



County of San Diego – *Fallbrook* Objective Design Standards Checklist

Design Review Checklists have been prepared to provide objective design standards (ODS) to conduct design review if utilizing State Legislation to streamline a housing development. If a project is found to be eligible for, and consistent with, the applicable State legislation permitting checklist, it will be exempt from the Site Plan Permit requirement of Section 5756. This objective design checklist has been created to provide measurable, verifiable, and clear objective design standards. The standards are based on Community Plan policies and Design Guidelines, as well as relevant policies from the General Plan and other adopted documents.

Design review is only one part of the development review process. Development projects are subject to the requirements of the Zoning Ordinance, as described in the [Zoning Ordinance Summary Brochure](#). The Zoning Ordinance addresses components of project development that impact design, such as building height, lot coverage, and setbacks, which are not duplicated on this checklist.

Key Zoning Ordinance sections pertaining to development and design include:

- Part One - Basic Provisions including definitions. See section 1100 - Definitions of Terms, for definition of street; usable open space, group; usable open space, private; landscaped street edge zone; and other terms used as a part of design review
- Part Four - Development Regulations including standards for density, lot size, building type, maximum floor area, floor area ratio, height, lot coverage, setbacks, and usable open space. For open space, see section 4900 (through 4999, inclusive) - Usable Open Space Regulations, when usable open space is the focus of a standard
- Part Five - Special Area Regulations including standards for Airport, Flood Plain, Historic and Scenic areas
- Part Six - General Regulations including parking, signage, outdoor lighting, fencing, and solar energy systems; see section 6700 - Screening Requirements, when screening is required per a standard

In addition, other County ordinances may have an impact on project development and design and must be consulted when applicable, including:

- County of San Diego 2023 Consolidated Fire Code or California Building Code
- Subdivision of Land – Title 8, Division 1
- Resource Protection – Title 8, Division 6, Chapter 6
- Water Conservation in Landscaping – Title 8, Division 6, Chapter 7, and Water Efficient Landscape Design Manual
- Grading, Clearing, and Watercourses – Title 8, Division 7
- Centerline – Title 5 sets requirements for right-of-way, street improvement standards, and setbacks
- Public Roads Standards
- San Diego Off-street Parking Manual
- Dark Sky Ordinance – Section 51.201 et seq.
- Watershed Protection Ordinance – Section 67.801 et seq. and associated manuals. See [2020 BMP Design Manual \(Complete\)](#)
- Other relevant land use regulations listed on the [Zoning Ordinance Summary](#) brochure (PDS-444)

As needed, a list of additional definitions related to design review may be developed for terms not found in Zoning Ordinance section 1100. If specific standards vary based on location, maps may be developed to understand where specific standards apply.



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SITE LAYOUT DESIGN STANDARDS				
		Guideline Reference	Y/N	Comments
Preservation of Significant Trees and Landscape				
1	The drip area (the diameter of the tree crown) at the base of an Oak tree shall not be irrigated or paved with impervious surfaces.	A.1.a.5 (p14)		
2	Impacts to oak vegetation communities typically require a 3:1 mitigation ratio however some exceptions apply. If trees must be removed, mitigation requirements for oak trees can be found within the County's Guidelines for Determining Significance for Biological Resources and the County's Report Format and Content Requirements for Biological Resources.	A.1.b (p15)		
3	For hillside development, along designated Scenic Roads, removal of landforms, stream beds, mature trees, and/or rock outcroppings is prohibited.	C1.a.3 (p 62)		
4	For hillside development, buildings shall be prohibited from being built on ridgelines that are highly visible from public roads.	C2.a.1 (p 62)		
5	For properties within a designated flood plain, structures, parking areas, and other major improvements are prohibited. Landform and stream bank alterations within the zone are prohibited, except for the purpose of stabilizing stream bank areas with documented erosion problems.	C3.a.1 (p 70)		
6	For properties within a designated flood plain, construction of concrete or other engineered channels, dikes and levees within the Floodway zone is prohibited and shall only be used where flood damage to existing structures would be caused by flood flows.	C3.a.1 (p 70)		
7	For properties within a designated flood plain, lot splits and planned developments shall be clustered to preserve the ability for new buildings to be constructed entirely outside the designated flood plain area.	C3.b.1 (p 70)		
8	For properties within a designated flood plain, dikes, levees, and floodwalls may be used to protect existing structures but shall not be used for new development, even in Flood Fringe areas. Instead, buildings shall be located elsewhere or elevated above flood level.	C3.b.3 (p 71)		
9	For properties within a designated flood plain, large open spaces and indigenous riparian vegetation such as live oaks, sycamores and scrub shall be preserved. If existing, indigenous riparian vegetation shall be part of new plantings. Ornamental plantings and the introduction of non-native species is prohibited.	C3.d (p 71)		
Outdoor Dining				
10	Outdoor dining areas for eating and drinking shall be located on private property and may replace parking stalls or parking lots if the associated uses have met their required parking counts per the Zoning code.	A.8.a.1 (p 39)		
11	Outdoor dining areas for eating and drinking adjacent to parking stalls or parking lots shall incorporate a barrier consisting of railings, fences, or planter boxes that are three feet in height or less. This barrier may either be permanently installed or movable. Square footage of outdoor dining is taken into consideration when calculating the required number of parking spaces.	A.8.a.2 (p 39)		
12	The surface of the outdoor dining area shall have a running slope and cross slope that do not exceed two percent to maintain ADA accessibility.	A.8.b.2 (p 40)		



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13	The outdoor dining area shall only be located on a raised platform or sunken area if it includes accessible ramp which is built in accordance with the Americans with Disabilities Act (ADA).	A.8.b.3 (p 40)		
14	At least one wheelchair accessible seating space shall be provided for every 20 seats. These seats shall have a minimum unobstructed maneuverability dimension of 48 inches in depth by 30 inches in width.	A.8.b.4 (p 40)		
15	Access to designated wheelchair seating spaces shall be provided through an accessible path of at least 36 inches (three feet) in width.	A.8.b.5 (p 40)		
Building Location and Orientation				
16	In the Town Center, along Main Avenue and Mission Road, the ground floor of buildings shall maintain a consistent “street wall” with adjacent properties. (See map for guidance)	B1-A (p 45)		
17	In the Town Center, for buildings on Main Avenue, a minimum of 80 percent of the front façade shall be located at the minimum required setback and shall include the primary entrance to the building on Main Avenue. The front façade requirement of 80 percent may be lowered to 50 percent if a recessed courtyard of at least 500 square feet is located with primary access on Main Avenue. (See map for guidance)	B1-A.a.1 (p 45)		
18	In the Town Center, along Main Avenue and Mission Road, all retail shops shall be located on the ground level and shall have the primary entry facing the street. (See map for guidance)	B1-A.a.2 (p 45)		
19	In the Town Center, along side streets when the front façade of a building is set back from the front property line, there shall be a pedestrian area or planted area that is a minimum of eight feet deep between the building and the minimum setback. An ADA compliant sidewalk of at least five feet width shall be provided on all adjacent streets that do not have an existing ADA compliant sidewalk.	B1-B.a.1 (p 59)		
20	For Hillside Development, (i.e., hillside areas with on slopes of 25 percent or greater), buildings shall be cut into the hillside.	C2.a.2 (p 64)		
21	For properties within a designated flood plain, where portions of the parcel are located within the flood plain and outside the floodplain, buildings shall be clustered in the areas of the site lying outside the Flood Plain.	C3.b.1 (p 70)		
22	For properties within a designated flood plain, where parcels are entirely within a flood plain, development shall be in the flood fringe area, and the finished floor level of all structures must be at least one foot above the 100-year Floodway elevation.	C3.b.2 (p 70)		
Parking Lot Location, Access & Connections				
23	Parking is prohibited in the Landscaped Street Edge Zone.	B2.a.1 (p 51)		
24	In all Town Center and qualifying multi-family developments, driveways shall be located at least 50 feet from the nearest intersection.	B2.b.3 (p 53)		
25	In all Town Center and qualifying multi-family developments, parking lots shall be set back at least five feet from rear and interior property lines.	B2.b.4 (p 53)		
26	Along Main Avenue, parking facilities for buildings shall be located at the rear of the lot and vehicular access to/from Main Avenue is prohibited.	B1-A.b.1 (p 46)		



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27	<p>In all Town Center and qualifying multi-family developments, access to the parking lot shall be from alleys. If an alley is not available, access shall be from the rear street. If alley access and the rear street are not available, then access shall be from a side street. If all previous access options are not available, access can be from the front street.</p> <p>(See map/illustration for guidance)</p>	<p>B1-A.b.2 (p 46) B1-B.b.3 (p 49)</p>		
28	<p>In the Town Center, there shall be a landscape buffer between parking areas and property lines that is at least 10 feet deep for the following conditions:</p> <ul style="list-style-type: none"> • Adjacent to public streets that shall be at least 10 feet deep • Parking lot is over 4,000 square feet 	<p>B1-A.b.3(p 46) B1-B.a.3 (p 49)</p>		
29	<p>In the Town Center along side streets, there shall be a maximum of one curb cut permitted for every 100 linear feet of street frontage.</p>	<p>B1-B.b.1 (p 49)</p>		
30	<p>In the Town Center along side streets, there shall be a maximum driveway width of 24 feet.</p>	<p>B1-B.b.2 (p 49)</p>		
31	<p>For projects with commercial development outside the Town Center, there shall be a minimum of 15 feet deep landscape street edge zone along all front and side street property lines. The landscape street edge zone may only be interrupted by driveways, sidewalks, or pedestrian areas.</p>	<p>B2.a.1 (p 51)</p>		
32	<p>For projects with commercial development outside the Town Center, the following conditions shall be met for building walls that face a street:</p> <ul style="list-style-type: none"> • A minimum of 60 percent of the building walls shall be located at the minimum setback • The building walls shall include a minimum of 50 percent of window coverage • The building walls shall be oriented parallel to the street, along the Landscaped Street Edge Zone 	<p>B2.a.2 (p 51)</p>		
33	<p>For projects with commercial development outside the Town Center, driveways are prohibited within 50 feet of the nearest intersection.</p>	<p>B2.b.3 (p 52)</p>		
34	<p>For projects with commercial development outside the Town Center, parking lots are prohibited within five feet of rear and interior property lines.</p>	<p>B2.b.4 (p 52)</p>		
35	<p>For multi-family residential-only projects in the Town Center, parking lots shall be located in the rear, side, or at internal locations on the property.</p>	<p>B2.d.1 (p 53)</p>		
36	<p>For multi-family residential-only projects in the Town Center, buildings with 200 feet or less of street frontage may have one curb cut with garage doors of 24 feet wide or two curb cuts of 15 feet wide each.</p>	<p>B2.d.1 (p 53)</p>		
37	<p>For multi-family residential-only projects in the Town Center, buildings with 201 feet or more of street frontage may have two curb cuts with garage doors of 24 feet wide for the first 201 feet and one curb cut for each additional 200 feet of frontage.</p>	<p>B2.d.1 (p 53)</p>		
38	<p>For multi-family residential-only projects in the Town Center, buildings located on comer lots only shall have garage doors that open towards the side street.</p>	<p>B2.d.1 (p 54)</p>		
39	<p>For multi-family residential-only projects in the Town Center, buildings that contain a common enclosed parking garage shall have a maximum of one garage door opening toward the street.</p>	<p>B2.d.1 (p 54)</p>		
40	<p>For multi-family residential-only projects in the Town Center, lines and/or rows of parked cars over 10 cars are prohibited.</p>	<p>B2.d.2 (p 54)</p>		
41	<p>For multi-family residential-only projects in the Town Center, for projects with more than 50 dwelling units, parking driveways are prohibited around the periphery of the project.</p>	<p>B2.d.2 (p 54)</p>		



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ARCHITECTURAL DESIGN STANDARDS				
		Guideline Reference	Y/N	Comments
Building Form				
42	Building elevations over 50 feet in length shall incorporate at least one change in plane and/or architectural feature for each 25 feet of elevation from the following specified architectural features: awning, balcony, pergola, arcade, porch, loggia, or recessed entry.	A.2.a.1 (p 17)		
43	Changes in roof pitch orientation shall be accompanied by plan offsets and massing articulation. (See illustration for guidance)	A.2.a.2 (p 17)		
44	Buildings that are set back more than 10 feet from the property line shall include a veranda, patio, and/or loggia of at least 5 feet in depth along at least 50 percent of any street facing façade.	A.2.e .3(p 20)		
45	In the Town Center, buildings over two stories shall provide a minimum step back of 5 feet from the front façade on the third story.	B1-A.c.2 (p 47)		
46	In the Town Center along Main Avenue and Mission Road, buildings shall have between a minimum of 50 percent and a maximum 75 percent of the ground level façade made of clear glass.	B1-A.c.4 (p 47)		
47	In the Town Center along Main Avenue and Mission Road, each upper floor shall have between a minimum of 30 percent and a maximum of 50 percent of the façade mad of clear glass when facing the street.	B1-A.c.5 (p 47)		
48	In the Town Center along Main Avenue and Mission Road, ground level retail uses shall have a minimum 12-foot floor to ceiling height.	B1-A.c.3 (p 47)		
49	For multi-family residential-only projects in the Town Center, the ground floor level shall not be more than one-half story above the height of the adjacent finished sidewalk or roadway.	B2.a (p 53)		
50	For projects on hillside areas (i.e., on slopes of 25 percent or greater), building forms shall follow the natural hillside slope.	C2.a.1 (p 64)		
51	For properties entirely within a designated flood plain, the finished floor level of all structures shall at a minimum be at least one foot above the 100-year Floodway elevation.	C2.b.2 (p 70)		
Projects with More than One Building				
52	For projects with more than one building (i.e., detached from each other), all Building walls shall have the same color and materials throughout the development.	A.2.b.1 (p 18)		
Building Materials (including roof)				
53	Building material changes shall only occur when there is a change in façade articulation including a change of wall plane or step back.	A.2.a.2 (p 17)		



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ARCHITECTURAL DESIGN STANDARDS		Guideline Reference	Y/N	Comments
54	<p>Building walls shall consist of at least one of the following building materials:</p> <ul style="list-style-type: none"> • Cement plaster (stucco) over masonry or wood frame • Exposed timber structural members (must be treated for fire resistance) • Brick, adobe, and native stone • Concrete and concrete masonry with textured surfaces and integral color • Synthetic materials made to resemble wood or masonry which are fire resistant 	A.2.c (p 18)		
55	<p>The following list of roof materials are permitted:</p> <ul style="list-style-type: none"> • Clay tile • Concrete tile • Composition shingles 	A.2.d.4 (p 19)		
56	<p>For projects on hillside areas (i.e., on slopes of 25 percent or greater), the following roof materials and colors shall be allowed:</p> <ul style="list-style-type: none"> • Tile with earth tones • Metal standing seam with low reflectivity • Composition Shingles • Built up roofs with gravel with medium earth tones • Synthetic materials of medium earth tones • White gravel and highly reflective surfaces are prohibited. 	C2.a.3 (p 65)		
57	<p>For projects on hillside areas (i.e., on slopes of 25 percent or greater), at least one of the following materials shall be used:</p> <ul style="list-style-type: none"> • Earth toned paints • Wood stain • Native stone • Brick with earth tones • Textured block with earth tones 	C2.a.3 (p 65)		
58	<p>For projects on hillside areas (i.e., on slopes of 25 percent or greater), the following materials are prohibited:</p> <ul style="list-style-type: none"> • Highly saturated colors • Highly contrasting color combinations • Highly reflective surfaces, except solar panels • Highly reflective mirrored glass 	C2.a.3 (p 65)		
Roof Forms				
59	<p>Outside of the Town Center area, the building roof form shall be gabled, hip, or shed and range in pitch from 4:12 to 9:12. (See map and illustration for guidance)</p>	A.2.d.1 (p 19)		
60	<p>Continuous roofs of over 50 feet in length shall require a dormer of at least 6 feet wide for every 25 feet of roof length.</p>	A.2.d.2 (p 19)		
61	<p>Roofs shall have overhangs of a minimum of two feet in depth. (See illustration for guidance)</p>	A.2.d.3 (p 19)		
62	<p>For projects on hillside areas (i.e., on slopes of 25 percent or greater), roof overhangs that are greater than two feet in depth on the downhill façade of a building are prohibited.</p>	C2.a.2 (p 64)		



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ARCHITECTURAL DESIGN STANDARDS		Guideline Reference	Y/N	Comments
Entrances, Windows, and Doors				
63	Doors that face streets shall be recessed at least two feet.	A.2.e.1 (p 20)		
64	Building walls that face streets shall include a minimum window coverage of 25 percent.	A.2.e.2 (p 20)		
65	In the Town Center along side streets, building walls located along street frontages shall include a minimum of 50 percent and maximum of 75 percent of the building wall as clear glass.	B1-B.a.2 (p 49)		
66	For multi-family residential-only projects in the Town Center, units that face streets shall have entrances at the ground floor and balconies on upper stories.	B3.a (p 53)		
Walls, Fences, & Accessory Structures				
67	Solid walls shall include a change of plane at a minimum of 25-foot intervals, except for retaining walls.	A.2.f.1 (p 20)		
68	Fences and walls that are over three feet high and face public streets, there shall be a fully landscaped buffer at least five feet in depth on the street-facing side of the wall.	A.2.f.1 (p 20)		
69	Walls on sloping terrain shall be stepped at a minimum of 10-foot intervals to follow the terrain. (See illustration for guidance)	A.2.f.2 (p 20)		
70	Freestanding walls and/or fencing materials shall be at least one of the following: <ul style="list-style-type: none"> • Native stone • Masonry with cement plaster finish • Wood framing with cement plaster finish • Decorative wrought iron and metal • Wood • Brick 	A.2.f.3 (p 20)		
71	Along designated Scenic Roads, Freestanding walls and/or fencing materials shall be at least one of the following: <ul style="list-style-type: none"> • Native stone • Wooden rail fences • Boulders and native rocks 	C1.a.2 (p 62)		
72	For projects on hillside areas (i.e., on slopes of 25 percent or greater), retaining walls shall be made with either native stone or earth-colored, textured concrete.	C2.b.2 (p 66)		



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LANDSCAPE DESIGN STANDARDS				
		Guideline Reference	Y/N	Comments
Plant Matrix				
73	Plant selection shall come from the Plant Matrix in the Fallbrook Design Standards.	A.4 (p 22-29)		
74	All trees shall be a minimum size of 15-gallon, except when specified by another standard in this checklist.	B.2.c.1 (p 52)		
75	All landscaped areas shall have an automatically controlled underground drip irrigation system capable of sustaining plant growth.	A.3.b.2 (p 30)		
76	Site areas not used for buildings, parking, or other active uses, such as seating, dining, plazas, and/or active use areas such as ball fields, shall be planted.	A.3.b.1 (p 30)		
77	All planting beds shall be mulched with an organic mulch of at least three inches in depth.	A.3.b.3 (p 30)		
78	Existing trees which are retained may be counted toward tree planting requirements.	A.3.b.4 (p 30)		
79	For projects in Areas with Special Environmental Considerations, located along Scenic Roads, Live Oak (<i>Quercus agrifolia</i>) shall be planted along the road edge of the following roads: <ul style="list-style-type: none"> • Live Oak Road • Gird Road 	C1.b.1 (p 63)		
80	For projects on hillside areas (i.e., on slopes of 25 percent or greater), plants shall be selected to support erosion control, fire resistance, and drought tolerance.	C2.d.2 (p 67)		
General Design Standards				
81	Planted shrubs shall provide a visual screen of a minimum of 30 inches in height after two years growth. For shrubs in massed plantings, use "on center" dimensioning to space shrubs so that branches intertwine after two years of growth.	B1-B.c.3 (p 50)		
82	For projects in the Town Center, the area between the building and property line shall be planted with at least one tree per 300 square feet of total area.	B1-B.c.1 (p 50)		
83	In the Town Center when side and/or rear yard areas are provided, they shall provide at least one tree per 200 square feet of total yard area.	B1-B.c.2 (p 50)		
84	For projects with commercial uses outside the Town Center when side and/or rear yards are provided, they shall provide at least one tree per 300 square feet of total yard area.	B2.c.2 (p 52)		
85	For multi-family residential-only projects in the Town Center, there shall be at least one designated children's play area, which is a minimum of 400 square feet for the first 25 dwelling units and an additional 100 square feet for each additional 25 dwelling units. Projects which include greater than 80% of dwelling units designated for senior citizens do not require a children's play area.	B2.b (p 53)		
86	For multi-family residential-only projects in the Town Center, all units shall have an outdoor private open space such as a patio, deck, balcony, and/or porch, which is at least 64 square feet with a minimum of six feet in depth.	B2.c (p 53)		
87	For multi-family residential-only projects in the Town Center, for front yards, provide at least one tree per 200 square feet of yard area.	B2.e.2 (p 55)		



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	LANDSCAPE DESIGN STANDARDS	Guideline Reference	Y/N	Comments
88	For multi-family residential-only projects in the Town Center, provide a minimum five-foot wide deep fully landscaped setback at all parking lot edges along the interior and rear property lines.	B2.e.3 (p 56)		
89	For multi-family residential-only projects in the Town Center, provide at least one tree per 300 square feet of total area of the required side or rear yard. Remaining areas of the side yard not covered by trees shall be fully landscaped with shrubs and other plants.	B2.e.3 (p 56)		
90	For projects on hillside areas (i.e., on slopes of 25 percent or greater), where projects cut into existing slopes and have a minimum elevation differential of 50 feet, or greater, shall have at least one-half of the lot remain at the gradient of the original slope.	C2.b.1 (p 66)		
91	For projects on hillside areas (i.e., on slopes of 25 percent or greater), graded slopes shall have variation in slope ratios, which shall range between 2:1 and 5:1.	C2.b.1 (p 66)		
92	For projects on hillside areas (i.e., on slopes of 25 percent or greater), concrete drains shall be color-tinted to blend with natural soil color and screened with plantings.	C2.b.3 (p 67)		
93	For projects on hillside areas (i.e., on slopes of 25 percent or greater), for areas on uniformly graded slopes, shrubs and groundcover shall be planted in irregular spacing intervals; trees shall be planted along contour lines in undulating groups and/or located in swale areas.	C2.d.2 (p 68)		
94	For projects on hillside areas (i.e., on slopes of 25 percent or greater), there shall be a transitional slope (i.e., a slope ratio that is different from the adjacent new planting and undisturbed areas) that is between a newly planted area and an undisturbed area.	C2.d.3 (p 68)		
95	<p>For properties within a designated flood plain, stream stabilization shall first be completed through stream rehabilitation, which could include at least one of, but not limited to if it provides a natural approach, the following:</p> <ul style="list-style-type: none"> • Enlarging the channel at points of obstruction • Clearing obstructions at natural bends and points of constriction • Limiting of use in areas of excessive erosion • Restoring of riparian vegetation <p>Concrete channels and other mechanical measures of stabilization shall be prohibited, except when no other alternative exists.</p>	C3.c.1-2 (p 71)		
96	<p>For properties within a designated flood plain, if stream bank stabilization other than stream rehabilitation and vegetative methods is required, hand-placed stone or rock riprap shall be completed according to the following:</p> <ul style="list-style-type: none"> • Hand-place rocks • Grade the bank in advance at a slope no greater than 2-1/2:1 • Include a bed of gravel or crushed stone • Rock riprap forms with a diameter of the rock that shall be sized to be stable under potential 100-year flood conditions with smaller stone filling the voids 	C3.c.3 (p 71)		
	Public Right-of-Ways			
97	All public right-of-way areas between a newly developed property and the existing sidewalk or street edge shall be fully landscaped.	A.3.c.1 (p 30)		



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98	Trees from the Plant Matrix shall be planted along the street edge at 30-foot intervals.	A.3.c.2 (p 30)		
99	Street trees on Main Avenue and Mission Road shall be planted on sidewalks at a spacing of 25 feet on center adjacent to all new development. Street trees shall be in tree wells with a minimum size of 24 square feet and shall be covered by a tree grate or an ADA compliant decomposed granite treatment or other porous paving material.	B1-A.d.1 (p 47)		
100	For projects with commercial uses outside the Town Center, there shall be a minimum of one tree planted per 200 square feet of the total area of the Landscaped Street Edge Zone.	B2.c,1 (p 52)		
101	For Multi-family Residential Development in the Town Center, trees planted along streets shall be planted at a spacing of 25 feet on center adjacent to all existing public streets and new private streets within the development.	B2.e.1 (p 55)		
102	For Multi-family Residential Development in in the Town Center, street trees that are in sidewalks shall be in tree wells with a minimum size of 24 square feet and shall be covered by a tree grate or an ADA compliant decomposed granite treatment or other porous paving material.	B2.e.1 (p 55)		
103	In Areas with Special Environmental Considerations, along designated scenic roads, planting of trees along the road edge shall be the same as the adjacent tree condition. Where orchards are adjacent to the road, trees shall be aligned and planted at regular intervals. Where rugged, native growth predominates adjacent to the road, trees shall be unaligned and planted at irregular intervals.	C1.a.4 (p 63)		
104	Along designated scenic roads, planting of shrubs along the road edge shall be the same as the adjacent shrub condition. Where native trees are adjacent to the road, and trees are going to be planted in irregular alignments, shrubs shall be planted in informal plantings of blooming shrubs and understory plants.	C1.a.4 (p 63)		
105	For projects on hillside areas (i.e., on slopes of 25 percent or greater), streets shall follow the natural contours of the site and not be straight lines.	C2.c.1 (p 67)		
Parking Lots				
106	Within the Town Center Main Avenue and Mission Road, where parking lots are adjacent to public streets, the 10-foot setback shall be planted with trees and shrubs following the standards as specified in Sub-District B1-B: The Town Center Side Streets.	B1-A.b.1 (p 46)		
107	Within the Town Center Main Avenue and Mission Road, where parking lots are over 4,000 square feet in size, internal parking lot planting shall be planted to the standards listed in Sub-District B1-B: The Town Center Side Streets.	B1-A.b.3 (p 46)		
108	For Commercial Development in the Town Center Side Streets, parking lots greater than 6,000 square feet, an internal area equivalent to a minimum of 5% of the total parking area shall be planted with a combination of trees and shrubs. Every designated parking space must be a maximum of 30 feet from the base of a tree and trees shall be selected from the Plant Matrix.	B1-B.c.4 (p 50)		
109	A minimum of one tree shall be provided per 100 square feet of total area between the property line and edge of the parking lot. Trees shall be a minimum 15-gallon size.	B1-B.c.3 (p50)		



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	LANDSCAPE DESIGN STANDARDS	Guideline Reference	Y/N	Comments
110	A minimum of ten feet distance between the edge of a parking area and the face of the building shall be provided. This area shall include a pedestrian walkway that is at least five feet wide and a landscaped buffer.	B1-b.c.4 (p 50) B2.c.4 (p 52)		
111	For projects with Commercial Development Outside the Town Center, parking lots that abut residential uses, shall have a solid six-foot-high fence or wall within the interior side or rear yard planting area. Fences or walls shall have a minimum planted edges of four feet between the face of the wall or fence and the parking lot.	B2.b.5 (p 52)		
112	For Multi-family Residential Development projects, parking areas shall be screened from public streets, adjacent properties, group usable open spaces, and private usable open spaces with a six-foot minimum landscaped buffer and one tree shall be planted for every 150 square feet of landscaped area.	B2d.1 (p 53)		
113	For Multi-family Residential Development, blank garage doors, unrelieved by planting areas or other types of screening, are prohibited.	B2.d.2 (p 54)		
114	For Multi-family Residential Development, each ten spaces of continuous perpendicular or angled parking shall require a planted pocket that is a minimum of one parking space in width and includes at least one tree.	B2.d.2 (p 54)		
115	For Multi-family Residential Development, when walls are used for parking lots, a minimum five-foot-wide planted buffer shall be provided between the property line and the wall. At driveway entrances, shrubs and/or low walls shall meet sight distance triangle requirements.	B2.e.2 (p 55)		
116	For Multi-family Residential Development, for all parking lots greater than 6,000 square feet an internal area equivalent to a minimum of five percent of the total parking area shall be planted with a combination of trees and shrubs. Every designated parking space must be a maximum of 30 feet from the base of a tree and trees shall be selected from the Plant Matrix.	B2.e.4 (p 56)		
117	For Multi-family Residential Development, the parking lot perimeter shall terminate a minimum of ten feet from the face of a building. This area shall include a pedestrian walkway of at least five feet and a landscaped buffer.	B2.e.4 (p 56)		



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SIGNAGE DESIGN STANDARDS				
		Guideline Reference	Y/N	Comments
General Design Criteria				
118	No sign, other than a sign installed by a public agency, shall be placed in the public right-of-way on sidewalks or streets, except signs attached to buildings which hang over public sidewalks.	A.5.a.4 (p 31)		
119	Signage shall only be included at the entrance to the site from the street and/or at entrances to the building.	A.5.a.1 (p 31)		
120	Within a development, all signage shall have the same font, materials, and colors.	A.5.a.3 (p 31)		
121	Signage adjacent to public streets must not interfere with sight distance triangle requirements at driveways or intersections. Refer to County of San Diego Department of Public Works standards for sight distance requirements at driveways and intersections.	A.54.a.2 (p 312)		
122	For signposts, reflective and/or bright colors are prohibited.	A.54.a.3 (p 312)		
123	Signposts and other structural elements shall be made of fire-resistant material or metal with a white, black, or natural finish. Reflective or bright colors are prohibited.	A.54.a.3 (p 312)		
124	All attached overhead signs shall be at least seven feet above any sidewalk or public right-of-way, as measured at a distance from their lowest point, and shall not project more than four feet into a public right-of-way.	A.54.a.6 (p 323)		
125	Signs above the highest portion of the building shall be prohibited.	A.54.a.7 (p 323)		
Allowed Sign Types				
126	<p>The following sign types are permitted, except where specifically noted: (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. • Monument: A sign supported by one or more uprights or braces on the ground, not exceeding four feet in height. • Hanging: A sign attached to and located below any eave, canopy or awning. • 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 percent of the window on or behind which it is displayed. <p>Single Pole Hanging Sign: A sign that is suspended from a horizontal arm that is attached to a pole no higher than six feet in height.</p>	A.54.b (p 32/33\32)		
Sign Standards by Use (Projects that Include Commercial Uses)				
127	Letter height shall be a maximum of 15 inches.	A.54.c.1 (p 334)		
128	For frontages up to 100 linear feet, the total sign area shall be a maximum of one square foot of sign area per linear foot of building frontage, to a maximum of 65 square feet.	A.54.c.2 (p 334)		



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	SIGNAGE DESIGN STANDARDS	Guideline Reference	Y/N	Comments
129	For frontages over 100 linear feet, the total sign area shall be a maximum of three-quarters square foot of sign area per lineal foot of building frontage, to a maximum of 90 square feet.	A.54.c.2 (p 334)		
130	For projects with more than one tenant, the following signage amounts are allowed: <ul style="list-style-type: none"> One sign to identify the complex that is a maximum of one square foot of sign area per linear foot of total project frontage, up to a maximum of 75 square feet For each individual tenant on a public street or private drive, one-half square foot of sign area per lineal foot of tenant frontage, to a maximum of 25 square feet One building directory sign up to a maximum of 2010 square feet in size at each public entrance	A.54.c.2 (p 334)		
	Town Center Commercial Development			
131	Sign types and standards that are allowed for the Town Center include all the types and standards listed in Allowed Sign Types and General Design Criteria, except for monument signs, which are prohibited.	A.54.a-bd (p 315)		
	Multi-Family Residential Development			
132	Sign types and standards that are allowed for the Town Center include all the types and standards listed in Allowed Sign Types and General Design Criteria.	A.5.a-b4.e.3 (p 315)		
133	A maximum of one sign shall be allowed for each entry from a public street or road.	A.5.d.14.e.1 (p 315)		
134	Sign area shall be 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. The 25 square feet of allowable signage for larger developments may be allocated between two signs that add up to a maximum 25 square feet.	A.5.d.24.e.2 (p 345)		



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		Guideline Reference	Y/N	Comments
LIGHTING DESIGN STANDARDS				
General Requirements				
135	Lighting shall meet the requirements of the San Diego County Zoning Ordinance Division 6322 and the State of California's Title 24 Energy Efficiency Standards for outdoor lighting requirements.	A.6.a.1.4 (p 35)		
136	All outdoor lighting fixtures shall be indirect, directed downward, and/or incorporate full shield cut-offs.	A.6.a.1-4 (p 35)		
137	No lighting from service areas shall spill over beyond the site boundaries.	A.6.a.1-4 (p 35)		
Parking Area Lighting				
138	All lighting for parking areas shall be directed downwards and not cast direct light into bedroom windows.	A.6.b.3 (p 36)		
139	For parking areas for non-residential uses, lighting shall be mounted at a maximum height of 20 feet above the adjacent grade.	A.6.b.1 (p 35)		
140	For residential parking areas, overhead lighting shall be mounted at a maximum height of 15 feet above the adjacent grade.	A.6.b.2 (p 36)		
141	All lighting for parking areas shall include a minimum horizontal illuminance of 0.2 foot-candles, minimum vertical illuminance of 0.1 foot-candles, and a uniformity ratio of 20:1 maximum to minimum.	A.6.b.1-2 (p 35-36)		
Walkway, Garden & Pedestrian Area Lighting				
142	Overhead walkway lighting shall have a minimum height of eight feet and a maximum height of 12 feet.	A.6.c.1 (p 36)		
143	Along walkways, low-level lighting in the form of bollards or fixtures can be mounted on short posts. If this form is used, it shall require shatter proof coverings and posts shall not be in the path of pedestrians or vehicles.	A.6.c.2 (p 36)		



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BUILDING EQUIPMENT & SERVICES DESIGN STANDARDS			Guideline Reference	Y/N	Comments
General Requirements					
144	Where alleys exist, all service areas, delivery entrances, loading docks, and refuse facilities shall be located along and accessed from the alley.		A.7.a.1 (p 37)		
145	For developments that include commercial uses with lot sizes over 6,000 square feet, service and loading areas shall be separated from main circulation and parking areas by a landscape buffer of at least six feet.		A.7.a.2 (p 37)		
146	Trash containers and outdoor storage areas shall be screened from view from public streets and pedestrian areas. The screen for trash containers shall be made of the same material(s) of the principal buildings.		A.7.a.3 (p 37)		
147	Utility meters shall be located in designated service areas or screened by landscaping.		A.7.a.4 (p 38)		
148	Exterior, surface mounted utility conduit and boxes shall be the same color as the façade to which they are attached.		A.7.a.5 (p 38)		
149	Mechanical equipment, solar panels, satellite dishes, communication devices and other equipment shall be located on rooftops or be screened with a minimum five-foot landscaped buffer if placed at grade on the site.		A.7.a.6 (p 38)		
150	Mechanical equipment on rooftops, except solar panels, shall be screened with a shelter that uses the same materials and colors on the building façade.		A.7.a.7 (p 38)		



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	PRESERVATION OF HISTORIC BUILDINGS	Guideline Reference	Y/N	Comments
	General Requirements			
158	<p>If a project includes a building with a historic designation, has the potential for a historic designation, and/or located within a historic designation district, the project shall complete the following process:</p> <ul style="list-style-type: none"> • Contact the Department of Planning & Development Services staff or the San Diego County Historic Site Board for input and direction • Undertake research to establish validity of the site’s historic role • Incorporate the historic site and qualities into new improvements and development per Zoning Ordinance Section 5700. 	A8.2 (p 41-42)		
159	<p>Buildings which are intended to be preserved shall comply with the Compatible Uses and Compatible Designs as described in the San Diego County Zoning Ordinance Division 5718. Additionally, The Secretary of the Interior's "Standards for Rehabilitation and Guideline for Rehabilitating Historic Buildings" published by the U.S. Department of the Interior, National Park Service, shall be reviewed and used.</p>	A8.4 (p 42)		



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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 (Print)

Date

Applicant (Signature)

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 (Print)

Date

Chairman, Design Review Board (Signature)

Date

Project and Property Owner Information (Please Print):

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:

