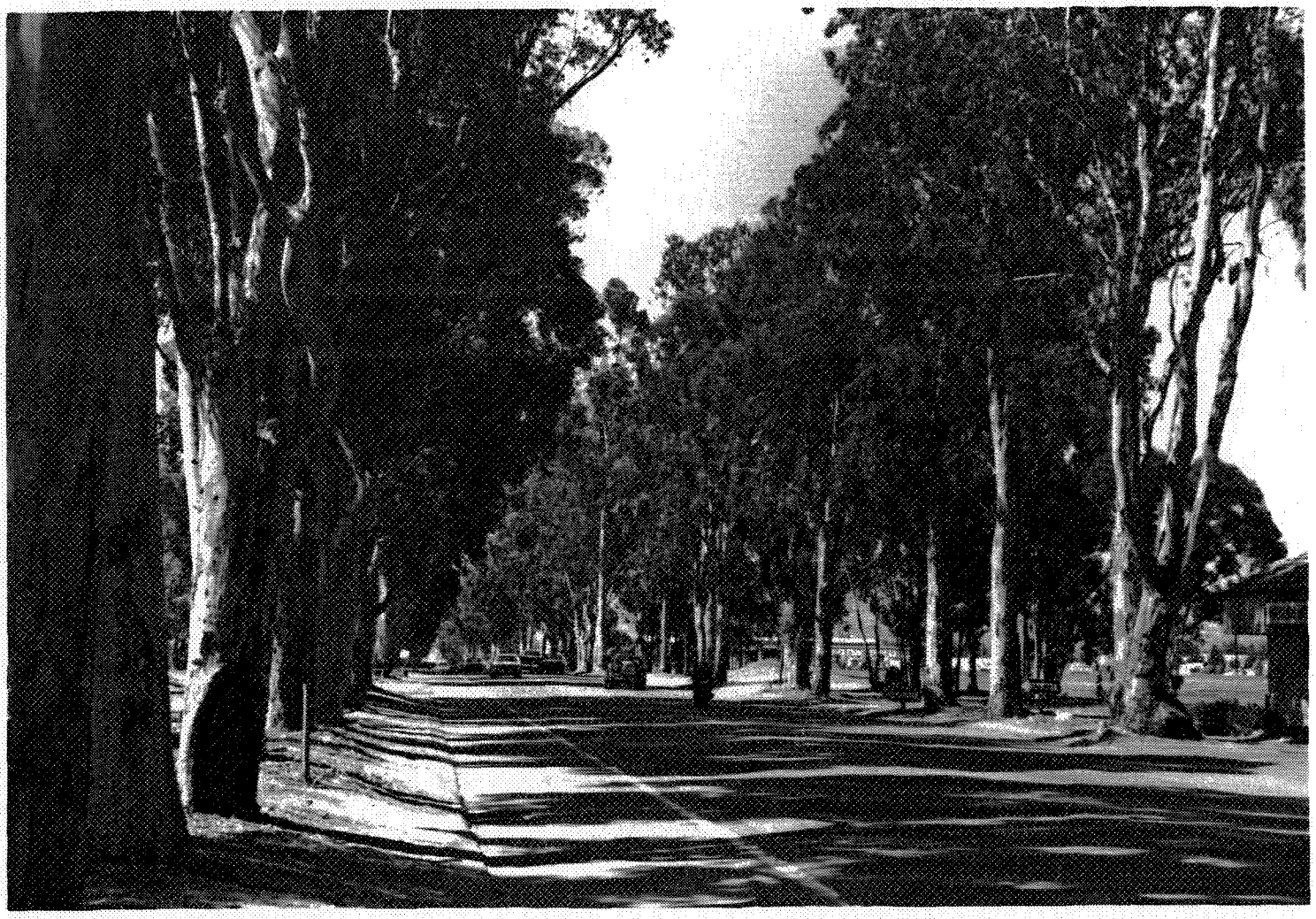

Ramona Design Guidelines

Ramona Community Planning Area

County of San Diego

Ramona Design Guidelines

The Ramona Design Guidelines were prepared in 1988-89 by a cooperative effort of San Diego County and the Ramona Community Planning Group with the active participation of Ramona citizens who attended a 6 month series of community meetings and draft review sessions. In 1993, revisions were prepared by County staff with assistance from the Ramona Design Review Board.

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Special thanks to Sandee Rudolph for Old Town Ramona Revitalization Project coordination, and John Pickle for Main Street graphics.

San Diego County Board of Supervisors

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Prepared pursuant to Sections 5760 and 5799b of the San Diego County Zoning Ordinance by the Department of Planning and Land Use

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Revisions approved by the Board of Supervisors on November 3, 1993

Ramona Design Guidelines

TABLE OF CONTENTS

PART 1. THE DESIGN REVIEW PROCESS

This booklet outlines the Design Guidelines for development in the Ramona Community Planning Area.

Design Review in Ramona is administered by the San Diego County Department of Planning and Land Use as part of the development review process. Projects are evaluated by the Ramona Design Review Board, a panel of citizens appointed by the County Board of Supervisors. Actions of the Design Review Board are advisory to the various County authorities (Director of the Department of Planning and Land Use, Planning and Environmental Review Board, Zoning Administrator, Planning Commission and Board of Supervisors) who issue decisions on development proposals.

A. DEVELOPMENT SUBJECT TO DESIGN REVIEW

Design Review is a required step in the development approval process for the following types of projects located within the boundaries of the Ramona Community Planning Area:

- All **commercial** development
- All **industrial** development
- All **multi-family residential** development on land zoned at a density over 7.3 dwelling units per acre. A "multi-family residential development" is defined as any structure containing three or more attached dwelling units.
- The following **Major Use Permits** where they also require the issuance of building permits for construction or alteration of buildings: planned developments; mobile home parks; churches; administrative services; clinics; community recreation facilities; cultural exhibit and library buildings; group and child care centers; lodge, fraternal and civic assembly buildings; emergency or utility service facilities. It is intended that the Community Planning Group will work with the Design Review Board and the applicant to encourage consistency of Major Use Permits with applicable design guidelines.

B. THE PURPOSE OF DESIGN REVIEW

Design Review is one of several review procedures used by the County to protect the public welfare and environment. The process is a comprehensive evaluation of those characteristics of a development which have an impact on neighboring properties and the community as a whole. Design Review makes a careful examination of a project's quality of site planning, architecture, landscape design and important details such as signage and lighting. The purpose is to insure that every new development will carefully consider the community context in which it takes place and make a conscientious effort to develop a compatible relationship to the natural setting, neighboring properties and community design goals.

Ramona citizens have strong feelings about the quality of the community's natural setting, agricultural history, Old Town and rural residential character. The Design Review process is intended to protect and retain Ramona's pleasant rural environment. Ramona's community landscape and built environment will affect the quality of life of present and future generations. Citizens expect approved developments to contribute to this quality.

Design Review is a process based on fair and reasonable standards. The Design Review Board is sensitive to both developer and community concerns. The Board will work with the community and developers to weigh all considerations, be flexible when necessary, encourage the free expression of diverse architectural styles consistent with the community's design objectives, and do its best to reach fair decisions when there is a difference of opinion.

C. HOW THE DESIGN REVIEW PROCESS WORKS

The Ramona Design Review Board evaluates development proposals using the Design Guidelines described in this manual as criteria. The Board may recommend to:

- Approve or disapprove proposals.
- Approve proposals subject to conditions.
- Request the applicant to re-submit the proposal with specific changes.

Decisions of the Design Review Board are advisory to the various approving authorities that issue final decisions on development proposals. Appeals of decisions are handled through normal County planning appeals procedures.

Review Board members should be instructed by Department of Planning and Land Use staff on the application of the Guidelines, the limits of the Board's review, and the necessity for substantiating the Board's recommendation by identifying those applicable Guidelines that are satisfied or not satisfied by the development proposal.

D. STEPS IN THE REVIEW PROCESS

1. Staff Conference

Before planning and design begins, the developer or his designer is urged to meet with the County Planning staff familiar with Ramona Design Review. The nature of the project and site should be described. The Planning staff member will clarify review procedures and submittal requirements. Critical design issues and Design Guidelines important to the project may be discussed.

2. Preliminary Review (Optional)

This step is optional but recommended for large or complex projects and projects requiring extensive grading or alteration of natural features.

Preliminary Review allows the developer to meet with the Design Review Board to discuss basic intentions and plans before investing time in detailed design. At this stage, site design, location of buildings, grading, basic form of buildings and landscape concepts are important. Building elevations and other information may be discussed but should be kept in preliminary form.

Preliminary Review is an informal process that enables the applicant to receive input from the Design Review Board and get its opinion on the basic concept of the development proposal. The Board will not normally take official action or vote on a project until Final Application and Review.

3. Requests for Waiver of Design Review

Occasionally, on minor projects, the Design Review Board may recommend a waiver of the formal Design Review process. In order to qualify for a waiver, it must be determined that the nature of the project is such that subjecting it to the formal Design Review process would not materially contribute to the attainment of the design objectives and guidelines as set forth in this document.

To consider a waiver request, the Design Review Board will require drawings of sufficient detail to explain the project. The applicant should also provide photographs of the site to help explain the project to the Design Review Board.

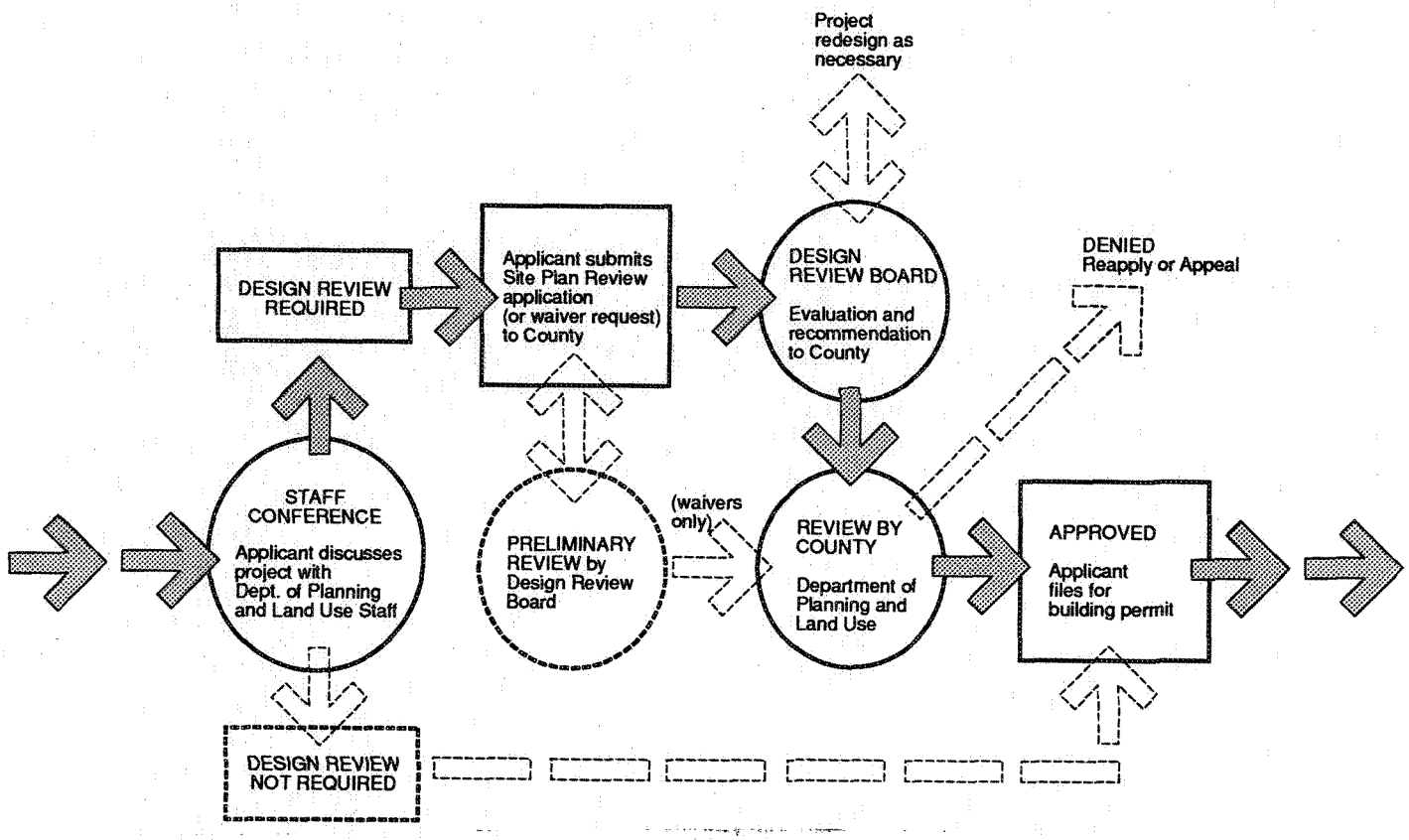
4. Design Review (Site Plan Review)

The formal Design Review process is accomplished by the County through a permit process called Site Plan Review. This process involves a mandatory appearance before the Design Review Board. County submittal requirements for Design Review are given in Section E. below.

Applications are filed with the Department of Planning and Land Use. Within 5 days of receipt of a complete application, copies of the application are transmitted to each member of the Ramona Design Review Board. The chair-person of the Design Review Board then schedules the item for review at the next available Design Review Board meeting and informs the applicant of the time, date and place for the hearing.

Evaluation of the project by the Design Review Board is limited to the topics contained in this manual. The Review Board makes a recommendation to the County's applicable approval authority, citing specific guidelines to which the project conforms or does not conform.

The applicable approval authority also evaluates the project for conformance to this manual, considers the Design Review Board's recommendation, and renders a decision. The decision may be appealed in accordance with the County's appeal procedures. In the event the Design Review Board's recommendation is not received within 45 days after transmittal of the application, a decision may be made without a recommendation of the Review Board. Upon making a decision, the County will transmit a copy of the decision to the Review Board.



APPLICATION PROCESS

E. DESIGN REVIEW APPLICATION REQUIREMENTS

This section lists submittal requirements for all projects subject to Design Review. All Design Review Board submittals should follow the following basic requirements:

- Please make drawings as clear as possible and follow accepted conventions of drawing-- clear labels, scales shown, north arrow on plans, clear and readable line work.
- Proposals should not be presented open-ended with expectations of the staff or Design Review Board to make decisions.
- Additional information, drawings or other materials necessary to describe the project may be requested by Department of Planning and Land Use staff or the Design Review Board depending on the nature of the project or site.
- Also, depending on the project's nature, not all of the standard submittal requirements may be needed-- the applicant should discuss proposed modifications to standard submittal requirements with the planning staff.
- The applicant may include additional information or materials such as sketches and models if they help explain the proposal. Photos of the site and surrounding properties are always required for Design Review submittals, and strongly encouraged for Preliminary Reviews and Waiver requests.

Depending on the nature of the project and its stage of design development, three different types of Design Review Board submittals may be involved: Preliminary Reviews; requests for waiver of Design Review; and Design Review (also known as Site Plan Review).

1. Preliminary Reviews and Waiver Requests

Development proposals that elect the optional step of Preliminary Review or a request for waiver may submit drawings or other materials appropriate to the nature of the project and extent of planning studies completed. In most cases, site design, location of buildings, grading, basic form and height of buildings and landscape concepts will be important. Building elevations, perspectives and other information may be presented, but kept in preliminary form.

Photographs of the site and surrounding properties are strongly encouraged to help the Design Review Board understand the proposal.

2. Design Review (Site Plan Review)

The County accomplishes Design Review through a permit process known as Site Plan Review. The following list outlines information which must be provided in the Site Plan application package. The County also requires completion of several forms and payment of specified fees. Contact the Department of Planning and Land Use, Zoning Information Counter, for copies of the necessary forms.

a. Site Analysis (of existing site conditions).

To enable evaluation of development proposals in relationship to existing conditions on the site, the following information must be presented:

1. Basic site information (locate on drawing): Site boundaries with dimensions;

building setback lines and easements; existing streets, sidewalks and public rights-of-way; existing structures and other significant built improvements.

2. Existing natural features (locate on drawing):

- Trees 6 inches or more in trunk diameter. Note trunk size and species.
- Topography. Existing contours at 2 foot intervals with areas of slope over 25% highlighted.
- Patterns of surface drainage, including location of dry and running streams, gullies, washes and natural swales.
- Location of flood zone: locate floodway and 100-year flood plain.
- Rock outcroppings greater than 8 feet in diameter measured at the ground. Include spot elevations to help visualize the mass of the rock outcropping.
- Locate other significant natural features which are either site amenities or potential hazards in development.

3. Photographs of the site and neighboring environment: Provide photographs of the existing site and site conditions on adjacent properties within 400 feet of all site boundaries (including buildings on adjacent sites). Include photos of views to and outlooks from the site. Clearly label each photograph.

4. Summary. A brief written synopsis should summarize:

- Existing site amenities and assets.
- Special problems and dangers. Site areas in need of special consideration or to be avoided due to such problems as poor soil, drainage, steep slope, high water table, flood plain location.

b. Site Plan

1. Boundaries and public improvements.

- Site boundaries, building setback lines, public streets and sidewalks (as proposed-include widths), other proposed public improvements (curbs, gutters, curb cuts).
- Include dimensions.

2. Streets, sidewalks and parking areas within the site:

- Dimensions of parking areas and width of streets and sidewalks.
- Show location and label materials of areas of special paving such as walkways, courtyards, patios, and arcades.
- For parking areas show layout of spaces, areas of landscaping, dimensions of spaces and aisles, arrows indicating direction of flow. Number the parking spaces.

3. Structures.

- Location and dimensions with respect to lot lines.
- Fences, walls and accessory buildings proposed. Give heights of fences and walls.

4. Location of dumpsters and loading areas.

5. Grading and Drainage. This may be drawn on a separate plan at the option of the applicant. It should include:

- Existing and proposed contours at 2 foot intervals.
- Finished floor elevations of proposed structures.
- Indication of all water courses, with spot elevations of high and low points.
- Location and depth of cuts. Location and height of fills.
- Retaining walls and adjacent spot elevations.

c. Landscape Plan.

Show at same scale as Site Plan. This may be combined with the Site Plan (b.) in the case of small projects. Be aware that the County will require full, detailed landscape plans to be submitted to the County's Landscape Architect for all major new developments. Detailed Landscape Plans are submitted following approval of the Design Review application. For that reason, the landscape plan submitted with the Design Review package should be considered a conceptual landscape plan, although the following information is required:

1. Existing trees 6 inches or more in diameter with their proposed disposition (to be retained or removed). Give species and trunk diameter of each.

2. Location, species (give common and Latin name) and size (at planting - gallon or box size) of all new plant materials.

- Use symbols and a legend as necessary. Show all plant materials to scale.
- Ground cover may be indicated in mass.

3. Describe method of irrigation (details will be required at the detailed landscape plan stage).

4. Describe means of erosion control, if applicable.

d. Building Floor Plans

e. Building Elevations. Show all elevations.

- Note all finish materials on drawings.
- Provide color samples (paint chips) and material samples at the Design Review session.
- Dimension building heights from finish grade.
- Show exterior walls and fences with heights dimensioned.
- Show locations and sizes of building-mounted signs in building elevations.
- Show location of mechanical equipment, roof equipment, electrical transformers and solar panels in building elevations. Show roof equipment screening detail/plan.

f. Sections

One sectional drawing is suggested at a suitable scale to show relationship of buildings to the site, public street and parking area. This item is optional.

g. Signs

Provide a scaled drawing of each proposed sign with exterior dimensions and mounting height called out. Give total area of each.

a. Draw or provide sample of letters and logos, and the full message to appear on the sign.

b. Describe materials and colors of background and letters.

c. Give means of illumination and magnitude of illumination.

h. Lighting

Provide a site lighting plan with location, type, fixture height, power rating and shielding methods indicated. Include security lighting. Show elevation drawing or manufacturer's photo of each fixture, including its material and color.

i. Statistical Summary

Provide a written summary. This may be shown on the site plan drawing(s):

a. Site areas. Total area of site, area covered by buildings, area covered by parking lots and driveways, net area of site landscaping. All in square feet.

b. Buildings. Total enclosed building area. If a residential project give number of units and development density (units/acre).

c. Number of parking spaces required and proposed.

PART 2. COMMUNITY DESIGN OBJECTIVES

Ramona residents are strongly committed to the preservation of the community's present rural atmosphere, natural landscape and historic resources. Ramona's spectacular natural setting in the Santa Maria River Valley provides a rich scenic backdrop that gives the town a strong identity unique to San Diego County. The Design Guidelines provide important site planning, architectural and landscape design principles that assure new development will respect and reinforce Ramona's special character and rural residential lifestyle.

1. Preserve the character of the existing community landscape by retaining important natural features, land forms and scenic resources.

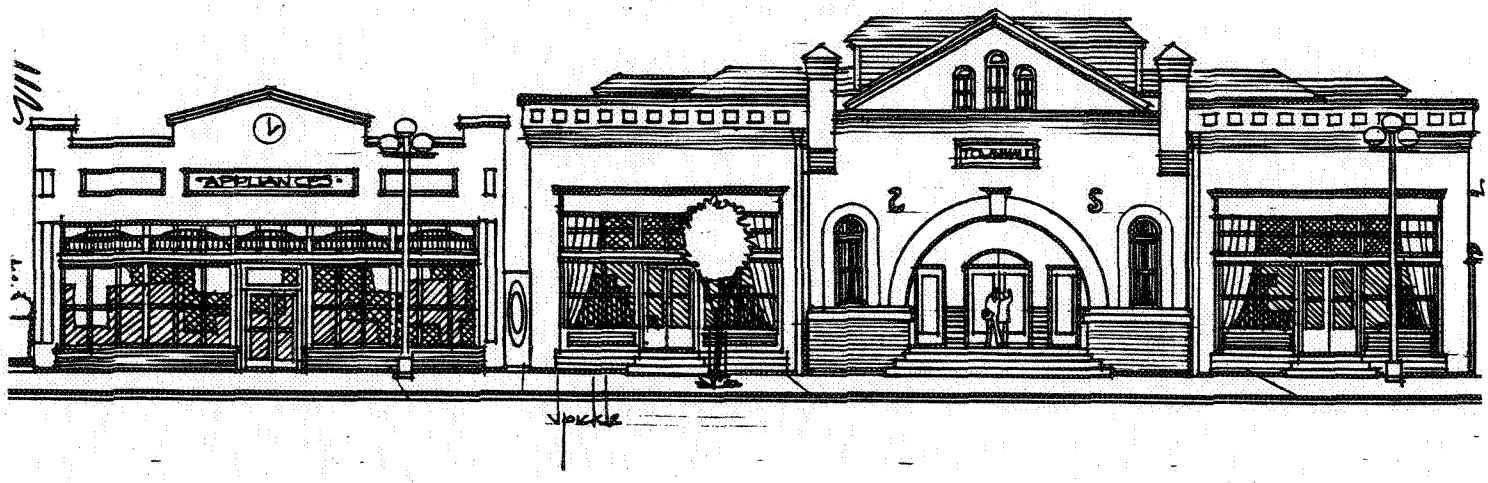
New development should incorporate existing mature vegetation, drainage courses, topographical features and rock outcroppings into site designs. Existing agricultural features such as groves and pastures which reflect the history of the site and community should be preserved, when possible, to form special elements or incorporated into the open spaces of new developments.

Site design should be sensitive to disruption of the landscape, minimizing grading. Ridge lines which form the scenic backdrop of the valley should be protected and natural oak groves throughout the community preserved.

New developments involving land planning should establish linkages between the new project and the planned and existing trail system when applicable.

2. Preserve the historic character, pedestrian scale and traditional "Main Street" building pattern of Ramona's Old Town.

Old Town's revitalization as an historic small town center is progressing well, with the enthusiastic support of business and property owners. The architectural objective is to recapture the character of Main Street (between Third Street and Tenth Street) as it looked in the time period from 1890 through the 1920's.



MAIN STREET
(Drawing courtesy of J. W. Pickle)

One of Old Town's unique characteristics is the consistency of buildings located on their front property lines. New development on Main Street should maintain this pattern, with buildings located at the sidewalk to strengthen Main Street as a pedestrian oriented shopping street. Parking areas are not to disrupt the solidity of the "street wall," and should be located to the rear of the property.

3. **Unify commercial development outside Old Town and integrate it into the community landscape, minimizing the impact of signs, parking lots and traffic congestion.**

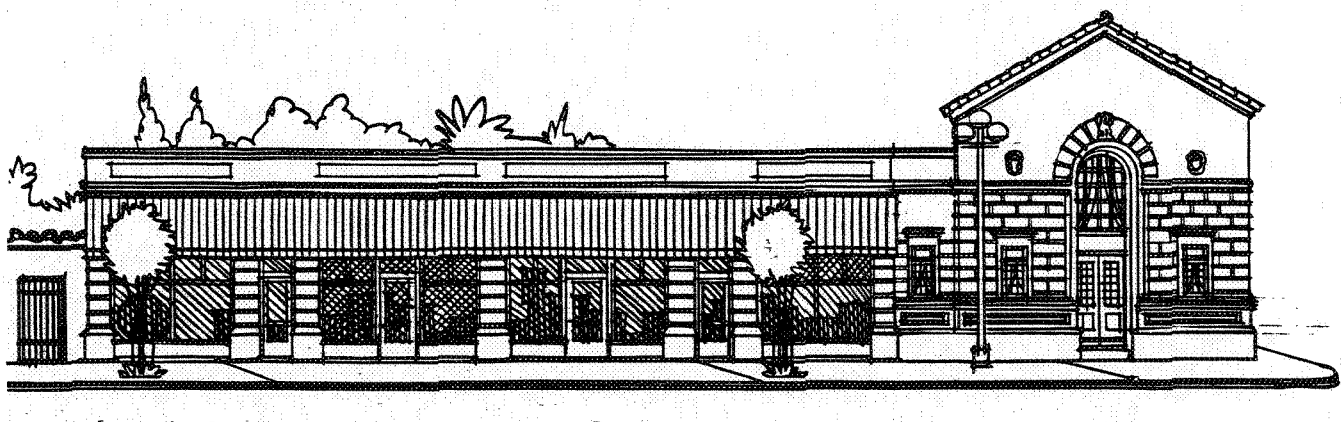
West Main Street and all other commercial areas outside of Old Town should avoid the character of suburban commercial strip development. Ramona's objective is to insure that commercial development outside Old Town fits "quietly" into the natural setting of the valley, is compatible with nearby residential neighborhoods and contributes to a unified street character.

The character of West Main Street should be similar to a rural parkway. A 20 foot deep landscaped edge should be provided along the fronts of all properties west of Tenth Street. In addition to the eucalyptus trees (existing and new), the road edge should contain landscape elements of rural character such as native vegetation, wood fences and low stone walls.

The existing eucalyptus trees are an important part of Ramona's historic landscape. New development shall make every effort to retain the existing trees. At the same time, a new (backup) row of eucalyptus trees shall be planted to continue West Main Street's present landscape character.

The Ramona Community Planning Group and Cal Trans have established a tree replacement program to compensate the community for removal of mature Eucalyptus. Eucalyptus are to be replaced at the ratio of 1 to 1 on-site and 4 to 1 off-site.

The character of architecture in Ramona's commercial development should emphasize the community's rural atmosphere. Buildings should be informal and inviting. Architectural elements characteristic of rural buildings, such as porches, verandas, steep gable or hip roofs, and wood or stone walls are encouraged.



4. **Multi-family residential development should contribute to the sense of neighborhood by site planning and architectural design that emphasize the relationship of buildings to the street and adjacent properties.**

Ramona residents recognize the need for a variety of housing types that accommodate residents with different economic means, lifestyles and preferences. All housing development, however, should contribute to the character of the town and its neighborhoods. Designs that have the character of isolated "complexes" or "projects" are not acceptable, nor are inconsiderate site plans that orient parking lots or rows of garage doors toward streets and neighbors. Instead, multi-family and duplex developments should follow a pattern similar to the tradition of older towns, orienting as many dwelling units as possible toward the street, with doors, windows, garden courtyards and porches as the dominant elements in public view.

Multi-family developments must provide adequate private and common usable open space for their residents to enjoy. The Design Guidelines prescribe desirable usable open space standards. Every dwelling unit must have access to private open space. Every development other than senior citizen housing must provide playground space for children. Common spaces such as courtyards, recreation areas and gardens are encouraged.

As in the case of commercial development, the architecture of Ramona's multi-family buildings should reflect the community's rural character and informal, "neighborly" atmosphere.

5. **Preserve and enhance the quality of scenic roads throughout the Community Planning Area.**

Ramona's scenic roads are an important element of the community's character and image. Among the most important are Green Valley Truck Trail, Old Julian Highway, Mussey Grade, Highland Valley Road, Archie Moore Road and San Vincente Road, but other lesser roads and streets also contribute to a distinct feel of a rural residential environment. Existing natural features such as land forms, rock outcroppings and mature trees should be protected along these routes, with new grading and other man-made interventions minimized. Views from the road to the hills and valleys of the community landscape should also be preserved when siting new buildings and trees. New planting that continues the predominant existing species on a road or street is encouraged, as are other elements such as rustic fences, stone walls or agricultural artifacts that preserve historic character.

6. **Carefully integrate new industrial development with the existing landscape, and minimize its visual impact on the community's residential neighborhoods and scenic resources.**

Industrial development should carefully locate buildings and other facilities to minimize disruption of views to neighboring hillsides and mountains. The Design Guidelines prescribe strong planting requirements to screen industrial sites from view, creating a park-like background of vegetation that will dominate the built facilities.

PART 3. THE DESIGN GUIDELINES

This part of the Guidelines is divided into six sections:

A. General Guidelines Applicable to All Development.

This section applies to all development subject to Design Review. These Guidelines should be consulted where applicable to each project.

B. Development in Old Town

This section applies to all development with frontage on Main Street, beginning at 10th Street on the west end of Old Town and ending at 3rd Street on the east. It also applies on the cross and parallel streets both north and south of Main Street from A through E Streets.

These guidelines are intended to supplement, not substitute for, the guidelines in section A.

C. Commercial Development outside Old Town

D. Multi-family Residential Development

This section applies to multi-family residential development throughout the community.

E. Industrial Development

This section applies to industrial development throughout the community.

F. Guidelines For Areas With Special Environmental Considerations.

This section addresses Scenic Roads, Hillside Development and Development In Flood Plains. These features are natural elements of the community which contribute substantially to Ramona's unique and special character. Developments which occur on property having one or more of these conditions should give extra attention to their preservation.

A. GENERAL GUIDELINES APPLICABLE TO ALL DEVELOPMENTS

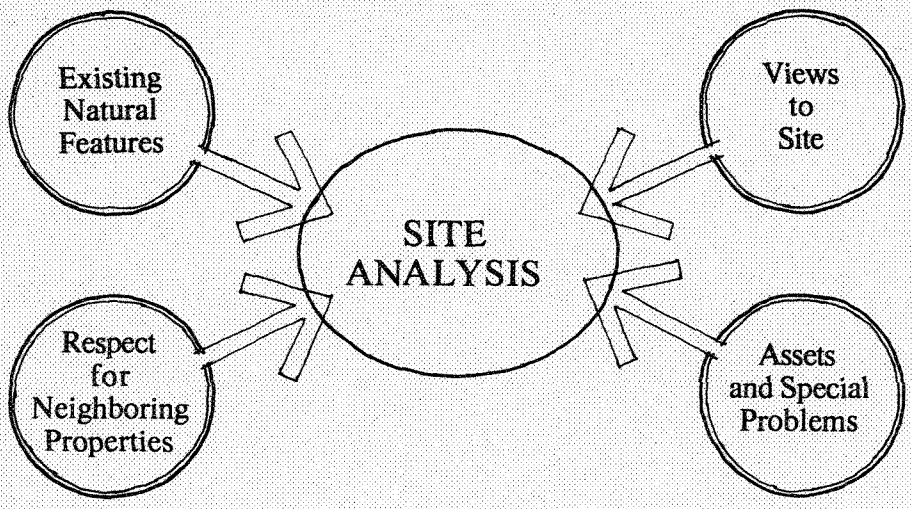
A1. SITE DESIGN PROCESS

The quality of site design is the most important measure of a project's impact on the community and will be given first priority in the review of development proposals. Projects should demonstrate sensitivity to both the natural setting and to the neighborhood context.

A project should always contribute to the community's design goals.

1. SITE ANALYSIS

• Each development proposal should include a thorough analysis of existing conditions on and adjacent to the site. A proper analysis will include a careful examination of a site's physical properties, its amenities, special problems, character and an examination of the neighboring environment. The analysis will assist the Design Review Board in evaluating the proposed development's relationship to existing conditions, neighboring properties and the community at large.



SITE ANALYSIS CONSIDERATIONS

• Although the steps in a thorough analysis will vary with the unique situation of each site and project, the following information is normally needed (see Part 1E for specific Design Review application requirements):

- Basic Site Data: boundaries and dimensions; location of adjacent roads, sidewalks, and rights-of-way; location of setback lines and easements; existing structures and other built improvements.

- Existing Natural Features: location, size and species of trees and other important vegetation; topography, with areas of slope over 25% highlighted; patterns of surface drainage; location of flood plain; significant rock outcroppings; soil capability; ground water location; and other important features that are either amenities or potential hazards in development.

- Neighboring Environment: views to the site; land use and site organization of neighboring properties; form and character of neighboring buildings; important site details on neighboring properties which can be seen from the street (such as stone walls, fences and organized plantings).

- Photographs of the site and neighboring properties are always required.

2. GENERAL SITE DESIGN CRITERIA

A new development should establish a compatible relationship to the community as well as to neighboring properties.

Drawings, models, renderings and/or other graphic communication techniques presented to the Design Review Board must show neighboring buildings and important features of adjacent sites. Existing features should be shown in sufficient detail to enable evaluation of the relationship of the proposed development to its context. Perspective views of the proposed project and its immediate neighbors, as seen from the street, sidewalk or other public place, are encouraged.

• Demonstrate an overall design integrity and a serious attempt to contribute to the beauty and harmony of the community.

• Contribute to the community's design objectives.

• Develop compatible relationships to the land forms, building placement, and existing open spaces of neighboring properties.

• Respect the existing views, privacy, quiet, sun and light exposure of neighboring properties.

• When land use or development patterns require a project to be different from its neighbors, provide a transition from existing to new development by careful placement and massing of buildings, well-designed planting patterns and other means.

• The degree to which neighboring sites and buildings must be considered in the design of a new project will depend upon the value, architectural quality and estimated tenure of improvements on the neighboring property, as well as the particular requirements of the new project. While a firm rule for design is not possible, every new proposal should demonstrate that it has considered the contextual influences of neighboring properties and has made a diligent effort to orchestrate careful relationships between old and new.

3. PRESERVATION OF EXISTING NATURAL FEATURES

Development proposals should demonstrate an effort to retain significant existing natural features characteristic of the community's landscape. Existing topography and land forms, drainage courses, rock outcroppings, vegetation and views should be recorded in the Site Analysis and incorporated, to the maximum extent feasible, into the future development of the land.

a. Mature Trees

• All mature trees should be retained when feasible. This will require careful judgment weighing the value and hierarchy of all natural features, the size and species of the tree, and the developer's program for the site. This Guideline is not meant to preclude removal of noxious or undesirable trees.

• Existing oaks over 8 inches in diameter are considered significant resources to be preserved. See Guideline A4. "Preservation of Significant Trees" for definitions and descriptions.

• Refer to Guideline B2, "Commercial Development Outside Old Town," paragraph (a) "Landscaped Street Edge Zone" for information on the Eucalyptus Replacement Program

b. Topography

• Demonstrate an effort to minimize grading and alteration of natural landforms.

• Minimize potential problems created by building in areas of excessive slope, soil with poor bearing capacity, slide potential, flood plain or other hazards.

• Site building pads within the zoned setbacks and disrupt the natural contours as little as possible. Balancing of cut and fill areas is encouraged. See Guideline A2. "Preservation of Significant Trees", for grading techniques necessary for the preservation of existing trees.

c. Drainage

• Minimize potential surface drainage problems on neighboring properties and provide adequate drainage on-site.

• Preserve natural drainage courses as close as possible to their natural location and appearance. "Dry stream" effects which move the water over the property are preferred over channeling or undergrounding methods.

4. CIRCULATION AND PARKING

• Provide a clearly organized circulation plan for automobiles, pedestrians and service vehicles.

• Locate access points to public roads for safety and smooth traffic flow. Minimize the number of driveway openings to public roads.

• Locate and landscape parking and service areas to minimize public view from roads and neighboring properties. Often, small earthen berms can be used to help screen large expanses of parking.

• Roads and streets should generally follow existing land contours on hillside sites.

5. INTERNAL SITE DESIGN

• Buildings and open spaces should be organized to take advantage of the spaces between buildings as opportunities for outdoor activities, as transitions between indoors and outdoors, and as potential points of "focus" for the development.

• Buildings and building groups should strive to form compact clusters to economize in the use of land and create larger open spaces on the site.

• The site plan and planting should consider climatic conditions to provide shade from summer sun, natural ventilation and other measures to maximize energy efficiency and human comfort.

A2. ARCHITECTURAL CHARACTER

- While no one architectural "style" is desired, architectural elements that are rustic and characteristic of rural buildings are strongly preferred.
- Respect the scale of the community with regard to the apparent size and scale of new buildings.
- Building form, mass and elevations should be articulated to create interesting roof lines, shadow patterns and architectural detailing.
- Buildings should incorporate existing natural landscape features as design elements.

This Guideline applies to all development subject to Design Review. More specific Guidelines for Old Town commercial development are given in Section 3B.

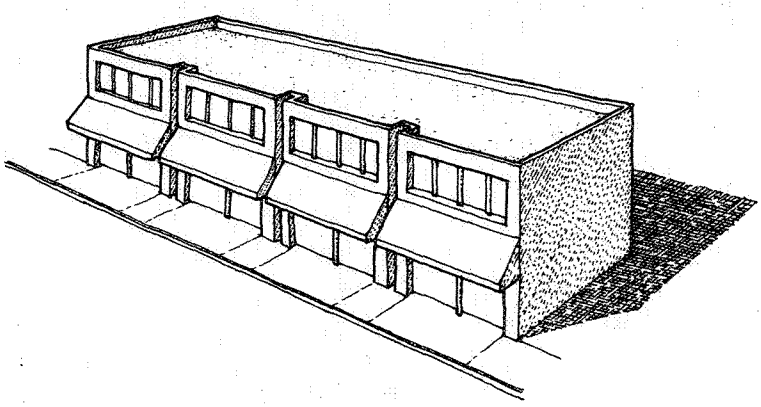
Architecture in Ramona should reflect the character of the community's natural landscape, history and climate. Buildings should emphasize the community's rural setting and friendly residential atmosphere. While no one architectural "style" is desired, architectural elements that are rustic and characteristic of rural buildings are strongly preferred. Examples are the use of porches, courtyards, verandas, steeply sloped roof forms, natural building materials (especially wood, stone and masonry), and exposed wooden structural elements.

Standard commercial building prototypes, often repeated by commercial "chains" without regard to community context, are strongly discouraged in Ramona. Projects of this type should adapt their designs to the special character of the community as outlined in these Guidelines.

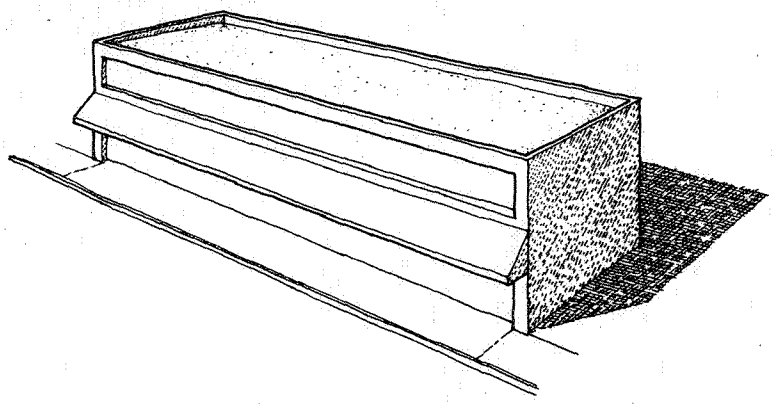
1. BUILDING FORM

- On principal elevations, large or long continuous wall planes should be avoided.

- As a general rule, building surfaces over 50 feet in length should be relieved with a change of plane or architectural treatment that provides a strong vertical shadow line, visual interest and articulation.

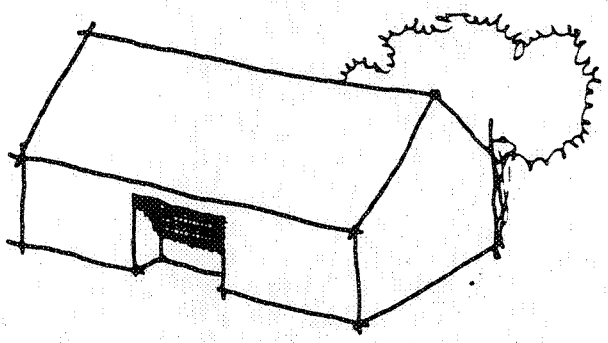


DESIRED APPARENT WIDTH

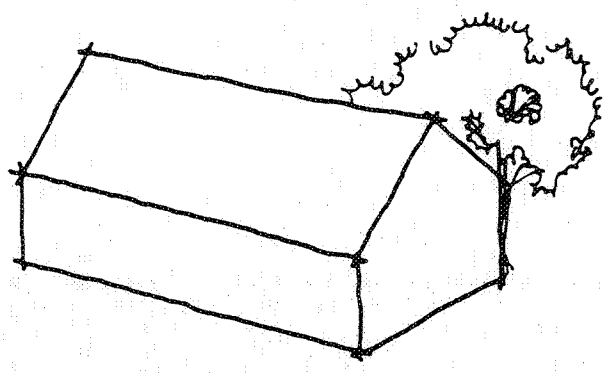


NOT DESIRED

• The visual contrast of light and shadow gives buildings depth and substance. Every building should have some shadow relief. Offsets, projections, overhangs and recesses all may be used to produce areas of shade and shadow.

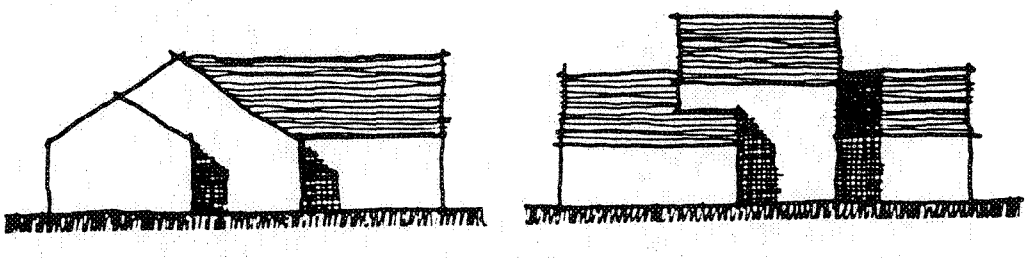


RECOMMENDED--RECESSED AREAS PROVIDE SHADOW RELIEF

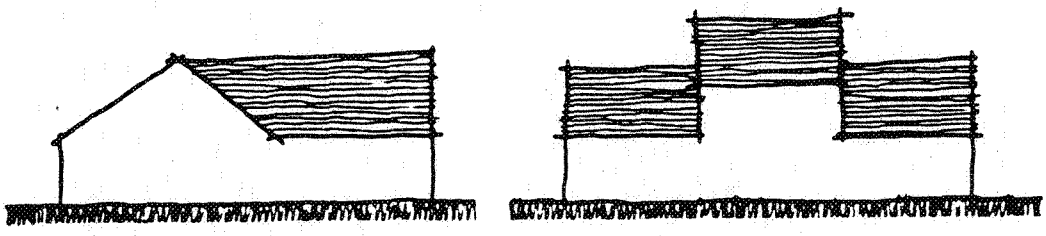


NOT RECOMMENDED--NO SHADOW RELIEF

• Changes in roof pitch orientation should be accompanied by plan offsets. Similarly, abrupt changes in adjacent heights require plan offsets to soften appearance.



RECOMMENDED-- OFFSETTING PLANES



NOT RECOMMENDED

2. MULTI-BUILDING PROJECTS

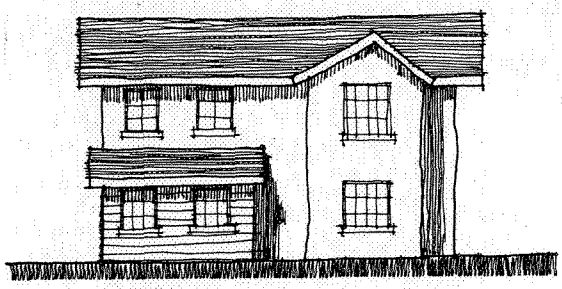
Multi-building developments should strive for a consistency of design among separate structures.

- Facades and roof lines facing streets, parking areas and residential neighbors should be consistent throughout the development in design, color and materials.

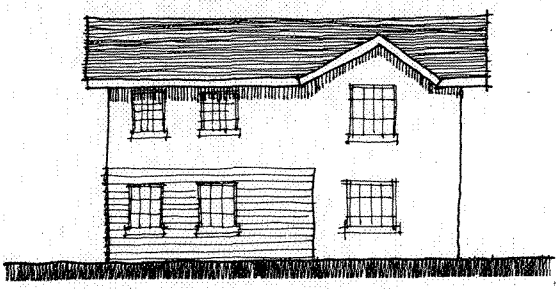
- Rear facades, if visible from public streets or neighboring properties, should be finished in a quality, color and material similar to the principal sides of the building(s).

3. BUILDING MATERIALS

- Material changes are more effective if they do not occur in the same plane. Instead they should intersect with an architectural element, such as a chimney, projection or pilaster.



RECOMMENDED MATERIAL CHANGES



NOT RECOMMENDED

- Architectural elements and signage should be integrated into the design of the facade.

- The following is a list of materials whose use is encouraged:

  - Brick, adobe and native stone.
  - Concrete and concrete masonry with textured surfaces and integral color.
  - Wood siding.
  - Cement plaster (stucco).
  - Exposed timber structural members.

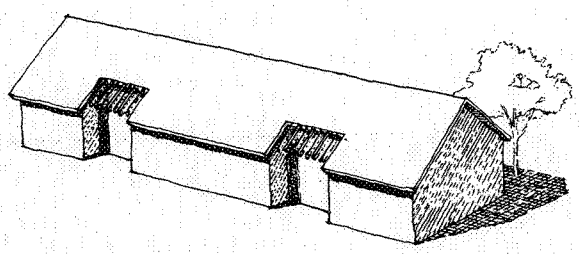
- The following is a list of materials whose use is discouraged:

  - Large areas of glass, unless located at pedestrian level for store fronts.
  - High contrast color glazed masonry except for small areas of detail.
  - Glass curtain walls.

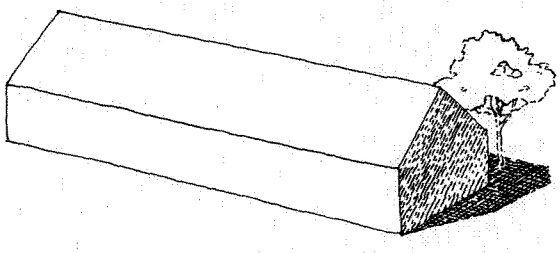
4. ROOF FORMS

• Outside Old Town, gabled, hip and shed roof forms at a moderate to steep pitch are encouraged. Generous overhangs to create strong shadow lines are encouraged.

• For sloped roofs, long unbroken roof lines should be avoided. As a general rule, building roof lines over 50 feet in length should be relieved with a break or other treatment that provides visual interest. In most cases a complementary plan offset should accompany a change in roof plane.

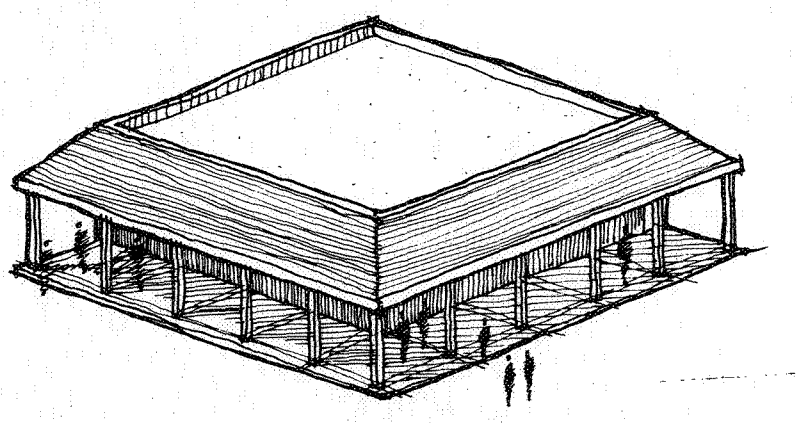


RECOMMENDED "BROKEN" ROOF LINE



NOT RECOMMENDED

• Extensive flat roofs should be avoided. When flat roofs are necessary in large commercial and industrial buildings, they should incorporate shed roofs, trellises or loggias to "scale down" a structure and provide shadow relief.



SCALED DOWN FLAT ROOF

• Wide eaves and deep overhangs are encouraged to create deep shadows on building walls and to reduce the amount of sunlight striking glass surfaces.

• The following is a graphiclist of roof materials whose use is encouraged:

- Clay tile.
- Concrete tile.
- Composition shingles with a shadow line.
- Fire treated wood shakes and shingles, if Class "C".
- Standing seam metal, and corrugated metal when appropriate.

• The following is a list of roof materials whose use is discouraged:

- High contrast color, brightly colored glazed tile or highly reflective surfaces are not recommended as roof materials.

5. ENTRANCES, WINDOWS AND DOORS

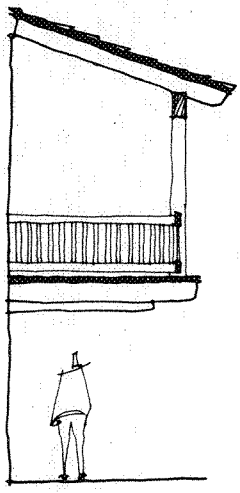
• Primary building entrances should be emphasized so that their location is apparent and clear. Porches, loggias and canopies are helpful to call attention to an entrance.

• Entries and entry doors may be designed as a focal point of the front elevation. Detail treatments at doors and entries can range from the use of tile, color accents, exposed timbers or combinations of architectural features such as pediments, moldings and small roofs which can also provide protection from weather.

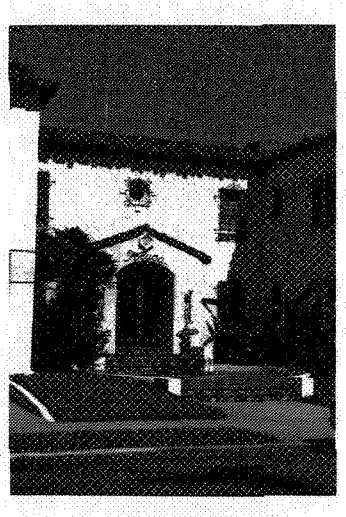
• Windows and doors should be deeply recessed to create strong shadow lines.

6. EXTERIOR SPACES

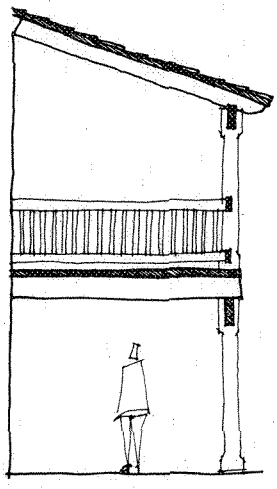
Most buildings can be enhanced by outdoor living spaces such as balconies, verandas, patios and loggias. Their use is encouraged.



VERANDA



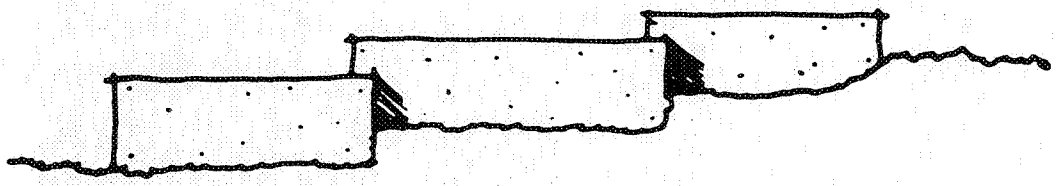
PATIO



LOGGIA

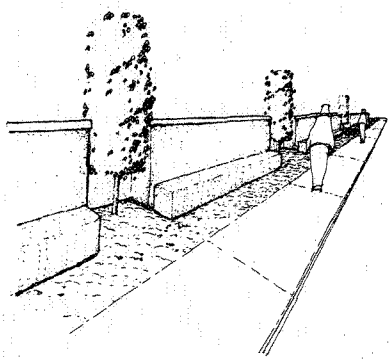
7. WALLS, FENCES AND ACCESSORY STRUCTURES

- Walls on sloping terrain should be stepped at regular intervals to follow the terrain.



STEPPED WALL TO FOLLOW TERRAIN

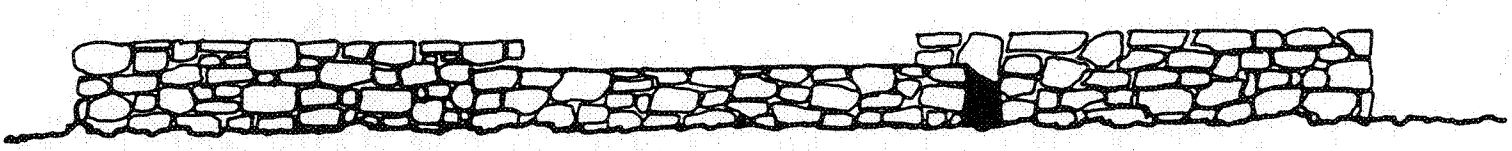
- Solid fences and walls along public streets can have a negative impact on the surrounding neighborhood and should be minimized. When solid walls are used to buffer traffic noise, as is sometimes necessary in residential projects along major streets, the walls should reduce their monotonous tendency by providing a change of plane at a minimum of 50 foot intervals. Fences and walls over 3 feet high which face public streets should provide a fully landscaped buffer at least 5 feet deep on the street facing side of the wall.



CHANGES OF PLANE IN LONG WALLS

- The following is a list of wall and fence materials whose use is encouraged:

  - Native stone.
  - Masonry or masonry with cement plaster finish.
  - Wood framing with cement plaster finish.
  - Detailed wrought iron.
  - Wood.
  - Brick.



STONE WALL

• The following is a list of wall and fence materials whose use is discouraged:

- Chain link or open wire, except when heavily screened by landscaping.
- Corrugated metal.
- Bright colored plastic or plastic coated materials.
- Reed materials.

• Fences, walls and accessory structures should be designed to be compatible with adjacent buildings. Patio covers, green houses, storage spaces and other ancillary structures should be located and designed to respect the views and other special conditions of adjacent properties.

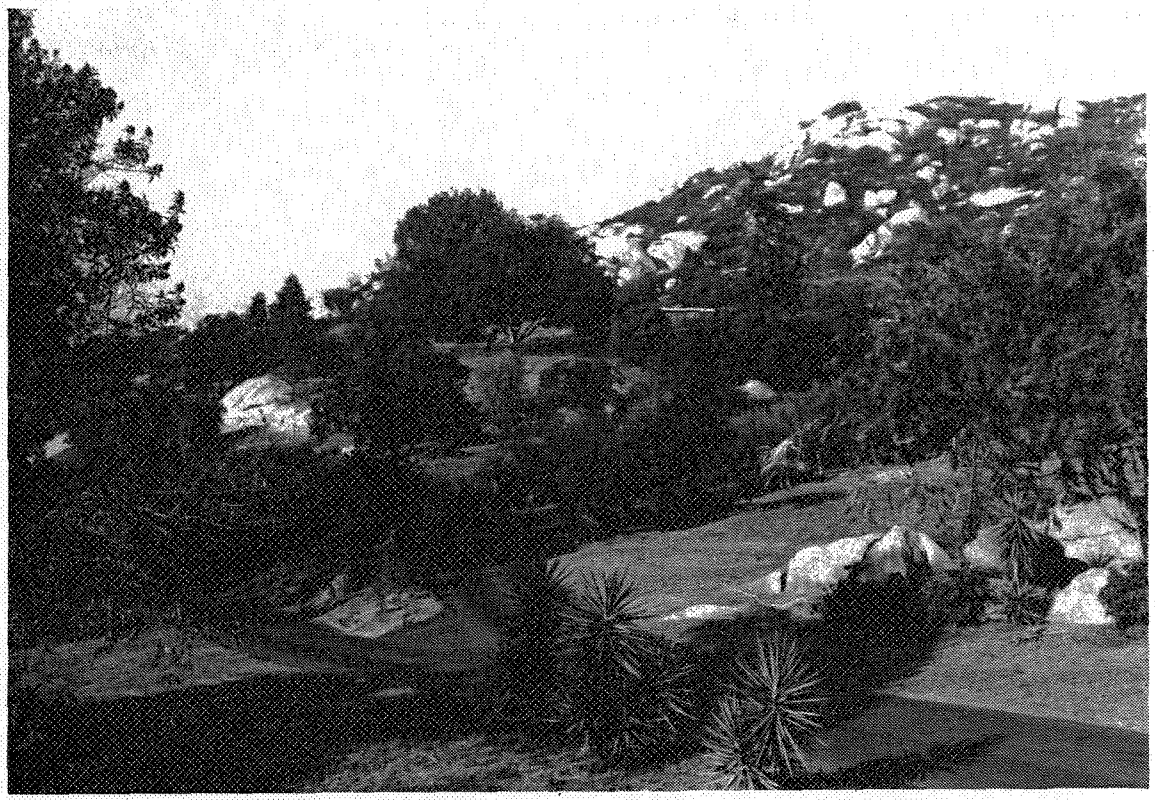
8. SITE DETAILS AND FURNISHINGS

• The design, selection and placement of all site furnishings such as tables, benches, bollards and trash receptacles should be based on consideration of the overall concept of the site and architectural character of the total project.

A3. LANDSCAPE CHARACTER

- Planting design should reflect Ramona's rural character and expand throughout the community the pattern of tree-lined streets.

- Plant selection should recognize that water conservation is a critical issue in Ramona, and emphasize use of drought tolerant plant species. Native or naturalized plants are encouraged. Other plantings should be encouraged only if they become drought tolerant following short establishment periods.



1. DESIGN CONCEPTS

There are two overall principles which are the foundation of the planting guidelines for Ramona:

• Ramona is characterized by the eucalyptus lining Main Street. Other important streets should also have tree-lined street edges. Tree selection should be influenced by the planting patterns on adjacent properties. Where there are established, desirable tree species planted on adjacent properties, new development should continue the pattern by selecting those species for planting along the street edge. Where existing trees are undesirable or a predominant pattern does not exist, new trees should be selected from Appendix B which lists street trees for specific streets. Tree placement should reinforce existing spacing patterns. On streets where trees already exist in formal alignment, new tree plantings should conform to that spacing. Where there are irregular alignments or no trees planted at all, tree placement should depend upon the building design and site topography.

To compliment the trees and enhance the rural quality of the community, the Guidelines encourage the planting of shrub masses beneath trees rather than expanses of lawn or ornamental ground covers. Shrubs will provide color, fragrances, and screening. Low shrubs can be used for decorative foreground plantings, while higher shrubs can be used behind the lower shrubs.

Because shrubs are more drought resistant than shallow rooted ground covers, the use of ground covers is generally not recommended for the Ramona landscape. In their place, creeping shrubs should be used to act as a "ground cover" and to achieve a longer lasting result.

• An equally important consideration is Ramona's limited water supply. Water will become more scarce and expensive in future years. In order to create a landscape which will endure future drought conditions, plant materials must be selected carefully.

Appendix A. "Plant Selection Guide" at the end of this booklet lists suggested plant species and their recommended uses.

Plants have been chosen based upon the following criteria:

- Appropriateness for climate zones.
- Low water use after establishment.
- Form considerations: size, branching patterns and density.
- Aesthetic considerations: flowering, leaf color, etc.
- Maintenance considerations.
- Continuance of existing, desirable native plantings along the road edge.

2. GENERAL GUIDELINES

• Site areas not used for buildings, parking or other designated functions should be landscaped.

• All landscaped areas should have an underground irrigation system capable of sustaining good plant growth. Automatic systems are encouraged.

• All planting beds should be mulched with an organic mulch of at least 2 inches in depth.

• Shrubs are preferred over ornamental ground covers and lawns due to their low water use characteristics. Shrubs are more deeply rooted than ground covers and turf grasses, and will withstand drought conditions better.

• Turf grasses are discouraged, except in parks or other active use areas.

• When existing trees are to be retained, they may be counted toward tree planting requirements. New planting requirements may be further adjusted to reflect the size and density of existing trees and shrubs.

3. PUBLIC RIGHT-OF-WAYS

All public right-of-way areas between a newly developed property and the existing sidewalk or street edge should be fully landscaped. However, trees should not be planted in the right-of-way unless pursuant to an encroachment permit issued by the Department of Public Works.

A4. PRESERVATION OF SIGNIFICANT TREES

The community recognizes that native oaks and other significant trees are important historical, aesthetic and ecological resources that contribute to the distinctive character of Ramona. The purpose of this Guideline is to create favorable conditions for the preservation and propagation of this unique, irreplaceable plant heritage.

1. DEFINITIONS

• "Significant tree" shall mean any tree which is more than 12 inches in diameter as measured 4 feet 6 inches above the root crown; or, any tree with a diameter of any two trunks of at least 16 inches as measured 4 feet 6 inches above the root crown.

• "Oak tree" shall mean any tree of the quercus genus more than 6 inches in diameter as measured 4 feet 6 inches above the root crown, or with more than one trunk, any such tree with a diameter of any two trunks of at least 8 inches as measured 4 feet 6 inches above the root crown.

2. GUIDELINES

• Site development plans should demonstrate a diligent effort to retain as many native oak and other significant trees as possible.

• Other existing trees should be preserved to the maximum extent possible.

a. Criteria For Removal

• In assessing the number of trees and specific trees that may be removed, the applicant and Design Review Board should consider the following criteria:

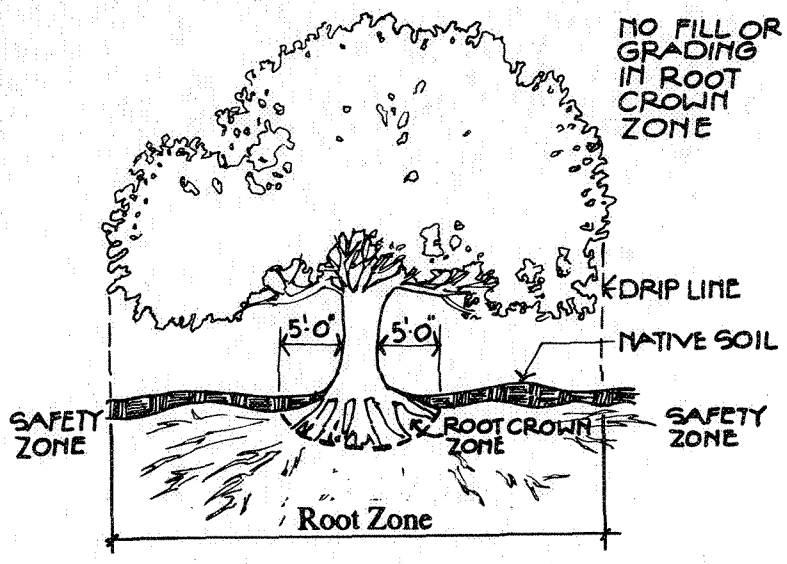
1) The condition of the oak or other significant tree with respect to disease, danger of falling, and the proximity to existing or proposed structures. Should debate over the health of the tree arise, a qualified nurseryman should be consulted at the expense of the applicant.
2) The necessity to remove an oak or other significant tree in order to construct proposed improvements to prevent extreme economic hardships to the owner of the property.
3) The topography of the land and the effect of oak or other significant tree removal on erosion, soil retention, and the diversion or increased flow of surface waters.
4) The number of oak or other significant trees existing in the neighborhood. Decisions should be guided by the contribution of significant trees to the visual character of the neighborhood.
5) Accepted professional forestry practices, such as the number of healthy oak or other significant trees which a given parcel of land or area can support.

b. Where Significant Trees Have Been Removed

• When oaks or other significant trees must be removed, replanting with the same species is recommended. Open spaces, recreation areas, and terraces are appropriate areas for oaks. Parking lots and lawn areas are appropriate areas for many of the other trees. Because oaks grow slowly, plant 24" box trees as replacements. Other significant trees may be replaced with 15 gallon sized plants. Designers of each site should take responsibility for the correct site conditions required for each type of tree.

c. Grading Techniques For The Preservation Of Oaks

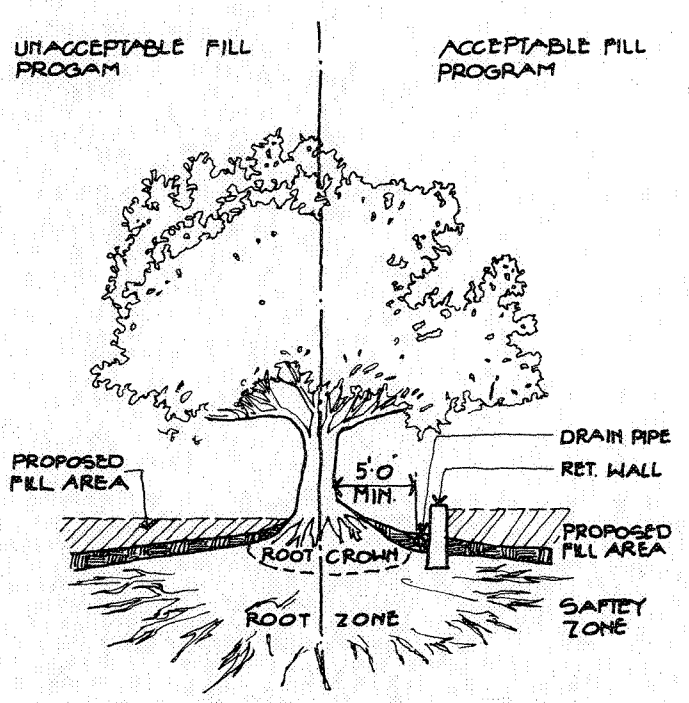
• The most critical issue in the care and maintenance of an existing oak is the altering of conditions under which that tree has grown for possibly 200 to 300 years. "Altering" includes changing the grade within the drip line, changing watering practices from natural rainfall to supplemental irrigation, changing the leaf litter beneath the trees, changing drainage patterns, and of soil around roots caused by heavy equipment.



• Should changes of grade be necessary, the following steps may be taken:

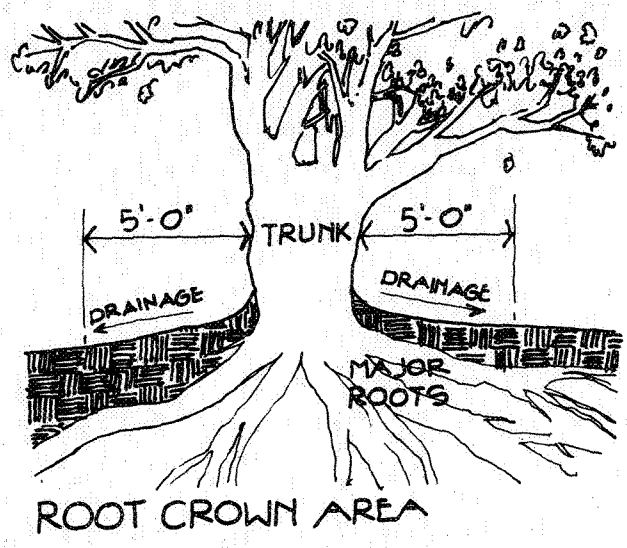
1) Establish radius of existing root system by using soil probes or equivalent. This establishes a safety zone outside of which grading is possible. New development may dictate gradual root pruning when construction extends into the safety zone. Consult a nurseryman for proper techniques. Root pruning enables roots to be cut for a lowering of the natural grade. Under no circumstances should soil be added around the root crown, but soil may be added over the extended drip line if the root crown is protected by retaining devices.

2) Overwatering oaks during the summer creates conditions favorable to root rot and oak root fungus. Besides reducing water to the root zone, draining water off the root crown quickly is vital for the health of the tree. Sloping soil away from the root crown improves drainage by creating rapid water runoff. In heavy soils, such as clays, leach lines installed within drip line and extending out to drainage courses may be necessary to increase drainage. In all cases, the goal is to duplicate the native conditions under which the oak has lived. Essentially, if the existing conditions were dry, leave them dry; if they were wet, leave them wet.



3) Leaf litter is the accumulation of live and decaying leaves at the base of a tree. In the case of oaks, this litter contributes to a cool atmosphere for root growth, and an acid condition resulting from the decaying of the leaves. When possible, leave the natural litter in place.

4) Poor drainage caused by a change in grade or compaction produces constant moisture at the base of the trunk. Growing lawns beneath oaks also frequently produces poor drainage. This problem can be averted by using other ground covers, sloping the natural grade away from tree, and diverting sprinklers away from trunk. A dense turf or compacted soil can greatly reduce aeration in the soil. Reduced aeration plus excessive water favors development of harmful soil organisms, such as oak root fungus, which may be present in an inactive stage until stimulated by favorable growing conditions or even mechanical root injury.

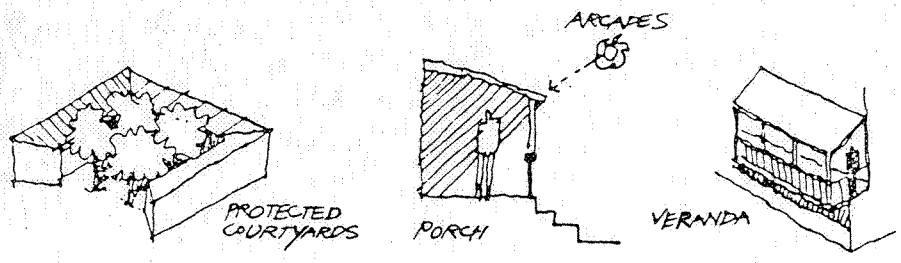


In summary, native oaks are extremely sensitive plants. Minimal grade changes within the drip line can drastically affect aeration of the roots and drainage around the root crown. Avoid changes of grade, if at all possible. Avoid summer irrigation which would produce constant moisture at root crown. Treat oaks with the care they deserve!

A5. DESIGN FOR CLIMATE AND ENERGY CONSERVATION

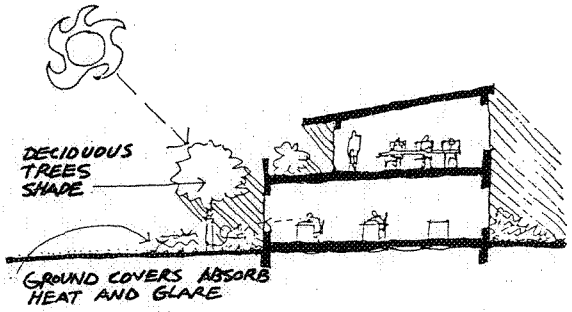
All development projects should strive for site planning, planting and building design which reduces energy consumption and provides more comfortable indoor and outdoor living spaces.

• Protected courtyards, porches, arcades, loggias, verandas and overhangs are effective means of shading exterior wall surfaces and windows from direct sun exposure. These elements are easily added to buildings as temperature-moderating elements. An additional benefit is their ability to add visual character to the building.



COURTYARDS, PORCHES AND VERANDAS

• Deciduous trees used on the south and west sides of a building can provide shade in summer while allowing sun penetration in winter.



TREE SHADING

• Roof overhangs on south-facing walls offer effective protection of window areas from summer sun while admitting lower winter sun rays.

• South-facing courtyards may be used to create protected outdoor spaces, giving the site a more favorable microclimate for year-round activities.

A6. SIGNAGE

Signs in Ramona should be designed to communicate in a simple, clear and uncluttered manner. They should be in character with the neighborhood they are in and the buildings and uses they represent.

1. GENERAL DESIGN CRITERIA

• All signs should be a minimum size and height to adequately identify a business and the products or services it sells.

• The size and scale of all signs, including the size of letters and symbols, should compliment the building or development they represent. This guideline takes priority over maximum size allowances otherwise indicated.

• Signage design should be carefully integrated with the site and building design concepts to create a unified appearance for the total development. Within a development, signage should be consistent in location and design.

• Signs should be carefully located for safety so as not to block driveway views of oncoming traffic.

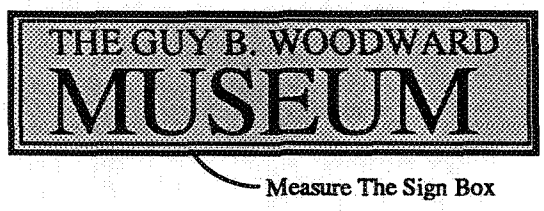
• Illumination should be projected onto the sign face. The light source should be fully shielded from view. Internally illuminated plastic signs are not acceptable.

• Color of all signs and sign components should be limited to 3 in addition to black and white.

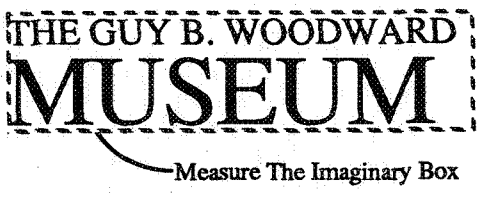
• Typefaces should be chosen for their simplicity and clarity. Signs on older buildings are encouraged to use a typeface which was used in the period the building was built.

• To calculate the size of a sign, measure:

a. The area of the box or outline which contains the sign, or
b. In the case of unboxed letters or symbols, the area of the smallest rectangle which would enclose all of the letters or symbols. However, special consideration will be given to signs with letters which are widely spaced for aesthetic affect.
c. Only one face of a double-faced sign with parallel opposing faces, and bearing identical copy, shall be used in calculating sign area.



MEASURING A BOXED SIGN



MEASURING AN UNBOXED SIGN

• Sign posts and other structural elements should be made of wood or metal with a white, earth tone, black or natural stain finish. Reflective or bright colors are not acceptable .

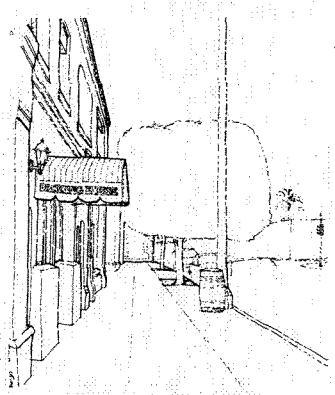
• No sign, other than a sign installed by a public agency, should be placed in the public right-of-way over sidewalks or streets except as otherwise allowed by the Old Town guidelines.

• No signs are allowed above the highest portion of the building.

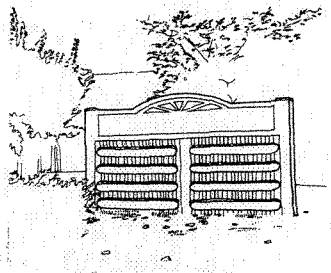
2. RECOMMENDED SIGN TYPES

The following types of signs are generally recommended by the Guidelines. Sections following indicate further recommendations based on uses and districts.

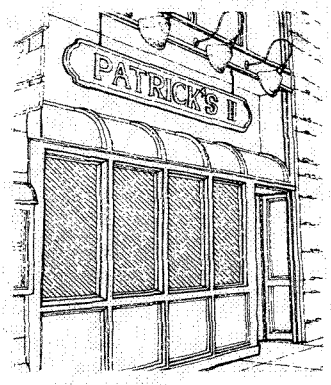
- Awning Valance: A sign or graphic attached to or printed on an awning's valance
- Monument : A sign supported by two or more uprights, or a single solid base, on the ground. When feasible such signs should not exceed 4 feet in height, and otherwise should not exceed 8 feet in height, including supporting structure.
- Hanging: A sign attached to and located below any eave, canopy or awning.
- Kiosk: A small freestanding structure which has one or more surfaces, not exceeding 8 feet in height.
- Projecting: Any sign which projects from and is supported by a wall of a building with the display surface of the sign perpendicular to the building wall.
- Wall: A sign affixed directly to an exterior wall or fence.
- Window: A sign affixed to or behind a window, no larger than 25% of the window on or behind which it is displayed.
- Single Pole Hanging Sign: A sign which is suspended from a horizontal arm which is attached to a pole no higher than 6 feet in height.



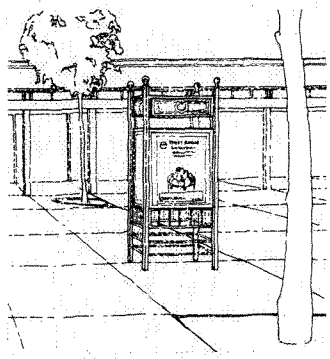
AWNING VALANCE



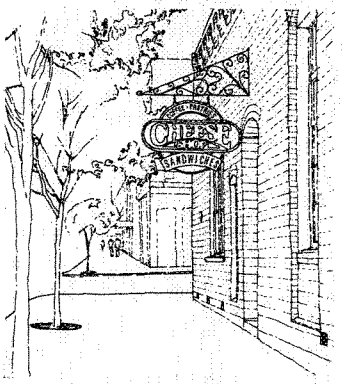
MONUMENT



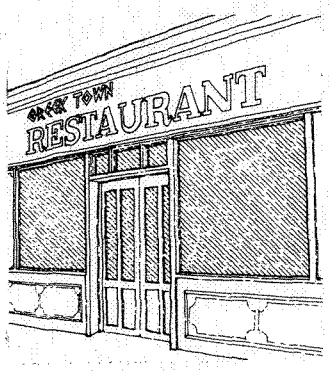
HANGING



KIOSK

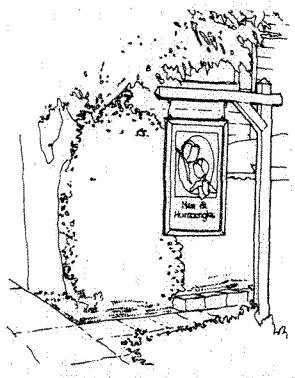


PROJECTING



WALL

WINDOW



SINGLE POLE HANGING

3. SIGN GUIDELINES BY USE

a. All Commercial and Industrial Development

• Letter and symbol height should be the minimum necessary for readability, up to a maximum of 12 inches for signs located within 100 feet of the public right-of-way, and 18 inches for signs located more than 100 feet from the public right-of-way.

• Where frontage is defined as the length of the building(s) or tenant space along its principal face (each project can only have one frontage), the following are recommended maximums:

1) For frontages up to 100 lineal feet, the total sign area should be limited 3/4 square foot of sign area per linear foot of frontage, to a maximum of 65 square feet.

2) For frontages over 100 lineal square feet, the total sign area should be limited to 3/4 square foot of sign area per linear foot of building frontage, to a maximum of 90 square feet. However, in the case of major tenants in multi-tenant projects, this guideline may be relaxed provided the proposed sign is scaled to complement the building or development.

3) For projects with more than one tenant, the following are allowed in addition to the tenant signs:

   a) One sign to identify the complex allowing one square foot of sign area per lineal foot of total project frontage up to 75 square feet and
   b) one sign not exceeding 10 square feet in size may be allowed at each public entrance.

• Small directional signs may be allowed, and need not be counted toward the maximum sign allowances, provided they do not carry any commercial message.

• Kiosk signs should be limited to 8 feet in height and only used on private property.

b. Multi-Family Residential Development

• There should be no more than one sign per multi-family residential development entry from a public street or road.

• Sign area should 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.

• Sign types recommended: Wall, Single Pole Hanging or Monument.

4. PROHIBITED SIGNS

• The following signs should not be used in Ramona:

- signs which are mounted or painted on roofs
- signs extending above the highest point of the roof or parapet
- Internally illuminated plastic signs. Other plastic signs are discouraged, except where plastic is used only as raised letters
- Back lit signs which appear to be internally illuminated
- Pole signs over 10 feet high
- Portable or mobile signs
- Signs which cover or interrupt architectural features
- Any sign not allowed by the County Zoning Ordinance

A7. SITE LIGHTING

Lighting should be used efficiently to aid safety, security and to compliment architectural character without intrusion into adjacent properties, roadways and the night sky.

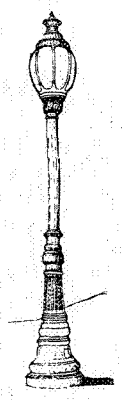
1. GENERAL REQUIREMENTS

• All lighting shall, at minimum, comply with San Diego County Zoning Ordinance Division 6322.

• Limit the amount and intensity of lighting to that necessary for safety, security and to compliment architectural character. Lighting which interferes with the character of the surrounding neighborhood is not acceptable.

• Lighting which is visible from adjacent properties or roads must be indirect or incorporate full shield cut-offs.

• Service area lighting should be designed to avoid spill over into adjacent areas.



MAIN STREET
HISTORIC STREET LIGHT

2. PARKING AREA LIGHTING

• For commercial parking areas overhead lighting should be mounted at a maximum height of 20 feet above the paved surface.

• For residential parking areas, overhead lighting should not be mounted at a height in excess of 15 feet. The placement of lighting in residential parking areas should avoid interference with bedroom windows.

3. WALKWAY, GARDEN AND PEDESTRIAN AREA LIGHTING

• Overhead fixtures used for pedestrian areas should be limited to heights between 8 and 12 feet.

• Overhead lighting of walkways should be located so that light patterns overlap at a height of 7 feet to assure full illumination of a person's body.

• Along walkways, low-level lighting in the form of bollards or fixtures mounted on short posts is encouraged. When this type of lighting is used, fixtures should be placed to minimize glare. Shatter proof coverings are recommended. Posts should be located to avoid hazards for pedestrians or vehicles.

A8. BUILDING EQUIPMENT AND SERVICES

Carefully locate and design building equipment and services to minimize their visual impact on public streets and neighboring properties.

- Where alleys exist, locate all service areas, delivery entrances, loading docks and refuse facilities off of the alley.

- In larger commercial developments, service and loading areas should be separated from main circulation and parking areas. The development of separate buildings in larger commercial projects does not exclude them from the requirements of screening trash, loading or service areas.

- Trash containers and outdoor storage areas should be screened from view from public streets, pedestrian areas and neighboring properties. The screen for the trash containers should be designed to be compatible with architectural character of the development and be of durable materials.

- Locate utility meters in service, loading or screened areas.

- Exterior surface mounted utility conduit and boxes should be kept to a minimum. Where they do exist, they should be designed, painted or screened to blend in with the design of the building to which they are attached.

- Mechanical equipment, solar collectors, satellite dishes, communication devices and other equipment should be concealed from view of public streets, adjacent properties and pedestrian oriented areas to the extent technically practical. Dark-colored mesh satellite dishes are encouraged over light-colored solid dish types.

- Roof mounted equipment should be screened from view from adjacent roads, properties and pedestrian areas. Special attention should be given to changes in elevation which may provide a view down to a roof. In this case enclose the equipment in a screened shelter or design the layout of exposed equipment in an orderly fashion with consideration given to painting them to be compatible with other visible colors on the roof.

- Where solar panels are attached to buildings they should be integrated into the architectural design of the building. Solar panels which are not attached to buildings should be integrated into the landscape design by using berms, natural slopes or similar devices. Where solar panels cannot be integrated into the landscape design they should be screened from view with fences and/or planting. All plumbing and storage tanks associated with solar panels should be concealed from view.

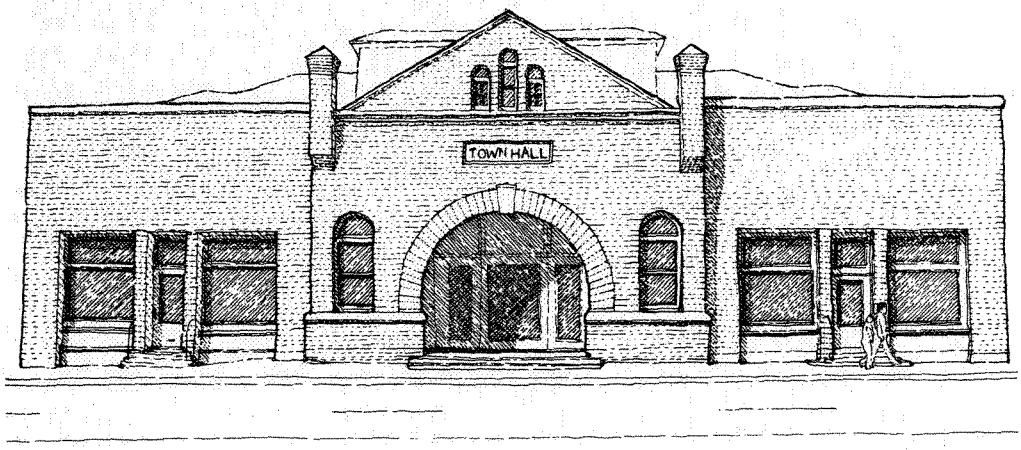
- Screening devices (roof top and ground level) should consider the following elements:

1. Architectural screens should be an extension of the development's architectural character.
2. Screen walls should be constructed of low maintenance and durable materials which are consistent with the main building's materials.
3. Landscaping should be used in conjunction with building materials to complement ground level screening devices.

A9. PRESERVATION OF HISTORIC BUILDINGS

The community of Ramona has a respectable and memorable role in the history and development of San Diego County. This history is recorded in many of the built structures still remaining from Ramona's early years.

New development should recognize, respect, preserve and be compatible with existing significant built elements of Ramona's history.



A building exhibiting historic character from the period in which it was built can substantially contribute to the character of a new development. To what degree a building should be retained will depend on which of the following 3 categories it falls in to:

1. In some cases an existing structure may already be a Designated Historic Site or may be in a Designated Historic District. In this case there are existing procedures and laws for pursuing renovation and new construction. The Planning Department staff for the San Diego County Historic Site Board should be contacted immediately for assistance. Their offices are located in the San Diego County Department of Planning and Land Use.

2. In other cases a site may not be designated, yet it may be suspected of being a significant part of Ramona, California or United States history. If a site is suspected of being historically important the following steps should be taken:

   - Contact Planning staff for the San Diego County Historical Site Board staff for input and direction.

   - Research to establish validity of the site's historic role.

   - Nominate the site for Historic Registration if it so merits.

   - Incorporate the historic site and its qualities into new improvements and development per San Diego County Zoning Ordinance Division 5700.

3. The third possibility is that a building or structure exhibits a good deal of the character of a period but does not necessarily qualify as a Historic Site for purposes of designation. This does not, however, mean that an older building cannot contribute to the historic continuity of the community.

   • All older buildings which retain much of their original design character should be retained and should have all alterations or additions done with Compatible Uses and Compatible Designs as described in the San Diego County Zoning Ordinance Division 5718. The Secretary of the Interior's "Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings" published by the U.S. Department of the Interior, National Park Service, should be reviewed and used.

   • New buildings which are built on to or adjacent to older buildings of substantial historic character should be designed to be respectful of the older buildings, while not mimicking the older buildings. New structures should consider the compatibility of details, materials, textures, colors and landscape features.

B. DEVELOPMENT IN OLD TOWN

Ramona's Old Town is a unique asset which warrants special preservation efforts and design sensitivity. Old Town's character is created by several qualities which together form a pedestrian-friendly business district. Ramona's Main Street is very much in the tradition of the classic American "Main Street," and future development should strive to maintain and enhance this historic development pattern.

The guidelines in this section are intended to supplement, not substitute for, the guidelines in Section A, General Design Guidelines Applicable to All Developments. Therefore, applicants for projects in Old Town should familiarize themselves with both this section and Section A. If any guideline in this section is inconsistent with the general guidelines in Section A, these guidelines should prevail.

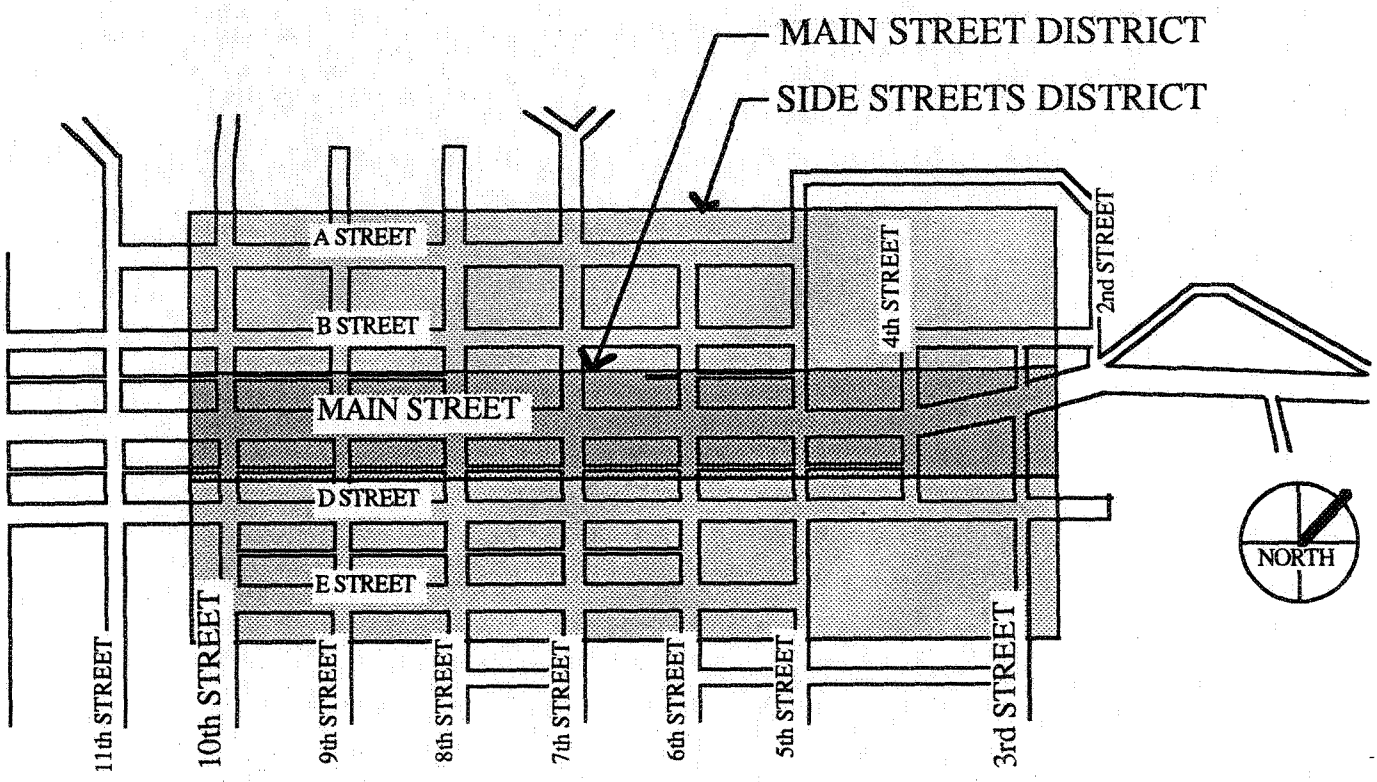
B1. OBJECTIVES AND BOUNDARIES

- Preserve the historic character of Old Town Ramona
- Preserve or recreate the architectural character of Main Street buildings as they looked from the 1890's to early 1920's
- Maintain the traditional pattern of buildings facades located on the front property lines along Main Street
- Encourage pedestrian traffic by maintaining friendly pedestrian scale and traditional "Main Street" building patterns
- Locate parking lots away from Main Street

MAIN STREET IN OLD TOWN

Many of Ramona's historic buildings are located in the Old Town District, although there are other historic buildings elsewhere in the community. See the "Ramona Historic Resources Inventory", available at the Ramona library and the County Department of Planning and Land Use, for a listing of properties which have been determined to be eligible for inclusion in the National Register of Historic Places. Specific design guidelines for historic buildings, both in the Old Town District and elsewhere in the community, are located in Section A9.

Old Town is located in the heart of the community and for purposes of these guidelines is divided into two basic districts--the "Main Street District" and the "Side Streets District". Both districts have their own special characteristics, which are addressed separately in the following sections.



• The first district includes properties with frontage directly on Main Street, beginning at 10th Street on the west end of Old Town and ending at 3rd Street on the east. This is called the "Main Street District". Main Street District design criteria apply on both sides of the bounding streets (e.g. all four corners of Main at 10th).

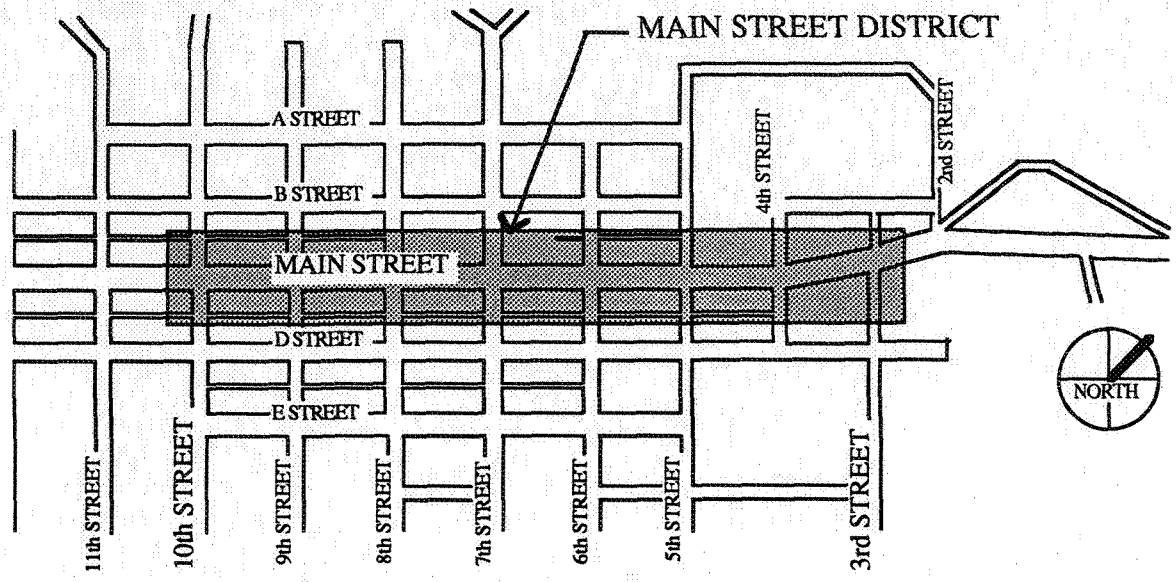
• The second district includes the cross streets and parallel streets both north and south of the Main Street District (A through E Streets). This is called the "Side Streets District", and specific design criteria apply here also.

• Consideration may be given to a "graduation" of Old Town design objectives in the outermost blocks (11th to 10th, and 3rd to 2nd Streets) to provide a more gradual transition into the Old Town District.

B2. DESIGN GUIDELINES
MAIN STREET DISTRICT

Every proposal should demonstrate that it has considered the positive influences of neighboring properties and has made a diligent effort to maintain and enhance historic "Main Street" building patterns.

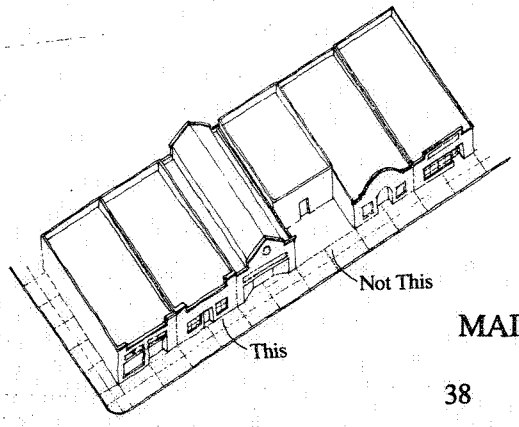
These guidelines apply to properties with frontage directly on Main Street, beginning at 10th Street on the west end of Old Town and ending at 3rd Street on the east. Main Street District design criteria apply on both sides of the bounding streets (e.g. all four corners of Main at 10th).



1. SITE PLANNING

a. Building Placement

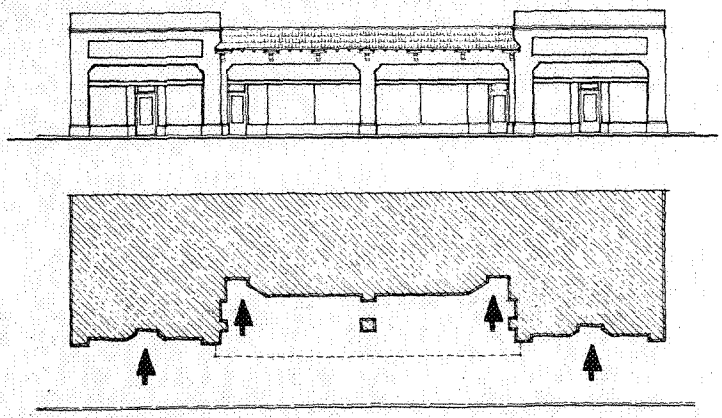
• Place as much of the building's front facade as possible on the front property lines to maintain or improve the continuity of the street "enclosure". Plaza and other pedestrian oriented spaces formed by architectural elements such as colonnades, courtyards, and trellises are encouraged in larger projects. These spaces should however, be limited to a width of fifty percent of the building's street facade, and a depth of twelve feet. All other gaps in the "Street Wall" are strongly discouraged.



MAINTAIN THE "STREET WALL"

b. Pedestrian Access

• Encourage pedestrian activity by locating retail shops and other pedestrian oriented activities at street level. Provide frequent building entrances along the street. Avoid locating blank walls, parking and other non-active uses along the street.



FREQUENT ENTRIES ENCOURAGED

• Secondary pedestrian entrances are encouraged at the rear of the building near alley parking facilities.

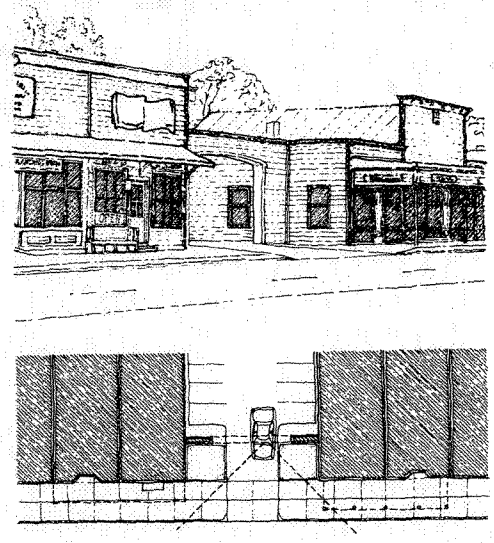
• Special paving material and patterns are recommended for sidewalks on Main Street. These should be consistent with any other future redevelopment studies which may be adopted by the County for Old Town.

c. Parking Location and Access

• Parking should be located to the rear of the property, accessed by the alley, whenever possible. New surface parking lots in the front yards of the Main Street District are not acceptable if any workable alternative exists.

• Properties which abut side streets should use only the side street or alley for vehicular parking and service access.

• New curb cuts for driveways on Main Street are strongly discouraged. Driveways that must occur on Main Street are encouraged to be of minimum width and to use architectural elements to create a "gateway" that preserves the visual continuity of the street enclosure.

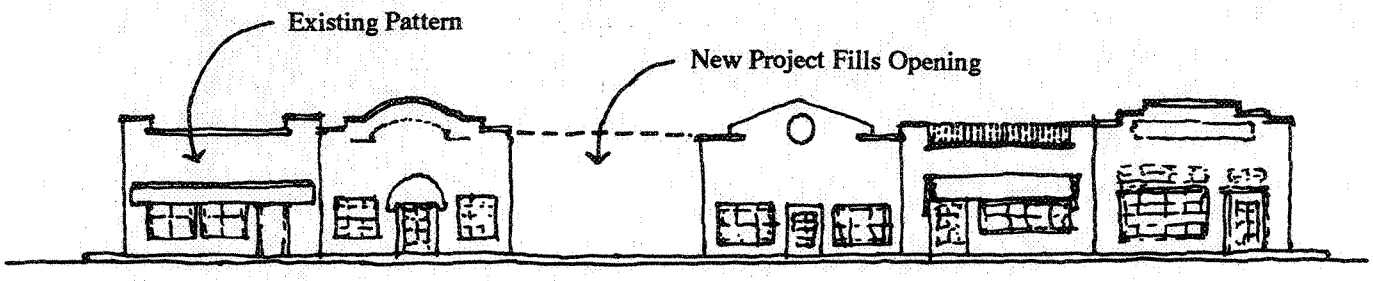


• The future development of shared, remote parking lots to serve Main Street businesses is encouraged. The County allows such parking arrangements upon approval of a Major Use Permit. This approach is especially encouraged where "street wall" development would not otherwise be feasible due to typical off-street commercial parking requirements.

2. ARCHITECTURAL DESIGN

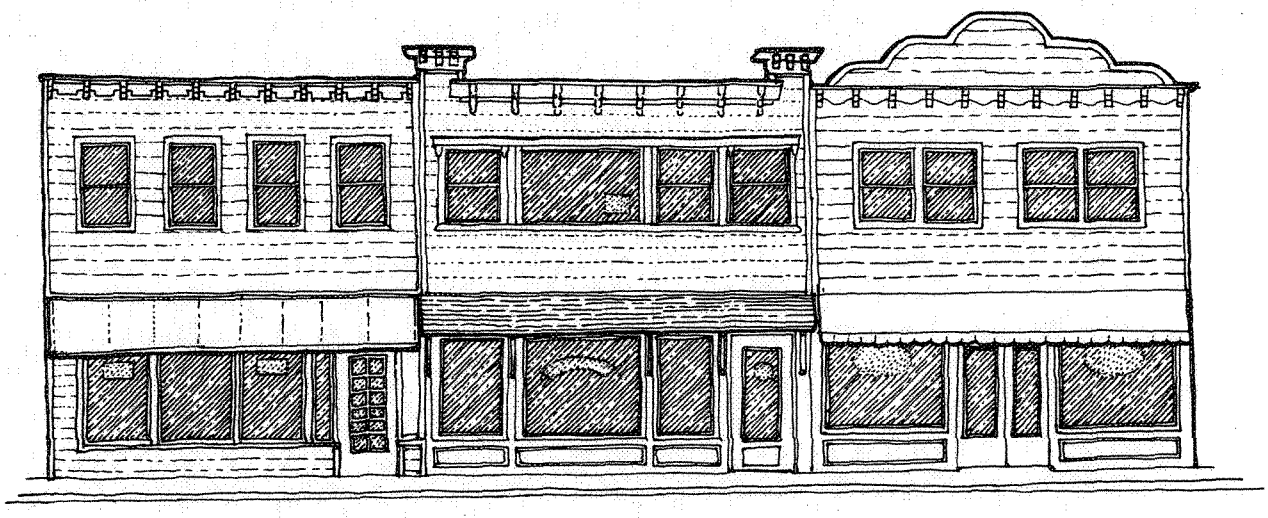
• Standard commercial building prototypes are not desired in Old Town Ramona. Projects of this type must adapt their designs to the special character of Old Town Ramona as outlined in these guidelines.

• Street facades should be designed to respect scale, in height and width, of surrounding buildings. When the width of new buildings exceeds the historical standard (most lots are 50 feet wide), the building should be designed to reflect the prevailing 50 foot facade rhythm.



INFILL SENSITIVITY TO HEIGHT AND WIDTH OF NEIGHBORS

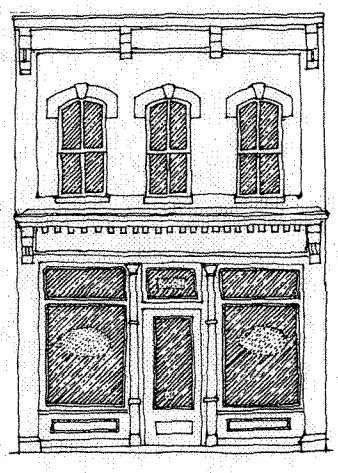
• Efforts to coordinate the actual and apparent height of adjacent structures are encouraged. This is especially applicable where buildings are placed very close to each other. It is often possible to adjust the actual height of a wall, cornice or parapet line to match that of an adjacent building. Similar design linkages can be achieved to adjust the apparent height by placing window lines, belt courses or other horizontal elements in a place or pattern that reflects the same elements on neighboring buildings.



BUILDINGS RELATED BY A COMMON OR COORDINANTED FACADE ELEMENT

• Building form, mass and elevations should be articulated to create interesting roof lines, shadow patterns and architectural detailing prevalent in the 1890's through the 1920's.

• At street level, buildings should have adequate clear glass display windows to enable pedestrian views into retail shops and other spaces. Street level transparency should be balance by more wall and less glass on the upper facade areas.

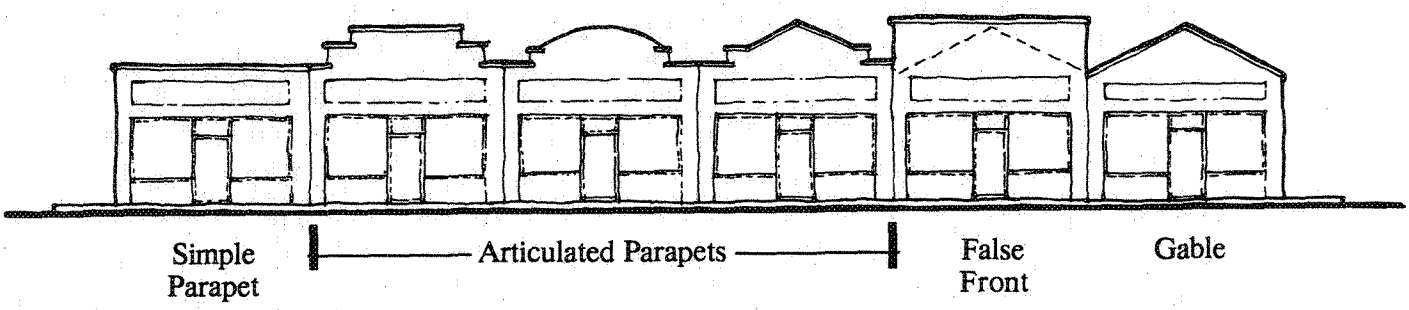


BALANCED TRANSPARENCY

• At street level windows and doors should be recessed to create strong shadow lines.

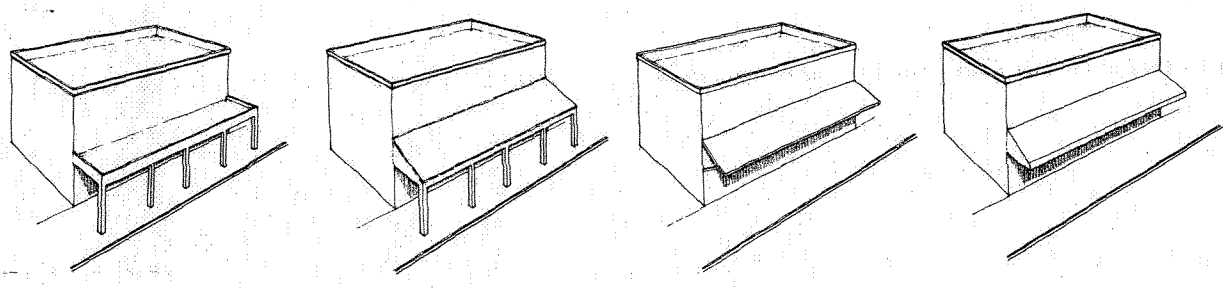
• When the rear or side of a building is used as an entry or when it is visible from the street, it should demonstrate architectural continuity with the front elevation.

• Strong roof forms, such as parapets or the ends of gable roofs, should be designed to face the street. When parapets are used, the upper area of the parapet should provide a distinct profile to create a visual terminus of the building against the backdrop of the sky.



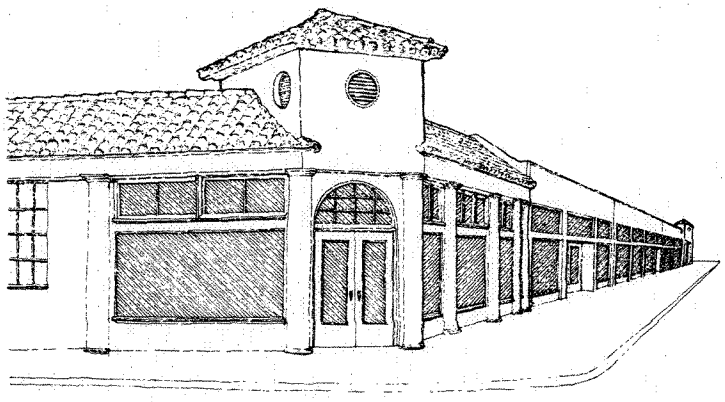
RECOMMENDED ROOF SHAPES ON MAIN STREET

• Commercial buildings facing Main Street are encouraged to provide a covered walkway, awning or other form of shade over the sidewalk. These guidelines cannot specify development standards in the public right-of-way (Main Street/State Route 67 right-of-way is regulated by CALTRANS); however, airspace encroachments for overhead canopies are strongly encouraged. In is understood that such structures must be approved by CALTRANS in accordance with their standards and procedures. Canopies should be an integral part of the building's architectural character and should allow room on the sidewalk for safe pedestrian clearance. Configuration and dimensions of canopies may vary with each project; however, efforts should be made to coordinate new canopies with adjacent structures.



FLAT WITH POSTS | PITCHED WITH POSTS | PITCHED WITH BRACKETS | AWNING

• New buildings located on corner properties in the Main Street District are encouraged to use corner entries or other design features which reflect the corner location.



CORNER HIGHLIGHT

• False fronts, as opposed to parapets, were intended to give buildings an illusion of greater height. These should only be used on western theme buildings. The area of false front should be no taller that the equivalent of one-half story.

• Where an historic image is used in building design there should be a real effort to carry the theme throughout the details of the entire facade. The use of historic details tacked on to non-historic buildings is discouraged.

3. PLANTING GUIDELINES

• A street tree planting program along Main Street is strongly desired in future development of the district. It is understood that these design guidelines cannot specify development standards in the public right-of-way (Main Street/State Route 67 right-of-way is regulated by CALTRANS). These guidelines, however, strongly encourage establishment of funding and maintenance districts to provide future tree planting. Such a program will have to be actively pursued by the Ramona community and approved by CALTRANS in accordance with their standards and procedures.

• Trees planted along Main Street should be a 24 inch box Chenisis Pistachia (Chinese Pistache), or other species if adopted by the County and CALTRANS in future redevelopment proposals for Old Town. See Appendix A, "Plant Selection Guide."

• Existing trees that are diseased, dying or need to be replaced due to construction should be replaced with the Chinese Pistache to create a distinct visual district along Main Street in Old Town.

• Tree plantings should include 24 inch square iron grates and aluminum tree guards (or other design details if adopted by the County and CALTRANS in future redevelopment proposals for Old Town), to protect the tree and for pedestrian safety.

4. MAIN STREET DISTRICT STREET LIGHTING

• All new development shall provide adequate street lighting, as regulated by CALTRANS or the County. Continued use of the Old Town Ramona historic streetlight fixture is strongly encouraged in Old Town, in locations identified in future redevelopment studies.

MAIN STREET DISTRICT
HISTORIC STREET LIGHT

5. MAIN STREET DISTRICT SIGNAGE

Applicants should review signage guidelines in Section A6 for maximum size allowances and other general criteria. Additionally, the following guidelines are particularly important in Old Town:

- Signs in Old Town Ramona should be designed to communicate the signage of the 1890's through 1920's in a simple, clear and uncluttered manner. They should be in character with the architectural character of Old Town Ramona and the uses they represent.

- Interior illumination of signs or the individual letters of signs is strictly prohibited in Old Town.

- Neon signs are sometimes acceptable in Old Town, provided they meet all size criteria (see Section A7), are mounted on solid backing and are designed in a style which might have been utilized in the early 1900's.

- Typefaces should be chosen for their simplicity and clarity and compatibility with the 1890's to 1920's time frame. Signs on older buildings are encouraged to use a typeface which was used in the period the building was built.

- Sign posts and other structural elements should be made of wood or metal with a white, earth tone, black or natural stain finish. Reflective or bright colors shall be avoided in Old Town Ramona.

- No sign should be placed in the public right of way on sidewalks or streets, except signs which hang over sidewalks from canopy structures or from the face of the building. Such signs, like other development in the right-of-way, are subject to CALTRANS review and approval. All overhead signs must provide safe clearance.

- No signs are allowed above the highest portion of the building.

- The following sign types are encouraged in Old Town (see Section A6 for a description of these sign types): awning valance, hanging, projecting, wall, window, single pole and kiosk.

- The following signs are prohibited in Old Town Ramona:

  - Roof signs or signs that extend above the top of the roof or parapet (although signs mounted on the face of the parapet are appropriate)

  - Internally illuminated plastic signs

  - Internally illuminated letters

  - Back lit signs that appear to be internally illuminated

  - Pole signs over 6 feet in height

  - Monument signs over 5 feet in height (including base). Monument signs less than 5 feet are discouraged on Main Street, but permitted in the Side Streets District (see p. 48).

