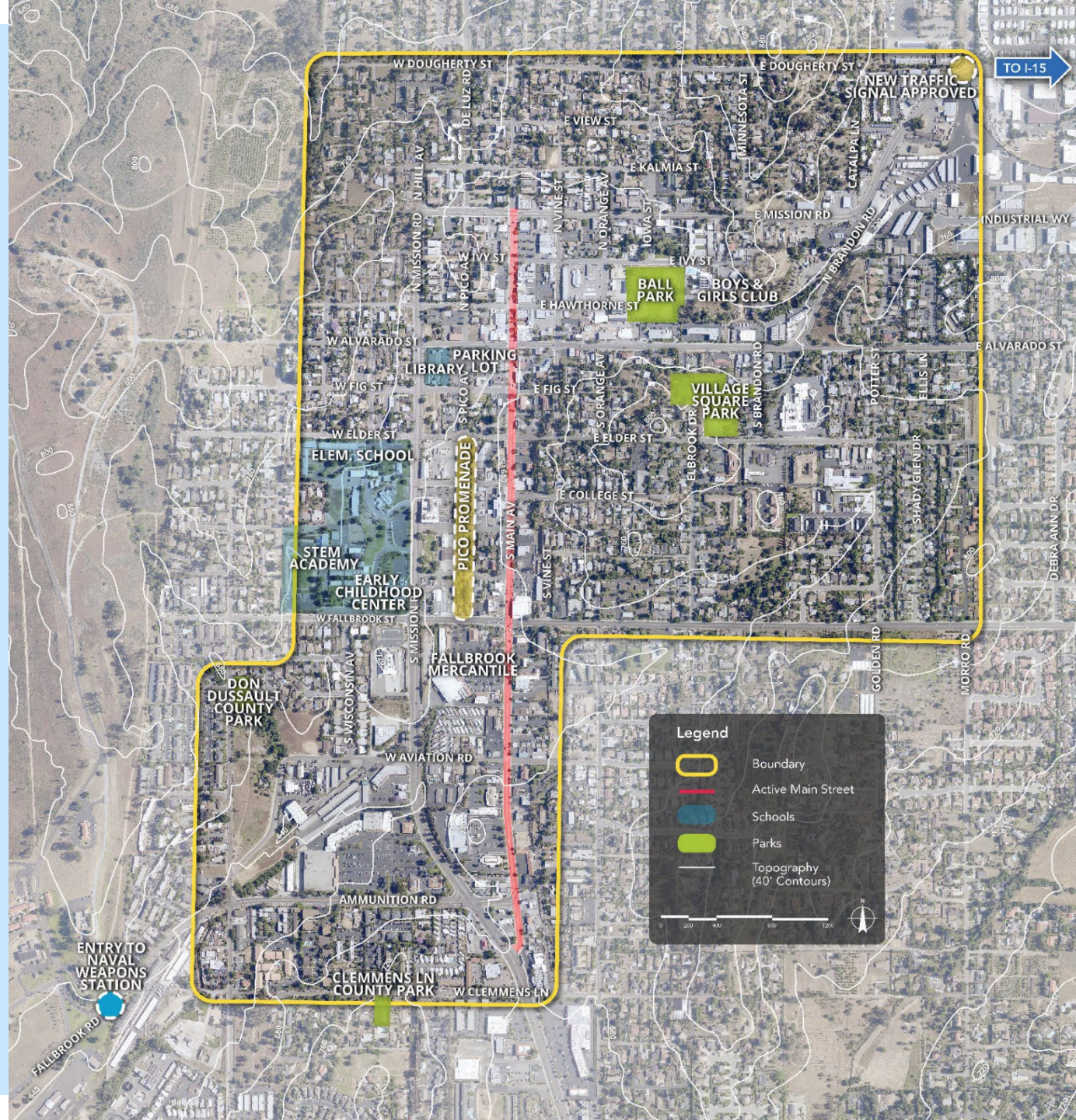
STREETSCAPE PLAN

STREETSCAPE PLAN GOALS

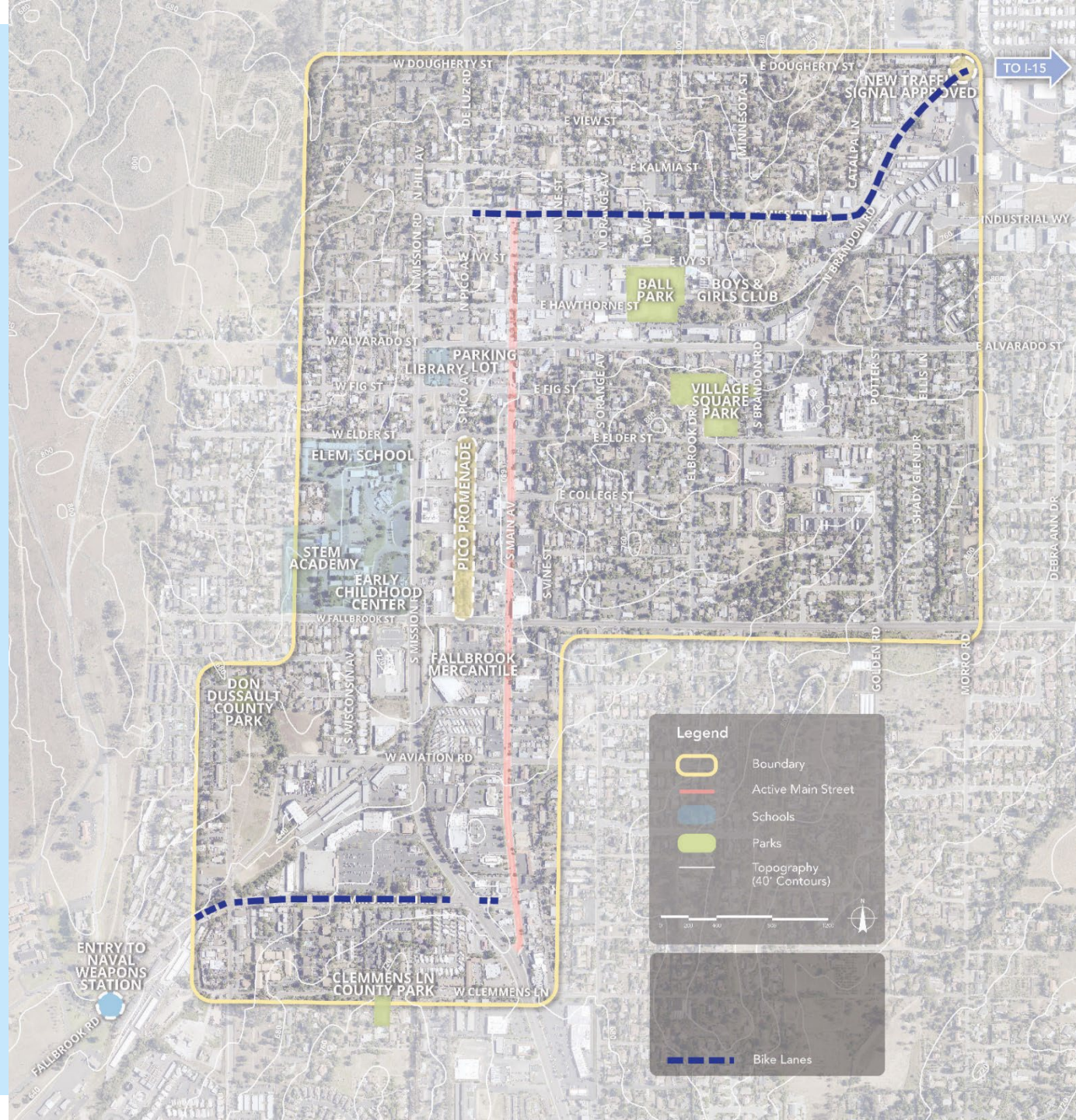
- Create a safe, comfortable experience for all users
- Improve connectivity and mobility for pedestrians, bicyclists, transit users, and vehicles
- Provide public realm amenities, including gathering spaces and landscape areas



