



County of San Diego – *Valley Center* 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
11	When a parking lot has more than 24 parking spaces, for every six continuous perpendicular or angled parking spaces, a landscaped pocket shall be provided that is at least 10 feet wide and planted with a tree and shrubs.	14.B(p54)		



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ARCHITECTURAL DESIGN STANDARDS				
12	ARCHITECTURAL STYLES	Guideline Reference	Y/N	Comments
12	<p>Building(s) shall be one of the architectural styles listed below:</p> <ul style="list-style-type: none"> • Adobe Ranch • Mission & Mission Revival • Monterey • Spanish Colonial • Early California Farm, Ranch Vernacular <p>The building shall include all the design features identified for the architectural style based on the standards for each architecture style in 12a – 12e.</p>	<p>5(p26)</p> <p>Historic Inspiration & CA Farm Village Architecture Style Sheets and Visual Guide</p>		
12a	<p>Adobe Ranch design features shall include:</p> <ul style="list-style-type: none"> • Single or grouped (more than 1) rectilinear building volume(s) • Low pitched (2:12 to 4:12) roofs with tiles • Exterior walls finished with mud-plaster, whitewash, or smooth stucco finish • Arched or shaded entry ways • Recessed window and door openings, and/or shuttered windows • Shade protected spaces, arcades, or courtyards • Vigas (heavy timbers) extending through walls to support the roof • Brick, wood, or flagstone floors 	<p>5(p26)</p> <p>Adobe Ranch Historic Inspiration Style Sheet and Visual Guide</p>		



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ARCHITECTURAL DESIGN STANDARDS		Guideline Reference	Y/N	Comments
12b	<p>Mission & Mission Revival design features shall include:</p> <ul style="list-style-type: none"> • A mix (more than 1) of volumes • White, undecorated stucco walls • Arched openings on ground level • Arcaded exterior corridors • Low pitched (2:12 to 4:12) tile roofs • Scalloped or parapeted gable ends • Balconies • Shaded porches • Tiled roofs • Bracketed eaves • Arched arcades <p>In addition, Mission Revival design features shall include:</p> <ul style="list-style-type: none"> • Smooth stucco siding • Roof parapets • Square pillars • Twisted columns • Arcaded entry porch • Round or quatrefoil (4 petal-shaped) window • Red tile roof 	5(p26) Mission Revival Historic Inspiration Style Sheet and Visual Guide		
12c	<p>Monterey design features shall include:</p> <ul style="list-style-type: none"> • Rectilinear building forms • Low to moderate-pitched (2:12 to 8:12) gable roofs covered with shingles or tiles • Projecting cantilevered second floor balconies with wood railings • Colonial double-hung windows and louvered shutters • Adobe, stucco/plaster, or vertical board & batten wood siding 	5(p26) Monterey Historic Inspiration Style Sheet and Visual Guide		



	ARCHITECTURAL DESIGN STANDARDS	Guideline Reference	Y/N	Comments
12d	<p>Spanish Colonial design features shall include:</p> <ul style="list-style-type: none"> • Rectangular or L-shaped floor plans • Asymmetrical facades • Low pitched (2:12 to 4:12) roof with parapet or hipped form • Roofs with semi-cylindrical tiles laid in alternating convex and concave columns • Arcaded entrances, porches, or canvas awnings • Arched and recessed doors and windows • Balconies and porches • Carved details around windows, entrances, and cornices • Wrought iron grillwork for windows, doors, and balconies • Round or octagonal towers with low-pitched (2:12 to 4:12) tile roofs • Smooth or textured plaster (stucco) exterior walls and chimney finishes • Casement or double-hung windows, not required to be of uniform size or shape • Wooden doors (front doors can be carved but are not painted) • Glazed tile used for interior and exterior decoration 	5(p26) Retail & Commercial Historic Inspiration Style Sheet And Visual Guide		
12e	<p>Early California Farm, Ranch Vernacular design shall include:</p> <ul style="list-style-type: none"> • Structures clustered in a group (more than one, no less than three feet apart) • Each standalone structure has a different height and size than other standalone structures on the property • Roof pitch of primary building is higher and steeper than ancillary buildings • Vertical wood board and batten, and wood clapboard siding • Covered arcades, walkways, porches, or colonnades at the edges of buildings • Accessory buildings that are any one of the following: <ul style="list-style-type: none"> • Telescopic Expansion (smaller structure same shape and design as larger structure) • Wing (a side section or feature of a building projecting perpendicularly from and subordinate to a main building) • Lean-To (an extension of a building having a single pitched roof) • Detached Building 	VC California Farm Village Architecture Style Sheet and Visual Guide		
	Building Form & Massing			
13	Building entrances shall be visible from adjacent public streets and pedestrian areas.	5.C(p31)		
14	When there are multiple buildings, they shall be grouped to create at least one outdoor habitable space enclosed on at least two sides by a building, including a central courtyard, entry court, defined plaza, and/or garden. Low walls and fences that are a maximum of three feet in height shall be allowed to enclose one side of an outdoor habitable space, as defined in Section 1100 of the Zoning Ordinance. (See illustration for guidance)	6(p35)		
15	The project shall include at least one of the following specified architectural features: courtyard, patio and/or terrace. For upper stories, the project shall also include at least one projecting balcony or veranda per story.	5(p27)		



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		Guideline Reference	Y/N	Comments
ARCHITECTURAL DESIGN STANDARDS				
Buildings Elevations, Shade & Shadow				
16	Straight, unbroken façades, or large unbroken expanses of walls that are more than 25 feet in length are prohibited.	5.A.1(p28) 5.A.2(p28)		
17	Along the front elevation, changes in roof pitch and eave heights shall only occur when there is a plan offset. (See illustration for guidance)	5.A.2(p28)		
18	Areas of glazed window that are 25 feet or longer shall be divided into windowpanes with a maximum length of five feet.	5.C.2(p32)		
Building Façade Materials				
19	Building façade materials shall be based on the allowed materials for the chosen architecture style, listed in design standards 12 to 12e of this checklist.	5(p27)		
20	Building material changes shall only occur when there is a change in façade articulation including a change of wall plane or use of an architecture element on the façade including a chimney, projection, pilaster, or other architectural element listed in items 12a-12e of this checklist.	5(p27)		
21	<p>Projects shall use at least one of the following building materials:</p> <ul style="list-style-type: none"> • Cement plaster (stucco) over masonry or wood frame • Exposed timber beams and columns • Brick, adobe brick, and stone • Ceramic accent tile • Concrete and concrete masonry with textured surfaces, including split face block • Wood siding • Building exterior and trim are painted in earth tone (browns, tans, grays, greens, oranges, whites, reds, and blues, which have been mixed with grey to lower the brightness of the color 	5.A.3(p29)		
22	<p>The following building materials are prohibited:</p> <ul style="list-style-type: none"> • Glass covering over 30 percent exterior surface area • Bright primary and secondary colors browns, tans, grays, (greens, oranges, whites, reds, and blues) that are not muted by being mixed with grey to lower a color’s brightness • Glazed masonry covering more than 10 percent of total building surface area • Glass curtain walls • Synthetic masonry materials • Composite building panels • Reflective or “mirrored” glass, except solar panels 	5.A.3(p29)		
Roof Forms				
23	The building roof form shall be gabled, hip, or shed roofs and range in pitch from 4:12 to 6:12.	5.B.1(p29)		
24	Roofs shall have overhangs of at least 12 inches.	5.B.1(p29)		
25	Buildings with a flat roof shall also incorporate at least one of the following roof types: shed roofs, trellises and/or pergolas covering at least one exterior walkway or loggia.	5.B.2(p30)		
26	Residential or mixed-use building facades with flat roofs in a continuous fascia are prohibited.	5.B.2(p30)		



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	ARCHITECTURAL DESIGN STANDARDS	Guideline Reference	Y/N	Comments
27	Glass surfaces shall be shaded from direct sunlight by incorporating eaves with fascia boards. (See illustration for guidance)	5.B.4(p30)		
28	When no fascia board is used at overhangs, exposed roof joists shall be of 4X material. (See illustration for guidance)	5.B.4(p30)		
29	Roof mounted mechanical equipment, except for solar panels, shall be screened from ground-level view from adjacent public streets and pedestrian areas.	5.B.3(p30)		
	Roof Materials			
30	The project shall use a roof material allowed by the project’s chosen architectural style, if roof materials are not specified by an architectural style, the project shall use at least one of the following roof materials: <ul style="list-style-type: none"> • Clay tile in earth tone color only: browns, tans, grays, greens, oranges, whites, reds, and blues, which have been mixed with grey to lower the brightness of the color • Concrete tile in earth tone colors: browns, tans, grays, greens, oranges, whites, reds, and blues, which have been mixed with grey to lower the brightness of the color • High profile or “Architectural” composition shingles (laminated shingles made from fiberglass that are a minimum of a half inch (0.5 inches or 1.2 cm)) 	5.B.3(p30)		
31	The following roof materials are prohibited: <ul style="list-style-type: none"> • Wood shakes or shingles (except if they are treated for fire resistance) • Bright primary and secondary colors (greens, oranges, whites, reds, and blues) that are not muted by being mixed with grey to lower a color’s brightness • Glazed tile • Reflective surfaces, except for solar panels 	5.B.3(p30)		
	Fences & Walls			
32	Fences and walls along public streets shall have a maximum height of three feet, except for noise walls, which shall be limited to sound levels to 67 dB(A) for traffic noise. If noise walls and fences that have a height greater than three feet are proposed, the setback between the public street and the fence shall be landscaped a minimum of five feet.	5.E.1(p33)		
33	Proposed walls or fences shall have recessed areas that are landscaped at least every 50-feet.	5.E.1(p33)		
34	The setback area between solid walls and sidewalk edges shall be landscaped.	5.E.1(p33)		
35	Freestanding walls or fencing materials shall include at least one of the following materials: <ul style="list-style-type: none"> • Native stone • Concrete masonry with cement plaster finish • Cement plaster over framing • Wrought iron • Wood 	5.E.1(p34)		



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	ARCHITECTURAL DESIGN STANDARDS	Guideline Reference	Y/N	Comments
36	<p>The following materials for freestanding walls and fences are prohibited:</p> <ul style="list-style-type: none"> • Chain link or open wire, except in service or security areas and screened by landscaping. • Corrugated metal • Colored plastic: red, orange, or yellow • Reed material 	5.E.1(p34)		
	Accessory Structures			
37	All accessory structures shall be of the same architectural style as the primary building based on the architectural style chosen in standards 12 and 12a through 12e.	5.E.2(p34)		
38	Patio covers, storage spaces, and other ancillary structures shall be screened from ground-level view from adjacent public streets and pedestrian areas.	5.E.2(p34)		
	Site Details & Furnishings			
39	Where used, pre-cast concrete shall be textured and one of the following earth tone colors: brown, tan, gray, green, orange, white, red, and blue and are muted by being mixed with gray.	5.F.1(p34)		
40	Trash containers, disposal facilities, and outdoor storage areas shall be screened from view from public streets and pedestrian areas, when not placed for collection.	5.F.2(p34)		
41	Where visible from a public street or parking area, trash containers' screen shall be made of stucco finished, stone-faced poured, or split-faced concrete block.	5.F.2(p34)		
42	Satellite dishes shall be painted in brown, tan, gray, green, white, blue colors that are muted, mixed with gray and shall be screened from view from adjacent public streets and pedestrian areas at ground level.	5.G(p34)		



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LANDSCAPE DESIGN STANDARDS				
		Guideline Reference	Y/N	Comments
Plant Selection Guide and Landscape Manual				
43	Plants shall be selected from the County of San Diego Water Efficient Landscape Design Manual.	9.B (p39-41) 24.A(p71)		
Preservation of Natural Features: Mature Trees & Rock Outcroppings				
44	Removal of existing rock outcrops within the existing landscape shall be prohibited.	2.C(p18) 3.A(p20)		
45	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.B(p18)		
46	Removal of sycamore (<i>Platanus</i>) trees 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.			
Required Landscape & Screening				
47	Residential Development: 100 percent of the front yard and at least 50 percent of the side yard areas shall be landscaped.	16.D(p59)		
48	Residential Development with Commercial uses included: A minimum of 20 percent of the site shall be landscaped usable open space, as defined in Section 1100 of the Zoning Ordinance. The landscape shall include at least one of the following types: planted setback, parking lot landscaping, planted courtyards, and/or covered outdoor pedestrian spaces such as arcades or loggias.	12.A.3 (p48)		
49	The following screening methods are prohibited: <ul style="list-style-type: none"> Chain link, board, or industrial fences without accompanying landscape screening Hedges without trees planted within the hedge mass Trees without an understory of shrubs 	25.D.3 (p73)		
50	At least one tree, of a minimum 24-inch box size, shall be provided for every 400 square feet of required landscape area.	12.A.3 (p48) 16.D(p59)		
Required Landscaped Edge Zones				
51	Landscaped edge zones along front and public street facing property lines shall be continuous and shall only be interrupted by sidewalks or permitted driveway curb cuts.	4.A(p24) 12.B(p48)		
52	The following are prohibited in landscape zones: <ul style="list-style-type: none"> Dumpsters or trash receptacles Artificial plants or turf Commercial display objects Elements with reflective surfaces, except solar panels, or colors that are not muted by being mixed with grey to reduce a color's brightness 	4.E(p24)		



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	LANDSCAPE DESIGN STANDARDS	Guideline Reference	Y/N	Comments
	Landscaped Open Space			
53	Interiors of open spaces shall be left undisturbed from their native condition or planted with native vegetation (trees, shrubs, or grasses); non-indigenous plants are prohibited.	9.A.4(p39)		
	Off-Street Parking Areas			
54	<p>Parking and service areas shall be screened from ground level view from adjacent public streets and pedestrian areas. Screen techniques can include:</p> <ul style="list-style-type: none"> • Planting (alone, without walls) • A combination of planting and low walls at a maximum of three feet • Earth berms with trees, shrubs, and groundcovers <p>(See illustration for guidance)</p>	14.A(p54)		
55	All shrubs and plant materials that provide visual screening shall be of the type that is at least two feet in height at initial planting.	14.A(p54)		
56	A minimum of 50 percent of paved surface areas shall be covered by tree canopy.	14.D(p54) 9.A.3(p39)		
57	At least 10 percent of parking lot areas with greater than 15 parking spaces shall be landscaped. (This area shall exclude perimeter landscaping)	14.C(p54)		
58	<p>At least 50 percent of paved surface area shall be shaded by interior planting areas in at least one of the following methods:</p> <ul style="list-style-type: none"> • For every six spaces in a row, a planted island at least five feet wide shall be provided • 2 trees, each a minimum 24-inch box size, shall be planted at the end of each row and in each required break • At least one tree shall be provided for every three parking spaces 	14.D(p55) 19.C.3 (p65) 19.C.3 (p6) 14.D(p55) 19.C.3 (p65)		
59	The minimum setback area between a residential-only project building and a parking area shall be landscaped with ground cover, shrubs, and trees. If the project includes commercial uses, the five feet setback area between the building and parking area shall be landscaped with ground cover, shrubs, and trees.	14.E(p55) 19.D(p65)		
60	Parking, storage, delivery areas, and unbroken sections of walls shall be screened from ground level view from public streets and pedestrian areas.	9.A.6(p39)		
	Fences & Walls			
61	Where proposed for visual screening, open rail fences shall be combined with vegetation.	14.A(p54)		
62	In landscaped zones or when screening parking areas from street views, freestanding walls shall have a maximum height of three feet and fences shall have a maximum height of 42 inches.	4.E(p24) 14.A(p54) 19(p64) 25.B.1 (p72)		
63	Along sidewalks, all solid freestanding walls and fences shall be setback from the edges of the sidewalk and the freestanding wall or fence shall be planted.	5.E.1(p33)		



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	LANDSCAPE DESIGN STANDARDS	Guideline Reference	Y/N	Comments
64	Walls on four percent or greater sloping terrain shall be stepped. (See illustration for guidance)	5.E.1(p34)		
65	Along public streets, fences and freestanding walls shall be broken at a minimum of 50-foot intervals by a 10-foot wide by two-foot-deep recess.	16.C(p59)		
66	For residential development along public streets, the entire length of the wall and the recessed area shall be planted.	16.C(p59)		
67	Freestanding wall or fence material shall be of the following: <ul style="list-style-type: none"> • Wrought iron • Wood • Native stone • Stone faced concrete masonry • Textured stucco or concrete faced concrete masonry • Cement plaster finished concrete masonry • Cement plaster over framing 	14.A(p54) 22.B(p69) 5.E.1(p34)		
68	The following freestanding wall or fence materials are prohibited: <ul style="list-style-type: none"> • Chain link or open wire, except in landscape-screened service or security areas. • Corrugated metal • Colored plastic: (red, orange, or yellow) • Reed • Artificial stone • Unfinished or unfaced concrete or concrete masonry 	4.E(p24) 5.E.1(p34) 25.D.3 (p73)		



SIGNAGE DESIGN STANDARDS				
		Guideline Reference	Y/N	Comments
	Permitted Sign Types			
69	<p>Project signage shall be at least one of the following sign types:</p> <ul style="list-style-type: none"> • Monument signs of wood construction with painted or raised letters and logos • Freestanding single pole hanging signs or wood or ornamental metal (i.e., wrought iron) construction (recommended). • Painted or raised letters and logos (recommended) • Wall signs • Window signs • Pole mounted signs • Projecting signs <p>(See illustration for guidance)</p>	15.B.1 (p56)		
	Prohibited Sign Types			
70	<p>The following sign types are prohibited:</p> <ul style="list-style-type: none"> • Roof signs and signs mounted on sloped parapets • Internally illuminated plastic signs 	15.D(p57)		
	Monument & Freestanding Pole Signs: Dimensions			
71	For properties with less than 250 feet of street frontage, a monument or freestanding pole sign shall have a maximum of 36 square feet of total sign face area.	15.C.1 (p57)		
72	For properties with more than 250 feet of street frontage, any monument or freestanding pole signs with a maximum total of 72 square feet of total sign face area.	15.C.1 (p57)		
73	Monument signs shall be a maximum of 18 square feet per face and not more than six feet wide and three and one-half feet tall.	15.C.1 (p57)		
74	Freestanding pole sign panels shall be a maximum of 15 square feet per face, not more than four feet wide or tall, and do not project more than eight feet above grade. The pole and bracket of a hanging sign is not more than 10 feet in height above grade.	15.C.1 (p57)		
	Wall & Window Signs: Dimensions			
75	The total area of all wall signs on all building elevations shall not be greater than 10 percent of the building elevation's area or 100 square feet per building, whichever is less.	15.C.2 (p57)		
76	The maximum height of wall signs shall be the wall or façade to which the wall is attached.	15.C.2 (p57)		
77	Window signs shall not be greater than 25 percent of the glazed area in, on, or behind which it is displayed.	15.C.2 (p57)		



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	SIGNAGE DESIGN STANDARDS	Guideline Reference	Y/N	Comments
	Projecting Signs			
78	A maximum of one projecting sign is allowed for each business establishment.	15.C.3 (p57)		
79	The maximum height of projecting signs shall be the top of the building wall or façade to which the wall is attached.	15.C.3 (p57)		
80	Projecting signs shall have a maximum size of six square feet per sign face.	15.C.3 (p57)		
81	All projecting sign faces shall be a maximum of 12 square feet, with a total maximum of 60 square feet for the property.	15.C.3 (p57)		
82	Projecting signs shall have a clearance height at least seven and one-half feet over pedestrian walkways.	15.C.2 (p57)		
	Design, Colors, Materials & Lighting			
83	Signposts shall be wood with a white, black, or natural stain finish or black metal.	15.B.2 (p57)		
84	Signage shall have a maximum of three colors in addition to the use of black and white.	15.B.2 (p57)		
85	Signs shall be externally illuminated by a shielded, top mounted, and downward directed light source.	15.B.2 (p57)		



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	LIGHTING DESIGN STANDARDS	Guideline Reference	Y/N	Comments
	Prevent Glare, Preserve Night Sky			
86	All outdoor lighting fixtures shall be full cutoff and shielded so that no light is emitted above the lowest light emitting part of the fixture.	11.B(p45)		
	Low, Even Levels			
87	The following background color of outdoor internally illuminated advertising signs are prohibited: white, off-white, gray, cream or yellow. The text and symbols on outdoor internally illuminated signs shall be one of the following: white, off-white, gray, cream or yellow.	15.B.4 (p57)		
	Size, Color & Materials			
88	All light fixtures in parking areas shall be 15 feet or less, except at streets and driveways.	11.B(p45)		
89	Masted lighting fixtures higher than 35 feet are prohibited.	11.B(p45)		
90	Pedestrian walkway lighting shall be a maximum of 12 feet in height.	11.C.1 (p46)		
91	Lighting shall use wood fixtures and fixtures mounted on wood poles clear stained or painted with earth tone brown, tan, green or grey colors or metal poles that are black, dark grey, dark brown, tan or green colors.	11.D(p46)		



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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 Valley Center 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:

