

ORDINANCE NO. 10297 (NEW SERIES)


AN ORDINANCE ADOPTING THE DESIGN REVIEW CHECKLISTS FOR ALPINE, BONSALE, FALLBROOK, LAKESIDE, SPRING VALLEY, SWEETWATER, VALLEY CENTER, AND THE I-15 DESIGN CORRIDOR

The Board of Supervisors of the County of San Diego ordains as follows:

Section 1. The Design Review Checklists for Alpine, Bonsalle, Fallbrook, Lakeside, Spring Valley, Sweetwater, Valley Center, and the I-15 Design Corridor are hereby adopted as attached hereto as Exhibit A, and as on file with the Clerk of the Board of Supervisors of the County of San Diego.

Section 2. 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 Commerce, a newspaper of general circulation published in the County of San Diego.

PASSED, APPROVED, AND ADOPTED by the Board of Supervisors of the County of San Diego this 23rd day of October, 2013.



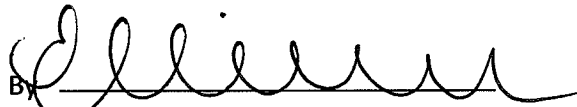
GREG COX
Chairman, Board of Supervisors
County of San Diego, State of California

The above Ordinance was adopted by the following vote:

AYES: Cox, Jacob, D. Roberts, R. Roberts, Horn

ATTEST my hand and the seal of the Board of Supervisors this 23rd day of October, 2013.

THOMAS J. PASTUSZKA
Clerk of the Board of Supervisors

By 

Elizabeth Miller, Deputy



Ordinance No. 10297 (N.S.)



County of San Diego – *Alpine* Design Review Checklist

ALPINE COMMUNITY DESIGN OBJECTIVES

VILLAGE CHARACTER

- Develop the Alpine Village with a village pedestrian character for shopping and community focus.
- Adopt a consistent front yard setback pattern for pedestrian purposes.
- Encourage planted terraces and pedestrian areas between building and street.
- Locate parking lots to the rear and sides of buildings if possible.
- Encourage the establishment of community parking lots to reduce the need for on-site parking.
- Encourage planted inner courtyards to focus offices, restaurants and other businesses.

ALPINE CREEK

- Encourage the Alpine Creek as an amenity in new development.

ALPINE VILLAGE PLANTING

- Adopt a planting theme of native oaks or sycamores mixed with ornamental trees for accent, color and seasonal variation.

ARCHITECTURAL CHARACTER

- Emphasize Alpine's rich history to develop continuity in architectural character.
- Promote architectural styles that reinforce the character through various roof forms (sloped roofs assist the village character but are optional) with porches, balconies and courtyards to create protected spaces outdoors with stone walls and rail fences in yards and carefully designed details to give buildings individual personality and character.

ALPINE BOULEVARD

- Stop the piecemeal widening of Alpine Boulevard.
- Develop a strong visual tie between the Alpine Village and outlying commercial areas to the east and west by an ambitious Alpine Boulevard planting program.
- Enlist the cooperation of owners of existing properties and businesses to plant native oaks or sycamores and other theme trees.
- Establish a consistent strip of approximately 19 feet deep along both sides of Alpine Boulevard from South Grade Road to a point approximately 1,500 feet west of Tavern Road and creation of a pedestrian oriented streetscape. (See illustration for guidance, pages 4, 6)

TAVERN ROAD

- Encourage native oaks or sycamores tree planting to introduce visitors to Alpine's community character.
- Encourage consistent site planning principles, landscaping design and wide planted setbacks to provide continuity and a park-like entrance to the community from the freeway.

TAVERN ROAD, SOUTH GRADE ROAD, ARNOLD WAY, WEST VICTORIA, SOUTH MARSHALL, ADMINISTRATION WAY

- Establish a landscaped strip along these roads including at least 5 feet of abutting private properties plus the unpaved portion of road right-of-way. This will require a minimum setback of 5 feet from the ultimate right-of-way line unless the applicable zoning would result in a greater setback.



SITE LAYOUT DESIGN GOALS				
<ul style="list-style-type: none"> • Organize buildings and open spaces to create outdoor living spaces, transitions between indoors and outdoors, and focal points. • Group buildings in compact clusters to economize the use of land and create larger open spaces on site. • Provide clearly organized circulation for automobiles, pedestrians and service vehicles. • Locate and landscape parking and service areas to minimize public view. • Minimize the number of curb openings. 				
SITE LAYOUT DESIGN STANDARDS		Guideline Reference	Plot Plan Complies (Y/N/NA)	See Comment Sheet
Building Location & Orientation				
1	The arrangement, scale, and design of buildings, open spaces and landscape elements are equivalent to that of adjacent sites. Equivalent elements include shared driveways, aligned parking lot driveways, common pedestrian open space, connected internal sidewalks, and building location, scale, and design. (See illustrations for guidance)	7.B(p28) 7.D.1(p29) 8.1.c(p30)		
2	Buildings directly front the street without intervening parking lots.	7.D(p29) 9.A.2(p32)		
3	Building entries face the street or a street-facing courtyard.	9.A.2(p32)		
4	Along Alpine Boulevard, the project maintains an equivalent setback pattern. In the Alpine Village, at least 75% of the building's front elevation is on the front setback line. (See illustrations for guidance)	7.A.2(p27)		
5	Buildings are organized around courtyards or in clusters that create usable open spaces, as defined in Section 1100 of the Zoning Ordinance. (See illustrations for guidance)	7.B(p28)		
6	Courtyards and other pedestrian spaces are separated from parking lots by low walls (3 feet or less) and/or vegetation. (See illustration for guidance)	7.B(p28) 8.2(p30)		
7	The minimum front setback is: <ul style="list-style-type: none"> • Along Alpine Boulevard – 51 feet from the centerline • Along Tavern Road, South Grade Road, Arnold Way, West Victoria Drive, South Marshal road, and Administration Way – 5 feet from the ultimate right-of-way line, except where greater as required by zoning • Other commercial areas – 10 feet from the ultimate right-of-way line 	7.A(p27)		
8	The rear yard setback is at least 10 feet.	7.A(p27)		
Parking Lot Location, Access & Connections				
9	All on-site parking is located at the rear or interior side of a building site.	7.D(p29); 8.1.a(p30)		



County of San Diego - Alpine
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SITE LAYOUT DESIGN STANDARDS		Guideline Reference	Plot Plan Complies (Y/N/NA)	See Comment Sheet
10	Parking lot access is first from rear yards, then side streets, and lastly from the primary frontage street.	8.1.b(p30)		
11	Project provides pedestrian and vehicular linkages to adjacent development through connecting sidewalks, common entrance driveways, linked and aligned streets, driveways, and common service/delivery areas.	8.1.c(p30)		
12	In the Alpine Village commercial areas, the entire space between the front of the building and the front property line is developed as a paved and landscaped area for pedestrian use. Paving materials use color and texture (such as native stone, brick, tile or concrete with exposed aggregate).	7.C(p28)		
13	In the Alpine Village commercial areas, drive-through lanes are not located between the front or side street building frontages and the public street.	7.D(p29)		

ARCHITECTURAL DESIGN GOALS

- Create a distinct character distinguished from other County communities.
- The character of architecture will closely relate to Alpine’s foothill landscape and reflect its rich history as a mountain settlement.

ARCHITECTURAL DESIGN STANDARDS		Guideline Reference	Plot Plan Complies (Y/N/NA)	See Comment Sheet
Building Form & Massing				
14	Every building provides shade and shadow via offsets, projections, roof overhangs, and recesses. (See illustrations for guidance)	3.A.1(p14)		
15	Project does not propose unbroken expanses of wall or façade exceeding 50 feet in length. (See illustrations for guidance)	3.A.1(p14)		
16	Changes in roof pitch and eave heights are accompanied by plan offsets. (See illustrations for guidance)	3.A.2(p14)		
17	Buildings include porches, balconies, verandas, patios, or loggias.	3.A.3(p14)		



	ARCHITECTURAL DESIGN STANDARDS	Guideline Reference	Plot Plan Complies (Y/N/NA)	See Comment Sheet
	Elevations and Building Façade Materials			
18	<p>Project uses 1 or more of the following building materials:</p> <ul style="list-style-type: none"> • Wood siding painted with light colors (grey, white, or brown) or clear stain • Cement plaster (stucco) over masonry or wood frame • Walls built of or faced with stone or brick • Exposed timber beams and columns 	3.A.4(p15)		
19	<p>The project does not use any of the following building materials:</p> <ul style="list-style-type: none"> • Glass covering over 30% of a building façade, except where protected by a porch, loggia or other overhead projection • High contrast (use of a primary color (red, yellow, or blue) and a composite color (orange, green, or purple) or brightly colored (red, yellow, or orange) wall material covering over 10% of an individual building facade • Glass curtain walls • Reflective or mirrored glass 	3.A.4(p15)		
20	Building entrances include a porch, loggia, or canopy.	3.C(p17)		
21	Windows and doors are recessed to provide shadows.	3.C.2(p17)		
	Roof Forms			
22	Project has a gabled roof form with moderate to steep pitch (between 3:12 to 12:12). Porches and balconies may have shed roofs with pitch less than 3.12. (See illustration for guidance)	3.B.1(p16)		
23	Flat roof surfaces longer than 50 feet are hidden or covered by parapets or equivalent means.	3.B.4(p16)		
24	The project includes shed roofs, porches, or trellises covering exterior walkways or loggias.	3.B.4(p16)		
25	Dormers and other architectural features are used to add detail, scale, and shadow to roof forms.	3.B.5(p16)		
	Roof Materials			
26	<p>The project uses roof materials from the recommended list:</p> <ul style="list-style-type: none"> • Concrete tile or shingle • Clay tile • High profile shingles (laminated shingles made from fiberglass and asphalt, and textured to give a three dimensional look) • Standing seam metal • Synthetic materials equivalent in appearance to the above roof materials • All of the above shall be in earth tone (brown, tan, green, or gray) or natural colors (cobalt blue or carbon black) 	3.B.2(p16)		



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	ARCHITECTURAL DESIGN STANDARDS	Guideline Reference	Plot Plan Complies (Y/N/NA)	See Comment Sheet
27	<p>Project does not use any of the following roof materials:</p> <ul style="list-style-type: none"> • High contrast (use of a primary color (red, yellow, or blue) and a composite color (orange, green, or purple) or bright colors (red, yellow, or orange), including bright-colored (red, yellow, or orange) glazed tile • Corrugated sheet metal • Unscreened rooftop mechanicals 	3.B.3(p16)		
	Walls and Fences			
28	<p>Where applicable, the wall and/or fencing materials are from the following list of materials:</p> <ul style="list-style-type: none"> • Native stone • Brick • Textured concrete • Cement plaster over framing • Wood 	3.D.1(p18)		
29	<p>None of the following wall and/or fencing materials are proposed:</p> <ul style="list-style-type: none"> • Chain link or open wire, except in service and security areas that are screened by landscaping • Barbed or razor wire • Corrugated metal • Bright colored (red, yellow, or orange) plastic 	3.D.1(p18)		
30	<p>Solid walls on primary elevations include a planted area of at least 18 inches from the edge of the sidewalk.</p>	3.D.1(p18)		
31	<p>In the Alpine Village commercial area, walls and fences do not exceed 3 feet in height within or at the edge of the paved and landscaped space between the building and the front property line.</p>	7.C(p29)		
32	<p>Walls or fences over 42 inches high along a street have 10-foot wide by 2-foot deep recesses at 50-foot or less intervals. The entire length of the wall and recessed areas are landscaped. (See illustration for guidance)</p>	9.A.3(p33)		



LANDSCAPE DESIGN GOALS				
<ul style="list-style-type: none"> Strengthen the continuity of the Town landscape. Preserve and propagate native oaks and sycamores as significant historical, aesthetic and ecological resources that contribute to the town's character. Enhance the fire safety of landscaping through the use of fire resistant plants and materials. 				
LANDSCAPE DESIGN STANDARDS		Guideline Reference	Plot Plan Complies (Y/N/NA)	See Comment Sheet
Plant Selection Guide and Landscape Manual				
33	Plant selection follows the recommendations of the Alpine Plant Selection Guide of the Alpine Design Guidelines and the County Water Efficient Landscape Design Manual.	4(p19)		
Design Concepts				
34	<p>Trees are used to:</p> <ul style="list-style-type: none"> Define site boundaries between public and private spaces Separate newer and older buildings Set apart open space areas Screen service areas 	4(p19)		
35	Plantings in plazas and courtyards provide shade.	4.A.1(p21)		
36	New planting along major streets and in yard spaces emphasize the natural grouping of trees in clusters.	4.A.2(p21)		
37	Native oaks or sycamores trees are used in visible planting areas.	4(p19)		
38	The following ornamental trees are used: Liquid Ambar, Crape Myrtle, Evergreen Pear, and/or European White Birch.	4(p19)		
39	Native Poplars, Sycamores Iron Bark, evergreens, and/or alders are used in the rear of buildings.	4(p19)		
Preservation of Significant Trees				
40	No oak tree with a diameter of more than 8 inches, or any 2 trunks with a combined diameter of 12 inches, as measured 4 ½ feet above the root crown, will be removed.	2.A(p12)		
41	No sycamore or other species tree with a diameter of more than 12 inches, or any 2 trunks with a combined diameter of 16 inches or more, as measured 4 ½ feet above the root crown, will be removed.	2.A(p12)		
Perimeter & Parking Lot Landscaping				
42	When parking requirements exceed 24 spaces, the lot is separated into smaller lots (6spaces or less) interrupted by landscaped areas.	8.3(p31)		
43	At least 5% of the internal parking areas greater than 15 spaces are planted with trees and shrubs.	8.4(p31) 10.C.1(p34)		



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LANDSCAPE DESIGN STANDARDS		Guideline Reference	Plot Plan Complies (Y/N/NA)	See Comment Sheet
44	Tree canopy is provided in 1 of the following: (See illustrations for guidance) <ul style="list-style-type: none"> Planted islands or breaks at least 5 feet wide for every 6 parking spaces in a row; or For a continuous row of up to 12 spaces, 1 tree is proposed every 3 parking spaces. 	8.5(p31) 10.C.3(p35)		
45	All required trees are 24-inch box minimum size.	8.5(p31) 10.C.3(p35)		
46	There is a minimum of 5 feet of landscaping between the perimeter of the parking lot and the building. (See illustrations for guidance)	8.6(p31)		
47	Where a non-residential parking area abuts a residential use, a solid 6 foot fence or wall is provided within the interior side or rear yard planting area. There is a minimum 4 foot wide landscaped area between the fence or wall and parking area.	8.6(p31)		
48	In the Alpine Village commercial areas, at least 20% of the street fronting area is planted with trees, shrubs, or groundcover. At least 1 tree for each 250 square feet of area is provided. (See illustration for guidance)	7.C(p28)		

SIGNAGE DESIGN GOALS				
<ul style="list-style-type: none"> Signage should be consistent in design and materials and limited in its visual impact. Avoid typical strip development signage common to more densely populated commercial streets of the County. All signs should be of minimum size and height to adequately identify a business and the products or services it sells. Signage design should be carefully integrated with the site, building and the total development. Within the development, signage should be consistent in location and design. 				
SIGNAGE DESIGN STANDARDS		Guideline Reference	Plot Plan Complies (Y/N/NA)	See Comment Sheet
General Design Criteria				
49	Sign illumination is external, shielded top mounted, downward directed light source shielded from view.	11.B.3(p37)		
50	Signs do not to block driveway views of oncoming traffic.	11.A(p36)		



County of San Diego - Alpine
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		Guideline Reference	Plot Plan Complies (Y/N/NA)	See Comment Sheet
SIGNAGE DESIGN STANDARDS				
Permitted Sign Types				
51	<p>The project signage is 1 or more of the following preferred types: (See illustrations of guidance)</p> <ul style="list-style-type: none"> • Monument signs with painted, channel lit, or raised letters and logos • Free standing signs of wood or ornamental metal (i.e. wrought iron) construction with painted or raised letters and logos • Wall signs with wood panel or raised letters with only the name of a business entity painted directly on the building face 	11.B.1(p36)		
Prohibited Signs Types				
52	<p>The project does not use any of the following prohibited signs:</p> <ul style="list-style-type: none"> • Roof and sloped parapet signs • Internally illuminated plastic signs in the Alpine Village and other non-freeway oriented commercial property • Neon signs 	11.E(p38)		
Dimensional Standards				
53	Project has 1 monument or freestanding sign for 250 feet or less of street frontage, plus 1 additional sign for properties with more than 250 feet of street frontage.	11.C.1(p37)		
54	1 freeway-oriented sign may be substituted for 1 permitted freestanding sign (where permitted by zoning).	11.C.1(p37)		
55	Monument signs do not exceed 18 square feet per face and are not more than 6 feet long and 42 inches in height.	11.C.1(p37)		
56	Freestanding signs are not more than 15 square feet per face and not more than 4 feet long and not more than 8 feet high. The supporting pole or bracket is not more than 10 feet high.	11.C.1(p37)		
57	Wall signs are not greater than 10% of the area, nor more than 100 square feet in area, and not higher than the façade to which they are attached.	11.C.3(p37)		
58	1 directory sign is provided in lieu of all other signs, not exceeding 8 square feet for each business, nor 24 square feet for the center name, nor a total sign area of 150 square feet per face including the building or center name and logo, and not more than 15 feet in height.	11.D.1(p38)		



LIGHTING DESIGN GOALS					
<ul style="list-style-type: none"> • Lighting should minimize emission of light rays into both the night sky and neighboring properties. • Carefully designed site lighting plans are required to provide the best balance between site safety, security and appearance considerations. • Consistent lighting patterns will help integrate the community's commercial development and prevent commercial lighting from interfering with residential properties. 					
LIGHTING DESIGN STANDARDS			Guideline Reference	Plot Plan Complies (Y/N/NA)	See Comment Sheet
Prevent Glare, Preserve Night Sky					
59	All outdoor lighting is directed downward.		6.B(p25)		
60	All outdoor lighting fixtures are cutoff and shielded to prevent direct view of the light source and keep the light out of the viewer's line of sight. At least 90% of the light is projected below an angle of 80 degrees. No outdoor light is projected above the horizontal plane passing through the lowest light-emitting point of the fixture. (See illustration for guidance)		6.B(p25)		
61	Outdoor lighting does not spill onto adjacent areas.		6.B(p25)		
Low, Even Levels					
62	Outdoor lighting is for safety, security, identification, and recreational purposes only.		6.B(p25)		
63	Externally lit signs use only shielded top mounted, downward directed light sources.		6.B(p25)		
Size, Color & Materials					
64	Overhead luminaries in commercial parking areas are not more than 15 feet high and direct light away from public streets and adjoining properties.		6.B(p25)		
65	All luminaries in residential parking areas are mounted 15 feet or less in height.		6.B(p25)		
66	Overhead walkway lighting is mounted between 8 to 12 feet in height.		6.C(p26)		
67	Where used, wood fixtures and fixtures mounted on wood poles are clear stained or painted with earth tones (brown, tan, green, or gray).		6.D(p26)		
68	Where used, metal poles are black, dark gray, dark brown, or earth tone (brown, tan, green, or gray).		6.D(p26)		



MULTI-FAMILY RESIDENTIAL DEVELOPMENT GOALS				
<ul style="list-style-type: none"> Relate residential developments to one another; do not create isolated compounds. Avoid surrounding developments with parking lots and rows of garage doors along public streets. 				
MULTI-FAMILY DESIGN STANDARDS		Guideline Reference	Plot Plan Complies (Y/N/NA)	See Comment Sheet
69	50% of the required exterior yard shall be landscaped with at least 1 tree for every 400 square feet of required landscaped area.	9.A.4(p33)		
70	At least 15% of the site is dedicated to landscaping and usable open space, as defined in Section 1100 of the Zoning Ordinance.	9.B(p33)		
71	1 tree is provided for each 250 square feet of required interior parking area landscaped area.	10.C.1(p34)		

INDUSTRIAL DEVELOPMENT GOALS				
<ul style="list-style-type: none"> New industrial development creates an attractive appearance along its perimeter through building design, landscaping, setbacks, and materials. 				
INDUSTRIAL DEVELOPMENT DESIGN STANDARDS		Guideline Reference	Plot Plan Complies (Y/N/NA)	See Comment Sheet
72	All buildings and accessory structures are setback a minimum of: <ul style="list-style-type: none"> 24 feet from the front and side street property lines 10 feet from interior side and rear property lines 	12.A.1(p39)		
73	Paved, service and storage areas are a minimum of: <ul style="list-style-type: none"> 10 feet from front and street property lines 5 feet from interior and rear property lines 	12.A.1(p39)		
74	A continuous landscaped zone is provided at least 10 feet deep along the front and side street property lines with at least 1 tree for every 250 square feet of landscaped area. This area is interrupted only by access driveways or pathways.	12.B.1(p39)		



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	INDUSTRIAL DEVELOPMENT DESIGN STANDARDS	Guideline Reference	Plot Plan Complies (Y/N/NA)	See Comment Sheet
75	<p>The following areas are landscaped:</p> <ul style="list-style-type: none"> • Common lot lines with residential or commercial areas • Solid or blank walls 3 feet or higher • All service, parking, storage, and utility areas • Chain link, board or industrial-type fences • Loading docks, mechanical equipment, shipping and receiving areas 	12.C(p39)		
76	<p>The exterior wall materials are earth tone color (brown, tan, green, or gray) and are textured precast concrete, brick, split faced block, or ribbed metal wall systems.</p>	12.F.1(p40)		
77	<p>When walls 50 feet and over in length are visible from off-site, visual relief is provided through use of pilasters, reveals, colors and material changes, or plan offsets.</p>	12.F.2(p40)		
78	<p>Metal roof systems use earth tones (brown, tan, green, or gray) and are not bright-colored (red, yellow, orange), nor use unpainted galvanized metal.</p>	12.F.3(p40)		
79	<p>Parapet walls are at least the same height as any rooftop equipment or machinery.</p>	12.F.4(p40)		
80	<p>All visible rooftop utility and equipment are the equivalent earth tone color (brown, tan, green, or gray) as the roof surface.</p>	12.F.5(p40)		



County of San Diego - Alpine
Design Review Checklist

Applicant hereby agrees to comply with the applicable design review checklist standards; all applicable Federal, State, and Local laws and regulations, including but not limited to the County’s Centerline, Watershed Protection, and Landscape Ordinances, for the life of the project, or until modified by a subsequent development approval; and he/she understands that additional changes to the project may be required prior to issuance of a building permit to ensure compliance with these regulations.

Applicant

Date

The Alpine Design Review Board hereby confirms that the proposed project complies with all of the applicable design review standards provided compliance with the applicable design review checklist standards is maintained as agreed by the Applicant above.

Chairman, Design Review Board

Date

Project and Property Owner Information:

APN(s): _____ Project Address: _____

Owner's Name: _____ E-mail: _____ Phone: _____

Owner’s Mailing Address: _____

Agent's Name: _____ E-mail: _____ Phone: _____

(If applicable)

Agent’s Mailing Address: _____

Brief description of the project:



County of San Diego – *Bonsall* Design Review Checklist

SITE LAYOUT DESIGN GOALS

- Integrate new development with the landscape of valleys and canyons.
- Protect hillside ridgelines from development.
- Create wide landscaped building setbacks along public roads.
- All development proposals should be designed in harmony with the site plan, open space and landscape design of neighboring properties.
- Unify commercial development and integrate it with the landscape, minimizing the visual impact of signs, parking lots and traffic congestion.
- Encourage exterior spaces such as courtyards, verandas, arcades and balconies.
- Encourage extensive use of covered walkways, porches, courtyards, terraces and other defined outdoor spaces.

SITE LAYOUT DESIGN STANDARDS

Guideline Reference

Plot Plan Complies (Y/N/NA)
See Comment Sheet

Building Location & Orientation

1	The arrangement of buildings, open spaces, and landscape elements are equivalent to that of adjacent sites. Equivalent elements include, aligned parking lot driveways, common pedestrian space, connected internal pedestrian paths, and building location, scale, and design. (See illustration for guidance)	A3.1(p16)		
2	Commercial and multi-family residential buildings are organized around courtyards to create on-site usable open spaces, as defined in Section 1100 of the Zoning Ordinance. (See illustration for guidance)	A3.2(p17)		
3	Project provides a minimum 20 foot deep Landscaped Edge Zone along all public road frontages. (See illustration for guidance)	B1.1(p32) B2.5.b(p38)		
Parking Lot Location, Access & Connections				
4	Parking is not located between a building and the public street. When parking and service areas are visible from roads and neighboring properties, the parking and service areas are landscaped.	A1.4(p12) B2.4.a(p37)		
5	In commercial developments, service and loading areas are separated from main circulation and parking areas.	A9(p29)		
6	Parking lot access is first from rear yards, then side streets, and lastly from the primary frontage street. (See illustration for guidance)	B1.2(p32)		



ARCHITECTURAL DESIGN GOALS

- Encourage architectural character that is sensitive to Bonsall’s rural setting.
- Encourage simple one and two story building in earth tones (brown, tan, green, or gray) with pitched roofs, accented with exposed timber beams, columns and details.
- Strong shade and shadow patterns created by generous roof overhangs and careful variation of planes in building elevations.
- Standard commercial building prototypes, often repeated by commercial chains without regard to community context, are not desired. Project of this type should adapt their designs to the special character of the community.

ARCHITECTURAL DESIGN STANDARDS		Guideline Reference	Plot Plan Complies (Y/N/NA)	See Comment Sheet
Building Form & Massing				
7	1 and 2 story buildings are proposed. (See illustration for guidance)	A4.1(p18)		
Shade and Shadow				
8	Proposed buildings provide shade and shadow via offsets, projections, overhangs, recesses, recessed windows and doors, roof overhangs, or variation of planes in building elevations.	A4.1(p18)		
9	Proposed buildings do not create straight, unbroken façades, or large, unbroken expanses of walls that are 50 feet or longer.	A4.1(p18)		
Multi-Building Projects				
10	Individual buildings and structures in multi-building commercial projects have an equivalent design.	A4.3(p19)		
11	Facades and roof lines facing parking areas, and residential neighbors are equivalent in design, color, and materials throughout the development.	A4.3(p19)		



ARCHITECTURAL DESIGN STANDARDS		Guideline Reference	Plot Plan Complies (Y/N/NA)	See Comment Sheet
Elevations and Building Façade Materials				
12	<p>1 or more of the following building materials are used:</p> <ul style="list-style-type: none"> • Wood or simulated wood composite siding • Exposed wood structural members • Brick and stone masonry • Light colored (gray, white, or brown) cement (stucco) • Split-faced concrete masonry with earth tone color (brown, tan, green, or gray) and texture • Concrete shingles of earth tone color (brown, tan, green, or gray) • Red clay tile • Metal ribbed roofing with weathered materials (treated to be discolored or stained by exposure to weather) and earth tone colors (brown, tan, green, or gray) • Composition shingles (with thick butts) in earth tone colors (brown, tan, green, or gray). • Brick and native stone for building foundations and for low walls (less than 3 feet) 	A4.4(p20)		
13	<p>None of the following building materials are used:</p> <ul style="list-style-type: none"> • Large areas of glass (50 feet and longer), except at pedestrian level store fronts • High contrast color (use of a primary color (red, yellow, or blue) with a composite color (orange, green, or purple) glazed masonry • Glass curtain walls • High contrast (use of a primary color (red, yellow, or blue) with a composite color (orange, green, or purple) or bright colors (red, orange, or yellow) • Galvanized sheet metal • Built-up roofing (continuous roof covering made up of various plies or sheets of saturated or coated felts cemented together with asphalt) • Reflective or shiny materials 	A4.4(p20)		
14	Except at shop front locations, the area of solid building wall is greater than the area of window openings.	A4.5(p20)		
15	Rear facades visible from public streets or neighboring properties are finished with a design, colors, and materials equivalent to the principle facades.	A4.1(p18)		
Roof Forms				
16	Gabled, hip, or shed roof forms are proposed. (See illustration for guidance)	A4.2(p19)		
17	Roof overhangs create shadow lines.	A4.2(p19)		
18	The project does not propose long, unbroken roof lines exceeding 50 feet in length. (See illustration for guidance)	A4.2(p19)		
19	In commercial development, flat roofs are limited to areas that are not visible, or are screened with a parapet.	A4.2(p19)		
20	Equivalent roof pitch is used on separate roof components.	A4.2(p19)		



County of San Diego - Bonsall
Design Review Checklist

ARCHITECTURAL DESIGN STANDARDS		Guideline Reference	Plot Plan Complies (Y/N/NA)	See Comment Sheet
21	Changes in roof pitch and adjacent heights are accompanied by plan offsets. (See illustration for guidance)	A4.2(p19)		
22	Changes in adjacent eave heights are paired with plan offsets. (See illustration for guidance)	A4.2(p19)		
Fences and Walls				
23	Fences and walls over 3 feet high which face public streets provide a landscaped buffer at least 5 feet deep on the street facing side of the wall. When solid walls are used to buffer traffic noise, the walls provide a change of plane at a minimum of 30 foot intervals. (See illustration for guidance)	A4.7(p21) B2.5.b(p39)		
24	Where proposed, wall and/or fences are made from the following list of materials: <ul style="list-style-type: none"> • Wood, PVC, composite post and rail fences • Stone and brick masonry walls • Wrought iron fences for gates • Walls with cement plaster finish • Chain link covered by white, black, brown, or green coating 	A4.7(p21)		
25	None of the following wall and/or fencing materials are proposed: <ul style="list-style-type: none"> • Barbed, razor or open wire • Corrugated metal • Bright colored (red, orange, or yellow) materials • Reed materials 	A4.7(p21)		



LANDSCAPE DESIGN GOALS							
<ul style="list-style-type: none"> Planting design should reflect the rural character of the Bonsall landscape. Protect floodplain, canyon and open hillside areas. Plant selection should recognize the importance of water conservation and emphasize drought tolerant plant species. Create a “Road Edge Zone” of consistent design to emphasize the natural rural character. Minimize the visual impact of parking lots by dense perimeter edge planting and internal tree canopies. Preserve existing natural landforms, rock outcroppings and mature trees along these routes. Preserve significant trees as important aesthetic and ecological resources of Bonsall’s community landscape. 							
LANDSCAPE DESIGN STANDARDS				Guideline Reference	Plot Plan Complies (Y/N/NA)	See Comment	Sheet
Plant Selection Guide and Design							
26	Plant selection follows the recommendations of the Bonsall Plant Selection Guide of the Bonsall Design Guidelines and the County Water Efficient Landscape Design Manual.			A6.2(p24) Appendix B (p58)			
Road Edges							
27	All public right-of-way areas between the project and the existing pedestrian paths or street edge are landscaped with trees and shrubs. (Note: Encroachment Permit is required.)			A6.4(p24) B2.1(p36)			
28	The use of turf grasses is limited to parks or other active use areas.			A6.3(p24)			
29	A minimum 20-foot Landscaped Edge Zone along public road frontages, interrupted only by trails, pathways, and driveways, is provided. No parking in this area is allowed. (See illustration for guidance)			B1.1(p32) B2.5.b(p38)			
30	Not less than one 15-gallon tree is provided for every 300 square feet of total area: <ul style="list-style-type: none"> In the Landscaped Edge Zone and Planted Yard In side and rear yards (See illustration for guidance)			B1.3.a,b (p33) B2.5.c(p39)			
Preservation of Significant Trees							
31	No oak tree with a diameter of more than 6 inches, or any 2 trunks with a combined diameter of 9 inches, as measured 4 ½ feet above the root crown, will be removed.			A2(p13)			
32	No tree with a diameter of more than 12 inches, or any 2 trunks with a combined diameter of 16 inches or more, as measured 4 ½ feet above the root crown, will be removed.			A2(p13)			



County of San Diego - Bonsall
Design Review Checklist

LANDSCAPE DESIGN STANDARDS		Guideline Reference	Plot Plan Complies (Y/N/NA)	See Comment Sheet
Perimeter & Parking Lot Landscaping				
33	At least 5% of the internal parking areas greater than 6,000 square feet are planted with trees and shrubs.	B1.3.c(p33) B2.5.d(p39)		
34	There is a minimum of 5 feet between the perimeter of the parking lot and the building. This area is planted with trees or shrubs unless used as a pedestrian walkway.	B1.3.c(p33) B2.5.d(p39)		
35	Every parking space is located within 30 feet of the trunk of a tree (i.e. trees planted not less than 60 feet on center). (See illustration for guidance)	B1.3.c(p33) B2.5.d(p39)		
36	All shrubs provide a visual screen of a minimum of 30 inches in height after 2 years growth in parking area edges and setbacks in the Landscaped Edge Zone, planted yards, and interior yards.	B1.3.a(p33) B2.5.c(p39)		

<p>SIGNAGE DESIGN GOALS</p> <ul style="list-style-type: none"> • Signs in Bonsall should be carefully integrated with the landscape and reflect the rural character of the community. • Signage design should be carefully integrated with the site and building design to create a unified appearance for the total development. • Within a development, signage should be equivalent in location and design. 				
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SIGNAGE DESIGN STANDARDS		Guideline Reference	Plot Plan Complies (Y/N/NA)	See Comment Sheet
General Design Criteria				
37	Sign illumination is external, shielded top mounted, downward directed light source shielded from view.	A7.1(p25)		
38	No sign, other than a sign installed by a public agency, is located in the public right-of-way.	A7.1(p25)		
39	Signs are limited to 3 colors in addition to the use of black and white.	A7.1(p25)		



County of San Diego - Bonsall
Design Review Checklist

		Guideline Reference	Plot Plan Complies (Y/N/NA)	See Comment Sheet
	SIGNAGE DESIGN STANDARDS			
	Permitted Sign Types			
40	<p>The project signage is 1 or more of the following types:</p> <ul style="list-style-type: none"> • Monument: A sign on the ground, not exceeding 4 feet in height • 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 (not permitted in multi-family) • 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 (not permitted in multi-family) <p>(See illustrations for guidance)</p>	A7.2(p26)		
	Prohibited Signs Types			
41	<p>The project does not use any of the following prohibited signs:</p> <ul style="list-style-type: none"> • Rooftop and roof-mounted signs • Signs located above the eave or parapet top of a building • Internally illuminated plastic signs • Pole signs (not single pole hanging sign) • Back lit signs • Portable or mobile signs • Neon signs, except 1 neon window sign less than 2 square feet per business 	A7.4(p27)		
	Commercial Development			
42	<p>Where frontage is defined as the length of the building(s) facing the principal street of the development (each project can only have 1 frontage):</p> <ul style="list-style-type: none"> • For frontages up to 100 lineal feet, the total sign area is limited to 1 square foot of sign area per linear foot of building frontage, to a maximum of 65 square feet. • For frontages over 100 lineal feet, the total sign area is limited to ¼ square foot of sign area per linear foot of building frontage. • Letter and symbol height of all signs is limited to a maximum of 10 inches. 	A7.3.b(p27)		
	Multi-Family Residential Development			
43	Project signage is 1 or more of the following sign types: Wall or Monument.	A7.3.b(p27)		
44	There is no more than 1 sign per multi-family residential development entry from a public street or road.	A7.3.b(p27)		
45	Sign area is limited to 10 square feet for projects of less than 25 dwelling units, and 15 square feet for projects with 25 or more dwelling units.	A7.3.b(p27)		
46	Letter and symbol height of all signs is limited to a minimum of 6 inches.	A7.3.b(p27)		



County of San Diego - Bonsall
Design Review Checklist

LIGHTING DESIGN STANDARDS				
<ul style="list-style-type: none"> Lighting should be used efficiently to aid safety, security and to complement architectural character without intrusion into adjacent properties, roadways and the night sky. 				
	LIGHTING DESIGN STANDARDS	Guideline Reference	Plot Plan Complies (Y/N/NA)	See Comment Sheet
47	All outdoor lighting fixtures are cutoff and shielded.	A8.1(p28)		
48	Overhead luminaires in commercial parking areas are 15 feet high or less. (See illustration for guidance)	A8.2(p28)		
49	All luminaires in residential parking areas are not more than 12 feet high, except at streets and driveways. (See illustration for guidance)	A8.2(p28)		
50	Overhead walkway lighting is not greater than 8 feet high. (See illustration for guidance)	A8.2(p28)		

BUILDING EQUIPMENT AND SERVICES GOALS				
<ul style="list-style-type: none"> Locate and design building equipment and service to minimize visual impact on public streets and neighboring properties. 				
	BUILDING EQUIPMENT AND SERVICES STANDARDS	Guideline Reference	Plot Plan Complies (Y/N/NA)	See Comment Sheet
51	Trash containers and outdoor storage areas are screened from view from public streets, pedestrian areas, and neighboring properties. The screen for trash containers is of materials that are equivalent to the architecture of the principal buildings.	A9(p29)		
52	Utility meters are located in service or screened areas.	A9(p29)		
53	Exterior surface mounted utility boxes are designed, painted, or screened to be equivalent to the design of the buildings to which they are attached.	A9(p29)		
54	Mechanical equipment, solar collectors, satellite dishes, communication devices, and other equipment (including cell sites located on commercial or multi-family residential sites) are concealed from view of public streets, adjacent properties, and pedestrian oriented areas.	A9(p29)		
55	Roof mounted equipment is screened.	A9(p29)		
56	The design of solar panels is equivalent to the architectural design of the building to which the solar panels are attached, or the solar panels are otherwise screened.	A9(p29)		



MULTI-FAMILY RESIDENTIAL DEVELOPMENT GOALS					
<ul style="list-style-type: none"> Design residential developments to protect existing topography and other natural features in the layout of streets, lots and grading patterns. 					
MULTI-FAMILY RESIDENTIAL DEVELOPMENT STANDARDS			Guideline Reference	Plot Plan Complies (Y/N/NA)	See Comment Sheet
57	Living spaces are on the ground floor or not more than ½ story above ground level.	B2.1(p36)			
58	100 square feet of group usable open space, as defined in Section 1100 of the Zoning Ordinance, per dwelling unit is provided.	B.2.2(p36)			
59	100 square feet of private usable open space, as defined in Section 1100 of the Zoning Ordinance, per dwelling unit is provided: <ul style="list-style-type: none"> Private spaces on ground have a minimum dimension of 8 feet and are screened from public view Decks used for upper floor have a minimum dimension of 4 feet 	B2.3(p37)			
60	Garage doors do not face a public street unless the lot has less than 100 feet of frontage or unless the lot is on a corner. On corner lots, the garage door opens to the side street.	B2.4.a(p37)			
61	Buildings with a common enclosed parking garage have no more than 1 garage door that opens toward the street.	B2.4.a(p37)			
62	Carports and garage design are equivalent to the architecture of the principal building.	B2.4.a(p37)			
63	The view of parking areas from public streets, adjacent properties, and group usable open space areas, as defined in Section 1100 of the Zoning Ordinance, is screened.	B2.4.a(p37)			
64	Parking Courts are not more than 10 spaces deep, and set back from the street property line by a 20 foot planted front yard. A Parking Court is a landscaped parking area containing a maximum of 20 parking spaces. Where Parking Drives longer than 100 feet in length are proposed, their use is limited to along the property lines. (See illustration for guidance.)	B2.4.b(p38)			
65	There are not more than 8 continuous perpendicular or angled parking spaces without a pocket at least 1 space wide planted with at least 1 tree. (See illustration for guidance)	B2.4.b(p37)			



*County of San Diego - Bonsall
Design Review Checklist*

Standards Comments Page – Please note the number of the referenced standard and insert comments as needed.

Example:

18	<i>Not applicable – The architectural style of the project is adobe with a flat roof.</i>
36	<i>The parking lot already exists.</i>

#	Comment on Checklist Standard



County of San Diego - Bonsall
Design Review Checklist

Applicant hereby agrees to comply with the applicable design review checklist standards; all applicable Federal, State, and Local laws and regulations, including but not limited to the County’s Centerline, Watershed Protection, and Landscape Ordinances, for the life of the project, or until modified by a subsequent development approval; and he/she understands that additional changes to the project may be required prior to issuance of a building permit to ensure compliance with these regulations.

Applicant

Date

The Bonsall Design Review Board hereby confirms that the proposed project complies with all of the applicable design review standards provided compliance with the applicable design review checklist standards is maintained as agreed by the Applicant above.

Chairman, Design Review Board

Date

Project and Property Owner Information:

APN(s): _____ Project Address: _____

Owner's Name: _____ E-mail: _____ Phone: _____

Owner’s Mailing Address: _____

Agent's Name: _____ E-mail: _____ Phone: _____

(if applicable)

Agent’s Mailing Address: _____

Brief description of the project:



County of San Diego – *Fallbrook* Design Review Checklist

SITE LAYOUT DESIGN GOALS:

- All development proposals should show evidence of harmony with the arrangement of building forms and landscape design of neighboring properties.
- Maintain the "Street Wall" along Main Street and Mission Road, and pedestrian character on Town Center side streets.
- Encourage pedestrian activity, active building frontages and usable pedestrian areas.
- Maintain the continuity of the character of existing buildings.
- Locate parking lots away from street view.
- Plant street trees along building frontages.
- Unify commercial development outside the Town Center and integrate it into the community landscape, minimizing the impact of signs, parking lots and traffic congestion.

		Guideline Reference	Plot Plan Complies (Y/N/NA)	See Comment Sheet
	SITE LAYOUT DESIGN STANDARDS			
	Building Location & Orientation			
1	The arrangement of buildings, open spaces, and landscape elements is equivalent to that of adjacent sites. The project does not block the access of surrounding development to sunlight, air circulation, and views. (See illustration for guidance)	A3.1(p17)		
2	Along Main Street and Mission Road in the Town Center District, the project maintains the street wall with zero setbacks. Where provided, gaps created by recessed pedestrian courtyards or other areas facing the street do not exceed 50% of the building frontage setback. (See illustration for guidance)	B1-A(p38)		
3	In the Town Center Side Streets district, buildings are either located on the front property line or the front setback provides seating or covered walkways.	B1-B(p43)		
4	In commercial areas outside of the Town Center, not less than 30% of the building abuts the minimum 15-foot Landscaped Street Edge Zone. (See illustration for guidance)	B2(p45)		
5	Developments of more than 1 structure have usable open space, as defined in Section 1100 of the Zoning Ordinance.	A1.5(p13)		
6	Sidewalks in front of new buildings have a paving material and pattern that is equivalent to either a pattern already existing in the neighborhood or to the building's architectural design features.	A3.1(p18)		



County of San Diego- Fallbrook
Design Review Checklist Process

	SITE LAYOUT DESIGN STANDARDS	Guideline Reference	Plot Plan Complies (Y/N/NA)	See Comment Sheet
	Parking Lot Location, Access & Connections			
7	Parking and service areas are located and landscaped to screen public view from roads and neighboring properties.	A1.4(p13)		
8	In Town Center and Multi-family developments, the project parking areas are not located between the buildings and the street.	B1-A.2(p39) B1-B.2.a(p43) B3.5.a(p49)		
9	In Town Center and Multi-family developments, access to the parking lot is taken from alleys. If an alley is not available, access is taken from the rear yard. If alley access and rear yard access are not available, then access is taken from a side street. If all previous access options are not available, access is taken from the primary frontage street.	B1-A.2.A(p39) B1-B.2.b(p44) B3.5.a(p49)		
10	For commercial developments, curb cuts are the minimum width required by the County Public Road Standards and the County Design Standards.	B1-A.2.b(p39) B1-B.2.b(p44) B2.2(p46)		
11	In the Town Center, if access is taken off Main Street or Mission Road, the setback, height, width, and architectural design of the building facade along these streets is equivalent to adjacent buildings. (See illustration for guidance)	B1-A.2.b(p39)		
12	Parking lots that abut a public street are setback at least: <ul style="list-style-type: none"> • 10 feet from the property line in the Town Center • 15 feet in commercial areas outside the Town Center • 20 feet in Industrial and Multi-family areas (See illustration for guidance)	B1-A.2.c(p40) B1-B.2.a(p43) B2.1(p45) B3.1(48) B4.1(p54)		
13	The project provides pedestrian and vehicular linkages to adjacent development through connecting sidewalks, common entrance driveways, linked and aligned streets, driveways, and common service/delivery areas. (See illustration for guidance)	A1.4(p13) A3.1(p17)		



ARCHITECTURAL DESIGN GOALS:

- 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.

ARCHITECTURAL DESIGN STANDARDS		Guideline Reference	Plot Plan Complies (Y/N/NA)	See Comment Sheet
Building Form & Massing				
14	The height of the project’s wall, cornice, or parapet lines is equivalent to that of adjacent buildings. Window lines, belt courses, or other horizontal elements are placed or patterned in an equivalent manner as the same elements on neighboring buildings. (See illustration for guidance)	A3.2(p18)		
15	Building with continuous wall planes over 50 feet in length incorporate changes in plane and architectural features that provide areas of shade and shadow. (See illustration for guidance)	A4.1(p19)		
16	Every building provides shade and shadow via offsets, projections, roof overhangs, and recesses. (See illustration for guidance)	A4.1(p20)		
17	Changes in a roof’s pitch or in the height of adjacent stories are accompanied by plan offsets that recede or advance portions of the façade to add shade and shadow. (See illustration for guidance)	A4.1(p20)		
18	Buildings do not exceed 35 feet in height. (See illustrations for guidance)	A4.1(p20) B1-A.3(p40)		
19	In the Town Center Main Street and Mission Road area, glazing area is greater than 50% of the façade on the first floor. The percentage of glazing area on the second floor is less than the percentage on the first floor, (See illustration for guidance)	B1-A.3(p40)		
20	In the Town Center Main Street and Mission Road area, building entrances are apparent through the use of building forms and materials. (See illustration for guidance)	B1-A.3(p41)		
21	In the Town Center Main Street and Mission Road area, buildings that face the street use roof forms such as gables, false fronts, and articulated and simple parapets. (See illustration for guidance)	B1-A.3(p41)		
22	Outdoor habitable spaces provide shaded areas for seating or dining or areas for meetings or recreational activities. (See illustration for guidance)	A4.6(p22)		
Multi-Building Projects				
23	Individual structures and buildings in multi-building developments have an equivalent design.	A4.2(p20)		



		Guideline Reference	Plot Plan Complies (Y/N/NA)	See Comment Sheet
ARCHITECTURAL DESIGN STANDARDS				
24	Facades and roof lines facing streets, parking areas, and residential neighbors are equivalent in design, color, and materials throughout the development.	A4.2(p20)		
25	Rear facades, if visible from public streets or neighboring properties, are finished in a quality, color, and material equivalent to the principal sides of the building(s).	A4.2(p20)		
Elevations and Building Materials				
26	The design of architectural elements and signage is equivalent to the design of the façade.	A4.3(p21)		
27	Building material changes are perpendicular to architectural planes/elements such as chimneys, projections, or pilasters. (See illustration for guidance)	A4.3(p21)		
28	Project uses one or more of the following building materials: <ul style="list-style-type: none"> Portland cement plaster (stucco) over masonry or wood frame Exposed timber beams and columns Brick, adobe brick, and native stone Concrete and concrete masonry with textured surfaces and earth tone color (brown, tan, green, or grey) Simulated, non-combustible wood siding 	A4.3(p21)		
29	The project does not use any of the following building materials: <ul style="list-style-type: none"> Large areas of glass (longer than 50 feet in length) where the glazing area is greater than 33% of the facade, except at pedestrian level store fronts. High contrast color (use of a primary color (red, yellow, or blue) and a composite color (orange, green, or purple)) glazed masonry. Glass curtain walls. 	A4.3(p21)		
30	Windows and doors are recessed to create shadow lines. (See illustration for guidance)	A4.5(p22)		
31	In the Town Center Main Street and Mission Road area, exterior colors are equivalent to the colors used in surrounding development.	B1-A(p38)		
Roof Forms				
32	Outside of the Town Center, the roof form is gabled, hip, or shed and ranges in pitch from 4:12 to 6:12.	A4.4(p21)		
33	Roof overhangs create shadow lines. (See illustration for guidance)	A4.4(p22)		
34	If the project proposes a flat roof, the structure includes shed roofs, trellises covering exterior walkways, or loggias. (See illustration for guidance)	A4.4(p22)		
Fences and Walls				
35	Fences and walls over 3 feet high which face public streets provide a landscaped buffer at least 5 feet deep on the street facing side of the wall. For residential projects, when solid walls are used to buffer traffic noise, the walls provide a change of plane at a minimum of 50 foot intervals.	A4.7(p23)		



	ARCHITECTURAL DESIGN STANDARDS	Guideline Reference	Plot Plan Complies (Y/N/NA)	See Comment Sheet
36	<p>The wall and/or fencing materials are from the following list of materials:</p> <ul style="list-style-type: none"> • Native or manufactured stone (highly encouraged) • Portland concrete masonry with cement plaster finish • Cement plaster over framing • Wrought iron • Wood • Brick or adobe 	A4.7(p23)		
37	<p>None of the following wall and/or fencing materials are proposed:</p> <ul style="list-style-type: none"> • Chain link or open wire, except where screened by landscape. • Corrugated metal • Bright colored (red, orange, or yellow) materials • Reed material 	A4.7(p23)		

LANDSCAPE DESIGN GOALS:				
<ul style="list-style-type: none"> • 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. • Fallbrook is concerned about fire prevention and defensible space as well as water conservation. These concerns are a very important aspect of building and planning. 				
	LANDSCAPE DESIGN STANDARDS	Guideline Reference	Plot Plan Complies (Y/N/NA)	See Comment Sheet
Plant Selection Guide and Landscape Manual				
38	<p>Plant selection, other than trees, follows the recommendations of the Fallbrook Plant Selection Guide of the Fallbrook Design Guidelines and the County Water Efficient Landscape Design Manual.</p>	A5.1(p24) Appendix A (p73-76)		



County of San Diego- Fallbrook
Design Review Checklist Process

	LANDSCAPE DESIGN STANDARDS	Guideline Reference	Plot Plan Complies (Y/N/NA)	See Comment Sheet
39	<p>Street trees on Main Street and Mission Road in the Town Center are planted within the sidewalk at approximately 20 feet on center and, unless located under overhead wires, include one or more of the following species:</p> <ul style="list-style-type: none"> • Agonis Flexuosa (Peppermint Tree) • Arbutus unedo (Strawberry Tree) • Bauhinia variegata (Orchid Tree) • Geijera parviflora (Australian Willow) • Jacaranda mimosifolia (Jacaranda) • Magnolia grandiflora (Southern Magnolia) • Podocarpus gracilior (Fern Pine) • Pyrus calleryana (Ornamental Pear) • Pyrus Kawakamii (Evergreen Pear) • Calistemon viminalis (Weeping Bottlebrush) • Lophostemon confertus (Brisbane Box) • Chitalpa tahkentensis (Chitalpa) • Koelreuteria integrifoliola (Chinese Flame Tree) 	B1-A.4(p42)		
40	<p>Trees planted under overhead wires must not exceed 25 feet at maturity and include one or more of the following species:</p> <ul style="list-style-type: none"> • Bauhinia X blakeana (Hong Kong Orchid Tree) • Lagerstroemia Hybrids (Muskogee, Tuscarora, Crape Myrtle) • Cercis Canadensis (Eastern Redbud) • Hymenosporum flavum (Sweet Dhade) • Chionanthus retusus (Chinese Fringe Tree) 			
41	<p>When the project proposes trees that are not street trees on Main Street or Mission Road in the Town Center nor are trees planted under overhead wires, one or more of the following tree species may be used::</p> <ul style="list-style-type: none"> • Species named in Item 39 • Species named in Item 40 • Phoenix roebelenii (Pygmy Date) • Sabal minor (Dwarf Palmetto) • Chamaerops hunilis (European Fan Palm or Mediterranean Dwarf Palm) • Chamaedorea seifrizi (Bamboo Palm or Reed Palm) • Rhapidophyllum hystrix (Needle Palm) <p>The project does not propose the following tree species :</p> <ul style="list-style-type: none"> • All Eucalyptus • Palms that exceed 20 feet at maturity • Fire prone trees 			