Existing
Conditions



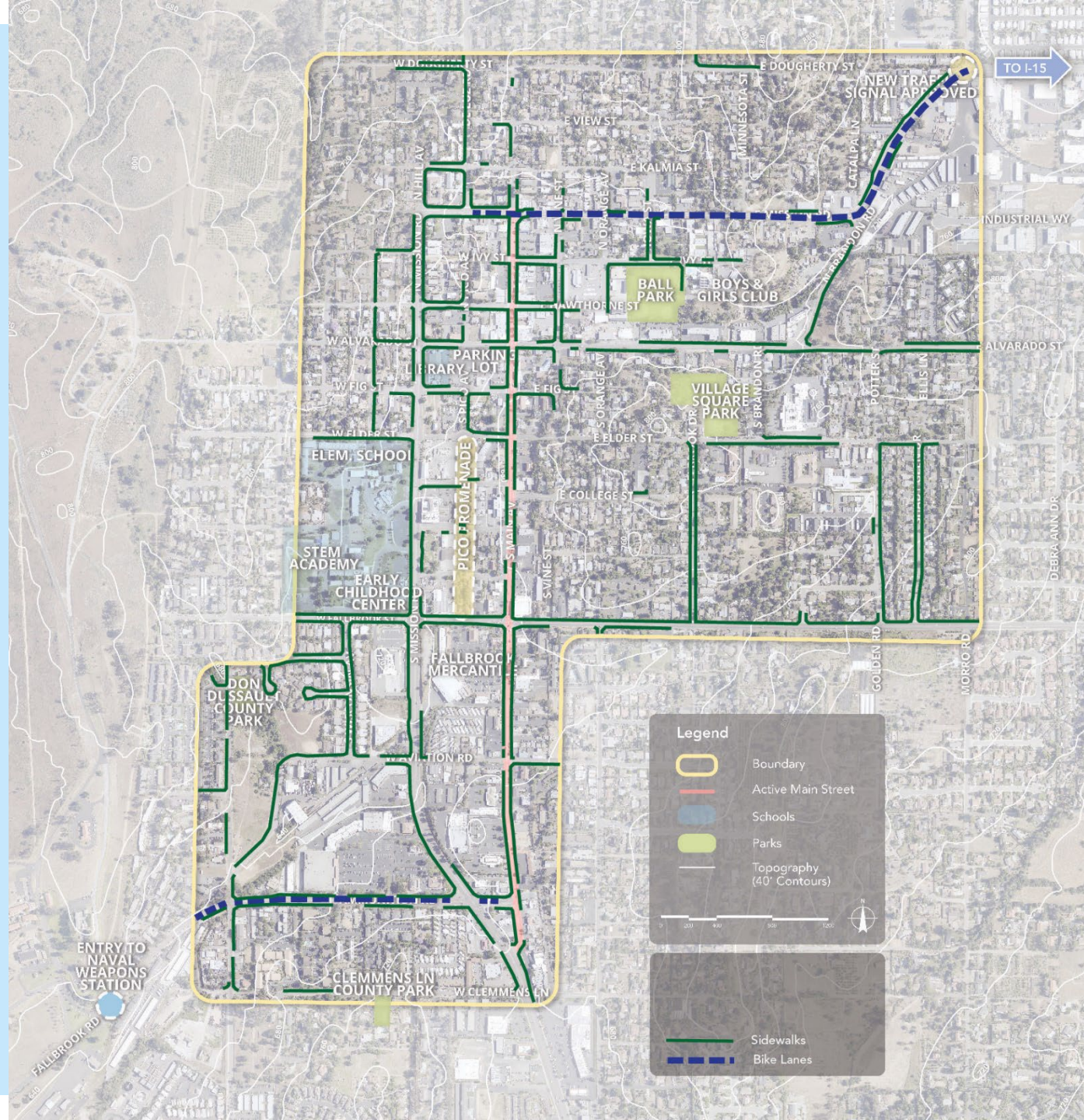
Study Area



Bike Lanes



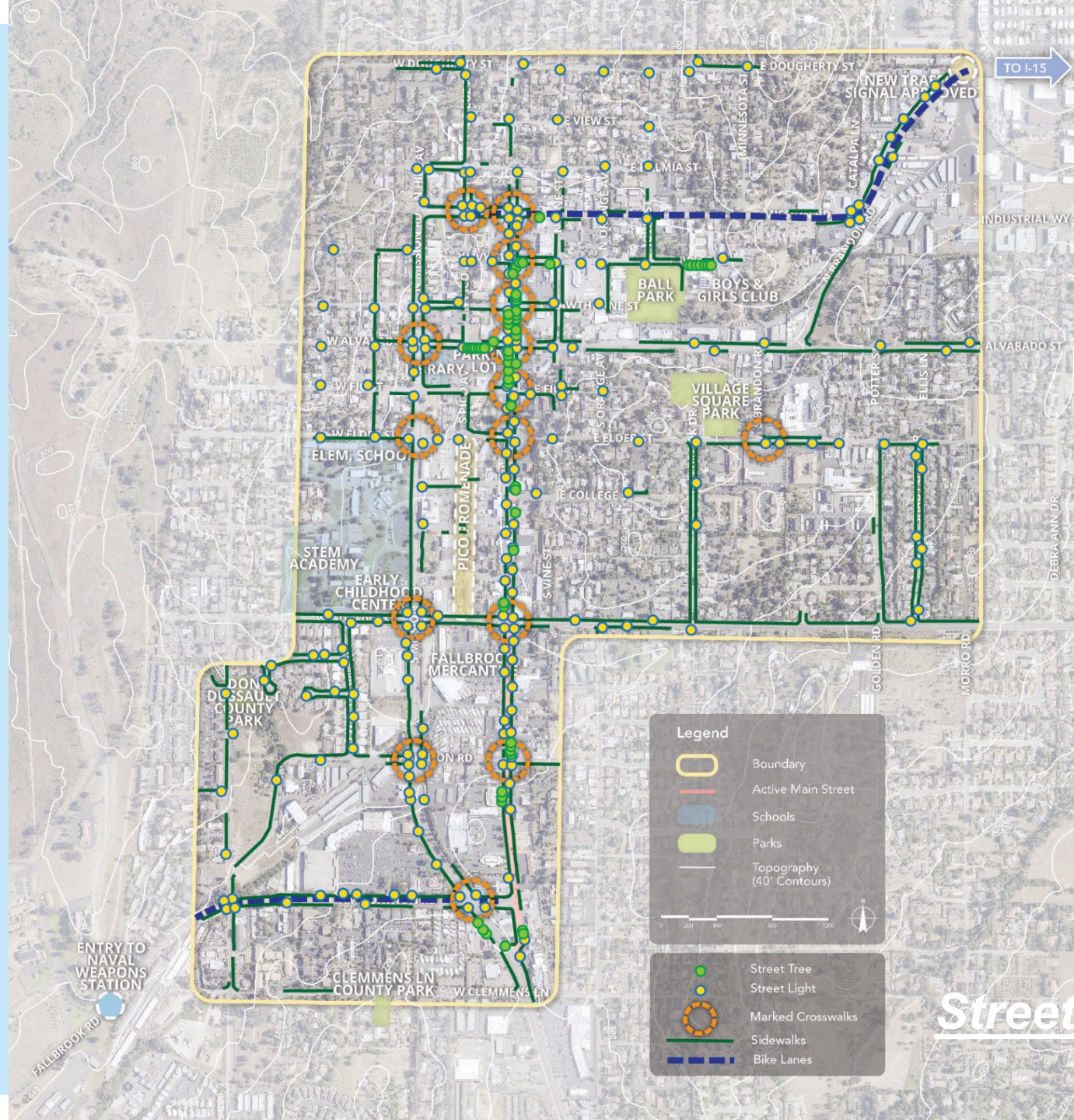
Bike Lanes







Marked Crosswalks



Street Trees and Lights



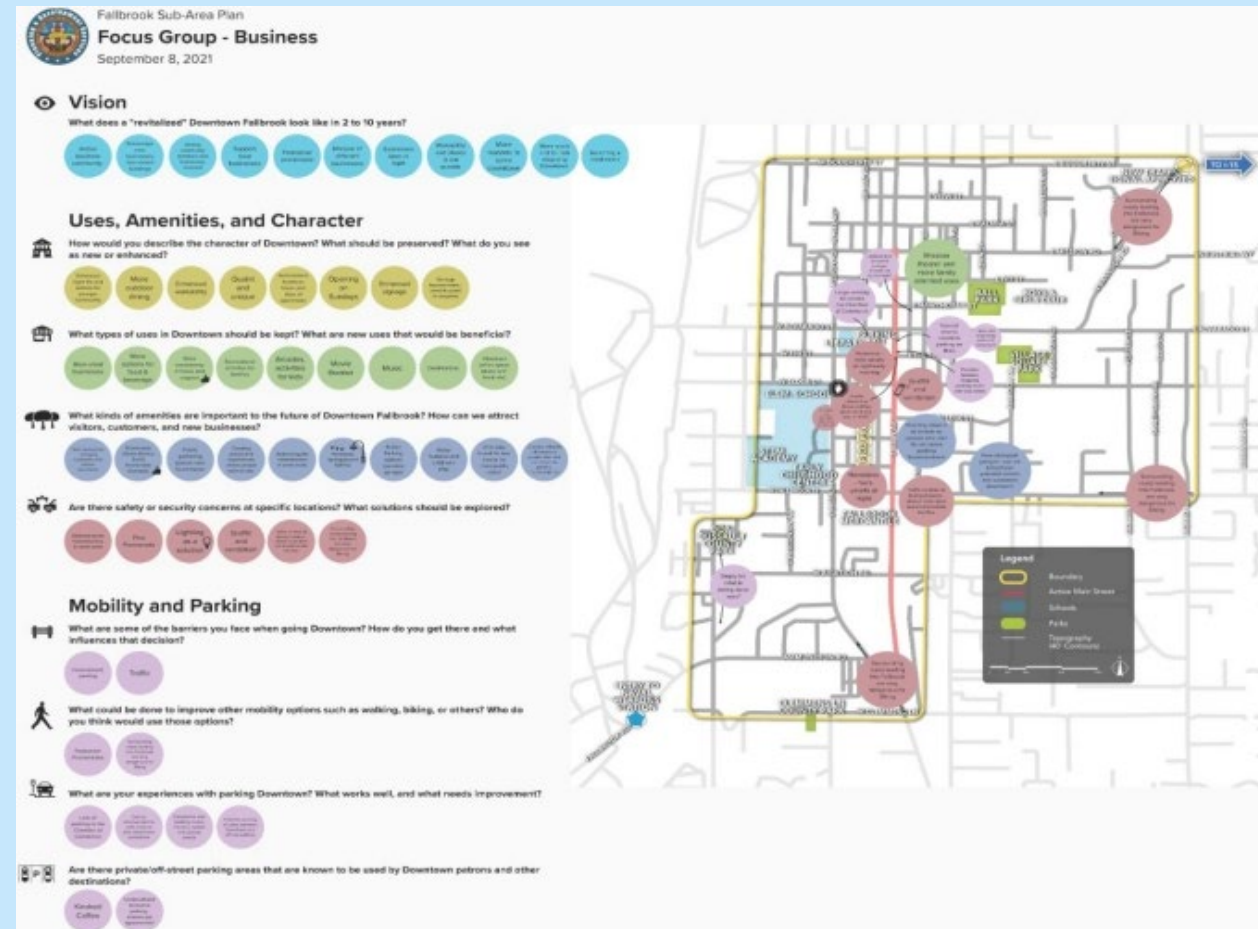
Street Trees and Lights



What We've Heard

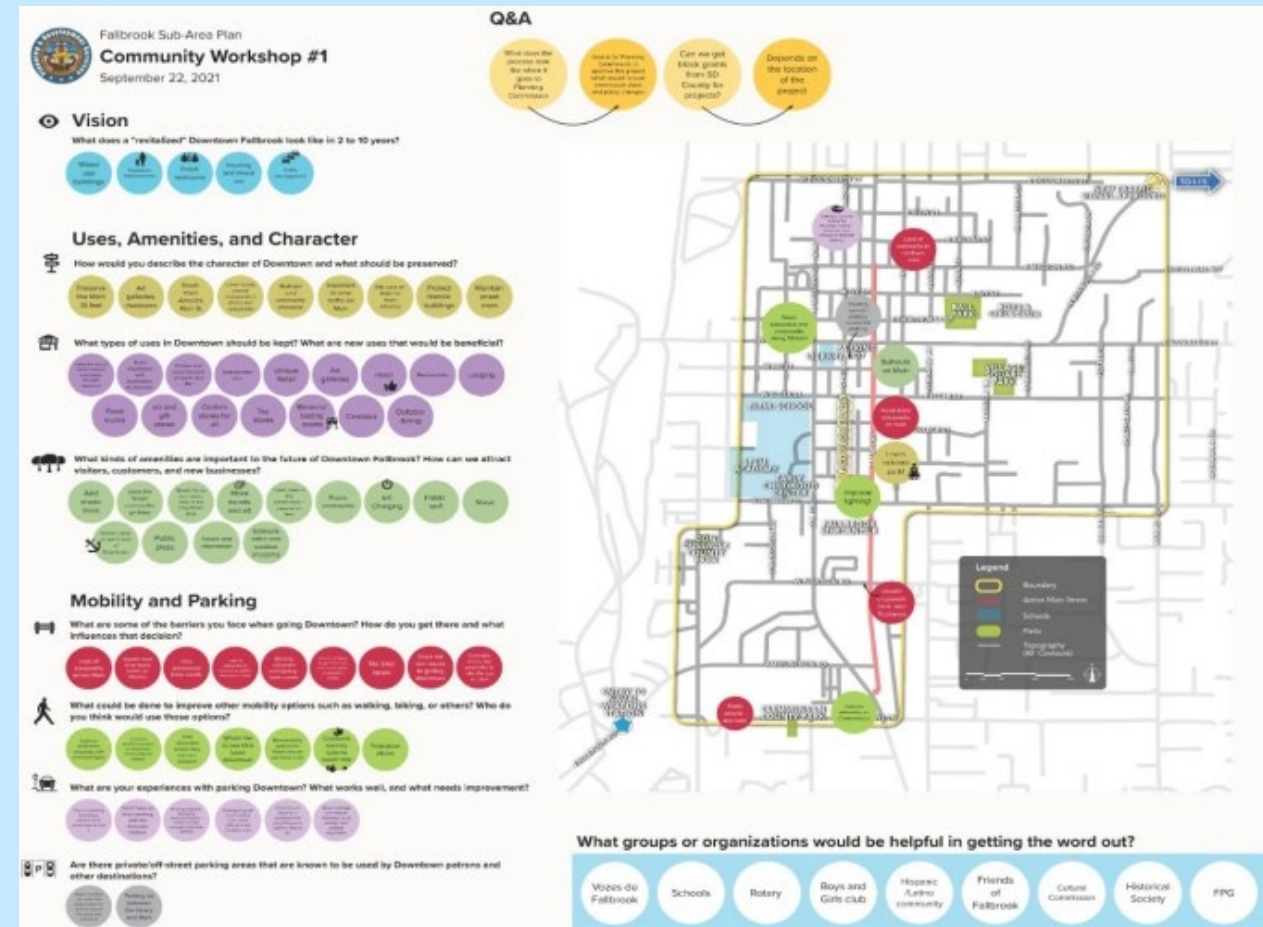
FOCUS GROUPS: STREETScape

- More outdoor dining
- Pedestrian and accent lighting
- Public gathering spaces near businesses
- Traffic speeds are a concern



COMMUNITY WORKSHOP: STREETScape

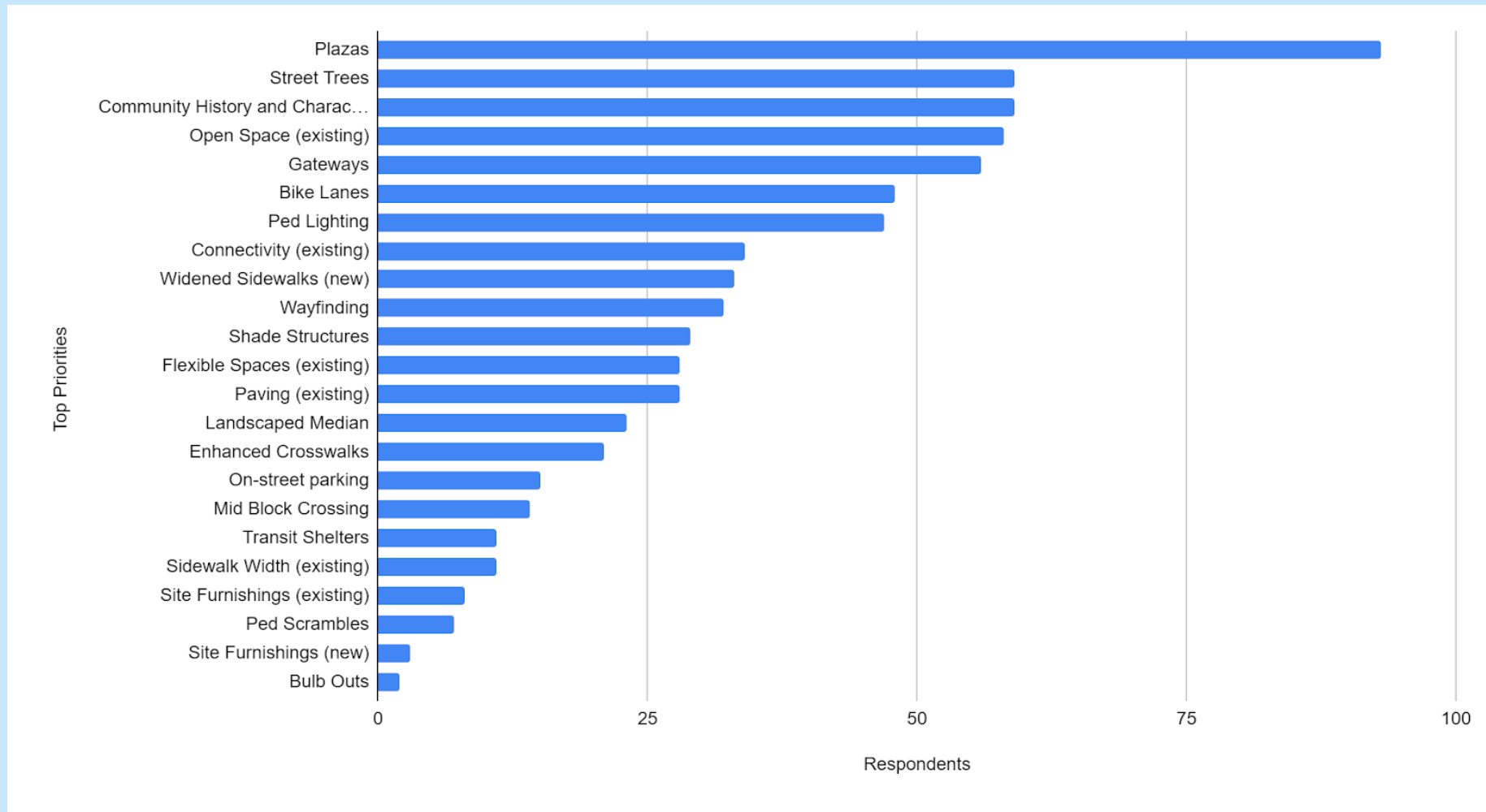
- Shade and native trees in the downtown area
- Lack of crosswalks on Main Ave
- Missing sidewalks and pedestrian lighting
- No bike infrastructure