  - Portable or mobile signs

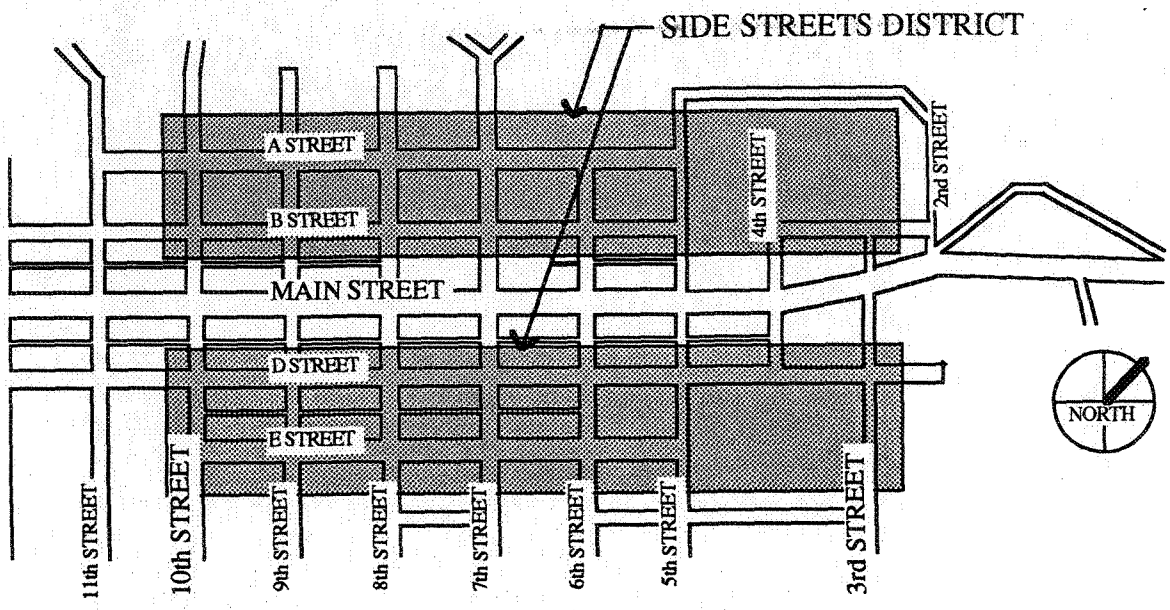
  - Signs of lengths which exceed 50% of building frontage

  - Signs which cover or interrupt architectural features

B3. DESIGN GUIDELINES
SIDE STREETS DISTRICT

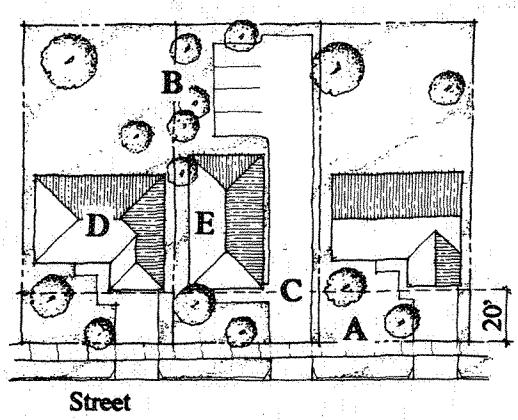
Strengthen the character of Old Town by creating a district surrounding Main Street which encourages pedestrian traffic, minimizes the visual impact of surface parking and compliments existing residential development patterns.

These guidelines apply to the cross streets and parallel streets both north and south of the Main Street District (A through E Streets).



1. SITE PLANNING

• The front facade of buildings should be set back from the property line at least 15 feet. Added to the 5 feet typically available in the public right-of-way adjacent to the sidewalk, this results in a 20 foot deep area available for planting. This area should be designed as a planted front yard which is similar in character to the front yards of surrounding residential properties. Most of this area should be planted. Other pedestrian-oriented uses, such as patios or "pocket" parks, are also encouraged.



A. Front Yard
B. Side Yard
C. Driveway
D. Existing Building Mass
E. New Building Mass

MAINTAIN EXISTING YARD PATTERN

• Planted side yards are strongly encouraged.

• Avoid locating blank wall, parking and other non-active uses along street frontages, especially between buildings and the street.

2. PARKING AND DRIVEWAY ACCESS

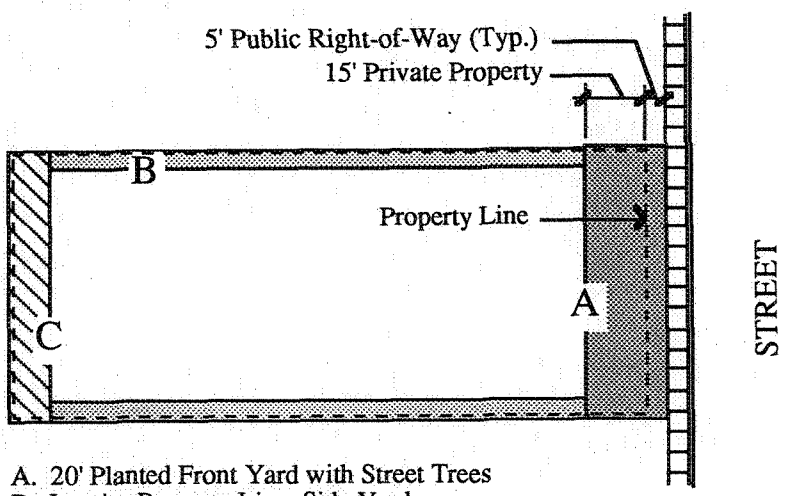
• Minimize the visual impact of parking facilities by locating them to the rear of the property. A less desirable location, if rear parking is not possible, is to locate the parking to the side of the buildings.

• Parking should not be located in the 20 foot planted front yard setback, nor should it be located between buildings and the street.

• Limit the number of curb cuts for driveways to one per development. Shared driveways are encouraged where practical.

• Locate parking access points on alleys when possible. Properties which abut two streets should normally use the minor street for parking and service access.

3. PLANTING GUIDELINES



A. 20' Planted Front Yard with Street Trees
B. Interior Property Line, Side Yard
C. Interior Property Line, Rear Yard

a. Planted Front Yard

• Planting requirements for the Planted Front Yard:

Trees: Provide at least one tree per 300 square feet of the total Planted Front Yard. Trees should be 15 gallon size minimum. See Appendix A, "Plant Selection Guide."

Shrubs: Shrub planting should be used to create spatial definitions within the planting areas. Low creeping shrubs may be used in the foreground; larger, coarser shrubs in the background. Colorful, blooming, fragrant shrubs are encouraged.

• Parking Lots adjacent to the Planted Front Yard:

Shrubs and/or low walls should provide a visual screen of a minimum of 30 inches in height after 2 years growth. For shrubs in massed plantings use "on center" dimensioning to space shrubs so that branches intertwine after 2 years growth. At driveway entrances, shrubs and/or low walls should not obstruct views of oncoming traffic.

b. Interior Property Line Planting

• Side and rear yard setbacks areas should be fully landscaped with a combination of trees and shrubs. Provide at least one tree per 300 square feet of total yard area. Trees should be 15 gallon minimum.

• Parking Lot Setbacks:

When abutting existing residential uses or residentially zoned property, a commercial parking lot should provide a 6 foot high fence or wall between the parking lot and the interior property line.

Fences or walls should have a planted edge of at least 4 feet between the parking lot and the face of the fence or wall. This dimension is exclusive of the width of the curb or wheel stop.

Trees: Provide at least one tree per 200 square feet of total area between the property line and the face of the curb of the the parking area. Trees should be 15 gallon size minimum. See Appendix A. "Plant Selection Guide."

Shrubs: Shrubs should provide a visual screen of a minimum of 30 inches in height after 2 years growth. For shrubs in massed plantings, use "on center" dimensioning to space shrubs so that branches intertwine after two years growth.

c. Internal Parking Lot Planting

• For all parking lots greater that 6000 square feet, in addition to all other guidelines, an internal area equivalent to a minimum of 5 percent of the total parking area should be planted with a combination of trees and shrubs. Tree spacing should be such that every designated parking space is within 30 feet of the trunk of a tree. See Appendix A, "Plant Selection Guide."

• The parking lot perimeter should terminate a minimum of 5 feet from the face of a building. This area should be planted with a combination of trees and shrubs, unless used as a pedestrian walkway.

d. Street Tree Planting

The development of a unified street tree program is strongly encouraged for the Side Streets District. Unlike Main Street/Highway 67 where buildings are placed directly on the property line, buildings in this district generally have adequate front yard setbacks to allow planting of trees on private property. Trees should be located as close to the property line as possible.

It is understood that if trees should need to be placed within the County right-of-way, an encroachment permit from the County Department of Public Works will be required.

• The species and size of trees planted on cross and parallel streets should be 24 inch box Liquid Amber (or other species if adopted by the County in future redevelopment proposals for Old Town). See Appendix A. "Plant Selection Guide."

• Street trees should be planted at average 25 foot centers, or as identified in any future redevelopment studies, throughout the Side Streets District. Existing trees that are diseased, dying or need to be replaced due to construction should be removed and replaced with the Liquid Amber to create a distinct visual district.

• All trees should be planted, watered and maintained to County of San Diego standards.

• Trees should be protected by 24 x 24 inch iron grates and aluminum tree guards, or other design details identified in future redevelopment studies.

4. SIDE STREETS DISTRICT SIGNAGE

• Signage in the Side Streets District should follow the same guidelines as for the Main Street District (see p. 44). Monument signs up to 5 feet in height (including base) are permitted in the Side Streets District.

C. COMMERCIAL DEVELOPMENT OUTSIDE OLD TOWN

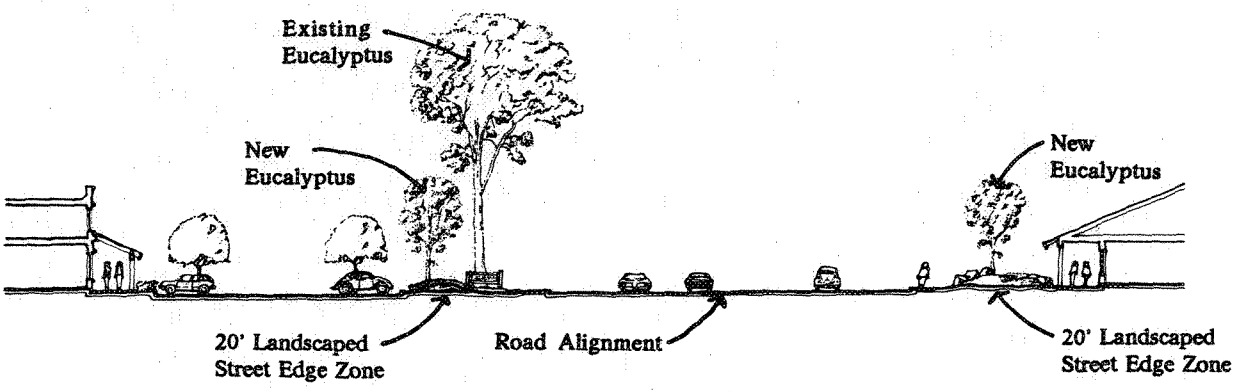
Unify commercial development outside Old Town and integrate it into the community landscape, minimizing the impact of signs, parking lots and traffic congestion.

This Guideline applies to all commercial development located outside Old Town as defined in Section 3B.

1. SITE PLANNING

• Provide a minimum 10 foot deep landscaped area along all front and side street property lines. Added to the 5 feet typically available in the public right-of-way adjacent to the sidewalk, this results in a 15 foot deep Landscaped Street Edge Zone. This zone should be composed of planting and landscape elements which will provide both a landscaped road edge that is characteristic of Ramona's scenic roads as well as screening parking and service areas. The Landscaped Street Edge Zone should only be interrupted by driveways, sidewalks or pedestrian areas. Parking is not permitted in this location.

• Main Street, from Tenth Street to Etchevery Street, is a special street edge condition due to the existence of mature eucalyptus trees. These trees are very distinctive and are a part of Ramona's civic identity. In an effort to preserve the unique road edge character these trees create, the Landscape Street Edge Zone should be at least 20 feet deep (15 feet of private property plus 5 feet of public right-of-way) along this portion of Main Street and the mature trees should be preserved whenever possible.



WEST MAIN STREET--SECTION

• Consider the use of defined outdoor spaces to give buildings and groups of buildings a focused pedestrian center. Covered and trellised outdoor spaces such as porches, loggias and colonnades, are encouraged. These elements provide shade, a transition between indoor and outdoor uses, and visual interest through shade and shadow patterns on building facades.

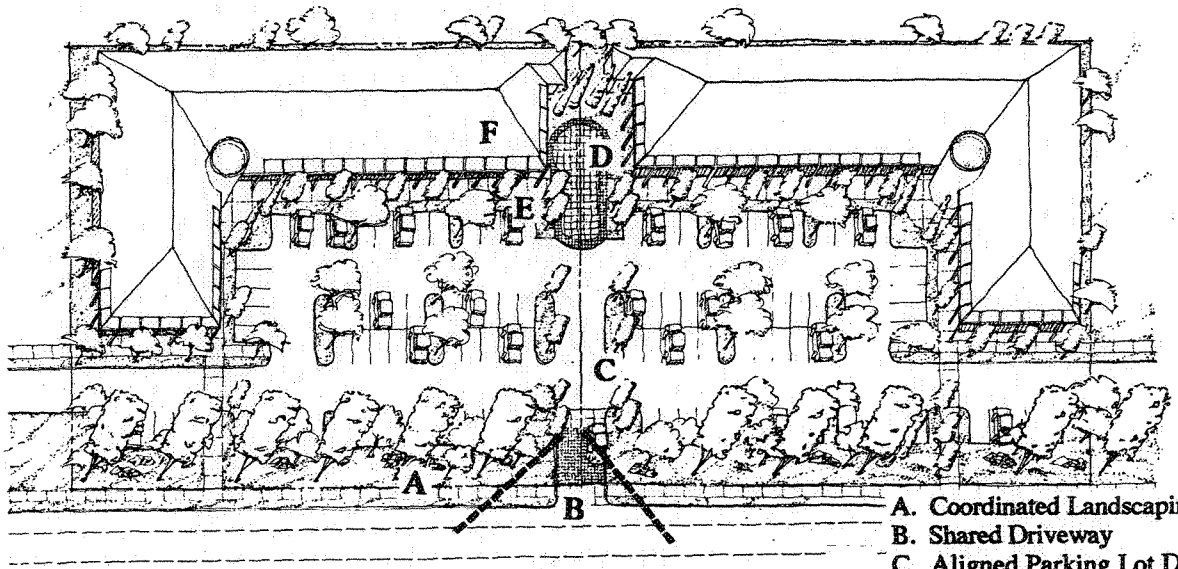
2. CIRCULATION, PARKING AND DRIVEWAY ACCESS

Refer to the San Diego County Zoning Ordinance Division 6750 and County of San Diego Offstreet Parking Manual for further requirements regulating driveway location.

• Minimize the number of curb cuts for driveways. The following schedule should be used as a guide:

Parcel Street Frontage	Maximum Number and Width of Curb Cuts
200' or less	1 curb cut @ 25' Wide or 2 curb cuts @ 15' wide each
201' or more	2 curb cuts @ 25' wide for the first 201' and 1 curb cut for each additional 200' of frontage

• When feasible, new commercial projects should be linked to adjacent projects to encourage internal circulation by pedestrians and automobiles. This will reduce traffic loads on adjacent streets by reducing ingress and egress traffic. The method of linkage will depend on specific conditions of each site and project. The linkage could be as simple as a connecting sidewalk, or as complex as shared driveways and covered walkways. When no development exists on the adjacent property, give consideration to its future disposition and how the two sites may develop a circulation linkage. Applicants are encouraged to be creative in their solutions to this issue keeping in mind the intent.



A. Coordinated Landscaping
B. Shared Driveway
C. Aligned Parking Lot Drives
D. Common Pedestrian Open Space
E. Connected Internal Sidewalks
F. Similar Building Scale and Design

LINKAGES

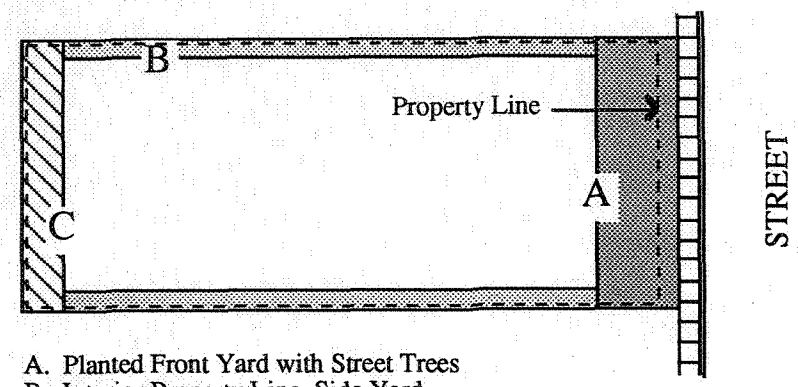
• Locate driveways as far from intersections as possible.

• On corner lots provide access from the side street when possible.

• Minimize driveway access on Main Street, using the side streets instead. If access from Main Street is necessary, avoid left hand turning into and from the property.

• Sidewalks in front of new buildings are encouraged to have a paving material and pattern that is either representative of a predominant pattern already existing in the neighborhood or one that reflects an extension of the building's design character.

3. PLANTING GUIDELINES



A. Planted Front Yard with Street Trees
B. Interior Property Line, Side Yard
C. Interior Property Line, Rear Yard

YARD PLAN

a. Landscaped Street Edge Zone

• General planting requirements for the Landscaped Street Edge Zone:

Trees: Provide at least one tree per 300 square feet of the total area of the Landscaped Street Edge Zone. Trees should be a minimum size of 15 gallons. See Appendix A. "Plant Selection Guide."

Shrubs: Shrub plantings should be used to create spatial definition within the planting areas. Low, creeping shrubs may be used in the foreground; larger, coarser shrubs in the background. Blooming, fragrant shrubs are encouraged. Shrubs should be spaced with "on center" spacing so that branches intertwine after 2 years growth.

Along the street-facing side of parking areas, shrubs and/or low walls should provide a visual screen a minimum of 30 inches in height. At driveway entrances, shrubs and/or low walls should not obstruct views of oncoming traffic.

• The Ramona Community Planning Group and CalTrans have established a tree replacement program to compensate the community for the removal of mature Eucalyptus. Eucalyptus are to be replaced at the ratio of 1 to 1 on-site and 4 to 1 off-site. This ratio may be reduced when the cost to install new trees is excessive.

• New trees are to be minimum 15 gallon size, planted 20 feet on center plus or minus 2 feet. Root barriers are to be used for sidewalk plantings. The following species are to be used:

- Eucalyptus camaldulensis (Red Gum)
- Eucalyptus cladocalyx (Sugar Gum)
- Eucalyptus citriodora (Lemon Gum)

b. Interior Property Line

• Side and rear yard areas should be fully landscaped as follows:

Trees: Provide at least one tree per 300 square feet of total yard area. Trees should be 15 gallon size, minimum.

• Parking Lot Setbacks

Trees: Provide at least one tree per 100 square feet of total area between the property line and edge of the parking lot. Trees should be 15 gallon size, minimum.

Shrubs: Shrubs should provide a visual screen of a minimum of 30 inches in height after 2 years growth. For shrubs in massed plantings, use "on center" dimensioning to space shrubs so that branches intertwine after two year's average growth.

c. Internal Parking Lot Planting

• For all parking lots greater than 6000 square feet, in addition to all other guidelines, an internal area equivalent to a minimum of 5 percent of the total parking area should be planted with a combination of trees and shrubs. Tree spacing should be such that every designated parking space is within 30 feet of the trunk of a tree. See Appendix A. "Plant Selection Guide."

• The parking lot perimeter should terminate a minimum 4 feet from the face of a building. This area should be planted with a combination of trees and shrubs, unless used as a pedestrian walkway. Space may be decreased to a minimum of 3 feet of planted area between the parking lot and the building, if the location is not visible from a public street.

D. MULTI-FAMILY RESIDENTIAL DEVELOPMENT

The opportunity to create a sense of neighborhood exists in multi-family developments. Because neighborhoods can contribute to the overall sense of community in Ramona it is important that multi-family developments incorporate features which enhance their neighborhood character.

- Orient as many dwelling units as possible toward the street.
- Provide useable open space.
- Minimize the impacts of parking areas on the residential character of the street.
- Provide landscaping which enhances the feeling and scale of residential streets and properties.

1. SITE PLANNING

• Provide a minimum 15 foot deep landscaped area along all front and side street property lines. Added to the 5 feet typically available in the public right-of-way adjacent to the sidewalk, this results in a 20 foot deep planted front yard setback. The setback area should be fully landscaped, interrupted only by driveways, sidewalks or pedestrian areas. Parking is strongly discouraged in this area.

• Public right-of-way areas should be planted in a similar way as the front yard setback area, though the use of trees should be avoided.

2. STREET FRONTAGE

Multi-family residential developments should emphasize a neighborly approach to street frontages.

In order to promote the interaction of residents of multi-family buildings with their neighborhoods and minimize the separation of new residential projects within existing neighborhoods, developments should:

- Organize as many of the dwelling unit entries as possible to front the street. The use of front porches or entry patios and terraces facing public streets is highly encouraged.

STREET FACADE ENTRIES

• Locate the first floor of living spaces at the ground floor level or not more than one-half story above ground level.

3. GROUP USABLE OPEN SPACE

• Definition:

Group Usable Open Space is space intended for common use by occupants of a development, normally including swimming pools, recreation courts, patios, open landscaped areas, playgrounds and greenbelts with pedestrian walkways, equestrian and bicycle trails. Parking, driveways and loading areas not considered Group Usable Open Space.

• Provide all multi-family projects with at least 100 square feet of Group Useable Open Space per dwelling unit.

• Designated areas for outdoor recreational activities are encouraged.

• Provide at least one designated childrens' play area of at least 400 square feet for the first 25 dwelling units. Add 100 square feet for each additional 25 dwelling units. This Guideline does not apply to senior citizen residential projects.

• The San Diego County Development Regulation governing Group Usable Open Space should apply, with the following additional recommendations:

- Surfacing: concrete and asphalt are not recommended.
- Plantings should be provided to allow for shade, spatial definition, and aesthetic considerations.

4. PRIVATE USABLE OPEN SPACE

• All multi-family projects should provide at least 100 square feet of Private Useable Open Space per dwelling unit. For upper level units entirely above grade, Group Open Space may be substituted for up to 50 square feet of this requirement. A balcony or other private open space above ground level should be a minimum of 8 feet in any plan dimension to count toward the Group Open Space calculation.

• The County Development Regulation governing Private Usable Open Space should apply, with the following additional recommendations:

- Private open spaces on the ground should be a minimum of 8 feet in any plan dimension and should be screened from public view by plantings, walls, privacy fences or other similar methods.
- To provide open space on sloped sites, consider terracing to achieve level spaces.
- Open important living spaces such as living, kitchen and family rooms directly to outdoor spaces.
- Locate private outdoor spaces to receive good sun penetration in winter months. Consider the use of deciduous trees to provide summer shade and winter sunshine.

5. PARKING AND DRIVEWAY ACCESS

a. General Guidelines

• Residential parking lots should not be located between buildings and streets. Place parking lots to the rear, side or at internal locations on the property.
• Garage doors of multi-family buildings should open to the rear or side of the lot and should not face a public street, except in the case of corner lots and lots with less than 100 feet of frontage. In the case of corner lots, open the garage door to the side street. On small lots, when it is necessary for the garage to face the major street, reduce the garage door frontage on the street to a minimum.

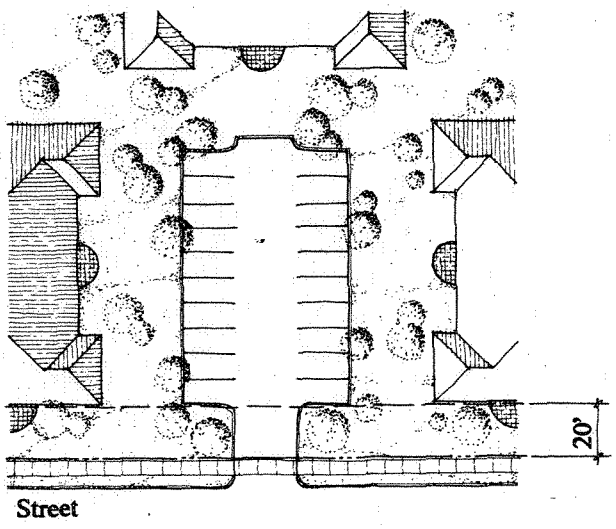
• Buildings which contain a common enclosed parking garage may orient one garage door opening toward the street.

• Carports and garages should be compatible with the architecture of the principal buildings.

• Views to parking areas should be screened from public streets, adjacent properties and Group Usable Open Spaces.

b. Parking Courts

• Surface parking lots, including carports, are encouraged to be designed as Parking Courts. A Parking Court is a double loaded driveway without through circulation. Its depth may be controlled primarily by fire department access regulations, but should not be over 10 parking spaces deep.

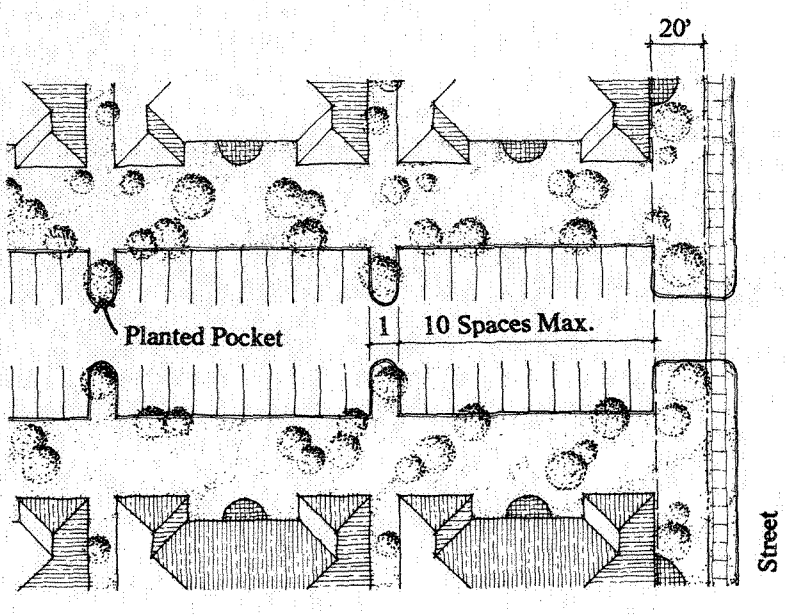


PARKING COURT

• Parking Courts should be set back from street property lines and Parking Drives by a Planted Front Yard at least 20 feet deep.

c. Parking Drives

Parking drives are used for internal vehicular access to garages, carports, or open parking areas. They incorporate substantial areas for parking, normally perpendicular parking, along significant portions of their length, whether in garages, carports, or open parking.



PARKING DRIVE

Long lines of parked cars or blank garage doors, unrelieved by planting areas or other types of screening is undesirable.

• Parking arranged in discrete bays to give a street-like character is encouraged. Each ten spaces of continuous perpendicular or angled parking should be separated from others by a planted pocket not less than one parking space wide. Architectural elements such as trellises, porches, or open stairways may encroach within these planted areas. Multiple garages that front parking areas or internal drives should have landscaped pockets between adjacent double garage doors.

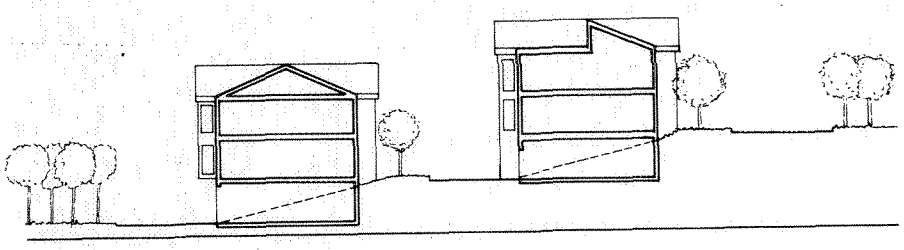
• Planted "pockets" within parking areas should have at least one tree per "pocket."

• In multi-family projects of over 50 dwelling units, the location of Parking Drives around the periphery of the project will tend to isolate a project from its surroundings. The extent of perimeter parking drives should be minimized in these large developments.

d. Covered Parking

• Covered parking areas, by means of garages, carports and trellised canopies, are encouraged.

• For sloping sites, tuck under parking is often an economical solution that economizes in the use of the land.

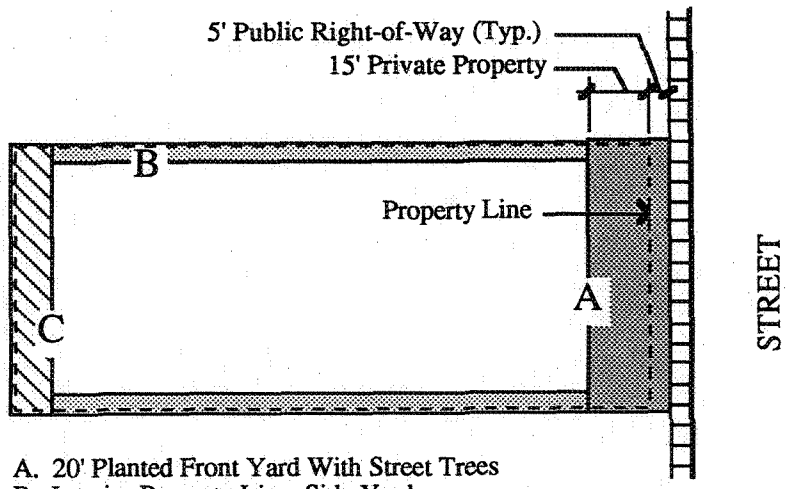


TUCK UNDER PARKING

6. PLANTING GUIDELINES

a. Street Trees

• New public streets and private roads in residential developments should have street trees planted at regular intervals throughout the development. Trees should be planted on private property as close to the street or road as possible. The tree selected should reflect Ramona's existing landscape. Consult Appendix A. "Plant Selection Guide," and Appendix B. "Street Tree Planting Guide."



A. 20' Planted Front Yard With Street Trees
B. Interior Property Line, Side Yard
C. Interior Property Line, Rear Yard

YARD PLAN

b. Planted Front Yard

• Buildings or parking lots should be set back from public streets by a Planted Front Yard of at least 20 feet in depth (15 feet of private property plus 5 feet of public right-of-way).

- Planting Guideline for the Planted Front Yard:

  Trees: Provide at least one tree per 300 square feet of area between the property line and the face of the curb of the parking area. Trees should be 15 gallon size, minimum. See Appendix A. "Plant Selection Guide."

- Parking lots adjacent to the Planted Front Yard:

  Shrubs and/or low walls should provide a visual screen of a minimum of 30 inches in height after 2 years growth. When walls are used, a minimum 5 foot wide planted edge should be provided along the street facing side of the wall. For shrubs in massed plantings, use "on center" dimensioning to space shrubs so that branches intertwine after two year's average growth. At driveway entrances, shrubs and/or low walls should not obstruct views of oncoming traffic.

c. Interior Property Line Planting

- Where side yard or rear yard setbacks are required adjacent to parking areas, the entire setback area should be planted.

- Guideline for Interior Property Line planting:

  Trees: Provide at least one tree per 300 square feet of total area of the required side or rear yard. Trees should be 15 gallon size minimum.

- Guideline for parking lot edges along interior property lines:

  Trees: Provide at least one tree per 300 square feet of total yard area. Trees should be 15 gallon size, minimum.

  Shrubs: Shrubs should provide a visual screen of a minimum of 30 inches in height after 2 years growth. For shrubs in massed plantings, use "on center" dimensioning to space shrubs so that branches intertwine after two year's average growth.

d. Internal Parking Lot Planting

- For all parking lots greater than 6000 square feet, in addition to all other guidelines, an internal area equivalent to a minimum of 5 percent of the total parking area should be planted with a combination of trees and shrubs. Tree spacing should be such that every designated parking space is within 30 feet of the trunk of a tree. Turf areas are discouraged. See Appendix A. "Plant Selection Guide."

- The parking lot perimeter should terminate a minimum 4 feet from the face of a building. This area should be planted with a combination of trees and shrubs, unless used as a pedestrian walkway. Space may be decreased to a minimum of 3 feet of planted area between the parking lot and the building, if the location is not visible from a public street.

7. MOBILE HOME PARKS

a. Intent

It is recognized that local regulation of mobile home parks is limited by provisions of state law. It is also recognized that it is impossible to anticipate locations. It is hoped that applicants for mobile home park developments will cooperate with the Community Planning Group and the Design Review Board their review of the Major Use Permit application to conform the design as nearly as feasible to the following guidelines. Mobile home parks should be built in such a way that they will be compatible with other buildings and developments. Mobile home parks provide a unique challenge to the developer and the Review Board because the majority of the individual homes are pre-fabricated. It is possible, however, for the homes to contribute to the character outlined by these Guidelines. It is also possible for the mobile home community as a whole to use elements of landscaping, lighting, signage, and architectural character in the community buildings to enhance the park's environment.

- Mobile home parks shall comply with the "Mobile Home On Private Lot Regulations", Sections 6502 through 6506 of the County Zoning Ordinance with the exception of any reference to permanent foundations.

- Community buildings located within a mobile home park should meet the same architectural standards as buildings in the previous Guidelines.

- Landscaping, lighting, signage, off-street parking use the same Guidelines as outlined in the multi-family sections.

Consideration will be given by the Design Review Board to unique situations which may preclude following any of the Guidelines which are inappropriate because of the nature of mobile home development, however, the applicant should do everything possible to adapt the project to these Guidelines. Where County requirements are more restrictive than these guidelines, County requirements will be used.

b. Individual Homes

Although a specific architectural character is not required for mobile homes, the following general principles should be followed:

- Exterior walls should have a natural wood appearance.

- Earth tones and warm, light colors are encouraged.

- Bright colored and highly reflective roof surfaces are discouraged. When necessary to place utilities on the roof, all visible surface equipment should be the same color as the roof itself.

- These Guidelines apply to carports and other outbuildings also.

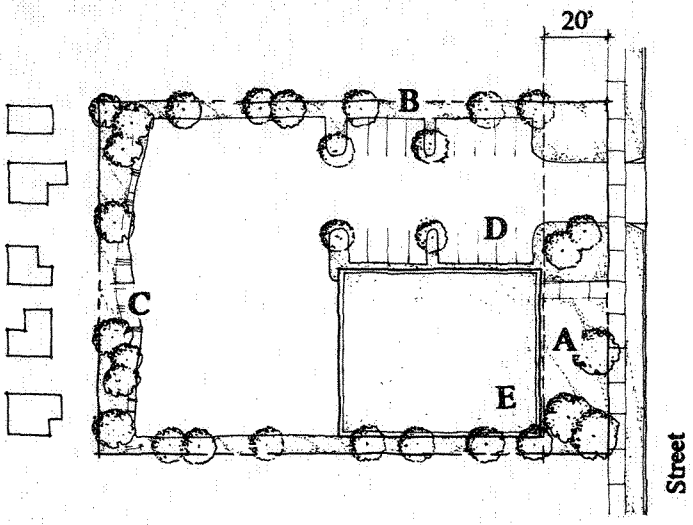
E. INDUSTRIAL DEVELOPMENT

- Provide a Landscaped Street Edge Zone
- Screen Roof Top Equipment, Storage Yards and Parking Lots

1. SITE PLANNING

• Provide a minimum 15 foot deep landscaped area along all front and side street property lines. Added to the 5 feet typically available in the public right-of-way adjacent to the sidewalk, this results in a 20 foot deep Landscaped Street Edge Zone. This zone should be composed of plantings, earth berms, and/or low walls. Storage yards, loading areas, parking, or similar uses are not permitted in this location.

• Pedestrian circulation and building location should be near the street side of the property. Where offices and similar small scale elements are part of the industrial development they should be oriented towards the street.



A. Landscaped Street Edge Zone
B. Interior Property Line, Side Yard
C. Interior Property Line, Rear Yard Shown With Landscape Screening
D. Internal Parking Lot
E. Building Mass

ILLUSTRATIVE PLAN

2. ARCHITECTURE

• Exterior wall materials that contain integral color and texture such as precast concrete, brick, split faced block and ribbed metal wall systems are encouraged. Bright colors and highly-reflective wall surfaces are discouraged. Earth-tones and warm, light colors are preferable.

• Locate entrances at street frontages when possible. Avoid placing long blank walls on the street .

• When long walls are necessary and are visible from off-site locations, provide visual relief through pilasters, reveals, color and material change, or small offsets in plan.

• Varying building heights and setbacks to define different functions such as offices and warehousing should be considered.

• Give careful attention to the appearance of large flat roof surfaces from off-site properties. If visible, built-up roofs should be accompanied by parapets; roof aggregate should be earth tone color and applied dense enough to completely cover the roof surface.

• Metal roofing systems with integral color (earth tone) are encouraged. Bright-colored and highly reflective roof surfaces, including unpainted galvanized metal roofing, are strongly discouraged.

3. SCREENING

• Storage yards and service areas should be screened from view using plantings alone or in combination with fences and walls.

• All fences and walls should be set back at least 20 feet from front and side street property lines.

• Roof top equipment should be screened from view. Where this is not possible due to grade changes, the roof top equipment should be enclosed in a housing which is sympathetic to the architecture of the main building; or it should be organized on the roof to give an orderly, uncluttered appearance, with painting to match roof color. Due to the amount of roof top equipment that may exist in industrial projects it may be necessary to provide a roof top equipment layout plan for proper evaluation of roof top screening during the Design Review process.

• For all screening, special considerations should be made where changes in grade occur. If adjacent streets or neighboring properties are higher than the developing industrial site more stringent measures may need to be considered to accomplish the screening goal.

4. PLANTING GUIDELINES

a. Landscaped Street Edge Zone

• Planting Requirements for the Landscaped Street Edge Zone:

Trees: Provide at least one tree per 500 square feet of total area of the Landscaped Street Edge Zone. Trees should be 15 gallon minimum size. See Appendix A. "Plant Selection Guide."

Shrubs: Shrub planting should be used to create spatial definition within the planting area. Low, creeping shrubs are encouraged in the foreground, and larger, coarser shrubs in the background.

When shrubs are used for screening they should provide a visual screen of a minimum height of 5 feet after 2 years growth. Shrubs and walls should not obstruct views of oncoming traffic at driveways. For shrubs in massed plantings, use "on center" dimensioning to space shrubs so that branches intertwine after two year's average growth.

b. Interior Property Line

• When abutting commercial or residential uses, industrial parking lots and service areas should have a solid 6 foot fence or wall within the interior side or rear yard. Fences or walls should have a planted edge of at least 4 feet between the face of the wall or fence and a parking lot.

• Guideline for Interior Property Line Planting:

Provide a minimum 4 foot deep planted edge along the perimeter of all parking and service areas. The planted edge should provide trees and shrubs as follows:

Trees: Provide at least one tree per 200 square feet of total area between the property line and the face of the curb of the parking area. Trees should be 15 gallon size, minimum. See Appendix A. "Plant Selection Guide."

Shrubs: Shrubs should provide a visual screen of a minimum of 5 feet in height after 2 years growth. For shrubs in massed plantings, use "on center" dimensioning to space shrubs so that branches intertwine after two year's average growth.

c. Internal Parking and Service Areas

Where the total square footage of a parking or service area exceeds 6000 square feet, in addition to all other Guidelines, an internal area equivalent to a minimum of 5 percent of the total area should be planted with a combination of trees and shrubs.

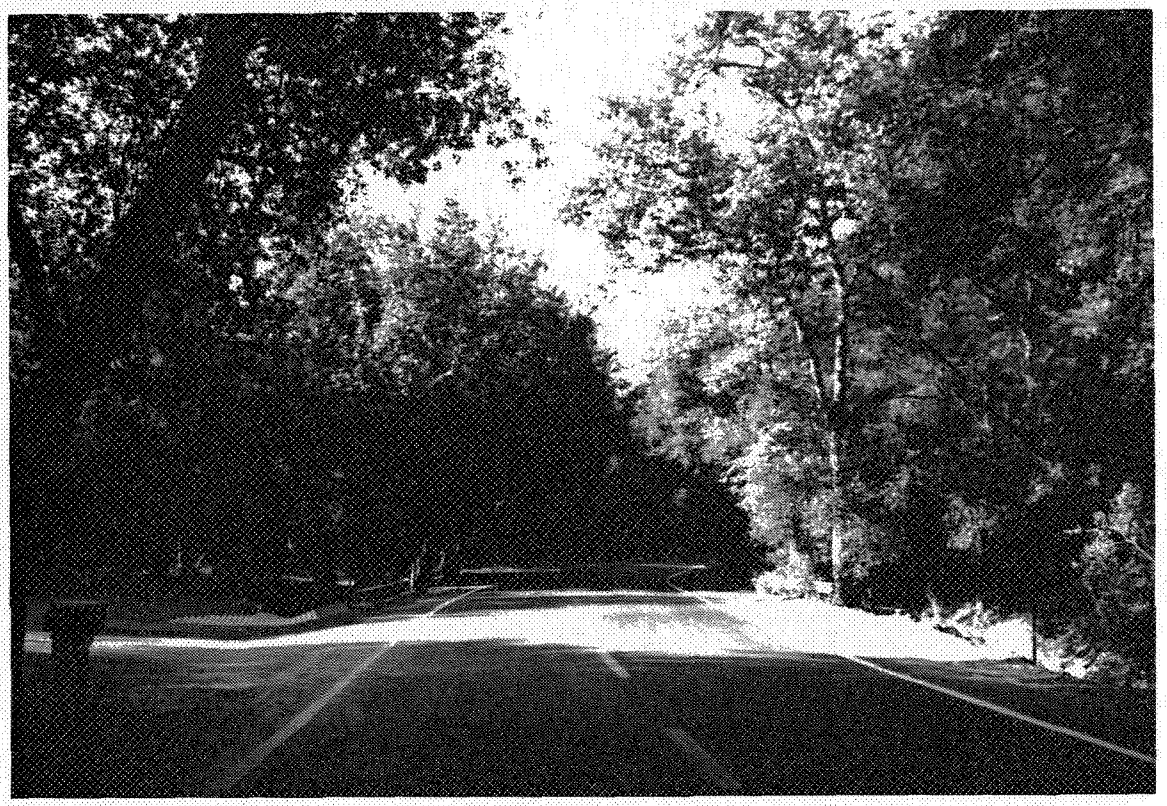
F. GUIDELINES FOR AREAS WITH SPECIAL ENVIRONMENTAL CONSIDERATIONS

F1. SCENIC ROADS, HIKING AND RIDING TRAILS, BICYCLE LANES

- Maintain the existing character of the scenic roads. Established, dominant tree species should be repeated in future plantings along a scenic road edge. Existing significant trees should be preserved whenever possible.

- Provision of hiking and riding trails is strongly encouraged. Coordinate trail planning with the Ramona Community Plan "Hiking and Riding Trail Element"

This Guideline applies to: Green Valley Truck Trail, Old Julian Highway, Mussey Grade, Highland Valley Road, Archie Moore Road and San Vincente Road.



MUSSEY GRADE

1. SCENIC ROADS

- On Scenic Roads, building setbacks in excess of minimum requirements are encouraged. Equipment storage should be to the rear of the property.

- Low walls of native stone, wooden rail fences, boulders and native rocks are encouraged.

• Retain existing land forms, mature trees, and important rock outcroppings. When possible, the location of driveways and underground utilities should avoid destroying important natural features.

• Enhance, rather than change, the qualities which are unique to the particular section of each road. If the road offers sweeping vistas, keep plantings either below 3 feet, or, in the case of trees, widely spaced clusters with branching patterns 8 feet above ground level. Where roads wind through canyons, canopy trees can enhance the experience of being "enclosed." Planting native oaks or California Peppers along the road edge will provide an evergreen canopy over the roads. Low shrubs may be used beneath the trees, but organic mulches will also work.

• All plant materials along scenic roads should be of a low fuel volume. Appendix A lists several species which fall into this category.

2. HIKING AND RIDING TRAILS

The hiking and riding trail element is part of the Ramona Community Plan and when fully implemented would constitute approximately 120 miles of trails. The trails have been planned for use by hikers, horse-riders, mountain trail bike riders, and, in some areas, wheelchairs. The horse industry is an important and viable segment of the commerce of Ramona.

The trails will, in most instances, follow the dry creek beds and washes that traverse the Santa Maria Valley and will be left in as natural a state as possible. Where necessary, fencing will be used along heavily traveled vehicle roads in order to provide safety for the hikers and riders. The trails will be built to San Diego County standards.

Four staging areas have been identified to provide vehicular access to the trail-heads. These staging areas will have parking, fencing, toilets, trash barrels, signs, and water (when available) and will be built to blend in with the surroundings. Barriers will be installed to prevent trail use by motorized vehicles.

The Ramona trail system will connect with neighboring trail systems: Poway to the south, San Dieguito Riverpark to the west, and Cleveland National Forest to the north and east.

3. BICYCLE LANES

Bicycle lanes are an element of the Ramona Community Plan. Provision has been made for bicycle routes on scenic roads to provide safe passage for this non-polluting form of transportation and recreation.

F2. HILLSIDE DEVELOPMENT

Hillside development should strive for:

- Sensitive siting of buildings.
- Minimal grading and careful drainage.
- Integrated streets and sidewalks.
- Appropriate plantings for hillside and slope conditions.

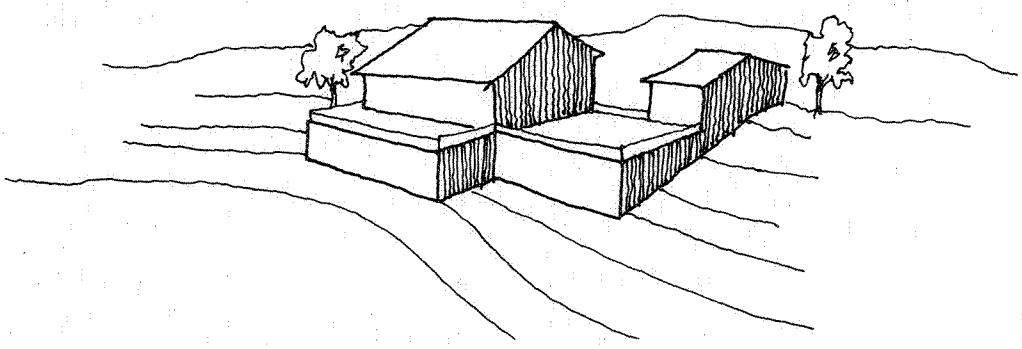
This Guideline applies to all development subject to Design Review on hillside sites of 25% or more gradient.

1. SITING OF BUILDINGS

Most hillside sites are highly visible and will need extra attention given to their view from off-site locations in the community. The visual impact of all hillside development should be minimized, with buildings, retaining walls and other improvements deferring to the natural landforms and kept to as low a profile as possible.

a. Reduction of the Visual Bulk of Structures

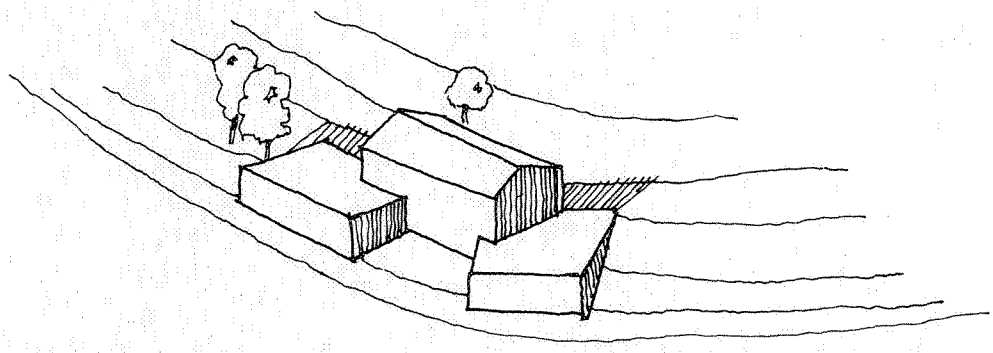
• Cut buildings into the hillside to reduce their visual bulk. Site buildings with different floor elevations to achieve height variation. Decks should be located low to the ground or on the roofs of lower levels of the building.



• Avoid large or long wall planes. Building masses should be broken into smaller-scale elements and elevations articulated to produce shadows through setbacks, overhangs, decks, recessed openings and projected windows.

• Roof lines should avoid extended horizontal lines and flat roofs. Pitched, gables and hipped roofs are more appropriate for hillside sites.

• Building forms should follow hillside slope to increase the integration of building and site. This is particularly important to roof forms.



• Avoid massive roof overhangs and cantilevers on downhill faces of buildings.

• Avoid long and high retaining walls. When retaining walls are used, break them into smaller elements with planted terraces.

b. Materials and Color

The hillside, when seen as a whole, is a delicate pattern of buildings, open spaces and vegetation. No one building should stand out from others or from the natural landscape.

• All hillside buildings should use materials and painted colors that approximate the range of colors in the natural landscape. Highly-saturated colors, highly-contrasting color combinations and reflective surfaces should be avoided. The use of earth toned paints, wood stained with medium earth tones, native stone, and earth tone colors of brick or textured block are encouraged.

• Earth tone tile or composition shingles are preferred roofing materials for hillside sites. If synthetic materials or built up roofs with gravel are used, they should be of medium earth tones. White gravel and highly-reflective roof surfaces are strongly discouraged.

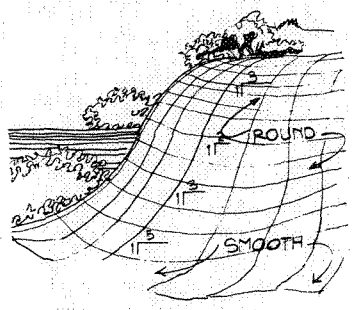
• Glass, skylights and reflective materials such as aluminum and plastics must be used carefully to minimize their reflective properties. Dark anodized aluminum is encouraged when windows or other aluminum products are used. Large areas of glass should be protected by overhangs. Highly-reflective mirrored glass is strongly discouraged.

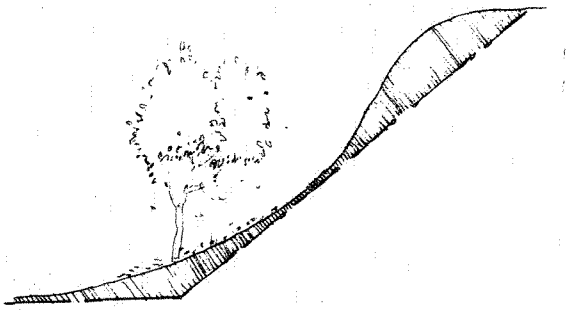
2. GRADING AND DRAINAGE

a. Slope Ratios

• In order to create slopes which closely reflect the surrounding natural hills, and to avoid the linearity of consistent slopes, graded hillsides should have variation in their slope ratios. Grading should minimize the "engineered" look of manufactured slopes. Avoid sharp cuts and fills--smooth, flowing contours of varied gradients from 2:1 to 5:1 are preferred.

• Slope banks can be softened by contoured grading of fill at the top and toe of the slope.





• Residential lots cut into existing slopes of 25 percent or greater, and a minimum elevation differential of 50 feet, or greater, should strive to have at least one-half of the lot remain at the gradient of the original slope.

b. Building Pads and Retaining Walls

• Hillside site design should avoid large building pads, large level open spaces, and should minimize the height of retaining walls. New building sites should be graded so that they appear to emerge from the slope.

• Retaining walls faced with local stone or of earth-colored and textured concrete are encouraged.

c. Drainage

• The community's natural landforms are an important part of its environment that should be respected in new development. Hillside grading should be minimized and designed to appear as close as possible to the surrounding land contours.

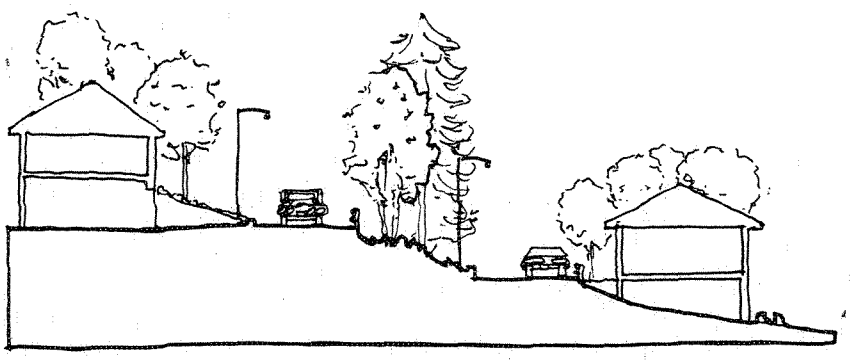
• Place drainage devices (terrace drains, benches and intervening terraces) as inconspicuously as possible on graded slopes. Natural swales leading downhill are good locations for downdrains. The side of a drain may be bermed to better conceal it.

• Concrete drains should be color-tinted to blend with natural soil color. Planting around drains is recommended to improve concealment.

3. STREETS AND WALKWAYS

The design of streets and walkways should work with the natural terrain and minimize cut and fill of hillsides.

• Street layout should follow existing natural contours so as to carefully integrate the street with the hillside.



4. PLANTING DESIGN

a. Plant Selection

• Plant materials should be selected for their effectiveness of erosion control, fire resistance and drought tolerance.

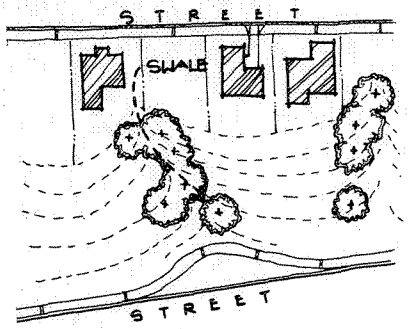
• Hillside plant selection should consider neighbors' views and observe the following principles:

- Where views have been established, follow downhill alignment of taller trees.
- Use less dense, open trees that provide shade but do not block views.

b. Planting Techniques

• Use irregular plant spacing to achieve a natural appearance on uniformly graded slopes. Plant trees along contour lines in undulating groups to create grove effects which blur the distinctive line of the graded slope. Shrubs of varying height may be planted between tree stands. Ground covers of native and introduced species are appropriate for slope erosion control.

• When possible locate trees in swale areas to more closely reflect natural conditions and gather natural surface runoff for plant irrigation.



c. Transitional Slope Plantings

• Transitional slopes exist between the more ornamental plantings of newly planted areas and the native vegetation of undisturbed areas. The goal is to blend these two diverse areas together. The following planting principles are suggested for these areas:

1. Establish the species of plants existing natively in the undisturbed areas.
2. Determine the use of plants in the transitional areas: erosion control, shade, screening, etc.
3. Select species from those already existing natively to fulfill the use requirements. Blend these plants into a planting plan of other hardy, drought resistant species of more ornamental or utilitarian qualities.
4. As a general rule, encourage the planting of water-conserving plant species.
5. Select low fuel volume plant materials. Trees spread fire quickly. Trees on transitional slopes should not be planted within 100 feet of ornamental tree species within cultivated gardens.

d. Internal Slope Plantings

• Internal slopes may exist within the newly developed project. They do not blend into native areas, as do transitional slopes, and, therefore, may be planted with a different type of plant palette. The following principles are suggested for internal slopes:

1. Establish gradient of new slope and determine erosion control requirements.
2. Fulfill erosion control needs with water-conserving plant material,
3. Encourage the planting of water-conserving plant species.
4. Arrange plants in naturalized patterns, rather than regimented rows.

F3. DEVELOPMENT IN FLOOD PLAINS

The flood plains within Ramona encompass properties with substantial development potential.

The purpose of this Guideline is to define development standards and objectives that will minimize potential hazards of flood inundation and stream bank erosion while protecting the scenic and aesthetic value of the flood plain areas.

For further reference see the San Diego County Zoning Ordinance and Board of Supervisor's Policies I-68 and I-69 which define development policies for Flood Plains.

For further discussion of drainage, refer to Section A1.

The potential hazards created by development, grading and stream bank alteration within a Flood Plain are not only a concern of the development itself, but may cause damage to properties upstream and downstream of the property. For this reason, the larger off-site implications of all proposed buildings, other built improvements such as roads and parking areas, land form grading and stream bank alterations within a Flood Plain must be considered in all development reviews.

1. DEFINITIONS

- "100-YEAR FLOOD" means a flood estimated to occur on an average of once in 100 years (1% probability of occurrence in each year).
- "FLOOD PLAIN" means a land area which is likely to be flooded, adjoining a river, stream, watercourse, ocean, bay or lake.

- "FLOODWAY" means the river channel and the adjacent land areas needed to carry the 100-year Flood, without increasing the water surface elevation more than one foot at any point. Additional criteria needed to provide good flow conditions may apply.
- "FLOOD FRINGE" means all land lying in the 100-year Flood Plain that is outside the Floodway.

2. FLOODWAY ZONE

• The defined Floodway zone should be kept as close as possible to its natural condition. Structures, parking areas and other major improvements are prohibited. Land form and stream bank alterations within the zone are strongly discouraged, except for the purpose of stabilizing stream bank areas with erosion problems.

• Construction of concrete or other engineered channels, dikes and levees within the Floodway zone is strongly discouraged and should only be used where flood damage to existing structures would be caused by flood flows.

3. DEVELOPMENT WITHIN THE FLOOD PLAIN

The general intent of this Guideline is to discourage development within the entire Flood Plain. Since this is sometimes not possible without a complete loss of property development potential, development in the Flood Fringe area is permitted subject to the following Guidelines:

a. Properties Partially within a Flood Plain

• For developments on properties with areas lying both within and outside of the Flood Plain, buildings should be clustered, to the maximum extent feasible, in the areas of the site lying outside the Flood Plain. Use of the Flood Plain as group open space for recreation or other activities which would leave it in a natural state is strongly encouraged. The intent of this paragraph should be observed in all new lot splits and Planned Developments. Required open spaces should be concentrated in the Flood Plain.

b. Properties Entirely within a Flood Plain

• If a development is proposed in the Flood Fringe area, the applicant must demonstrate the building, filling and other land form alterations will not contribute to off-site property damage by flooding, nor will it be subject to erosion by future floods.

• The finished floor level of all structures must be above the 100-year Floodway elevation.

c. Structural Measures of Flood Control

• Dikes, levees and floodwalls may be used to protect existing structures but should not be used for new development, even in Flood Fringe areas. Instead, buildings should be located elsewhere or elevated above flood level.

4. STREAM BANK STABILIZATION

Self-formed stream channels tend to be in a state of equilibrium, nearly stable, and usually do not require artificial bank stabilization. Land use changes that cause an increase in impervious surfaces or sedimentation will result in channel enlargement and stream bank erosion. This may require measures to stabilize the stream bank.

• Stream rehabilitation is the least expensive and preferred method of stabilization, its objective being to maintain the natural characteristics of the watercourse. The process may include enlarging the channel at points of obstruction, clearing obstructions at natural bends and points of constriction, limitation of use in areas of excessive erosion and restoration of riparian vegetation.

• Concrete channels and other mechanical measures of stabilization are not permitted unless no other alternative exists.

• If stream bank stabilization other than stream rehabilitation and vegetative methods is required, hand-placed stone or rock riprap are the preferred methods.

a. Hand-placed rock may be used. The bank should be graded, before placing the stone, at a slope no greater than 2-1/2:1. The rock usually must be placed on a bed of gravel or crushed stone. This method is one of the most aesthetically acceptable stream protection measures.

b. Rock riprap forms a flexible protective lining which is not as susceptible to settlement and undercutting as rigid linings. Due to its roughness, it helps dissipate the stream's energy. The diameter of the rock should be sized to be stable under potential 100-year flood conditions with smaller stone filling the voids.

5. PLANTING IN THE FLOOD PLAIN

The Flood Plain should be kept as close as possible to its natural state. The large open spaces and indigenous riparian vegetation such as live oaks, sycamores and scrub should be preserved and emphasized in new plantings. Ornamental plantings and the introduction of non-native species should be avoided.

Appendix A
Plant Selection Guide

The shrubs and trees listed within this Appendix are a reflection of the design goals stated in A5. "Landscape Character." They are listed by zones, Commercial, Industrial, etc., and may be used throughout the site in the specified zone. Other shrubs and trees not listed here may also accomplish the desired goals, and if they do so, are encouraged also. Appendix B is more specific with regard to trees on significant streets in Ramona.

To use this Appendix, find the zone applicable to the project by reading across the upper line.Then read down to find plants appropriate for use in that zone. Please consult the Sunset Western Garden Book for additional information about each plant.

First is a Shrub Matrix Nerium oleander has toxic foliage, but is included in the Appendix because of its other excellent qualities. Its use is encouraged where toxic foliage will not present a hazard. Size considerations are defined for shrubs: low creeping varieties, which can be used for shrubby ground covers, medium sized, and large sized which can be used for screening, accents and spatial definition. All shrubs are considered to be low water using. Planting locations frequently determine tenderness to frost. Shrubs beneath trees, against walls, etc. are protected; whereas, shrubs in the open are vulnerable. The Ribes and Rhus species have deciduous habits; all other shrubs are evergreen.

Next listed are Low Fuel Volume Shrubs for use along rural roads where fire hazard exists. All of the shrubs are low growing and can exist with little or no summer water.

The last list is a Site Tree Matrix. Additional considerations given for trees are low water use, frost resistance to 25 degrees, and evergreen leaf quality. Consideration of these characteristics may be important for a given location.

SHRUB MATRIX

Botanical Name	Low	Medium	Large	Scenic Roads	Com-mercial	Ind-ustrial	Parking Lot	Multi-Family	Town Center
Calliandra species		•	•	•	•	•	•	•	•
Ceanothus species	•	•	•	•	•	•	•	•	•
Grevillea noellii		•		•	•	•	•	•	•
Heteromeles arbutifolia			•	•	•	•	•	•	
Lantana species	•	•	•	•	•	•	•	•	•
Juniperus species	•	•	•	•	•	•	•	•	•
Mahonia species	•	•		•	•	•	•	•	•
Melaleuca species			•	•	•	•	•	•	
Nerium oleander varieties		•	•	•	•	•	•	•	•
Ornamental grasses	•			•	•	•	•	•	•
Pittosposum species	•	•	•	•	•	•	•	•	•
Photinia species		•	•	•	•	•	•	•	•
Pyracantha species	•	•	•	•	•	•	•	•	•
Raphiolepis species		•	•	•	•	•	•	•	•
Ribes species	•	•	•	•	•	•	•	•	•
Rhus species			•	•	•	•	•	•	•

LOW FUEL VOLUME SHRUBS

Native Plants

Eriophyllum species, Yarrow
Eschscholzia californica, California Poppy
Lotus scoparius, Deerweed
Lupinus species, Annual Lupine
Mimulus species, Monkey Flower
Salvia columbariae, Chia
Salvia sonomensis, Creeping Sage
Zauschneria species, California Fuchsia

Introduced Plants

Artemisia caucasica, Silver
Atriplex glauca, Saltbush
Atriplex semibaccata, Creeping Saltbush
Cistus crispus, Rockrose
Cistus salviifolius, Sageleaf Rockrose
Santolina virens, Green Santolina

TREE MATRIX

Botanical Name *Common Name*	Low Water Use	Frost Resist.	Ever-green	Scenic Roads	Com-mercial	Ind-ustrial	Parking Lot	Multi-Family	Town Center
Acacia decurrens *Green Wattle*	•	•	•	•	•		•		•
Agonis flexuosa *Peppermint Tree*			•				•		•
Albizia julibrissin *Silk Tree*	•	•		•	•	•			
Arbutus unedo *Strawberry Tree*	•	•	•	•	•				•
Bauhinia variegata *Orchid Tree*					•		•	•	•
Brachychiton acerifolius *Flame Tree*	•	•		•	•	•			
Callistemon species *Bottlebrush*	•	•	•	•	•	•	•	•	
Calodendron capense *Cape Chestnut*				•	•	•	•	•	•
Cassia leptophylla *Gold Medallion Tree*	•				•	•			
Ceanothus "Ray Hartman" *California Lilac*	•	•	•	•			•		
Cinnamomum camphora *Camphor Tree*	•	•	•		•	•	•		•
Eucalyptus camaldulensis *Red Gum*	•	•	•	•				•	
Eucalyptus cladocalyx *Sugar Gum*	•	•	•	•	•		•		
Eucalyptus citriodora *Lemon Gum*	•	•	•	•	•	•		•	
Eucalyptus ficifolia *Red Flowering Eucalyptus*	•	•	•	•	•		•		
Eucalyptus lehmanii *Bushy Yate*	•	•	•	•	•		•		
Geijera parviflora *Australian Willow*	•	•	•				•		•

TREE MATRIX (cont.)

Botanical Name *Common Name*	Low Water Use	Frost Resist.	Ever-green	Scenic Roads	Com-mercial	Ind-ustrial	Parking Lot	Multi-Family	Town Center
Ginko biloba *Madenhair Tree*	•	•		•	•	•		•	•
Jacaranda acutifolia *Jacaranda*		•		•	•	•	•	•	•
Koelreuteria species *Rain Tree*	•			•	•	•	•	•	
Lagerstroemia indica *"Crape Myrtle"*	•	•							•
Liquidambar styraciflua *American Sweet Gum*		•			•	•		•	•
Olea europaea *Olive Tree*	•	•	•	•	•	•	•		
Pinus halepensis *Allepo Pine*	•	•	•	•		•			
Pinus pinea *Italian Stone Pine*	•	•	•			•	•		
Pistachia chinensis *Chinese Pistache*	•	•		•	•		•	•	•
Platanus acerfolia *Plane Tree*		•		•	•	•	•	•	
Podocarpus macrophyllus *Yew Pine*	•		•		•	•	•		
Pyrus callyana "Bradford" *Ornamental Pear*		•			•	•	•	•	
Quercus agrifolia *Coast Live Oak*	•	•	•	•		•			
Rhus lancea (male trees) *African Sumac Tree*	•	•		•	•		•		
Robinia pseudoacacia var. *Locust*	•	•		•	•	•		•	
Schinus molle *California Pepper*	•	•	•	•	•	•		•	
Schinus terebinthefolia *Brazilian Pepper*	•	•	•	•	•	•			
Ulmus parviflora *Evergreen Elm*	•	•	•	•	•	•		•	
Zelkova serrata *Evergreen Elm*	•	•		•	•	•		•	

Appendix B
Street Tree Planting Guide

Properties subject to Design Review on the following streets should use the recommended species to maintain a consistent character along the street's length.

OLD TOWN: MAIN STREET FROM THIRD STREET TO TENTH STREET

Although present California Department of Transportation policy does not permit street tree planting within the sidewalk space of Old Town, the community seeks to change this policy. If street trees on Main are permitted, **Pistachia chinensis (Chinese Pistache)** should be used (or other species if approved in future redevelopment plans for Old Town).

OLD TOWN: SIDE STREETS DISTRICT

In order to establish an overall identity in the Side Streets District (see Part 3, Section B3 for a map of the District), the **Liquidambar styraciflua (American Sweet Gum)** should be planted as the primary street tree (or other species if approved in future redevelopment plans for Old Town).

In addition, continue the existing dominant and desirable tree species in other locations in the District by planting from the following species:

- Callistemon citrinus (Bottlebrush)
- Eucalyptus camaldulensis (Red Gum)
- Eucalyptus citriodora (Lemon Scented Gum)
- Jacaranda acutifolia (Jacaranda)
- Pistache chinensis (Pistache)
- Platanus acerifolia (Plane tree)
- Robinia "Idahoensis" (Pink Locust)
- Schinus molle (California Pepper)
- Zelkova serrata (Sawleaf Zelkova)

MAIN STREET FROM TENTH STREET TO ETCHEVERRY STREET

The tall regular rows of Eucalyptus trees lining Main Street at the community's western entry are an important symbol and image to the community. All new construction along this street should plant Eucalyptus trees in regular rows to carry on the tradition of this natural cathedral.

Developers should save as many of the existing trees as possible. The Design Review Board may accept a replacement program at a ration of 5 to 1, with new Eucalyptus to be planted 20 feet on center.

The following trees are recommended for this area:

- Eucalyptus camaldulensis (Red Gum)
- Eucalyptus cladocalyx (Sugar Gum)
- Eucalyptus citriodora (Lemon Gum)
- Eucalyptus ficifolia (Red Flowering Eucalyptus)

INDUSTRIAL DEVELOPMENT

Blend industrial sites into the rural Ramona setting by providing a densely planted road edge with species selected from the following list:

- Bauhinia variegata (Purple Orchid Tree)
- Eucalyptus cladocalyx (Sugar Gum)
- Ginko biloba (Maidenhair Tree)
- Pinus halepensis (Aleppo Pine)
- Pyrus calleryana "Bradford" (Bradford Pear)
- Robinia pseudoacacia (Black Locust)
- Schinus molle (California Pepper)

PLANNED RESIDENTIAL DEVELOPMENTS

Large residential developments are encouraged to have a single theme tree planted along entrance streets, and side streets planted with a variety of trees.

Choose residential street trees from the following:

- Bauhinia variegata (Purple Orchid Tree)
- Eucalyptus camaldulensis (Red Gum)
- Ginko biloba (Maidenhair Tree)
- Quercus agrifolia (Coast Live Oak)
- Robinia "Idahoensis" (Pink Locust)
- Robinia pseudoacacia (Black Locust)
- Schinus molle (California Pepper)
- Ulmus parvifolia (Chinese Evergreen Elm)
- Zelkova serrata (Sawleaf Zelkova)