	LANDSCAPE DESIGN STANDARDS	Guideline Reference	Plot Plan Complies (Y/N/NA)	See Comment Sheet
42	Trees or vegetation do not block the lighting of parking areas and walkways.			
43	Areas not used for building, parking, or other designated functions are planted.	A5.2(p25)		
44	Shrubs that grow at least 30 inches in two years are used in place of ground cover.	A5.1(p25)		
45	Areas of turf grasses are limited to parks or other active use areas, such as ball fields or areas proposed for recreational uses.	A5.1(p25)		
46	Courtyards, patios and other outdoor activity spaces include shaded and sunny areas, multiple plant types, and covered and uncovered outdoor passages.	A6(p28) B1-A.1(p38) B1-A.4(p42) B1-B.1(p43)		
Preservation of Significant Trees				
47	No oak tree with a diameter of more than 8 inches, or any two trunks with a combined diameter of 12 inches, as measured four and one-half feet above the root crown will be removed.	A.2(p14)		
48	With the exception of eucalyptus trees, no tree with a diameter of more than 12 inches, or any two trunks with a combined diameter of 16 inches or more, as measured four and one-half feet above the root crown will be removed.	A.2(p14)		
Perimeter & Parking Lot Landscaping				
49	There is a minimum of 5 feet between the perimeter of the parking lot and the building, except for industrial developments.	B1-A.2.c(p40) B1-B.3.c(p44) B2-3.c(p47) B3.6.d(p53)		
50	One tree is provided for every 300 square feet of total area: <ul style="list-style-type: none"> In the Town Center, between the building and street property line. In the Town Center, between the parking lot and front or side street. In side and rear yards, where proposed. In commercial areas outside of the Town Center, in the 15 foot deep Landscaped Street Edge Zone. In the 20-foot deep Landscaped Street Edge Zone for industrial developments. (See illustrations for guidance)	B1-A.2.c(p40) B1-B.3.b(p46) B3.6.c(p 52) B4.4.a(p55)		
51	In commercial developments, one tree is provided for every 100 square feet of total area between the interior property line and edge of the parking lot.	B1-B.2.b(p44) B2.3.b(p47)		
52	Every parking space is located within 30 feet of the trunk of a tree.	B1-B.3.a(p44) B2.3.a(p47) B3.6.b(p52)		
53	All required trees are 24" box minimum size.	B1-B.3.a(p44) B2.3.a(p47) B3.6.b(p52) B4.4.b(p56)		
54	In the following areas, shrubs shall be a minimum height of 30" after 2 years growth: <ul style="list-style-type: none"> Between the building and street property line in the Town Center 	B1-B.3.a(p44) B2.3.b(p47) B3.6.b(p 52)		



LANDSCAPE DESIGN STANDARDS		Guideline Reference	Plot Plan Complies (Y/N/NA)	See Comment Sheet
	<ul style="list-style-type: none"> Between the parking lot and front or side street property in the Town Center In side and rear yards, where proposed. In Industrial areas, the minimum height of shrubs shall be 5 feet after 2 years growth.	B4.4.b(p55)		
55	Except in the Town Center, a solid 6 foot fence or wall is provided within the interior side or rear yard planting area whenever a non-residential parking area abuts a residential use. There is a minimum 4 foot wide landscaped area between the fence or wall and parking area.	B2.2(p46) B4.4.b(p56)		
56	Industrial developments are screened from public view by plantings in combination with walls or fences.	B4.3(p55)		

SIGNAGE DESIGN GOALS:				
<ul style="list-style-type: none"> 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. 				
SIGNAGE DESIGN STANDARDS		Guideline Reference	Plot Plan Complies (Y/N/NA)	See Comment Sheet
General Design Criteria				
57	No sign, other than a sign installed by a public agency, is located in the public right-of-way on sidewalks or streets, except signs which hang over sidewalks in the Town Center.	A7.1(p28)		
58	All overhead signs have minimum headroom of 7 feet, and project no more than 4 feet into a public right-of-way.	A7.1(p28)		



	SIGNAGE DESIGN STANDARDS	Guideline Reference	Plot Plan Complies (Y/N/NA)	See Comment Sheet
	Permitted Sign Types			
59	<p>The project signage is one or more of the following types: (See illustrations for guidance)</p> <ul style="list-style-type: none"> • Awning Valance: A sign or graphic attached to or printed on an awning’s valance (not permitted in multi-family). • Monument: A sign supported by one or more uprights of 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 freestanding structure which has one or more surfaces (not permitted in multi-family). • 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 (not permitted in multi-family). • 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 (not permitted in multi-family). • 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. 	A7.2(p28)		
	Prohibited Signs Types			
60	<p>The project does not use any of the following prohibited signs:</p> <ul style="list-style-type: none"> • Roof and parapet signs. • Pole signs over 6 feet high. • Portable or mobile signs. • Signs which cover architectural features. 	A7.4(p30)		
	Commercial and Industrial Development			
61	<p>Where frontage is defined as the length of the building(s) facing the principal street of a commercial or industrial development (each project can only have one frontage):</p> <ul style="list-style-type: none"> • For frontages up to 100 lineal feet, the total sign area is 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 lineal feet, the total sign area is limited to ¼ square foot of sign area per linear foot of building frontage, to a maximum of 90 square feet. • For commercial or industrial projects with more than one tenant, the following signs are allowed: <ul style="list-style-type: none"> ○ 1 sign to identify the complex allowing one square foot of sign area per lineal foot of total project frontage up to 75 square feet ○ 1 sign for each individual tenant on a public street or private drive, allowing ½ square foot of sign area per lineal foot of tenant frontage, to a maximum of 25 square feet. ○ 1 building directory sign not exceeding 10 square feet in size at each public entrance. 	A7.3.a(p29)		



County of San Diego- Fallbrook
 Design Review Checklist Process

	SIGNAGE DESIGN STANDARDS	Guideline Reference	Plot Plan Complies (Y/N/NA)	See Comment Sheet
62	Kiosk signs are limited to 8 feet in height and only used on private property. The materials and design of kiosk signs are equivalent to the materials and design used in the surrounding development.	A7.3.a(p29)		
	Multi-Family Residential Development			
63	Project signage is one or more of the following sign types: Wall, Hanging, Single Pole Hanging, or Monument.	A7.3.c(p29)		
64	There is no more than one sign per multi-family residential development entry from a public street or road.	A7.3.c(p29)		
65	Sign area is 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.	A7.3.c(p29)		



LIGHTING DESIGN GOALS:				
<ul style="list-style-type: none"> Lighting should be used efficiently to aid safety, security and to compliment architectural character without intrusion into adjacent properties, roadways and the night sky. 				
SIGNAGE DESIGN STANDARDS		Guideline Reference	Plot Plan Complies (Y/N/NA)	See Comment Sheet
Prevent Glare, Preserve Night Sky				
66	All lighting fixtures are cutoff and shielded to prevent direct view of the light source and keep the light out of the viewer's line of sight.	A8.1(p31)		
67	Service area lighting does not spill onto adjacent areas.	A8.1(p31)		
Size, Color & Materials				
68	Overhead luminaires in commercial parking areas are between 15 to 20 feet high and direct light away from public streets and adjoining properties.	A8.2(p31)		
69	All luminaires in residential parking areas are 15 feet or less, except at streets or driveways.	A8.2(p31)		
70	Overhead walkway lighting is between 8-12 feet in height.	A8.2(p31)		

BUILDING EQUIPMENT AND SERVICES GOALS				
<ul style="list-style-type: none"> Carefully locate and design building equipment and service to minimize visual impact on public streets and neighboring properties. 				
BUILDING EQUIPMENT & SERVICES DESIGN STANDARDS		Guideline Reference	Plot Plan Complies (Y/N/NA)	See Comment Sheet
71	Where alleys exist, all service areas, delivery entrances, loading docks, and refuse facilities are located off the alley.	A9(p32)		
72	In commercial developments, service and loading areas are separated from main circulation and parking areas.	A9(p32)		
73	Trash containers and outdoor storage areas are screened from view from public streets, pedestrian areas, and neighboring properties. The screen for trash containers is of durable materials that are equivalent to the architecture of the principal buildings.	A9(p32)		
74	Utility meters are located in service or screened areas.	A9(p32)		



BUILDING EQUIPMENT & SERVICES DESIGN STANDARDS		Guideline Reference	Plot Plan Complies (Y/N/NA)	See Comment Sheet
75	Exterior surface mounted utility boxes are designed, painted or screened in a manner equivalent to the design of the buildings to which they are attached.	A9(p32)		
76	Mechanical equipment, solar collectors, satellite dishes, communication devices and other equipment are concealed from view of public streets, adjacent properties and pedestrian oriented areas.	A9(p32)		
77	Roof mounted equipment is screened.	A9(p32)		
78	The design of solar panels is equivalent to the architectural design of the building to which the solar panels are attached, or the solar panels are otherwise screened.	A9(p32)		

MULTI-FAMILY RESIDENTIAL DEVELOPMENT GOALS:

- 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.

MULTI-FAMILY RESIDENTIAL DESIGN STANDARDS		Guideline Reference	Plot Plan Complies (Y/N/NA)	See Comment Sheet
79	A minimum 20 foot landscaped street edge zone is provided along all front and side street property lines.	B3.1(p48)		
80	200 square feet of group usable open space, as defined in Section 1110 of the Zoning Ordinance, per dwelling unit is provided: <ul style="list-style-type: none"> • Concrete and asphalt are not used • No group usable open space is located on a roof 	B3.3(p49)		
81	100 square feet of private usable open space, as defined in Section 1110 of the Zoning Ordinance, per dwelling unit is provided: <ul style="list-style-type: none"> • Private spaces on ground have a minimum dimension of 8 feet and are screened from public view • Decks used for upper floor have a minimum dimension of 6 feet • Living spaces open directly onto outdoor spaces 	B3.4(p49)		
82	Carpports and garage design are equivalent to the architecture of the principal building.	B3.5.a(p49)		
83	Views to parking areas are screened from public streets, adjacent properties, and usable open space areas.	B3.5.a(p50)		



County of San Diego- Fallbrook
Design Review Checklist Process

MULTI-FAMILY RESIDENTIAL DESIGN STANDARDS		Guideline Reference	Plot Plan Complies (Y/N/NA)	See Comment Sheet
84	There are not more than 10 continuous perpendicular or angled parking spaces without a pocket at least one space wide planted with at least one tree.	B3.5.b(p50)		
85	Landscaped pockets separate adjacent double garage doors.	B3.5.b(p50)		

INDUSTRIAL DEVELOPMENT GOALS:

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

INDUSTRIAL DESIGN STANDARDS		Guideline Reference	Plot Plan Complies (Y/N/NA)	See Comment Sheet
87	The project provides a 20-foot deep Landscaped Street Edge Zone along the front and side street property lines composed of plantings, earth berms, and/or low walls. This area is interrupted only by access driveways or pathways. Storage yards, loading areas, parking, or equivalent uses are not allowed in this area. (See illustration for guidance)	B4.1(p54)		
88	Pedestrian circulation and building location is on the street side of the property. (See illustration for guidance)	B4.1(p54)		
89	Offices and equivalent uses face the street.	B4.1(p54)		
90	The project provides on-site open space.	B4.1(p54)		
91	The exterior walls materials use earth tone color (brown, tan, green, or gray) and texture such as precast concrete, brick, split faced block or ribbed metal wall systems.	B4.2(p54)		
92	Building entrances are located at the street frontage. (See illustration for guidance)	B4.2(p54)		
94	When a wall exceeds 50 feet and is visible from off-site, the project adds pilasters, reveals, colors and material changes, or plan offsets to the wall. (see item 17 above for explanation of plan offsets)	B4.2(p54)		
95	Where flat roofs are visible, the project uses parapets and roof aggregate that is earth tone (brown, tan, green, or gray) in color and covers the entire roof surface.	B4.2(p55)		
96	Metal roof systems use earth tones (brown, tan, green, or gray) and are not bright-colored (red, orange, or yellow), reflective, or use unpainted galvanized metal.	B4.2(p55)		
97	Industrial roof top equipment is screened from view, enclosed in a housing which is equivalent to the architecture of the main building, or painted the same as the roof color.	B4.3(p55)		



County of San Diego- Fallbrook
Design Review Checklist Process

Applicant hereby agrees to comply with the applicable design review checklist standards; all applicable Federal, State, and Local laws and regulations, including but not limited to the County’s Centerline, Watershed Protection, and Landscape Ordinances, for the life of the project, or until modified by a subsequent development approval; and he/she understands that additional changes to the project may be required prior to issuance of a building permit to ensure compliance with these regulations.

Applicant

Date

The Fallbrook Design Review Board hereby confirms that the proposed project complies with all of the applicable design review standards provided compliance with the applicable design review checklist standards is maintained as agreed by the Applicant above.

Chairman, Design Review Board

Date

Project and Property Owner Information:

APN(s): _____ Project Address: _____

Owner's Name: _____ E-mail: _____ Phone: _____

Owner’s Mailing Address: _____

Applicant’s Name: _____ E-mail: _____ Phone: _____

(if applicable)

Applicant’s Mailing Address: _____

Brief description of the project:



County of San Diego - I-15 Corridor Design Review Checklist

I-15 CORRIDOR OBJECTIVES:

- Protect and enhance scenic resources within the I-15 Corridor planning area while accommodating coordinated planned development which harmonizes with the natural environment.
- Establish standard to regulate the visual quality and the environmental integrity of the entire corridor.
- Encourage scenic preservation and development practices compatible with the goals and policies of the five community and sub regional planning areas encompassed by the I-15 Corridor area.

SITE LAYOUT DESIGN STANDARDS		Guideline Reference	Plot Plan Complies (Y/N/NA)	See Comment Sheet
Building Location & Orientation				
1	The arrangement of buildings, sidewalks, pedestrian spaces, open spaces, landscape elements, and natural features is equivalent to those of adjacent sites.	1.A.1-2		
2	The project creates usable open space areas, as defined in Section 1100 of the Zoning Ordinance, between buildings, including buildings on adjacent lots.	1.A.3		
3	Project does not require grading of slopes to allow for construction of new buildings.	1.A.5.a		
4	Earthen berms and/or walls are used to buffer noise.	1.A.6		
Parking & Circulation				
5	Service loading areas are provided on-site, not in the public right-of-way.	1.B.1		
6	Service and loading areas are separated from main public circulation and parking areas.	1.B.1		
7	Service areas, delivery entrances, loading docks, and refuse facilities are not in the front yard, and are separate from building entrances and public access areas.	1.B.1		
8	Entries from major roads into the project site include landforms, open space, landscape plantings, or architectural elements such as walls and signs.	1.B.2.a		
9	The project provides pedestrian and vehicular linkages to adjacent development through connecting sidewalks, common entrance driveways, linked and aligned streets, driveways, and common service/delivery areas.	1.B.2.b		
10	Views of parking areas or structures are screened.	1.B.2.c		
11	Pedestrian paths are separated from vehicular routes.	1.B.5		
12	Pedestrian paths and crossings have differing paving materials or pavement markings.	1.B.6		



County of San Diego – I-15 Corridor
Design Review Checklist

SITE LAYOUT DESIGN STANDARDS		Guideline Reference	Plot Plan Complies (Y/N/NA)	See Comment Sheet
Public Utilities				
13	Utilities are placed underground.	1.E.3		
14	Transformers and related utility components are not located in sidewalks or pedestrian paths. They are placed in underground vaults or are screened with retaining walls or plantings.	1.E.5		
Steep Slopes & Natural Features				
15	Development on hillsides follows existing topography and landforms.	1.F.1		
16	Areas of steep slopes in excess of 25%, tree stands, hillside agricultural activity, and rock outcroppings are avoided and preserved.	1.F.2		
17	Public vista viewing locations are preserved.	1.F.5		
18	Grading of slopes in excess of 25% is contoured and landscaped to follow existing contours.	1.F.8		

ARCHITECTURAL DESIGN STANDARDS		Guideline Reference	Plot Plan Complies (Y/N/NA)	See Comment Sheet
19	Building forms, materials, and colors are equivalent to those of adjacent structures and buildings in the area.	2.A.1		
20	Buildings are not configured in squares or blocks.	2.B		
21	On principal elevations, there are no long continuous wall planes exceeding 50 feet in length. Building elevations over 50 feet in length incorporate changes in plane and architectural features that provide areas of shade and shadow.	2.B		
22	Every building provides shade and shadow via offsets, projections, roof overhangs, and recesses.	2.A.3		
23	Changes in roof pitch and adjacent heights are accompanied by plan offsets.	2.B.3		
24	Colors for primary building forms are equivalent to the color of landscaping materials. Earth tones (brown, tan, green, or gray) and muted pastels (pink, mauve, violet, blue, green, yellow, orange, or red) are used for large areas exceeding 50 feet in length, while primary colors (blue, red, or yellow) are limited to accent points and trim.	2.A.2		
25	Mirrored glass is not used on buildings visible from Interstate 15.	2.A.5		
26	Roof top equipment is screened from view and or enclosed in a housing which is equivalent to the architecture of the main building or painted to match the roof color.	2.A.4 2.B.2		
27	Signage is provided in accordance with a comprehensive graphic program for the project.	2.D.4.a		
28	Signs are externally illuminated, do not move, and use natural materials.	2.D.5		



County of San Diego – I-15 Corridor
Design Review Checklist

ARCHITECTURAL DESIGN STANDARDS		Guideline Reference	Plot Plan Complies (Y/N/NA)	See Comment Sheet
29	No permanent, directional, or community identification off-premises signs are proposed.	2.D.6		

LANDSCAPE DESIGN STANDARDS		Guideline Reference	Plot Plan Complies (Y/N/NA)	See Comment Sheet
30	Project utilizes native and drought-tolerant landscaping plants recommended in the County Water Efficient Landscape Design Manual.	1.D.3		
31	Satellite dishes, parking, and service areas are screened.	1.D.1		
32	Project boundary landscaping is equivalent to adjacent landforms and plant materials.	1.D.2		
33	Trees do not block minimum intersection sight lines.	1.D.4.a		
34	At least 10% of the internal parking areas are planted with trees and shrubs.	1.D.4.c		
35	Common open space and recreational areas are linked by pedestrian pathways to individual lots.	1.D.5		
36	A greenbelt is provided in viewshed areas for bikeways and/or footpaths.	1.D.6		
37	Earth berms are rounded and follow the contours of the land.	1.D.8		
38	Stands consisting of 3 or more trees are preserved.	1.D.9		



County of San Diego – I-15 Corridor
Design Review Checklist

Project Review Comments Page – Please note the number of the referenced standard and insert comments as needed.

Example:

8	The building and parking area already exist.
38	Project does not comply with checklist. Fencing material is chain link and is not screened.

Comment on Checklist Standard



County of San Diego – I-15 Corridor
Design Review Checklist

Applicant hereby agrees to comply with the applicable design review checklist standards; all applicable Federal, State, and Local laws and regulations, including but not limited to the County’s Centerline, Watershed Protection, and Landscape Ordinances, for the life of the project, or until modified by a subsequent development approval; and he/she understands that additional changes to the project may be required prior to issuance of a building permit to ensure compliance with these regulations.

Applicant

Date

The I-15 Corridor Design Review Board hereby confirms that the proposed project complies with all of the applicable design review standards provided compliance with the applicable design review checklist standards is maintained as agreed by the Applicant above.

Chairman, Design Review Board

Date

Project and Property Owner Information:

APN(s): _____ Project Address: _____

Owner's Name: _____ E-mail: _____ Phone: _____

Owner’s Mailing Address: _____

Agent's Name: _____ E-mail: _____ Phone: _____

(If applicable)

Agent’s Mailing Address: _____

Brief description of the project:



County of San Diego – Lakeside Commercial Design Review Checklist

SITE LAYOUT DESIGN GOAL:					
<ul style="list-style-type: none"> All development proposals should show evidence of harmony with the site plan, arrangement of building forms and landscape design of neighboring properties. Unify commercial development outside the Lakeside Village and integrate it into the community landscape, minimizing the impact of signs, parking lots and traffic congestion. 					
SITE LAYOUT STANDARDS			Guideline Reference	Plot Plan Complies (Y/N/NA)	See Comment Sheet
Building Location & Orientation					
1	The arrangement, scale, and design of buildings, open spaces, and landscape elements are equivalent to that of adjacent sites.		A3.1 (p17)		
2	Project provides pedestrian and vehicular linkages to adjacent development through connecting sidewalks, common entrance driveways, linked and aligned streets, driveways and common service/delivery areas. (See illustration for guidance)		A3.1 (p17) B2.2 (p46)		
3	Project includes covered and trellised outdoor spaces (porches, balconies, verandas, patios, or loggias). (See illustration for guidance)		A4.6 (p23)		
4	Buildings are set back at least 15' from the street edge. Properties along SR 67, Old Highway 80 and I-8 are screened with trees and vegetation.		B2-1 (p46)		
5	Buildings are organized around courtyards or in clusters to create on-site usable open spaces, as defined in Section 1100 of the Zoning Ordinance.		B2.1 (p46)		
6	In commercial developments, service and loading areas are separated from main circulation and parking areas.		A9 (p32)		
Parking Lot Location, Access & Connections					
7	The parking lot is set back at least 15 feet from the property line along public streets.		B2-1 (p46)		
8	The parking lot is set back at least 5 feet from interior and rear property lines		B2-3.b(p47)		



ARCHITECTURAL DESIGN GOALS:

- 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.
- Recognize the linkage potential of old and new projects.
- Buildings should incorporate natural landscape features as design elements.

ARCHITECTURAL DESIGN STANDARDS		Guideline Reference	Plot Plan Complies (Y/N/NA)	See Comment Sheet
Building Form & Massing				
9	The height of project is equivalent to adjacent structures based on the height of a wall, cornice, or parapet line. Window lines, belt courses, and/or other horizontal elements are equivalent to those on neighboring buildings. (See illustration for guidance)	A3.2 (p18)		
12	Building elevations over 50 feet in length include offsets, projections, roof overhangs, and recesses. (See illustration for guidance)	A4.1 (p19)		
13	Buildings provide shade and shadow via offsets, projections, roof overhangs, or recesses. (See illustration for guidance)	A4.1 (p20)		
14	Buildings are not greater than 2 stories in height unless the building provides a vertical setback between the second and third floors. (See illustration for guidance)	A4.1 (p19)		
15	Building entrances include porches, loggias or arbors.	A4.5 (p22)		
16	Windows and doors are recessed to create shadow lines.	A4.5 (p22)		
17	The project includes covered and trellised outdoor spaces (porches, balconies, verandas, patios, or loggias). (See illustration for guidance)	B2.1 (p46)		
Multi-Building Projects				
18	Individual buildings and structures in multi-building developments have an equivalent design.	A4.2 (p20)		
19	Facades and roof lines facing streets, parking areas, and residential neighbors are equivalent in design, color, and materials throughout the development.	A4.2 (p20)		
20	Rear facades, if visible from public streets or neighboring properties, are finished in a quality, color, and material equivalent to the principal sides of the building(s).	A4.2 (p20)		
Elevations and Building Façade Materials				
21	Building material changes intersect with an architectural element, such as a chimney, projection, or pilaster. (See illustration for guidance)	A4.3 (p20)		



County of San Diego – Lakeside Commercial
Design Review Checklist

		Guideline Reference	Plot Plan Complies (Y/N/NA)	See Comment	Sheet
ARCHITECTURAL DESIGN STANDARDS					
22	<p>Project uses 1 or more of the following encouraged building materials:</p> <ul style="list-style-type: none"> • Cement plaster (stucco) over masonry or wood frame • Exposed timber beams and columns • Brick, adobe brick, and native stone • Concrete and concrete masonry with textured surfaces and earth tone color (brown, tan, green, or grey) • Wood siding 	A4.3 (p21)			
23	<p>The project does not use any of the following building materials:</p> <ul style="list-style-type: none"> • Large areas of glass (longer than 50 feet), except at pedestrian level store fronts • High contrast color (use of a primary color (red, yellow, blue) and a composite color (orange, green, purple) glazed masonry • Glass curtain walls • Synthetic masonry materials 	A4.3 (p21)			
Roof Forms					
24	Sloped roofs over 100 feet in length have a break in plane or other treatments that break up the continuous lines and surfaces. (See illustration for guidance)	A4.4 (p21)			
25	Gabled, hip, or shed roof forms at a moderate to steep pitch (4:12 and greater) are proposed.	A4.4 (p21)			
26	Eaves and roof overhangs create shadow lines and reduce the amount of sunlight striking glass surfaces.	A4.4 (p21)			
27	The project incorporates shed roofs or trellises covering exterior walkways or loggias. (See illustration for guidance)	A4.4 (p22)			
28	<p>The project roof materials are:</p> <ul style="list-style-type: none"> • Clay tile • Concrete tile • High profile composition shingles (laminated shingles made from fiberglass and asphalt, and textured to give a three dimensional look) 	A4.4 (p22)			
29	<p>The project does not use any of the following roof materials:</p> <ul style="list-style-type: none"> • Wood shakes and shingles • High contrast color (use of a primary color (red, yellow, or blue) and a composite color (orange, green, or purple), brightly colored (red, orange, or yellow) glazed tile, or reflective surfaces • Corrugated or galvanized metal 	A4.4 (p22)			
Fences and Walls					
30	If fences and walls over 3 feet high face public streets, the project provides a landscaped buffer at least 5 feet deep on the street facing side of the wall. When solid walls are used to buffer traffic noise, the walls provide a change of plane at a minimum of 50 foot intervals.	A4.7 (p23)			



County of San Diego – Lakeside Commercial
Design Review Checklist

ARCHITECTURAL DESIGN STANDARDS		Guideline Reference	Plot Plan Complies (Y/N/NA)	See Comment Sheet
31	<p>Where applicable, the wall or fencing materials are from the following list of encouraged materials:</p> <ul style="list-style-type: none"> • Native stone (highly encouraged) • Concrete masonry with cement plaster finish • Cement plaster over framing • Wrought iron • Wood • Brick 	A4.7 (p24)		
32	<p>None of the following wall and/or fencing materials are proposed:</p> <ul style="list-style-type: none"> • Chain link or open wire, except where screened by landscape. • Corrugated metal • Bright colored (red, orange, or yellow) plastic or plastic coated materials 	A4.7 (p24)		

<p>LANDSCAPE DESIGN GOALS:</p> <ul style="list-style-type: none"> • Planting design should reflect Lakeside’s rural character and history. • Plant selection should recognize the importance of water conservation and emphasize drought tolerant plant species. • Preserve and propagate native oaks, sycamores and eucalyptus trees as significant historical, aesthetic and ecological resources that contribute to the town’s character. 				
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LANDSCAPE DESIGN STANDARDS		Guideline Reference	Plot Plan Complies (Y/N/NA)	See Comment Sheet
Plant Selection Guide and Landscape Manual				
33	Plant selection follows the recommendations of the Lakeside Plant Selection Guide of the Lakeside Design or the County Water Efficient Landscape Design Manual.	A5.1 (p26)		
34	All areas are planted unless used for building, parking, or other designated functions.	A5.2 (p26)		
Design Concepts				
35	Proposed street trees are on the list of designated street trees in the Street Tree Planting Guide based on the specific street frontage proposed for the project (See Appendix B for guidance).	A5.1 (p25)		
36	Project proposes shrubs beneath trees (rather than lawn or ornamental ground covers).	A5.1 (p25)		



County of San Diego – Lakeside Commercial
Design Review Checklist

		Guideline Reference	Plot Plan Complies (Y/N/NA)	See Comment Sheet
LANDSCAPE DESIGN STANDARDS				
37	Drought resistant grasses are used beneath trees.	A5.1 (p25)		
38	Shrubs that grow at least 30 inches in 2 years are used in place of traditional ground cover.	A5.1 (p25)		
39	The use of turf grasses is limited to parks or other active use areas.	A5.1 (p25)		
Preservation of Significant Trees				
40	No oak tree with a diameter of more than 6 inches, or any 2 trunks with a combined diameter of 8 inches, as measured 4 ½ feet above the root crown will be removed.	A2.1 (p14)		
41	No tree with a diameter of more than 12 inches, or any 2 trunks with a combined diameter of 16 inches or more, as measured 4 ½ feet above the root crown will be removed.	A2.1 (p14)		
Perimeter & Parking Lot Landscaping				
42	In the 15 foot area between the property line along a public street and the parking lot, 1 tree is provided for every 300 square feet of total area	B2-a (p47)		
43	In the space between the perimeter of the parking lot and the interior and rear property lines: <ul style="list-style-type: none"> • 1 tree is provided for every 100 square feet of total area • Shrubs that grow a minimum of 30 inches in height after 2 years provide a visual screen 	B2-b (p47)		
44	The space between the perimeter of the parking lot and the building is a minimum of 5 feet and contains either a combination of trees and shrubs or a sidewalk.	B2-c (p47)		
45	At least 5% of the internal parking areas greater than 6,000 square feet are planted with trees and shrubs. Every parking space is located within 30 feet of the trunk of a tree.	B2-c (p47)		
46	In side and rear yards, 1 tree is provided for every 300 square feet of total area.	B2-b (p47)		
47	All trees are 15-gallon minimum size.	B2 (p47)		



County of San Diego – Lakeside Commercial
Design Review Checklist

SIGNAGE DESIGN GOALS:				
<ul style="list-style-type: none"> All signs should be a minimum size and height to adequately identify a business and the products or services it sells. 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. 				
SIGNAGE DESIGN STANDARDS		Guideline Reference	Plot Plan Complies (Y/N/NA)	See Comment Sheet
General Design Criteria				
48	Sign illumination is external, shielded top mounted, downward directed light source shielded from view.	A7.1 (p28)		
49	All signs and sign components are limited to 3 colors in addition to black and white.	A7.1 (p28)		
50	No sign, other than a sign installed by a public agency, is located in the public right-of-way on sidewalks or streets, except signs which hang over sidewalks in the Lakeside Village.	A7.1 (p28)		
51	All overhead signs clear adjacent sidewalks with a minimum headroom of 7 feet, and project no more than 4 feet into a public right-of-way.	A7.1 (p28)		
52	No sign is located above the highest portion of the building.	A7.1 (p28)		
53	Sign posts and other structural elements are made of wood or metal with a white, black, earth tone (brown, tan, green, or grey) or clear stain finish.	A7.1 (p28)		
54	Letter and symbol height is limited to 8 inches.	A7.3 (p29)		
55	Kiosk signs are limited to 8 feet in height and only used on private property in a courtyard or other pedestrian space.	A7.3 (p30)		
56	<p>Where frontage is defined as the length of the building(s) facing the principal street of the development (each project can only have 1 frontage):</p> <ul style="list-style-type: none"> For frontages up to 100 lineal feet, the total sign area is limited to 1 square foot of sign area per linear foot of building frontage, to a maximum of 65 square feet. For frontages over 100 lineal feet, the total sign area is limited to ¾ square foot of sign area per linear foot of building frontage, to a maximum of 90 square feet. For projects with more than 1 tenant: <ul style="list-style-type: none"> 1 sign to identify the complex allowing 1 square foot of sign area per lineal foot of total project frontage up to 75 square feet For each individual tenant on a public street or private drive, ½ square foot of sign area per lineal foot of tenant frontage, to a maximum of 25 square feet 1 building directory sign not exceeding 10 square feet in size may be allowed at each public entrance 	A7.3 (p30)		



	SIGNAGE DESIGN STANDARDS	Guideline Reference	Plot Plan Complies (Y/N/NA)	See Comment Sheet
	Permitted Sign Types			
57	<p>The project signage is 1 or more of the following types:</p> <ul style="list-style-type: none"> • Awning Valance: A sign or graphic attached to or printed on an awning’s valance. • Monument: A sign supported by 1 or more uprights of 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 freestanding structure which has 1 or more surface. • 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. <p>(See illustrations for guidance)</p>	A7.2 (p29) A7.3 (p30)		
	Prohibited Signs Types			
58	<p>The project does not use any of the following prohibited signs:</p> <ul style="list-style-type: none"> • Roof and parapet signs • Plastic signs, except where plastic is used only as raised letters • Back-lit signs • Pole signs over 6 feet high • Portable or mobile signs • Signs that cover architectural features 	A7.4 (p30)		



<p>LIGHTING DESIGN GOAL:</p> <ul style="list-style-type: none"> • Lighting should be used efficiently to aid safety, security and to compliment architectural character without intrusion into adjacent properties, roadways and the night sky. • Limit the amount and intensity of lighting to that necessary for safety, security and to compliment architectural character. 			
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LIGHTING DESIGN STANDARDS		Guideline Reference	Plot Plan Complies (Y/N/NA)	See Comment Sheet
Prevent Glare, Preserve Night Sky				
59	All outdoor lighting is directed downward.	A8.1 (p31)		
60	Service area lighting does not spill onto adjacent areas.	A8.1 (p31)		
61	All outdoor lighting fixtures are cutoff and shielded to prevent direct view of the light source and keep the light out of the viewer’s line of sight.	A8.1 (p31)		
Low, Even Levels				
62	Externally lighted signs use only shielded top mounted, downward directed light sources.	A8.1 (p31)		
Size, Color & Materials				
63	Overhead walkway lighting is between 8 to 12 feet in height.	A8.3 (p31)		
64	Overhead luminaires in commercial parking areas are between 15 to 20 feet high and direct light away from public streets and adjoining properties.	A8.2 (p31)		

<p>BUILDING EQUIPMENT & SERVICES GOAL:</p> <ul style="list-style-type: none"> • Carefully locate and design building equipment and service to minimize visual impact on public streets and neighboring properties. 			
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BUILDING EQUIPMENT & SERVICES STANDARDS		Guideline Reference	Plot Plan Complies (Y/N/NA)	See Comment Sheet
65	Trash containers and outdoor storage areas are screened from view from public streets, pedestrian areas, and neighboring properties. The screen for trash containers is of materials that are equivalent to the architecture of the principal buildings.	A9 (p32)		



County of San Diego – Lakeside Commercial
Design Review Checklist

	BUILDING EQUIPMENT & SERVICES STANDARDS	Guideline Reference	Plot Plan Complies (Y/N/NA)	See Comment Sheet
66	Utility meters are located in service or screened areas.	A9 (p32)		
67	Exterior surface mounted utility boxes are designed, painted, or screened to be equivalent to the design of the buildings to which they are attached.	A9 (p32)		
768	Mechanical equipment, solar collectors, satellite dishes, communication devices, and other equipment are concealed from view of public streets, adjacent properties, and pedestrian oriented areas.	A9 (p32)		
69	Roof mounted equipment is screened.	A9 (p32)		
70	The design of solar panels is equivalent to the architectural design of the building to which the solar panels are attached, or the solar panels are otherwise screened	A9 (p32)		



County of San Diego – Lakeside Commercial
Design Review Checklist

Applicant hereby agrees to comply with the applicable design review checklist standards; all applicable Federal, State, and Local laws and regulations, including but not limited to the County’s Centerline, Watershed Protection, and Landscape Ordinances, for the life of the project, or until modified by a subsequent development approval; and he/she understands that additional changes to the project may be required prior to issuance of a building permit to ensure compliance with these regulations.

Applicant

Date

The Lakeside Design Review Board hereby confirms that the proposed project complies with all of the applicable design review standards provided compliance with the applicable design review checklist standards is maintained as agreed by the Applicant above.

Chairman, Design Review Board

Date

Project and Property Owner Information:

APN(s): _____ Project Address: _____

Owner's Name: _____ E-mail: _____ Phone: _____

Owner’s Mailing Address: _____

Agent's Name: _____ E-mail: _____ Phone: _____

(if applicable)

Agent’s Mailing Address: _____

Brief description of the project:



County of San Diego – *Lakeside Industrial* Design Review Checklist

SITE LAYOUT DESIGN GOALS:				
<ul style="list-style-type: none"> All development proposals should show evidence of harmony with the site plan, arrangement of building forms and landscape design of neighboring properties. Provide a landscape Street Edge Zone. 				
SITE LAYOUT STANDARDS		Guideline Reference	Plot Plan Complies (Y/N/NA)	See Comment Sheet
Building Location & Orientation				
1	The arrangement, scale, and design of buildings, open spaces, and landscape elements are equivalent to that of adjacent sites.	A3.1 (p17)		
2	Project provides pedestrian and vehicular linkages to adjacent development through connecting sidewalks, common entrance driveways, linked and aligned streets, driveways, and common service/delivery areas. (See illustration for guidance)	A3.1 (p17)		
3	Project includes covered and trellised outdoor spaces, (porches, balconies, verandas, patios, or loggias). (See illustration for guidance)	A4.6 (p23)		
4	Project provides a 20-foot deep Landscaped Street Edge Zone along the front and side street property lines composed of plantings, earth berms, and/or low walls, exclusive of storage yards, loading areas, parking, or similar uses.	B4.1 (p54)		



ARCHITECTURAL DESIGN GOALS:

- 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.
- Screen Roof Top Equipment, Storage Yards and Parking Lots

ARCHITECTURAL DESIGN STANDARDS

Guideline Reference

Plot Plan Complies (Y/N/NA)

See Comment

Sheet

Building Form & Massing

5	The height of project is equivalent to adjacent structures based on the height of a wall, cornice, or parapet line. Window lines, belt courses, and/or other horizontal elements are equivalent to those on neighboring buildings. (See illustration for guidance)	A3.2 (p18)		
6	Building elevations over 50 feet in length include offsets, projections, roof overhangs, or recesses. (See illustration for guidance)	A4.1 (p19)		
7	Buildings provide shade and shadow via offsets, projections, roof overhangs, or recesses. (See illustration for guidance)	A4.1 (p20)		
8	Buildings are not greater than 2 stories in height unless the building provides a vertical setback between the second and third floors. (See illustration for guidance)	A4.1 (p19)		
9	Building entrances include porches, loggias or arbors.	A4.5 (p22)		
10	Windows and doors are recessed to create shadow lines.	A4.5 (p22)		

Multi-Building Projects

11	Individual buildings and structures in multi-building developments have an equivalent design.	A4.2 (p20)		
12	Facades and roof lines facing streets, parking areas, and residential neighbors are equivalent in design, color, and materials throughout the development.	A4.2 (p20)		
13	Rear facades, if visible from public streets or neighboring properties, are finished in a quality, color, and material equivalent to the principal sides of the building(s).	A4.2 (p20)		

Elevations and Building Façade Materials

14	Building material changes intersect with an architectural element, such as a chimney, projection, or pilaster. (See illustration for guidance)	A4.3 (p20)		
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County of San Diego – Lakeside Industrial
Design Review Checklist

	ARCHITECTURAL DESIGN STANDARDS	Guideline Reference	Plot Plan Complies (Y/N/NA)	See Comment	Sheet
15	Project uses 1 or more of the following encouraged building materials: <ul style="list-style-type: none"> • Cement plaster (stucco) over masonry or wood frame • Exposed timber beams and columns • Brick, adobe brick, and native stone • Concrete and concrete masonry with textured surfaces and earth tone color (brown, tan, green, or grey) • Wood siding 	A4.3 (p21)			
16	The project does not use any of the following building materials: <ul style="list-style-type: none"> • Large areas of glass (longer than 50 feet), except at pedestrian level store fronts • High contrast color (use of a primary color (red, yellow, or blue) and a composite color (orange, green, or purple) glazed masonry • Glass curtain walls • Synthetic masonry materials 	A4.3 (p21)			
17	The exterior walls materials use earth tone color (brown, tan, green, or grey) and texture such as precast concrete, brick, split faced block, or ribbed metal wall systems.	B4.2 (54)			
18	Building entrances are located at the street frontage.	B4.2 (54)			
19	Long walls (longer than 50 feet) that are visible from off-site provide visual relief through use of pilasters, reveals, color and material changes, or plan offsets.	B4.2 (54)			
20	Varying building heights are used to define different functions such as office and warehousing.	B4.2 (54)			
21	Where large flat roofs are visible, parapets are used and roof aggregate is earth tone (brown, tan, green, or grey) in color and covers the entire roof surface.	B4.2 (54)			
22	Metal roof systems with use earth tones (brown, tan, green, or grey), and are not bright-colored (red, orange, or yellow), reflective, or use unpainted galvanized metal.	B4.2 (54)			
23	Roof top equipment is screened from view and or enclosed in a housing which is equivalent to the architecture of the main building, and/or painted to match the roof color.	B4.3 (55)			
24	In commercial developments, service and loading areas are separated from main circulation and parking areas.	A9 (p32)			
	Roof Forms				
25	Sloped roofs over 100 feet in length have a break in plane or other treatments that break up the continuous lines and surface. (See illustration for guidance)	A4.4 (p21)			
26	Gabled, hip, or shed roof forms at a moderate to steep pitch (. 4:12 and greater) are proposed.	A4.4 (p21)			
27	Eaves and roof overhangs create shadow lines and reduce the amount of sunlight striking glass surfaces.	A4.4 (p21)			
28	The project incorporates shed roofs or trellises covering exterior walkways or loggias. (See illustration for guidance)	A4.4 (p22)			



County of San Diego – Lakeside Industrial
Design Review Checklist

		Guideline Reference	Plot Plan Complies (Y/N/NA)	See Comment	Sheet
	ARCHITECTURAL DESIGN STANDARDS				
29	<p>The project roof materials are:</p> <ul style="list-style-type: none"> • Clay tile • Concrete tile • High profile composition shingles (laminated shingles made from fiberglass and asphalt, and textured to give a three dimensional look) 	A4.4 (p22)			
30	<p>The project does not use any of the following roof materials:</p> <ul style="list-style-type: none"> • Wood shakes and shingles • High contrast color (use of a primary color (red, yellow, or blue) and a composite color (orange, green, or purple), brightly colored (red, orange, or yellow) glazed tile, or reflective surfaces • Corrugated or galvanized metal 	A4.4 (p22)			
	Fences and Walls				
31	<p>If fences and walls over 3 feet high face public streets, the project provides a landscaped buffer at least 5 feet deep on the street facing side of the wall. When solid walls are used to buffer traffic noise, the walls provide a change of plane at a minimum of 50 foot intervals.</p>	A4.7 (p23)			
32	<p>Where applicable, the wall and/or fencing materials are from the following list of encouraged materials:</p> <ul style="list-style-type: none"> • Native stone (highly encouraged) • Concrete masonry with cement plaster finish • Cement plaster over framing • Wrought iron • Wood • Brick 	A4.7 (p24)			
33	<p>None of the following wall and/or fencing materials are proposed:</p> <ul style="list-style-type: none"> • Chain link or open wire, except where screened by landscape. • Corrugated metal • Bright colored (red, orange, and yellow) plastic or plastic coated materials 	A4.7 (p24)			
34	<p>Along streets, all fences and walls are set back at least 20 feet from the property line.</p>	B4-3 (p55)			



County of San Diego – Lakeside Industrial
Design Review Checklist

LANDSCAPE DESIGN GOALS:						
<ul style="list-style-type: none"> Planting design should reflect Lakeside’s rural character and history. Plant selection should recognize the importance of water conservation and emphasize drought tolerant plant species. Preserve and propagate native oaks, sycamores and eucalyptus trees as significant historical, aesthetic and ecological resources that contribute to the town’s character. 						
LANDSCAPE DESIGN STANDARDS				Guideline Reference	Plot Plan Complies (Y/N/NA)	See Comment Sheet
Plant Selection Guide and Landscape Manual						
35	Plant selection follows the recommendations of the Lakeside Plant Selection Guide of the Lakeside Design or the County Water Efficient Landscape Design Manual.		A5.1 (p26)			
36	All areas are planted unless used for building, parking, or other designated functions.		A5.2 (p26)			
Design Concepts						
37	Proposed street trees are on the list of designated street trees in the Street Tree Planting Guide based on the specific street frontage proposed for the project (See Appendix B for guidance).		A5.1 (p25)			
38	Project proposes shrubs massed beneath the trees (rather than lawn or ornamental ground covers).		A5.1 (p25)			
39	Drought resistant grasses are used beneath trees.		A5.1 (p25)			
40	Shrubs that grow at least 30 inches in 2 years are used in place of traditional ground cover.		A5.1 (p25)			
41	The use of turf grasses is limited to parks or other active use areas.		A5.1 (p25)			
Preservation of Significant Trees						
42	No oak tree with a diameter of more than 6 inches, or any 2 trunks with a combined diameter of 8 inches, as measured 4 ½ feet above the root crown will be removed.		A2.1 (p14)			
43	No tree with a diameter of more than 12 inches, or any 2 trunks with a combined diameter of 16 inches or more, as measured 4 ½ feet above the root crown will be removed.		A2.1 (p14)			
Perimeter & Parking Lot Landscaping						
44	In the 20 foot Landscaped Street Edge Zone, 1 tree is provided for every 300 square feet of total area. Shrubs that grow a minimum height of 5 feet after 2 years growth are spaced so that the branches will intertwine.		B4-4 (p55)			
45	Parking lots and service areas are separated from abutting commercial or residential uses by a solid 6 foot fence or wall. The perimeter of the project’s parking lot or service area is set back from the fence or wall by a minimum of 5 feet and the set back area is planted.		B4-4 (p56)			
46	Parking and service areas are set back from interior property lines by at least 5 feet. The setback area is landscaped with the following: <ul style="list-style-type: none"> 1 tree is provided for every 100 square feet of total area 		B4-4 (p56)			



County of San Diego – Lakeside Industrial
Design Review Checklist

LANDSCAPE DESIGN STANDARDS		Guideline Reference	Plot Plan Complies (Y/N/NA)	See Comment Sheet
	<ul style="list-style-type: none"> Shrubs that grow a minimum of 5 feet in height after 2 years and are spaced so that the branches will intertwine to provide a visual screen 			
47	For parking or service areas greater than 6,000 square feet, at least 5% of the internal area is planted with trees and shrubs.	B4-4 (p56)		
48	All trees are minimum 24-inch size.	B4-4 (p55)		
49	Storage yards and service areas are screened from public view by plantings along, or in combination with walls or fences.	B4.3 (55)		
50	Projects located along Highway 67, Old Highway 80, or Interstate 8 provides trees that screen storage yards and parking and service areas from public view.	B4-3 (p55)		

<p>SIGNAGE DESIGN GOALS:</p> <ul style="list-style-type: none"> All signs should be a minimum size and height to adequately identify a business and the products or services it sells. 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. 				
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SIGNAGE DESIGN STANDARDS		Guideline Reference	Plot Plan Complies (Y/N/NA)	See Comment Sheet
General Design Criteria				
51	Sign illumination is external, shielded top mounted, downward directed light source shielded from view.	A7.1 (p28)		
52	All signs and sign components are limited to 3 colors in addition to black and white.	A7.1 (p28)		
53	No sign, other than a sign installed by a public agency, is located in the public right-of-way on sidewalks or streets, except signs which hang over sidewalks in the Lakeside Village.	A7.1 (p28)		
54	All overhead signs clear adjacent sidewalks with a minimum headroom of 7 feet, and project no more than 4 feet into a public right-of-way.	A7.1 (p28)		
55	No sign is located above the highest portion of the building.	A7.1 (p28)		
56	Sign posts and other structural elements are made of wood or metal with a white, black, earth tone (brown, tan, green, or grey) or clear stain finish.	A7.1 (p28)		



County of San Diego – Lakeside Industrial
Design Review Checklist

	SIGNAGE DESIGN STANDARDS	Guideline Reference	Plot Plan Complies (Y/N/NA)	See Comment Sheet
57	There is no more than 1 sign per multi-family residential development entry from a public street or road.	A7.3 (p30)		
58	Sign area is 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.	A7.3 (p30)		
59	Letter and symbol height is limited to 8 inches.	A7.3 (p29)		
60	Kiosk signs are limited to 8 feet in height and only used on private property in a courtyard or other pedestrian space.	A7.3 (p30)		
61	<p>Where frontage is defined as the length of the building(s) facing the principal street of the development (each project can only have 1 frontage):</p> <ul style="list-style-type: none"> • For frontages up to 100 lineal feet, the total sign area is limited to 1 square foot of sign area per lineal foot of building frontage, to a maximum of 65 square feet • For frontages over 100 lineal feet, the total sign area is limited to ¾ square foot of sign area per lineal foot of building frontage, to a maximum of 90 square feet • For projects with more than 1 tenant: <ul style="list-style-type: none"> ○ 1 sign to identify the complex allowing 1 square foot of sign area per lineal foot of total project frontage up to 75 square feet ○ For each individual tenant on a public street or private drive, ½ square foot of sign area per lineal foot of tenant frontage, to a maximum of 25 square feet ○ 1 building directory sign not exceeding 10 square feet in size may be allowed at each public entrance 	A7.3 (p30)		
	Permitted Sign Types			
62	<p>The project signage is 1 or more of the following types:</p> <ul style="list-style-type: none"> • Awning Valance: A sign or graphic attached to or printed on an awning’s valance • Monument: A sign supported by 1 or more uprights of 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 freestanding structure which has 1 or more surface • 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 <p>(See illustrations for guidance)</p>	A7.2 (p29) A7.3 (p30)		



	SIGNAGE DESIGN STANDARDS	Guideline Reference	Plot Plan Complies (Y/N/NA)	See Comment Sheet
	Prohibited Signs Types			
63	<p>The project does not use any of the following prohibited signs:</p> <ul style="list-style-type: none"> • Roof and parapet signs • Plastic signs, except where plastic is used only as raised letters • Back-lit signs • Pole signs over 6 feet high • Portable or mobile signs • Signs which cover architectural features 	A7.4 (p30)		

<p>LIGHTING DESIGN GOAL:</p> <ul style="list-style-type: none"> • Lighting should be used efficiently to aid safety, security and to compliment architectural character without intrusion into adjacent properties, roadways and the night sky. • Limit the amount and intensity of lighting to that necessary for safety, security and to compliment architectural character. 				
	LIGHTING DESIGN STANDARDS	Guideline Reference	Plot Plan Complies (Y/N/NA)	See Comment Sheet
	Prevent Glare, Preserve Night Sky			
64	All outdoor lighting is directed downward.	A8.1 (p31)		
65	Service area lighting does not spill onto adjacent areas.	A8.1 (p31)		
66	All outdoor lighting fixtures are full cutoff and shielded to prevent direct view of the light source and keep the light out of the viewer’s line of sight.	A8.1 (p31)		
	Low, Even Levels			
67	Externally lighted signs use only shielded top mounted, downward directed light sources.	A8.1 (p31)		
	Size, Color & Materials			
68	Overhead walkway lighting is between 8 to12 feet in height.	A8.3 (p31)		
69	Overhead luminaires in commercial parking areas are between 15 to 20 feet high and direct light away from public streets and adjoining properties.	A8.2 (p31)		



County of San Diego – Lakeside Industrial
Design Review Checklist

BUILDING EQUIPMENT & SERVICES GOAL:						
<ul style="list-style-type: none"> Carefully locate and design building equipment and service to minimize visual impact on public streets and neighboring properties. 						
BUILDING EQUIPMENT & SERVICES STANDARDS				Guideline Reference	Plot Plan Complies (Y/N/NA)	See Comment Sheet
70	Trash containers and outdoor storage areas are screened from view from public streets, pedestrian areas and neighboring properties. The screen for trash containers is of materials that are equivalent to the architecture of the principal buildings.			A9 (p32)		
71	Utility meters are located in service or screened areas.			A9 (p32)		
72	Exterior surface mounted utility boxes are designed, painted, or screened to be equivalent to the design of the buildings to which they are attached.			A9 (p32)		
73	Mechanical equipment, solar collectors, satellite dishes, communication devices and other equipment are concealed from view of public streets, adjacent properties and pedestrian oriented areas.			A9 (p32)		
74	Roof mounted equipment is screened.			A9 (p32)		
75	The design of solar panels is equivalent to the architectural design of the building to which the solar panels are attached, or the solar panels are otherwise screened			A9 (p32)		



County of San Diego – Lakeside Industrial
Design Review Checklist

Project Review Comments Page – Please note the number of the referenced standard and insert comments as needed.

Example:

2	<i>The Applicant prepared and offered a common parking access and maintenance easement agreement to the adjoining owner.</i>
69	<i>The project provides minimal and balanced lighting levels consistent with IESNA recommended ratios of not greater than 10:1 between the maximum and minimum lighting levels; and not greater than 4:1 between the average and minimum lighting levels. The project provides a minimum level of 0.2 footcandles for commercial parking areas, an average of approximately 0.8, and the maximum illuminance is approximately 2.0 footcandles, consistent with the IESNA guidelines.</i>

#	Comment on Checklist Standard



County of San Diego – Lakeside Industrial
Design Review Checklist

Applicant hereby agrees to comply with the applicable design review checklist standards; all applicable Federal, State, and Local laws and regulations, including but not limited to the County’s Centerline, Watershed Protection, and Landscape Ordinances, for the life of the project, or until modified by a subsequent development approval; and he/she understands that additional changes to the project may be required prior to issuance of a building permit to ensure compliance with these regulations.

Applicant

Date

The Lakeside Design Review Board hereby confirms that the proposed project complies with all of the applicable design review standards provided compliance with the applicable design review checklist standards is maintained as agreed by the Applicant above.

Chairman, Design Review Board

Date

Project and Property Owner Information:

APN(s): _____ Project Address: _____

Owner's Name: _____ E-mail: _____ Phone: _____

Owner’s Mailing Address: _____

Agent's Name: _____ E-mail: _____ Phone: _____

(if applicable)

Agent’s Mailing Address: _____

Brief description of the project:



County of San Diego – *Lakeside Multi-Family* Design Review Checklist

SITE LAYOUT DESIGN GOAL:

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

SITE LAYOUT STANDARDS

Building Location & Orientation

		Guideline Reference	Plot Plan Complies (Y/N/NA)	See Comment Sheet
1	The arrangement, scale, and design of buildings, open spaces, and landscape elements are equivalent to that of adjacent sites.	A3.1 (p17)		
2	Project provides pedestrian and vehicular linkages to adjacent development through connecting sidewalks, common entrance driveways, linked and aligned streets, driveways, and common service/delivery areas. (See illustration for guidance)	A3.1 (p17)		
3	Project includes covered and trellised outdoor spaces, (porches, balconies, verandas, patios, or loggias). (See illustration for guidance)	A4.6 (p23)		
4	A minimum 20 feet planted setback is provided along all front and side street property lines.	B3.1 (p48)		
5	The dwelling unit entries have front porches or entry patios or terraces and are oriented toward the street.	B3.2 (p48)		
6	Living space is on the ground floor or not more than ½ story above ground level.	B3.2 (p48)		
7	100 square feet of Group Usable Open Space, as defined by Section 1100 of the Zoning Ordinance, per dwelling unit is provided: <ul style="list-style-type: none"> • Concrete and asphalt are not used • At least 1 children’s play area of 400 square feet for the first 25 units, plus 100 square feet for each additional 25 units is provided. 	B3.3 (p49)		



County of San Diego – Lakeside Multi-Family
Design Review Checklist

		Guideline Reference	Plot Plan Complies (Y/N/NA)	See Comment Sheet
	SITE LAYOUT STANDARDS			
8	<p>100 square feet of Private Usable Open Space, as defined by Section 1100 of the Zoning Ordinance, per dwelling unit is provided:</p> <ul style="list-style-type: none"> Private usable open spaces on ground have a minimum dimension of 8 feet and are screened from public view Private usable Open space on sloped sites is terraced to provide level spaces Habitable spaces open directly onto outdoor spaces Private usable open spaces receive sun penetration in winter months, and are shaded by deciduous trees in the summer. <p>For upper level units entirely above grade, Group Usable Open Space, as defined by Section 1100 of the Zoning Ordinance, may be substituted for up to 50 square feet of this requirement.</p>	B3.4 (p49)		
9	Garage doors do not face a public street, except to a side street when the project is located on a corner lot.	B3.5 (p49)		
10	Projects with a common enclosed parking garage have no more than 1 garage door that opens toward the street.	B3.5 (p50)		
11	Carpports and garage design are equivalent to the architecture of the principal building.	B3.5 (p50)		
	Parking Lot Location, Access & Configuration			
12	Parking lots are not located between building and the street.	B3.5 (p49)		
13	Views to parking areas are screened from public streets, adjacent properties, and usable open space areas, as defined in Section 1100 of the Zoning Ordinance.	B3.5 (p50)		
14	Surface parking lots are designed as Parking Courts not more than 10 spaces deep, and set back from the street property line by a 20 foot planted front yard. A Parking Court is a landscaped parking area containing a maximum of 20 parking spaces. (See illustration for guidance)	B3.5 (p50)		
15	There are not more than 10 continuous perpendicular or angled parking spaces without a pocket at least 1 space wide planted with at least 1 tree. (See illustration for guidance).	B3.6 (p50)		



County of San Diego – Lakeside Multi-Family
Design Review Checklist

ARCHITECTURAL DESIGN GOALS:				
<ul style="list-style-type: none"> • 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. 				
ARCHITECTURAL DESIGN STANDARDS		Guideline Reference	Plot Plan Complies (Y/N/NA)	See Comment Sheet
Building Form & Massing				
16	The height of project is equivalent to adjacent structures based on the height of a wall, cornice, or parapet line. Window lines, belt courses, and/or other horizontal elements are equivalent to those on neighboring buildings. (See illustration for guidance)	A3.2 (p18)		
17	Building elevations over 50 feet in length include offsets, projections, roof overhangs, or recesses. (See illustration for guidance)	A4.1 (p19)		
18	Buildings provide shade and shadow via offsets, projections, roof overhangs, or recesses. (See illustration for guidance)	A4.1 (p20)		
19	Buildings are not greater than 2 stories in height unless the building provides a vertical setback between the second and third floors. (See illustration for guidance)	A4.1 (p19)		
20	Building entrances include porches, loggias, or arbors.	A4.5 (p22)		
21	Windows and doors are recessed to create shadow lines.	A4.5 (p22)		
Multi-Building Projects				
22	Individual buildings and structures in multi-building developments have an equivalent design.	A4.2 (p20)		
23	Facades and roof lines facing streets, parking areas and residential neighbors are equivalent in design, color, and materials throughout the development.	A4.2 (p20)		
24	Rear facades, if visible from public streets or neighboring properties, are finished in a quality, color, and material equivalent to the principal sides of the building(s).	A4.2 (p20)		
Elevations and Building Façade Materials				
25	Building material changes intersect with an architectural element, such as a chimney, projection, or pilaster. (See illustration for guidance)	A4.3 (p20)		
26	Project uses 1 or more of the following encouraged building materials: <ul style="list-style-type: none"> • Cement plaster (stucco) over masonry or wood frame • Exposed timber beams and columns • Brick, adobe brick, and native stone • Concrete and concrete masonry with textured surfaces and earth tone color (brown, tan, green, or grey) • Wood siding 	A4.3 (p21)		



County of San Diego – Lakeside Multi-Family
Design Review Checklist

		Guideline Reference	Plot Plan Complies (Y/N/NA)	See Comment	Sheet
	ARCHITECTURAL DESIGN STANDARDS				
27	<p>The project does not use any of the following building materials:</p> <ul style="list-style-type: none"> • Large areas of glass (longer than 50 feet), except at pedestrian level store fronts • High contrast color (use of a primary color (red, yellow, or blue) and a composite color (orange, green, or purple) glazed masonry Glass curtain walls • Synthetic masonry materials 	A4.3 (p21)			
	Roof Forms				
28	Sloped roofs over 100 feet in length have a break in plane or other treatments. (See illustration for guidance)	A4.4 (p21)			
29	Gabled, hip, or shed roof forms at a moderate to steep pitch (4:12 and greater) are proposed.	A4.4 (p21)			
30	Eaves and roof overhangs create shadow lines and reduce the amount of sunlight striking glass surfaces.	A4.4 (p21)			
31	The project incorporates shed roofs, or trellises covering exterior walkways or loggias. (See illustration for guidance)	A4.4 (p22)			
32	<p>The project roof materials are:</p> <ul style="list-style-type: none"> • Clay tile • Concrete tile • High profile composition shingles (laminated shingles made from fiberglass and asphalt, and textured to give a three dimensional look) 	A4.4 (p22)			
33	<p>The project does not use any of the following roof materials:</p> <ul style="list-style-type: none"> • Wood shakes and shingles • High contrast color (use of a primary color (red, yellow, or blue) and a composite color (orange, green, or purple), brightly colored (red, orange, or yellow) glazed tile, or reflective surfaces • Corrugated or galvanized metal 	A4.4 (p22)			
	Fences and Walls				
34	If fences and walls over 3 feet high face public streets, the project provides a landscaped buffer at least 5 feet deep on the street facing side of the wall. When noise walls are used, the noise walls provide a change of plane at a minimum of 50 foot intervals.	A4.7 (p23)			
35	<p>Where applicable, the wall and/or fencing materials are from the following list of encouraged materials:</p> <ul style="list-style-type: none"> • Native stone (highly encouraged) • Concrete masonry with cement plaster finish • Cement plaster over framing • Wrought iron • Wood • Brick 	A4.7 (p24)			



County of San Diego – Lakeside Multi-Family
Design Review Checklist

ARCHITECTURAL DESIGN STANDARDS		Guideline Reference	Plot Plan Complies (Y/N/NA)	See Comment Sheet
36	<p>None of the following wall and/or fencing materials are proposed:</p> <ul style="list-style-type: none"> • Chain link or open wire, except where screened by landscape. • Corrugated metal • Bright colored (red, orange, or yellow) plastic or plastic coated materials 	A4.7 (p24)		

<p>LANDSCAPE DESIGN GOALS:</p> <ul style="list-style-type: none"> • Planting design should reflect Lakeside’s rural character and history. • Plant selection should recognize the importance of water conservation and emphasize drought tolerant plant species. • Preserve and propagate native oaks, sycamores and eucalyptus trees as significant historical, aesthetic and ecological resources that contribute to the town’s character. • Provide landscaping which enhances the feeling and scale of residential streets and properties. 				
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LANDSCAPE DESIGN STANDARDS		Guideline Reference	Plot Plan Complies (Y/N/NA)	See Comment Sheet
Plant Selection Guide and Landscape Manual				
37	Plant selection follows the recommendations of the Lakeside Plant Selection Guide of the Lakeside Design or the County Water Efficient Landscape Design Manual.	A5.1 (p26)		
38	All areas are planted unless used for building, parking, or other designated functions.	A5.2 (p26)		
Design Concepts				
39	Proposed street trees are on the list of designated street trees in the Street Tree Planting Guide based on the specific street frontage proposed for the project (See Appendix B for guidance).	A5.1 (p25)		
40	Project proposes shrubs beneath the trees (rather than lawn or ornamental ground covers).	A5.1 (p25)		
41	Drought resistant grasses are used beneath trees.	A5.1 (p25)		
42	Shrubs that grow at least 30 inches in two years are used in place of traditional ground cover.	A5.1 (p25)		
43	The use of turf grasses is limited to parks or other active use areas.	A5.1 (p25)		
44	New roads are planted with trees at regular intervals of no more than 50 feet.	B3.6 (p51)		
45	Landscaped pockets are provided between adjacent double garage doors.	B3.6 (p51)		



County of San Diego – Lakeside Multi-Family
Design Review Checklist

		Guideline Reference	Plot Plan Complies (Y/N/NA)	See Comment Sheet
	LANDSCAPE DESIGN STANDARDS			
46	Side and rear yards are planted with at least 1 tree for every 300 square feet of total area.	B3.6 (p52)		
	Preservation of Significant Trees			
47	No oak tree with a diameter of more than 6 inches, or any 2 trunks with a combined diameter of 8 inches, as measured 4 ½ feet above the root crown will be removed.	A2.1 (p14)		
48	No tree with a diameter of more than 12 inches, or any 2 trunks with a combined diameter of 16 inches or more, as measured 4 ½ feet above the root crown will be removed.	A2.1 (p14)		
	Perimeter & Parking Lot Landscaping			
49	In the 20 foot area between the property line along a street and the parking lot: <ul style="list-style-type: none"> • 1 tree is provided for every 300 square feet of total area. • Shrubs that grow a minimum height of 30 inches after 2 years growth and are spaced so that the branches will intertwine or low walls provide a visual screen of the parking lot. Walls used for screening will be set back a minimum of 5 feet from the property line and that setback will be planted. 	B3.6 (p52)		
50	The perimeter of the parking lot is set back from interior property lines by at least 5 feet. The set back area is landscaped with the following: <ul style="list-style-type: none"> • 1 tree is provided for every 100 square feet of total area • Shrubs that grow a minimum of 30 inches in height after 2 years and are spaced so that the branches will intertwine to provide a visual screen. 	B3.6 (p52)		
51	At least 5% of the internal parking areas greater than 6,000 square feet are planted with trees and shrubs, and every parking space is within 30 feet of the trunk of a tree.	B3.6 (p52)		
52	The space between the perimeter of the parking lot and the nearest buildings is a minimum of 5 feet and contains either a combination of trees and shrubs or a sidewalk. If the location is not visible from a public street, the minimum is reduced to 2 feet.	B3.6 (p52)		
53	All trees are minimum 24-inch size.	B3.6 (p52)		



County of San Diego – Lakeside Multi-Family
Design Review Checklist

SIGNAGE DESIGN GOALS:				
<ul style="list-style-type: none"> All signs should be a minimum size and height to adequately identify a business and the products or services it sells. 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. 				
SIGNAGE DESIGN STANDARDS		Guideline Reference	Plot Plan Complies (Y/N/NA)	See Comment Sheet
General Design Criteria				
54	Sign illumination is external, shielded top mounted, downward directed light source shielded from view.	A7.1 (p28)		
55	All signs and sign components are limited to 3 colors in addition to black and white.	A7.1 (p28)		
56	No sign, other than a sign installed by a public agency, is located in the public right-of-way on sidewalks or streets, except signs which hang over sidewalks in the Lakeside Village.	A7.1 (p28)		
57	All overhead signs clear adjacent sidewalks with a minimum headroom of 7 feet, and project no more than 4 feet into a public right-of-way.	A7.1 (p28)		
58	No sign is located above the highest portion of the building.	A7.1 (p28)		
59	Sign posts and other structural elements are made of wood or metal with a white, black, earth tone (brown, tan, green, and grey) or clear stain finish.	A7.1 (p28)		
60	There is no more than 1 sign per multi-family residential development entry from a public street or road.	A7.3 (p30)		
61	Sign area is 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.	A7.3 (p30)		
Permitted Sign Types				
62	<p>The project signage is 1 or more of the following types:</p> <ul style="list-style-type: none"> Monument: A sign supported by 1 or more uprights of braces on the ground, not exceeding 4 feet in height (not permitted in the Lakeside Village). Hanging: A sign attached to and located below any eave, canopy, or awning. Wall: A sign affixed directly to an exterior wall or fence. 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. <p>(See illustrations for guidance)</p>	A7.2 (p29) A7.3 (p30)		



County of San Diego – Lakeside Multi-Family
Design Review Checklist

		Guideline Reference	Plot Plan Complies (Y/N/NA)	See Comment Sheet
	SIGNAGE DESIGN STANDARDS			
	Prohibited Signs Types			
63	<p>The Project does not use any of the following prohibited signs:</p> <ul style="list-style-type: none"> • Roof and parapet signs • Plastic signs, except where plastic is used only as raised letters • Back-lit signs • Pole signs over 6 feet high • Portable or mobile signs • Signs which cover architectural features 	A7.4 (p30)		

<p>LIGHTING DESIGN GOAL:</p> <ul style="list-style-type: none"> • Lighting should be used efficiently to aid safety, security and to compliment architectural character without intrusion into adjacent properties, roadways and the night sky. • Limit the amount and intensity of lighting to that necessary for safety, security and to compliment architectural character. 				
	LIGHTING DESIGN STANDARDS	Guideline Reference	Plot Plan Complies (Y/N/NA)	See Comment Sheet
	Prevent Glare, Preserve Night Sky			
64	All outdoor lighting is directed downward.	A8.1 (p31)		
65	Service area lighting does not spill onto adjacent areas.	A8.1 (p31)		
66	All outdoor lighting fixtures are cutoff and shielded to prevent direct view of the light source and keep the light out of the viewer’s line of sight.	A8.1 (p31)		
	Low, Even Levels			
67	Externally lighted signs use only shielded top mounted, downward directed light sources.	A8.1 (p31)		
	Size, Color & Materials			
68	Overhead walkway lighting is between 8 to 12 feet in height.	A8.3 (p31)		
69	All luminaries in residential parking areas are 15 feet or less in height.	A8.2 (p31)		



County of San Diego – Lakeside Multi-Family
Design Review Checklist

BUILDING EQUIPMENT & SERVICES GOAL:				
<ul style="list-style-type: none"> Carefully locate and design building equipment and service to minimize visual impact on public streets and neighboring properties. 				
BUILDING EQUIPMENT & SERVICES STANDARDS		Guideline Reference	Plot Plan Complies (Y/N/NA)	See Comment Sheet
71	Trash containers and outdoor storage areas are screened from view from public streets, pedestrian areas and neighboring properties. The screen for trash containers is of materials that are equivalent to the architecture of the principal buildings.	A9 (p32)		
72	Utility meters are located in service or screened areas.	A9 (p32)		
73	Exterior surface mounted utility boxes are designed, painted or screened to be equivalent to the design of the buildings to which they are attached.	A9 (p32)		
746	Mechanical equipment, solar collectors, satellite dishes, communication devices, and other equipment are concealed from view of public streets, adjacent properties, and pedestrian oriented areas.	A9 (p32)		
75	Roof mounted equipment is screened.	A9 (p32)		
76	The design of solar panels is equivalent to the architectural design of the building to which the solar panels are attached, or the solar panels are otherwise screened	A9 (p32)		



County of San Diego – Lakeside Multi-Family
Design Review Checklist

Applicant hereby agrees to comply with the applicable design review checklist standards; all applicable Federal, State, and Local laws and regulations, including but not limited to the County’s Centerline, Watershed Protection, and Landscape Ordinances, for the life of the project, or until modified by a subsequent development approval; and he/she understands that additional changes to the project may be required prior to issuance of a building permit to ensure compliance with these regulations.

Applicant

Date

The Lakeside Design Review Board hereby confirms that the proposed project complies with all of the applicable design review standards provided compliance with the applicable design review checklist standards is maintained as agreed by the Applicant above.

Chairman, Design Review Board

Date

Project and Property Owner Information:

APN(s): _____ Project Address: _____

Owner's Name: _____ E-mail: _____ Phone: _____

Owner’s Mailing Address: _____

Agent's Name: _____ E-mail: _____ Phone: _____

(if applicable)

Agent’s Mailing Address: _____

Brief description of the project:



County of San Diego – Lakeside Town Center Design Review Checklist

SITE LAYOUT DESIGN GOAL:

- All Development proposals should show evidence of harmony with the site plan, arrangement of building forms and landscape design of neighboring properties.
- The boundaries of the areas identified as Town Center and Town Center Side Streets are defined in the Design Guidelines.
- Maintain the "Street Wall" along the east side of Maine Avenue.
- Maintain and encourage pedestrian activity, active building frontages.
- Locate parking lots away from street view.
- Enhance the historic image of the Town Center.

SITE LAYOUT STANDARDS

Building Location & Orientation

		Guideline Reference	Plot Plan Complies (Y/N/NA)	See Comment	Sheet
1	The arrangement, scale, and design of buildings, open spaces, and landscape elements are equivalent to that of adjacent sites.	A3.1 (p17)			
2	Project provides pedestrian and vehicular linkages to adjacent development through connecting sidewalks, common entrance driveways, linked and aligned streets, driveways and common service/delivery areas. (See illustration for guidance)	A3.1 (p17)			
3	Project includes covered and trellised outdoor spaces (porches, balconies, verandas, patios, or loggias). (See illustration for guidance)	A4.6 (p23)			
4	Along Maine Avenue, the front façade is located on the front property line (no setback) with the following exception: If the project is located on the west side of Maine, the façade may be set back 15 feet if that setback is the same as neighboring development.	B1-A.1(p38)			
5	Along Maine Avenue, at least 50% of the property’s street frontage is occupied by the front façade of the building.	B1-A.1(p38)			
6	Along Maine Avenue, retail and pedestrian oriented activities are located on the ground level at the street.	B1-A.1(p39)			
7	Along Maine Avenue, the building entrance is on the street front. (See illustration for guidance)	B1-A.1(p39)			
8	In the Town Center Side Streets, buildings are set back at least 15 feet from the street side property line. The setbacks provide a landscaped or pedestrian area.	B1-B.1(p43)			



County of San Diego – Lakeside Town Center
Design Review Checklist

		Guideline Reference	Plot Plan Complies (Y/N/NA)	See Comment	Sheet
	SITE LAYOUT STANDARDS				
	Parking Lot Location, Access & Connections				
9	Along Maine Avenue in the Town Center, parking areas are not located between the building and Maine Avenue, and parking lots that abut a public street are set back at least 10 feet from the property line.	B1-A.1(p39) B1-A.2(p40)			
10	In the Town Center Side Streets area, a parking lot is set back at least 15 feet from front or side street property lines and at least 5 feet from interior and rear property lines.	B1-A.2(p40) B1-B.2.b (p44)			
11	Parking lot access is provided from alleys. If no alleys exist, then access is provided from rear yards, then side streets, and lastly from the primary frontage street.	B1-A.2(p40) B1-B.2.b (p44)			

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ARCHITECTURAL DESIGN GOALS:					
<ul style="list-style-type: none"> • 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. • Recognize the linkage potential of old and new projects. • Buildings should incorporate natural landscape features as design elements. 					
		Guideline Reference	Plot Plan Complies (Y/N/NA)	See Comment	Sheet
	ARCHITECTURAL DESIGN STANDARDS				
	Building Form & Massing				
12	The height of project is equivalent to adjacent structures based on the height of a wall, cornice, or parapet line. Window lines, belt courses, and/or other horizontal elements are equivalent to those on neighboring buildings. (See illustration for guidance)	A3.2 (p18)			
13	Building elevations over 50 feet in length include offsets, projections, roof overhangs, or recesses. (See illustration for guidance)	A4.1 (p19)			
14	Buildings provide shade and shadow via offsets, projections, roof overhangs, or recesses. (See illustration for guidance)	A4.1 (p20)			
15	Buildings are not greater than 2 stories in height unless the building provides a vertical setback between the second and third floors. (See illustration for guidance)	A4.1 (p19)			
16	Building entrances include porches, loggias, or arbors.	A4.5 (p22)			



County of San Diego – Lakeside Town Center
Design Review Checklist

		Guideline Reference	Plot Plan Complies (Y/N/NA)	See Comment Sheet
ARCHITECTURAL DESIGN STANDARDS				
17	Windows and doors are recessed to create shadow lines.	A4.5 (p22)		
18	In the Town Center, buildings over 2 stories provide a vertical setback between the second and third floors. (See illustration for guidance)	B1-A.4(p41)		
19	In the Town Center, clear glass windows make up at least 50% of the facade at street level and less than 50% on the second floor (if proposed).	B1-A.4(p41)		
20	Maine Avenue buildings have covered walkways on street facing facades. The base is 1-story between 7 and 16 feet high. It has columns, arches or other vertical elements supporting a flat or low pitched roof (between 3:12 and 5:12). (See illustration for guidance)	B1-A.4(p40)		
21	In the Town Center, false fronts are only used on 1-or 2-story buildings and are no taller than 1 story for a 1-story building, and no taller than 1 ½ story for a 2-story building.	B1-A.4(p40)		
22	In the Town Center, corner buildings use corner entries.	B1-A.4(p42)		
Multi-Building Projects				
23	Individual buildings and structures in multi-building developments have an equivalent design.	A4.2 (p20)		
24	Facades and roof lines facing streets, parking areas, and residential neighbors are equivalent in design, color, and materials throughout the development.	A4.2 (p20)		
25	Rear facades, if visible from public streets or neighboring properties, are finished in a quality, color, and material equivalent to the principal sides of the building(s).	A4.2 (p20)		
Elevations and Building Façade Materials				
26	Building material changes intersect with an architectural element, such as a chimney, projection, or pilaster. (See illustration for guidance)	A4.3 (p20)		
27	Project uses 1 or more of the following encouraged building materials: <ul style="list-style-type: none"> • Cement plaster (stucco) over masonry or wood frame • Exposed timber beams and columns • Brick, adobe brick, and native stone • Concrete and concrete masonry with textured surfaces and earth tone color (brown, tan, green or grey) • Wood siding 	A4.3 (p21)		
28	The project does not use any of the following building materials: <ul style="list-style-type: none"> • Large areas of glass (longer than 50 feet), except at pedestrian level store fronts • High contrast color (use of a primary color (red, yellow, or blue) and a composite color (orange, green, or purple) glazed masonry • Glass curtain walls • Synthetic masonry materials 	A4.3 (p21)		
Roof Forms				
29	Sloped roofs over 100 feet in length have a break in plane or other treatments . (See illustration for guidance)	A4.4 (p21)		



County of San Diego – Lakeside Town Center
Design Review Checklist

		Guideline Reference	Plot Plan Complies (Y/N/NA)	See Comment Sheet
ARCHITECTURAL DESIGN STANDARDS				
30	Gabled, hip, or shed roof forms at a moderate to steep pitch (4:12 and greater) are proposed.	A4.4 (p21)		
31	Eaves and roof overhangs create shadow lines and reduce the amount of sunlight striking glass surfaces.	A4.4 (p21)		
32	The project incorporates shed roofs, or trellises covering exterior walkways or loggias. (See illustration for guidance)	A4.4 (p22)		
33	The project roof materials are: <ul style="list-style-type: none"> • Clay tile • Concrete tile • <u>High profile composition shingles (laminated shingles made from fiberglass and asphalt, and textured to give a three dimensional look)</u> 	A4.4 (p22)		
34	The project does not use any of the following roof materials: <ul style="list-style-type: none"> • Wood shakes and shingles • High contrast color (use of a primary color (red, yellow, or blue) and a composite color (orange, green, or purple), brightly colored (red, orange, or yellow) glazed tile, or reflective surfaces • Corrugated or galvanized metal 	A4.4 (p22)		
35	In the Town Center, proposed buildings on east side of Maine Avenue do not have hip roofs.	B1-A.4(p41)		
36	In the Town Center, the upper edges of building roof lines create shadow lines.	B1-A.4(p41)		
Fences and Walls				
37	If fences and walls over 3 feet high face public streets, the project provides a landscaped buffer at least 5 feet deep on the street facing side of the wall. When solid walls are used to buffer traffic noise, the walls provide a change of plane at a minimum of 50 foot intervals.	A4.7 (p23)		
38	Where applicable, the wall and/or fencing materials are from the following list of encouraged materials: <ul style="list-style-type: none"> • Native stone (highly encouraged) • Concrete masonry with cement plaster finish • Cement plaster over framing • Wrought iron • Wood • Brick 	A4.7 (p24)		
39	None of the following wall and/or fencing materials are proposed: <ul style="list-style-type: none"> • Chain link or open wire, except where screened by landscape • Corrugated metal • Bright colored (red, orange, or yellow) plastic or plastic coated materials 	A4.7 (p24)		



County of San Diego – Lakeside Town Center
Design Review Checklist

LANDSCAPE DESIGN GOALS:					
<ul style="list-style-type: none"> Planting design should reflect Lakeside’s rural character and history. Plant selection should recognize the importance of water conservation and emphasize drought tolerant plant species. Preserve and propagate native oaks, sycamores and eucalyptus trees as significant historical, aesthetic and ecological resources that contribute to the town’s character. 					
LANDSCAPE DESIGN STANDARDS			Guideline Reference	Plot Plan Complies (Y/N/NA)	See Comment Sheet
Plant Selection Guide and Landscape Manual					
40	Plant selection follows the recommendations of the Lakeside Plant Selection Guide of the Lakeside Design or the County Water Efficient Landscape Design Manual. .		A5.1 (p26)		
41	All areas are planted unless used for building, parking or other designated functions.		A5.2 (p26)		
Design Concepts					
42	Proposed street trees are on the list of designated street trees in the Street Tree Planting Guide based on the specific street frontage proposed for the project (See Appendix B for guidance).		A5.1 (p25)		
43	Project proposes shrubs beneath the trees (rather than lawn or ornamental ground covers).		A5.1 (p25)		
44	Drought resistant grasses are used beneath trees.		A5.1 (p25)		
45	Shrubs that grow at least 30 inches in 2 years are used in place of traditional ground cover.		A5.1 (p25)		
46	The use of turf grasses is limited to parks or other active use areas.		A5.1 (p25)		
Preservation of Significant Trees					
47	No oak tree with a diameter of more than 6 inches, or any 2 trunks with a combined diameter of 8 inches, as measured 4 ½ feet above the root crown will be removed.		A2.1(p14)		
48	No tree with a diameter of more than 12 inches, or any 2 trunks with a combined diameter of 16 inches or more, as measured 4 ½ feet above the root crown will be removed.		A2.1(p14)		
Perimeter & Parking Lot Landscaping					
49	In the Town Center, street trees, at 25 feet on center, shade sidewalks where covered sidewalks do not occur. Roots are protected from pedestrian traffic.		B1-A.5(p42)		
50	All trees are minimum 24-inch box size.		B1-A.2.c(p40) B1-B.3.a(p45)		
51	In the 10 foot area between a public street and a parking lot: <ul style="list-style-type: none"> 1 tree is provided for every 300 square feet of total area Shrubs that grow a minimum of 30 inches in height after 2 years provide a visual screen Shrubs screen at least 80% of the length of the parking area fronting a street. 		B1-A.2.c(p40) B1-B.3.a(p45)		



County of San Diego – Lakeside Town Center
Design Review Checklist

LANDSCAPE DESIGN STANDARDS		Guideline Reference	Plot Plan Complies (Y/N/NA)	See Comment Sheet
52	For parking areas greater than 6,000 square feet, at least 5% of the internal parking area is planted with trees and shrubs. Every parking space is located within 30 feet of the trunk of a tree.	B1-A.2.c(p40) B1-B.3.c(p45)		
Perimeter & Parking Lot Landscaping – Town Center Side Streets only				
53	The area between the perimeter of the parking lot and the building is a minimum of 5 feet and contains either a combination of trees and shrubs or a sidewalk.	B1-B.3.c(p45)		
54	In the space between the perimeter of the parking lot and the interior and rear property lines, 1 tree is provided for every 100 square feet of total area	B1-B.3.b(p45)		
55	In the area between the building and the property line along a public street and in the side and rear yards, 1 tree is provided for every 300 square feet of total area	B1-B.3.b(p45)		

SIGNAGE DESIGN GOALS:				
<ul style="list-style-type: none"> All signs should be a minimum size and height to adequately identify a business and the products or services it sells. 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. 				
SIGNAGE DESIGN STANDARDS		Guideline Reference	Plot Plan Complies (Y/N/NA)	See Comment Sheet
General Design Criteria				
56	Sign illumination is external, shielded top mounted, downward directed light source shielded from view.	A7.1 (p28)		
57	All signs and sign components are limited to three colors in addition to black and white.	A7.1 (p28)		
58	No sign, other than a sign installed by a public agency, is located in the public right-of-way on sidewalks or streets, except signs which hang over sidewalks in the Lakeside Village.	A7.1 (p28)		
59	All overhead signs clear adjacent sidewalks with a minimum headroom of 7 feet, and project no more than 4 feet into a public right-of-way.	A7.1 (p28)		
60	No sign is located above the highest portion of the building.	A7.1 (p28)		
61	Sign posts and other structural elements are made of wood or metal with a white, black, earth tone (brown, tan, green, or grey) or clear stain finish.	A7.1 (p28)		



County of San Diego – Lakeside Town Center
Design Review Checklist

		Guideline Reference	Plot Plan Complies (Y/N/NA)	See Comment Sheet
	SIGNAGE DESIGN STANDARDS			
	Permitted Sign Types			
62	<p>The project signage is 1 or more of the following types:</p> <ul style="list-style-type: none"> • Awning Valance: A sign or graphic attached to or printed on an awning’s valance • Hanging: A sign attached to and located below any eave, canopy, or awning • Kiosk: A freestanding structure which has 1 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 <p>(See illustrations for guidance)</p>	A7.2 (p29) A7.3 (p30)		
	Prohibited Signs Types			
63	<p>The Project does not use any of the following prohibited signs:</p> <ul style="list-style-type: none"> • Roof and parapet signs • Internally illuminated plastic signs. Other plastic signs, 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 that cover architectural features 	A7.4 (p30)		
64	Monument signs are not proposed.	A7.3 (p30)		



County of San Diego – Lakeside Town Center
Design Review Checklist

LIGHTING DESIGN GOAL:				
<ul style="list-style-type: none"> Lighting should be used efficiently to aid safety, security and to compliment architectural character without intrusion into adjacent properties, roadways and the night sky. Limit the amount and intensity of lighting to that necessary for safety, security and to compliment architectural character. 				
	LIGHTING DESIGN STANDARDS	Guideline Reference	Plot Plan Complies (Y/N/NA)	See Comment Sheet
	Prevent Glare, Preserve Night Sky			
65	All outdoor lighting is directed downward.	A8.1 (p31)		
66	Service area lighting does not spill onto adjacent areas.	A8.1 (p31)		
67	All outdoor lighting fixtures are cutoff and shielded to prevent direct view of the light source and keep the light out of the viewer’s line of sight.	A8.1 (p31)		
	Low, Even Levels			
68	Externally lighted signs use only shielded top mounted, downward directed light sources.	A8.3 (p31)		
	Size, Color & Materials			
69	Overhead walkway lighting is between 8 to12 feet in height.	A8.3 (p31)		

BUILDING EQUIPMENT & SERVICES GOAL:				
<ul style="list-style-type: none"> Carefully locate and design building equipment and service to minimize visual impact on public streets and neighboring properties. 				
	BUILDING EQUIPMENT & SERVICES STANDARDS	Guideline Reference	Plot Plan Complies (Y/N/NA)	See Comment Sheet
70	Trash containers and outdoor storage areas are screened from view from public streets, pedestrian areas and neighboring properties. The screen for trash containers is of materials that are equivalent to the architecture of the principal buildings.	A9 (p32)		
71	Utility meters are located in service or screened areas.	A9 (p32)		



County of San Diego – Lakeside Town Center
Design Review Checklist

	BUILDING EQUIPMENT & SERVICES STANDARDS	Guideline Reference	Plot Plan Complies (Y/N/NA)	See Comment Sheet
72	Exterior surface mounted utility boxes are designed, painted or screened to be equivalent to the design of the buildings to which they are attached.	A9 (p32)		
73	Mechanical equipment, solar collectors, satellite dishes, communication devices and other equipment are concealed from view of public streets, adjacent properties, and pedestrian oriented areas.	A9 (p32)		
74	Roof mounted equipment is screened.	A9 (p32)		
75	The design of solar panels is equivalent to the architectural design of the building to which the solar panels are attached, or the solar panels are otherwise screened.	A9 (p32)		



County of San Diego – Lakeside Town Center
Design Review Checklist

Applicant hereby agrees to comply with the applicable design review checklist standards; all applicable Federal, State, and Local laws and regulations, including but not limited to the County’s Centerline, Watershed Protection, and Landscape Ordinances, for the life of the project, or until modified by a subsequent development approval; and he/she understands that additional changes to the project may be required prior to issuance of a building permit to ensure compliance with these regulations.

Applicant

Date

The Lakeside Design Review Board hereby confirms that the proposed project complies with all of the applicable design review standards provided compliance with the applicable design review checklist standards is maintained as agreed by the Applicant above.

Chairman, Design Review Board

Date

Project and Property Owner Information:

APN(s): _____ Project Address: _____

Owner's Name: _____ E-mail: _____ Phone: _____

Owner’s Mailing Address: _____

Agent's Name: _____ E-mail: _____ Phone: _____

(if applicable)

Agent’s Mailing Address: _____

Brief description of the project:



County of San Diego – *Spring Valley* Design Review Checklist

SITE LAYOUT DESIGN GOALS

- A new development should establish a compatible relationship to the community as well as to neighboring properties. In this regard, every project should:
 - ✓ Demonstrate an overall design integrity and a serious attempt to contribute to the community's design objectives.
 - ✓ Develop a compatible relationship to the land forms, building placement and existing open spaces of neighboring properties.
 - ✓ Respect the existing views, privacy, quiet, and 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.
 - ✓ Retain significant existing natural features characteristic of the community. Existing topography and land forms, significant trees, drainage courses, rock outcroppings, vegetation, and views should be incorporated, to the maximum extent feasible, into the future development of the land.
 - ✓ Minimize grading and alteration of natural land forms.
- Bancroft District: The development of consistent street tree plantings, and the encouragement of additional pedestrian-oriented, low-scale commercial buildings along the Bancroft/Troy corridor would strengthen the identity of the District and add continuity to the "Main Street" qualities already present. New building setbacks should attempt to unify the current irregular pattern.
- La Presa District: New construction is encouraged to improve the quality of development in this district by implementing well-designed, creative projects that set the standard for future development, especially in areas where industrial uses impact residents. The district also presents opportunities for commercial redevelopment at the four major intersections as well as the Grand Avenue commercial corridor.
- Sweetwater Springs District: This district is dominated by a large specific plan and relatively new and well-planned development. Future projects should maintain the consistency and standards of existing development.

	SITE LAYOUT DESIGN STANDARDS	Guideline Reference	Plot Plan Complies (Y/N/NA)	See Comment Sheet
	Site Preparation			
1	Project does not require grading of slopes.	IV.B(p57)		



County of San Diego - Spring Valley
Design Review Checklist

		Guideline Reference	Plot Plan Complies (Y/N/NA)	See Comment Sheet
	SITE LAYOUT DESIGN STANDARDS			
2	Project does not require the import or export of fill. Stepped or terraced pads are used to follow existing contours.	IV.B(p57)		
	Building Location & Orientation			
3	The arrangement, scale, and design of buildings, open spaces and landscape elements are equivalent to that of adjacent sites. The project provides pedestrian and vehicular linkages to adjacent development through connecting sidewalks, common entrance driveways, linked and aligned streets, driveways, and common service/delivery areas. (See illustration for guidance)	IV.A(p54)		
4	At least 30 percent of the property's principal street frontage is occupied by proposed buildings which are located along the front yard setback/Landscape Zone. (See illustration for guidance)	IV.A(p56)		
5	Buildings are organized around courtyards or in clusters to create on site usable open spaces, as defined in Section 1100 of the Zoning Ordinance. (See illustration for guidance)	IV.A(p56)		
	Parking Lot Location, Access & Connections			
6	Parking lots are not located between the front of a building and the public street.	IV.A(p54)		
7	All commercial and industrial projects provide a minimum 15-foot landscaped edge zone between the sidewalk and the nearest building or parking improvements,	IV.A(p53)		
8	All non-commercial or non-industrial projects provide a minimum 20-foot landscaped edge zone between the sidewalk and the nearest building or parking improvements	IV.A(p53)		
9	Parking lot access is provided from side streets.	IV.A(p53)		
10	On-site vehicle parking and service areas are marked.	III.A(p20) III.B(p34)		
11	In commercial developments, service and loading areas are separated from main circulation and parking areas.	IV.F(p69)		



ARCHITECTURAL DESIGN GOALS

- While no specific architectural "theme" is required in Spring Valley, architectural solutions should be responsive to the design objectives of the separate Village Districts, as discussed in Part III.
- Standard "off -the-shelf" commercial building prototypes, often repeated by commercial "chains" without regard to the community context, are discouraged. Site-specific design solutions are preferred.
- All new projects must demonstrate design quality and integrity, and a serious attempt to contribute to the principals contained in the Community Design Objectives and in the Design Guidelines.

ARCHITECTURAL DESIGN STANDARDS

Guideline Reference Plot Plan Complies (Y/N/NA) See Comment Sheet

Building Form & Massing

12	On building visible from public streets or residential areas, building surfaces over 50 feet in length have offsets, projections, overhangs, or recesses.	IV.C(p59)		
13	Every building provides shade and shadow via offsets, projections, roof overhangs, or recesses. (See illustrations for guidance)	IV.C(p59)		
14	Rear facades, if visible from public streets or neighboring properties, are finished in a color and material equivalent to the principal sides of the building(s).	IV.C(p59)		
15	The height of project is equivalent to adjacent structures based on the height of a wall, cornice, or parapet line. Window lines, belt courses, and/or other horizontal elements are equivalent to those on neighboring buildings.	IV.C(p59)		
16	Building entrances include porches, loggias or arbors.	IV.C(p61)		

Multi-Building Projects

17	Individual buildings and structures in multi-building developments have an equivalent design.	IV.C(p60)		
18	Facades and roof lines facing streets, parking areas, and residential neighbors are equivalent in design, color, and materials throughout the development.	IV.C(p60)		

Elevations and Building Façade Materials

19	Building material changes do not occur in the same plane. Instead, the building material changes intersect with an architectural element, such as a chimney, projection or pilaster.	IV.C(p61)		
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County of San Diego - Spring Valley
Design Review Checklist

ARCHITECTURAL DESIGN STANDARDS		Guideline Reference	Plot Plan Complies (Y/N/NA)	See Comment Sheet
20	<p>Project uses 1 or more of the following materials:</p> <p>Exterior Walls</p> <ul style="list-style-type: none"> • Stucco over wood or masonry framing • Brick, adobe, and native stone • Wood siding in clear stain finishes • Light colored (grey, white, or brown) cement plaster (stucco) • Concrete or concrete masonry with textured surface • Exposed wood structural members • Metal buildings in the Olive Drive and Birch Street industrial district <p>Roofs</p> <ul style="list-style-type: none"> • Clay tile • Concrete tile • High profile composition shingles (laminated shingles made from fiberglass and asphalt, and textured to give a three dimensional look) 	IV.C(p61)		
21	Windows and doors are recessed to produce shadow lines.	IV.C(p61)		
Roof Forms				
22	Sloped roofs over 100 feet in length have a break in plane that breaks up continuous planes, lines, and surface. (See illustration for guidance)	IV.B(p60)		
23	Changes in roof pitch and adjacent heights are accompanied by plan offsets. (See illustration for guidance)	IV.B(p60)		
24	Gabled, hip, or shed roof forms are proposed, except in commercial or industrial buildings with flat roofs that incorporate treatments such as shed roofs, trellises, or loggias.	IV.B(p60)		
25	Eaves and roof overhangs create shadow lines and reduce the amount of sunlight striking glass surfaces.	IV.B(p60)		
Fences and Walls				
26	When fences and walls are used for screening, they are covered with foundation plantings of trees and shrubs that are irrigated automatically and maintained. (See illustration for guidance)	IV.C(p62)		
27	Solid walls provide a change of plane (e.g. via planting pockets, plan offsets, pilasters, etc.) at intervals no greater than 50 feet. (See illustration for guidance)	IV.C(p62)		
28	Fences and walls over 3 feet high which face public streets provide a landscaped buffer at least 4 feet deep on the street facing side of the wall. (See illustration for guidance)	IV.C(p62)		



County of San Diego - Spring Valley
Design Review Checklist

ARCHITECTURAL DESIGN STANDARDS		Guideline Reference	Plot Plan Complies (Y/N/NA)	See Comment Sheet
29	<p>Wall and/or fencing materials are from the following list of materials:</p> <ul style="list-style-type: none"> • Wood • Brick • Native stone • Masonry with stucco finish • Wood framing with stucco finish • Wrought iron or other metal fence system 	IV.C(p62)		
30	<p>None of the following wall and/or fencing materials are proposed:</p> <ul style="list-style-type: none"> • Chain link or open wire (except where screened by landscaping or otherwise allowed in the Olive Drive and Birch Street industrial areas) • Corrugated metal or plastic • Plastic or plastic coated materials 	IV.C(p62)		



LANDSCAPE DESIGN GOALS

- Streets should be tree-lined to provide a sense of enclosure and a sense of place to a corridor, and also provide solar shade and increase human comfort.
- Plant selection should follow the following criteria:
 - ✓ Appropriateness for climate zone
 - ✓ Low water use once established
 - ✓ Form considerations (size, branching structure, density)
 - ✓ Aesthetic considerations (flowering, fragrance, leaf color, fall color, etc.)
 - ✓ Maintenance considerations
 - ✓ Continuance of existing, desirable plantings along certain road edges
- Screening of parking, outdoor storage and service areas, and other unsightly elements of site development is a critical factor in project review.
- Effective screening of these elements will simplify the visual environment and reduce visual "competition". This will result in the attainment of Community Design Objectives related to land use incompatibility and the elimination of visual clutter.

LANDSCAPE DESIGN STANDARDS

Guideline Reference
Plot Plan Complies (Y/N/NA)
See Comment Sheet

Design Concepts and Plant Selection

31	All required side and rear yard setbacks are landscaped. Where no setbacks are required, a minimum 5 foot landscaped zone is provided at all parking and service area edges along rear and interior property lines.	IV.A(p53)		
32	Plant selection follows the recommendations of the Spring Valley Plant Selection Guide of the Spring Valley Design Guidelines for the Special Districts of Bancroft, La Presa and Sweetwater Springs or the County Water Efficient Landscape Design Manual.	III.A(p21) III.B(35) III.C(p45) IV.A(p53) IV.D(p63)		
33	All public right-of-way areas between the property line and the existing sidewalk or street edge are landscaped using shrubs and/or groundcover.	IV.D(p64)		
34	All site and public right-of-way areas not used for buildings, parking or other designated hardscape are planted.	IV.D(p64)		
35	The project proposes shrubs beneath the trees (rather than lawn or ornamental ground covers).	IV.D(p63)		
36	Shrubs that grow at least 30 inches in 2 years are used as groundcovers instead of shallow-rooted ornamental ground covers and turf grasses to conserve water.	IV.D(p64)		
37	All shrubs used to provide a visual screen shall be of a type that will reach a minimum height of 30 inches after 2 years average growth.	IV.D(p64)		



County of San Diego - Spring Valley
Design Review Checklist

LANDSCAPE DESIGN STANDARDS		Guideline Reference	Plot Plan Complies (Y/N/NA)	See Comment Sheet
Preservation of Significant Trees				
38	No tree with a diameter of more than 6 inches or any 2 trunks with a combined diameter of 10 inches, as measured 4 ½ feet above the root crown, will be removed.	IV.B(p57)		
Perimeter & Parking Lot Landscaping				
39	At least 1 tree is provided for every 300 square feet of the required street-facing landscape zones, excluding driveways or other hardscape (e.g. sidewalks), and every parking space is located within 30 feet of the trunk of a tree. (See illustration for guidance). (In the Olive Drive and Birch Street industrial districts, this standard only applies to front yard parking lots or lots adjacent to non-industrial zones.)	IV.D(p64)		
40	All required trees are 24-inch box size.	IV.D(p63)		
41	At least 5% of the internal parking areas greater than 6,000 square feet are planted with trees and shrubs. (See illustrations for guidance)	IV.D(p64)		
42	All parking areas with 10 or more spaces are surrounded by a 5 foot wide, landscaped perimeter.	IV.D(p64)		
43	There is a minimum of 5 feet between the perimeter of the parking lot and the building.	IV.A(p53)		
Screening				
44	Surface parking lots are screened from view of public streets through the use of slopes, berms, shrubs and low walls (3 feet or less).	IV.F(p68)		
45	Trash containers and recycling containers are screened from view from public streets, pedestrian areas and neighboring properties. The screen is of materials that are equivalent to the architecture of the principal buildings.	IV.F(p68)		
46	Outdoor equipment and material storage areas are screened from view from public streets, pedestrian areas and neighboring properties.			
47	Utility meters are underground or are located in screened areas.	IV.F(p69)		
48	Exterior surface mounted utility boxes are designed, painted or screened to be equivalent to the design of the buildings to which they are attached.	IV.F(p69)		
49	Mechanical equipment, solar collectors, satellite dishes, communication devices, roof-mounted equipment, and other equipment are concealed from view of public streets, adjacent properties and pedestrian areas.	IV.F(p69)		



SIGNAGE DESIGN GOALS					
<ul style="list-style-type: none"> • Signage control is a critical element in the effort to improve the visual environment in Spring Valley. • The intent of these guidelines is to minimize signage to that needed for business identification only. • Signs should not be used for advertising purposes. 					
SIGNAGE DESIGN STANDARDS			Guideline Reference	Plot Plan Complies (Y/N/NA)	See Comment Sheet
General Design Criteria					
50	Sign illumination is external, shielded top mounted, downward directed light source shielded from view.		IV.E(p66)		
51	Internal illumination is only allowed for: <ul style="list-style-type: none"> • Individual illuminated letters • Panels where the background is opaque and illumination is visible only through the individual letters or logos. 		IV.E(p66)		
52	All signs and sign components are limited to 3 colors in addition to black and white.		IV.E(p66)		
53	Signage is equivalent in location and design throughout the development.		IV.E(p66)		
54	No sign is located above eave height or parapet top of the building.		IV.E(p66)		
55	Sign posts and other structural elements are made of wood or metal with a white, black, earth tone (brown, tan, green, or gray) or clear stain finish.		IV.E(p66)		
Permitted Sign Types					
56	<p>The project signage is 1 or more of the following types:</p> <ul style="list-style-type: none"> • Monument: A sign supported by 1 or more uprights or braces on the ground, not exceeding 4 feet in height. • Wall: A sign affixed directly to an exterior wall or fence. • Hanging: A sign attached to and located below any eave, canopy or awning, parallel or perpendicular to the building facade. • 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 (not permitted in multi-family). • Awning Valance: A sign or graphic attached to or printed on an awning's valance (not permitted in multi-family). • 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. • Kiosk: A freestanding structure which has 1 or more surfaces no more than 8 feet in height (not permitted in industrial). • Window: A sign affixed to or behind a window, no larger than 25% of the window on or behind which it is displayed (not permitted in multi-family). <p>(See illustrations for guidance)</p>		IV.E(p67)		



	SIGNAGE DESIGN STANDARDS	Guideline Reference	Plot Plan Complies (Y/N/NA)	See Comment Sheet
	Prohibited Signs Types			
57	<p>The Project does not use any of the following prohibited signs:</p> <ul style="list-style-type: none"> • Roof signs and signs extended above the parapet or highest part of the building • Pole signs over 6 feet in height • Internally illuminated plastic box signs, unless opaque background with light projection only through the letters/logos • Portable or mobile signs 	IV.E(p67)		
	Commercial and Industrial Development			
58	<p>Where frontage is defined as the length of the building(s) facing the principal street of the development (each project can only have 1 frontage):</p> <ul style="list-style-type: none"> • For frontages up to 100 lineal feet, the total sign area is limited to ¾ square foot of sign area per lineal foot of building frontage, to a maximum of 65 square feet of tenant signage • For frontages over 100 lineal feet, the total sign area is limited to ¾ square foot of sign area per lineal foot of building frontage 	IV.E(p65)		
59	<p>For projects with more than 1 tenant:</p> <ul style="list-style-type: none"> • 1 sign to identify the complex allowing 1 square foot of sign area per lineal foot of total project frontage up to 75 square feet • For each individual tenant on a public street or private drive, ½ square foot of sign area per lineal foot of tenant frontage, to a maximum of 25 square feet • 1 building directory sign not exceeding 10 square feet in size may be allowed at each public entrance 	IV.E(p65)		
60	Letter and symbol height is limited to 10 inches and sign type is limited to monuments or wall signs.	III.2(p20) III.3(p34) IV.E(p66)		
	Multi-Family Residential Development			
61	Project signage is 1 or more of the following sign types: Wall, Single Pole Hanging, Monument or Kiosk.	IV.E(p66)		
62	There is no more than 1 sign per multi-family residential development entry from a public street or road.	IV.E(p66)		
63	Sign area is limited to 10 square feet for projects of less than 25 dwelling units, and 15 square feet for projects with 25 or more dwelling units.	IV.E(p66)		
64	Letter and symbol height is limited to 6 inches.	IV.E(p66)		



LIGHTING DESIGN GOALS					
<ul style="list-style-type: none"> Lighting should be used efficiently to aid safety, security and to compliment architectural character without intrusion into adjacent properties, roadways and the night sky. 					
LIGHTING DESIGN STANDARDS			Guideline Reference	Plot Plan Complies (Y/N/NA)	See Comment Sheet
Prevent Glare, Preserve Night Sky					
65	All outdoor lighting is directed downward.		IV.G(p70)		
66	All outdoor lighting fixtures are cutoff and shielded to prevent direct view of the light source and keep the light out of the viewer's line of sight. At least 90% of the light is projected below an angle of 80 degrees. No light is projected above the horizontal plane passing through the lowest light-emitting point of the fixture.		IV.G(p70)		
Size, Color & Materials					
67	Overhead luminaries in commercial parking areas are not more than 15 feet high and direct light away from public streets and adjoining properties.		IV.G(p70)		
68	All luminaries in residential parking areas are mounted at a maximum height of 12 feet.		IV.G(p70)		
69	Overhead walkway lighting is limited to a maximum height of less than 8 feet.		IV.G(p70)		

MULTI-FAMILY RESIDENTIAL DEVELOPMENT GOALS					
<ul style="list-style-type: none"> Multi-family developments should contribute to the sense of a neighborhood by carefully relating building frontages and yards to public streets and adjacent properties. Future projects should carefully analyze the potential for physical and functional linkages among these projects, to develop a greater sense of community. 					
MULTI-FAMILY DESIGN STANDARDS			Guideline Reference	Plot Plan Complies (Y/N/NA)	See Comment Sheet
70	100 square feet of Group Usable Open Space, as defined by Section 1100 of the Zoning Ordinance, per dwelling unit is provided, including at least 1 children's play area (or picnic or similar recreation area for senior housing) of 400 square feet where the property has 25 or more units with 2 or more bedrooms. An additional 10 square feet of children's play area shall be provided for each additional unit over 25 with 2 or more bedrooms.		IV.A(p56)		



County of San Diego - Spring Valley
Design Review Checklist

MULTI-FAMILY DESIGN STANDARDS		Guideline Reference	Plot Plan Complies (Y/N/NA)	See Comment Sheet
71	<p>100 square feet of Private Usable Open Space, as defined by Section 1100 of the Zoning Ordinance, per dwelling unit is provided and:</p> <ul style="list-style-type: none"> • It is directly accessible from the unit • Private spaces have a minimum dimension of 8 feet • Decks used for upper floor private space have a minimum dimension of 4 feet. 	IV.A(p56)		
72	Parking lots are not located between the building and the public street. They are located to the side, rear or internal location on the property.	IV.A(p55)		
73	In projects that do not use a common parking garage, garage doors do not face a public street unless the lot has less than 100 feet of frontage or unless the lot is on a corner. On corner lots, the garage door opens to the side street.	IV.A(p54)		
74	Projects with a common enclosed parking garage have no more than 1 garage door that opens toward the street.	IV.A(p54)		
75	The design of carports and garages is equivalent to the architecture of the principal building.	IV.A(p55)		
76	There are not more than 8 continuous perpendicular or angled parking spaces without a pocket at least 1 space wide planted with at least 1 tree.	IV.A(p55)		
77	Parking drives are not located around the perimeter of developments.	IV.A(p55)		



County of San Diego - Spring Valley Design Review Checklist

Standards Comments Page – Please note the number of the referenced standard and insert comments as needed.

Example:

5	Not applicable – there is no room for a courtyard on this site.
12	Not applicable – there is no change to the existing buildings.

**Comment on Checklist Standard**



County of San Diego - Spring Valley
Design Review Checklist

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Applicant

Date

The Spring Valley Design Review Board hereby confirms that the proposed project complies with all of the applicable design review standards provided compliance with the applicable design review checklist standards is maintained as agreed by the Applicant above.

Chairman, Design Review Board

Date

Project and Property Owner Information:

APN(s): _____ Project Address: _____

Owner's Name: _____ E-mail: _____ Phone: _____

Owner’s Mailing Address: _____

Agent's Name: _____ E-mail: _____ Phone: _____

(if applicable)

Agent’s Mailing Address: _____

Brief description of the project:



County of San Diego – *Sweetwater* Design Review Checklist

SITE LAYOUT DESIGN GOALS

- The quality of site design will be given first priority in the review of development proposals. A project should display sensitivity to the natural setting and compatibility with its neighborhood context.
- Integrate new development with the Sweetwater Valley landscape.
- Avoid construction in floodplains and on steep slopes.
- Minimize grading and alteration of natural landforms.
- All development proposals should be designed in harmony with the site plan, open spaces, and landscape design of neighboring properties.
- Provide a clearly organized circulation plan for automobiles, pedestrians, and service vehicles.
- Minimize the number of driveway curb cuts onto public roads. Access to parking areas from secondary or side streets is encouraged.

SITE LAYOUT DESIGN STANDARDS

Guideline Reference

Plot Plan Complies (Y/N/NA)

See Comment Sheet

Site Preparation

1

Project does not require grading of slopes.

A1.3(p12)

Building Location & Orientation

2

The arrangement, scale, and design of buildings, open spaces, and landscape elements are equivalent to that of adjacent sites. (See illustration for guidance)

A3.1(p14)
B1.2(p30)

3

The project provides pedestrian and vehicular linkages to adjacent development through connecting sidewalks, common entrance driveways, linked and aligned streets, driveways, and common service/delivery areas. (See illustration for guidance)

A3.1(p14)
B1.2(p30)

4

Buildings are organized around courtyards or grouped in clusters to create on-site usable open space, as defined in Section 1100 of the Zoning Ordinance. (See illustration for guidance)

A3.1(p14)
B1.1(p30)



County of San Diego - Sweetwater
Design Review Checklist

		Guideline Reference	Plot Plan Complies (Y/N/NA)	See Comment Sheet
SITE LAYOUT DESIGN STANDARDS				
Visually Linking Neighboring Developments				
5	The project includes courtyards, porches, arcades, loggias, verandas or overhangs. (See illustration for guidance)	A3.2(p15)		
6	Trees are planted in rows along road edges, site boundaries, and in open spaces. (See illustration for guidance)	A3.2(p15)		
7	Tree canopies are provided for onsite usable open space, as defined in Section 1100 of the Zoning Ordinance.	A3.2(p15)		
Parking Lot Location, Access & Connections				
8	Parking areas are located behind the 20 foot landscaped edge zone from the property line.	B1.1(p30) B2.1(p34)		
9	Parking lot access is provided from side streets.	B1.2(p30)		
10	When parking requirements exceed 24 spaces, the parking lot is separated into smaller lots (6 spaces or less) interrupted by planted breaks not less than 10 feet wide.	B1.3(p31)		



ARCHITECTURAL DESIGN GOALS

- Sweetwater's rustic buildings develop a rural vernacular with a strong relationship to the valley setting. The following architectural elements are encouraged:
- Simple one and two story buildings in earth tones (brown, tan, green, or gray) with low-pitched roofs, accented with exposed timber beams, columns and details.
- Extensive use of courtyards, terraces, and other defined outdoor spaces.
- Strong shade and shadow patterns created by generous roof overhangs and careful variation of planes in building elevations.
- Architecture in Sweetwater should reflect the character of the community's landscape and climate. While no one architectural "style" is desired, architectural elements that are rustic and characteristic of rural are preferred.

ARCHITECTURAL DESIGN STANDARDS

Guideline Reference

Plot Plan Complies (Y/N/NA)

See Comment Sheet

Building Form & Massing

11	New buildings are one and 2 story with tree-canopied spaces between them and adjacent buildings.	A4.1(p16)		
12	Every building provides shade and shadow via offsets, projections, roof overhangs, and recesses. (See illustration for guidance)	A4.1(p16)		
13	Rear facades, if visible from public streets or neighboring properties, are finished in a color and material equivalent to the principal sides of the building(s).	A4.1(p16) A4.3(p17)		
14	Building entrances include porches, loggias, or arbors.	A4.5(p18)		
Multi-Building Projects				
15	Individual buildings and structures in multi-building developments have an equivalent design.	A4.3(p17)		
16	Facades and roof lines facing streets, parking areas, and residential neighbors are equivalent in design, color, and materials throughout the development.	A4.3(p17)		



	ARCHITECTURAL DESIGN STANDARDS	Guideline Reference	Plot Plan Complies (Y/N/NA)	See Comment Sheet
	Elevations and Building Façade Materials			
17	Project uses 1 or more of the following encouraged building materials:	A4.4(p17)		
18 A	<p>Exterior Walls</p> <ul style="list-style-type: none"> • Wood siding • Exposed wood structural members • Brick, adobe brick, and stone masonry • Light colored (grey, white, tan, or beige) cement plaster (stucco) • Split-faced concrete masonry with earth tone color (brown, tan, green, or grey) and texture 			
18 B	<p>Roofs</p> <ul style="list-style-type: none"> • Concrete shingles of earth tone color(brown, tan, green, or grey) • Clay tile of earth tone color (brown, tan, green, or grey) • Metal ribbed roofing of weathered metal (treated to be discolored or stained by exposure to weather) or earth tone colors(brown, tan, green, or grey) • High profile composition shingles (laminated shingles made from fiberglass and asphalt, and textured to give a three dimensional look) in earth tone colors(brown, tan, green, or grey) 			
18 C	<p>Building Bases</p> <ul style="list-style-type: none"> • Brick and native stone bases for wood building walls, or for low walls (less than 3 feet) used to create exterior useable open spaces (as defined in Section 1100 of the Zoning Ordinance) around the building 			
19	<p>The project does not use any of the following building materials:</p> <ul style="list-style-type: none"> • Large areas of glass (longer than 50 feet), except at pedestrian level store fronts • Contrast color (use of a primary color (red, yellow, blue) and a composite color (orange, green, purple)) glazed masonry except for small areas of detail. • Glass curtain walls • High contrast (use of a primary color (red, yellow, blue) and a composite color (orange, green, purple)) or bright colors (red, orange, and yellow) • Galvanized sheet metal • Built up roofing (continuous roof covering made up of various plies or sheets of saturated or coated felts cemented together with asphalt) • Reflective or shiny materials 	A4.4(p18)		
20	Grouped windows (more than 1) are proposed.	A4.5(p18)		
21	Windows are recessed to produce shadow lines.	A4.5(p18)		
22	2-story buildings do not have vertical windows over 1-story in height. Window openings are less than 7 feet tall.	A4.5(p18)		
23	Balconies, verandas, courtyards and loggias are proposed. (See illustration for guidance)	A4.6(p19)		



ARCHITECTURAL DESIGN STANDARDS		Guideline Reference	Plot Plan Complies (Y/N/NA)	See Comment Sheet
Roof Forms				
24	Sloped roofs of 50 feet or more have architectural treatments that break up the continuous lines and surfaces. (See illustration for guidance)	A4.2(p17)		
25	Changes in roof pitch and adjacent heights are accompanied by plan offsets. (See illustration for guidance)	A4.2(p17)		
26	Gabled, hip, or shed roof forms have a pitch of 2:12 to 5:12.	A4.2(p17)		
27	Eaves and roof overhangs create shadow lines and reduce the amount of sunlight striking glass surfaces.	A4.2(p17)		
Fences and Walls				
28	Except for noise walls to reduce traffic noise, fences and walls along major streets are no more than 3 feet in height.	A4.7(p19)		
29	Fences and walls over 3 feet high that face public streets provide a landscaped buffer at least 5 feet deep on the street facing side of the wall. When solid walls are used to buffer traffic noise, the walls provide a change of plane at a minimum of 30 foot intervals. (See illustration for guidance)	A4.7(p19)		
30	Wall and/or fencing materials are from the following list of materials: <ul style="list-style-type: none"> • Wood and wood rail fences • Stone and brick masonry walls • Wrought iron (for gates) • Walls with cement plaster finish • Wood 	A4.7(p19)		



LANDSCAPE DESIGN GOALS					
<ul style="list-style-type: none"> • Preserve significant trees as important aesthetic and ecological resources of Sweetwater’s community landscape • Significant existing natural features should be integrated into new development to retain the characteristics of the Sweetwater Valley landscape. • Planting design should reflect the rural character of the Sweetwater River Valley landscape. • Protect floodplain and open hillside areas. • Plant selection should recognize the importance of water conservation and emphasize drought tolerant plant species. 					
LANDSCAPE DESIGN STANDARDS			Guideline Reference	Plot Plan Complies (Y/N/NA)	See Comment Sheet
Plant Selection Guide and Landscape Manual					
31	Plant selection follows the recommendations of the Sweetwater Plant Selection Guide of the Sweetwater Design Guidelines and the County Water Efficient Landscape Design Manual.		A6.3(p22)		
32	All public right-of-way areas between the project and the existing sidewalk or street edge are to be landscaped.		A6.4(p22) B2.1(p34)		
Design Concepts					
33	Areas within 6 feet of public roads contain plantings.		A6.1(p21)		
34	Project proposes shrubs beneath the trees (rather than lawn or ornamental ground covers).		A6.3(p22)		
35	The use of turf grasses is limited to parks or other active use areas.		A6.3(p22)		
Preservation of Significant Natural Features					
36	No tree with a diameter of more than 12 inches, or any 2 trunks with a combined diameter of 16 inches, as measured 4 ½ feet above the root crown will be removed.		A2.1(p13)		
37	Existing land forms and rock outcroppings are retained within the landscaped edge zone.		A1.3(p12)		
Perimeter & Parking Lot Landscaping					
38	At least 5% of the internal parking areas greater than 6,000 square feet are planted with trees and shrubs. (See illustrations for guidance)		B1.4(p32) B2.5(p37)		
39	There is a minimum of 5 feet between the perimeter of the parking lot and the building. (See illustration for guidance)		B1.4(p32) B2.5(p37)		
40	1 tree is provided for every 300 square feet of required front, side, rear, and interior yard landscaped areas.		B1.3(p31)		



LANDSCAPE DESIGN STANDARDS		Guideline Reference	Plot Plan Complies (Y/N/NA)	See Comment Sheet
41	1 tree is provided for every 200 square feet of required interior yard landscaped area for Multifamily projects.	B2.5(p37)		
42	Every parking space is located within 30 feet of the trunk of a tree. (See illustrations for guidance)	B1.4(p32)		
43	All required trees are minimum 24-inch box size.	B1.4(p31) B2.4(p36)		
44	Except where they obstruct views of on-coming traffic, shrubs provide a visual screen that is a minimum of 30 inches in height and the plantings are spaced so that the branches intertwine after 2 years growth: <ul style="list-style-type: none"> • Between the building and street property line • Between the parking lot and front or side street property line • In side and rear yards 	B1.4(p31) B2.5(p36)		
45	The project provides a 20-foot landscaped edge zone along all public road frontages.	B1.1(p30) B2.1(p34)		

SIGNAGE DESIGN GOALS <ul style="list-style-type: none"> • Signs in Sweetwater should reflect the rural-rustic character of the valley's architecture. • All signs should be a minimum size and height to adequately identify a business and the products or services it sells. 				
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SIGNAGE DESIGN STANDARDS		Guideline Reference	Plot Plan Complies (Y/N/NA)	See Comment Sheet
General Design Criteria				
46	External illumination is projected onto sign face. The light source is shielded from view.	A7.1(p23)		
47	All signs and sign components are limited to 3 colors in addition to black and white.	A7.1(p23)		
48	Signage is equivalent in location and design throughout the development.	A7.1(p23)		
49	No sign, other than a sign installed by a public agency, is located in the public right-of-way.	A7.1(p23)		
50	No sign is located above eave height or parapet top of the building.	A7.1(p23)		
51	Sign posts and other structural elements are made with a white, black, earth tone (brown, tan, green, or grey) or natural stain finish.	A7.1(p23)		
52	LED lights in the sign frame are hidden from view.	A7.1(p23)		



		Guideline Reference	Plot Plan Complies (Y/N/NA)	See Comment Sheet
	SIGNAGE DESIGN STANDARDS			
53	Individual opaque letters may be backlit to create a halo effect.	A7.1(p23)		
	Permitted Sign Types			
54	<p>The project signage is 1 or more of the following types:</p> <ul style="list-style-type: none"> • Awning Valance: A sign or graphic attached to or printed on an awning's valance (not permitted in multi-family). • Monument: A sign supported by 1 or more uprights of braces on the ground, not exceeding 4 feet in height. • 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 (not permitted in multi-family). • 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. • 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 (not permitted in multi-family). <p>(See illustrations for guidance)</p>	A7.2(p24)		
	Prohibited Signs Types			
55	<p>The project does not use any of the following prohibited signs:</p> <ul style="list-style-type: none"> • Pole signs • Roof signs and signs extended above roof parapets • Internally illuminated plastic signs, except where plastic is used only as raised letters • Internally illuminated back-lit signs • Portable or mobile signs (i.e. lettered flags, banners or sandwich boards) • Signs with changing or moving copy • Neon signs, except for 1 per business where in a window and less than 2 square feet 	A7.4(p26)		
	Commercial and Industrial Development			
56	<p>Where frontage is defined as the length of the building(s) facing the principal street of the development (each project can only have 1 frontage):</p> <ul style="list-style-type: none"> • For frontages up to 100 lineal feet, the total sign area is limited to ¼ square foot of sign area per lineal foot of building frontage, to a maximum of 65 square feet of tenant signage. • For frontages over 100 lineal feet, the total sign area is limited to ¼ square foot of sign area per lineal foot of building frontage. 	A7.3(p25)		
57	Letter and symbol height is limited to 10 inches.	A7.3(p25)		
	Multi-Family Residential Development			
58	Project signage is 1 of the following sign types: Wall, Single Pole Hanging, or Monument.	A7.3(p25)		



SIGNAGE DESIGN STANDARDS		Guideline Reference	Plot Plan Complies (Y/N/NA)	See Comment Sheet
59	There is no more than 1 sign per multi-family residential development entry from a public street or road.	A7.3(p25)		
60	Sign area is limited to 10 square feet for projects of less than 25 dwelling units, and 15 square feet for projects with 25 or more dwelling units.	A7.3(p25)		
61	Letter and symbol height is limited to 6 inches	A7.3(p25)		

LIGHTING DESIGN GOALS				
<ul style="list-style-type: none"> Limit the amount and intensity of lighting to that which is necessary for safety, security, and to compliment architectural character without intrusion into adjacent properties, roadways, and the night sky. 				
LIGHTING DESIGN STANDARDS		Guideline Reference	Plot Plan Complies (Y/N/NA)	See Comment Sheet
Prevent Glare, Preserve Night Sky				
62	All outdoor lighting is directed downward and does not spill onto adjacent areas.	A8.1(p27)		
63	All outdoor lighting fixtures are cutoff and shielded to prevent direct view of the light source and keep the light out of the viewer's line of sight. At least 90% of the light is projected below an angle of 80 degrees. No light is projected above the horizontal plane passing through the lowest light-emitting point of the fixture.	A8.1(p27)		
Low, Even Levels				
64	Externally lit signs use only top mounted, shielded, downward directed light sources.	A8.1(p27)		
Size, Color & Materials				
65	Overhead luminaires in commercial parking areas are not more than 15 feet high and direct light away from public streets and adjoining properties.	A8.2(p27)		
66	All luminaires or bollards in residential parking areas are 12 feet or less in height.	A8.2(p27)		
67	Overhead walkway lighting is less than 8 feet in height.	A8.3(p27)		
68	Low-level walkway lighting is bollards or short (less than 3 feet) posts with shatter roof coverings that direct light downward.	A8.3(p27)		



BUILDING EQUIPMENT AND SERVICES GOALS				
<ul style="list-style-type: none"> Locate and design building equipment to minimize visual impact on public streets and neighboring properties. 				
BUILDING EQUIPMENT AND SERVICES STANDARDS				
		Guideline Reference	Plot Plan Complies (Y/N/NA)	See Comment Sheet
69	In commercial developments, service and loading areas are separated from main circulation and parking areas.	A9.1(p28)		
70	Trash containers and outdoor storage areas are screened from view from public streets, pedestrian areas and neighboring properties. The screen for trash containers is landscaping or is of materials that are equivalent to the architecture of the principal buildings.	A9.1(p28)		
71	Utility meters are located in service or screened areas.	A9.1(p28)		
72	Exterior surface mounted utility boxes are designed, painted or screened to be equivalent to the design of the buildings to which they are attached.	A9.1(p28)		
73	Mechanical equipment, satellite dishes, communication devices and other equipment are concealed from view of public streets, adjacent properties and pedestrian areas.	A9.1(p28)		
74	Roof mounted equipment is screened.	A9.1(p28)		
75	The design of solar panels is equivalent to the architectural design of the building to which the solar panels are attached, or the solar panels are otherwise screened.	A9.1(p28)		

MULTI-FAMILY RESIDENTIAL DEVELOPMENT GOALS				
<ul style="list-style-type: none"> Multi-family and duplex developments should contribute to the sense of a “neighborhood” by carefully-relating building frontages and yards to public streets and adjacent properties. 				
MULTI-FAMILY RESIDENTIAL DEVELOPMENT STANDARDS				
		Guideline Reference	Plot Plan Complies (Y/N/NA)	See Comment Sheet
76	Living spaces are on the ground floor or not more than ½ story above ground level.	B2.1(P34)		
77	100 square feet of Group Usable Open Space, as defined by Section 1100 of the Zoning Ordinance, per dwelling unit is provided and, except for senior citizen projects, at least 1 children’s play area of 400 square feet is provided where the property has 25 or more units with 2 or more bedrooms. An additional 10 square feet of children’s play area shall be provided for each additional multiple bedroom unit over 25.	B2.2(P34)		



	MULTI-FAMILY RESIDENTIAL DEVELOPMENT STANDARDS	Guideline Reference	Plot Plan Complies (Y/N/NA)	See Comment Sheet
78	100 square feet of Private Usable Open Space, as defined by Section 1100 of the Zoning Ordinance, per dwelling unit is provided: <ul style="list-style-type: none"> Private spaces have a minimum dimension of 8 feet. Decks used for upper floor private space have a minimum dimension of 4 feet. 	B2.2(p35)		
79	Parking lots are not located between the building and the public street. They are located to the side, rear, or internal location on the property.	B2.4(p35)		
80	Projects with a common enclosed parking garage have no more than 2 garage doors that open toward the street.	B2.4(p35)		
81	The design of carports and garages is equivalent to the architecture of the principal building.	B2.4(p35)		
82	Views to parking areas are screened from public streets, adjacent properties, and usable open space areas, as defined by Section 1100 of the Zoning Ordinance.	B2.4(p35)		
83	Parking Courts are not more than 10 spaces deep, and set back from the street property line by a 20 foot planted front yard. A Parking Court is a landscaped parking area containing a maximum of 20 parking spaces... (See illustration for guidance)	B2.4(p36)		
84	There are not more than 8 continuous perpendicular or angled parking spaces without a pocket at least 1 space wide planted with at least 1 tree.	B2.4(p35)		
85	Parking drives are not located around the perimeter of the development.	B2.4(p36)		



County of San Diego - Sweetwater
Design Review Checklist

Applicant hereby agrees to comply with the applicable design review checklist standards; all applicable Federal, State, and Local laws and regulations, including but not limited to the County’s Centerline, Watershed Protection, and Landscape Ordinances, for the life of the project, or until modified by a subsequent development approval; and he/she understands that additional changes to the project may be required prior to issuance of a building permit to ensure compliance with these regulations.

Applicant

Date

The Sweetwater Design Review Board hereby confirms that the proposed project complies with all of the applicable design review standards provided compliance with the applicable design review checklist standards is maintained as agreed by the Applicant above.

Chairman, Design Review Board

Date

Project and Property Owner Information:

APN(s): _____ Project Address: _____

Owner's Name: _____ E-mail: _____ Phone: _____

Owner’s Mailing Address: _____

Agent's Name: _____ E-mail: _____ Phone: _____

(If applicable)

Agent’s Mailing Address: _____

Brief description of the project:



County of San Diego – *Valley Center* Design Review Checklist

SITE DESIGN GOALS

Every project should demonstrate an overall design integrity and contribute to Valley Center’s design objectives:

- Develop a compatible relationship to the land forms, building placement and open spaces that characterize the rural community.
- Retain significant existing natural features characteristic of the community. Existing topography and land forms, significant trees, drainage courses, rock outcroppings, vegetation, and views should be incorporated, to the maximum extent feasible, into the future development of the land.
- Minimize grading and alteration of natural land forms.
- Provide a sensitive transition from existing to new development by careful placement and massing of buildings, well designed planting patterns, and other means.
- Respect the existing views, privacy, quiet, and sun and light exposure of neighboring properties.
- Provide a clearly organized circulation plan for automobiles, pedestrians and service vehicles.
- Minimize the number of driveway curb cuts onto public roads. Access to parking areas from secondary or side streets is encouraged.
- Align and connect public streets and sidewalks of new development with those of adjacent developments.

Village Centers

- North and South Village areas will be developed through the Specific Plan process as two distinct compact rural Village Centers. Each Village Center will contain a Main-Street- style pedestrian-centered core supported by a network of interior streets with commercial, office and residential development.

Valley Center Road

- Valley Center Road is a landscaped boulevard that connects the two Village nodes and serves as a focus and unifying element of the community. As existing strip commercial development along VC Road is renovated and expanded, and as new infill development occurs, parking areas should be situated to the rear and sides of buildings, connected to adjacent parking areas, screened from the street and shaded with landscaping.



County of San Diego – Valley Center
Design Review Checklist

	SITE DESIGN STANDARDS	Guideline Reference	Plot Plan Complies (Y/N/NA)	See Comment Sheet
	Building Orientation			
1	Buildings front the street without intervening parking lots (See illustration for guidance)	13.A(p52)		
2	At least 50% of each commercial building’s front elevation is located on or not more than 10 feet from the front setback line. (See illustration for guidance)	13.A(p52)		
3	Front and side street setbacks are a minimum of 20 feet as measured from the ultimate street right-of-way line (30 feet outside the Town Center area). (See illustration for guidance)	12.A(p48) 13.A(p52) 25.A(p72)		
4	Buildings are organized to create useable open spaces, as defined in Section 1100 of the Zoning Ordinance. (See illustration for guidance)	12.E(p49)		
5	The arrangement, scale, mass, and design of buildings, open spaces, and landscape elements are equivalent to that of adjacent sites.	12.E(p49) 12.F(p50)		
6	Commercial and industrial buildings are oriented parallel or perpendicular to public streets. (See illustration for guidance)	12.C(p49)		
	Creation of Pedestrian Spaces			
7	The project provides pedestrian and vehicular linkages to adjacent development through connecting sidewalks, common entrance driveways, linked and aligned streets, driveways, and common service/delivery areas. (See illustration for guidance)	12.E(p49) 12.F(p50)		
8	Paved pedestrian areas, such as planted plazas are provided.	13.C(p53)		
9	Ground-level covered pedestrian walkways (arcades, loggias, porches, or trellised walkways) are provided to link separate buildings together. (See illustration for guidance)	13.A(p52)		
10	Not more than 10 feet of the width of such covered pedestrian walkway spaces may be located in the building setback zone. (See illustration for guidance)	13.A(p52)		
	Parking Areas			
11	Parking areas are located to the rear and side of street-fronting buildings and are setback at least 20 feet from front and street side property lines. (See illustration for guidance)	13.B(p52) 14.A(p54) 25.A(p72)		
12	Parking areas are screened from street view. (See illustration for guidance)	12.B(p48) 13.B(p52) 14.A(p54)		
13	Parking areas are set back at least 10 feet from side and rear property lines.	14.A(p54) 25.A(p72)		
14	Rear and interior side yard setbacks are a minimum of 10 feet. (See illustration for guidance)	12.A(p48)		
15	When parking requirements exceed 24 spaces, the parking lot is separated into smaller lots (6 spaces or less) divided by planted areas.	14.B(p54)		
16	Align and connect public streets and sidewalks of new development with those of adjacent developments.	16.A(p58)		



ARCHITECTURAL DESIGN GOALS

- Architectures should reflect the valley's history, respect the natural landscape and respond to the realities of the Mediterranean climate: hot and dry in summer, wet and cool in winter.
- Replicate the development pattern, scale, features and architectural styles that are typically combined in traditional California farm villages of Valley Center’s vintage. The desired character is derived from a mix of authentic “Early California” architectures, a design vocabulary reflected in the state’s early missions, adobes and farm villages.
- “Early California” architectures include Mission, Mission Revival, Adobe, Monterey, Spanish Colonial, Craftsman, as well as the farm/ranch vernacular found throughout the west.
- Large buildings either resemble large farm buildings that have been repurposed and renovated, or they are broken up to appear as a group of small buildings.
- Through thoughtful use and placement of these authentic architectural styles each Village will appear as though it has evolved over time.
- Encourage variety and individual interpretation within the vocabulary of these authentic styles, including contemporary use of basic principles, while discouraging “hybrid” architectures.

	ARCHITECTURAL DESIGN STANDARDS	Guideline Reference	Plot Plan Complies (Y/N/NA)	See Comment Sheet
	Authentic Architectural Styles			
17	The proposed building(s) are of early California Farm/Ranch Vernacular Village, Adobe Ranch, Monterey, Spanish Colonial, Mission, or Mission Revival design as described below	5(p26) Historic Inspiration & CA Farm Village Architecture Style Sheets and Visual Guide		



County of San Diego – Valley Center
Design Review Checklist

	ARCHITECTURAL DESIGN STANDARDS	Guideline Reference	Plot Plan Complies (Y/N/NA)	See Comment Sheet
17a	<p>Adobe Ranch design features shall include:</p> <ul style="list-style-type: none"> • Single story, single or grouped (more than 1) rectilinear building volumes • Low pitched (2:12 to 4:12) roofs with tiles • Exterior walls finished with mud-plaster, white wash, or smooth stucco finish • Arched or shaded entry ways • Recessed window and door openings, and/or shuttered windows • Shade protected spaces, arcades, or courtyards • Vigas (heavy timbers) extending through walls to support the roof • Brick, wood, or flagstone floors 	5(p26) Adobe Ranch Historic Inspiration Style Sheet and Visual Guide		
17b	<p>Mission & Mission Revival design features shall include:</p> <ul style="list-style-type: none"> • A mix (more than 1) of 1 and 2-story volumes • White, undecorated stucco walls • Arched openings on ground level • Arcaded corridors • Low pitched (2:12 to 4:12) tile roofs • Scalloped or parapeted gable ends • Balconies • Shaded porches • Tiled roofs • Bracketed eaves • Arched arcades <p>In addition, Mission Revival design features shall include:</p> <ul style="list-style-type: none"> ✓ Smooth stucco siding ✓ Roof parapets ✓ Square pillars ✓ Twisted columns ✓ Arcaded entry porch ✓ Round or quatrefoil (4 petal-shaped) window ✓ Red tile roof 	5(p26) Mission Revival Historic Inspiration Style Sheet and Visual Guide		
17c	<p>Monterey design features shall include:</p> <ul style="list-style-type: none"> • Two-story rectilinear building forms • Low to moderate-pitched (2:12 to 8:12) gable roofs covered with shingles or tiles • Projecting cantilevered second floor balconies with wood railings • Colonial double-hung windows; louvered shutters • Adobe, stucco/plaster, or vertical board & batten wood siding 	5(p26) Monterey Historic Inspiration Style Sheet and Visual Guide		



ARCHITECTURAL DESIGN STANDARDS		Guideline Reference	Plot Plan Complies (Y/N/NA)	See Comment Sheet
17d	<p>Spanish Colonial design features shall include:</p> <ul style="list-style-type: none"> • Rectangular or L-shaped floor plans • Asymmetrical facades • Low pitched (2:12 to 4:12) roof with parapet or hipped form • Roofs with semi-cylindrical tiles laid in alternating convex and concave columns • Arcaded entrances, porches or canvas awnings • Arched and recessed doors and windows • Balconies and porches • Carved details around windows, entrances, and cornices • Wrought iron grillwork for windows, doors, and balconies • Round or octagonal towers with low-pitched (2:12 to 4:12) tile roofs • Smooth or textured plaster (stucco) exterior walls and chimney finishes • Casement or double-hung windows, not required to be of uniform size or shape • Wooden doors (front doors can be carved but are not painted) • Glazed tile used for interior and exterior decoration 	5(p26) Retail & Commercial Historic Inspiration Style Sheet And Visual Guide		
17e	<p>▪ Early California Farm, Ranch Vernacular design shall include:</p> <ul style="list-style-type: none"> • Structures clustered in a group (more than 1, no less than 3 feet apart) equivalent to the design of the VC Library and Museum • Each standalone structure has a different height and size than other standalone structures on the property • Roof pitch of primary building is higher and steeper than ancillary buildings • False mansards and parapets on 1-story commercial buildings • Vertical wood board and batten, and wood clapboard siding • Covered arcades, walkways, porches, or colonnades at the edges of buildings • Accessory buildings that are any one of the following: <ul style="list-style-type: none"> ✓ Telescopic Expansion (smaller structure same shape and design as larger structure) ✓ Wing (a side section or feature of a building projecting perpendicularly from and subordinate to a main building) ✓ Lean-To (an extension of a building having a single pitched roof) ✓ Detached Building 	VC California Farm Village Architecture Style Sheet and Visual Guide		
Building Form & Massing				
18	The project proposes 1 and 2 story building forms.	5(p27)		
19	Building entrances are visible from the closest public street.	5.C(p31)		
20	Buildings have been grouped to create outdoor habitable space (as defined in Section 1100 of the Zoning Ordinance) such as central courtyards, entry courts, defined plazas, and gardens, enclosed on at least as 2 sides by a building. (Planting, low walls and fences (less than 3 feet) can enclose 1 or more sides of an outdoor habitable space, as defined in Section 1100 of the Zoning Ordinance.) (See illustration for guidance)	6(p35)		



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Design Review Checklist

		Guideline Reference	Plot Plan Complies (Y/N/NA)	See Comment Sheet
	ARCHITECTURAL DESIGN STANDARDS			
21	The project proposes use of courtyards, patios or terraces, and may include second story projecting balconies or verandas.	5(p27)		
22	Courtyards, loggias, and arcades create usable open space, as defined in Section 1100 of the Zoning Ordinance.	12D(p49)		
	Buildings Elevations, Shade and Shadow			
23	Proposed buildings do not create straight, unbroken façades, or large (longer than 25 feet), unbroken expanses of wall.	5.A.1(p28) 5.A.2(p28)		
24	Buildings create shade and shadow patterns via offsets, projections, overhangs, recesses, recessed windows and doors, or roof overhangs (greater than 2.5 feet). (See illustration for guidance)	5.A.1(p28) 5.C.2(p32)		
25	Changes in roof pitch orientation are accompanied by plan offsets on primary elevations. (See illustration for guidance)	5.A.2(p28)		
26	Changes in adjacent eave heights are paired with plan offsets. (See illustration for guidance)	5.A.2(p28)		
27	Large glazed window areas (longer than 25 feet) are broken into smaller window panes (5 feet in length).	5.C.2(p32)		
	Building Façade Materials			
28	The building façade materials meet the requirements for the architecture of choice listed above.	5(p27)		
29	Building material changes intersect with an architectural element, such as a chimney, projection, or pilaster.	5(p27)		
30	<p>Project uses one or more of the following building materials:</p> <ul style="list-style-type: none"> • Cement plaster (stucco) over masonry or wood frame • Exposed timber beams and columns • Brick, adobe brick, and stone • Ceramic accent tile • Concrete and concrete masonry with textured surfaces , including split face block • Wood siding • Building exterior and trim are painted in earth tone colors (muted, mixed with grey to lower a color’s brightness, browns, tans, grays, greens, oranges, whites, reds, and blues) 	5.A.3(p29)		
31	<p>The project does not use any of the following building materials:</p> <ul style="list-style-type: none"> • Glass covering over 30% exterior surface area. • Bright primary and secondary colors that are not muted (mixed with grey to lower a color’s brightness) browns, tans, grays, greens, oranges, whites, reds, and blues • Glazed masonry covering more than 10% of total building surface area. • Glass curtain walls • Synthetic masonry materials • Composite building panels • Reflective or “mirrored” glass 	5.A.3(p29)		



ARCHITECTURAL DESIGN STANDARDS		Guideline Reference	Plot Plan Complies (Y/N/NA)	See Comment Sheet
Roof Forms				
32	The slopes of gabled, hip, or shed roofs form a moderate pitch (4:12 to 6:12).	5.B.1(p29)		
33	Roof overhangs create shadow lines.	5.B.1(p29)		
34	The project does not create expansive flat roofs exceeding 25 feet in length.	5.B.2(p30)		
35	The project incorporates shed roofs, or trellises covering exterior walkways or loggias.	5.B.2(p30)		
36	Commercial and residential building facades with flat roofs in a continuous fascia or an extended parapet use shed roofs or loggias. (See illustration for guidance)	5.B.2(p30)		
37	Eaves with fascia boards reduce the amount of sunlight striking glass window surfaces. (See illustration for guidance)	5.B.4(p30)		
38	When no fascia board is used at overhangs, exposed roof joists are of 4X material. (See illustration for guidance)	5.B.4(p30)		
38	Rooftop mechanical equipment is not proposed, or is screened from view of the street, adjacent properties and surrounding hillside residences with enclosures of equivalent design and materials as the building.	5.B.3(p30)		
Roof Materials				
40	The project uses 1 or more of the following roof materials: <ul style="list-style-type: none"> Clay tile in earth tone color only (muted, mixed with grey to lower a color’s brightness, browns, tans, grays, greens, oranges, whites, reds, and blues) Concrete tile in earth tone colors (muted, mixed with grey to lower a color’s brightness, browns, tans, grays, greens, oranges, whites, reds, and blues) High profile or “Architectural” composition shingles (laminated shingles made from fiberglass and asphalt, and textured to give a three dimensional look) 	5.B.3(p30)		
41	Project does not use any of the following roof materials: <ul style="list-style-type: none"> Wood shakes or shingles (unless treated for fire resistance) Bright primary and secondary colors that are not muted (mixed with grey to lower a color’s brightness) browns, tans, grays, greens, oranges, whites, reds, and blues, glazed tile, or reflective surfaces 	5.B.3(p30)		
Fences and Walls				
42	The project does not propose solid fences and walls over 3 feet high along public streets. When noise walls or fences are used, noise fences or walls over 3 feet high that face public streets provide a landscaped buffer at least 5 feet deep on the street facing side of the wall.	5.E.1(p33)		
43	Proposed walls or fences have landscaped recesses at 50-foot or less intervals.	5.E.1(p33)		
44	Solid walls abutting sidewalks are setback a minimum of 18 inches from the edges of the sidewalk to allow for landscaping.	5.E.1(p33)		



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ARCHITECTURAL DESIGN STANDARDS		Guideline Reference	Plot Plan Complies (Y/N/NA)	See Comment Sheet
45	<p>The wall or fencing materials are from the following list of materials:</p> <ul style="list-style-type: none"> • Native stone • Concrete masonry with cement plaster finish • Cement plaster over framing • Wrought iron • Wood 	5.E.1(p34)		
46	<p>None of the following wall and/or fencing materials are proposed:</p> <ul style="list-style-type: none"> • Chain link or open wire, except in service or security areas where screened by landscaping. • Corrugated metal • Bright colored plastic (red, orange, or yellow) • Reed material 	5.E.1(p34)		
Accessory Structures				
47	All accessory structures are equivalent in scale, design, materials, and appearance to adjacent buildings.	5.E.2(p34)		
48	Accessory structures use materials from the list in #38 above.	5.E.2(p34)		
49	Patio covers, greenhouses, storage spaces, and other ancillary structures cannot be seen from adjacent properties.	5.E.2(p34)		
Site Details and Furnishings				
50	Proposed furnishings are wood.	5.F.1(p34)		
51	Where used, pre-cast concrete has earth tone color (muted, mixed with grey to lower a color's brightness, browns, tans, grays, greens, oranges, whites, reds, and blues) and texture.	5.F.1(p34)		
52	Dumpsters and other disposal facilities cannot be seen from public or private roads, sidewalks, or building entrances.	5.F.2(p34)		
53	Dumpster enclosures are made of stucco finished, stone-faced poured, or split-faced concrete block where visible from a parking area, yard, or window on- or off-site.	5.F.2(p34)		
54	Satellite reception dishes are painted earth-tone colors (muted, mixed with grey to lower a color's brightness, browns, tans, grays, greens, oranges, whites, reds, and blues) and are completely screened.	5.G(p34)		



LANDSCAPE DESIGN GOALS							
<ul style="list-style-type: none"> Retain existing land forms, mature trees, and rock outcroppings in the landscape. The built environment should be softened and cooled with vegetation. Generally, the density of vegetation should increase with the density of development. New plantings must be compatible with the existing natural landscape and desired rural character in form, arrangement and species: rural rather than urban; natural and asymmetrical rather than geometric. The community values native oaks and sycamores as significant historical, aesthetic and ecological resources and requires the creation of favorable conditions for the preservation and propagation of this unique, implacable plant heritage. Landscaping of the Public Right of Way is governed by Valley Center’s J-36 Right-of-Way Development Standards. 							
LANDSCAPE DESIGN STANDARDS				Guideline Reference	Plot Plan Complies (Y/N/NA)	See Comment	Sheet
Plant Selection Guide and Landscape Manual							
55	Plant selection follows the recommendations of County Water Efficient Landscape Design Manual.			9.B (p39-41) 24.A(p71)			
Preservation of Natural Features: Mature Trees and Rock Outcroppings							
56	The plot plan identifies and locates existing natural features (trees, rocks, or other land or water features that are not man-made).			VCDG(p16)			
57	Existing trees and rock outcroppings are retained within the landscape.			2.C(p18) 3.A(p20)			
58	No oak tree will be removed with a diameter of more than 8 inches, or any 2 trunks with a combined diameter of 12 inches, as measured 4 ½ feet above the root crown.			2.B(p18)			
59	No sycamore tree will be removed with a diameter of more than 12 inches, or any 2 trunks with a combined diameter of 16 inches or more, as measured 4 ½ feet above the root crown.						
Required Landscape and Screening							
60	Residential Development: <ul style="list-style-type: none"> The entire front yard and at least 50 percent of the side yard areas are landscaped. 			16.D(p59)			
61	Commercial Development: <ul style="list-style-type: none"> A minimum of 20 percent of the site is landscaped usable open space, as defined in Section 1100 of the Zoning Ordinance (includes planted setback, parking lot landscaping, planted courtyards, and covered outdoor pedestrian spaces such as arcades and loggias). 			12.A.3 (p48)			



	LANDSCAPE DESIGN STANDARDS	Guideline Reference	Plot Plan Complies (Y/N/NA)	See Comment	Sheet
62	<p>Industrial Development:</p> <ul style="list-style-type: none"> • A landscaped zone at least 10 feet deep along all interior side and rear lot lines; 15 feet deep if the project shares a lot line with residentially zoned property. (See illustration for guidance) • Trees and/or shrubs are planted in front of walls. • All mechanical equipment, service, parking, storage, shipping and utility areas are screened. All fences and walls are screened. 	25.B(p72) 25.D.1 (p73)			
63	<p>None of the following screening methods are used:</p> <ul style="list-style-type: none"> • Chain link, board, or industrial fences without accompanying landscape screening • Hedges without trees planted within the hedge mass • Trees without an understory of shrubs 	25.D.3 (p73)			
64	Wherever landscaping is required, 1 tree (minimum size is 24-inch box), at least, is provided for each 400 square feet.	12.A.3 (p48) 16.D(p59)			
Required Landscaped Edge Zones					
65	The project provides a continuous landscaped edge of grouped (more than one) trees and shrubs along front- and street-side property lines interrupted only by sidewalks and permitted driveway curb cuts.	4.A(p24) 12.B(p48)			
66	The project does not propose in the landscape zone dumpsters or trash receptacles, artificial plants or turf, commercial display objects, or elements with reflective surfaces or colors that are not muted (mixed with grey to lower a color's brightness) browns, tans, grays, greens, oranges, whites, reds, and blues.	4.E(p24)			
Landscaped Open Space					
67	Trees are used to identify perimeters of open spaces.	8(p37) 9.A.4(p39)			
68	Interiors of open spaces are left undisturbed or planted in native vegetation (trees, shrubs, or grasses) with no use of non-indigenous plants.	9.A.4(p39)			
Off-Street Parking Areas					
69	Parking and service areas are screened from road view. Techniques can include planting alone, or a combination of planting and low walls (less than 3 feet), or earth berms with trees, shrubs and groundcovers. (See illustration for guidance)	14.A(p54)			
70	Shrubs or other plant materials form a screen and are at least 2 feet high at initial planting.	14.A(p54)			
71	Commercial parking areas are screened from the view of adjacent residential zones with a 72-inch high solid fence, wall, or hedge. (See illustration for guidance)	14.A(p54)			
72	Tree canopies are proposed over the majority (more than 50%) of the paved surface.	14.D(p54) 9.A.3(p39)			
73	For parking lots with more than 15 spaces a minimum of 10 percent of the parking lot interior is landscaped. (The interior does not include perimeter planting.)	14.C(p54)			



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	LANDSCAPE DESIGN STANDARDS	Guideline Reference	Plot Plan Complies (Y/N/NA)	See Comment Sheet
74	Interior plantings shade the majority (more than 50%)of the paved surface area in the following fashion: <ul style="list-style-type: none"> • A planted island at least 5 feet wide is provided every 6 or 12 parking spaces in a row. • 2 trees (minimum size 24-inch box) at the end of each row and in each required break. • At least 1 tree for every 3 parking spaces. 	14.D(p55) 19.C.3 (p65) 19.C.3 (p6) 14.D(p55) 19.C.3 (p65)		
75	The project provides landscaped transition space (planted with ground cover, shrubs, and trees) between the building and parking area; a minimum of 5-feet in commercial and industrial areas, and 10-feet in residential areas.	14.E(p55) 19.D(p65)		
76	Views of parking, storage, delivery areas, and unbroken walls are completely screened.	9.A.6(p39)		
	Fences and Walls: Size, Setbacks, Design and Materials			
77	Vegetation, walls, or fences used for screening at driveway entrances do not obstruct the view of oncoming traffic.	14.A(p54)		
78	Where proposed for screening, open rail fences are combined with vegetation to screen cars from view.	14.A(p54)		
79	In landscaped zones or to completely screen parking areas from street view, walls are no higher than 3 feet. Fences are no higher than 42 inches.	4.E(p24) 14.A(p54) 19(p64) 25.B.1 (p72)		
80	Along sidewalks, all solid walls and fences are setback at least 18 inches from the edges of the sidewalk to allow for planting.	5.E.1(p33)		
81	Walls and fences are equivalent in design, material, and scale to others in the area.	5.E.1(p33)		



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LANDSCAPE DESIGN STANDARDS		Guideline Reference	Plot Plan Complies (Y/N/NA)	See Comment Sheet
82	Walls on sloping terrain are stepped. (See illustration for guidance)	5.E.1(p34)		
83	Along public streets, proposed fences and walls are broken at minimum 50-foot intervals with a 10-foot wide by 2-foot deep recess.	16.C(p59)		
84	In residential development along public streets, the entire length of the wall and the recessed area are planted.	16.C(p59)		
85	In industrial development, fences and walls which abut residential or commercially zoned property are set back at least 5 feet from the property line, and the intervening area landscaped.	25.C(p73)		
86	Wall or fence material is: <ul style="list-style-type: none"> • Wrought iron • Wood • Native stone • Stone faced concrete masonry • Textured stucco or concrete faced concrete masonry • Cement plaster finished concrete masonry • Cement plaster over framing 	14.A(p54) 22.B(p69) 5.E.1(p34)		
87	Wall or fence materials are not: <ul style="list-style-type: none"> • Chain link or open wire, except in landscape-screened service or security areas. • Corrugated metal • Bright colored (red, orange, or yellow) plastic • Reed • Artificial stone • Unfinished or unfaced concrete or concrete masonry 	4.E(p24) 5.E.1(p34) 25.D.3 (p73)		

SIGNAGE DESIGN GOALS				
<ul style="list-style-type: none"> • Protect Valley Center’s rural residential environment from the adverse impact of unnecessarily large or an excessive number of commercial signs. Valley Center’s commercial properties should avoid the clutter of commercial signage common to more densely urbanized communities of the County. 				
SIGNAGE DESIGN STANDARDS		Guideline Reference	Plot Plan Complies (Y/N/NA)	See Comment Sheet
General Design Criteria				
88	Signs do not to block driveway views of oncoming traffic.	15.A(p56)		



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		Guideline Reference	Plot Plan Complies (Y/N/NA)	See Comment Sheet
	SIGNAGE DESIGN STANDARDS			
	Permitted Sign Types			
89	<p>The project uses 1 or more of the following sign types:</p> <ul style="list-style-type: none"> • Monument signs of wood construction with painted or raised letters and logos (recommended). • Freestanding single pole hanging signs or wood or ornamental metal (i.e., wrought iron) construction (recommended). • Painted or raised letters and logos (recommended). • Wall signs • Window signs • Pole mounted signs • Projecting signs <p>(See illustration for guidance)</p>	15.B.1 (p56)		
	Prohibited Signs Types			
90	<p>The project does not propose any of the following prohibited sign types:</p> <ul style="list-style-type: none"> • Roof signs and signs mounted on sloped parapets • Internally illuminated plastic signs 	15.D(p57)		
	Monument & Freestanding Pole Signs: Dimensions			
91	For properties with less than 250 feet of street frontage, there is no more than 1 monument or freestanding pole sign of not more than 36 square feet of total sign face area.	15.C.1 (p57)		
92	For properties with more than 250 feet of street frontage, there are no more than 2 monument or freestanding pole signs totaling not more than 72 square feet of total sign face area.	15.C.1 (p57)		
93	Monument signs are a maximum of 18 square feet per face and not more than 6 feet wide and 3.5 feet tall.	15.C.1 (p57)		
94	Freestanding pole sign panels are a maximum of 15 square feet per face, not more than 4 feet wide or tall, and do not project more than 8 feet above grade. The pole and bracket of a hanging sign is not more than 10 feet in height above grade.	15.C.1 (p57)		
	Wall & Window Signs: Dimensions			
95	The total area of all wall signs on a building elevation is not greater than 10 percent of the elevation’s area or 100 square feet per building, whichever is less.	15.C.2 (p57)		
96	The maximum height of wall signs is the top of the wall or façade to which the wall is attached.	15.C.2 (p57)		
97	Window signs are not greater than 25% of the glazed area in, on, or behind which it is displayed.	15.C.2 (p57)		
	Projecting Signs			
98	A maximum of 1 projecting sign is provided for each business establishment.	15.C.3 (p57)		



		Guideline Reference	Plot Plan Complies (Y/N/NA)	See Comment Sheet
SIGNAGE DESIGN STANDARDS				
99	The maximum height of projecting signs is the top of the building wall or façade to which the wall is attached.	15.C.3 (p57)		
100	Projecting signs have a maximum size of 6 square feet per sign face.	15.C.3 (p57)		
101	All projecting sign faces are a maximum of 12 square feet, with a total maximum of 60 square feet for the property.	15.C.3 (p57)		
102	Projecting signs have a clear height at least 7.5 feet over pedestrian walkways.	15.C.2 (p57)		
Design, Colors, Materials & Lighting				
103	Sign posts are either wood with a white, black, or natural stain finish or black metal.	15.B.2 (p57)		
104	Signage design is equivalent to the building’s architectural design and signs use no more than 3 colors in addition to the use of black and white.	15.B.2 (p57)		
105	Proposed signs are externally illuminated by a shielded top mounted, downward directed light source.	15.B.2 (p57)		

<p>LIGHTING DESIGN GOALS</p> <ul style="list-style-type: none"> Site lighting should minimize emission of light rays into both the night sky and neighboring properties. Carefully-designed site lighting plans are required to provide the best balance between the site safety, security and appearance considerations. Consistent site lighting patterns will help integrate the community’s commercial development and prevent commercial lighting from interfering with residential properties. 				
LIGHTING DESIGN STANDARDS		Guideline Reference	Plot Plan Complies (Y/N/NA)	See Comment Sheet
Prevent Glare, Preserve Night Sky				
106	All outdoor lighting is directed downward.	11.B(p45)		
107	All outdoor lighting fixtures are cutoff and shielded to prevent direct view of the light source. At least 90% of the light is projected below an angle of 80 degrees. No outdoor light is projected above the horizontal plane passing through the lowest light-emitting point of the fixture. (See illustration for guidance)	11.B(p45)		



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		Guideline Reference	Plot Plan Complies (Y/N/NA)	See Comment	Sheet
	LIGHTING DESIGN STANDARDS				
	Low, Even Levels				
108	Externally lighted signs use only shielded top mounted, downward directed light sources.	15.B.4 (p57)			
109	Outdoor internally-illuminated advertising signs have a medium to dark colored (not white, off-white, light gray, cream or yellow) background and lighter colored (white, off-white, light gray, cream or yellow) text and symbols.	15.B.4 (p57)			
	Size, Color & Materials				
110	Overhead luminaries in commercial parking areas are between 15 to 20 feet high and direct light away from public streets and adjoining properties.	11.B(p45)			
111	All luminaries in residential parking areas are 15 feet or less, except at streets, driveways.	11.B(p45)			
112	Masted lighting fixtures higher than 35 feet are not proposed.	11.B(p45)			
113	Overhead walkway lighting is between 8-12 feet.	11.C.1 (p46)			
114	Wood fixtures and fixtures mounted on wood poles clear stained or painted with earth tones (brown, tan, green or grey) are used.	11.D(p46)			
115	Where used, metal poles are black, dark gray, dark brown, or earth tone (brown, tan, green, or grey).	11.D(p46)			



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Applicant hereby agrees to comply with the applicable design review checklist standards; all applicable Federal, State, and Local laws and regulations, including but not limited to the County’s Centerline, Watershed Protection, and Landscape Ordinances, for the life of the project, or until modified by a subsequent development approval; and he/she understands that additional changes to the project may be required prior to issuance of a building permit to ensure compliance with these regulations.

Applicant

Date

The Valley Center Design Review Board hereby confirms that the proposed project complies with all of the applicable design review standards provided compliance with the applicable design review checklist standards is maintained as agreed by the Applicant above.

Chairman, Design Review Board

Date

Project and Property Owner Information:

APN(s): _____ Project Address: _____

Owner's Name: _____ E-mail: _____ Phone: _____

Owner’s Mailing Address: _____

Agent's Name: _____ E-mail: _____ Phone: _____

(if applicable)

Agent’s Mailing Address: _____

Brief description of the project:

