



# 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
<b>Building Location &amp; Orientation</b>				
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		
<b>Parking &amp; Circulation</b>				
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
<b>Public Utilities</b>				
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		
<b>Steep Slopes &amp; Natural Features</b>				
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

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

<b>LANDSCAPE DESIGN STANDARDS</b>		<b>Guideline Reference</b>	<b>Plot Plan Complies (Y/N/NA)</b>	<b>See Comment Sheet</b>
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

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:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_