HARVEST FAIRE: STREETScape



HARVEST FAIRE: STREETScape





Opportunities

POTENTIAL AMENITIES: GATEWAYS



POTENTIAL AMENITIES: MAJOR CORRIDORS



Widened Sidewalks



Curb Extension Plaza



Curb Extension

POTENTIAL AMENITIES: MAJOR CORRIDORS



Lighting



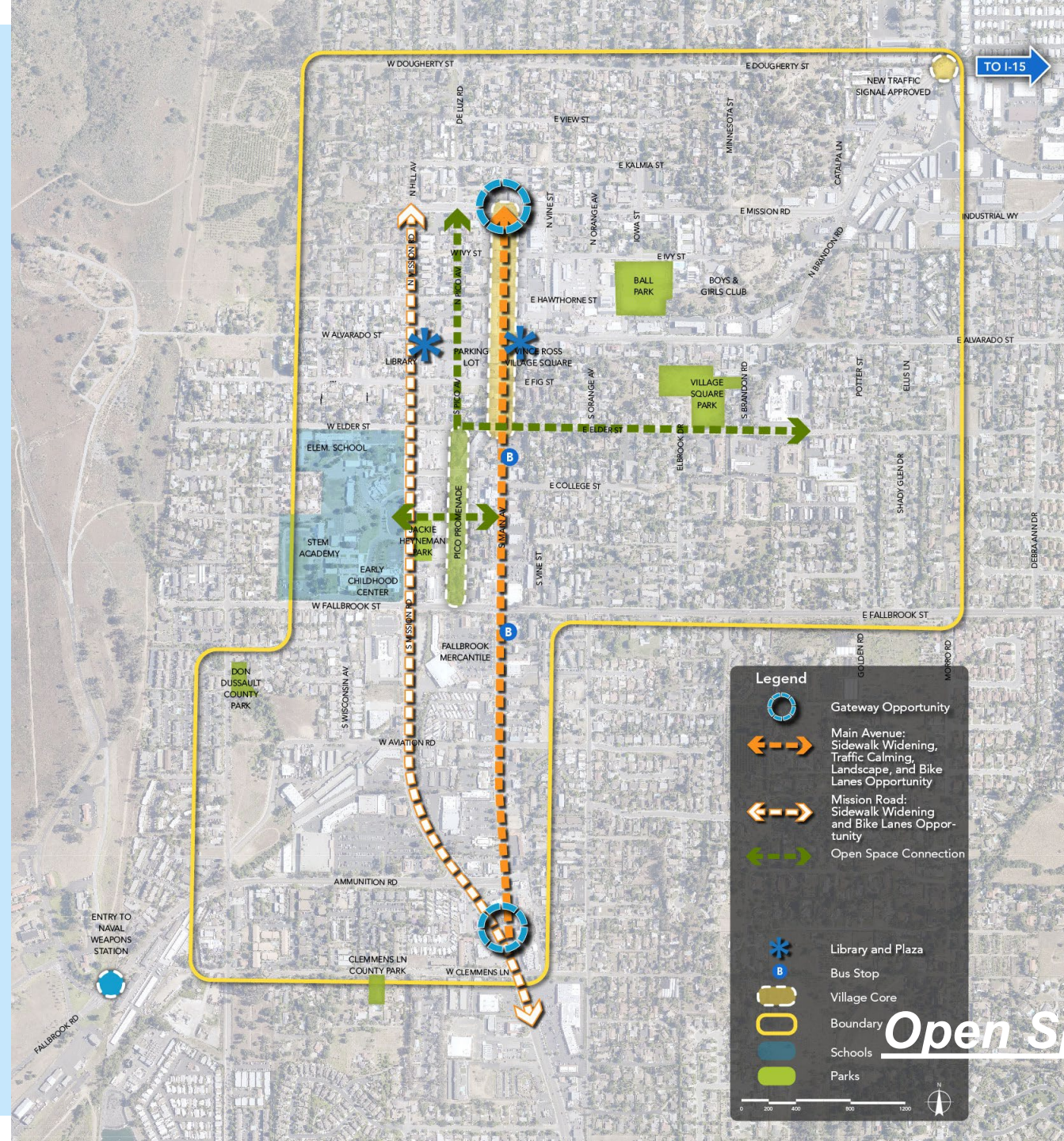
Street Trees



Wayfinding Signage

POTENTIAL AMENITIES: MAJOR CORRIDORS





Open Space Connections

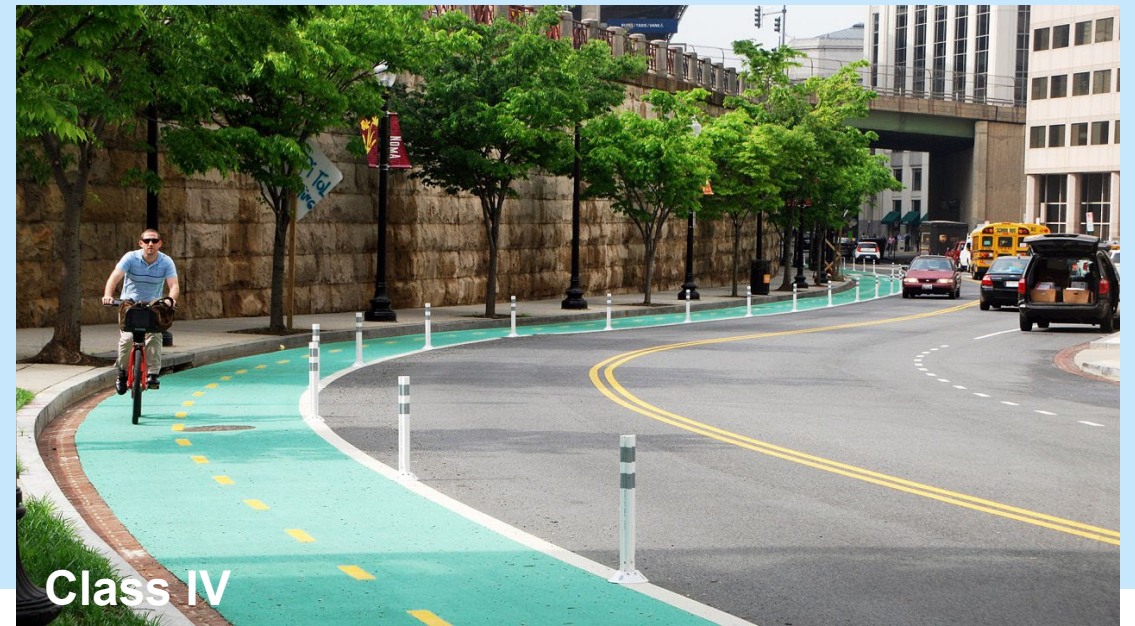
POTENTIAL AMENITIES: OPEN SPACE



POTENTIAL AMENITIES: MINOR CORRIDORS



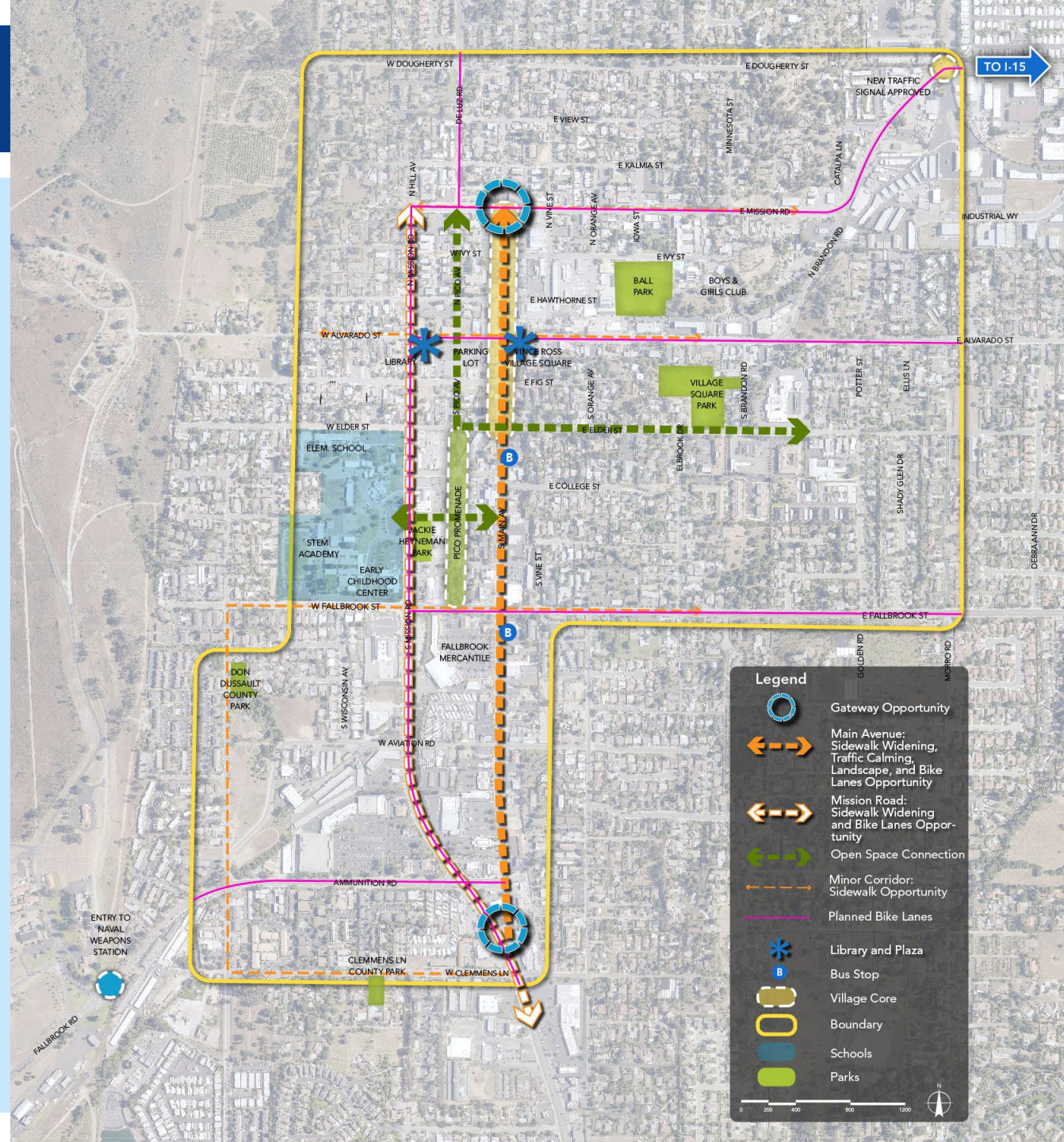
POTENTIAL AMENITIES: BIKE LANES



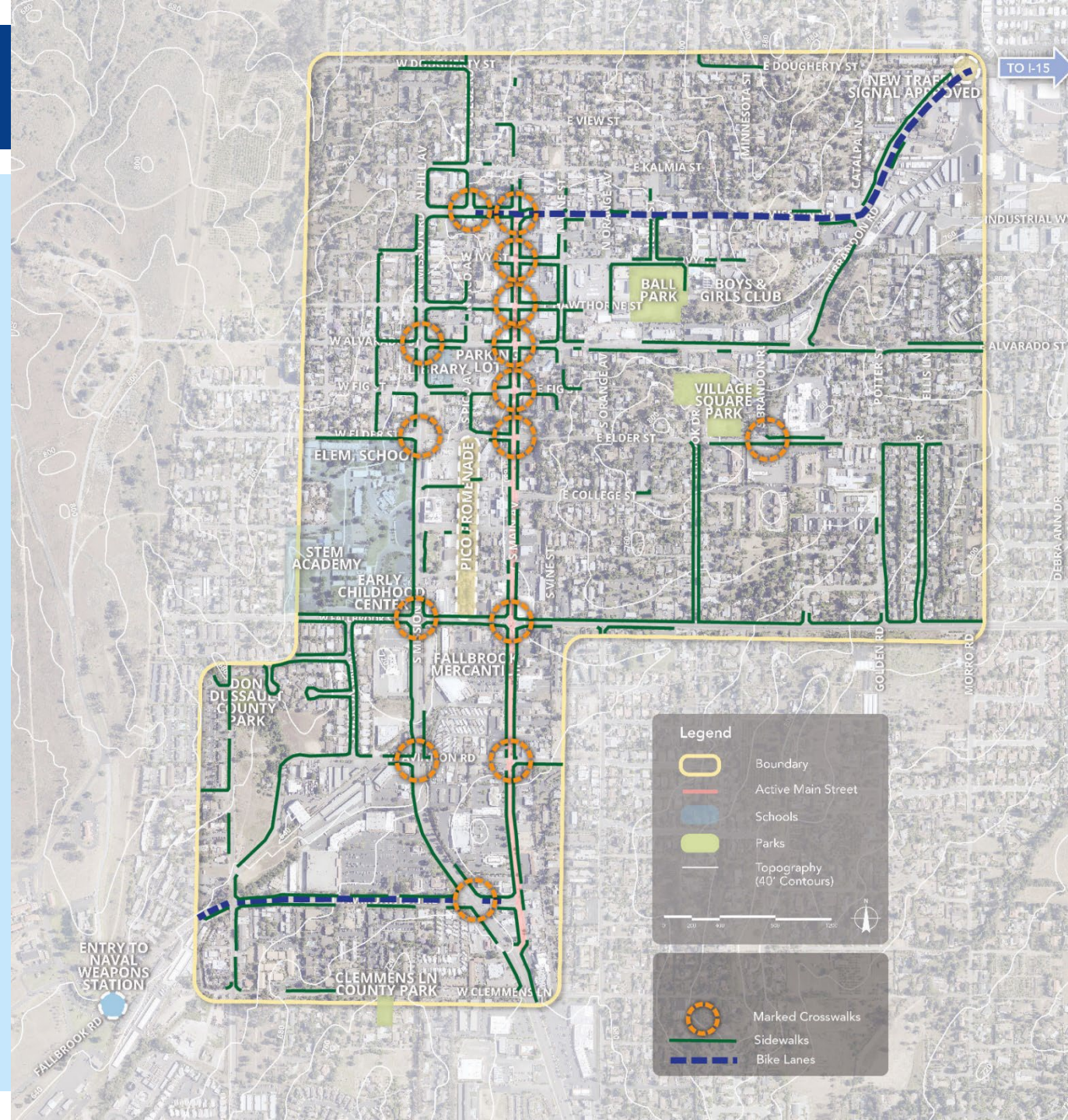
DISCUSSION: STREETSCAPE PLAN

POLLING & DISCUSSION

- Which improvement types are most important to you?:
 - Gateways
 - Main Ave: sidewalks, traffic calming, landscape, bike lanes
 - Mission Rd: sidewalks, bike lands
 - Open space connections
 - Minor corridors: sidewalks
 - Planned bike lanes



- Which intersections are the highest priority for traffic calming? (type into the Chat)

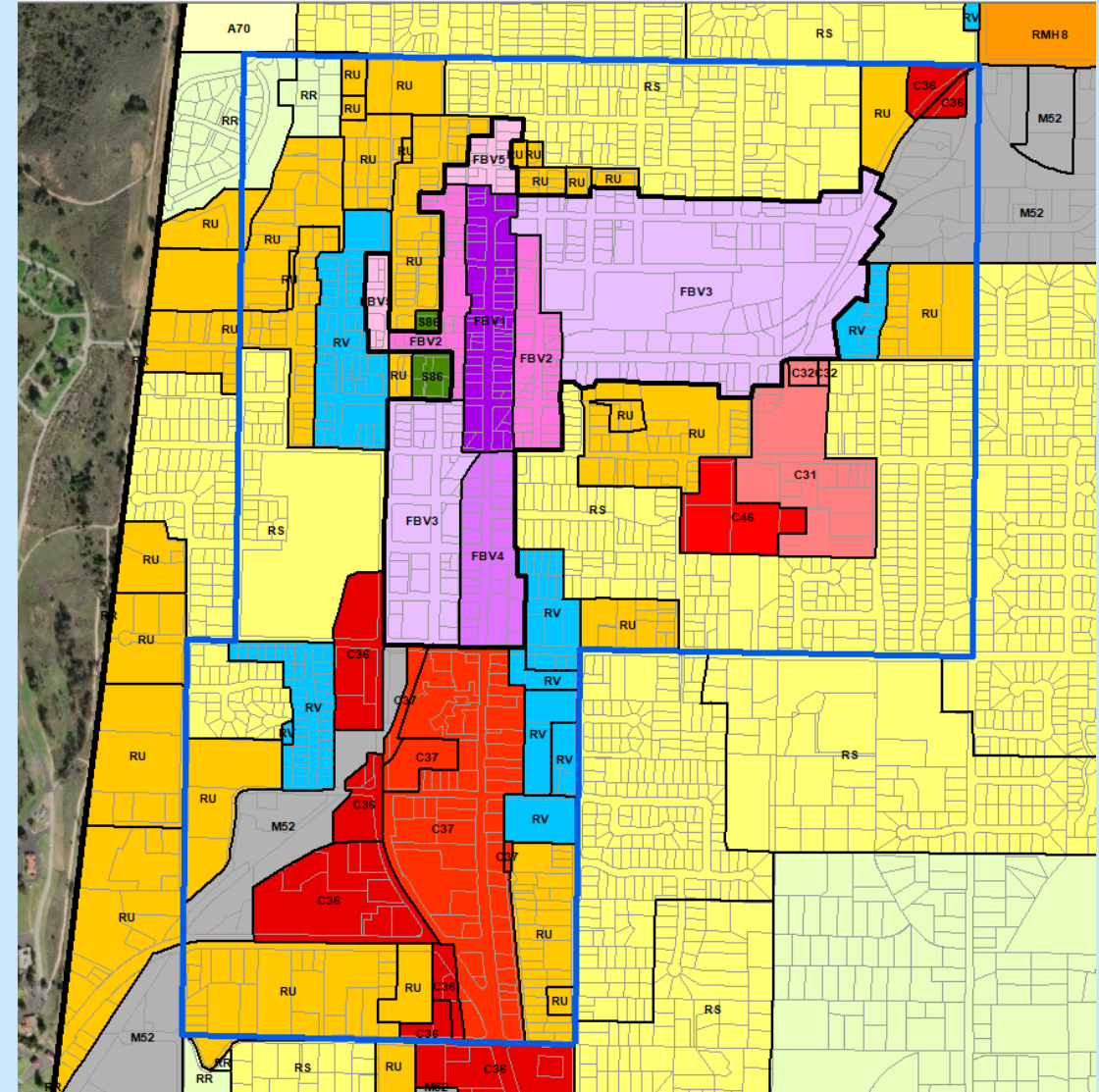


ZONING OPTIONS

ZONING OPTIONS

PURPOSE:

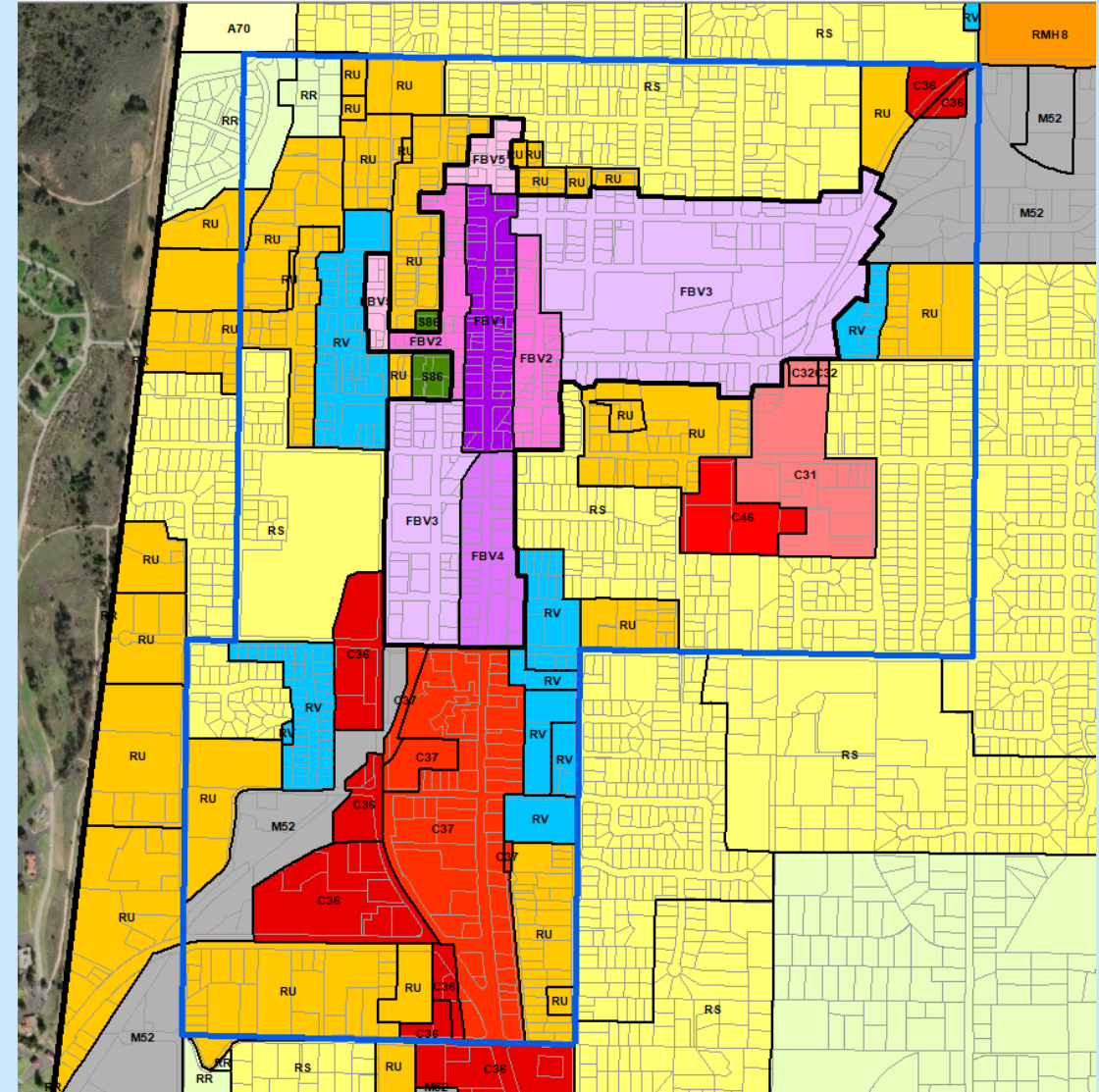
- Permit, Promote Revitalization & Investment
 - *Identify Opportunities*
 - *Remove Constraints*
 - *Improve Form and Function*
- Does “Revitalization” include new buildings?



ZONING OPTIONS

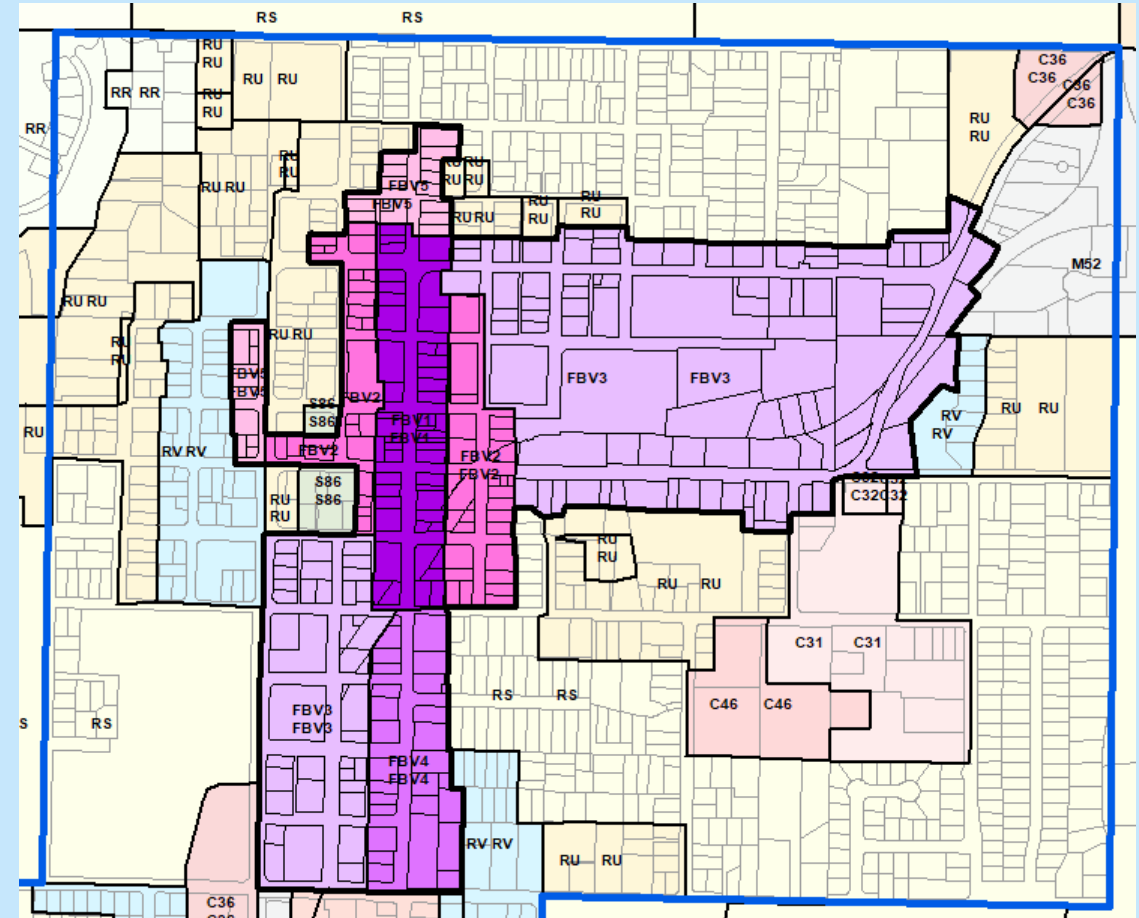
STUDY PHASES:

- ✓ Initial Assessment
- ✓ Stakeholder Engagement
- ✓ Coordinate with other studies
- Framework Plan (now)
- Draft/Final Revisions



ZONING OPTIONS

- Reduce Parking Requirements
- Adjust Allowed Uses & Permits
- Adjust Development Standards



PARKING OPTIONS

- Current parking supply exceeds demands
- Overall Utilization approximately 40%
 - 480 spaces (60%) unused during peak hours

TOPICS TO STUDY:

- Reduced minimums
- Count On-street (public) spaces toward minimums
- Exemptions for change of use

Parking Type	Supply	Peak Demand	Peak Occupancy %
On-Street (Public)	305	105	34%
<u>Off-Street (Private)</u>	<u>517</u>	<u>235</u>	<u>45%</u>
Total Parking Supply	822	340	41%

DEVELOPMENT STANDARDS

Similar standards across zones

Key differences: max vs min setbacks

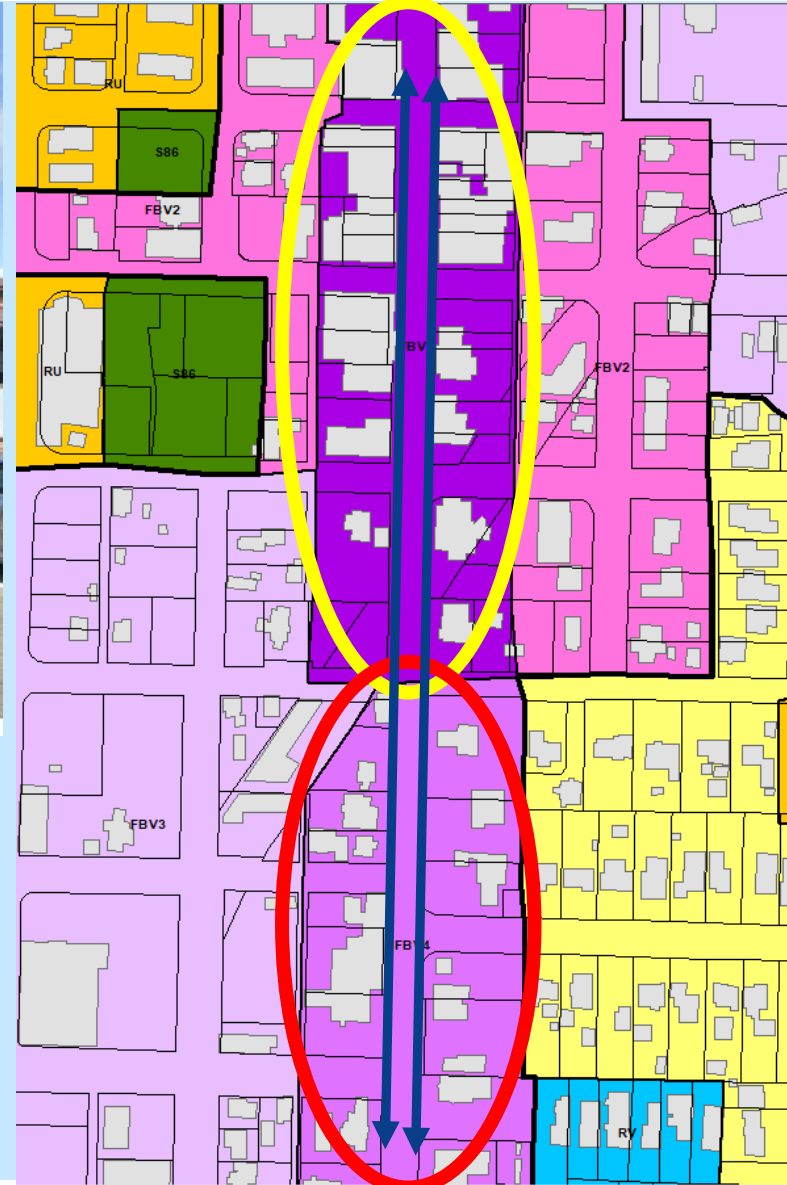
Column1	FB-V1	FB-V2	FB-V3	FB-V4	FB-V5
Residential Density	24	24	24	24	24
Lot Area	-	-	-	-	-
Max Floor Area	-	-	-	-	-
FAR	2.0	1.5	1.5	2.0	-
Height	35	35	35	35	35
Lot Coverage	-	-	-	-	-
Front	0* (mandatory)	0	0	0 min.-15 max.	50 - centerline
Side, Interior	0	0	0	0	5 - lot line
Side, Exterior	0* (mandatory)	0	0	0	35 - centerline
Rear	0	0	0	0	25 - lot line
Open Space	-	-	-	-	-

RESIDENTIAL STANDARDS

■ TOPICS TO STUDY:

- Encouraging multi-family residential in the Village core
- Identifying desirable/suitable examples and opportunity sites
- Allowing more and/or smaller units
- Allowing ground-floor residential on Main Avenue
 - Buffers – setbacks, landscaping, recessed/raised entries
 - Flexible design to allow commercial / non-residential uses
 - Limit on corners

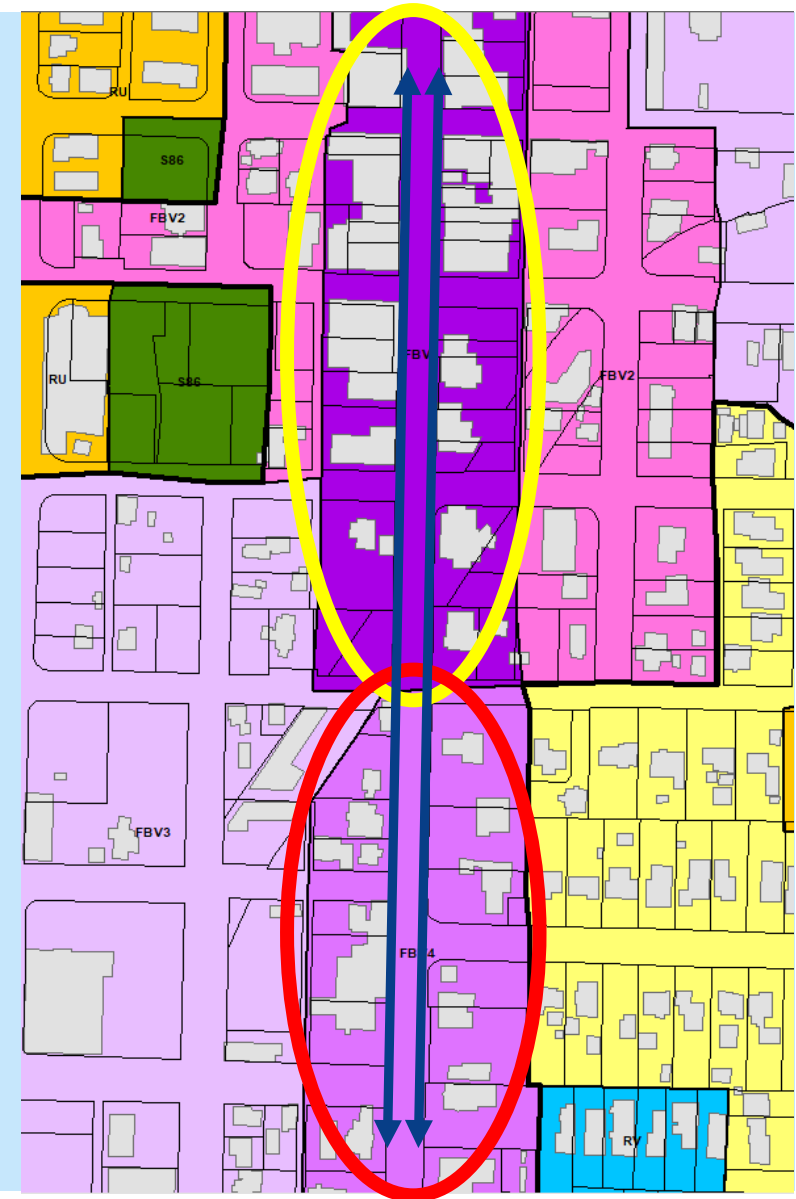
DEVELOPMENT STANDARDS



DEVELOPMENT STANDARDS

TOPICS TO STUDY:

- Extend Zero-foot maximum setbacks to V-4 (Elder to Fallbrook Street)?
- Ensure minimum 8-to-10 foot wide sidewalk
- Allow/encourage awnings, recessed & covered entries



USE CONSIDERATIONS

PRIMARY USES

- Residential
- Restaurant and Cafe
- Outdoor dining
- Breweries/Brewpubs
- Tasting Rooms
- Entertainment
- Family-oriented
- Visitor-oriented

ADDITIONAL DESIRED USES

- Lodging / hotel
- Community support services
- Retail
- Art/gift

ZONING OPTION SUMMARY

- **PARKING** – reduced minimums, exemptions, count on-street spaces
- **DENSITY** – promote flexibility/smaller units
- **SETBACKS** – extend options on Main Ave (Elder to Fallbrook)
- **USES** –
 - Residential (with ground floor limits)
 - Explicitly list desired (permitted) uses: dining and entertainment
 - Larger outdoor cafes

DISCUSSION: ZONING ANALYSIS

POLLING & DISCUSSION: PARKING OPTIONS

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POLLING & DISCUSSION: RESIDENTIAL STANDARDS

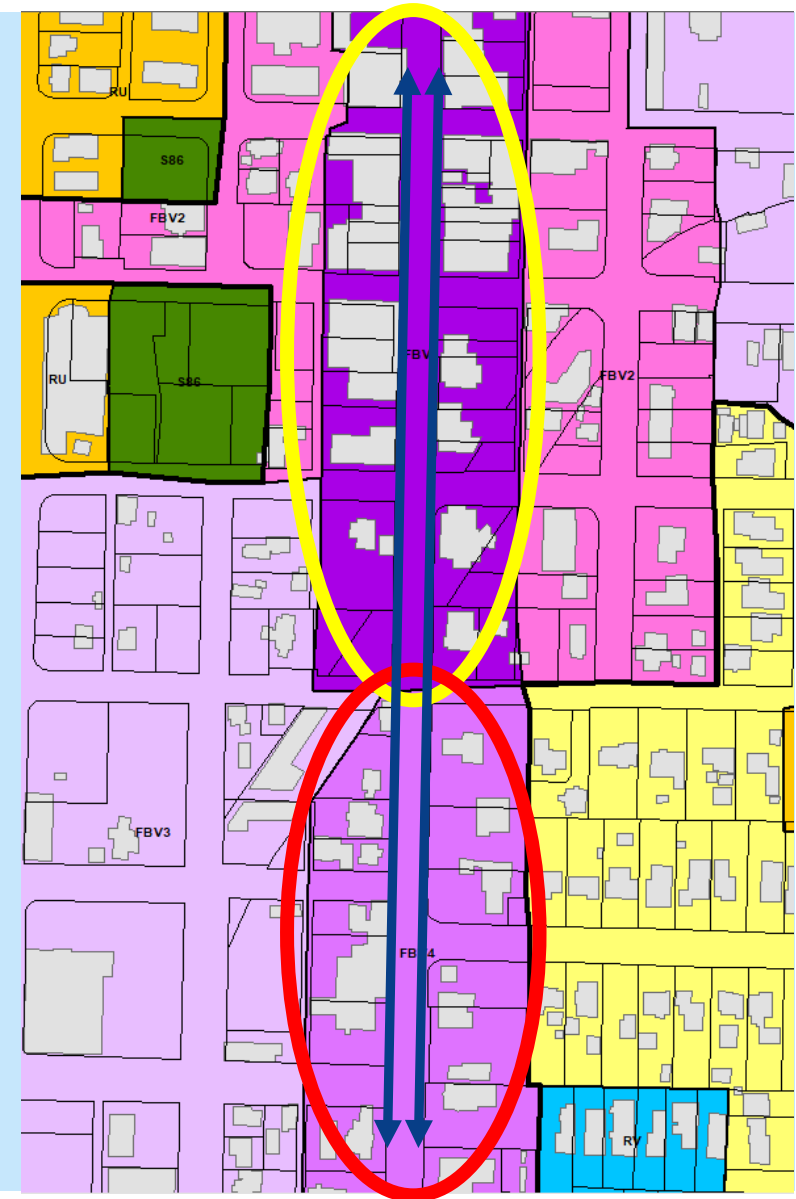
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POLLING & DISCUSSION: USE CONSIDERATIONS

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SUMMARY AND NEXT STEPS

STAY IN TOUCH

Timothy Vertino

Land Use /
Environmental
Planner

Timothy.Vertino@
sdcounty.ca.gov

The screenshot shows the 'Fallbrook Sub-Area Plan' webpage. The header includes the 'Planning & Development Services' logo and a search bar with the text 'ENHANCED BY Google'. The navigation menu lists: MENU, ADVANCE PLANNING, BUILDING, CODE COMPLIANCE, LAND DEVELOPMENT, and PROJECT PLANNING. The main content area features the title 'Fallbrook Sub-Area Plan' with icons for email and print. Below the title is the project contact information: 'Project Contact: Timothy Vertino | timothy.vertino@sdcounty.ca.gov | (619) 510-2542'. A link to sign up for updates is provided: 'To sign up for projects updates on the project, please [Click Here](#).' A section titled 'Fallbrook Documents' lists: 'Visioning Report (Phase 1)', 'Village Zoning Regulations', 'Design Guidelines', and 'Design Review Checklist'. To the right of the text is a collage of six photographs showing various street scenes and buildings in Fallbrook. On the far right, there is a language selection widget with a 'Select Language' dropdown and a note: 'Powered by Google Translate'. Below this is a disclaimer: 'Select a language using the Google™ Translate feature above to change the text on this site into other languages. *We cannot guarantee the accuracy of any information translated through Google™ Translate. This translation feature is offered as an additional resource for information.' At the bottom right is the official seal of the Planning & Development Services department. The footer of the page includes a link to 'Upcoming Public Meetings'.

www.sandiegocounty.gov/content/sdc/pds/advance/fallbrookrevitalization.html

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