



County of San Diego, Planning & Development Services
**SUMMARY OF THE “B” COMMUNITY
DESIGN REVIEW AREA REGULATIONS**
ZONING DIVISION

Purpose: The purpose of the “B” Designator Community Design Review Area Regulations is to maintain and enhance the character and identity of County communities. This design review program is in place in areas of Alpine, Bonsall, Fallbrook, Julian, Lakeside, Ramona, Spring Valley, Sweetwater, and Valley Center. The program also applies to properties in the Interstate 15 Corridor north of Escondido.

- **Design Guidelines:** These ten areas each have County approved Design Guidelines that apply to development in areas zoned with the “B” Community Design Review special area designator. These guidelines address issues such as architectural character, landscaping, parking design, signage, and lighting. County staff and a local Design Review Board review each project for conformance to the Design Guidelines.
- **Site Plan Review Required:** A Site Plan consistent with the Design Guidelines is required prior to the construction or alteration of a building or structure, parking lot, or establishment of any outdoor commercial or industrial use. Projects involving only a single-family dwelling or a duplex are exempt from this Site Plan requirement, except within most areas of the Interstate 15 Corridor area.
- **Site Plan Application:** Site Plan information and applications can be obtained at Planning & Development Services (PDS), Zoning. The Site Plan submittal usually includes a complete plot plan, architectural elevations, conceptual landscaping and grading plans, an environmental initial study, and a storm water management report. Copies of the Site Plan application are sent to the applicable Design Review Board and to affected public agencies for review and comment. Following staff review of comments and the complete application, a Site Plan decision is made by the Planning Director. Approved Site Plans typically have conditions that must be completed prior to obtaining a building permit and before building occupancy.
- **Site Plan Exemptions and Waivers:** There are four types of exemptions to the Community Design Review Site Plan Permit process. An Exemption may be granted when all purposes and requirements of the Site Plan Permit process are fulfilled by either an existing approved discretionary permit or a concurrent discretionary permit. Certain types of new construction, such as minor exterior construction and all-interior building remodels, are exempt from the “B” Site Plan Permit process. Projects qualifying for and complying with a Design Review Checklist may be eligible for a Site Plan Permit exemption, if supported by the applicable Design Review Board. Site Plan Permit exemptions are requested through an application for a building permit.
- **More Information:** You may visit or call PDS Zoning at (858) 694-8985.
[Design Guidelines & Design Review Board contact information](#)

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