

DESIGN REVIEW COMPLIANCE CHECKLIST

Citywide Design Criteria

USE-24-0001 Applicant: Heritage Inn 2 Imperial Beach LLC Project Address: 701- 707 Palm Ave

C = Compliance N/C = Non Compliance N/A = Not Applicable	C	N/C	N/A
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A. <u>RELATIONSHIP OF BUILDINGS TO SITE AND SURROUNDING AREA</u>			
1. The site should be planned to accomplish a desirable transition with the streetscape, and to provide for adequate planting, pedestrian movement, and parking areas.	√		
2. Site planning should provide landscaped setbacks in scale with buildings, an inviting streetscape, usable open space areas, and buffering between properties.	√		
3. Parking areas should be treated with decorative elements, such as, building wall extensions, plantings, trellises, surface patterns, berms or other innovative means to largely screen parking areas from view from public ways.	√		
4. Whenever the natural or existing topography contributes to the amenity and utility of a proposed project, it should be preserved in a manner, which enhances and accentuates the project. Modifications to the topography will be considered only when it can be determined that they will contribute to the amenity and utility of the project.			√
5. Architectural styles should be made compatible or integrated with adjacent buildings by such means as screens, site breaks, colors and materials.	√		
6. Attractive landscape transition to surrounding properties should be provided.	√		
7. Harmony in design elements, including texture, lines, and masses is required. Monotony shall be avoided. Contrasting design elements should be repeated where appropriate in a harmonious manner. For example, vertical elements contrast with general horizontal lines and should be used where appropriate to make a strong statement.	√		
8. The height, bulk, mass and scale of each building should be compatible with its site and buildings expected to remain or be developed in the surrounding area. Monotony of architectural design is not encouraged.	√		
9. A project proposed in an area deemed to be in a state of decline or blight infestation should be developed in a manner, which will establish and improve the aesthetic quality and character of the area.			√
B. <u>BUILDING DESIGN, COLORS, AND MATERIALS</u>			
1. Evaluation of appearance of a project shall be based on the quality of its design and relationship to existing or future surroundings. Inappropriate, incompatible designs shall be avoided.	√		
2. Existing and proposed structures on the same project site should be architecturally and functionally integrated.	√		
3. Innovative and imaginative design and architecture should be encouraged, and inappropriate and monotonous design should be avoided.	√		
4. Variations of building details, form, line, colors and materials, and setting should be employed to create visual interest.	√		

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5. Monotony of design in single or multiple building projects should be avoided. Variation of detail, form, and siting should be used to provide visual interest. In multiple building projects, variable siting of individual buildings may be used to prevent a monotonous appearance. Variation in wall plan, roof line and direction, materials and color may be used to prevent a monotonous appearance in buildings. Wall plan variation is recommended to reduce scale and bulk and may often be simple provided by building projections, bay windows, and balconies. Color and landscape materials may be used to accent the variation.	√		
6. Window trim, pop-outs, dormers, bay windows, and other features are encouraged to provide exterior variation in wall plan and materials.	√		
7. New building components, such as windows, doors, eaves, and parapets, shall have good proportions and relationship to one another and with wall masses.	√		
8. The architectural theme employed on a particular building should normally be executed on all exterior surfaces.	√		
9. In any design in which the structural frame is exposed to view, materials and finishes should be selected for architectural harmony or enhancements of the theme, as well as aesthetic quality, durability, and ease of maintenance.	√		
10. Exterior colors which are harmonious and contribute to the aesthetic quality of the project should be selected.	√		
11. Colors shall be harmonious yet color contrast or contrasting tone is encouraged to emphasize architectural detail (see examples in Planning Department). Fluorescent paints and garish colors should be avoided.	√		
12. Materials and colors should be varied where appropriate to provide architectural interest. However, material and color combinations should be repeated where necessary to provide contrast and harmony (visual order) to the building. The number of materials should not exceed what is required for contrast and accent or architectural features and may generally be limited to three.	√		
13. Building materials should not stop abruptly at corners but continue from front to side elevations.	√		
14. Parapet walls/mansard roofs should not stop at short distances on side elevations, but should continue to visually unify all building elevations, as appropriate.	√		
15. Blank walls should be avoided by the use of windows, variation of surface plan and materials, and use of shrubbery or trees as landscape screening.	√		
16. Mechanical equipment, including solar collectors and panels, or other utility hardware on roof, ground, or buildings should be screened from public view with materials harmonious with the building, or they should be located so as not to be visible from any public ways.	√		
17. Metal fixtures, trims, and devices, exposed to the ocean environment are subject to abnormally high corrosion and are discouraged.			√

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18. Continued good appearance depends upon the extent and quality of maintenance. The choice of materials and their use, together with the types of finishes and other protective measures, should be conducive to easy maintenance and upkeep.	√		
19. Materials and finishes should be selected for their durability and wear as well as for their beauty. Property measures and devices should be incorporated for protection against the elements, neglect, damage and abuse.	√		
C. <u>LANDSCAPE IMPROVEMENTS AND EXTERIOR LIGHTING</u> Landscape elements included in this criteria consist of all forms of planting and vegetation, ground forms, rock groupings, water patterns, and all visible construction except buildings and utilitarian structures.			
1. An inviting atmosphere should be created in pedestrian oriented areas through the use of landscaping, walls, fencing, seating, plazas, statues, fountains, and other design features.	√		
2. Grades of walks, parking spaces, terraces, and other paved area should provide an inviting and stable appearance for walking and, if seating is provided, for sitting.	√		
3. Landscape treatment should be provided to enhance architectural features, strengthen vistas and important axis, and provide shade, privacy and buffering, soften large surfaces and paved areas, and accent points of interest. Where practical, existing trees and drought tolerant plants should be preserved and included in the planning and design of the site.	√		
4. Unity of design should be achieved by repetition of certain plant varieties and other materials, and by correlation with adjacent developments, where appropriate.	√		
5. Plant material should be selected for interest in its structure, texture, and color and for its ultimate growth.	√		
6. In locations where plants will be susceptible to injury by pedestrian or motor traffic, or other environmental hazards, they should be protected by appropriate curbs, tree guards, or other devices.	√		
7. Service and storage yards, trash collection areas, exterior work areas, and other places which tend to be unsightly, should be screened by use of walls, fencing, planting, or by combinations of these.	√		
8. In areas where general planting does not prosper, other materials such as fences, walls, trellises and pavings of wood, brick, stone, gravel, and cobbles, should be used. Carefully selected plants should be combined with such materials where possible. Materials should be harmonious with building materials.	√		
9. All plant materials should be selected, arranged, and installed in accordance with sound horticultural and landscape architectural practices per landscape and irrigation plans.	√		
10. Color and texture of landscape elements should be coordinated with color and texture of building materials. Coarse textures and darker or brighter colors may be used where appropriate to reduce perceived distance and size. Fine	√		

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textures and light or greyed colors may be used for the opposite effect where appropriate.			
11. Miscellaneous structures (i.e., structures other than buildings: sign posts, railings, etc.) and street furniture located on private property should be designed to be integrated with, or harmonious with, the architectural building and landscape design proposed for the site. Materials should be durable and compatible with buildings and surroundings in color and scale.	√		
12. Exterior lighting should be designed to enhance the architecture of the building and landscape and shall be restrained in color and brightness. Light standards and fixtures shall be architecturally compatible and scaled to the buildings with consideration for energy efficiency.	√		
D. <u>SIGN CRITERIA</u> (The same criteria applicable to wall signs shall apply to monument signs.)			
1. Signs should be designed as supportive elements to land use. They should be used primarily to identify businesses, professional offices and public and quasi-public facilities.	√		
2. Signs should be compatible with the nature, scale, character, and design of the locale and land uses they serve.	√		
3. Signs should be part of the architectural concept. Size, color, lettering, locations, and arrangement shall be harmonious with the building design, and shall be compatible with approved signs on adjoining buildings. Signs shall have good proportion.	√		
4. Colors should be used harmoniously and with restraint. Lighting should be harmonious with the design. If external spot or floodlighting is used, it shall be arranged so that light source is shielded from view.	√		
5. Identification and directory signs should manifest a high degree of artistic order and taste, as well as legibility.	√		
6. Signs should be characterized by restraint. Where practical and practicable, artistic graphics and fine art displays should be used in lieu of "commercial" signs.	√		
7. Signs should place considerable emphasis upon color, harmony, size, shapes, letters, materials and character.	√		
E. <u>CIRCULATION AND PARKING</u>			
1. It is recommended that parking areas be screened from view by the use of landscaping, walls, buildings, or other innovative and decorative concepts.	√		
2. Parking areas and trafficways should be enhanced with landscaped spaces containing trees or tree groupings which shall be adequately irrigated and maintained. Shrubs should be used only where they will not obscure vision.	√		
3. The placement of trees in parkways or paved areas is encouraged.	√		

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4. Vine covered trellises should be provided where appropriate to provide shading and buffering of open parking areas, particularly where tree planting is not provided.			√
5. Parking bays located between the building and the street should be separated from buildings by landscaped areas or protected walkways.			√
6. The mass of large parking areas should be improved through the employment of landscaping, textural variation, or structural interruption (i.e., walls and trellises). Variation of paving material, texture and color is recommended where pedestrian and vehicular areas overlap. The use of stamped concrete, stone, brick or granite pavers, exposed aggregate, colored concrete or other methods to divide or improve the effect of large expanses of pavement is encouraged.	√		
7. Onsite circulation shall be designed to promote adequate security, police and fire protection; and, to facilitate postal delivery, moving, trash collection and trades services.	√		
8. The layout of off-street parking areas and onsite circulation systems should place emphasis on: A) Convenience and proximity to the units served.	√		
B) Safety.	√		
C) Screening and separation of buffering from common uses areas, residential units and recreation areas.	√		
9. Directional signs and graphics should be used to promote public safety and convenience.	√		
10. Loading, unloading, and delivery service operations should be preplanned. Parking layouts should clearly indicate that these operations would not adversely affect customer parking or access.			√
11. The plans of major commercial centers shall be responsive to the physical requirements of public transportation and should provide the requisite pedestrian ways, bus stops, benches, and shelter.			√
12. Secure bicycle parking facilities are encouraged.	√		
13. Public or commercial parking areas should be designed for convenience and, where feasible, should be directly accessible from two streets, or a street and an alley.			√
14. Pedestrian ways within commercial parking areas should be protected from vehicular movements by landscaped areas, curbs, or posts.	√		
15. In multiple family developments, it shall be considered undesirable to locate off street parking areas between the buildings and the street. In cases where this design solution is utilized by the Architectural Design Review Advisory Committee, the parking areas should be screened from view. Parking shall be considered between buildings and streets where it does not detract from otherwise exceptional design and neighborhood amenities.			√
16. It is recommended that all parking or maneuvering areas which are perpendicular to building walls be separated by landscaped areas.	√		

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F. <u>MULTIPLE-FAMILY RESIDENTIAL ENVIRONMENT</u>			
1. Multiple family dwelling developers should place cardinal emphasis on the protection of residential privacy. Privacy requires sensitive structural and landscaping design, and effective sound-proofing. It is also dependent upon the selection of proper building, screening, and landscaping materials.	√		
2. The site development and design of multi-family development should be coordinated with that of existing or potential adjoining and adjacent development. The project design should be consistent with the standards of good site planning and spatial relationships.	√		
3. The landscape of a multi-family dwelling should be oriented towards the establishment and maintenance of a high order of on and off site environmental and aesthetic quality.	√		
4. The design of all multiple units should promote good circulation, adequate exterior lighting and noise protection. The said design should minimize hazards, and optimize energy conservation. Solar orientation should be considered to reduce heating requirements.	√		
5. Each building site upon which a multi-family project is developed shall provide landscaping and usable open space. The space developed to landscaping may be improved with textured flooring, fountains, ponds, kiosks, and sculpture, as well as plant material.	√		
6. Where practicable, large multi-family developments should provide a variety of building sizes and arrangements.	√		
7. Multiple-family dwelling development shall provide their residents private and/or common open space. Private open space may take the form of patios, balconies, courtyards (atria), or gardens. The establishment of game rooms, children's play areas, meeting rooms, and roof gardens should be encouraged where appropriate.	√		
8. Usable open space required by the zoning ordinance should be distributed throughout the project site.	√		
9. Noise effects on and from all common and private open space should be buffered by fences, walls, and/or barriers, which block the line-of-site of the noise source.	√		
10. Indoor-outdoor integration can be promoted in projects by the use of large windows and sliding glass doors in conjunction with patios, balconies, and courtyards. The said windows and doors, however, should be effectively shuttered or draped in order to prevent substantial night-time energy losses.	√		
11. Common open space should be provided in large areas if feasible. Large areas of open space can be imaginatively landscaped, well utilized, and economically maintained.	√		

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G. COMMERCIAL AND INDUSTRIAL DEVELOPMENT			
1. The land use patterns, circulation, forms and spatial relationships of shopping centers and industrial uses should be harmonious with the areas they serve or are linked with by major circulation routes. The nature, character, and design of the areas should determine the architectural theme, landscape, building arrangement, and signing of the mercantile centers.			√
2. Shopping centers should be unobtrusive, low in profile and building intensity, and probably casual or informal in theme. Massive buildings, garish color schemes, and extensive signing are out of place.			√
3. Vehicular and pedestrian traffic should be separated to create a "village atmosphere". A mall, arcade, or patio form tends to promote effective landscaping, customer convenience, and a pleasant environment for shopping.			√
4. Where feasible, customer traffic should not be mixed with truck-service traffic. Furthermore, customer parking should be both convenient and ample. Employee parking, which is often long-term parking, should be designated in order to make customer parking, which is usually short-term in nature, more convenient.			√
5. Neighborhood and subneighborhood (or convenience) shopping facilities have captive markets, and therefore do not require extensive signing or external outdoor advertising. The appurtenant signs employed in these centers should be solely oriented towards "shop identification". Artistic graphics, wood-carved signs, gold lead window signs, and symbolic hanging signs are especially appropriate on the neighborhood and subneighborhood scenes.			√
6. While pole signs were popular in the 1950's and 1960's, they are a principle source of visual pollution and are not appropriate. On the other hand, low profile monument signs tend to be consistent with the tenets of good urban design, and can provide adequate shopping center identification.			√
7. It is recommended that a minimum of 15% of the gross area of a commercial industrial center should be devoted to landscaping. The required landscaping may take the form of decorative flooring, masonry walls, fountains, sculpture, or clusters of mall furniture, as well as plant material.			√
8. The extensive use of trees within and along the periphery of commercial and industrial centers is urged. Trees provide beauty and improve environmental quality. They also soften the impact of commercial activity upon shoppers and local residents.			√
9. Since commercial and industrial uses are situated in close proximity to residential areas buffers are essential. Where abutting directly upon residential lands, an appropriate landscaped buffer should be established on the commercial/industrial property. Architectural walls or decorative fences should be used to protect local residents from the noise and visual impact of commercial parking lots.			√

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10. The landscape of commercial projects should not be confined to plant material. Textured flooring, masonry, fountains, water features, exterior works of fine art, and exterior furniture should be used to promote a project's visual interest, variety and amenity.			√
11. Where feasible, trees with unique structural characteristics should be planted. These trees should improve the aesthetic quality of commercial areas and compliment adjacent urban forms.			√
12. The use of fountains, water sculpture, and other recycling water features provide a cooling effect with respect to the urban environment, and visual relief from the impact of hard surfaces. The use of these features should be encouraged.			√
13. Planters and tree wells should be designed to protect the plants they accommodate and to promote the aesthetic quality of their surroundings.			√
14. Mall furniture should be carefully coordinated with the landscaping and works of fine art which share its setting. This coordination requires that each mall, enclosure, plaza, or open space be planned as a single design composition, and not on an element-by-element basis.			√