

# **White Residence**

Del Mar Mesa Community

**ARCHITECTURAL DESIGN GUIDELINES**

11/15/12

# White Residential Lot

## ARCHITECTURAL DESIGN GUIDELINES

### Table of Contents

A. PROJECT DESCRIPTION	1
B. ARCHITECTURAL THEME	1
C. BUILDING SCALE AND MASSING	1
D. BUILDING ENVELOPES AND SETBACKS	2
E. BUILDING MATERIALS AND FEATURES	3
F. FENCING AND WALL HEIGHTS	5
G. SURFACE DRAINAGE	7
H. FIRE HYDRANTS FIRE SPRINKLER SYSTEMS	7
I. TRIM ACCENTS	7
J. UTILITY FRANCHISE METERS	7
K. TRASH CONTAINERS	7
L. MECHANICAL EQUIPMENT	8
M. APPURTENANT STRUCTURES	8
N. EXTERIOR BUILDING LIGHTING	8
O. SITE LIGHTING STANDARDS	8
P. COLOR AND MATERIALS PALETTE	9
Q. COMMUNITY LANDSCAPING CHARACTER	10
R. LANDSCAPING PLANTING AND INSTALLATION STANDARDS	11
S. RECREATIONAL FACILITIES	11



**A. PROJECT DESCRIPTION**

The White Residence is located at the eastern terminus of Duck Pond Lane in the Del Mar Mesa Specific Plan Area, formerly known as Subarea V of the North City Future Urbanizing Area. The site currently does not contain a home. The project consists of one single family home site on approximately one acre. The property overlooks a finger canyon that extends north from the Penasquitos preserve.

The development area is adjacent to Duck Pond Lane at the north east corner of the Duck Pond Ranch development. The northeasterly portion of the property is located in the Multiple Habitat Planning Area (MHPA).

**B. ARCHITECTURAL THEME**

The architectural theme for the property is based upon the climatic and topographic influences that have shaped the Del Mar Mesa community. Specifically, the homes should reflect the coastal and hillside architecture exhibited in the older homes throughout the community as well as the Del Mar Terraces community. The homes should respond to the natural features and landform present in the community and the history of ranches and farms in the greater north city area.

The intention of these Design Guidelines is to provide some architectural direction relative to the form, materials and colors for the creation of the home site planning considerations. These Design Guidelines do not include or address the landform alteration or grading necessary to create the home site or roads which are specifically detailed in the City of San Diego, Development Services Department's Site Development Permit files (268982).

Given the unique setting and development pattern of the Del Mar Mesa community, the White Residence architecture form, and materials should focus on capturing natural light, ocean breezes, and changes in topography. The use of natural colors and materials that blend with the native landscape is strongly encouraged. The design of the home and siting of the amenities should seek to defuse the direct affects of sunlight. Specifically, recessed windows and doors, extended eaves, thickened walls, and strategic landscaping are concepts that can decrease the affects of direct sunlight. The architecture should utilize the cool Pacific Ocean breezes to provide relief from the sun. These features may include courtyards, arcades, interior balconies, and awnings. Using varied rooflines, building heights and the number of stories, the architecture can respond to the site topography.

**C. BUILDING SCALE AND MASSING**

1. The buildings should reflect the scale of community and create an intimate and welcoming environment.
2. The following architectural treatments should be considered relative to addressing building scale and massing:
  - Dividing the building height into one (1) and two (2) story elements;
  - Provide variations in the roofline and wall planes;
  - Limit the occurrence of large wall surfaces through the use of openings, windows, doors, projections, recesses and/or building details;
  - Features such as entrances, arcades, structural elements and building details should be proportioned to the height and width of the structure;
  - Utilize awnings, eaves and building shape to create outdoor spaces that are human scale;
  - Vehicle access to the garage should be integrated into the building and should not be the dominant element of the structure; and
  - Brush Management setbacks shall include fire retardant roof materials (wood is not permitted), eaves and overhangs shall have an exterior surface as required for one hour fire resistive walls for any portion of a structure within the Brush Management setback, and all eave vents shall be covered with wire screen not to exceed 1/4 inch mesh.
3. The following architectural features should be avoided:
  - Uniform building heights for non-single story structures;
  - Large box shaped structures;
  - Unbroken wall surfaces and glazing;
  - Excessive use of building details and/or elements that are either over or under sized relative to the size of the structure.

#### **D. BUILDING ENVELOPES AND SETBACKS**

##### **1. Building Envelope**

The building envelope has been established on the PDP; however, the siting and design of the home and any subsequent improvements should incorporate variable setbacks and a variety of structure height and orientation to the public and private drive viewing areas. The envelope extends perpendicular to the setback lines to the maximum height permitted and excludes front, side, street-side, rear, and brush management setbacks. This is graphically illustrated on the Brush Management Plan, Sheet L-1 of Exhibit "A." No structures may be built outside of the building envelope except mechanical and equestrian equipment, walls, fences, patios, barbecues, retaining walls, pools and pool decks. However, these structures may not be located within the 4:1 transitional slopes established by the approved grading plan. These slopes are to be planted narrow, Eaves and overhangs may extend into the setback and shall have an exterior surface as required for one hour fire resistive walls

for any portion of a structure within the Brush Management setback, and all eave vents shall be covered with wire screen not to exceed 1/4 inch mesh.

2. Setbacks

The PDP Site Plan graphically depicts the building setbacks for all the lot. The building setbacks are:

The front yard setbacks are located adjacent to the street frontage. The Land Development Code designates the front yard setback shall be twenty five feet (25'). However, because the property's design is challenged by the extensive presence of environmentally sensitive lands the front yard setback at the southerly property line shall be fifteen feet (15') to minimize grading on the sensitive habitat slopes to the north. The westerly side yard setback shall be twenty-five feet (25').

The rear yard setback shall be twenty five feet (25').

3. Height Limits and Floor Area Ratios

No structure may exceed a total height limit of thirty feet (30'), measured from proposed grade, excepting spark arrestors for a maximum of two feet (2'). Single story structures have a coverage limitation of forty percent (40%) of the total area of the affected lot. Two story structures have a building coverage limit of thirty percent (30%) of the total area of the affected lot.

4. Garages

The Garage should not be the dominating architectural feature of each home.

**E. BUILDING MATERIALS AND FEATURES**

All elements of the site plan, including accessory structures should relate to and reinforce the form and organization of the primary structure.

1. Exterior Wall Surfaces

The use of natural colors and materials that blend with the native landscape is strongly encouraged. The use of compatible materials and textures is also encouraged. The transitions between materials and textures should be carefully designed and thoughtfully handled with construction details.

Similar treatment for all elevations of the structures is encouraged. To that end, designs should employ the same types of materials on all elevations.

2. Windows and Doors

Window and door openings, as dictated by the architecture, should be recessed or framed on each elevation to accentuate the appearance of the architecture. Through recessing openings, the walls will have the appearance of depth, while creating shadows and patterns that enhance the design of each structure. Recessing of openings can be achieved through the construction of building projections and bay windows.

The use of reflective glass is strongly discouraged.

### 3. Roofs

Pitched roofs should have a pitch which is complimentary to and consistent with the structures architecture. The principal form of roofing should be hip or gable; however, alternative forms may be considered in relationship to architectural and site plans. Homes on lots with Brush Management setbacks shall include fire retardant roof materials (wood is not permitted).

### 4. Awnings

Awnings are not required, but may be used as minor architectural elements; however, they must be incorporated into the overall architectural theme of the site and may not protrude outside of the building envelope.

### 5. Chimneys

Chimneys shall comply with the City of San Diego height restrictions for single family homes (zoning and building codes). The chimney caps should be designed to complement the major architectural elements of the house and they must meet the minimum standards for spark arresting.

### 6. Skylights

Skylights should be flat and must be designed as an integral component of the roof. The skylight framing and flashing material must be compatible with the roof. Skylight glazing shall not be reflective.

### 7. Flashing and Sheet Metal

All exposed flashing and sheet metal should be colored to match the adjacent material or reflect an overall architectural theme or style.

### 8. Vents

All vent stacks and pipes must be colored to match the adjacent roof or wall materials or reflect an overall architectural theme or style.

### 9. Antennas and Satellite Dishes

Owners shall not install, or cause to be installed, any television, radio or citizen band (CB) antenna, satellite dish or other similar electronic receiving or broadcasting

device on the exterior of any home. A satellite dish may be allowed if not larger than thirty six inches (36") in diameter and hidden from public view. Any such installation on the interior of a home shall comply with all applicable ordinances of the City of San Diego. All homes should be wired for cable reception and Internet access.

#### 10. Solar Panels

Solar panels on any structures shall be integrated into the design of the roof. Panels and frames shall be compatible with the roof or wall materials or reflect an overall architectural theme or style. No plumbing or conduits are to be exposed to view. Except for solar panels, solar equipment should be screened from view from the adjacent lots and the public right of way.

### **F. FENCING AND WALL HEIGHTS**

1. Fencing and walls shall not exceed heights as set forth in this section and shown on the Fence and Wall Exhibit in the City's SDP file (268982). All fence and wall heights are measured vertically from the finished grade at the base of the fence or wall.
2. All retaining walls over three feet (3') are shown on the SDP Site Plan and are subject to the section 142.0301 of the City of San Diego, Land Development Code.
3. Open peeler pole fencing should be located on the property line adjacent to the right of way (front, street side, and rear yards) and should not exceed three feet (3') in height, except for safety issues. Fencing and walls not visible from the public right of way may be of stucco over masonry, decorative metal, natural or manufactured stone or brick masonry, or wood. All fencing and walls must be designed in character with the architecture. However, all fencing adjacent to Brush Management Zones shall be of nonflammable materials.

Chain link and similar fencing materials are prohibited, except as required by the City of San Diego.

4. Front yard and street side yard fencing and walls must comply with the Del Mar Mesa Specific Plan.
5. The interior side yard and rear yard fences and walls may have a height of six feet (6'). Interior side yard and rear yard fences and walls, visible from public areas shall be landscaped to soften and screen the full height of the fence in the form of noninvasive vines, trees, or tall shrubs.



6. In addition to the above requirements, the White Residence fences and walls shall comply with the Del Mar Mesa Fence and Wall Design Guidelines (adopted December 12, 2002) that are listed below (where ambiguity exists, the project specific criteria shall apply as shown on Exhibit "A" which is located in the City of San Diego files for this project (PTS #268982):

The stated goal of the Del Mar Mesa Community Plan is to "Develop the community of Del Mar Mesa a rural community that emphasized open spaces, dark night skies, hiking and equestrian trails, and sensitively designed developments which complement the existing topography".

In keeping with the vision of preserving a sense of spaciousness, protecting views, and developing a neighborly, inclusive community, no solid walls or fences are to be permitted along public right-of-ways, or between building facades and the property line when along public right of ways. Open Fencing is allowed.

In order to adhere to the spirit and intent of the Del Mar Mesa Community Plan exception to the Open Fencing requirement-may occur only under special circumstances.

One or more of the following special circumstances must exist for an exception to be considered by the Del Mar Mesa Community Planning Board (DMMCPB):

- A: Lot configuration issues must exist such that a wall is necessary for protection from headlights.
- B: Lot configuration issues must exist such that a wall is necessary for protection from incompatible adjacency uses (e.g. commercial orchard, horse ranch, public park, horse park, etc.).
- C: Safety Issues must exist such that a wall is necessary for protection.

In all cases, the applicant must present a proposed fence or wall design comprising sufficient architectural features so as to enhance its surroundings and be compatible with the rural nature of the community.

If, at the sole discretion of the DMMCPB, a determination is made that special circumstances exist, a solid wall or fence may be approved subject to the following Wall & Fence Guidelines:

**Types Allowed:** Post & rail, lodge pole, board & bat, wrought iron, masonry, stacked stone/rock or combinations thereof.

**Maximum Height:** No higher than 5' from the finished grade at the base of the wall.

**Design:** Fences and walls should be designed to soften the impact of the wall when adjacent to public areas, i.e. by varying type, width, setbacks, length and height.

**Solid Walls:** All walls adjacent to any public areas, such as trails, walkways or public right-of-ways, shall be predominantly open. A solid fence or wall exceeding 3ft in height shall not be allowed along more than 33% of that property's frontage.

**Solid Bases:** A solid base no higher than 3' from finished grade, with an open decorative design used on the top 2', will be allowed along 50% of that property's frontage.

**Materials and Colors:** Natural materials such as wood, stone, and rock, may be used alone or combined aesthetically in conjunction with other acceptable materials such as brick, block, wrought iron or decorative metal. Colors should be compatible with the architectural design of surrounding homes.

**Setbacks:** All setbacks may vary as determined by the approvals granted with the discretionary permits. However, all walls must be setback sufficiently from the public ROW's to allow for adequate landscape screening.

**Landscape Screening:** All walls adjacent to or materially impacting any public areas must be screened by landscaping to soften the effect of the impact of the wall. All landscape plans must be approved by the DMMCPB.

**Street Scene Considerations:** Special consideration may be given to contiguous lots grouped together along a street in accordance with the spirit and letter of the Fence and Wall Standards at the discretion of the DMMCPB.

## **G. SURFACE DRAINAGE**

Sheet flow, roof water and overflow irrigation water must be properly connected to the underground storm drainage system where applicable. All planting, irrigation, brush management and landscape related improvements will comply with the City of San Diego Landscape Regulations and the Land Development Manual Landscape Standards as well as, the Del Mar Mesa Specific Plan.

## **H. FIRE HYDRANTS FIRE SPRINKLER SYSTEMS**

Brush Management areas are subject to additional Fire Department setback and structural requirements, including architectural treatments. The homeowner shall be responsible for complying with all such setbacks and requirements.

**I. TRIM ACCENTS**

Exterior material accents should be of permanent materials. Wood trim and metal details must be stained and painted, respectively. Alternative materials are encouraged.

**J. UTILITY FRANCHISE METERS**

Gas, electric, cable and other franchise meters should be located within enclosures, building recesses or behind screen walls which are integral elements of the architectural theme or style and in conformance with the utility company's standards (for further details, contact the utility company). Utility meters should be located in the side or rear yards of the site and must be screened from the public right of way. The utility meters must not be located behind locked fences, walls, or gates.

**K. TRASH CONTAINERS**

The lot shall have an architecturally integrated trash enclosure, which screens the trash containers from abutting properties. The trash enclosure shall not be located in the front yard. Trash containers may be placed behind side yard gates and fences, if the containers are screened from the public right of way, or the abutting property.

**L. MECHANICAL EQUIPMENT**

All air conditioning, heating, pool, fountain, or similar equipment and soft water tanks must be screened within an architecturally integrated enclosure. The enclosure must provide a visual screen from the abutting properties and must provide sound attenuation. The mechanical enclosure shall not be located in the front yard setback. Mechanical equipment may be placed behind side yard gates and fences, if the containers are screened from the public rightofway, or the abutting properties.

**M. APPURTENANT STRUCTURES**

All patio structures, balconies, trellises, sunshades, gazebos, mechanical equipment structures, decking and other auxiliary structures should be designed in the same architectural theme or style.

Combustible structures, including but not limited to the above-mentioned appurtenant structures, shall not be located with the Brush Management Zones designated on the PDP.

However, non-habitable, noncombustible accessory structures may be approved within the portions of Zone One outside of the 4:1 planted slopes established by the approved grading plan, subject to approval of the Fire Chief and the Development Services. No structures shall be constructed within Zone Two. Notwithstanding the foregoing, if a down-side split is approved for the property, appurtenant structures may be constructed on the flat area of the lower pad subject to the foregoing restrictions of paragraph M.

**N. EXTERIOR BUILDING LIGHTING**

Exterior lighting must be directed away from the adjoining properties and shielded to reduce impacts to the adjacent lots and the Multiple Habitat Preservation Area. Outdoor lighting should be limited to safety and security purposes. In addition, exterior lighting shall not adversely affect vehicular movements on the adjacent public right of ways.

**O. SITE LIGHTING STANDARDS**

The owner is encouraged to install quality landscaping and exterior lighting; however, the purpose of such lighting is to ensure safety and security. Lighting fixtures should minimize the amount of glare into neighboring properties and public areas. Light sources must comply with the City of San Diego standards for low sodium bulbs. Intense and visible security or flood lighting is strictly prohibited. Direct lighting into the MHPA is also prohibited, except for temporary security lighting.

All lighting must be directed away from the adjoining properties and shielded to reduce impacts to the adjacent lots. In addition, light fixtures and layouts should be designed as integral elements of the architectural theme or style of the site.

**P. COLOR AND MATERIALS PALETTE**

1. Roof Materials

Roof materials shall reflect the architectural theme or style of the home; however, the materials must comply with the fire retardant requirements of City of San Diego and the Uniform Building Code.

Roof tiles should range in color from light earth tones to dark earth tones; however, the color should be consistent with the architectural theme or style and colors of the structure.

2. Paving Materials

Driveways and other flat paved areas should be colored to compliment the colors of adjacent site structures. These colors shall include, but not be limited to, standard concrete gray, if this color will be compatible with the adjacent home and landscape design. Driveway aprons widths are limited to a maximum of sixteen feet (16'). Automobile courts should be wide enough to accommodate vehicular movements, but should not dominate the site plan.

3. Wall Facing Materials (Freestanding Patio and Landscaping Walls and Retaining Walls)

The face of walls should consist of the following materials:

- Adobe Block
- Natural or Manufactured Stone
- Stucco
- Brick
- Block

4. Front Yard Fencing

The front yard fencing should consist of the following materials and/or combination of materials:

- Wrought Iron
- Decorative Metal, Aluminum or Wood
- Split rail
- Adobe Block
- Natural or Manufactured Stone
- Stucco
- Brick
- Block

The following materials are prohibited:

- Chain link
- Other materials not in keeping with the architectural theme or style of the White development.

## **Q. COMMUNITY LANDSCAPE CHARACTER**

The landscape character of the White Residence plan is derived from the historic landscapes of southern Spain and the ranches of old California. Landscaping and paving materials should be designed in harmony with the architecture and landform. The landscaping should compliment and accentuate the White Residence architecture.

Street scape Plan

The street scape planting provided adjacent to the right of way shall be maintained in "good" health at all times. Dead or damaged plant material and fencing shall be replaced with matched species, size, specimens, and design. Irrigation associated with the street scape planting shall also be replaced with matching type and quality within 30 days of death or damage. Additionally, damage caused to curbs, gutter, sidewalks/trails, and other right of way improvements shall be replaced with matching type and quality.

1. Slope Area

Modifications or alterations of slope areas or retaining walls shall not occur without prior approval from the Development Services Department.

2. Brush Management Zones

Brush Management zones are required between any combustible structures and large contiguous areas of natural vegetation. For lots abutting natural open space, it is necessary to provide for Brush Management zones to protect the residences from fire hazards. Areas designated as Brush Management Zones must not be modified without approval of the City of San Diego Fire Department. The City of San Diego must approve any improvement within the Brush Management Zones specified on the PDP, including pools.

3. Lot Landscaping Standards

a. Lot Maintenance

The lot owner will be responsible for maintaining the site landscaping and ensuring the condition of their particular lot is clean, weed and debris free.

b. Street Yard

The area between the right of way and the home is defined as the street yard. Maintenance of the street yard improvements is the owner's responsibility. Consistency and conformance with the overall landscape theme is required of each property owner.

c. Side and Rear Yards

The side and rear yards, not facing a right of way, are that portion of the lot between the home and the side and rear property lines. Installation and maintenance of the side and rear yard improvements are the responsibility of the property owner.

**R. LANDSCAPING PLANTING AND INSTALLATION STANDARDS**

1. Planting Standards

The landscaping should be designed to complement the overall architectural theme or style of lot and the community. Plant materials should relate to the scale and

character utilized in the community and surrounding lots. The landscape design should incorporate the color palette of surrounding native vegetation and where possible the native vegetation should be maintained. Trees and shrubs should provide the principal landscape image for the development.

Trees and shrubs should be utilized on all public view sides of the structures to soften the structures from public views. Consideration should be given to the use of plants for screening, space definition, erosion control, glare reduction, shade and aesthetics.

Selection and installation of plant materials should also consider the longterm maintenance requirements and costs.

## 2. Installation Schedule

All landscaping must be installed within 180 days of the lot owner's occupancy of the home or property.

## 3. Invasive Species

“Chapter 14, Article 2, Division 4 of the San Diego Municipal Code covers landscape regulations. Section 142.0403 b (2), as amended by O-20081 N.S. in August 2011, states:

“All existing, invasive plant species, including vegetative parts and root systems, shall be completely removed from the premises when the combination of species type, location, and surrounding environmental conditions provides a means for the species to invade other areas of native plant material that are on or off of the premises.

The City cites the American Society of Landscape Architects Invasive Plant Guide (ASLA 2005) as a list of species considered invasive. That list includes Acacia and Cortaderia, both of which are designated ‘most invasive’ and are present on the Property. Both of these invasive species occur in the existing disturbed areas of the Property, and will likely be removed by grading. Any individuals of these species remaining on the Property must be removed before installation of landscaping.”

## 4. MHPA Adjacency Guidelines

The City’s MSCP Subarea Plan addresses the indirect impact to preserve areas from adjacent development in Section 1.4.3, Land Use Adjacency Guidelines (City 1997b). The Land Use Adjacency Guidelines provide requirements for land uses adjacent to the habitat preserve in order to minimize indirect impact to the sensitive resources contained therein. Because of the project’s impact area location within and adjacent to the MHPA, these guidelines are applicable to the proposed project. Applicable guidelines include:

### Drainage/Toxics

All new and proposed parking lots and developed areas in and adjacent to the preserve must not drain directly into the MHPA.

All developed and paved areas must prevent the release of toxins, chemicals, petroleum products, exotic plant materials, and other elements that might degrade or harm the natural environment or ecosystem processes within the MHPA.

### Lighting

Lighting of all developed adjacent areas should be directed away from the MHPA. Where necessary, development should provide adequate shielding with non-invasive plant materials (preferably native), berming, and/or other methods to protect the MHPA and sensitive species from night lighting.

### Noise

Uses in or adjacent to the MHPA should be designed to minimize noise impact. Berms or walls should be constructed adjacent to commercial areas, recreational areas, and any other use that may introduce noises that could impact or interfere with wildlife use of the MHPA.

Excessively noisy uses or activities adjacent to breeding areas must incorporate noise reduction measures and be curtailed during the breeding season of sensitive species.

### Barriers

New development adjacent to the MHPA may be required to provide barriers (e.g., non-invasive vegetation, rock/boulders, fences, walls, and/or signage) along the MHPA boundaries to direct public access to appropriate locations.

### Invasive Species

No invasive non-native plant species shall be introduced into areas adjacent to the MHPA.

### Brush Management/Grading

Zone 1 brush management areas should be 35 feet wide within the development pad and outside of the MHPA. Zone 2 brush management areas should be 65 feet and can be located in the MHPA upon granting of an easement to the City (or



other acceptable agency). Zone 2 brush management areas may not exceed 50 percent clearing of vegetation.

#### **S. RECREATIONAL FACILITIES**

Pool and water features and their associated equipment shall be located and constructed in compliance with the City of San Diego Building Code. Mechanical equipment should be located to minimize visual and noise impacts on surrounding neighbors. Equipment enclosures must be architecturally incorporated into the nearest structure.

The lighting of recreational facilities, such as tennis courts, is prohibited. Pools and water features may be lighted for safety and security purposes, using ground lighting provided it does not project more than six feet (6') from the lighting source.

Horse corrals are allowed provided they comply with all City of San Diego Municipal Code regulations.

#### **T. IMPLEMENTATION**

A Substantial Conformance Review (SCR) application shall be submitted to and approved by the City of San Diego, under process two (2), prior to issuance of a Building Permit. The SCR shall be reviewed by the Development Services and Planning Departments for conformance with these design guidelines, the Del Mar Mesa Specific Plan and the requirements of the SDP (268982). These Design Guidelines and the SDP implement the Del Mar Mesa Specific Plan objectives and policies.