



County of San Diego – *Lakeside Multi-Family* 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.



County of San Diego – Lakeside Multi-Family
Objective Design Standards Checklist

SITE LAYOUT STANDARDS				
		Guideline Reference	Y/N	Comments
Building Location & Orientation				
1	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. (See illustration for guidance)	A3.1 (p17)		
2	The project shall incorporate at least one covered or trellised outdoor space of one of the following types: porch, balcony, veranda, patio, or loggia. (See illustration for guidance)	A4.6 (p23)		
3	There shall be a landscaped planting zone that is a minimum 20 feet wide along all front and side street property lines, which is separate than the building setback determined in the Zoning Code.	B3.1 (p48)		
4	Each dwelling unit's front entry shall have one of the following specified features: porch, patio, or terrace. If the unit is fronting a street, the entry shall be oriented toward that street, except when fronting a major arterial street.	B3.2 (p48)		
5	Living space on the first floor shall be at ground level , or not be more than a half-story above ground level.	B3.2 (p48)		
6	The following features are prohibited for the minimum 100 square feet of Group Usable Open Space per dwelling unit, as defined by Section 1100 of the Zoning Ordinance: <ul style="list-style-type: none"> Asphalt Concrete, except for ball courts or similar active recreation uses There shall be at least one children's play area of 400 square feet for the first 25 units, plus 100 square feet for each additional 25 units.	B3.3 (p49)		
7	At least 100 square feet of Private Usable Open Space, as defined by Section 1100 of the Zoning Ordinance, per dwelling unit shall be provided as follows: <ul style="list-style-type: none"> Private Usable Open Spaces on the ground level shall have a minimum dimension of 8 feet in each dimension and shall be screened from public view Ground level Private Usable Open Space on sloped sites shall be terraced to provide level spaces Outdoor Private Usable Open Space areas shall be directly accessible from habitable spaces of the dwelling unit Private usable open spaces shall incorporate trees or adjustable overhangs or awnings that provide shade in summer and allow direct sunlight in the winter. A changeable element that provides shade in the summer and allows direct sunlight in the winter. For upper-level units entirely above grade, Group Usable Open Space, as defined by Section 1100 of the Zoning Ordinance, may be substituted for up to 50 square feet of this requirement.	B3.4 (p49)		
8	Garage doors shall not face a public street, except when the project is located on a corner lot where a garage can face the side street.	B3.5 (p49)		



County of San Diego – Lakeside Multi-Family
Objective Design Standards Checklist

		Guideline Reference	Y/N	Comments
SITE LAYOUT STANDARDS				
9	Projects with a common enclosed parking garage shall have no more than one vehicle entry that opens towards each street	B3.5 (p50)		
10	Carports and garage design shall utilize the same building materials and colors as that of the principal building.	B3.5 (p50)		
Parking Lot Location, Access & Configuration				
11	Parking lots are prohibited between the front of the building and the primary street.	B3.5 (p49)		
12	Views to parking areas shall be screened from public streets and usable open space areas, as defined in Section 1100 of the Zoning Ordinance.	B3.5 (p50)		
13	For every 10 continuous perpendicular or angled parking spaces, a landscaped pocket that is at a minimum the size of one parking space width and length shall be provided and planted with a tree and shrubs. (See illustration for guidance).	B3.6 (p50)		

DRAFT



County of San Diego – Lakeside Multi-Family
Objective Design Standards Checklist

ARCHITECTURAL DESIGN STANDARDS				
		Guideline Reference	Y/N	Comments
Building Form & Massing				
14	The height of the building’s top of wall, parapet, or cornice line shall be within the same story of that of adjacent buildings in the same story. Window lines, belt courses, and/or other horizontal elements shall be within the same story of the same element when present in the same story on neighboring buildings. (See illustration for guidance).	A3.2 (p18)		
15	Building elevations shall be articulated at a minimum every 50 feet along the façade. Articulation shall consist of at least two of the following approaches: <ul style="list-style-type: none"> • Offsets in wall plane • Roof overhangs projecting a minimum of 12 inches • Recessed and/or protruding window openings and similar relief • Recessed and/or protruding entrances and similar relief (See illustration for guidance)	A4.1 (p19)		
16	Buildings shall include at least one of the following: projections, roof overhangs, and/or recesses. (See illustration for guidance)	A4.1 (p20)		
17	Buildings shall have a step back between the second and third floors. (See illustration for guidance)	A4.1 (p19)		
18	Each building entrance shall include at least one of the following specified architectural features: porch, loggia, or arbor.	A4.5 (p22)		
19	Windows shall be recessed to create shadow lines.	A4.5 (p22)		
Multi-Building Projects				
20	Façades and roof lines facing public streets and parking areas shall have the of same colors and materials throughout the development.	A4.2 (p20)		
21	If visible from public streets, rear and side façades shall be finished in the same color and material as that of the principal sides of the building(s).	A4.2 (p20)		
Elevations & Building Façade Materials				
22	Building material changes shall only occur when there is change in façade articulation or use of an architecture element on the façade including a chimney, projection, pilaster, or similar. (See illustration for guidance)	A4.3 (p20)		
23	Building walls shall consist of at least one of the following building materials: <ul style="list-style-type: none"> • Cement plaster finish (stucco), typically over masonry or wood frame • Exposed timber style wood beams and columns • Brick, mudbrick (adobe), and native stone • Concrete and concrete masonry with textured surfaces in brown, tan, green, or grey color • Wood siding 	A4.3 (p21)		



County of San Diego – Lakeside Multi-Family
Objective Design Standards Checklist

ARCHITECTURAL DESIGN STANDARDS		Guideline Reference	Y/N	Comments
24	<p>The following building materials are prohibited:</p> <ul style="list-style-type: none"> • Areas of glass longer than 50 feet, except at pedestrian level store fronts • Glass curtain wall • Glazed masonry that is colored red, yellow, or blue and also has a secondary color of orange, green, or purple. Synthetic masonry materials 	A4.3 (p21)		
Roof Forms				
25	<p>Sloped roofs over 100 feet in length shall have a change in plane or other treatment like changes to roof height or pitch, cornices, dormers, or similar. (See illustration for guidance)</p>	A4.4 (p21)		
26	<p>If a gabled, hip, or shed roof form is proposed, it shall have a pitch of 4:12 or greater.</p>	A4.4 (p21)		
27	<p>Eaves and roof overhangs shall create shadow lines. They shall shade glass surfaces to reduce the amount of direct sunlight hitting glass surfaces.</p>	A4.4 (p21)		
28	<p>Each building shall incorporate at least one shed roof or trellis covering an exterior walkway or loggias. (See illustration for guidance)</p>	A4.4 (p22)		
29	<p>Roof materials shall be one of the following:</p> <ul style="list-style-type: none"> • Clay tile • Concrete tile • High profile composition shingles (laminated shingles made from fiberglass and textured to give a three-dimensional look with a minimum thickness of half an inch (generally 0.5 inches or 1.2 cm)) 	A4.4 (p22)		
30	<p>The following roof materials are prohibited</p> <ul style="list-style-type: none"> • Wood shakes and shingles • Glazed tile that is colored red, yellow, or blue and also has a secondary color of orange, green, or purple • Highly reflective surfaces, except solar panels • Corrugated or galvanized metal 	A4.4 (p22)		
Fences & Walls				
31	<p>If fences and walls over three feet high face public streets, the project shall provide a landscape buffer at least five feet deep on the street facing side of the wall. When noise walls are used, which shall be limited to the need to reduce sound levels to 67 dB(A), the noise walls shall have a change of plane at a minimum of every 50-feet.</p>	A4.7 (p23)		
32	<p>Freestanding walls and/or fences shall be one of the following materials:</p> <ul style="list-style-type: none"> • Native stone (highly encouraged) • Concrete masonry with cement plaster finish • Cement plaster over framing • Wrought iron • Wood • Brick 	A4.7 (p24)		



County of San Diego – Lakeside Multi-Family
Objective Design Standards Checklist

	ARCHITECTURAL DESIGN STANDARDS	Guideline Reference	Y/N	Comments
33	The following materials for freestanding walls and/or fences are prohibited: <ul style="list-style-type: none">• Chain link or open wire, except where screened by landscape.• Corrugated metal• Plastic - or plastic-coated materials	A4.7 (p24)		

DRAFT



County of San Diego – Lakeside Multi-Family
Objective Design Standards Checklist

LANDSCAPE DESIGN STANDARDS				
		Guideline Reference	Y/N	Comments
Plant Selection Guide & Landscape Manual				
34	Plants shall be selected from Appendix A of the Lakeside Plant Selection Guide of the Lakeside Design Guidelines or low water usage plant selection list in the County Water Efficient Landscape Design Manual (2020) and shall be consistent with the County Water Efficiency Landscape Ordinance.	A5.1 (p26)		
35	All site areas not used for buildings, parking, or other designated hardscape shall be landscaped.	A5.2 (p26)		
Design Concepts				
36	Street trees on private, internal streets shall be selected from the list of designated street trees in the Street Tree Planting Guide and based on the specific street frontage proposed for buildings along each internal street.	A5.1 (p25)		
37	A project shall include shrubs or drought resistant grasses beneath trees (instead of turf or ornamental ground covers), except in the following locations: <ul style="list-style-type: none"> • Parks and other active use areas such as ball fields or areas proposed for recreational uses • Areas designated as group usable open space including seating/picnic, dining, and/or gathering areas 	A5.1 (p25)		
38	If shrubs are proposed, shrubs that grow at least 30 inches in two years shall be used in place of ornamental ground cover.	A5.1 (p25)		
39	The use of growing turf shall be limited to parks or other active use areas such as ball fields.	A5.1 (p25)		
40	Trees shall be planted along new roads at regular intervals with a maximum of 50 feet distance between trees.	B3.6 (p51)		
41	Landscaped planters shall be provided between adjacent double garage doors and shall include at least one tree.	B3.6 (p51)		
42	Required side and rear yards shall be planted with at least one tree for every 300 square feet of total area.	B3.6 (p52)		
Preservation of Significant Trees				
43	No oak (<i>Quercus</i>) tree with a diameter of more than six inches, or any trees with two trunks with a combined diameter of eight inches, as measured four-and-one half feet above the root crown, shall be removed.	A2.1 (p14)		
44	No tree with a diameter of more than 12 inches, or any trees with 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.	A2.1 (p14)		



County of San Diego – Lakeside Multi-Family
Objective Design Standards Checklist

LANDSCAPE DESIGN STANDARDS		Guideline Reference	Y/N	Comments
Perimeter & Parking Lot Landscaping				
45	<p>The landscaped area along a street between the property line and parking lots with a minimum depth of 20 feet shall include the following:</p> <ul style="list-style-type: none"> • 1 tree shall be provided for every 15 linear feet of perimeter parking lot • A visual screen shall be provided either by shrubs that grow to a minimum height of 30 inches and are spaced so that the branches will intertwine after two years growth or with low walls between two and three feet high • Walls used for screening shall be set back a minimum of five feet from the property line; the area between the wall and the property line shall be planted with shrubs that grow to a minimum height of 30 inches after two years growth 	B3.6 (p52)		
46	<p>The perimeter of the parking lot shall be set back from interior property lines by a landscape area that is at least five feet. This area shall be landscaped with the following:</p> <ul style="list-style-type: none"> • At least one tree shall be provided for every 20 linear feet • Shrubs shall be planted so after two years they grow to a minimum height of 30 inches and spaced so that he branches intertwine to provide a visual screen 	B3.6 (p52)		
47	At least one tree shall be planted for every 300 square feet of parking area and every parking space shall be within 30 feet of the trunk of a tree.	B3.6 (p52)		
48	There shall be a planted area between the perimeter of the parking lot and the nearest buildings that is a minimum of five feet in depth. The five-foot wide area shall either be landscaped with a combination of trees and shrubs or contain a sidewalk. If the location is landscaped and is not visible from a public street, the minimum width of landscape area can be reduced to two feet.	B3.6 (p52)		
49	All trees shall be a minimum 24-inch box size, except when specified by another standard in this checklist.	B3.6 (p52)		

SIGNAGE DESIGN STANDARDS				
		Guideline Reference	Y/N	Comments
General Design Criteria				
50	External sign illumination shall be shielded, top mounted, and light sources shall be downward directed.	A7.1 (p28)		
51	All signs and sign components shall have a maximum of three colors in addition to black and white.	A7.1 (p28)		
52	No sign, other than a sign installed by a public agency, shall extend into the public right-of-way on sidewalks or streets, except in the Lakeside Village area. (See map for guidance)	A7.1 (p28)		
53	All overhead signs shall have a minimum clearance of seven feet and shall project no more than four feet into the public right-of-way.	A7.1 (p28)		



County of San Diego – Lakeside Multi-Family
Objective Design Standards Checklist

	SIGNAGE DESIGN STANDARDS	Guideline Reference	Y/N	Comments
54	No sign shall be located on the roof or above the highest portion of the building.	A7.1 (p28)		
55	Signposts and other structural elements shall be made of wood or metal with a white, black, brown, tan, green, and grey color, or a clear stain finish.	A7.1 (p28)		
56	A maximum of one sign for each entry from a public street or road shall be used to identify a single multi-family residential development.	A7.3 (p30)		
57	Each sign area shall 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.	A7.3 (p30)		
Permitted Sign Types				
58	<p>The following sign are permitted, except where specifically noted:</p> <ul style="list-style-type: none"> • Monument: A sign supported by one or more uprights of braces on the ground, not exceeding four feet in height (not permitted in the Lakeside Village). • Hanging: A sign attached to and located below any eave, canopy, or awning. • Wall: A sign affixed directly to an exterior wall or fence. • Single Pole Hanging Sign: A sign that is suspended from a horizontal arm that is attached to a pole no more than six feet in height. <p>(See illustrations for guidance)</p>	A7.2 (p29) A7.3 (p30)		
Prohibited Sign Types				
59	<p>The following sign types are prohibited:</p> <ul style="list-style-type: none"> • Roof and parapet signs • Plastic signs, except where plastic is used only as raised letters • Back-lit signs • Pole signs over six feet high • Portable or mobile signs, except when used by a ground-floor tenant including a restaurant sandwich board or similar 	A7.4 (p30)		



County of San Diego – Lakeside Multi-Family
Objective Design Standards Checklist

LIGHTING DESIGN STANDARDS				Guideline Reference	Y/N	Comments
Prevent Glare, Preserve Night Sky						
60	All outdoor lighting shall be directed downward.			A8.1 (p31)		
61	Service area lighting shall not provide direct lighting beyond the site boundaries.			A8.1 (p31)		
62	All outdoor lighting 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 (p31)		
Size, Color & Materials						
63	Overhead walkway lighting shall be between eight to 12 feet in height, including the luminaire and pole.			A8.3 (p31)		
64	Residential parking area lighting shall be mounted at a maximum height of 15 feet.			A8.2 (p31)		

BUILDING EQUIPMENT & SERVICES STANDARDS				Guideline Reference	Y/N	Comments
65	Trash containers and outdoor storage areas shall be screened from view from public streets, parking lots, and pedestrian areas. The screening shall be made of the same materials and colors of the principal building's walls.			A9 (p32)		
66	Utility meters shall be located in service areas or screened.			A9 (p32)		
67	Exterior, building surface mounted utility boxes shall be painted the same color as the building wall, or if visible from a public street or pedestrian area, shall be screened from view.			A9 (p32)		
68	Mechanical equipment, communication devices, and other equipment shall be concealed from ground-level view from public streets and pedestrian areas.			A9 (p32)		
69	Roof mounted equipment shall be screened from ground-level view from public streets, except for solar panels mounted on pitched roofs.			A9 (p32)		



*County of San Diego – Lakeside Multi-Family
Objective Design Standards Checklist*

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

Example:

2	The Applicant prepared and offered a common parking access and maintenance easement agreement to the adjoining owner.
69	The project provides minimal and balanced lighting levels consistent with IESNA recommended ratios of not greater than 10:1 between the maximum and minimum lighting levels; and not greater than 4:1 between the average and minimum lighting levels. The project provides a minimum level of 0.2 footcandles for commercial parking areas, an average of approximately 0.8, and the maximum illuminance is approximately 2.0 footcandles, consistent with the IESNA guidelines.

**Comment on Checklist Standard**



County of San Diego – Lakeside Multi-Family
Objective Design Standards 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 Lakeside 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:

