



County of San Diego – *Lakeside Industrial* Design Review Checklist

SITE LAYOUT DESIGN GOALS:				
<ul style="list-style-type: none"> All development proposals should show evidence of harmony with the site plan, arrangement of building forms and landscape design of neighboring properties. Provide a landscape Street Edge Zone. 				
SITE LAYOUT STANDARDS		Guideline Reference	Plot Plan Complies (Y/N/NA)	See Comment Sheet
Building Location & Orientation				
1	The arrangement, scale, and design of buildings, open spaces, and landscape elements are equivalent to that of adjacent sites.	A3.1 (p17)		
2	Project provides pedestrian and vehicular linkages to adjacent development through connecting sidewalks, common entrance driveways, linked and aligned streets, driveways, and common service/delivery areas. (See illustration for guidance)	A3.1 (p17)		
3	Project includes covered and trellised outdoor spaces, (porches, balconies, verandas, patios, or loggias). (See illustration for guidance)	A4.6 (p23)		
4	Project provides a 20-foot deep Landscaped Street Edge Zone along the front and side street property lines composed of plantings, earth berms, and/or low walls, exclusive of storage yards, loading areas, parking, or similar uses.	B4.1 (p54)		



ARCHITECTURAL DESIGN GOALS:

- Respect the scale of the community with regard to the apparent height and width of new buildings.
- Building form, mass and elevations should be articulated to create interesting roof lines, shadow patterns and architectural detailing.
- Screen Roof Top Equipment, Storage Yards and Parking Lots

ARCHITECTURAL DESIGN STANDARDS

Guideline Reference

Plot Plan Complies (Y/N/NA)

See Comment

Sheet

Building Form & Massing

5	The height of project is equivalent to adjacent structures based on the height of a wall, cornice, or parapet line. Window lines, belt courses, and/or other horizontal elements are equivalent to those on neighboring buildings. (See illustration for guidance)	A3.2 (p18)		
6	Building elevations over 50 feet in length include offsets, projections, roof overhangs, or recesses. (See illustration for guidance)	A4.1 (p19)		
7	Buildings provide shade and shadow via offsets, projections, roof overhangs, or recesses. (See illustration for guidance)	A4.1 (p20)		
8	Buildings are not greater than 2 stories in height unless the building provides a vertical setback between the second and third floors. (See illustration for guidance)	A4.1 (p19)		
9	Building entrances include porches, loggias or arbors.	A4.5 (p22)		
10	Windows and doors are recessed to create shadow lines.	A4.5 (p22)		

Multi-Building Projects

11	Individual buildings and structures in multi-building developments have an equivalent design.	A4.2 (p20)		
12	Facades and roof lines facing streets, parking areas, and residential neighbors are equivalent in design, color, and materials throughout the development.	A4.2 (p20)		
13	Rear facades, if visible from public streets or neighboring properties, are finished in a quality, color, and material equivalent to the principal sides of the building(s).	A4.2 (p20)		

Elevations and Building Façade Materials

14	Building material changes intersect with an architectural element, such as a chimney, projection, or pilaster. (See illustration for guidance)	A4.3 (p20)		
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	ARCHITECTURAL DESIGN STANDARDS	Guideline Reference	Plot Plan Complies (Y/N/NA)	See Comment	Sheet
15	<p>Project uses 1 or more of the following encouraged 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 native stone • Concrete and concrete masonry with textured surfaces and earth tone color (brown, tan, green, or grey) • Wood siding 	A4.3 (p21)			
16	<p>The project does not use any of the following building materials:</p> <ul style="list-style-type: none"> • Large areas of glass (longer than 50 feet), except at pedestrian level store fronts • High contrast color (use of a primary color (red, yellow, or blue) and a composite color (orange, green, or purple) glazed masonry • Glass curtain walls • Synthetic masonry materials 	A4.3 (p21)			
17	The exterior walls materials use earth tone color (brown, tan, green, or grey) and texture such as precast concrete, brick, split faced block, or ribbed metal wall systems.	B4.2 (54)			
18	Building entrances are located at the street frontage.	B4.2 (54)			
19	Long walls (longer than 50 feet) that are visible from off-site provide visual relief through use of pilasters, reveals, color and material changes, or plan offsets.	B4.2 (54)			
20	Varying building heights are used to define different functions such as office and warehousing.	B4.2 (54)			
21	Where large flat roofs are visible, parapets are used and roof aggregate is earth tone (brown, tan, green, or grey) in color and covers the entire roof surface.	B4.2 (54)			
22	Metal roof systems with use earth tones (brown, tan, green, or grey), and are not bright-colored (red, orange, or yellow), reflective, or use unpainted galvanized metal.	B4.2 (54)			
23	Roof top equipment is screened from view and or enclosed in a housing which is equivalent to the architecture of the main building, and/or painted to match the roof color.	B4.3 (55)			
24	In commercial developments, service and loading areas are separated from main circulation and parking areas.	A9 (p32)			
Roof Forms					
25	Sloped roofs over 100 feet in length have a break in plane or other treatments that break up the continuous lines and surface. (See illustration for guidance)	A4.4 (p21)			
26	Gabled, hip, or shed roof forms at a moderate to steep pitch (. 4:12 and greater) are proposed.	A4.4 (p21)			
27	Eaves and roof overhangs create shadow lines and reduce the amount of sunlight striking glass surfaces.	A4.4 (p21)			
28	The project incorporates shed roofs or trellises covering exterior walkways or loggias. (See illustration for guidance)	A4.4 (p22)			



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		Guideline Reference	Plot Plan Complies (Y/N/NA)	See Comment	Sheet
	ARCHITECTURAL DESIGN STANDARDS				
29	<p>The project roof materials are:</p> <ul style="list-style-type: none"> • Clay tile • Concrete tile • High profile composition shingles (laminated shingles made from fiberglass and asphalt, and textured to give a three dimensional look) 	A4.4 (p22)			
30	<p>The project does not use any of the following roof materials:</p> <ul style="list-style-type: none"> • Wood shakes and shingles • High contrast color (use of a primary color (red, yellow, or blue) and a composite color (orange, green, or purple), brightly colored (red, orange, or yellow) glazed tile, or reflective surfaces • Corrugated or galvanized metal 	A4.4 (p22)			
	Fences and Walls				
31	<p>If fences and walls over 3 feet high face public streets, the project provides a landscaped buffer at least 5 feet deep on the street facing side of the wall. When solid walls are used to buffer traffic noise, the walls provide a change of plane at a minimum of 50 foot intervals.</p>	A4.7 (p23)			
32	<p>Where applicable, the wall and/or fencing materials are from the following list of encouraged 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)			
33	<p>None of the following wall and/or fencing materials are proposed:</p> <ul style="list-style-type: none"> • Chain link or open wire, except where screened by landscape. • Corrugated metal • Bright colored (red, orange, and yellow) plastic or plastic coated materials 	A4.7 (p24)			
34	<p>Along streets, all fences and walls are set back at least 20 feet from the property line.</p>	B4-3 (p55)			



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LANDSCAPE DESIGN GOALS:						
<ul style="list-style-type: none"> Planting design should reflect Lakeside’s rural character and history. Plant selection should recognize the importance of water conservation and emphasize drought tolerant plant species. Preserve and propagate native oaks, sycamores and eucalyptus trees as significant historical, aesthetic and ecological resources that contribute to the town’s character. 						
LANDSCAPE DESIGN STANDARDS				Guideline Reference	Plot Plan Complies (Y/N/NA)	See Comment Sheet
Plant Selection Guide and Landscape Manual						
35	Plant selection follows the recommendations of the Lakeside Plant Selection Guide of the Lakeside Design or the County Water Efficient Landscape Design Manual.		A5.1 (p26)			
36	All areas are planted unless used for building, parking, or other designated functions.		A5.2 (p26)			
Design Concepts						
37	Proposed street trees are on the list of designated street trees in the Street Tree Planting Guide based on the specific street frontage proposed for the project (See Appendix B for guidance).		A5.1 (p25)			
38	Project proposes shrubs massed beneath the trees (rather than lawn or ornamental ground covers).		A5.1 (p25)			
39	Drought resistant grasses are used beneath trees.		A5.1 (p25)			
40	Shrubs that grow at least 30 inches in 2 years are used in place of traditional ground cover.		A5.1 (p25)			
41	The use of turf grasses is limited to parks or other active use areas.		A5.1 (p25)			
Preservation of Significant Trees						
42	No oak tree with a diameter of more than 6 inches, or any 2 trunks with a combined diameter of 8 inches, as measured 4 ½ feet above the root crown will be removed.		A2.1 (p14)			
43	No tree with a diameter of more than 12 inches, or any 2 trunks with a combined diameter of 16 inches or more, as measured 4 ½ feet above the root crown will be removed.		A2.1 (p14)			
Perimeter & Parking Lot Landscaping						
44	In the 20 foot Landscaped Street Edge Zone, 1 tree is provided for every 300 square feet of total area. Shrubs that grow a minimum height of 5 feet after 2 years growth are spaced so that the branches will intertwine.		B4-4 (p55)			
45	Parking lots and service areas are separated from abutting commercial or residential uses by a solid 6 foot fence or wall. The perimeter of the project’s parking lot or service area is set back from the fence or wall by a minimum of 5 feet and the set back area is planted.		B4-4 (p56)			
46	Parking and service areas are set back from interior property lines by at least 5 feet. The setback area is landscaped with the following: <ul style="list-style-type: none"> 1 tree is provided for every 100 square feet of total area 		B4-4 (p56)			



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LANDSCAPE DESIGN STANDARDS		Guideline Reference	Plot Plan Complies (Y/N/NA)	See Comment Sheet
	<ul style="list-style-type: none"> Shrubs that grow a minimum of 5 feet in height after 2 years and are spaced so that the branches will intertwine to provide a visual screen 			
47	For parking or service areas greater than 6,000 square feet, at least 5% of the internal area is planted with trees and shrubs.	B4-4 (p56)		
48	All trees are minimum 24-inch size.	B4-4 (p55)		
49	Storage yards and service areas are screened from public view by plantings along, or in combination with walls or fences.	B4.3 (55)		
50	Projects located along Highway 67, Old Highway 80, or Interstate 8 provides trees that screen storage yards and parking and service areas from public view.	B4-3 (p55)		

<p>SIGNAGE DESIGN GOALS:</p> <ul style="list-style-type: none"> All signs should be a minimum size and height to adequately identify a business and the products or services it sells. Signage design should be carefully integrated with the site and building design concepts to create a unified appearance for the total development. Within a development, signage should be consistent in location and design. 				
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SIGNAGE DESIGN STANDARDS		Guideline Reference	Plot Plan Complies (Y/N/NA)	See Comment Sheet
General Design Criteria				
51	Sign illumination is external, shielded top mounted, downward directed light source shielded from view.	A7.1 (p28)		
52	All signs and sign components are limited to 3 colors in addition to black and white.	A7.1 (p28)		
53	No sign, other than a sign installed by a public agency, is located in the public right-of-way on sidewalks or streets, except signs which hang over sidewalks in the Lakeside Village.	A7.1 (p28)		
54	All overhead signs clear adjacent sidewalks with a minimum headroom of 7 feet, and project no more than 4 feet into a public right-of-way.	A7.1 (p28)		
55	No sign is located above the highest portion of the building.	A7.1 (p28)		
56	Sign posts and other structural elements are made of wood or metal with a white, black, earth tone (brown, tan, green, or grey) or clear stain finish.	A7.1 (p28)		



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	SIGNAGE DESIGN STANDARDS	Guideline Reference	Plot Plan Complies (Y/N/NA)	See Comment Sheet
57	There is no more than 1 sign per multi-family residential development entry from a public street or road.	A7.3 (p30)		
58	Sign area is 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)		
59	Letter and symbol height is limited to 8 inches.	A7.3 (p29)		
60	Kiosk signs are limited to 8 feet in height and only used on private property in a courtyard or other pedestrian space.	A7.3 (p30)		
61	<p>Where frontage is defined as the length of the building(s) facing the principal street of the development (each project can only have 1 frontage):</p> <ul style="list-style-type: none"> • For frontages up to 100 lineal feet, the total sign area is limited to 1 square foot of sign area per lineal foot of building frontage, to a maximum of 65 square feet • For frontages over 100 lineal feet, the total sign area is limited to ¾ square foot of sign area per lineal foot of building frontage, to a maximum of 90 square feet • For projects with more than 1 tenant: <ul style="list-style-type: none"> ○ 1 sign to identify the complex allowing 1 square foot of sign area per lineal foot of total project frontage up to 75 square feet ○ For each individual tenant on a public street or private drive, ½ square foot of sign area per lineal foot of tenant frontage, to a maximum of 25 square feet ○ 1 building directory sign not exceeding 10 square feet in size may be allowed at each public entrance 	A7.3 (p30)		
	Permitted Sign Types			
62	<p>The project signage is 1 or more of the following types:</p> <ul style="list-style-type: none"> • Awning Valance: A sign or graphic attached to or printed on an awning’s valance • Monument: A sign supported by 1 or more uprights of braces on the ground, not exceeding 4 feet in height • Hanging: A sign attached to and located below any eave, canopy, or awning • Kiosk: A freestanding structure which has 1 or more surface • Projecting: Any sign which projects from and is supported by a wall of a building with the display surface of the sign perpendicular to the building wall • Wall: A sign affixed directly to an exterior wall or fence • Window: A sign affixed to or behind a window, no larger than 25% of the window on or behind which it is displayed • Single Pole Hanging Sign: A sign which is suspended from a horizontal arm which is attached to a pole no higher than 6 feet in height <p>(See illustrations for guidance)</p>	A7.2 (p29) A7.3 (p30)		



		Guideline Reference	Plot Plan Complies (Y/N/NA)	See Comment Sheet
	SIGNAGE DESIGN STANDARDS			
	Prohibited Signs Types			
63	<p>The project does not use any of the following prohibited signs:</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 6 feet high • Portable or mobile signs • Signs which cover architectural features 	A7.4 (p30)		

<p>LIGHTING DESIGN GOAL:</p> <ul style="list-style-type: none"> • Lighting should be used efficiently to aid safety, security and to compliment architectural character without intrusion into adjacent properties, roadways and the night sky. • Limit the amount and intensity of lighting to that necessary for safety, security and to compliment architectural character. 				
	LIGHTING DESIGN STANDARDS	Guideline Reference	Plot Plan Complies (Y/N/NA)	See Comment Sheet
	Prevent Glare, Preserve Night Sky			
64	All outdoor lighting is directed downward.	A8.1 (p31)		
65	Service area lighting does not spill onto adjacent areas.	A8.1 (p31)		
66	All outdoor lighting fixtures are full cutoff and shielded to prevent direct view of the light source and keep the light out of the viewer’s line of sight.	A8.1 (p31)		
	Low, Even Levels			
67	Externally lighted signs use only shielded top mounted, downward directed light sources.	A8.1 (p31)		
	Size, Color & Materials			
68	Overhead walkway lighting is between 8 to12 feet in height.	A8.3 (p31)		
69	Overhead luminaires in commercial parking areas are between 15 to 20 feet high and direct light away from public streets and adjoining properties.	A8.2 (p31)		



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BUILDING EQUIPMENT & SERVICES GOAL:				
<ul style="list-style-type: none"> Carefully locate and design building equipment and service to minimize visual impact on public streets and neighboring properties. 				
BUILDING EQUIPMENT & SERVICES STANDARDS		Guideline Reference	Plot Plan Complies (Y/N/NA)	See Comment Sheet
70	Trash containers and outdoor storage areas are screened from view from public streets, pedestrian areas and neighboring properties. The screen for trash containers is of materials that are equivalent to the architecture of the principal buildings.	A9 (p32)		
71	Utility meters are located in service or screened areas.	A9 (p32)		
72	Exterior surface mounted utility boxes are designed, painted, or screened to be equivalent to the design of the buildings to which they are attached.	A9 (p32)		
73	Mechanical equipment, solar collectors, satellite dishes, communication devices and other equipment are concealed from view of public streets, adjacent properties and pedestrian oriented areas.	A9 (p32)		
74	Roof mounted equipment is screened.	A9 (p32)		
75	The design of solar panels is equivalent to the architectural design of the building to which the solar panels are attached, or the solar panels are otherwise screened	A9 (p32)		



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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 Industrial
Design Review 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: _____

