



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)		
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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

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

SIGNAGE DESIGN GOALS

- 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.

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

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:

