



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

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

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

Key Zoning Ordinance sections pertaining to development and design include:

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

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

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

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



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SITE LAYOUT DESIGN				
	SITE LAYOUT DESIGN STANDARDS	Guideline Reference	Y/N	Comments
Building Location & Orientation				
1	Parking lots are prohibited between streets and building(s).	7.D(p29) 9.A.2(p32)		
2	The primary entry for a building, and/or the primary entry for individual ground floor tenants and/or units, shall face the street or a street-facing courtyard.	9.A.2(p32)		
3	In the Alpine Village, at least 75 percent of the building's front elevation shall be on the front setback line. (See illustrations for guidance)	7.A.2(p27)		
4	Each mixed use and multi-family residential building shall have one façade that is adjacent to, and includes an entry that opens onto, an on-site usable open space, as defined in Section 1100 of the Zoning Ordinance. (See illustrations for guidance)	7.B(p28)		
5	Courtyards and other pedestrian spaces shall be separated from parking lots by low walls, a maximum of three feet in height, and/or vegetation that is spaced and sized to ensure 100 percent screening within two years. (See illustration for guidance)	7.B(p28) 8.2(p30)		
6	The minimum depth for front yards before buildings shall be: <ul style="list-style-type: none"> Along Alpine Boulevard – 51 feet from the centerline, except when specified otherwise by zoning Along Tavern Road, South Grade Road, Arnold Way, West Victoria Drive, South Marshal Road, and Administration Way – five feet from the ultimate right-of-way line, except where greater as required by zoning Other commercial areas – 10 feet from the ultimate right-of-way line, except when specified otherwise by zoning 	7.A(p27)		
Parking Lot Location, Access & Connections				
7	All on-site parking shall be located at the rear or interior side of a building site.	7.D(p29); 8.1.a(p30)		
8	Parking lot access shall be first from a rear street or alley and second from side streets. If those options are not available access can be from the front street.	8.1.b(p30)		
9	If a project provides pedestrian and vehicular linkages to adjacent developments, then it shall do so by connecting and aligning interior sidewalk(s), common entrance driveway(s), street(s), driveways, and common service/delivery areas.	8.1.c(p30)		
10	In the Alpine Village commercial areas, the entire space between the front of the building and the front property line shall be developed as a landscaped area and/or permeable pavement for pedestrian use. The following paving materials shall be allowed: <ul style="list-style-type: none"> Native stone Brick Tile or concrete with exposed aggregate 	7.C(p28)		



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SITE LAYOUT DESIGN STANDARDS		Guideline Reference	Y/N	Comments
11	In the Alpine Village commercial areas, drive-through lanes located between the front or side street building frontages and the public street are prohibited.	7.D(p29)		

ARCHITECTURAL DESIGN STANDARDS				
		Guideline Reference	Y/N	Comments
Building Form & Massing				
12	Every building shall provide shade and shadow by incorporating at least one of the following specified architectural features: offsets, projections, roof overhangs, and/or recesses. (See illustrations for guidance)	3.A.1(p14)		
13	Projects with unbroken expanse of wall or façade exceeding 50 feet in length are prohibited. (See illustrations for guidance)	3.A.1(p14)		
14	Changes in roof pitch and eave heights shall be accompanied by plan offsets. (See illustrations for guidance)	3.A.2(p14)		
15	Buildings shall include at least two of the following specified architectural features porches, balconies, verandas, patios, and/or loggias.	3.A.3(p14)		
Elevations & Building Façade Materials				
16	Buildings shall use at least one of the following materials: <ul style="list-style-type: none"> • Wood siding painted with grey, white, or brown colors or clear stain • Cement plaster (stucco) over masonry or wood frame • Walls built of or faced with stone or brick • Exposed timber beams and columns 	3.A.4(p15)		
17	The following building materials shall be prohibited: <ul style="list-style-type: none"> • Glass covering over 30 percent of a building façade, except where protected by a porch, loggia or other overhead projection • Primary red, yellow, or blue colors; composite orange, green, or purple colors; or red, yellow, or orange colored wall material covering more than 10 percent of an individual building facade • Glass curtain walls • Reflective or mirrored glass, except solar panels 	3.A.4(p15)		
18	Building entrances shall include at least one of the following specified architectural features <ul style="list-style-type: none"> • Porch • Loggia • Canopy 	3.C(p17)		
19	Windows shall be recessed to provide shadows.	3.C.2(p17)		



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ARCHITECTURAL DESIGN STANDARDS		Guideline Reference	Y/N	Comments
Roof Forms				
20	If a project has a gabled roof form, it shall be of a moderate to steep pitch (between 3:12 to 12:12). Porches and balconies shall be allowed to have shed roofs with a pitch less than 3:12. (See illustration for guidance)	3.B.1(p16)		
21	Flat roof surfaces longer than 50 feet in any direction shall be hidden or covered by parapets.	3.B.4(p16)		
22	The project shall include at least one of the following specified architectural features: shed roofs, porches, and/or trellises covering exterior walkways or loggias.	3.B.4(p16)		
23	At least one dormer shall be used.	3.B.5(p16)		
Roof Materials				
24	Roofs shall be faced with at least one of the following materials: <ul style="list-style-type: none"> • Concrete tile or shingle • Clay tile • High profile shingles (laminated shingles made from fiberglass and textured to give a three-dimensional look with a minimum thickness of half an inch (0.5 inches or 1.2 cm)) • Standing seam metal • Synthetic materials designed to have the same appearance as the above roof materials Any chosen roof material shall be in earth tone of brown, tan, green, or gray or natural colors of cobalt blue or carbon black.	3.B.2(p16)		
25	The following roof materials are prohibited: <ul style="list-style-type: none"> • Primary color red, yellow, or blue and a composite color orange, green, or purple • Red, yellow, or orange • Red, yellow, or orange colored glazed tile • Corrugated sheet metal 	3.B.3(p16)		
Walls & Fences				
26	If freestanding walls and fences are part of a project, they shall be made of at least one of the following materials: <ul style="list-style-type: none"> • Native stone • Brick • Textured concrete • Cement plaster over framing • Wood 	3.D.1(p18)		
27	The following materials are prohibited for freestanding walls and/or fencing: <ul style="list-style-type: none"> • Chain link or open wire, except in service and security areas that are screened by landscaping • Barbed or razor wire • Corrugated metal • Colored plastic in red, yellow, or orange 	3.D.1(p18)		
28	There shall be a landscape area between solid and/or freestanding walls, which is a minimum 18 inches deep, on primary elevations between the wall and the sidewalk.	3.D.1(p18)		



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	ARCHITECTURAL DESIGN STANDARDS	Guideline Reference	Y/N	Comments
29	In the Alpine Village commercial area and within or at the edge of the paved and landscaped space between the building and the front property line, freestanding walls and fences shall not exceed three feet in height.	7.C(p29)		
30	Walls or fences over 42 inches high along a street shall include recesses that are 10-feet-wide by two-feet-deep spaced at a maximum interval of 50-feet. The entire length of the wall and within the recessed areas shall be landscaped. (See illustration for guidance)	9.A.3(p33)		



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LANDSCAPE DESIGN STANDARDS				
		Guideline Reference	Y/N	Comments
Plant Selection Guide & Landscape Manual				
31	Plant selection shall follow the recommendations outlined in both the Alpine Plant Selection Guide of the Alpine Design Guidelines and the County Water Efficient Landscape Design Manual.	4(p19)		
Design Concepts				
32	Trees shall be used when any of the following conditions are present: <ul style="list-style-type: none"> • Along site boundaries between public and private spaces • Between new buildings and older buildings • At the edges of open space areas • At the edges of service areas 	4(p19)		
33	Plantings in plazas and courtyards shall provide shade and include trees selected from the plant selection guides referenced in standard #32.	4.A.1(p21)		
34	Plants along major streets and in yard spaces shall be grouped in clusters.	4.A.2(p21)		
35	For planting areas visible from public streets, native oaks (<i>Quercus</i>) and/or sycamores (<i>Platanus</i>) tree(s) shall be used.	4(p19)		
36	If ornamental trees are used, they shall be from the following list of species: <ul style="list-style-type: none"> • Sweet Gum (<i>Liquidambar</i>) • Crape Myrtle (<i>Lagerstroemia</i>) • Evergreen Pear (<i>Pyrus kawakamii</i>) • European White Birch (<i>Betula pendula</i>) 	4(p19)		
37	Native poplars (<i>Populus</i>), sycamores (<i>Platanus</i>), iron bark (<i>Eucalyptus</i>), evergreens (<i>Sempervirens</i>), and/or alders (<i>Alnus</i>) shall be used in the rear of buildings.	4(p19)		
Preservation of Significant Trees				
38	Removal of oak (<i>Quercus</i>) trees with a diameter of more than eight inches, or any two trunks with a combined diameter of 12 inches, as measured four and one-half feet above the root crown, shall be prohibited.	2.A(p12)		
39	Removal of sycamores (<i>Platanus</i>) or other tree species with a diameter of more than 12 inches, or any two trunks with a combined diameter of 16 inches or more, as measured four and one-half feet above the root crown, shall be prohibited.	2.A(p12)		
Perimeter & Parking Lot Landscaping				
40	When parking lots exceed 24 spaces, the lot shall be subdivided into smaller lots containing a maximum of six spaces or fewer and separated by landscaped areas.	8.3(p31)		
41	At least five percent of the internal parking areas containing more than 15 spaces shall be landscaped with trees and shrubs.	8.4(p31) 10.C.1(p34)		



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LANDSCAPE DESIGN STANDARDS		Guideline Reference	Y/N	Comments
42	<p>Tree canopy for parking lots shall be provided by one of the following approaches:</p> <ul style="list-style-type: none"> Planted islands or breaks at least five feet wide for every six parking spaces in a row One tree planted at an interval of every three parking spaces <p>(See illustrations for guidance)</p>	8.5(p31) 10.C.3(p35)		
43	<p>All required trees shall be a minimum 24-inch box size, except as specified by another standard in this checklist.</p>	8.5(p31) 10.C.3(p35)		
44	<p>There shall be a minimum of five feet planted landscape area between the perimeter of the parking lot and the building.</p> <p>(See illustrations for guidance)</p>	8.6(p31)		
45	<p>Where a non-residential parking area abuts a residential use, a solid six-foot fence or wall shall be provided within the interior side or rear yard landscape area. A minimum four-foot-wide planted landscape area shall be between the fence or wall and parking area.</p>	8.6(p31)		
46	<p>In the Alpine Village commercial areas, at least 20 percent of the street fronting area shall be planted with trees, shrubs, and/or groundcover. At least one tree for each 250 square feet of area shall be provided.</p> <p>(See illustration for guidance)</p>	7.C(p28)		



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SIGNAGE DESIGN STANDARDS				
		Guideline Reference	Y/N	Comments
General Design Criteria				
47	External sign illumination shall be shielded, top mounted, and downward directed light source.	11.B.3(p37)		
Permitted Sign Types				
48	<p>If used, the project’s signage shall be at least one of the following types: (See illustrations for guidance)</p> <ul style="list-style-type: none"> • Monument signs with painted, channel lit, or raised letters and logos • Free standing signs of wood or ornamental metal (i.e. wrought iron) construction with painted or raised letters and logos • Wall signs with wood panel or raised letters with only the name of a business entity painted directly on the building face 	11.B.1(p36)		
Prohibited Sign Types				
49	<p>The following sign types are prohibited:</p> <ul style="list-style-type: none"> • Roof and sloped parapet signs • Internally illuminated plastic signs in the Alpine Village and other non-freeway oriented commercial property • Neon signs 	11.E(p38)		
Dimensional Standards				
50	Projects shall have a maximum of one monument or freestanding sign for 250 feet or less of street frontage, plus a maximum of one additional sign for properties with more than 250 feet of street frontage.	11.C.1(p37)		
51	A maximum of one freeway-oriented sign shall be allowed in exchange for a maximum of one permitted freestanding sign (where permitted by zoning).	11.C.1(p37)		
52	Monument signs shall be a maximum of 18 square feet per face and will be a maximum of six feet long and 42 inches in height.	11.C.1(p37)		
53	Freestanding signs shall be a maximum of 15 square feet per face and a maximum of four feet long and a maximum of eight feet high. The supporting pole or bracket shall be a maximum of 10 feet high.	11.C.1(p37)		
54	Wall signs shall be a maximum of 10 percent of the wall area, up to a maximum of 100 square feet, and shall have a maximum height of the façade to which they are attached.	11.C.3(p37)		
55	One directory sign shall be provided in lieu of all other signs. It shall be a maximum of eight square feet for each business, up to 24 square feet for the center name, for a maximum total sign area of 150 square feet per face including the building or center name and logo, and a maximum of 15 feet in height.	11.D.1(p38)		



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	LIGHTING DESIGN STANDARDS	Guideline Reference	Y/N	Comments
	Prevent Glare, Preserve Night Sky			
56	All outdoor lighting shall be directed downward.	6.B(p25)		
57	All outdoor lighting fixtures shall be fully shielded. Light shall be fully cutoff so at least 90 percent of the light shall be projected below an angle of 80 degrees. Outdoor light projected above the horizontal plane passing through the lowest light-emitting point of the fixture is prohibited. (See illustration for guidance)	6.B(p25)		
58	Outdoor lighting shall not spill onto adjacent property.	6.B(p25)		
	Low, Even Levels			
59	Externally lit signs shall use only shielded, top mounted, and downward directed light sources.	6.B(p25)		
	Size, Color & Materials			
60	Overhead lights in commercial parking areas shall be a maximum of 15 feet high and shall direct light away from public streets and adjoining properties.	6.B(p25)		
61	All lights in residential parking areas shall be mounted at a maximum of 15 feet in height.	6.B(p25)		
62	Overhead walkway lighting shall be mounted between eight and 12 feet in height.	6.C(p26)		
63	Where used, wood fixtures and fixtures mounted on wood poles shall be clear stained or painted with earth tones of brown, tan, green, or gray.	6.D(p26)		
64	Where used, metal poles shall be black, dark gray, dark brown, or earth tone of brown, tan, green, or gray.	6.D(p26)		



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	MULTI-FAMILY DESIGN STANDARDS	Guideline Reference	Y/N	Comments
65	50 percent of the required exterior yard shall be landscaped with at least one tree for every 400 square feet of required exterior yard landscaped area.	9.A.4(p33)		
66	At least 15 percent of the site shall be dedicated to landscaping and usable open space, as defined in Section 1100 of the Zoning Ordinance.	9.B(p33)		
67	A minimum of one tree shall be provided in the interior of parking lots for each 250 square feet of required interior parking area landscaped area.	10.C.1(p34)		



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

Applicant

Date

The Alpine 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:

