longer involved in Fallbrook?

Project is fully implementation and any future projects are not

Use this plan to



Market Analysis

Group Discussion

Were VRBO looked at?

In looking at are we able to enlarge them?

> Have been working with DPW, opportunities to update guidelines and ordinances with this project

Is the input that has been received indicative of a possible incorporation vote?

advocate for and recommend larger wayfinding signs that can be more effective

> Focus is more on business growth and revitalization, incorporation not feasible and not on the table for this project

PP B Parking Analysis

Group Discussion

Problem is where parking is located for businesses

Would like reduced parking, if someone has to park 1 block away that is OK

Too difficult to open a new restaurant with high parking requirements

Parking trust lot (with multiple shareholders) private lot and shareholders may not have funds to maintain

If the large lot PZ-7 is removed, would there still be enough parking?

Was there any consideration of just closing down Main Ave?

Consider some county financial support for that large lot PZ-7 in lieu of it becoming a paid lot

Would like a new parking study of only public parking

Main Ave is a public road, so it would be difficult to close



Zoning Analysis

Group Discussion

Would not like heights above 35 feet - retain what's there

Are there constraints on drive-through restaurants? - Yes, Zoning currently prohibits

Are there any restrictions against walk-up windows? Do not believe so

Believes walk up windows and take-out would be a benefit to downtown

Setting Fallbrook specific guidelines and requirements is important

