



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.



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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)		



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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)		



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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	Project does not use any of the following roof materials: <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	Where applicable, the wall and/or fencing materials are from the following list of materials: <ul style="list-style-type: none"> • Native stone • Brick • Textured concrete • Cement plaster over framing • Wood 	3.D.1(p18)		
29	None of the following wall and/or fencing materials are proposed: <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	Solid walls on primary elevations include a planted area of at least 18 inches from the edge of the sidewalk.	3.D.1(p18)		
31	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.	7.C(p29)		
32	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)	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

- 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)		



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

- 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

- 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	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.	12.F.1(p40)		
77	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.	12.F.2(p40)		
78	Metal roof systems use earth tones (brown, tan, green, or gray) and are not bright-colored (red, yellow, orange), nor use unpainted galvanized metal.	12.F.3(p40)		
79	Parapet walls are at least the same height as any rooftop equipment or machinery.	12.F.4(p40)		
80	All visible rooftop utility and equipment are the equivalent earth tone color (brown, tan, green, or gray) as the roof surface.	12.F.5(p40)		

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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 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:



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