



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

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

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

Key Zoning Ordinance sections pertaining to development and design include:

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

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

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

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



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SITE LAYOUT DESIGN STANDARDS				
		Guideline Reference	Y/N	Comments
Building Location & Orientation				
1	Each mixed use and multi-family residential building shall have one façade that includes an entry and is adjacent to, and opens onto, an on-site usable open space.	A3.2(p17)		
2	The project's landscaped edge zone shall be a minimum 20-foot-deep area along all public road frontages. (See illustration for guidance)	B1.1(p32) B2.5.b(p38)		
Parking Lot Location, Access & Connections				
3	Parking lots between the front of a building and the primary street are prohibited. Parking and service areas within the interior of a property shall be landscaped to screen from views from public roads.	A1.4(p12) B2.4.a(p37)		
4	The access to a parking lot shall be from the rear street. If a rear street is not available, then access shall be from the side streets. If all previous options are not available, access can be from the front street. (See illustration for guidance)	B1.2(p32)		

ARCHITECTURAL DESIGN STANDARDS				
		Guideline Reference	Y/N	Comments
Shade and Shadow				
5	Every building shall provide shade and shadow by incorporating at least one of the following specified architectural features: plan offset, projection, overhang, recesses, recessed windows and doors, roof overhangs, and/or variation of planes in building elevations.	A4.1(p18)		
6	Building facades shall be articulated at least every 50 feet in length with at least one change in the depth of the wall plane.	A4.1(p18)		
Multi-Building Projects				
7	Facades and roof lines facing public streets and parking areas shall have the same colors and materials as that of the principal building.	A4.3(p19)		



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ARCHITECTURAL DESIGN STANDARDS		Guideline Reference	Y/N	Comments
Elevations & Building Façade Materials				
8	<p>Projects shall use at least one of the following building materials, for both exterior walls and roofs:</p> <p>Exterior Walls:</p> <ul style="list-style-type: none"> • Wood or simulated wood composite siding • Exposed wood structural members • Brick and stone masonry • Cement plaster (stucco) in gray, white, or brown colors • Split-faced concrete masonry in brown, tan, green, or gray colors and textured <p>Roofs:</p> <ul style="list-style-type: none"> • Concrete shingles in brown, tan, green, or gray colors • Red clay tile • Metal ribbed roofing with weathered materials (treated to be discolored or stained by exposure to weather) in brown, tan, green, or gray colors • Composition shingles in brown, tan, green, or gray colors <p>Foundations and Low Walls up to three feet in height:</p> <ul style="list-style-type: none"> • Brick and native stone 	A4.4(p20)		
9	<p>The following building materials shall be prohibited:</p> <ul style="list-style-type: none"> • Areas of glass that are 50 feet and longer, except at pedestrian-level store fronts • Glazed masonry that is colored red, yellow, or blue and includes a secondary color of orange, green or purple • Glass curtain walls • Galvanized sheet metal • Built-up roofing (continuous roof covering made up of various plies or sheets of saturated or coated felts cemented together with asphalt) • Reflective or shiny materials, not including solar panels and/or materials permitted in checklist standard #8 	A4.4(p20)		
10	The area of solid building wall shall be greater than the area of window openings, except at shop front locations.	A4.5(p20)		
11	Rear facades visible from public streets shall have the same colors and materials as that of the principal facades.	A4.1(p18)		
Roof Forms				
12	<p>Each building shall include at least one of the following roof forms for a part of the roof area: gabled, hip, or shed.</p> <p>(See illustration for guidance)</p>	A4.2(p19)		
13	Roofs shall have overhangs of 12 inches depth to create shadow lines.	A4.2(p19)		
14	The project shall not have unbroken roof lines that are more than 50 feet in length. (See illustration for guidance)	A4.2(p19)		
15	More than half of the total roof area shall have the same pitch.	A4.2(p19)		



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		Guideline Reference	Y/N	Comments
ARCHITECTURAL DESIGN STANDARDS				
16	Changes in roof pitch and heights shall only occur where there is a plan offset. (See illustration for guidance)	A4.2(p19)		
17	Changes in adjacent eave heights shall be accompanied with plan offsets. (See illustration for guidance)	A4.2(p19)		
Fences & Walls				
18	For walls over three feet in height which face public streets, a landscape buffer that is a minimum of five feet in depth and located on the street facing side of the wall shall be provided. If solid walls are used to buffer traffic noise, which shall be limited to the need to reduce sound levels to 67 dB(A), the walls shall have at least one change in wall plane at a minimum of every 30 feet. (See illustration for guidance)	A4.7(p21) B2.5.b(p39)		
19	Proposed wall and/or fence materials shall be at least one of the following materials: <ul style="list-style-type: none"> • Wood, PVC, composite post, and rail fences • Stone and brick masonry walls • Wrought iron for gates • Walls with cement plaster finish • Chain link covered by white, black, brown, or green coating 	A4.7(p21)		
20	The following wall and/or fence materials are prohibited: <ul style="list-style-type: none"> • Barbed, razor, or open wire • Corrugated metal • Red, orange, or yellow materials • Reed materials 	A4.7(p21)		



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LANDSCAPE DESIGN STANDARDS				
		Guideline Reference	Y/N	Comments
Plant Selection Guide & Design				
21	Plant selection shall come from the Bonsall Plant Selection Guide of the Bonsall Design Guidelines and the County Water Efficient Landscape Design Manual.	A6.2(p24) Appendix B (p58)		
Road Edges				
22	The use of growing turf shall be limited to parks or other active use areas.	A6.3(p24)		
23	The 20-foot landscape edge zone along public road frontages shall only be interrupted by any of the following: trails, pathways, and driveways. Parking along public road frontages is prohibited. (See illustration for guidance)	B1.1(p32) B2.5.b(p38)		
24	A minimum of one 15-gallon tree shall be provided for every 300 square feet of total area of the following: <ul style="list-style-type: none"> Landscaped edge zone and planted yard Side and rear yards (See illustration for guidance)	B1.3.a,b (p33) B2.5.c(p39)		
Preservation of Significant Trees				
25	No oak (<i>Quercus</i>) tree with a diameter of more than six inches, or any two trunks with a combined diameter of nine inches, as measured four and one-half feet above the root crown, shall be removed.	A2(p13)		
26	No tree 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 removed.	A2(p13)		
Perimeter & Parking Lot Landscaping				
27	At least five percent of the internal parking areas greater than 6,000 square feet shall be planted with trees and shrubs.	B1.3.c(p33) B2.5.d(p39)		
28	A minimum five-foot area between the parking lot and the building shall be landscaped with trees and shrubs, except if used as a pedestrian walkway.	B1.3.c(p33) B2.5.d(p39)		
29	Every parking space shall be located within 30 feet of the trunk of a tree. (See illustration for guidance)	B1.3.c(p33) B2.5.d(p39)		
30	All shrubs that provide visual screening shall be of a type that will reach of a minimum of 30 inches in height after two years growth.	B1.3.a(p33) B2.5.c(p39)		



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SIGNAGE DESIGN STANDARDS				
		Guideline Reference	Y/N	Comments
General Design Criteria				
31	External sign illumination shall be a shielded, top mounted, and downward directed light source that is shielded from view of adjacent public streets and pedestrian walkways at ground level.	A7.1(p25)		
32	No sign, other than a sign installed by a public agency, shall be located in the public right-of-way.	A7.1(p25)		
33	All signs and sign components shall have a maximum of three colors in addition to black and white.	A7.1(p25)		
Permitted Sign Types				
34	<p>The project signage shall be at least one of the following types, except where specifically noted:</p> <ul style="list-style-type: none"> • Monument: A sign on the ground, not exceeding 4 feet in height • Projecting: Any sign that 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 percent of the window on or behind which it is displayed (not permitted in multi-family) <p>(See illustrations for guidance)</p>	A7.2(p26)		
Prohibited Sign Types				
35	<p>The following sign types are prohibited, except where specifically noted:</p> <ul style="list-style-type: none"> • Rooftop and roof-mounted signs • Signs located above the eave or parapet top of a building • Internally illuminated plastic signs • Pole signs (no single pole hanging sign) • Back lit signs • Portable or mobile signs, except for ground-floor tenant signs including a sandwich board or similar • Neon Signs, except up to one neon window sign with a maximum area of two square feet for a single business 	A7.4(p27)		
Multi-Family Residential Only Development				
36	The following sign types are permitted: Wall or Monument.	A7.3.b(p27)		
37	There is a maximum of one sign to identify a single multi-family residential development entry from a public street or road.	A7.3.b(p27)		
38	Each sign area shall be limited to 10 square feet for projects of less than 25 dwelling units, and 15 square feet for projects with 25 or more dwelling units.	A7.3.b(p27)		
39	Letter and symbol height of all signs shall be a maximum of six inches in height.	A7.3.b(p27)		



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	LIGHTING DESIGN STANDARDS	Guideline Reference	Y/N	Comments
40	All exterior light fixtures shall be fully cut-off and shielded so that no light is emitted above the lowest light emitting part of the fixture.	A8.1(p28)		
41	Overhead luminaires in commercial parking areas shall be mounted a maximum of 15 feet in height above the pavement, and not to exceed the height of buildings on the property. (See illustration for guidance)	A8.2(p28)		
42	All luminaires in residential parking areas shall be mounted a maximum of 12 feet in height above the pavement. (See illustration for guidance)	A8.2(p28)		
43	Walkway lighting shall be a maximum of eight feet in height. (See illustration for guidance)	A8.2(p28)		

	BUILDING EQUIPMENT & SERVICES STANDARDS	Guideline Reference	Y/N	Comments
44	Trash containers and outdoor storage areas shall be screened from view from public streets and pedestrian areas, when not placed for collection. The screen for trash containers shall be made of at least one of the same materials as the principal building.	A9(p29)		
45	Utility meters shall be located in service areas or shall be screened.	A9(p29)		
46	Exterior surface mounted utility boxes shall be painted the same color as their principal buildings, or if visible from a public street or pedestrian area, shall be screened from view.	A9(p29)		
47	Mechanical equipment, satellite dishes, communication devices, and other equipment shall be screened from ground-level view from public streets and pedestrian oriented areas.	A9(p29)		
48	Roof mounted equipment shall be screened from view from adjacent public streets and pedestrian walkways at ground-level, except for solar panels.	A9(p29)		
49	Solar panels shall be screened from ground-level view when mounted on flat roofs.	A9(p29)		



MULTI-FAMILY RESIDENTIAL-ONLY DEVELOPMENT STANDARDS				
50	51	52	53	54
55	56	Guideline Reference	Y/N	Comments
50	Living spaces shall not be more than one half-story above ground level.	B2.1(p36)		
51	Group usable open space shall be provided, which is a minimum of 100 square feet of per dwelling unit.	B.2.2(p36)		
52	<p>100 square feet of private usable open space per dwelling unit shall be provided, and include the following:</p> <ul style="list-style-type: none"> • Private spaces on the ground shall have a minimum dimension of eight feet in each plan dimension and be screened from view of adjacent public streets and pedestrian walkways at ground level • Decks used for upper floor shall have a minimum dimension of four feet in depth 	B2.3(p37)		
53	<p>Garage doors shall be prohibited from facing a public or private street, except in the following situations:</p> <ul style="list-style-type: none"> • The lot has less than 100 feet of frontage • The lot is a corner lot; in this case, the garage door shall open to the side street 	B2.4.a(p37)		
54	Garages shall be made of one or more of the materials on the principal building.	B2.4.a(p37)		
55	Parking areas shall be screened from view from public streets and group usable open space areas.	B2.4.a(p37)		
56	Any yard between parking courts (landscaped parking area with tree canopies containing a maximum of 20 parking spaces) and the street shall be planted. If parking driveways longer than 100 feet in length are proposed, their location shall be limited to along the property lines. (See illustration for guidance.)	B2.4.b(p38)		



Project Review Comments Page – Please note the number of the referenced standard and insert comments as needed.

Example:

18	<i>Not applicable – The architectural style of the project is adobe with a flat roof.</i>
36	<i>The parking lot already exists.</i>

Comment on Checklist Standard



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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 Bonsall 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:

