



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.



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



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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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		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)		



		Guideline Reference	Plot Plan Complies (Y/N/NA)	See Comment Sheet
ARCHITECTURAL DESIGN STANDARDS				
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	<p>Interior plantings shade the majority (more than 50%)of the paved surface area in the following fashion:</p> <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. 	<p>14.D(p55) 19.C.3 (p65) 19.C.3 (p6) 14.D(p55) 19.C.3 (p65)</p>		
75	<p>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.</p>	<p>14.E(p55) 19.D(p65)</p>		
76	<p>Views of parking, storage, delivery areas, and unbroken walls are completely screened.</p>	<p>9.A.6(p39)</p>		
Fences and Walls: Size, Setbacks, Design and Materials				
77	<p>Vegetation, walls, or fences used for screening at driveway entrances do not obstruct the view of oncoming traffic.</p>	<p>14.A(p54)</p>		
78	<p>Where proposed for screening, open rail fences are combined with vegetation to screen cars from view.</p>	<p>14.A(p54)</p>		
79	<p>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.</p>	<p>4.E(p24) 14.A(p54) 19(p64) 25.B.1 (p72)</p>		
80	<p>Along sidewalks, all solid walls and fences are setback at least 18 inches from the edges of the sidewalk to allow for planting.</p>	<p>5.E.1(p33)</p>		
81	<p>Walls and fences are equivalent in design, material, and scale to others in the area.</p>	<p>5.E.1(p33)</p>		



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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)		



		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:

