



# County of San Diego – *Fallbrook* Design Review Checklist

## SITE LAYOUT DESIGN GOALS:

- All development proposals should show evidence of harmony with the arrangement of building forms and landscape design of neighboring properties.
- Maintain the "Street Wall" along Main Street and Mission Road, and pedestrian character on Town Center side streets.
- Encourage pedestrian activity, active building frontages and usable pedestrian areas.
- Maintain the continuity of the character of existing buildings.
- Locate parking lots away from street view.
- Plant street trees along building frontages.
- Unify commercial development outside the Town Center and integrate it into the community landscape, minimizing the impact of signs, parking lots and traffic congestion.

		Guideline Reference	Plot Plan Complies (Y/N/NA)	See Comment Sheet
	<b>SITE LAYOUT DESIGN STANDARDS</b>			
	<b>Building Location &amp; Orientation</b>			
1	The arrangement of buildings, open spaces, and landscape elements is equivalent to that of adjacent sites. The project does not block the access of surrounding development to sunlight, air circulation, and views. (See illustration for guidance)	A3.1(p17)		
2	Along Main Street and Mission Road in the Town Center District, the project maintains the street wall with zero setbacks. Where provided, gaps created by recessed pedestrian courtyards or other areas facing the street do not exceed 50% of the building frontage setback. (See illustration for guidance)	B1-A(p38)		
3	In the Town Center Side Streets district, buildings are either located on the front property line or the front setback provides seating or covered walkways.	B1-B(p43)		
4	In commercial areas outside of the Town Center, not less than 30% of the building abuts the minimum 15-foot Landscaped Street Edge Zone. (See illustration for guidance)	B2(p45)		
5	Developments of more than 1 structure have usable open space, as defined in Section 1100 of the Zoning Ordinance.	A1.5(p13)		
6	Sidewalks in front of new buildings have a paving material and pattern that is equivalent to either a pattern already existing in the neighborhood or to the building's architectural design features.	A3.1(p18)		



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	<b>SITE LAYOUT DESIGN STANDARDS</b>	<b>Guideline Reference</b>	<b>Plot Plan Complies (Y/N/NA)</b>	<b>See Comment Sheet</b>
	<b>Parking Lot Location, Access &amp; Connections</b>			
7	Parking and service areas are located and landscaped to screen public view from roads and neighboring properties.	A1.4(p13)		
8	In Town Center and Multi-family developments, the project parking areas are not located between the buildings and the street.	B1-A.2(p39) B1-B.2.a(p43) B3.5.a(p49)		
9	In Town Center and Multi-family developments, access to the parking lot is taken from alleys. If an alley is not available, access is taken from the rear yard. If alley access and rear yard access are not available, then access is taken from a side street. If all previous access options are not available, access is taken from the primary frontage street.	B1-A.2.A(p39) B1-B.2.b(p44) B3.5.a(p49)		
10	For commercial developments, curb cuts are the minimum width required by the County Public Road Standards and the County Design Standards.	B1-A.2.b(p39) B1-B.2.b(p44) B2.2(p46)		
11	In the Town Center, if access is taken off Main Street or Mission Road, the setback, height, width, and architectural design of the building facade along these streets is equivalent to adjacent buildings. (See illustration for guidance)	B1-A.2.b(p39)		
12	Parking lots that abut a public street are setback at least: <ul style="list-style-type: none"> <li>• 10 feet from the property line in the Town Center</li> <li>• 15 feet in commercial areas outside the Town Center</li> <li>• 20 feet in Industrial and Multi-family areas</li> </ul> (See illustration for guidance)	B1-A.2.c(p40) B1-B.2.a(p43) B2.1(p45) B3.1(48) B4.1(p54)		
13	The 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)	A1.4(p13) A3.1(p17)		



**ARCHITECTURAL DESIGN GOALS:**

- Recognize the linkage potential of old and new projects.
- 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.
- Buildings should incorporate natural landscape features as design elements.

<b>ARCHITECTURAL DESIGN STANDARDS</b>		<b>Guideline Reference</b>	<b>Plot Plan Complies (Y/N/NA)</b>	<b>See Comment Sheet</b>
<b>Building Form &amp; Massing</b>				
14	The height of the project’s wall, cornice, or parapet lines is equivalent to that of adjacent buildings. Window lines, belt courses, or other horizontal elements are placed or patterned in an equivalent manner as the same elements on neighboring buildings. (See illustration for guidance)	A3.2(p18)		
15	Building with continuous wall planes over 50 feet in length incorporate changes in plane and architectural features that provide areas of shade and shadow. (See illustration for guidance)	A4.1(p19)		
16	Every building provides shade and shadow via offsets, projections, roof overhangs, and recesses. (See illustration for guidance)	A4.1(p20)		
17	Changes in a roof’s pitch or in the height of adjacent stories are accompanied by plan offsets that recede or advance portions of the façade to add shade and shadow. (See illustration for guidance)	A4.1(p20)		
18	Buildings do not exceed 35 feet in height. (See illustrations for guidance)	A4.1(p20) B1-A.3(p40)		
19	In the Town Center Main Street and Mission Road area, glazing area is greater than 50% of the façade on the first floor. The percentage of glazing area on the second floor is less than the percentage on the first floor, (See illustration for guidance)	B1-A.3(p40)		
20	In the Town Center Main Street and Mission Road area, building entrances are apparent through the use of building forms and materials. (See illustration for guidance)	B1-A.3(p41)		
21	In the Town Center Main Street and Mission Road area, buildings that face the street use roof forms such as gables, false fronts, and articulated and simple parapets. (See illustration for guidance)	B1-A.3(p41)		
22	Outdoor habitable spaces provide shaded areas for seating or dining or areas for meetings or recreational activities. (See illustration for guidance)	A4.6(p22)		
<b>Multi-Building Projects</b>				
23	Individual structures and buildings in multi-building developments have an equivalent design.	A4.2(p20)		



		Guideline Reference	Plot Plan Complies (Y/N/NA)	See Comment Sheet
<b>ARCHITECTURAL DESIGN STANDARDS</b>				
24	Facades and roof lines facing streets, parking areas, and residential neighbors are equivalent in design, color, and materials throughout the development.	A4.2(p20)		
25	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)		
<b>Elevations and Building Materials</b>				
26	The design of architectural elements and signage is equivalent to the design of the façade.	A4.3(p21)		
27	Building material changes are perpendicular to architectural planes/elements such as chimneys, projections, or pilasters. (See illustration for guidance)	A4.3(p21)		
28	Project uses one or more of the following building materials: <ul style="list-style-type: none"> <li>Portland cement plaster (stucco) over masonry or wood frame</li> <li>Exposed timber beams and columns</li> <li>Brick, adobe brick, and native stone</li> <li>Concrete and concrete masonry with textured surfaces and earth tone color (brown, tan, green, or grey)</li> <li>Simulated, non-combustible wood siding</li> </ul>	A4.3(p21)		
29	The project does not use any of the following building materials: <ul style="list-style-type: none"> <li>Large areas of glass (longer than 50 feet in length) where the glazing area is greater than 33% of the facade, except at pedestrian level store fronts.</li> <li>High contrast color (use of a primary color (red, yellow, or blue) and a composite color (orange, green, or purple)) glazed masonry.</li> <li>Glass curtain walls.</li> </ul>	A4.3(p21)		
30	Windows and doors are recessed to create shadow lines. (See illustration for guidance)	A4.5(p22)		
31	In the Town Center Main Street and Mission Road area, exterior colors are equivalent to the colors used in surrounding development.	B1-A(p38)		
<b>Roof Forms</b>				
32	Outside of the Town Center, the roof form is gabled, hip, or shed and ranges in pitch from 4:12 to 6:12.	A4.4(p21)		
33	Roof overhangs create shadow lines. (See illustration for guidance)	A4.4(p22)		
34	If the project proposes a flat roof, the structure includes shed roofs, trellises covering exterior walkways, or loggias. (See illustration for guidance)	A4.4(p22)		
<b>Fences and Walls</b>				
35	Fences and walls over 3 feet high which face public streets provide a landscaped buffer at least 5 feet deep on the street facing side of the wall. For residential projects, when solid walls are used to buffer traffic noise, the walls provide a change of plane at a minimum of 50 foot intervals.	A4.7(p23)		



	<b>ARCHITECTURAL DESIGN STANDARDS</b>	<b>Guideline Reference</b>	<b>Plot Plan Complies (Y/N/NA)</b>	<b>See Comment Sheet</b>
36	<p>The wall and/or fencing materials are from the following list of materials:</p> <ul style="list-style-type: none"> <li>• Native or manufactured stone (highly encouraged)</li> <li>• Portland concrete masonry with cement plaster finish</li> <li>• Cement plaster over framing</li> <li>• Wrought iron</li> <li>• Wood</li> <li>• Brick or adobe</li> </ul>	A4.7(p23)		
37	<p>None of the following wall and/or fencing materials are proposed:</p> <ul style="list-style-type: none"> <li>• Chain link or open wire, except where screened by landscape.</li> <li>• Corrugated metal</li> <li>• Bright colored (red, orange, or yellow) materials</li> <li>• Reed material</li> </ul>	A4.7(p23)		

<b>LANDSCAPE DESIGN GOALS:</b>				
<ul style="list-style-type: none"> <li>• The citizens of Fallbrook take pride in their natural setting and agricultural heritage. The rugged foothills which are interwoven throughout the community are dotted with orderly rows of citrus and avocado groves. Views into scenic valleys provide vistas of ranches nestled there. It is the quality and character of this landscape which community members want to preserve and see interpreted in new construction throughout Fallbrook.</li> <li>• Fallbrook is concerned about fire prevention and defensible space as well as water conservation. These concerns are a very important aspect of building and planning.</li> </ul>				
	<b>LANDSCAPE DESIGN STANDARDS</b>	<b>Guideline Reference</b>	<b>Plot Plan Complies (Y/N/NA)</b>	<b>See Comment Sheet</b>
<b>Plant Selection Guide and Landscape Manual</b>				
38	<p>Plant selection, other than trees, follows the recommendations of the Fallbrook Plant Selection Guide of the Fallbrook Design Guidelines and the County Water Efficient Landscape Design Manual.</p>	A5.1(p24) Appendix A (p73-76)		



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	<b>LANDSCAPE DESIGN STANDARDS</b>	<b>Guideline Reference</b>	<b>Plot Plan Complies (Y/N/NA)</b>	<b>See Comment Sheet</b>
39	<p>Street trees on Main Street and Mission Road in the Town Center are planted within the sidewalk at approximately 20 feet on center and, unless located under overhead wires, include one or more of the following species:</p> <ul style="list-style-type: none"> <li>• Agonis Flexuosa (Peppermint Tree)</li> <li>• Arbutus unedo (Strawberry Tree)</li> <li>• Bauhinia variegata (Orchid Tree)</li> <li>• Geijera parviflora (Australian Willow)</li> <li>• Jacaranda mimosifolia (Jacaranda)</li> <li>• Magnolia grandiflora (Southern Magnolia)</li> <li>• Podocarpus gracilior (Fern Pine)</li> <li>• Pyrus calleryana (Ornamental Pear)</li> <li>• Pyrus Kawakamii (Evergreen Pear)</li> <li>• Calistemon viminalis (Weeping Bottlebrush)</li> <li>• Lophostemon confertus (Brisbane Box)</li> <li>• Chitalpa tahkentensis (Chitalpa)</li> <li>• Koelreuteria integrifoliola (Chinese Flame Tree)</li> </ul>	B1-A.4(p42)		
40	<p>Trees planted under overhead wires must not exceed 25 feet at maturity and include one or more of the following species:</p> <ul style="list-style-type: none"> <li>• Bauhinia X blakeana (Hong Kong Orchid Tree)</li> <li>• Lagerstroemia Hybrids (Muskogee, Tuscarora, Crape Myrtle)</li> <li>• Cercis Canadensis (Eastern Redbud)</li> <li>• Hymenosporum flavum (Sweet Dhade)</li> <li>• Chionanthus retusus (Chinese Fringe Tree)</li> </ul>			
41	<p>When the project proposes trees that are not street trees on Main Street or Mission Road in the Town Center nor are trees planted under overhead wires, one or more of the following tree species may be used::</p> <ul style="list-style-type: none"> <li>• Species named in Item 39</li> <li>• Species named in Item 40</li> <li>• Phoenix roebelenii (Pygmy Date)</li> <li>• Sabal minor (Dwarf Palmetto)</li> <li>• Chamaerops hunilis (European Fan Palm or Mediterranean Dwarf Palm)</li> <li>• Chamaedorea seifrizi (Bamboo Palm or Reed Palm)</li> <li>• Rhapidophyllum hystrix (Needle Palm)</li> </ul> <p>The project does not propose the following tree species :</p> <ul style="list-style-type: none"> <li>• All Eucalyptus</li> <li>• Palms that exceed 20 feet at maturity</li> <li>• Fire prone trees</li> </ul>			



	<b>LANDSCAPE DESIGN STANDARDS</b>	<b>Guideline Reference</b>	<b>Plot Plan Complies (Y/N/NA)</b>	<b>See Comment Sheet</b>
42	Trees or vegetation do not block the lighting of parking areas and walkways.			
43	Areas not used for building, parking, or other designated functions are planted.	A5.2(p25)		
44	Shrubs that grow at least 30 inches in two years are used in place of ground cover.	A5.1(p25)		
45	Areas of turf grasses are limited to parks or other active use areas, such as ball fields or areas proposed for recreational uses.	A5.1(p25)		
46	Courtyards, patios and other outdoor activity spaces include shaded and sunny areas, multiple plant types, and covered and uncovered outdoor passages.	A6(p28) B1-A.1(p38) B1-A.4(p42) B1-B.1(p43)		
<b>Preservation of Significant Trees</b>				
47	No oak tree with a diameter of more than 8 inches, or any two trunks with a combined diameter of 12 inches, as measured four and one-half feet above the root crown will be removed.	A.2(p14)		
48	With the exception of eucalyptus trees, 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 will be removed.	A.2(p14)		
<b>Perimeter &amp; Parking Lot Landscaping</b>				
49	There is a minimum of 5 feet between the perimeter of the parking lot and the building, except for industrial developments.	B1-A.2.c(p40) B1-B.3.c(p44) B2-3.c(p47) B3.6.d(p53)		
50	One tree is provided for every 300 square feet of total area: <ul style="list-style-type: none"> <li>In the Town Center, between the building and street property line.</li> <li>In the Town Center, between the parking lot and front or side street.</li> <li>In side and rear yards, where proposed.</li> <li>In commercial areas outside of the Town Center, in the 15 foot deep Landscaped Street Edge Zone.</li> <li>In the 20-foot deep Landscaped Street Edge Zone for industrial developments.</li> </ul> (See illustrations for guidance)	B1-A.2.c(p40) B1-B.3.b(p46) B3.6.c(p 52) B4.4.a(p55)		
51	In commercial developments, one tree is provided for every 100 square feet of total area between the interior property line and edge of the parking lot.	B1-B.2.b(p44) B2.3.b(p47)		
52	Every parking space is located within 30 feet of the trunk of a tree.	B1-B.3.a(p44) B2.3.a(p47) B3.6.b(p52)		
53	All required trees are 24" box minimum size.	B1-B.3.a(p44) B2.3.a(p47) B3.6.b(p52) B4.4.b(p56)		
54	In the following areas, shrubs shall be a minimum height of 30" after 2 years growth: <ul style="list-style-type: none"> <li>Between the building and street property line in the Town Center</li> </ul>	B1-B.3.a(p44) B2.3.b(p47) B3.6.b(p 52)		



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<b>LANDSCAPE DESIGN STANDARDS</b>		<b>Guideline Reference</b>	<b>Plot Plan Complies (Y/N/NA)</b>	<b>See Comment Sheet</b>
	<ul style="list-style-type: none"> <li>Between the parking lot and front or side street property in the Town Center</li> <li>In side and rear yards, where proposed.</li> </ul> In Industrial areas, the minimum height of shrubs shall be 5 feet after 2 years growth.	B4.4.b(p55)		
55	Except in the Town Center, a solid 6 foot fence or wall is provided within the interior side or rear yard planting area whenever a non-residential parking area abuts a residential use. There is a minimum 4 foot wide landscaped area between the fence or wall and parking area.	B2.2(p46) B4.4.b(p56)		
56	Industrial developments are screened from public view by plantings in combination with walls or fences.	B4.3(p55)		

<b>SIGNAGE DESIGN GOALS:</b>				
<ul style="list-style-type: none"> <li>Signs in Fallbrook should be designed to communicate in a simple, clear and uncluttered manner. They should be in character with the neighborhood they are in and the buildings and uses they represent.</li> </ul>				
<b>SIGNAGE DESIGN STANDARDS</b>		<b>Guideline Reference</b>	<b>Plot Plan Complies (Y/N/NA)</b>	<b>See Comment Sheet</b>
<b>General Design Criteria</b>				
57	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 Town Center.	A7.1(p28)		
58	All overhead signs have minimum headroom of 7 feet, and project no more than 4 feet into a public right-of-way.	A7.1(p28)		





	<b>SIGNAGE DESIGN STANDARDS</b>	<b>Guideline Reference</b>	<b>Plot Plan Complies (Y/N/NA)</b>	<b>See Comment Sheet</b>
	<b>Permitted Sign Types</b>			
59	<p>The project signage is one or more of the following types: (See illustrations for guidance)</p> <ul style="list-style-type: none"> <li>• <b>Awning Valance:</b> A sign or graphic attached to or printed on an awning’s valance (not permitted in multi-family).</li> <li>• <b>Monument:</b> A sign supported by one or more uprights of braces on the ground, not exceeding 4 feet in height.</li> <li>• <b>Hanging:</b> A sign attached to and located below any eave, canopy, or awning.</li> <li>• <b>Kiosk:</b> A freestanding structure which has one or more surfaces (not permitted in multi-family).</li> <li>• <b>Projecting:</b> 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 (not permitted in multi-family).</li> <li>• <b>Wall:</b> A sign affixed directly to an exterior wall or fence.</li> <li>• <b>Window:</b> A sign affixed to or behind a window, no larger than 25% of the window on or behind which it is displayed (not permitted in multi-family).</li> <li>• <b>Single Pole Hanging Sign:</b> A sign which is suspended from a horizontal arm which is attached to a pole no higher than 6 feet in height.</li> </ul>	A7.2(p28)		
	<b>Prohibited Signs Types</b>			
60	<p>The project does not use any of the following prohibited signs:</p> <ul style="list-style-type: none"> <li>• Roof and parapet signs.</li> <li>• Pole signs over 6 feet high.</li> <li>• Portable or mobile signs.</li> <li>• Signs which cover architectural features.</li> </ul>	A7.4(p30)		
	<b>Commercial and Industrial Development</b>			
61	<p>Where frontage is defined as the length of the building(s) facing the principal street of a commercial or industrial development (each project can only have one frontage):</p> <ul style="list-style-type: none"> <li>• For frontages up to 100 lineal feet, the total sign area is limited to one square foot of sign area per linear foot of building frontage, to a maximum of 65 square feet.</li> <li>• For frontages over 100 lineal feet, the total sign area is limited to ¼ square foot of sign area per linear foot of building frontage, to a maximum of 90 square feet.</li> <li>• For commercial or industrial projects with more than one tenant, the following signs are allowed: <ul style="list-style-type: none"> <li>○ 1 sign to identify the complex allowing one square foot of sign area per lineal foot of total project frontage up to 75 square feet</li> <li>○ 1 sign for each individual tenant on a public street or private drive, allowing ½ square foot of sign area per lineal foot of tenant frontage, to a maximum of 25 square feet.</li> <li>○ 1 building directory sign not exceeding 10 square feet in size at each public entrance.</li> </ul> </li> </ul>	A7.3.a(p29)		



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	<b>SIGNAGE DESIGN STANDARDS</b>	<b>Guideline Reference</b>	<b>Plot Plan Complies (Y/N/NA)</b>	<b>See Comment Sheet</b>
62	Kiosk signs are limited to 8 feet in height and only used on private property. The materials and design of kiosk signs are equivalent to the materials and design used in the surrounding development.	A7.3.a(p29)		
	<b>Multi-Family Residential Development</b>			
63	Project signage is one or more of the following sign types: Wall, Hanging, Single Pole Hanging, or Monument.	A7.3.c(p29)		
64	There is no more than one sign per multi-family residential development entry from a public street or road.	A7.3.c(p29)		
65	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.c(p29)		



<b>LIGHTING DESIGN GOALS:</b>				
<ul style="list-style-type: none"> <li>Lighting should be used efficiently to aid safety, security and to compliment architectural character without intrusion into adjacent properties, roadways and the night sky.</li> </ul>				
<b>SIGNAGE DESIGN STANDARDS</b>		<b>Guideline Reference</b>	<b>Plot Plan Complies (Y/N/NA)</b>	<b>See Comment Sheet</b>
<b>Prevent Glare, Preserve Night Sky</b>				
66	All lighting fixtures are 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)		
67	Service area lighting does not spill onto adjacent areas.	A8.1(p31)		
<b>Size, Color &amp; Materials</b>				
68	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)		
69	All luminaires in residential parking areas are 15 feet or less, except at streets or driveways.	A8.2(p31)		
70	Overhead walkway lighting is between 8-12 feet in height.	A8.2(p31)		

<b>BUILDING EQUIPMENT AND SERVICES GOALS</b>				
<ul style="list-style-type: none"> <li>Carefully locate and design building equipment and service to minimize visual impact on public streets and neighboring properties.</li> </ul>				
<b>BUILDING EQUIPMENT &amp; SERVICES DESIGN STANDARDS</b>		<b>Guideline Reference</b>	<b>Plot Plan Complies (Y/N/NA)</b>	<b>See Comment Sheet</b>
71	Where alleys exist, all service areas, delivery entrances, loading docks, and refuse facilities are located off the alley.	A9(p32)		
72	In commercial developments, service and loading areas are separated from main circulation and parking areas.	A9(p32)		
73	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 durable materials that are equivalent to the architecture of the principal buildings.	A9(p32)		
74	Utility meters are located in service or screened areas.	A9(p32)		



<b>BUILDING EQUIPMENT &amp; SERVICES DESIGN STANDARDS</b>		<b>Guideline Reference</b>	<b>Plot Plan Complies (Y/N/NA)</b>	<b>See Comment Sheet</b>
75	Exterior surface mounted utility boxes are designed, painted or screened in a manner equivalent to the design of the buildings to which they are attached.	A9(p32)		
76	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)		
77	Roof mounted equipment is screened.	A9(p32)		
78	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)		

<p><b>MULTI-FAMILY RESIDENTIAL DEVELOPMENT GOALS:</b></p> <ul style="list-style-type: none"> <li>Minimize the impacts of parking on the residential character of the street.</li> <li>Provide useable open space.</li> <li>Provide landscaping which enhances the feeling and scale of residential streets and properties.</li> </ul>				
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<b>MULTI-FAMILY RESIDENTIAL DESIGN STANDARDS</b>		<b>Guideline Reference</b>	<b>Plot Plan Complies (Y/N/NA)</b>	<b>See Comment Sheet</b>
79	A minimum 20 foot landscaped street edge zone is provided along all front and side street property lines.	B3.1(p48)		
80	200 square feet of group usable open space, as defined in Section 1110 of the Zoning Ordinance, per dwelling unit is provided: <ul style="list-style-type: none"> <li>Concrete and asphalt are not used</li> <li>No group usable open space is located on a roof</li> </ul>	B3.3(p49)		
81	100 square feet of private usable open space, as defined in Section 1110 of the Zoning Ordinance, per dwelling unit is provided: <ul style="list-style-type: none"> <li>Private spaces on ground have a minimum dimension of 8 feet and are screened from public view</li> <li>Decks used for upper floor have a minimum dimension of 6 feet</li> <li>Living spaces open directly onto outdoor spaces</li> </ul>	B3.4(p49)		
82	Carpports and garage design are equivalent to the architecture of the principal building.	B3.5.a(p49)		
83	Views to parking areas are screened from public streets, adjacent properties, and usable open space areas.	B3.5.a(p50)		



<b>MULTI-FAMILY RESIDENTIAL DESIGN STANDARDS</b>		<b>Guideline Reference</b>	<b>Plot Plan Complies (Y/N/NA)</b>	<b>See Comment Sheet</b>
84	There are not more than 10 continuous perpendicular or angled parking spaces without a pocket at least one space wide planted with at least one tree.	B3.5.b(p50)		
85	Landscaped pockets separate adjacent double garage doors.	B3.5.b(p50)		

**INDUSTRIAL DEVELOPMENT GOALS:**

- Provide a landscaped Street Edge Zone
- Screen Roof Top Equipment, Storage Yards and Parking Lots

<b>INDUSTRIAL DESIGN STANDARDS</b>		<b>Guideline Reference</b>	<b>Plot Plan Complies (Y/N/NA)</b>	<b>See Comment Sheet</b>
87	The 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. This area is interrupted only by access driveways or pathways. Storage yards, loading areas, parking, or equivalent uses are not allowed in this area. (See illustration for guidance)	B4.1(p54)		
88	Pedestrian circulation and building location is on the street side of the property. (See illustration for guidance)	B4.1(p54)		
89	Offices and equivalent uses face the street.	B4.1(p54)		
90	The project provides on-site open space.	B4.1(p54)		
91	The exterior walls materials use earth tone color (brown, tan, green, or gray) and texture such as precast concrete, brick, split faced block or ribbed metal wall systems.	B4.2(p54)		
92	Building entrances are located at the street frontage. (See illustration for guidance)	B4.2(p54)		
94	When a wall exceeds 50 feet and is visible from off-site, the project adds pilasters, reveals, colors and material changes, or plan offsets to the wall. (see item 17 above for explanation of plan offsets)	B4.2(p54)		
95	Where flat roofs are visible, the project uses parapets and roof aggregate that is earth tone (brown, tan, green, or gray) in color and covers the entire roof surface.	B4.2(p55)		
96	Metal roof systems use earth tones (brown, tan, green, or gray) and are not bright-colored (red, orange, or yellow), reflective, or use unpainted galvanized metal.	B4.2(p55)		
97	Industrial roof top equipment is screened from view, enclosed in a housing which is equivalent to the architecture of the main building, or painted the same as the roof color.	B4.3(p55)		





County of San Diego- Fallbrook  
Design Review Checklist Process

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 Fallbrook 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: \_\_\_\_\_

Applicant’s Name: \_\_\_\_\_ E-mail: \_\_\_\_\_ Phone: \_\_\_\_\_

(if applicable)

Applicant’s Mailing Address: \_\_\_\_\_

**Brief description of the project:**

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