
CHAPTER 13. COMMUNITY DESIGN ELEMENT

13.1 Goal and Objectives

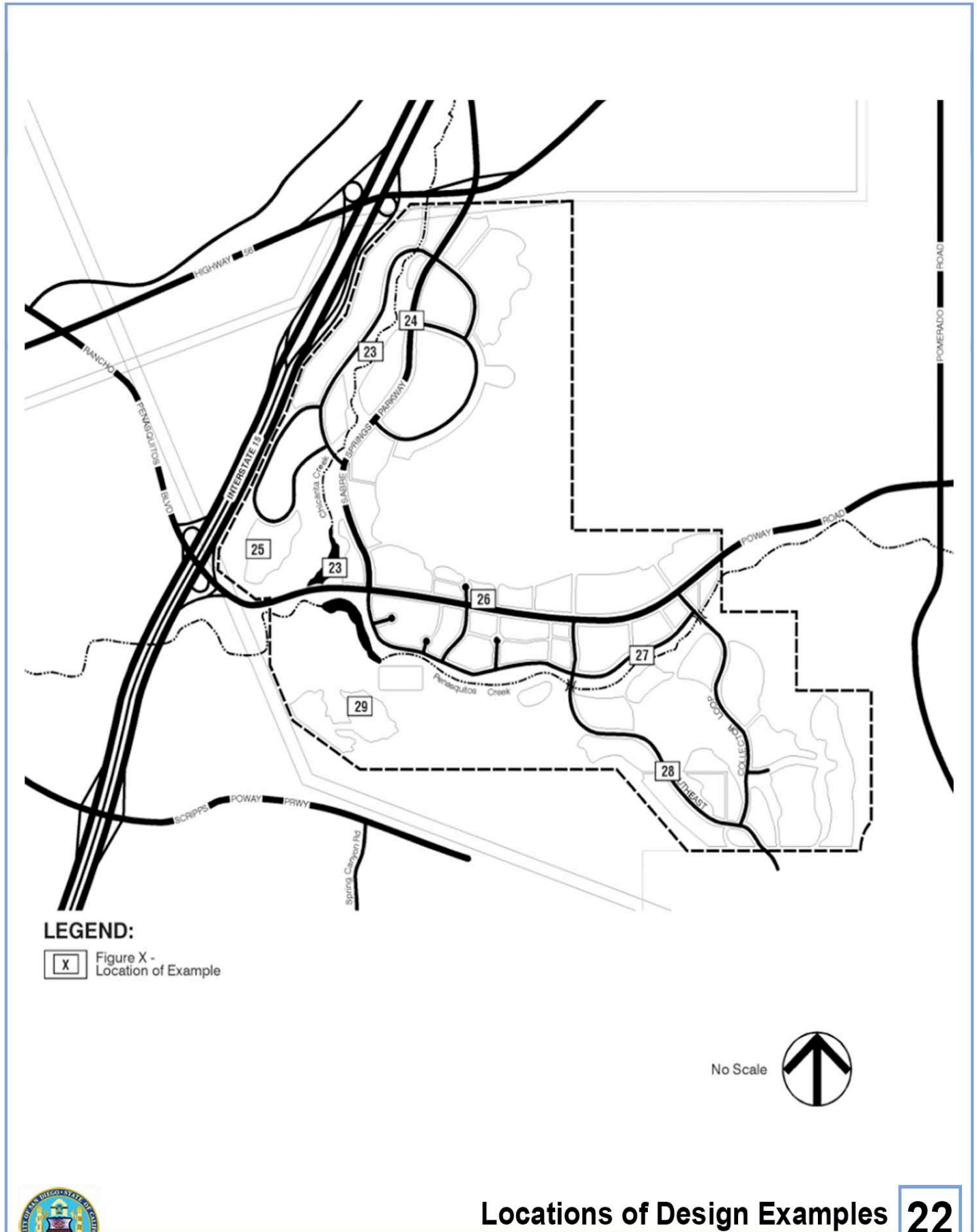
This Plan establishes a community identity for Sabre Springs through a consistent focus on the creek environments enclosed by hillside open spaces. In addition, strong community linkages are provided by a system of roadways and pathways. Nevertheless, it is important to employ physical design programs and techniques which will extend and reinforce the sense of community for Sabre Springs residents, employees and visitors. Particularly important are integrated landscape programs along the creek environments; streetscape design along the community roadway system; treatment of interfaces between the community and adjacent areas; and siting and architectural design adaptive to development conditions.

The overall goal for community design is to PROMOTE HIGH QUALITY DESIGN THROUGHOUT THE COMMUNITY WHICH FOCUSES ON SABRE SPRINGS' SPECIAL RELATIONSHIPS TO THE CREEK ENVIRONMENTS, WITH THE OPEN SPACE HILLSIDES PROVIDING A COMMUNITY BACKDROP. The following objectives further elaborate this goal:

- Establish a sense of community continuity through the integration or repetition of common landscape and streetscape features within the creek corridors extending through the community.
- Integrate the diverse land uses in Sabre Springs North through design appropriate to, and focusing on, Chicarita Creek.
- Orient the design of projects in Sabre Springs South to Peñasquitos Creek with appropriate transitions to the hillside open spaces in the southeast corner area.
- In designing projects, consider the aesthetic, as well as, functional interfaces between developments in Sabre Springs and projects in surrounding communities.
- Promote both sensitive and functional design of development projects and individual buildings to maximize the quality of the built environment.

13.2 Sabre Springs North Design Integration

The design of street scene improvements, open space treatments and public and private projects in Sabre Springs North should create a coherent, attractive area for living and working. Although sites at higher elevations should be designed to capture view opportunities, the focus of this area should be Chicarita Creek, around which the circulation system and various land uses are organized.



Locations of Design Examples
Sabre Springs Community Plan

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FIGURE

A conceptual comprehensive landscaping program should be prepared for Sabre Springs North and Poway Road prior to recordation of the first subdivision map. This program should address the treatment of Chicarita Creek open space areas, the Sabre Springs Parkway, industrial collector loop, and Poway Road streetscapes, the freeway interfaces, the transitions between development areas and hillside open spaces and the design of the north lake area. Implementation of landscaping is further discussed in **Section 13.6**.

A. Chicarita Creek

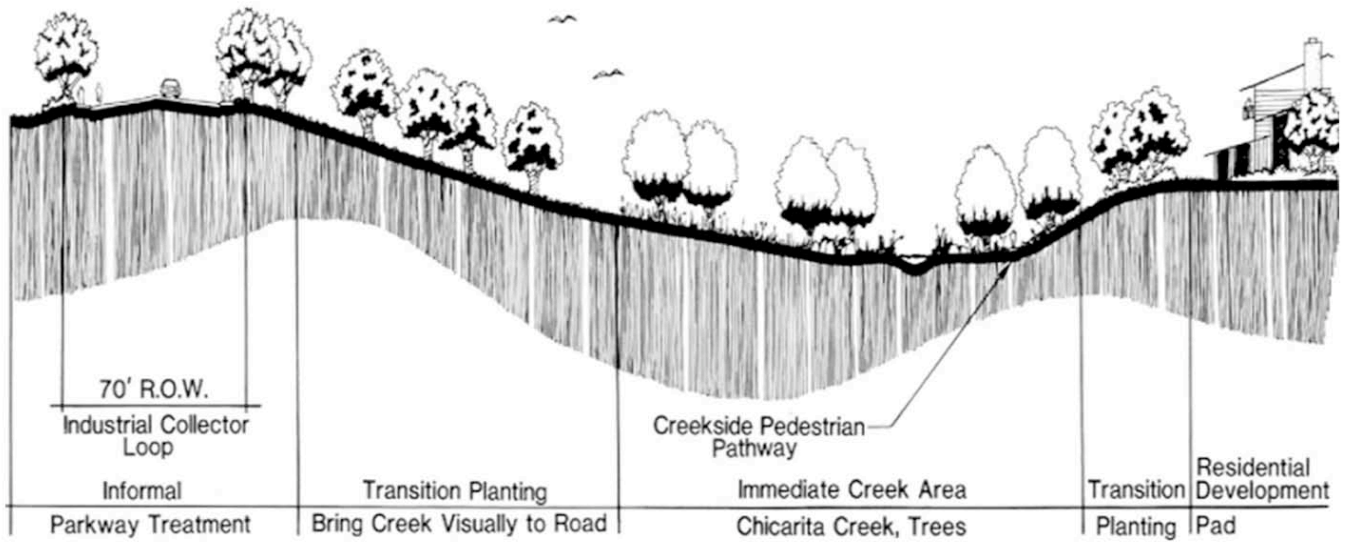
Chicarita Creek is a small, year-round creek running from Carmel Mountain Ranch southward through the planning area to Poway Road. A dam creates a small lake which varies in size through the year. The creek is dotted with native trees, but overall has a low visual profile.

This Plan proposes a creek enhancement program coupled with creek-sensitive design of adjacent roadways and projects. **Figure 23** illustrates some of the creek planning concepts.

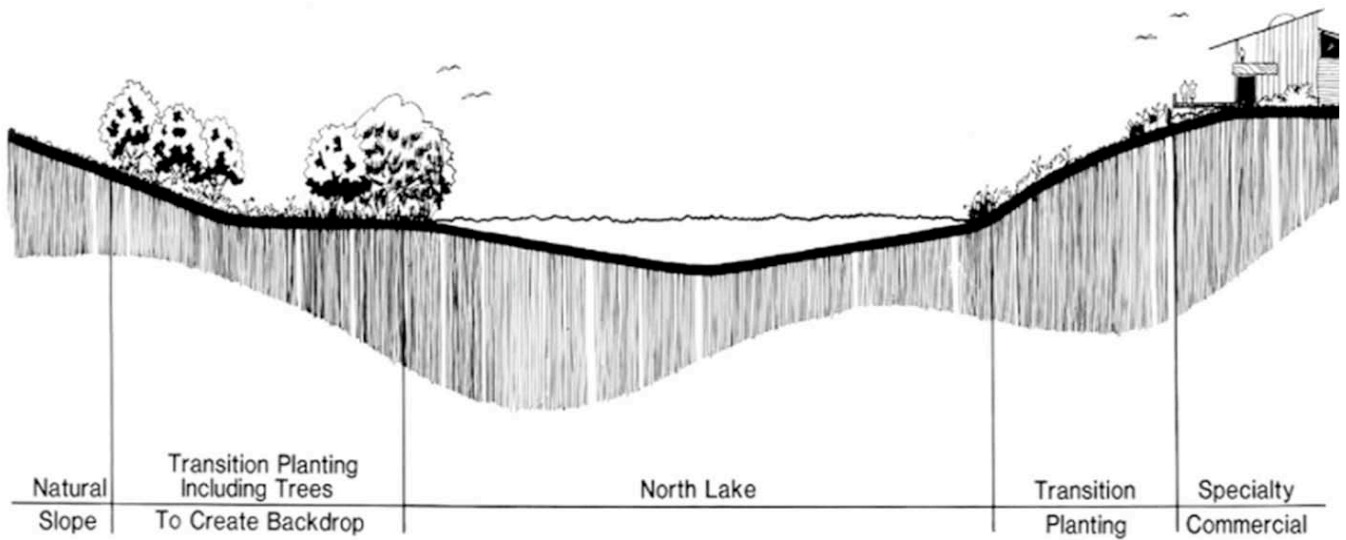
- The immediate creek area should be preserved in its existing natural state to the extent possible, with existing trees retained. The creek area may be selectively planted with sycamore, oak or similar native trees to visually lift the creek environment into view from adjacent streets, paths and projects.
- The transition areas extending from the creek area to parkways and project areas should be maintained in their natural state where possible. In locations disturbed by construction, a planting program should be undertaken, including native or naturalized ground cover for erosion control, plus tree groupings. The concept should be to create an informal look, extending the creek environment. The transition areas should be self-maintaining to the extent feasible; supplementary water may be required.
- Fills along the creek should be minimized.
- Buildings in projects directly along the creek (Parcels 1, 4, 7, 9, and 14) should be designed to relate well to the creek. Considerations include interesting creek-facing elevations, strong indoor-outdoor functional and aesthetic relationships, massing and scale appropriate to the creek environment and colors and materials complementing the overall creek atmosphere.
- Creek crossings should be designed to blend visually with the creek environment to the extent possible.

The north lake should be enhanced as a visual resource for the community. A number of devices could be employed for this purpose, including:

← To Industrial Park



← To Freeway Corner Residential



To → Sabre Springs Parkway



- Selective planting to edit views of the lake from Sabre Springs Parkway and adjacent projects.
- Possibly increasing the size of the lake (see **Section 8.4**).
- Split-level design of the specialty commercial area (Parcel 14) to enhance view opportunities.
- Landscaping the lake edge with trees such as willow, sycamore and oak trees, especially the west side.

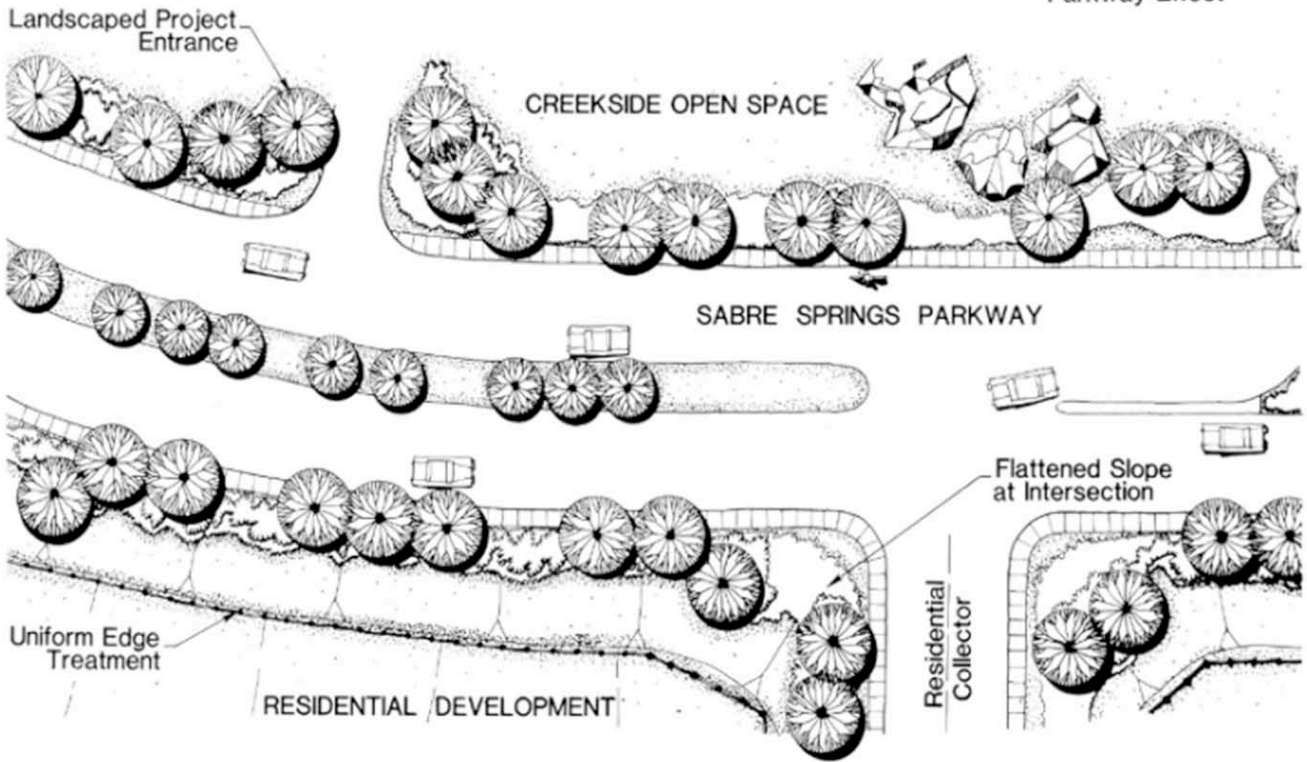
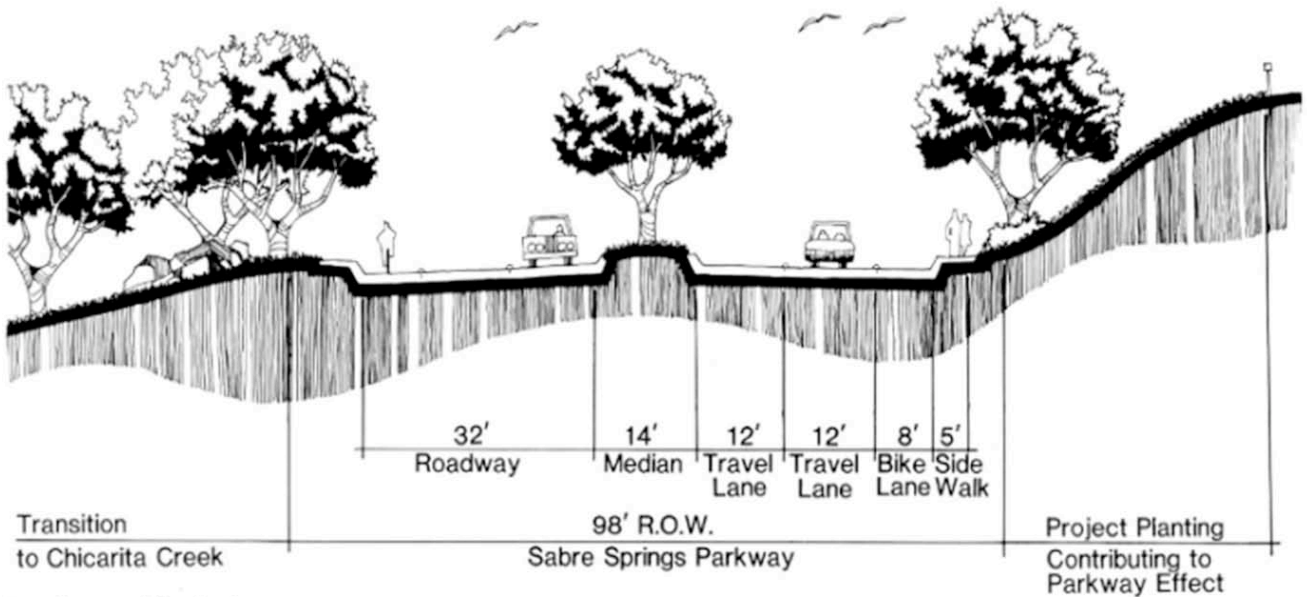
Figure 23 shows the design of the north lake area in concept.

B. Sabre Springs Parkway

Sabre Springs Parkway is the major circulation route through Sabre Springs North and should be designed well, both functionally and aesthetically. The street design should respect the adjacent creek environment and the street scene along the road should appear as a harmonious and continuous parkway throughout its length.

Figure 24 depicts a typical portion of Sabre Springs Parkway.

- Car, bicycle and pedestrian travel along the parkway should be safe and meet City design standards (see **Chapter 11**).
- The parkway should be adapted to the topography as closely as possible to avoid fills along the creek.
- The street should gently undulate through the planning area, and should be fitted to the creek to create the proposed project areas (Parcels 1, 4, 7, and 14) next to the creek in some places, and creek vistas and visual breaks between buildings in other places. A strong sense of awareness of the creek should be experienced by motorists, bicyclists and pedestrians traveling the parkway. Buildings should not create a “wall” effect and view corridors between buildings and projects should be provided.
- The parkway landscaping should contribute to a visually open, spacious feeling. The parkway medians and rights-of-way should be planted in tree clusters and ground covers; shrubs which break views and interfere with sight distances should not be utilized. A permanent irrigation system should be installed.
- Any fences or walls constructed along the parkway should be uniform in design and materials for the length of each project (note especially Parcels 5 and 8) and should harmonize with other buildings, walls and fences visible from the parkway. While high walls should be minimized the use of berms is encouraged to add to the open feeling.



Sabre Springs Parkway **24**
 Sabre Springs Community Plan **FIGURE**

- Projects east of the parkway (Parcels 2, 5, 8, and 15, and the elementary school and park) generally sit at least in part above the roadway. Where possible, the intermediate slopes should be planted to edit views from the roadway to buildings at the slope tops while permitting views from the buildings across to the creek area.

C. Freeway Interface

The interface of the Sabre Springs community with I-15 should be designed in two ways:

- To enhance the views to the community from the freeway (particularly at the Poway Road interchange), as a visual "window" to the community.
- To screen freeway views and mitigate traffic noise from projects along the western perimeter of Sabre Springs North while selectively preserving views to the community and hills beyond.

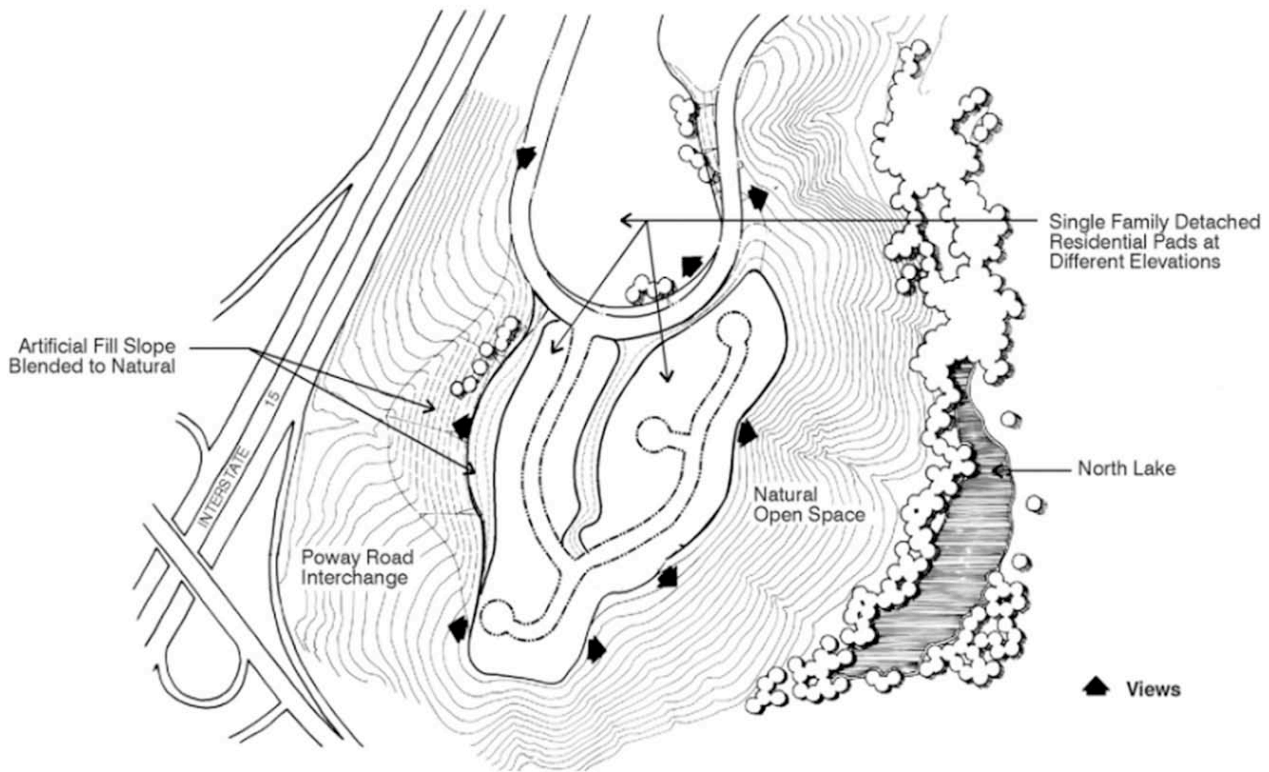
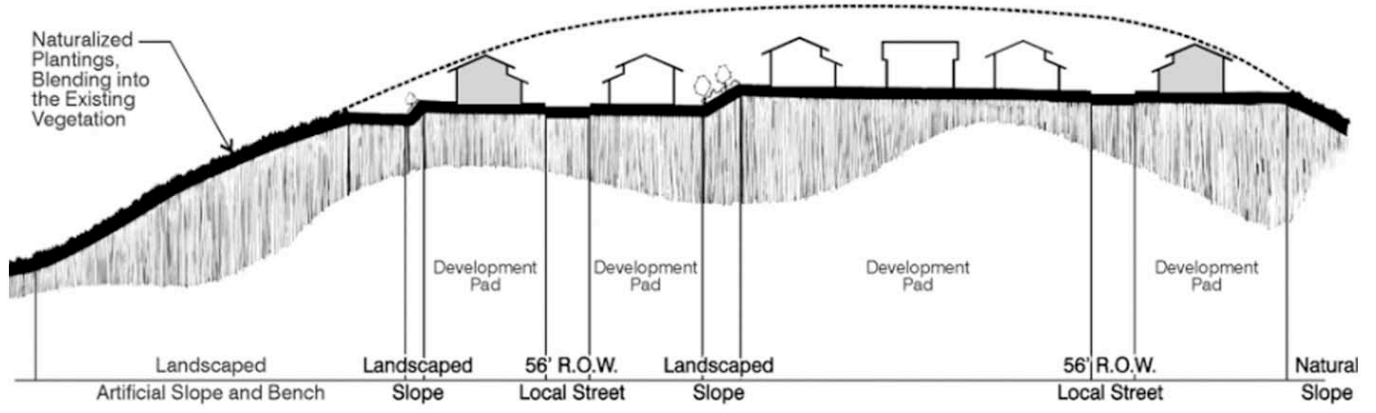
Noise attenuation is addressed in **Section 12.7**.

For the corner of the planning area abutting the Poway Road interchange the following guidelines are proposed:

- The fill bank above the interchange should be contoured to the natural slopes and planted with native or naturalized ground cover for erosion control and to blend into the surrounding natural open space. It may be necessary to landscape both the slope and adjacent natural areas to achieve the desired effect.
- Daylight cut and fill grading methods should be utilized in this area to the extent feasible.
- The low-density residential project (Parcel 11) should be designed as a visual focal point with a vertical quality complementing the ridge on which it sits.

Figure 25 represents the design concept for the interchange area.

Along the freeway edge the industrial park area (Parcel 3) and medium density residential area (Parcel 10) should be selectively screened with landscaping, berms and/or walls as needed. Any building elevations visible from the freeway should be visually interesting and signing should be designed as described in **Section 13.5C**. All parking areas and storage areas should be edited from view from the freeway to the maximum extent possible.



Freeway Corner **25**
Sabre Springs Community Plan **FIGURE**

D. Poway Road Interface

Developments in Sabre Springs North flanking Poway Road sit above the highway as it extends east-west through the planning area. The interface between Sabre Springs North and the primary arterial should be designed to meet two objectives:

- Provide a pleasant visual background for travelers along Poway Road and attractive entrances into the community.
- From the projects adjacent to Poway Road, screen the road from view while enhancing southward views to Peñasquitos Creek and the ridges beyond.

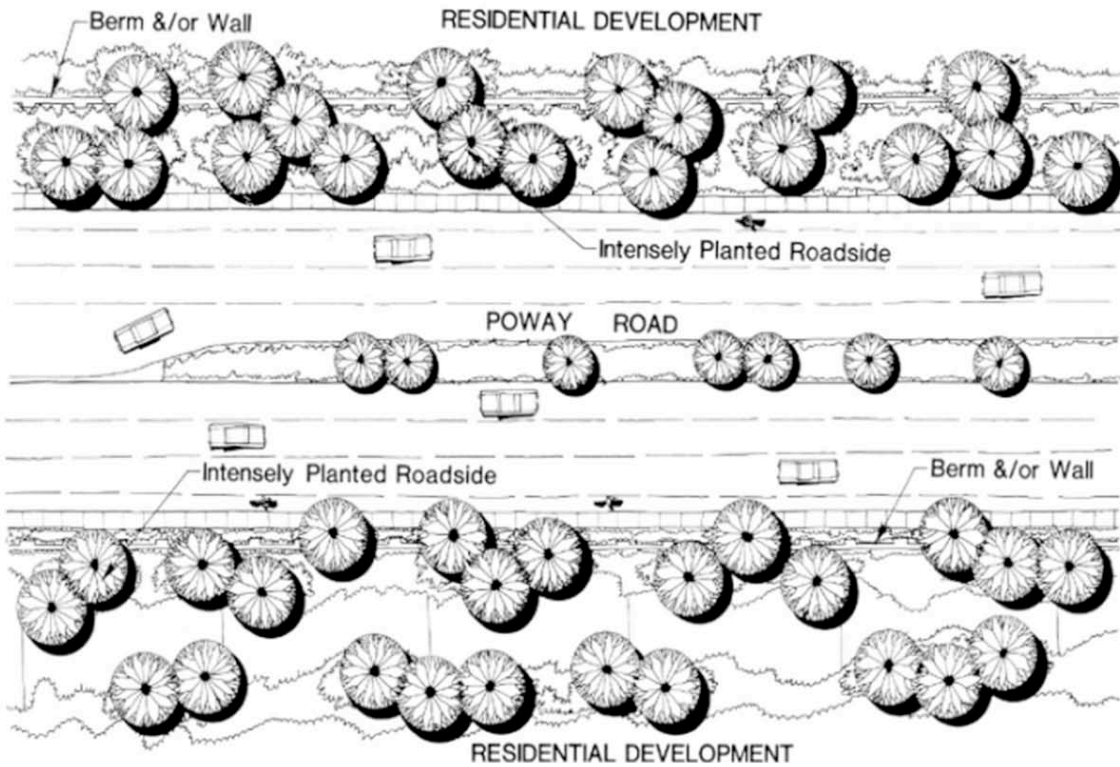
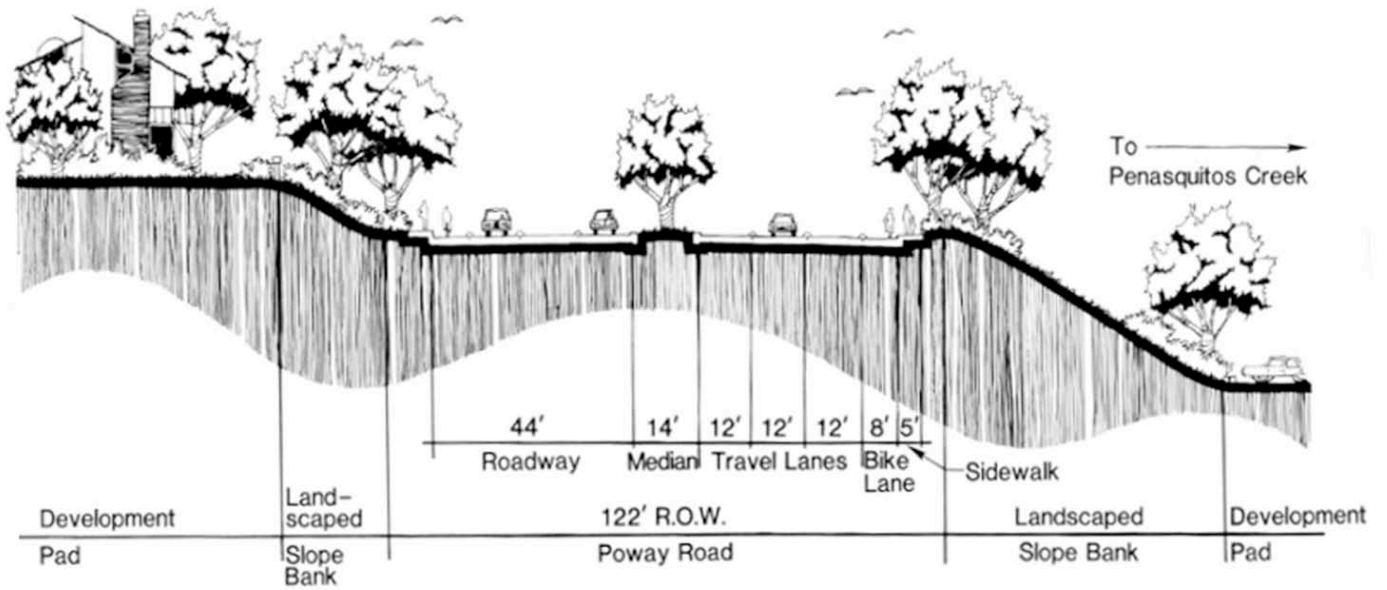
An exemplary section is shown in **Figure 26**. Mitigation of traffic noise impacts is addressed in **Section 12.7**.

While the land uses proposed along the north side of Poway Road are diverse, the overall visual impact should be homogeneous and restrained. The design and development of the institutional site and two commercial complexes require special attention: building design, signing, materials, colors and shapes should be selected with care to avert visual confusion and competition. Developments should visually complement the backdrop of steep hills left in natural open space to the north.

A comprehensive landscape plan as part of the Sabre Springs North program should establish an integrated streetscape along Poway Road. Landscaping should be utilized to soften the effect of slope banks and walls, fences and/or berms, on the north side of the highway. Overall, the roadway should feel open, with the roadsides intensely planted. Landscaping should be held back at the intersections to preserve sight distances. Commercial projects should be enhanced but not hidden by landscaping. Implementation of landscaping is further discussed in **Section 13.6**.

E. Hillside Open Space Transition

Most development projects in Sabre Springs North directly abut hillside open space areas left in natural open space (see **Section 7.3B**). The visual impact of necessary cut slopes should be minimized at the interface between developments and open space through contour grading and/or landscaping. Split-level residential pads as a means to reduce the height of slopes should be encouraged. Landscaping should provide a visual transition to the native flora. Access by off-road vehicles to open space areas should be prohibited.



13.3 Sabre Springs South Design Integration

The treatment of Peñasquitos Creek and the design of development projects and street scenes should create a harmonious, distinctive residential area in Sabre Springs South. The focus of this area should be Peñasquitos Creek around which the various land uses and the circulation system are organized.

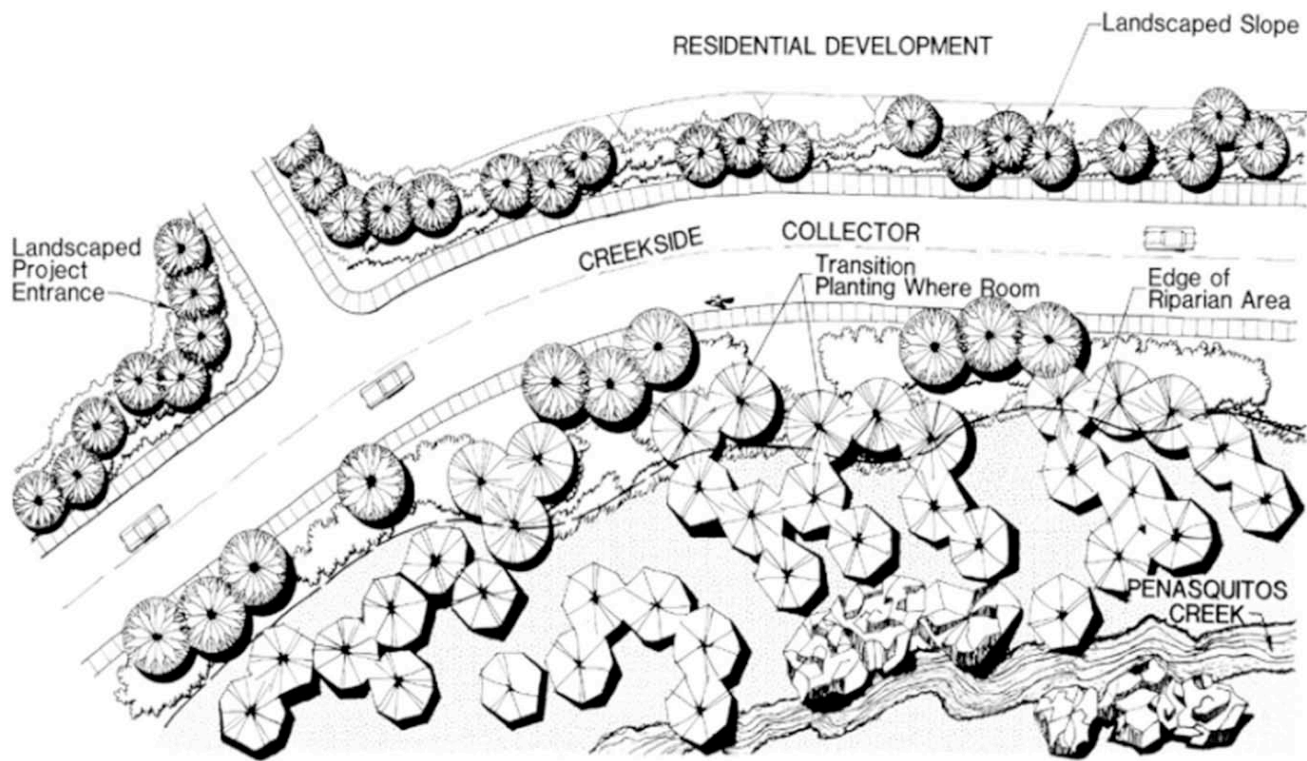
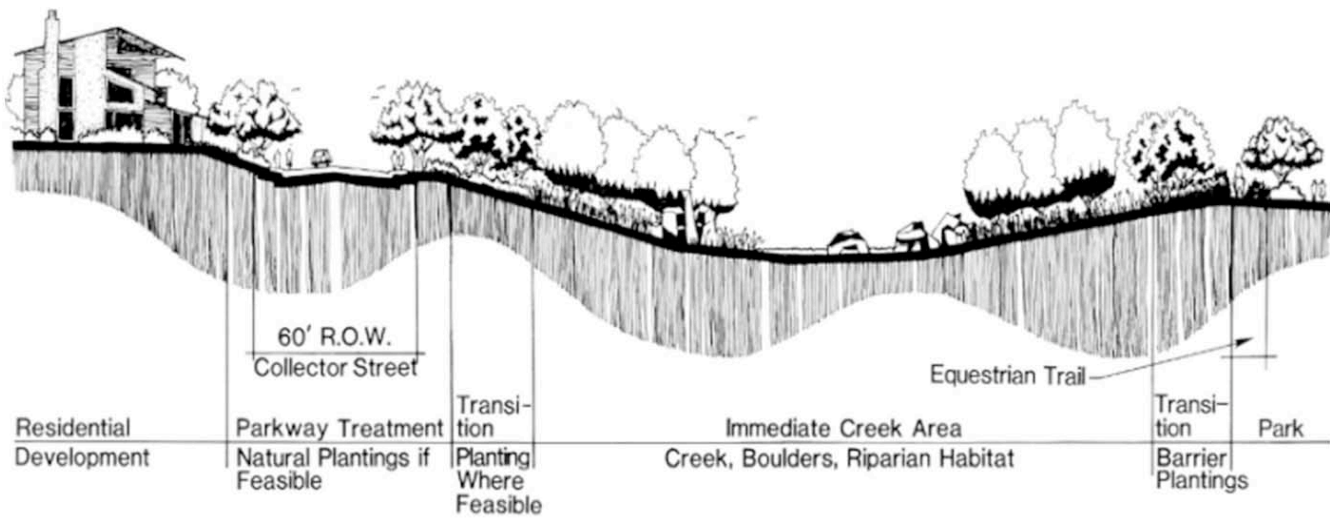
A conceptual comprehensive landscaping program should be prepared for Sabre Springs South prior to recordation of the first subdivision map in this area. This program should address the treatment of the Peñasquitos Creek open space areas, the streetscapes for the collector streets and the transitions between development sites and hillside open spaces. Implementation of landscaping is further addressed in **Section 13.6**.

A. Peñasquitos Creek

Peñasquitos Creek is a year-round running brook traversing Sabre Springs South east-west. A dam creates a small lake south of Poway Road where Chicarita Creek joins Peñasquitos Creek. In the area between the two proposed bridge crossings there are numerous boulders and trees.

A creek preservation program coupled with creek-sensitive design of projects and roadways is proposed and all parcels adjacent to Peñasquitos Creek will be processed as Planned Developments. **Figure 27** illustrates some of the creek planning concepts.

- Within the immediate creek area the habitat should be retained in as undisturbed a state as possible. Cleaning out of trash and manmade debris may be required in some areas. The boulders and riparian habitat including trees should be retained in their existing state. Clearing for the equestrian trail to run under the bridges should disturb as little vegetation as possible.
- In the transition zone extending from the immediate creek area (riparian habitat) to tops of slopes and project areas, selective clearing and thinning of undergrowth is permitted. Planting of riparian vegetation including trees such as cottonwoods, oak and sycamore may be implemented in selected areas. Additional eucalyptus should not be introduced. This planting should complement the creek habitat while enhancing its visual quality from adjacent areas. Supplementary water may be required.
- At a minimum, as part of development of the collector street along the creek, the decommissioned sewage treatment plant should be screened from the collector street and Parcel 23 with fast growing, dense plantings supplementing existing planting. A permanent irrigation system should be installed. Optimally, owners of the decommissioned sewage treatment plant should remove all plant facilities and revegetate and/or re-landscape the site so that it blends with the surrounding vegetation.



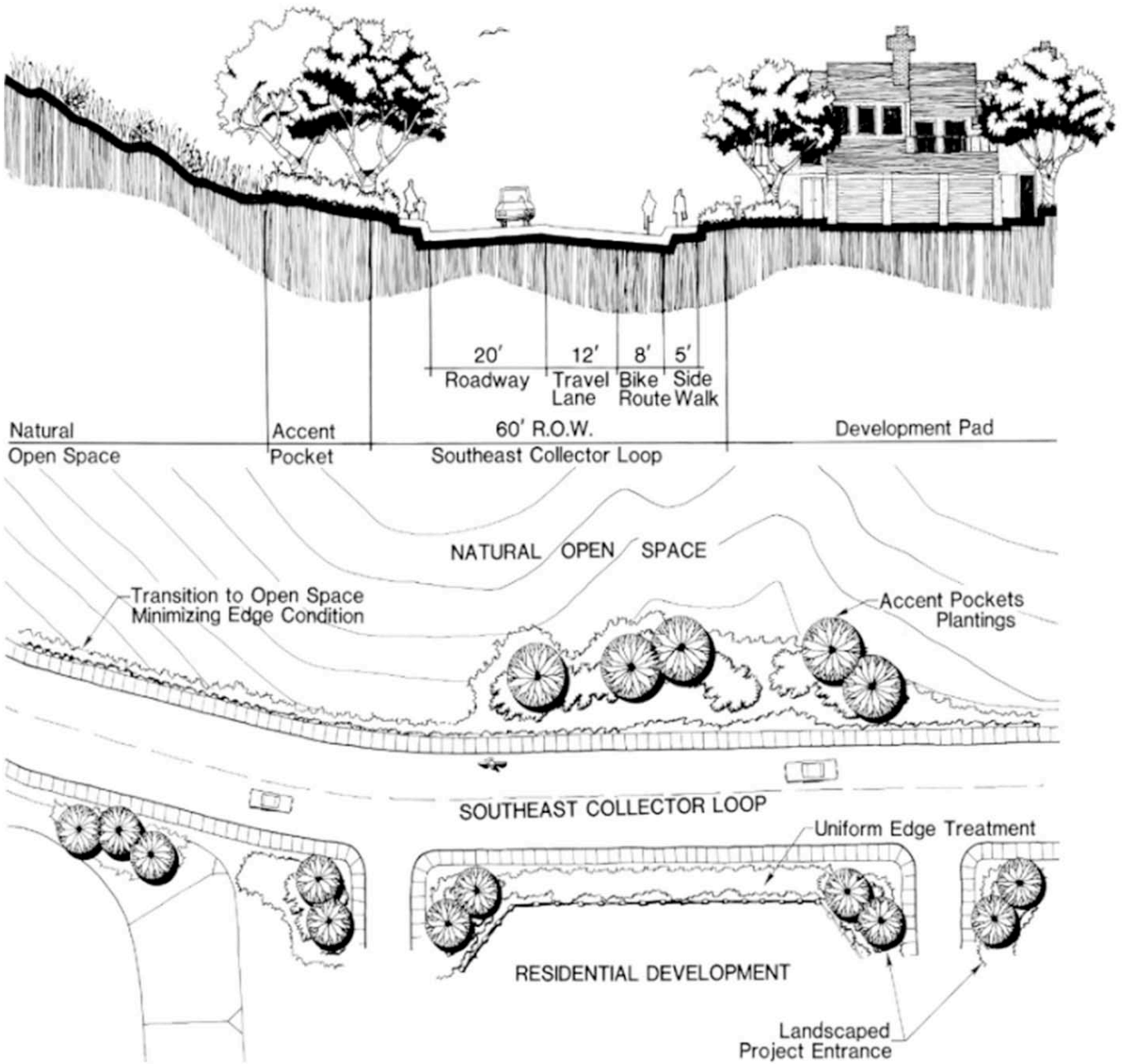
Peñasquitos Creek **27**
Sabre Springs Community Plan **FIGURE**

- South of Peñasquitos Creek, Parcels 35 (low-density residential), 36 (low-density residential), 37 (neighborhood park), and 38 (elementary school) should be carefully designed to relate well to the creek. These projects directly front on the creek without an intervening road. Buildings should have interesting elevations on all sides, should exhibit massing and scale appropriate to the creek environment and should be constructed in colors and materials which complement the overall creek atmosphere. A chain link fence should be provided along the northern perimeter of the equestrian trail below the neighborhood park and elementary school to impede uncontrolled pedestrian and equestrian incursion into the riparian area and creek and act as a visual transition between the park and school and riparian area to be preserved.
- Manufactured slopes should be minimized between the creek and the roadway.
- To the extent feasible, the lake should be utilized as a visual resource for travelers along the collector and for residential units in Parcel 23. It should be an element of the entry design from Poway Road into Sabre Springs South.
- To the extent feasible, Sabre Springs Parkway should be aligned so as to preserve the riparian area along Peñasquitos Creek.
- Creek bridges should be designed to blend visually with the creek environment to the extent possible.

Exceptional care should be taken to ensure that residential development on Parcels 28, 29 and 30 be visually and environmentally sensitive to the creekside environment, Poway Road and the surrounding development.

The collector streets and major street between Poway Road and Peñasquitos Creek should receive a parkway treatment:

- Streets should undulate gently as they are fitted to the creek and lake to create the proposed project areas.
- A strong sense of awareness of the creek should be experienced by motorists, bicyclists and pedestrians traveling along collector streets next to the creek.
- The street rights-of-way and adjacent project slopes should be planted in tree clusters and ground covers and a permanent irrigation system installed where necessary. Planting of native trees such as cottonwoods, oak and sycamore is encouraged to provide a transition to the riparian habitat along Peñasquitos Creek and a canopy effect over the roadways.
- Any fences or walls constructed along creekside collectors should be uniform in design and materials for the length of each project and should harmonize with the creek environment.



Southwest Collector Loop
Sabre Springs Community Plan

B. Poway Road Interface

Developments south of Poway Road are sited at or below street grade as the highway moves east-west through the planning area. The interface between Sabre Springs South and the primary arterial should be designed to meet two objectives:

- Provide a pleasant visual background for travelers along Poway Road and attractive entrances into the community, while preserving views from projects north of Poway Road.
- From the residential projects in Sabre Springs South adjacent to Poway Road, screen the road from view while enhancing southward views to Peñasquitos Creek and the ridges beyond.

An exemplary section is shown in **Figure 26**. Mitigation of traffic noise impacts is addressed in **Section 12.7**.

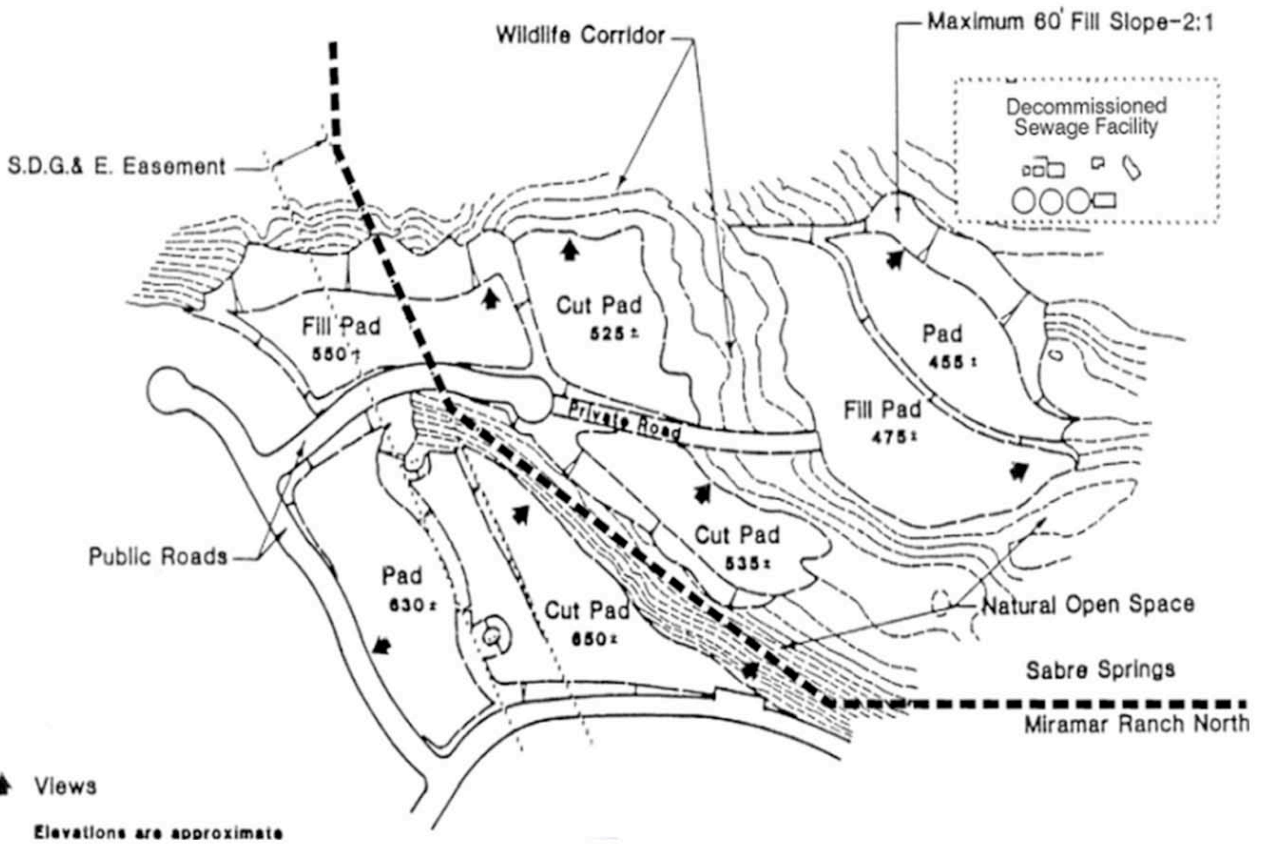
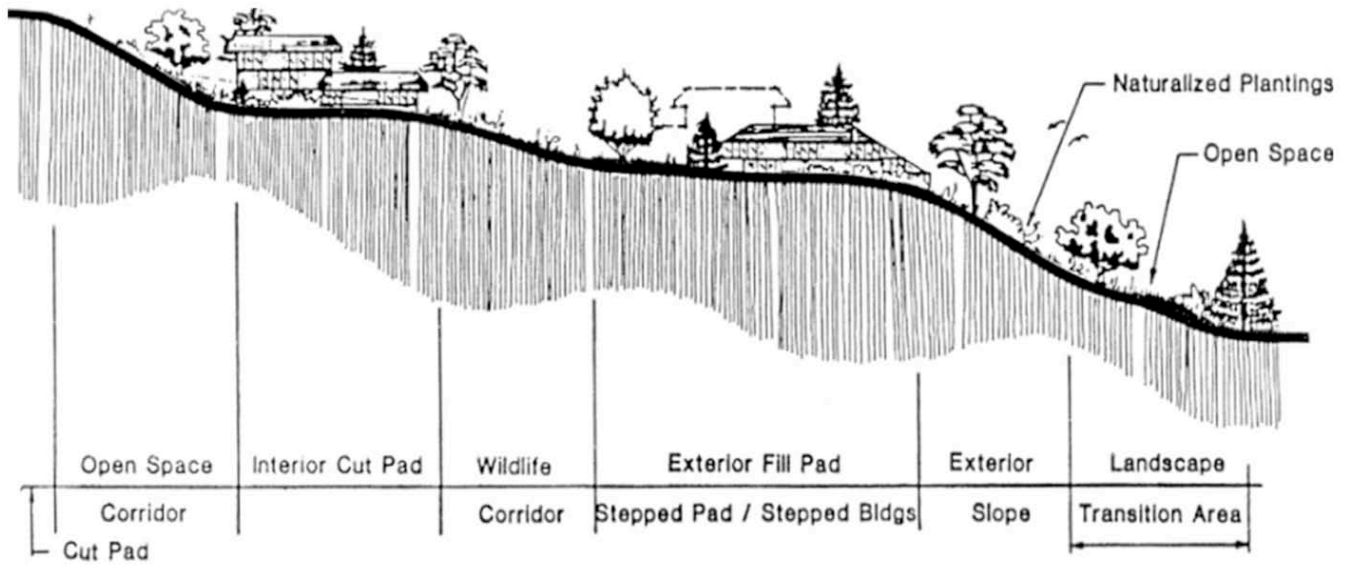
The overall visual impact of the development projects between Poway Road and Peñasquitos Creek should be harmonious despite the variations in land uses and densities of housing which are proposed. Colors, materials and landscaping treatments should be coordinated. Roofscapes should be carefully designed with rooftop utilities screened.

As described in **Section 13.2D**, a conceptual comprehensive landscape plan as part of the Sabre Springs North program should establish an integrated streetscape along Poway Road. Any walls and/or berms along the south side of Poway Road should be uniform for the length of the planning area and complement the treatments on the north side of the highway. Parking lots, storage areas and service areas should be screened from view along the highway to the extent feasible. North-south entrance roads should be utilized as mini-view corridors to the creek from projects north of Poway Road as well as for entering motorists. The commercial area (Parcel 26) should be enhanced but not hidden by landscaping. Implementation of landscaping is further addressed in **Section 13.6**.

C. Southeast Corner Area

The southeast corner area located south of Peñasquitos Creek should be developed as a residential area with a semi-rural ambiance, particularly in the treatment of the collector loop and hillside open space areas. While a variety of housing types are proposed for development the design of projects should reflect the more secluded canyon and ridge structure of the area. Hillside natural open spaces flank all housing sites and should lend a spacious quality to the area.

Developments are generally single-loaded off the southeast collector loop and additional local street loop to the east. The collector should be landscaped with pockets and groves of trees and plantings. In addition plantings in areas disturbed during construction should provide a soft transition to the native flora in the open space. A typical section is shown in **Figure 28**.



Precise engineering in the southeast area should take into account topography, soils and geological conditions. Daylight cut-and-fill grading methods should be utilized to the extent feasible. Special grading and drainage arrangements will be required. Substantial cut-and-fill slopes along the southern boundary of the planning area will be temporary, pending development of the ridges and canyons to the south. These slopes should be revegetated and watered after grading, just like permanent slopes.

All development projects in the southeast area directly abut hillside open space areas left in their natural state (see **Section 7.3B**). Where practical, final grades should daylight the natural grade and manufactured slope banks should be minimized at the interface between developments and natural open space.

Landscaping should provide a visual transition to the native flora. Access by off-road vehicles to open space areas should be prohibited, to avert physical and biological damage.

D. Southwest Corner Area

As discussed in **Sections 2.5** and **12.4**, difficult geologic conditions on portions of the Plan area will require special engineering techniques in order to create safe development sites. In the southwest corner of the Plan, remedial grading measures and buttressing are needed in order to stabilize old landslide deposits; some slopes will be created with heights in excess of the maximum recommended elsewhere in this Plan. Accordingly, special design consideration is required in order to avoid a visually disruptive project.

The Plan area to the southwest of the decommissioned sewage treatment plant now owned by the city of Poway should be developed as a high quality industrial park under a Planned Industrial Development (PID) with M-IP zoning. The project area is accessed from Spring Canyon Road in the Miramar Ranch North (MRN) community via a local collector street through a larger industrial complex. The major project street, in the MRN portion of the site, extends northwesterly along a ridge. A narrower street then heads eastward down a grade and perpendicular to the power easement into the Plan area. The public portion of the road is likely to terminate just inside the Sabre Springs boundary; from there a private road will lead to the lower pad area near the decommissioned sewage treatment plant. Internal project streets will not connect to the street system south of Poway Road.

In general, siting of buildings in the industrial area should take advantage of views of Peñasquitos Creek and the eastern open space area while still providing view corridors between buildings. Careful massing and clustering of buildings can be accomplished through stepping of buildings on split-grade lots, variable setbacks and the use of varied-story buildings rather than monolithic structures. Within the Sabre Springs portion of the development approximately half of the land should remain in undisturbed open space.

Preliminary grading studies for the property show that the area immediately east of the community plan boundary will be a continuation of a fill pad and slope in MRN. Further east, a daylight cut extending north to the treatment facility's property will support more pads. South of the road there will be a daylight cut backing up to a steep natural northwest-trending ridge. The buildings on these lots, visible from Poway Road and partially from the southern residential areas, should be clustered in such a way as to visually cascade down the hillside, punctuated by transitional landscaping between lots and around structures. Taller landscaping should be used to visually break up and screen large expanses of buildings.

A private road will continue eastward across a natural open space corridor toward a lower pad area. This road will be held as close as possible to the grade of adjacent natural areas in order to minimize barriers to wildlife movement. The corridor will provide a visual and ecologic continuity of the open space systems to the northwest and east. **Figure 29** illustrates typical sections through the area.

The lower pad area represents a buttressed fill with external slopes not to exceed 60 feet in height. This area should be well buffered from the treatment plant in order to provide a pleasant view from buildings. Design treatment of external slopes in buttress areas should follow the parameters noted elsewhere in this Plan, that is, slopes rounded and blended into the natural terrain and the use of variable grade slopes to provide a pleasing horizontal and vertical undulation rather than a harsh manufactured appearance (**Figure 21**). As shown in **Figure 29**, a transitional planting area should be created on external slopes through the introduction of trees and shrubs well in advance of major grading. The use of native species on the transition slopes, as well as elsewhere in the development, will provide a sense of continuity with the undisturbed open space. All manufactured slopes will be no steeper than 2:1.

The landscape concept for the industrial park will be to soften the visual impact of development through the use of predominantly native species with low water requirements. On external slopes a transition area will be created to blend the existing natural vegetation with the decorative ornamental plants used around structures. The use of native species will have the secondary effect of recreating the wildlife habitat and corridor disturbed by development.

Several techniques can be used to assure adequate revegetation of graded slopes. Seeds and cuttings can be collected from the site in advance of grading and germinated or grown in a nursery for later planting. This method assures species diversity similar to that existent on the site. Another suggested approach is to pre-plant selected indigenous species in undisturbed areas prior to grading to establish transitional areas. The use of larger containerized plants rather than just hydroseed planting is recommended.

E. Parcel 35

Parcel 35, due to its proximity to Peñasquitos Creek and other open space areas, will incorporate special design features to reduce developmental effects on adjacent natural areas. These features will act not only to reduce impacts on wildlife, but also to preserve a unique, rural environment for residents. Design criteria to be employed in the Planned Residential Development review and approval process will include the following:

- The access road should be held as close as possible to the grade of adjacent natural areas in order to minimize barriers to wildlife movement to the creek. The road should be constructed as a two-lane local street with a 30-foot paved section and only one sidewalk in order to minimize the transition from natural areas to the roadway surface.
- The development pad shall not encroach closer than 50 feet to the drip line of the existing riparian vegetation. The buffer area created, which would accommodate a segment of the proposed equestrian trail south of Peñasquitos Creek, should be landscaped with native specimen trees in order to extend the canopy from the creek area to Parcel 35. Barrier plantings of native shrubs should be provided along the equestrian trail and creek to discourage direct encroachment into the riparian area by residents of the project. Native landscape materials utilized in the buffer area should be extended along the westerly and easterly edges of the project and into the project, where feasible.
- Grading of the project area should not create a cut bank in excess of ten feet in height along the southerly side of the project.
- A fence or other appropriate barrier should be provided along the edges of the parcel facing the creek in order to discourage direct access to the creek by project residents. Structures should be aesthetically compatible with the creek setting and the design of the residential area.
- The residential complex should be designed to orient activity areas away from the creek and towards the internal project area.
- Existing dirt roadways not displaced by the project should be tilled and re-seeded with native grass species approximating the existing grassland community.

13.4 Interface With Surrounding Communities

This Plan takes into account the interface of Sabre Springs with adjacent communities in the designation of land uses and in the design of the circulation system. This is to ensure the community will have an adequate functional relationship with Carmel Mountain Ranch, the city of Poway, Miramar Ranch North and Rancho Peñasquitos.

An additional concern is the aesthetic relationship between communities. Design and development plans in Sabre Springs should take into account the following factors:

- Views between communities, especially those from high areas to low areas (for example, from Miramar Ranch North ridges northward across Sabre Springs), and from low areas to high areas (for example, from along Pomerado Road in Poway looking up to the west, to the southeasterly ridge in Sabre Springs).
- Design and landscaping compatibility in abutting uses, for example, the side-by-side commercial areas and adjacent attached housing at the common boundary of Sabre Springs with Carmel Mountain Ranch or the interface between attached housing in Parcel 22 and the existing residential area directly to the east in the city of Poway.
- Continuity and gateway effects along important streets shared by different communities, for example, Poway Road through Sabre Springs as an entrance to the city of Poway and Sabre Springs Parkway through Carmel Mountain Ranch as an entrance to Sabre Springs.

Of particular concern are the views of Sabre Springs from I-15 and Rancho Peñasquitos. The design of this interface should consider both the immediate uses next to the freeway and long distance views to the eastern hills beyond. The freeway interface is addressed in **Section 13.2C**.

13.5 Project and Building Design

A number of project and building design guidelines are set out in the design and implementation sections of several of the land use elements (**Chapters 4, 5, 6 and 9**). This section outlines additional general guidelines for design of buildings and individual projects.

A. Design Compatibility

Particular attention should be given to the treatment of different land uses sited side-by-side. Examples include detached and attached residential projects located adjacent to each other and attached residential abutting commercial development. Compatibility should be sought in architectural design, building materials, landscaping and siting of parking areas. Buffers between land uses, such as grade separations, landscaping, fencing and open space areas, may be appropriate in order to reduce adverse visual, noise and other impacts. Areas of privacy should be well defined.

Linkages between projects should occur primarily within public spaces such as community designated open spaces and the system of vehicular roadways and pedestrian paths.

B. Site Planning

Precise site planning should consider the total context of the site; views, building pads and streets, the placement of buildings on lots, the relationships to adjoining sites, the creation of spaces, service functions and the treatment of yards, slopes and transitions to natural open space. Siting of buildings should maximize views from industrial, commercial and public complexes as well as from residential projects. Views of projects from roadways, nearby developments and adjacent communities should also be considered in site planning.

For residential projects site conditions may dictate flexibility in siting units and project designs accommodating difficult terrain. The use of variable setbacks may be appropriate in best fitting residential development to the land. In low-density residential areas utilization of variable lot sizes and alternatives to standard one-level slab foundations may be considered. Usable open spaces for common recreational usage as well as private outdoor spaces are encouraged in attached developments.

C. Building Design

In building design, structures within a development should possess both similar architectural styles and visual variety. The backsides of buildings on relatively high areas facing into lower areas and along roadways should be well detailed and interesting. Earth tones and textured materials complementing the community environment are considered especially appropriate. Buildings should be diverse in height, bulk, and roofline and should have shadow relief and visual interest rather than large unbroken expanses of wall.

Special care should be taken in roof design and selection of roofing materials, particularly in hillside areas and in low creekside areas where roofs will be especially visible. On hillsides consideration should be given to roofs designed for deck or balcony space. Codes, covenants and restrictions should prohibit aerial antennae and other unsightly rooftop utilities; solar collectors, however, should be permitted.

Urban design features such as fencing, lighting fixtures, seating areas and signing should be compatible in styles, scale and color with project buildings and spaces. They should also complement or selectively repeat the design elements utilized to create the street scene along important community streets, such as Sabre Springs Parkway, the industrial collector loop and the southeast area collector loop.

All signs which can be perceived from public streets should be in proportion to the buildings or activities they identify. Signs within building complexes and along pathways should be consistent with the pedestrian scale. Ground signs identifying individual development projects should be designed as an integral element within the surrounding landscape, landforms and fencing.

D. Crime and Fire Preventive Design

The principles of crime preventive design and defensible space should be used in the design of buildings and projects in the planning area. This means design which encourages ease of surveillance by residents and users and by police. Also a factor is the design of identifiable “territories” with which people associate themselves and neighbors.

Examples of crime preventive design include lighting of areas vulnerable to crime, limiting the height of landscaping and fences to maintain visibility from streets and other trafficked areas, providing elevation differences between public and private spaces and locating parking near destinations. The creation of neighborhood crime alerts is also encouraged as a deterrent to crime.

In addition, fire prevention should be considered in the design of structures and development projects. The use of fire retardant building and plant materials is encouraged in fire hazard areas, especially adjacent to open space areas.

Sprinkler systems and other watering methods should be available to control brush fires as needed. The City requires that street designs meet certain standards to accommodate fire equipment and that buildings be designed to prevent or lessen fire hazards. Access should be provided to open space areas, where needed, to permit firefighting equipment.

E. Other Design Considerations

A number of other project and building design considerations are addressed in **Chapter 12 (Resources Management Element)**. These include grading, drainage, conservation practices and noise attenuation.

13.6 Landscaping Implementation

Two conceptual comprehensive landscaping programs are required in this chapter: one for Sabre Springs North and Poway Road and a second for Sabre Springs South. The areas to be addressed by these programs are outlined in **Sections 13.2 and 13.3** respectively.

The conceptual comprehensive landscape programs should describe the following:

- A candidate plant list, including trees, shrubs, ground covers and hydroseed mixes.
- The mix of trees, shrubs and ground covers for each landscaped area.
- The water and maintenance requirements for each landscaped area, including percent of native plantings, types of watering systems and lengths of maintenance periods.

At least 50 percent of the landscaping materials should be native plant species in areas adjacent to the creeks and lakes and in transition areas between natural open space and developed areas. The agency or owner proposed to maintain each landscaped area should be identified. Provision should be made for landscape maintenance in the interim period between the developers' standard sixty-day maintenance period as set out in the Land Development Ordinance, and the takeover by the ultimate maintaining party, such as an open space maintenance district, community property owner or project association or private owner.

The conceptual comprehensive landscape programs should be reviewed and approved by the directors of the City of San Diego Planning Department and Park and Recreation Department. These programs should be prepared concurrently with the first tentative maps for the north and south areas, respectively and should be approved prior to the recordation of the final maps.