



County of San Diego – *Ramona* Design Review Checklist

SITE LAYOUT DESIGN GOALS

- 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, and 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, architect and 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.
- 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.
- Every project should demonstrate that it has considered the positive influence of neighboring properties and has made a diligent effort to maintain and enhance historic Main Street building patterns.
- Provide shade from summer sun, natural ventilation, and other measures to maximize energy efficiency and human comfort.



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SITE LAYOUT DESIGN STANDARDS		Guideline Reference	Plot Plan Complies (Y/N/NA)	See Comment Sheet
Building Location & Orientation				
1	The arrangement of buildings, open spaces, and landscape elements is equivalent to adjacent sites. Equivalent elements include shared driveways, aligned parking lot driveways, common pedestrian open space, connected internal sidewalks, and similar building location, scale, and design. (See illustration for guidance)	C2(p50)		
2	In the Main Street District, the project maintains the Street Wall with zero setbacks on the front property line. Where provided, gaps in the Street Wall created by recessed pedestrian courtyards or other areas facing the street not more than 12 feet deep do not exceed 50% of the building's façade. (See illustration for guidance)	B2.1(p38)		
3	In the Ramona Village Side Streets, buildings are set back at least 15 feet from property lines. The setbacks provide a planted or pedestrian area. (See illustration for guidance)	B3.1(p45)		
4	In the commercial areas outside the Ramona Village, buildings are set back at least 10 feet from the property lines; 15 feet from Main Street property line from 10 th to Etchevery Street.	C.1(p49)		
5	Retail and pedestrian oriented activities are located at the street level.	B2.1(p39)		
6	The project provides entrances along the street. (See illustration for guidance)	B2.1(p39)		
7	Parking, blank walls, and non-active uses are not located along the street.	B2.1(p39) B3.1(p46)		
8	Buildings are organized around courtyards or in clusters to create onsite usable open spaces, as defined in Section 1100 of the Zoning Ordinance.	A1.5(p15) C.1(p49)		
9	Covered and trellised outdoor usable open spaces (as defined in Section 1100 of the Zoning Ordinance) such as porches, loggias, trellises, and colonnades are provided. (See illustration for guidance)	B2.2(p42)		
10	Secondary pedestrian entrances are located at the rear of the building near alley and parking facilities.	B2.1(p39)		
11	Sidewalks in front of new buildings have a paving material and pattern that is either equivalent to a predominant pattern already existing in the neighborhood or 1 that is equivalent to an extension of the building's design character.	C.2(p51)		
Parking Lot Location, Access & Connections				
12	The project parking areas are not located between the building and the street. They are located to the rear of the buildings and property.	B2.1(p39) B3.2(p46) C.1(p49) D.5(p55)		
13	Parking lot access is provided from alleys. If not possible, then access is provided from rear yards, then side streets, and lastly from the primary frontage street.	B2.1(p39) B3.2(p46)		
14	Pedestrian and vehicular linkages to adjacent development are provided via connecting sidewalks, common entrance driveways, linked and aligned streets, driveways, and common service/delivery areas. (See illustration for guidance)	B2.1(p40) B3.2(p46) C.2(p50)		



ARCHITECTURAL DESIGN GOALS

- While no 1 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 height and width of new buildings.
- Building form, mass, and elevations should be articulated to create interesting roof lines, shadow patterns, and architectural detailing.
- Buildings should incorporate natural landscape features as design elements.
- Minimize commercial building prototypes and encourage building design that is compatible with the special character of Old Town Ramona.

ARCHITECTURAL DESIGN STANDARDS

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

Building Form & Massing

15	The project is equivalent to the height of adjacent structures through adjustment of the height of a wall, cornice, or parapet line to be equivalent to an adjacent building, or by placing window lines, belt courses, or other horizontal elements in a place or pattern that reflects equivalent elements on neighboring buildings where equivalent to these guidelines. (See illustrations for guidance)	B2.2(p40)		
16	Long continuous wall planes (longer than 50 feet) are avoided. Building elevations over 50 feet in length incorporate changes in plane and architectural features. (See illustrations for guidance)	A2.1(p16)		
17	Every building provides shade and shadow via offsets, projections, roof overhangs, and recesses. (See illustrations for guidance)	A2.1(p17)		
18	Changes in roof pitch and adjacent heights are accompanied by plan offsets. (See illustrations for guidance)	A2.1(p17)		
19	Building entrances are visible through the use of porches, loggias or arbors.	A2.5(p20)		

Multi-Building Projects

20	Individual buildings and structures in multi-building developments have an equivalent design.	A2.2(p18)		
21	Facades and roof lines facing streets, parking areas, and residential neighbors are equivalent throughout the development in design, color, and materials.	A2.2(p18)		
22	Rear facades, if visible from public streets or neighboring properties, are finished in a quality, color, and material equivalent to the principal sides of the building(s).	A2.2(p18)		

Elevations and Building Façade Materials

23	Building material changes intersect with an architectural element, such as a chimney, projection, or pilaster. (See illustration for guidance)	A2.3(p18)		
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	ARCHITECTURAL DESIGN STANDARDS	Guideline Reference	Plot Plan Complies (Y/N/NA)	See Comment	Sheet
24	<p>Project uses 1 or more of the following building materials:</p> <ul style="list-style-type: none"> • Brick, adobe brick, and native stone • Concrete and concrete masonry with textured surfaces and earth tone color (brown, tan, green, or grey) • Wood siding • Cement plaster (stucco) • Exposed timber structural members 	A2.3(p18)			
25	<p>The project does not use any of the following building materials:</p> <ul style="list-style-type: none"> • Large areas of glass (longer than 50 feet), except at pedestrian level store fronts • High contrast color (use of a primary color (red, yellow, or blue) and a composite color (orange, green, or purple)) glazed masonry • Glass curtain walls 	A2.3(p18)			
26	Windows and doors are recessed to create shadow lines.	A2.5(p20) B2.2(p41)			
27	Main Street buildings have covered walkways or other forms of shaded base on street facing facades that are equivalent to the dimensions and configuration of adjacent development. (See illustration for guidance)	B2.2(p42)			
28	Corner buildings in the Main Street district use corner entries. (See illustration for guidance)	B2.2(p42)			
29	False fronts (as opposed to parapets) are no taller than the equivalent of 1 ½ story.	B2.2(p42)			
30	In the Main Street District, street facades are equivalent to the scale, height, and width of surrounding buildings, and reinforce the traditional 50-foot lot and building width. (See illustration for guidance)	B2.2(p40)			
31	In the Main Street District, building form, mass, and elevations use roof lines to create shadow patterns.	B2.2(p41)			
32	In the Ramona Village, the clear glass area is greater than 50% of the façade on the first floor, and less than the first floor on the second floor. (See illustration for guidance)	B2.2(p41)			
33	When a rear or side of building is used as an entry or is visible from the street, it has the equivalent architectural treatment as the front elevation.	B2.2(p41)			
	Roof Forms				
34	Sloped roofs over 50 feet in length have a break in plane or other treatments that break up the continuous lines and surface. (See illustration for guidance)	A2.4(p19)			
35	Outside of the Ramona Village, gabled, hip, or shed roof forms at a moderate to steep pitch (4:12 and greater) are proposed.	A2.4(p19)			
36	Eaves and roof overhangs (2'6" and greater) create shadow lines and reduce the amount of sunlight striking glass surfaces.	A2.4(p20)			
37	When flat roofs are necessary in commercial and industrial buildings, shed roofs or trellises covering exterior walkways or loggias are proposed. (See illustration for guidance)	A2.4(p19)			



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		Guideline Reference	Plot Plan Complies (Y/N/NA)	See Comment	Sheet
	ARCHITECTURAL DESIGN STANDARDS				
38	<p>Roof materials are any of the following:</p> <ul style="list-style-type: none"> • Clay tile • Concrete tile • High profile composition shingles (laminated shingles made from fiberglass and asphalt, and textured to give a three dimensional look) with a shadow line • Fire treated wood shakes and shingles, if Class "C" • Standing seam or corrugated metal 	A2.4(p20)			
39	<p>The project does not use any of the following roof materials:</p> <ul style="list-style-type: none"> • High contrast color (use of a primary color (red, yellow, or blue) and a composite color (orange, green, or purple)), brightly colored (red, orange, or yellow) glazed tile or highly reflective surfaces 	A2.4(p20)			
40	Main Street District, parapets or end gables face the street. (See illustration for guidance)	B2.2(p41)			
	Fences and Walls				
41	Fences and walls over 3 feet high which face public streets provide a landscaped buffer at least 5 feet deep on the street facing side of the wall. For residential projects, when solid walls are used to buffer traffic noise, the walls provide a change of plane at a minimum of 50 foot intervals. (See illustration for guidance)	A2.7(p21)			
42	Walls on sloping terrain are stepped at regular 50 foot intervals to follow the terrain	A2.7(p21)			
43	<p>Wall and/or fencing materials are from the following list of materials:</p> <ul style="list-style-type: none"> • Native stone • Masonry or masonry with cement plaster finish • Cement plaster over framing • Wrought iron • Wood • Brick 	A2.7(p21)			
44	<p>None of the following wall and/or fencing materials are allowed:</p> <ul style="list-style-type: none"> • Chain link or open wire, except where heavily screened by landscape • Corrugated metal • Bright colored (red, orange, or yellow) plastic or plastic coated materials • Reed materials 	A2.7(p22)			



LANDSCAPE DESIGN GOALS					
<ul style="list-style-type: none"> Planting design should reflect Ramona’s rural character and expand throughout the community the pattern of tree-lined streets. Plant selection should recognize the importance of water conservation and emphasize drought tolerant plant species. Native or naturalized plants are encouraged. Other planting should be encouraged only if they become drought tolerant following short establishment periods. Landscaping provides color, fragrances, and screening that enhance a project’s rural appearance. Retain as many health native oak and other significant trees as possible. 					
LANDSCAPE DESIGN STANDARDS			Guideline Reference	Plot Plan Complies (Y/N/NA)	See Comment Sheet
Plant Selection Guide and Landscape Manual					
45	Plants have been selected based upon the recommendations of the Ramona Plant Selection Guide of the Ramona Design Guidelines (Appendix A) and the County Water Efficient Landscape Design Manual.		A3.1(p24) Appendix A (p73)		
46	Site areas not used for building, parking, or other designated functions are landscaped.		A3.2(p24)		
47	All public right-of-way areas between a newly developed property and the existing sidewalk or street edge should be landscaped.		A3.3(p24)		
Design Concepts					
48	Proposed street trees meet the requirements of the Street Tree Planting Guide for the specific street segment where the project is located (see Appendix B).		A3.1(p23) B2.3(p43) B3.3(p47) Appendix B (p76-77)		
49	24 inch square tree grates protect roots from pedestrian traffic.		B2.3(p43)		
50	Project proposes shrubs beneath the trees (rather than lawn or ornamental ground covers).		A3.1(p24)		
51	Shrubs that grow at least 30 inches in 2 years are proposed.		A3.1(p24)		
52	The use of turf grasses is limited to parks or other active use areas.		A3.2(p24)		
Preservation of Significant Trees					
53	No oak tree (any tree of the quercus genus with a trunk more than 12 inches in diameter as measured 4-½ feet above the root crown) or any tree with any two trunks having a combined diameter of at least 16 inches as measured 4 ½ feet above the root crown will be removed.		A4.1(p25)		
54	No significant tree (any tree with a trunk more than 12 inches in diameter as measured 4-½ feet above the root crown; or any tree with any two trunks having a combined diameter at least 8 inches in diameter as measured 4-½ feet above the root crown) will be removed.		A4.1(p25)		



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	LANDSCAPE DESIGN STANDARDS			
	Perimeter & Parking Lot Landscaping			
55	In the Ramona Village Side Streets District, street trees are planted at 25 feet on center. Roots are protected from pedestrian traffic.	B3.3(p48)		
56	At least 5% of the internal parking areas greater than 6,000 square feet are planted with trees and shrubs.	B3.3(p47) D.6(p58)		
57	There is a minimum of 5 feet between the perimeter of the parking lot and the building and from rear and interior side property lines.	B3.3(p47) D.6(p58)		
58	1 tree is provided for every 300 square feet (1:500 in Industrial areas) of total area: <ul style="list-style-type: none"> In the Ramona Village Side Streets District, between the parking lot and front or side street In side and rear yards, where provided In commercial areas outside of the Ramona Village, in the 15 foot deep Landscaped Street Edge Zone In all Multi-family yards 	B3.3(p46) D.6(p58) E.4(p61)		
59	1 tree is provided for every 200 square feet of total area (1:100 square feet for Commercial Development outside of the Village) between the interior property line and edge of the parking lot.	B3.3(p47) C.3(p52) E.4(p62)		
60	Every parking space is located within 30 feet of the trunk of a tree.	B3.3(p47) C.3(p52) D.6(p58)		
61	All required trees are a minimum of 24-inch box size.	B3.2(p46) C.3(p52) D.6(p58) E.4(p61)		
62	All shrubs provide a visual screen of a minimum of 30 inches (5 feet in Industrial areas) in height after 2 years growth: <ul style="list-style-type: none"> Between the building and street property line in the Ramona Village Between the parking lot and front or side street property line In side and rear yards 	B3.3(p47) D.6(p58) E.4(p61)		
63	The project provides a 15 foot landscaped street edge zone (20 feet with the Right-of-Way (ROW)) along front and side streets for: <ul style="list-style-type: none"> Village Side Streets Main Street (10th and Etchevery Street) Multi-family Projects Industrial Projects 	B3.1(p45) C.1(p49) D.5(p55) D.6(p57) E.1(p60)		
64	A 10 foot landscaped street edge zone (15 feet with the ROW) along front and side streets for Commercial Development Outside of the Village is provided.	C.1(p49)		
65	Where an industrial parking area abuts a commercial or residential use, or where a commercial lot abuts residential use or residentially zoned property, a solid 6 foot fence or wall is provided within the interior side or rear yard planting area. There is a minimum 4 foot wide landscaped area between the fence or wall and parking area.	B3.3(p47) E.4(p62)		
66	Industrial storage yards and service areas are screened from public view by plantings along, or in	E.3(p61)		



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LANDSCAPE DESIGN STANDARDS		Guideline Reference	Plot Plan Complies (Y/N/NA)	See Comment Sheet
	combination with walls or fences.			
67	In industrial projects, all fences and walls are set back at least 20 feet from the front and side street property lines.	E.3(p61)		
68	Roof top equipment is screened from view and or enclosed in a housing which is equivalent to the architecture of the main building, or painted to be equivalent to the roof color.	E.3(p61)		

SIGNAGE DESIGN GOALS				
<ul style="list-style-type: none"> • 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. • All signs should be a minimum size and height to adequately identify a business and the products or services it sells. • Signage is designed to be carefully integrated with the site and building design concepts to create a unified appearance for the total development. • Signs, including neon signs, in Old Town Ramona reflect the signage typical of the 1890's and 1920's. 				

SIGNAGE DESIGN STANDARDS		Guideline Reference	Plot Plan Complies (Y/N/NA)	See Comment Sheet
General Design Criteria				
69	Sign illumination is external, shielded top mounted, downward directed light source shielded from view, and projects light on to the sign face only.	A6.1(p29)		
70	All signs and sign components are limited to 3 colors in addition to black and white.	A6.1(p29)		
71	Signage is equivalent in location and design throughout the development.	A6.1(p29)		
72	No sign, other than a sign installed by a public agency, is located in the public right-of-way on sidewalks or streets, except signs which hang over sidewalks in the Ramona Village.	A6.1(p30) B2.5(p44)		
73	No sign is located above the highest portion of the building.	A6.1(p30) B2.5(p44)		
74	Sign posts and other structural elements are made of wood or metal with a white, black, earth tone (brown, tan, green, or grey) or clear stain finish.	A6.1(p29)		



	SIGNAGE DESIGN STANDARDS	Guideline Reference	Plot Plan Complies (Y/N/NA)	See Comment Sheet
	Permitted Sign Types			
75	<p>The project signage is 1 or more of the following types:</p> <ul style="list-style-type: none"> • Awning Valance: A sign or graphic attached to or printed on an awning's valance (not permitted in multi-family) • Monument: A sign supported by 1 or more uprights of braces on the ground, not exceeding 4 feet in height (not permitted in the Ramona Village) • Hanging: A sign attached to and located below any eave, canopy, or awning (not permitted in multi-family) • Kiosk: A freestanding structure which has 1 or more surfaces, not exceeding 8 feet in height (not permitted in multi-family) • 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 (not permitted in multi-family) • 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 (not permitted in multi-family) • 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 (See illustrations for guidance) 	A6.2(p30)		
	Prohibited Signs Types			
76	<p>The Project does not use any of the following prohibited signs:</p> <ul style="list-style-type: none"> • Roof and parapet signs (except on a building parapet located in the Main Street District) • Plastic signs, except where plastic is used only as raised letters • Back-lit signs • Pole signs over 10 feet high • Portable or mobile signs • Signs which cover or interrupt architectural features 	A6.2(p31)		
	Commercial and Industrial Development			
77	<p>Where frontage is defined as the length of the building(s) facing the principal street of the development (each project can only have 1 frontage):</p> <ul style="list-style-type: none"> • For frontages up to 100 lineal feet, the total sign area is limited to ¼ square foot of sign area per linear foot of building frontage, to a maximum of 65 square feet of tenant signage • For frontages over 100 lineal feet, the total sign area is limited to ¾ square foot of sign area per linear foot of building frontage, to a maximum of 90 square feet of tenant signage • For projects with more than 1 tenant, the following additional signage does not exceed: <ul style="list-style-type: none"> ○ 1 sign to identify the complex allowing 1 square foot of sign area per lineal foot of total project frontage up to 75 square feet ○ 1 building directory sign not exceeding 10 square feet in size may be allowed at each public entrance 	A6.3(p31)		



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		Guideline Reference	Plot Plan Complies (Y/N/NA)	See Comment Sheet
	SIGNAGE DESIGN STANDARDS			
78	Letter and symbol height is limited to 12 inches, and up to a maximum of 18 inches for signs located more than 100 feet of a public right-of-way respectively.	A6.3(p31)		
79	Kiosk signs are limited to 8 feet in height and only used on private property and incorporated into the design of a courtyard or other pedestrian space.	A6.3(p31)		
	Multi-Family Residential Development			
80	Project signage is 1 or more of the following sign types: Wall, Single Pole Hanging, or Monument.	A6.3(p31)		
81	There is no more than 1 sign per multi-family residential development entry from a public street or road.	A6.3(p31)		
82	Sign area is 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.	A6.3(p31)		
	Main Street District Signage			
83	Neon signs are mounted on solid backing.	B2.5(p44)		
84	No sign length exceeds 50% of the building façade.	B2.5(p44)		



LIGHTING DESIGN GOALS				
<ul style="list-style-type: none"> Lighting should be used efficiently to aid safety, security and to complement architectural character without intrusion into adjacent properties, roadways and the night sky. 				
	LIGHTING DESIGN STANDARDS	Guideline Reference	Plot Plan Complies (Y/N/NA)	See Comment Sheet
	Prevent Glare, Preserve Night Sky			
85	All outdoor lighting is directed downward.	A7.1(p32)		
86	Outdoor service area lighting does not spill onto adjacent areas.	A7.1(p32)		
87	All outdoor lighting fixtures are cutoff and shielded to prevent direct view of the light source and keep the light out of the viewer's line of sight. At least 90% of the light is projected below an angle of 80 degrees. No outdoor light is projected above the horizontal plane passing through the lowest light-emitting point of the fixture.	A7.1(p32)		
	Low, Even Levels			
88	Outdoor lighting is for safety and security purposes only.	A7.1(p32)		
	Size, Color & Materials			
89	Overhead luminaires in commercial parking areas are not more than 20 feet high and direct light away from public streets and adjoining properties.	A7.2(p32)		
90	All luminaires in residential parking areas are 15 feet or less in height.	A7.2(p32)		
91	Overhead walkway lighting is mounted on bollards or short posts between 8 to 12 feet in height and has shatter proof coverings.	A7.3(p32)		
92	In the Main Street District, the Old Town Ramona historic streetlight fixture is used. (See illustration for guidance)	B2.4(p43)		



BUILDING EQUIPMENT AND SERVICES GOALS							
<ul style="list-style-type: none"> Carefully locate and design building equipment and service to minimize visual impact on public streets and neighboring properties. 							
BUILDING EQUIPMENT AND SERVICES DESIGN STANDARDS				Guideline Reference	Plot Plan Complies (Y/N/NA)	See Comment	Sheet
93	Where alleys exist, locate all service areas, delivery entrances, loading docks, and refuse facilities off of the alley.			A8(p33)			
94	In commercial developments, service and loading areas are separated from main circulation and parking areas.			A8(p33)			
95	Trash containers and outdoor storage areas are screened from view from public streets, pedestrian areas, and neighboring properties. The screen for trash containers is of durable materials that are equivalent to the architecture of the principal buildings.			A8(p33)			
96	Utility meters are located in service or screened areas.			A8(p33)			
97	Exterior surface mounted utility boxes are designed, painted, or screened to be equivalent to the design of the buildings to which they are attached.			A8(p33)			
98	Mechanical equipment, roof mounted equipment satellite dishes, communication devices, and other equipment is concealed from view of public streets, adjacent properties, and pedestrian oriented areas.			A8(p33)			
99	The design of solar panels is equivalent to the architectural design of the building to which the solar panels are attached, or the solar panels are otherwise screened.			A8(p33)			



MULTI-FAMILY RESIDENTIAL DEVELOPMENT GOALS					
<ul style="list-style-type: none"> • Orient as many dwelling units as possible toward the street. • Minimize the impacts of parking on the residential character of the street. • Provide useable open space. • Provide landscaping which enhances the feeling and scale of residential streets and properties. 					
MULTI-FAMILY DESIGN STANDARDS			Guideline Reference	Plot Plan Complies (Y/N/NA)	See Comment Sheet
100	A minimum 15 foot (20 foot with ROW) planted front yard setback is provided along all front and side street property lines. (See illustration for guidance)		D.1(p53) D.6(p57)		
101	The dwelling units facing the street have entries with front porches or entry patios or terraces are provided on the street.		D.2(p53)		
102	Living spaces are on the ground floor or not more than ½ stories above ground level.		D.2(p54)		
103	100 square feet of Group Usable Open Space, as defined in Section 1100 of the Zoning Ordinance, per dwelling unit is provided: <ul style="list-style-type: none"> • Concrete and asphalt are not used • At least 1 children’s play area of 400 square feet for the first 25 units, plus 100 square feet for each additional 25 units is provided. 		D.3(p54)		
104	100 square feet of Private Usable Open Space, as defined in Section 1100 of the Zoning Ordinance, per dwelling unit is provided: <ul style="list-style-type: none"> • Private spaces have a minimum dimension of 8 feet • Ground level spaces are screened from public view • Living spaces open directly onto outdoor spaces 		D.4(p54)		
105	Garage doors do not face a public street, except to a side street when located on corner lots with less than 100 feet of frontage.		D.5(p55)		
106	Projects with a common enclosed parking garage have no more than 1 garage door that opens toward the street.		D.5(p55)		
107	Carpports and garage design is equivalent to the architecture of the principal building.		D.5(p55)		
108	Views to parking areas are screened from public streets, adjacent properties, and usable open space areas, as defined in Section 1100 of the Zoning Ordinance.		D.5(p55)		
109	Surface parking lots are designed as Parking Courts not more than 10 spaces deep, and set back from the street property line by a 20 foot planted front yard. A Parking Court is a landscaped parking area containing a maximum of 20 parking spaces. (See illustration for guidance)		D.5(p55)		
110	There are not more than 10 continuous perpendicular or angled parking spaces without a pocket at least 1 space wide planted with at least 1 tree. (See illustration for guidance)		D.5(p56)		
111	New roads are planted with street trees.		D.6(p57)		
112	Landscaped pockets are provided between adjacent double garage doors.		D.5(p56)		



INDUSTRIAL DEVELOPMENT GOALS							
<ul style="list-style-type: none"> • Provide a Landscaped Street Edge Zone • Screen Roof Top Equipment, Storage Yards and Parking Lots 							
INDUSTRIAL DEVELOPMENT DESIGN STANDARDS				Guideline Reference	Plot Plan Complies (Y/N/NA)	See Comment	Sheet
113	The project provides a 20-foot deep Landscaped Street Edge Zone along the front and side street property lines composed of plantings, earth berms, and/or low walls, exclusive of storage yards, loading areas, parking, or similar uses. (See illustration for guidance)		E.1(p60)				
114	Offices and equivalent scale elements are oriented towards the street.		E.1(p60)				
115	The exterior wall materials use earth-toned colors (brown, tan, green, or grey) and texture such as precast concrete, brick, split faced block or ribbed metal wall systems.		E.2(p60)				
116	Building entrances are located at the street frontage.		E.2(p60)				
117	The project does not expose long (longer than 50 feet) blank walls to the street.		E.2(p60)				
118	When long walls (longer than 50 feet) are necessary and visible from off-site, visual relief is provided through use of pilasters, reveals, colors and material changes, or plan offsets.		E.2(p60)				
119	Varying building heights are used to define different functions such as office and warehousing.		E.2(p60)				
120	Where large flat roofs (longer than 50 feet) are visible, parapets are used and roof aggregate is earth tone (brown, tan, green, or grey) in color and covers the entire roof surface.		E.2(p61)				
121	Metal roof systems use earth tones (brown, tan, green, or grey); and are not bright-colored (red, orange, or yellow), reflective, nor unpainted galvanized metal.		E.2(p61)				
122	Storage yards and service areas are screened from view using plantings along or in combination with fences or walls.		E.3(p61)				
123	All fences and walls are setback at least 20 feet from the front and side street property lines.		E.3(p61)				



County of San Diego - Ramona
Design Review Checklist

Applicant hereby agrees to comply with the applicable design review checklist standards; all applicable Federal, State, and Local laws and regulations, including but not limited to the County's Centerline, Watershed Protection, and Landscape Ordinances, for the life of the project, or until modified by a subsequent development approval; and he/she understands that additional changes to the project may be required prior to issuance of a building permit to ensure compliance with these regulations.

Applicant

Date

The Ramona Design Review Board hereby confirms that the proposed project complies with all of the applicable design review standards provided compliance with the applicable design review checklist standards is maintained as agreed by the Applicant above.

Chairman, Design Review Board

Date

Project and Property Owner Information:

APN(s): _____ Project Address: _____

Owner's Name: _____ E-mail: _____ Phone: _____

Owner's Mailing Address: _____

Agent's Name: _____ E-mail: _____ Phone: _____

(If applicable)

Agent's Mailing Address: _____

Brief description of the project:

