

1. General Guidelines

The following architectural design guidelines provide general direction for Project design at the land planning level. Separate sections are dedicated to architectural theme, styles, and to structural massing and siting, with the intent of achieving design continuity throughout the Project. These guidelines were developed in accordance with the design objectives of The Crossroads in Winchester Specific Plan Amendment No. 2.

a. Architectural Theme

The Crossroads in Winchester will display an architectural theme which uses the soft lines of rural architecture of the western United States, to produce a feel that is in concert with the rural surroundings.

The Crossroads will be developed with an appearance of a traditional, small community, with walking neighborhoods and walk-to stores, displaying quality craftsmanship in every structure. Of primary importance from an aesthetic approach is that the community presents an organized, clean image and that the community elements are well-integrated. Despite the relatively small size of the plan, a fragmented, unorganized sense can arise if streetscenes, monumentation and landscape differ too greatly

Because attention to detail of the development process has been integrated under the architectural guidelines, the final product can result in a very pleasing image. This requires detail to all items, including those as minute as lamp posts, trash enclosures, and the choice of lettering styles for entry monumentation.

2. Architectural Qualities and Concepts

The architectural character of The Crossroads in Winchester specifies western building styles, predominately those of rural America, as well as the warmth and expansiveness of California ranch.

The Crossroads architectural style cannot be modernist, in the sense of using concrete and multi-shaped cut-out windows, or block glass and wire mesh with pink and blue hues, because these styles are incompatible with the rural nature of Winchester.

Not acceptable are styles resembling Spanish, Moroccan, Roman-Greco or other Mediterranean, etc., because they overwhelm the fine craftsmanship and the use of wood material (or fire-retardant wood imitations) of the desired styles, with their block massing, white-toned stucco and terra cotta roof material. Mediterranean style architecture also utilizes palm trees to look its best, and palms are not included in the planting material guidelines.

The Crossroads should still strive to be integrated, subtle in its changes from style to style. Overall commercial architectural style should be consistent in its building

massing, especially as seen from the street scene. Commercial center appearances should utilize soft tones and colors. The development of commercial centers should be inviting, with shade trees and benches, perhaps with a sculptured fountain as a central focus. Utmost of importance is to keep in mind that The Crossroads marks the entryway to and the center point of the Winchester Valley, where its appearance will benchmark the level to which all new construction should strive.

a. Architectural Styles – Exemplary Styles

The architectural style presented in the homes and commercial buildings of the Specific Plan is its most productive means to emphasize, in fact embody, the environmental, regional, historical and cultural context in which the planned community will be built. In the Winchester area, these variables are both rich and still in existence, documented in family homesteads, operating farms, and town buildings.

The town of Winchester has its roots in the great western expansion that led and then followed the rail lines of the Southern Pacific Rail Company in the 19th century. The same rail, now owned and operated by the Atchinson, Topeka, and Santa Fe Rail Company, ran through the center of Winchester Valley, which was called "Paradise Valley." A commuter stop with small station placed Winchester as a potential candidate as county seat of Riverside. Large homesteads were purchased for dry farming. Years later, as the dairy industry in Los Angeles was replaced by burgeoning subdivisions, far-seeing dairymen of Dutch and other extraction placed their land profits in the area, counting on the cycle of expansion to pay off again in the future. Many retirees and others wishing a more open, expressive life style away from the big city divided land and developed ranch and horse properties in and around the town of Winchester. From this background, the architectural expression for The Crossroads derives its mix of styles. It is thus in respect to the those visionaries of the area who established home, ranch, feed store, town hall, church and school that the guidelines for future development is drawn.

Described below both in text and in photographs or renderings are samples of the type of quality architecture anticipated at buildout of The Crossroads in Winchester Specific Plan. These are examples only, and housing types are not limited to those listed below, but may include many varied styles which accommodate the rural surroundings, warm climate, and openness of The Crossroads in Winchester.

- 1) **California Ranch Style** - This most predominant style of structure in the Winchester area is also the most modern of those highlighted in this section. As shown in **Figure D-1-1 – Architectural Elevations – California Ranch**, it

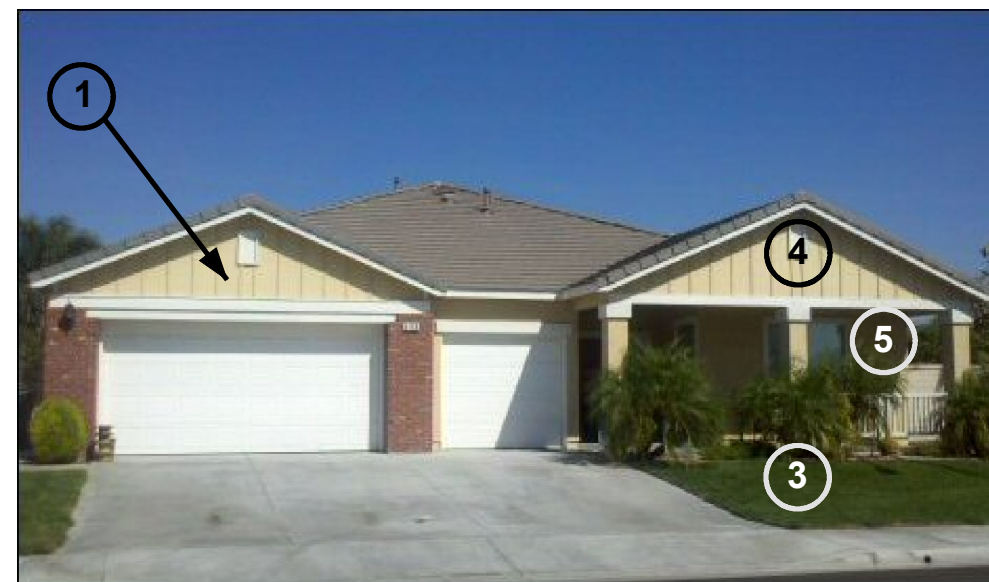
THE CROSSROADS IN WINCHESTER

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is characterized by the horizontal (single-story), sprawling layout, reflective of the generous amounts of land of its origin. Striking and functional is the large roof overhang, providing shade in the long hot months to windows, which are undersized in southern exposure, but oversized in the other orientations. Prevalent is the use of wood—in siding, roof (although modern fire safety requirements mandate replica materials), patio areas and fencing. The ranch-style more than communicates or attempts to blend with its environs; it is the manifestation of its surroundings.



- DESIGN ELEMENTS**
1. Single story horizontal massing
 2. Large roof overhangs and shallow pitched hip roof
 3. Minimal exterior decorations
 4. Wood siding
 5. Patio area
 6. Large windows



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California Contemporary — This style, made common by the expansion of communities in Southern California, is nonetheless an appropriate structure for The Crossroads in Winchester. As shown in Figure D-1-2 – Architectural Elevations – California Contemporary, it utilizes the best of modern technology - such as large paned glass areas that meet energy-efficiency standards. faux brick and stonework which meet earthquake safety standards, and concrete roofing materials which closely resemble wood shingle - and blends them into an attractive and functional home. The modern appearance is softened and made interesting by the use of changing roofline pitches, the addition of dormers or full-story rooms, and entries which are stepped back from the front of the structure, providing relief and accentuating the front door. The contemporary can utilize multi-pane, clerestory and half-round windows to add vitality to walls, as well as multiple chimney or other projections to break up the massing.

- 2) **California Bungalow** — This style, again at home in its native environs, is also most adaptable to the neo-traditional "sense of place" planned for The Crossroads Specific Plan. As shown in **Figure D-1-3 – Architectural Elevations – California Bungalow**, the California bungalow has its roots, unpretentiously, in the movement to provide low cost homes in sunny California to in-migrants, before the onset of the Second World War. Materials are simple wood siding and composite roof, floor print an even ratio of width-to-depth with extended front porch, and garages are implemented by the addition of another square at the side or rear of the lot, detached. But the bungalow is well-suited to the California climate and lifestyle, and its abundant use of large windows, its covered porch, and its propensity to move activities to the outdoors because of limited indoor space make it a functional style in a traditionally planned community.
- 3) **California Cottage** - Related to the California bungalow but modernized in many ways, as shown in **Figure D-1-4 – Architectural Elevations – California Cottage**, the Cottage style is exemplified by a small building footprint, vertical elements of chimney and prominent upstairs window, and exterior finish which often includes clapboard siding, lattice work and cedar shingle. The California Cottage makes excellent use of small or narrow lots, often utilizing an entry on the structure's side. The lot should be well-landscaped, with special emphasis of vertical element such as column, post or arbor to mark the front door entry.

Summary of Architectural Styles – Rather than restricting architectural style, these guidelines will define the character and quality of the community of projects in The Crossroads. These guidelines provide a conceptual reference for architectural continuity and visual cohesiveness. As such, this section should not be interpreted to require a stringent compliance to a particular style of architecture but rather to a sense of belonging together. Finally, the sketches and

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graphic representations contained herein are for conceptual purposes only and are to be used as general visual aids in understanding the basic intent of the guidelines. They are not meant to depict any actual lot or building design.



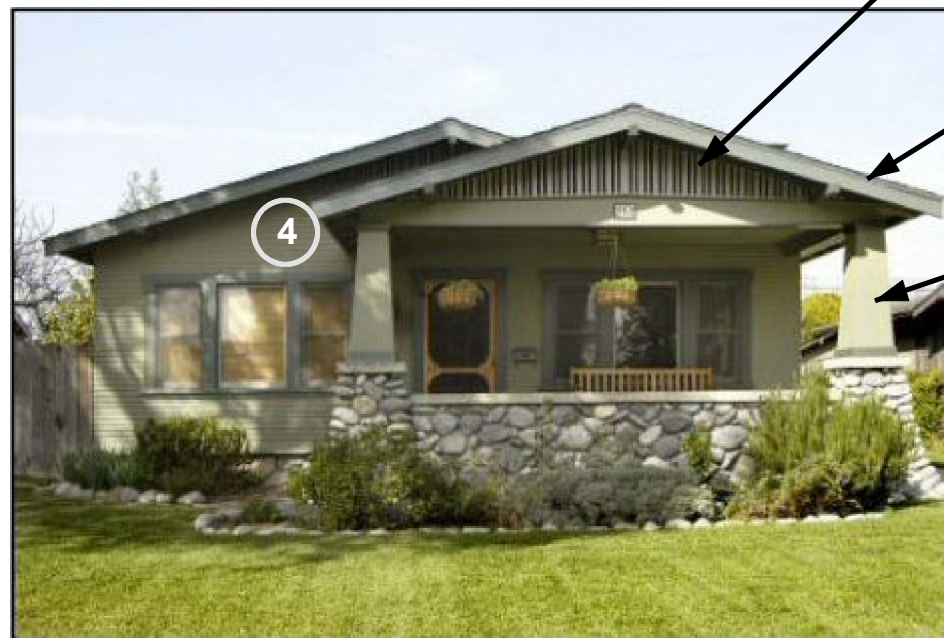
DESIGN ELEMENTS

- 1. Asymmetrical layout and massing
- 2. Base may be articulated as stone, brick, etc. At times, the ground floor is articulated as the base
- 3. Large uniform windows without decorative trim
- 4. Changing roofline pitches and the addition of dormers



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Figure D-1-2 - Architectural Elevations - California Contemporary



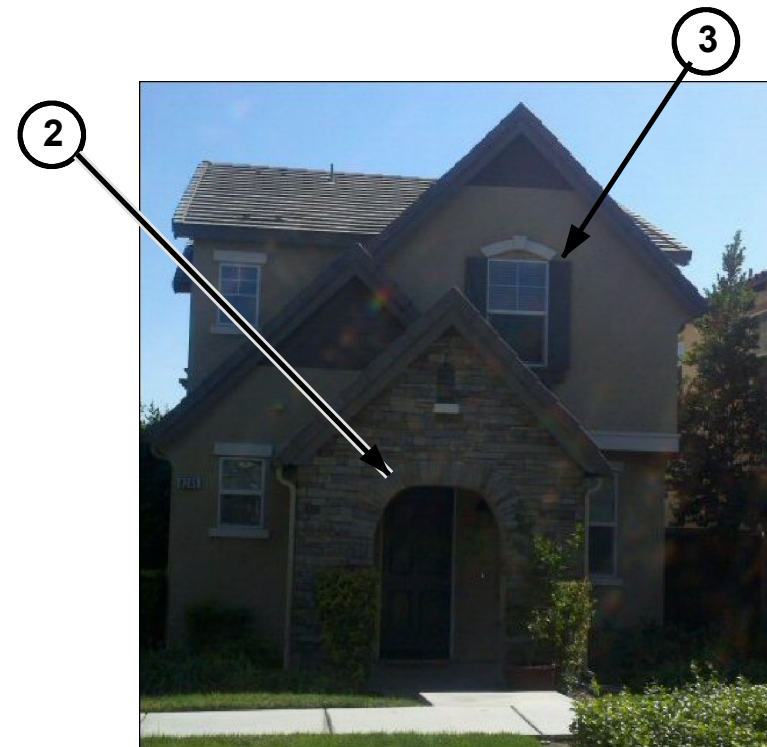
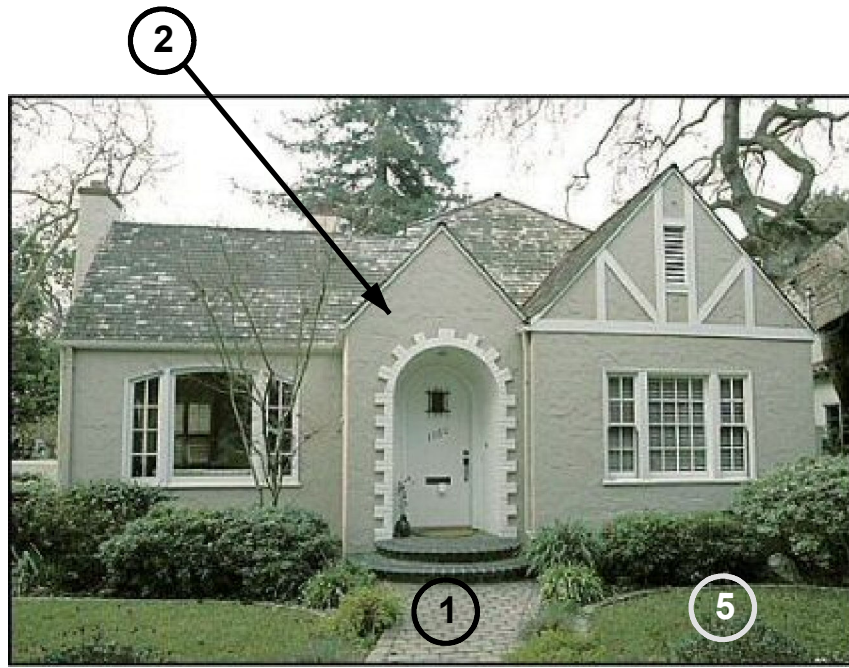
DESIGN ELEMENTS

- 1. Front facing gable roof
- 2. Sloping columns on part-masonry base
- 3. Windows / vents in rectangular frame at gable end
- 4. Horizontal wood siding

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Figure D-1-3 - Architectural Elevations - California Bungalow

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DESIGN ELEMENTS

1. Small building footprint
2. Vertical elements to mark the front door entry
3. Prominent vertical upstairs windows
4. Entry on the side
5. Well landscaped lot

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Figure D-1-4 - Architectural Elevations - California Cottage
The Crossroads in Winchester Specific Plan Amendment No. 2

3. Architectural Design Guidelines

a. General Guidelines

The following architectural design guidelines provide a pictorial example of the exterior architecture of residential and non-residential structures. The guidelines describe four characteristics of sensitivity, effect, features and materials—as well as specific recommendations for single family detached product types and single family attached and multi-family product types. In addition, overall site recommendations are included for signage, lighting and equipment screening. These guidelines are not intended to be all-inclusive, and variations from specified elements or materials are permitted, although a specific list of prohibited materials is also included. Listed features and elements are considered appropriate or acceptable but not necessarily required.

1) Sensitivity

The architectural styles and treatments selected for projects within The Crossroads Specific Plan shall exhibit the following characteristics of sensitivity:

- Create a complementary relationship with adjacent projects
- Create architecturally distinct structures through use of various Components
- Project structural integrity
- Develop a compatible relationship between projects and buildings, and open space or recreation areas
- Present an appropriate orientation toward adjacent land uses
- Create an aesthetically pleasant profile

2) Effect

The architectural styles and treatments selected for projects within The Crossroads shall create the following effects:

- Establishes and enhances overall character
- Emphasizes proper land use relationships
- Avoids visual repetition
- Creates a desirable visual environment
- Authentically replicates selected architectural styles

- Creates visual vitality through interaction of styles
- Maintains continuity within the project through the use of similar architectural elements

3) Features

In addition to the design features that are graphically depicted in Figures D-1-1 through D-1-4, the architectural styles and treatments selected for projects within The Crossroads shall utilize or incorporate some combination of the following features:

- Articulated facades
- Low plate lines
- Large overhangs
- Variated roof planes
- Recessed entries
- Greenhouses and skylights
- Balconies and broad porches
- Wainscoting
- Extensive windows

4) Materials

The materials used in the construction of residential and commercial structures within The Crossroads should be selected from the following listing. Materials not included in this list are subject to architectural review:

- Stucco and plaster, when appropriate
- Wood and dimensioned lumber
- Board on board
- Stone, rock, or brick
- Wood or wood replica shingles
- Slate
- Metal or wood window dividers
- Precast concrete or split-faced block (commercial only)

b. Architectural Design Guidelines-Single Family Detached

1) Building Form and Massing

To provide rhythm and balance to the architecture of a dwelling, simple bold elements should be integrated into the design of each home. Several architectural elements are encouraged to meet this goal.

a) Vertical and/or Horizontal Stagger

A streetscene with numerous flat unarticulated walls can create an uninviting street presence. To avoid this, the integration of an elevation style with vertical and/or horizontal stagger will limit the bulk of the building elevations. This can be achieved by providing shadow and depth. Where it is consistent with the architectural style of the residence, the building design shall feature vertical and/or horizontal stagger.

b) One, Two and Three-Story Forms

Where appropriate to the architectural styles selected for the residence, combinations of one, two or three story forms should be used to create variety in setback and building form.

c) Elevation Style

Stylistic diversity can be provided through the mix of elevation styles. Architectural elements, such as building form, entry, roof, details, materials, and color shall be consistent with the homes architectural style described above.

2) Roof Design

Homes within Crossroads shall incorporate elements that reduce visual height such as variety in roof forms, direction of slopes and variety in ridgelines and height. These elements provide diversity and visual interest to the building form and neighborhood as a whole.

a) Roof Form

A variety of roof forms shall be used throughout the design of homes for Crossroads. Such roof forms include:

- Gable
- Cross Gable
- Shed
- Hip

b) Ridgelines

The height and direction of ridgelines should be consistent with the architectural style of the home. Where appropriate, repetitious rooflines should be avoided. Instead, creating a variety of roof orientation and forms along a streetscene are encouraged.

c) Elevation Style

While a variety of roof design, treatment, and overhangs are encouraged, roof treatments shall be consistent with the architectural style of the home.

3) Garage Door Design

Homes within Crossroads shall incorporate architectural features that reduce the visual impact of garage doors. The visual impact of garage doors can be reduced by locating the garage behind the home, recessing the garage from the main structure, or orientating the garage at an angle to the home.

a) Front Loaded Garages

When garages must face a public street, the garage shall be located as far back from the edge of the public right-of-way as possible. Front loaded garages must be recessed from the main structure, or oriented at an angle to the home.

Furthermore, front loaded garages shall incorporate architectural features that complement the residential structure and be less dominant from the street than the main house. Elements such as trellises and vertical design detailing on the garage doors shall be used to minimize the apparent width. Front loaded garage doors visible from the public right-of-way shall be treated with windows, surface panels, and other forms of architectural detailing to reduce the impact and scale. Large featureless doors shall be avoided.

b) Alley, Rear Loaded, or Court-Loaded Garages

Generally speaking, garage doors that are located behind the home, away from the public right-of-way are encouraged to reduce the visual impact of garage doors. Alley, rear loaded, and court-loaded garages shall be compatible with the residential character of the home. They shall be treated with windows, surface panels, and other forms of architectural detailing to reduce the impact and scale. Large featureless doors shall be avoided.

In no instance shall an alley, rear loaded, or court-loaded garage directly face the street. In all instances, these garages shall be placed in the rear, behind the residential structures. Alley, rear loaded, and court-loaded garages are depicted below in the individual lot layout styles.

4) **Outdoor Living Space**

The homes within Crossroads shall be designed to complement the natural and programmed open spaces throughout the community, thus creating an inviting pedestrian environment.

a) Covered Porches

Porches are outdoor covered spaces usually located at the front entry of the residence. They not only help to provide a pedestrian scale element to the building massing, but also allow an area for residents to enjoy the outdoor climate.

Where porches are provided, they shall be designed as an integral element of the building with details, eaves, supports, and railings in keeping with the architectural style and other elements of the building design.

Porches shall be fully covered in one of the following ways:

- Roof element matching the residence
- Trellis structure
- Second story balcony or overhang

On Corner lots or lots adjacent to open areas, porches that wrap around the corner of the building are encouraged.

b) Balconies

A balcony is a projecting platform on the exterior wall of a building that is usually enclosed by a railing or balustrade. Balconies provide visual relief to the building mass and add human scale.

Where balconies are provided they shall be designed as an integral element of the building with details, eaves, supports, and railings in keeping with the architectural style of the home. Balconies may be covered or open, and can either be recessed into the mass of the building or designed as a projecting element, and can be located on any side of the dwelling. The use of architectural enhancements is encouraged where appropriate to the architectural style of the building.

c) Courtyards

A courtyard is a ground level outdoor space, partially or fully enclosed on all four sides by the building or courtyard walls.

Where courtyards are provided, they shall be designed as an integral element of the building; courtyard walls shall be finished to match the

house. Courtyards may be located on the front, side, or rear of the dwelling, or can be internal to the floor plan.

5) **Architectural Detailing**

In keeping with creating a quality development, architectural detailing is a key element for home design in Crossroads. The quality and appropriate use of detail elements is important and should be genuine to the architectural style of the dwelling. Architectural detail elements may include:

- **Railing**-Wood or synthetic wood product, wrought iron, or tubular steel railing;
- **Brackets and Fascia**-Wood, synthetic wood product, or stucco outlookers, brackets, fascia, dentils, and corbels;
- **Trim, Headers, and Sills**-Wood, synthetic wood product, foam, or stucco trim surrounds, headers, and sills;
- **Decorative Ceramic or Clay**- Decorative ceramic or clay tiles and pipe vents, where appropriate to style;
- **Grille Work**- Decorative wrought iron grille work;
- **Gable-end Detailing**- Decorative wood, synthetic wood, or foam gable-end detailing;
- **Shutters**-wood or synthetic manufactured shutters- Bermuda shutters, plank shutters, louvered shutters; and
- **Style Specific Elements**-other architectural style specific details

a) **Windows**

Generally, the location of windows is determined by the practical considerations of room layout, views, and privacy. Because windows play an important role in the exterior architectural character of the home, special emphasis should be given to the way in which windows are used for design effect.

Window style

The style and shape of windows should be consistent with the architectural style of the dwelling. Where appropriate to style and window forms, use of multi paned windows are encouraged.

Headers and Sills

The design of the header, sill and trim elements must be consistent with

the architectural style of the residence.

6) Functional Elements

a) Mechanical Equipment and Meters

Homes will be designed with a focus on the architecture of the living and entry areas. To achieve this, special care should be taken so that mechanical treatment does not detract from the architecture.

- Mechanical equipment such as air conditioners, heaters, evaporative coolers, radio antennas, and other such devices may not be mounted on any roof without HOA approval.
- Ground mounted air conditioning units visible to public view shall be screened by walls or landscaping.
- Natural gas and electrical meters shall be screened to be integral with the architecture of the home.

b) Accessory Structures

To ensure cohesive design, detached accessory structures including storage units and other similar accessory structures shall be compatible in design, material, and color with the primary residence. Such structures shall also visually relate to the main residence through the use of courtyards, garden walls, or other landscape elements.

c. Architectural Guidelines- Single Family Attached and Multifamily

1) Building Form and Massing

a) Building Form and Scale

The form of a single family attached or multifamily building should be consistent with an appropriate architectural style, and provide relationships between buildings through architectural compatibility. Due to their nature as larger buildings, single family attached and multifamily building design must be mindful of the relationship to, and impact on, adjacent neighbors. Each neighborhood must include a collection of varied but complementary forms which creates a streetscene that is clear to navigate physically and visually. Buildings shall relate to each other both horizontally and vertically.

Maintaining human scale is an important element in single family attached and multifamily building design. This can be achieved through breaking up building shapes into multiple forms.

b) **Building Height**

Multi-family Buildings shall incorporate elements that reduce visual height such as:

- Stepping down of building height at prominent corners.
- Large open balconies at building corners to provide negative space.
- Reduced massing along pedestrian-oriented edges shall be used to relate buildings to the pedestrian environment.

2) **Architectural detailing**

Single family attached and multifamily buildings must activate the street, utilizing elements such as canopies and awnings, stoops, plazas, and enhanced entries with porches, trellises or courtyards, where appropriate to building typology and architectural style, as transitional spaces between the “private” and “public” realms.

In addition, the quality and appropriate use of detail elements is important and should be genuine to the architectural style of the dwelling. Architectural detail elements may include:

- **Railing**-Wood or synthetic wood product, wrought iron, or tubular steel railing;
- **Brackets and Fascia**-Wood, synthetic wood product, or stucco outlookers, brackets, fascia, dentils, and corbels;
- **Trim, Headers, and Sills**-Wood, synthetic wood product, foam, or stucco trim surrounds, headers, and sills;
- **Decorative Ceramic or Clay**- Decorative ceramic or clay tiles and pipe vents, where appropriate to style;
- **Grille Work**- Decorative wrought iron grille work;
- **Style Specific Elements**-other architectural style specific details

a) **Windows**

Generally, the location of windows is determined by the practical considerations of room layout, views, and privacy. Because windows play an important role in the exterior architectural character of the home, special emphasis should be given to the way in which windows are used for design effect.

Window style

The style and shape of windows should be consistent with the architectural style of the dwelling. Where appropriate to style and window forms, use of multi-paned windows are encouraged.

Headers and Sills

The design of the header, sill and trim elements must be consistent with the architectural style of the residence.

3) Garage Door Design

Homes within Crossroads shall incorporate architectural features that reduce the visual impact of garage doors. The visual impact of garage doors can be reduced by locating the garage behind the home, recessing the garage from the main structure, or orientating the garage at an angle to the home.

a) Front Loaded Garages

When garages must face a public street, the garage shall be located as far back from the edge of the public right-of-way as possible. Front loaded garages must be recessed from the main structure, or oriented at an angle to the home.

Furthermore, front loaded garages shall incorporate architectural features that complement the residential structure and be less dominant from the street than the main house. Elements such as trellises and vertical design detailing on the garage doors shall be used to minimize the apparent width. Front loaded garage doors visible from the public right-of-way shall be treated with windows, surface panels, and other forms of architectural detailing to reduce the impact and scale. Large featureless doors shall be avoided.

b) Alley, Rear Loaded, or Court-Loaded Garages

Generally speaking, garage doors that are located behind the home, away from the public right-of-way are encouraged to reduce the visual impact of garage doors. Alley, rear loaded, and court-loaded garages shall be compatible with the residential character of the home. They shall be treated with windows, surface panels, and other forms of architectural detailing to reduce the impact and scale. Large featureless doors shall be avoided.

In no instance shall an alley, rear loaded, or court-loaded garage directly face the street. In all instances, these garages shall be placed in the rear, behind the residential structures. Alley, rear loaded, and court-loaded garages are depicted below in the individual lot layout styles.

4) **Functional Elements**

a) Exterior Stairs

Exterior stairs, when used, shall be designed as an integral part of the architecture.

- Stair guardrail design must be consistent with the architectural style of the building.

b) Mechanical Equipment and Meters

- Mechanical equipment and meters shall be visually concealed and designed to not detract from the architecture of a building. When possible, mechanical equipment for adjacent units should be arranged into groupings.

- Mechanical equipment (air conditioning/heating units, etc.) should not be mounted on, or attached to, any sloped roof.

- When mounted on flat roofs, mechanical equipment should be completely screened by parapet walls at least as tall as the equipment screened.

- Ground mounted air conditioning units visible to public view shall be screened by walls or landscaping.

- Natural gas meters must be grouped and screened behind walls.

- Electrical meters must be grouped and located behind doors.

- Screen walls and electrical enclosures shall be designed integral to the buildings architecture.

- All fire risers and fire related plumbing shall be installed in a fire riser cabinet or meter cabinet. Visible fire plumbing is prohibited.

c) Accessory Structures

Detached garages, carports, or other similar accessory structures shall be compatible in design, materials, and color with the primary building. Such structures shall be visually related to the main building through the use of courtyards, garden walls, or other landscape elements.

d. Community Wide Architecture – Layout and Structure Massing

The Crossroads in Winchester Specific Plan is a small-scale community, which has been divided into fourteen individual planning areas. The Crossroads in Winchester incorporates the general guidelines of the Transit-Oriented Development (TOD) concept mentioned previously in this document. While not strict in its interpretation of the rules which govern land planning and pedestrian movement in a TOD, The Crossroads nevertheless has been planned to accommodate the pedestrian as much as possible, and to diminish sole reliance on travel via the automobile, in accordance with the following statement about TOD design:

The TOD mixes residential, retail, office, open space and public uses within comfortable walking distance, providing options for residents and employees to travel by transit, bicycle, or foot, as well as by car. (Calthorpe Associates)

As implementation of the Plan proceeds from a macro-environment (land planning in *Section IV.A.*) to a microenvironment, the elements which comprise the master developer's and builder's design must be consistent with each other as well as with the overall vision. The subsections of this section guide the design, in an increasing detail, from streets, to lot layout, to building massing and, finally, to the community elements of entries, signage, lighting, enclosures, etc.

1) Street Layout – Pedestrian-Oriented

a) Arterial Streets and Thoroughfares

Arterial streets and thoroughfares shall allow efficient conveyance of through traffic. The arterial may not serve as a significant barrier to pedestrian and bike activity such a situation will increase the number of daily vehicle trips. Convenient pedestrian and bike crossings shall be provided wherever cross-arterial connections are made.

b) Street Pattern

The street system shall be clear, formalized and interconnected. Cul-de-sac streets should be avoided, or modified to allow pedestrians and bicyclists to pass through.

c) The guiding principles to be applied are as follows:

- Link land use with existing or proposed transit alignments
- Reduce the number of auto trips and regional Vehicle Miles Traveled (VMT)

- Reduce air pollutant emissions
- Provide a diversity of housing types
- Design the urban area efficiently

Appropriate

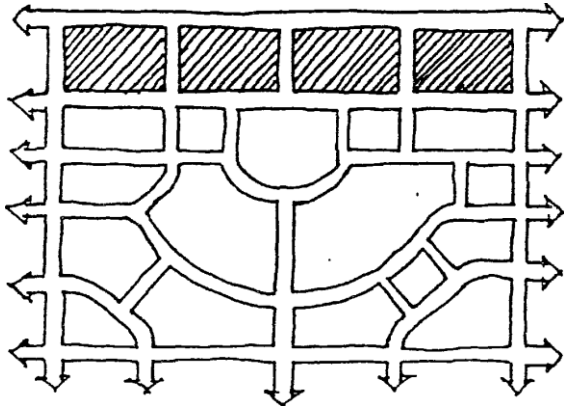
- Encourage the layout of grid streets, or modified grid, feeding into the collector streets, to encourage direct access to recreation and shopping areas. Where cul-de-sacs are used, provide openings from cul-de-sac onto collector streets to avoid circuitous routes to points of interest
- Interconnected street system
- Simple and memorable, with landmarks
- Provide multiple and parallel routes
- Provide the shortest and most direct path to destinations
- Security through access and visibility

Inappropriate

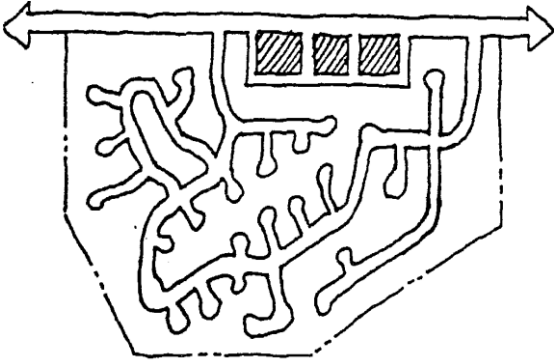
- Winding roads, dead-end streets, and cul-de-sacs
- Collector streets overburdened by excessive traffic
- Street pattern which is circuitous, or complex patterns that will discourage pedestrians
- Busy, wide and "unfriendly" boulevards
- Isolation from rest of community

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Appropriate



Inappropriate

2) Lot Layout

a) Layout Styles

The layout of individual lots is governed by the density proposed in that planning area. Having taken into account the variables which impact development topographical and environmental characteristics, integration into surrounding uses, efficient use of the land and, in this Specific Plan, accommodation of pedestrian and bike travel.

Many varied approaches to lot layout are acceptable, when the principles and intent of the TOD concept are respected. The following examples highlight the different possibilities; all are appropriate when a continuous pedestrian and bicycle system is incorporated within and between neighborhoods.

Lastly, these Architectural Design Guidelines include specific provisions relating to architectural design qualities that were agreed upon by the applicant and the County. Specifically, these Architectural Design Guidelines incorporate garage door restrictions, restrictions relating to building form and massing, roof design, outdoor living space and overall architectural design and detailing. As a result, Tentative Tract Maps for each of the residential Planning Areas can be processed with single-family residential lots in size from 2,000 square feet or larger. Because these Architectural Design Guidelines include specific agreed upon provisions, future Tentative Tract Map and Final Tract Map processing and approval will not require submittal of full site of development plans, floor plans, or elevations. However, prior to approval of precise grading plans, approval by the Planning Director of full site development plans, floor plans, and elevations will be required. These submittals may be phased.

Example Building Type Plotting Concepts—SFD
FRONT LOADED CONVENTIONAL LOTS

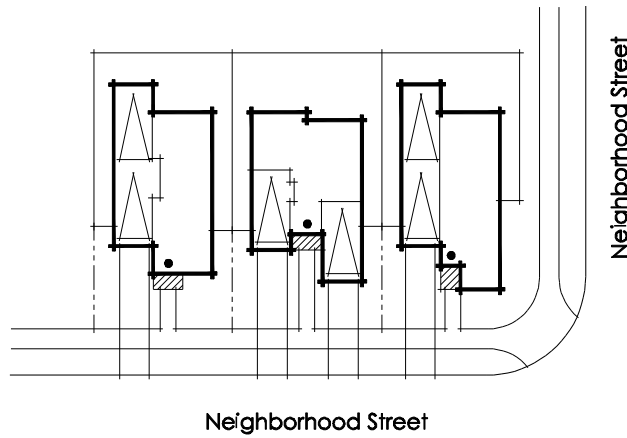


Goals:

- Provide eyes-on-the-street through living-forward floor plan design.
- Promote neighbor interaction with front porches forward of the garage.
- Provide variety through floor plan design and garage orientations.
- Limit garage door dominance on the street scene by utilizing tandem three-car garage options.
- Create articulation in the street scene through front elevation offsets.

This diagram is for illustrative purposes only; floor plans and lotting may vary in actual design and additional building types may be permitted.
(Drawing is not to scale)

Example Building Type Plotting Concepts—SFD
FRONT LOADED TANDEM AND SPLIT GARAGE LOTS

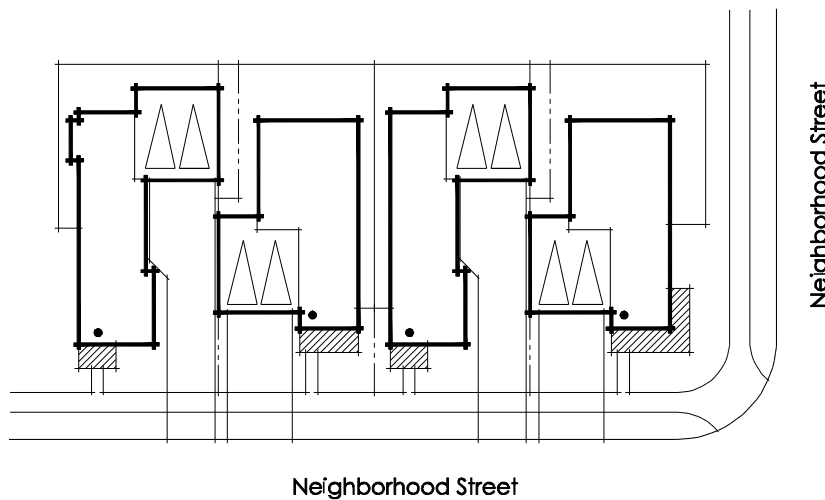


Goals:

- Limit garage door dominance on the street scene by providing tandem and split-garage orientations.
- Allow a broader demographic of detached home buyers through small floor plan square footage.
- Provide eyes-on-the-street through living-forward floor plan design.
- Avoid repetitious plotting by providing visual relief through floor plan design and garage orientations.
- Create articulation in the street scene through front elevation offsets.
- Provide residents with a traditional backyard configuration.

This diagram is for illustrative purposes only; floor plans and lotting may vary in actual design and additional building types may be permitted.
(Drawing is not to scale)

Example Building Type Plotting Concepts—SFD
FRONT LOADED Z-LOTS

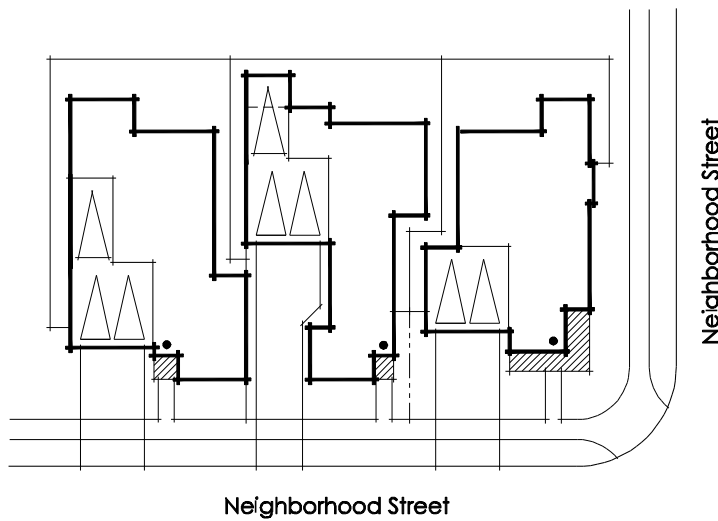


Goals:

- Create an opportunity for push-back garages through the "Z-Lot" configuration.
- Provide eyes-on-the-street through living-forward floor plan design.
- Promote neighbor interaction with front porches forward of the garage.
- Provide variety through floor plan design and garage orientations.
- Create articulation in the street scene through front elevation offsets.
- Provide corner lot elevation enhancement through a side entry or wrap porch on corner lots.
- Utilize reciprocal use easements to maximize side yard usability.

This diagram is for illustrative purposes only; floor plans and lotting may vary in actual design and additional building types may be permitted.
(Drawing is not to scale)

Example Building Type Plotting Concepts—SFD
FRONT LOADED 2/3 PACK LOTS

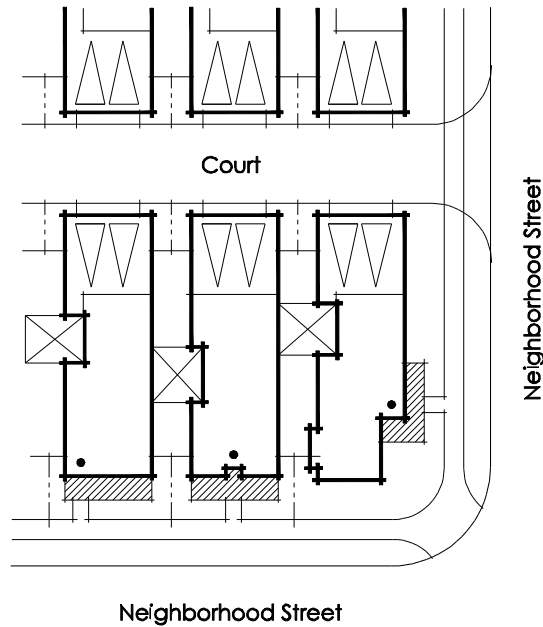


Goals:

- Create an opportunity for push-back garages through the “Z-Lot” configuration.
- Provide corner lot elevation enhancement through a side entry or wrap porch on corner lots.
- Provide eyes-on-the-street through living-forward floor plan design.
- Promote neighbor interaction with front porches forward of garage.
- Provide variety through floor plan design and garage orientations.
- Create articulation in the street scene through front elevation offsets.
- Utilize reciprocal use easements to maximize side yard usability.

This diagram is for illustrative purposes only; floor plans and lotting may vary in actual design and additional building types may be permitted.
(Drawing is not to scale)

Example Building Type Plotting Concepts—SFD
REAR LOADED LOTS

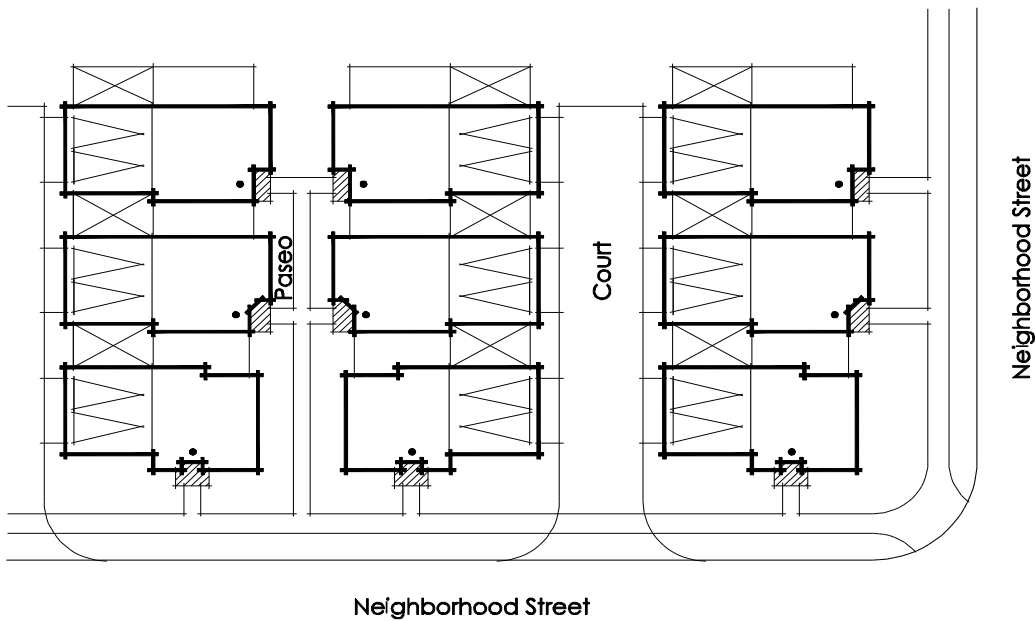


Goals:

- Limit garage door dominance on the street scene by utilizing rear-loaded garages.
- Reduce driveway cuts along neighborhood streets to create a safer pedestrian environment.
- Provide eyes-on-the-street through living-forward floor plan design.
- Use architectural elements such as wide front elevations to articulate the front elevation.
- Provide corner lot elevation enhancement through a side entry or wrap porch on corner lots.
- Create articulation in the street scene through front elevation offsets.
- Utilize reciprocal use easements to maximize side yard usability.

This diagram is for illustrative purposes only; floor plans and lotting may vary in actual design and additional building types may be permitted.
(Drawing is not to scale)

Example Building Type Plotting Concepts—SFD
REAR LOADED PASEO CLUSTERS - ALT. A

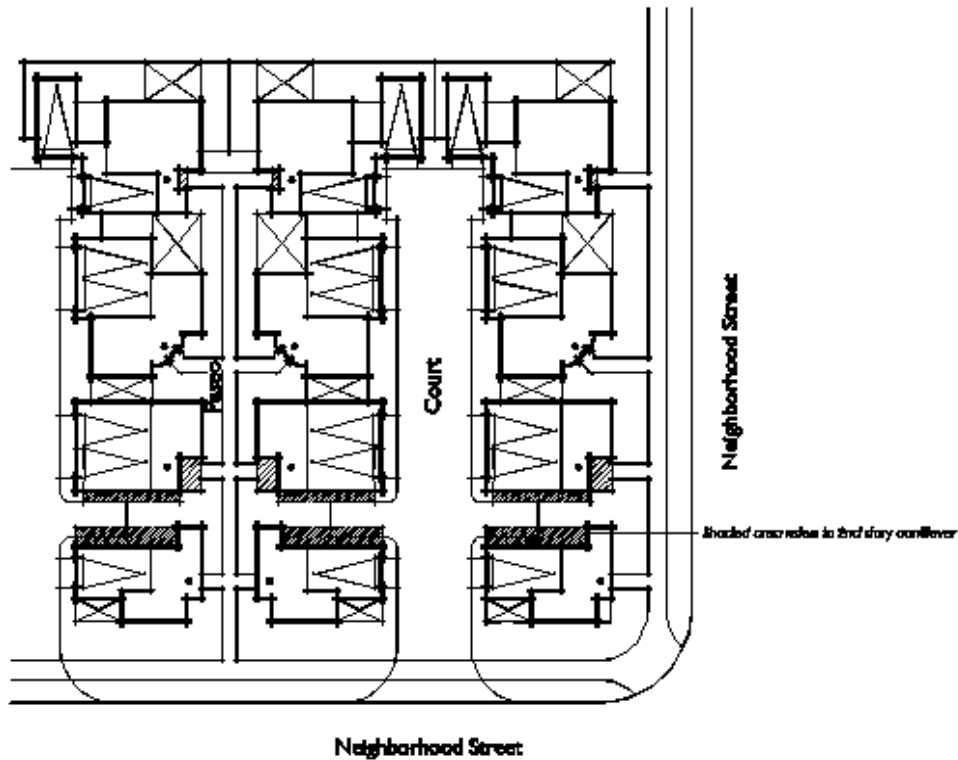


Goals:

- Promote neighbor interaction by orienting front entries around a shared paseo.
- Limit garage door dominance on the street scene by loading garages off a shared court.
- Reduce driveway cuts along neighborhood streets to create a safer pedestrian environment.
- Provide eyes-on-the-street for homes fronting neighborhood streets through living-forward floor plan design.
- Create articulation in the street scene through front elevation offsets.
- Utilize reciprocal use easements to maximize side yard usability.

This diagram is for illustrative purposes only; floor plans and lotting may vary in actual design and additional building types may be permitted.
(Drawing is not to scale)

Example Building Type Plotting Concepts—SPD
BEAR LOANED PASEO CLUSTERS - ALT. B

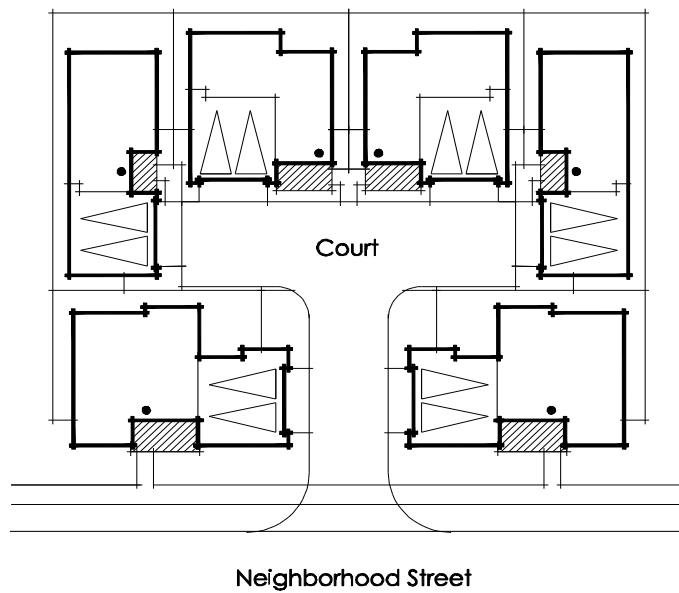


Goals:

- Promote neighbor interaction by orienting front entries around a shared paseo.
- Limit garage door dominance on the street scene by loading garages off a shared court.
- Reduce driveway cuts along neighborhood streets to create a safer pedestrian environment.
- Create articulation in the street scene through front elevation offsets.
- Utilize reciprocal use easements to maximize side yard usability.

This diagram is for illustrative purposes only; floor plans and lotting may vary in actual design and additional building types may be permitted.
(Drawing is not to scale)

Example Building Type Plotting Concepts—SFD
FRONT LOADED COURT CLUSTERS - ALT. A

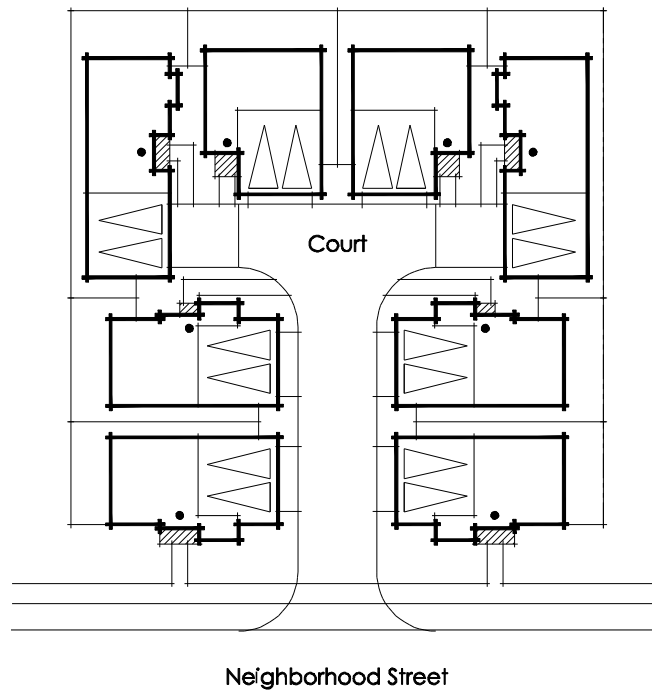


Goals:

- Limit garage door dominance on the street scene by loading garages off a shared court.
- Reduce driveway cuts along neighborhood streets to create a safer pedestrian environment.
- Provide eyes-on-the-street for homes fronting neighborhood streets through living-forward floor plan design.
- Create articulation in the street scene through front elevation offsets.
- Provide variety through floor plan design and garage orientations.

This diagram is for illustrative purposes only; floor plans and lotting may vary in actual design and additional building types may be permitted.
(Drawing is not to scale)

Example Building Type Plotting Concepts—SFD
FRONT LOADED COURT CLUSTERS - ALT. B

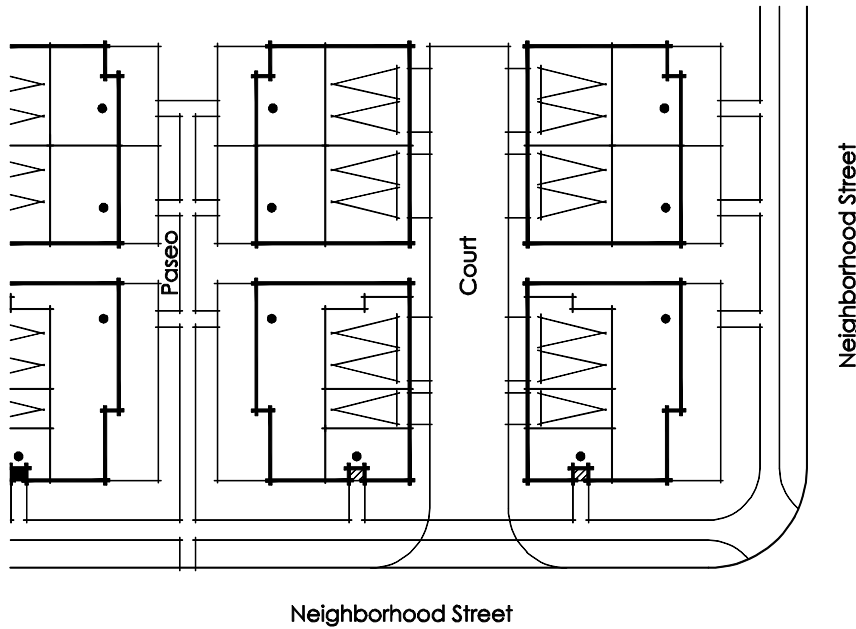


Goals:

- Limit garage door dominance on the street scene by loading garages off a shared court.
- Reduce driveway cuts along neighborhood streets to create a safer pedestrian environment.
- Provide eyes-on-the-street for homes fronting neighborhood streets through living-forward floor plan design.
- Create articulation in the street scene through front elevation offsets.
- Provide variety through floor plan design and garage orientations.

This diagram is for illustrative purposes only; floor plans and lotting may vary in actual design and additional building types may be permitted.
(Drawing is not to scale)

Example Building Type Plotting Concepts—ATTACHED
REAR LOADED DUETS

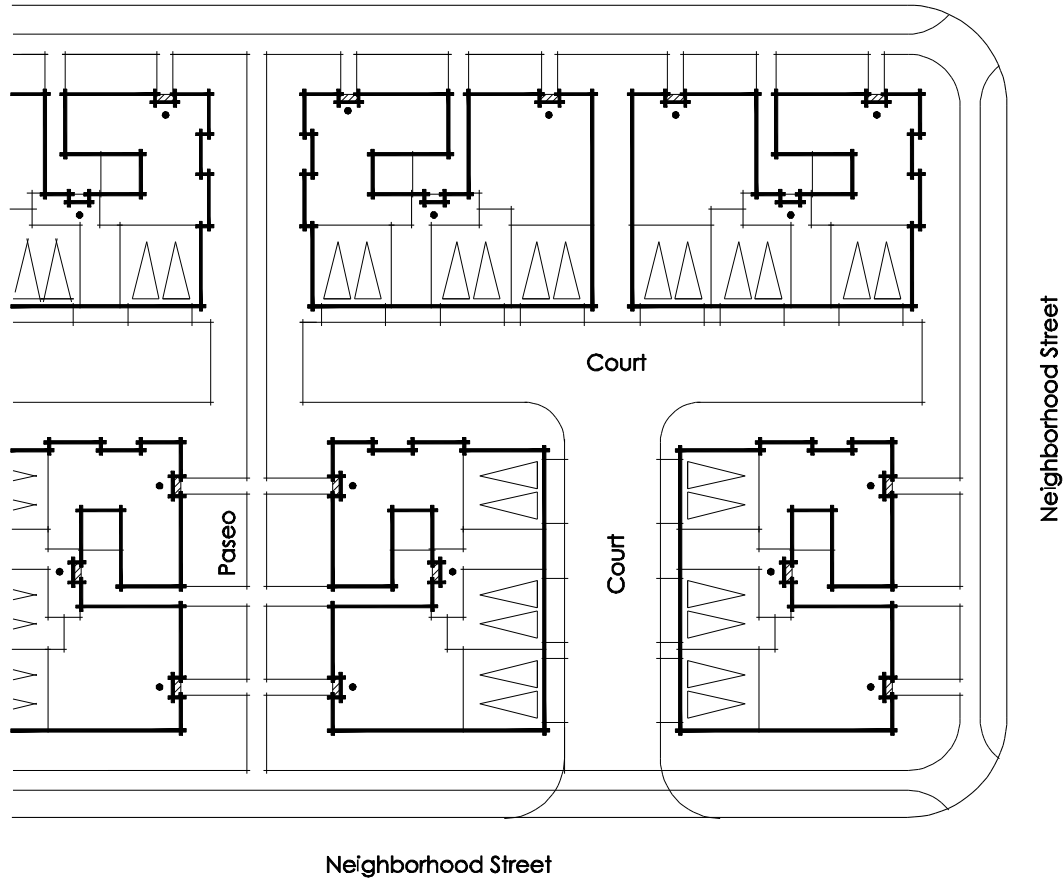


Goals:

- Promote neighbor interaction by orienting front entries around a shared paseo.
- Provide variety through floor plan design and orientation.
- Limit garage door dominance on the street scene by loading garages off a shared court.
- Reduce driveway cuts along neighborhood streets to create a safer pedestrian environment.
- Provide eyes-on-the-street for homes fronting neighborhood streets through living-forward floor plan design.

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(Drawing is not to scale)

Example Building Type Plotting Concepts—ATTACHED
REAR LOADED TRI-PLEXES

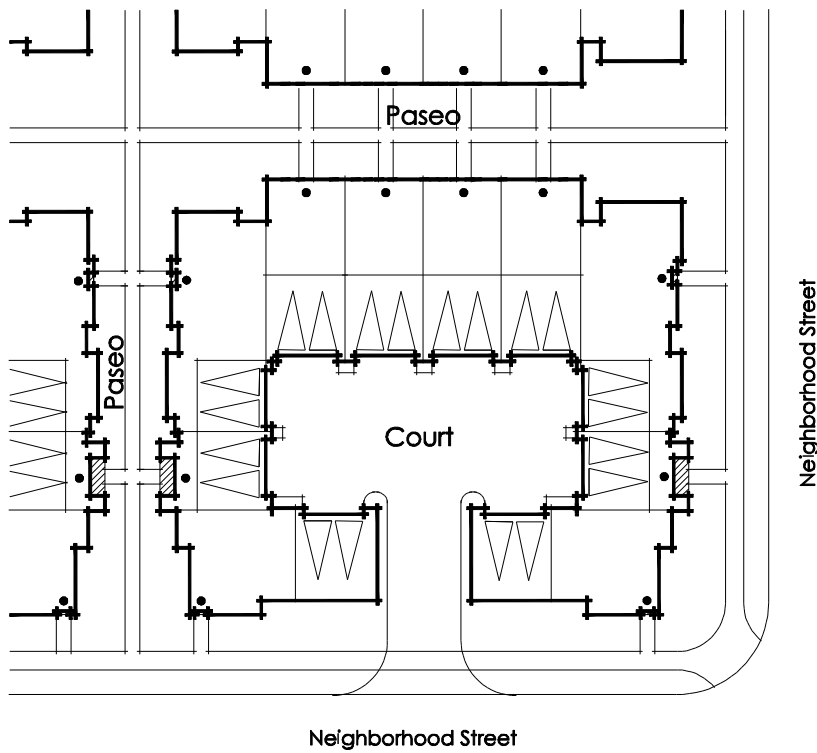


Goals:

- Promote neighbor interaction by orienting front entries around a shared paseo.
- Provide variety through floor plan design and orientation.
- Limit garage door dominance on the street scene by loading garages off a shared court.
- Reduce driveway cuts along neighborhood streets to create a safer pedestrian environment.
- Provide eyes-on-the-street for homes fronting neighborhood streets through living-forward floor plan design.

This diagram is for illustrative purposes only; floor plans and lotting may vary in actual design and additional building types may be permitted.
(Drawing is not to scale)

Example Building Type Plotting Concepts—ATTACHED
REAR LOADED CLUSTER BUILDINGS

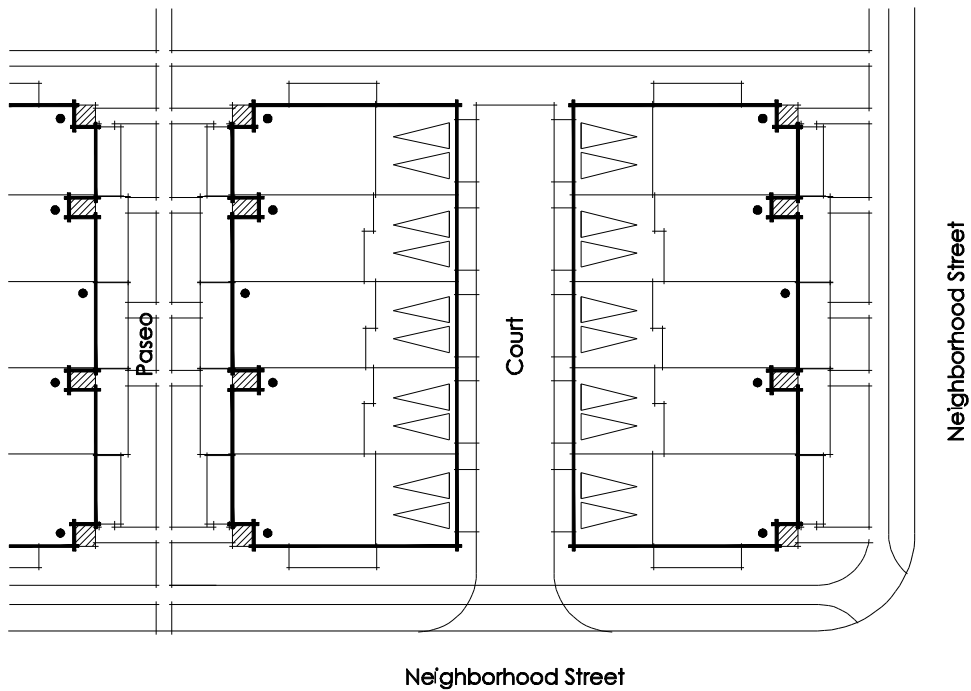


Goals:

- Promote neighbor interaction by orienting front entries around a shared paseo.
- Provide variety through floor plan design and orientation.
- Limit garage door dominance on the street scene by loading garages off a shared court .
- Reduce driveway cuts along neighborhood streets to create a safer pedestrian environment.
- Provide eyes-on-the-street for homes fronting neighborhood streets through living-forward floor plan design.

This diagram is for illustrative purposes only; floor plans and lotting may vary in actual design and additional building types may be permitted.
(Drawing is not to scale)

Example Building Type Plotting Concepts—ATTACHED
REAR LOADED ROW TOWNHOMES

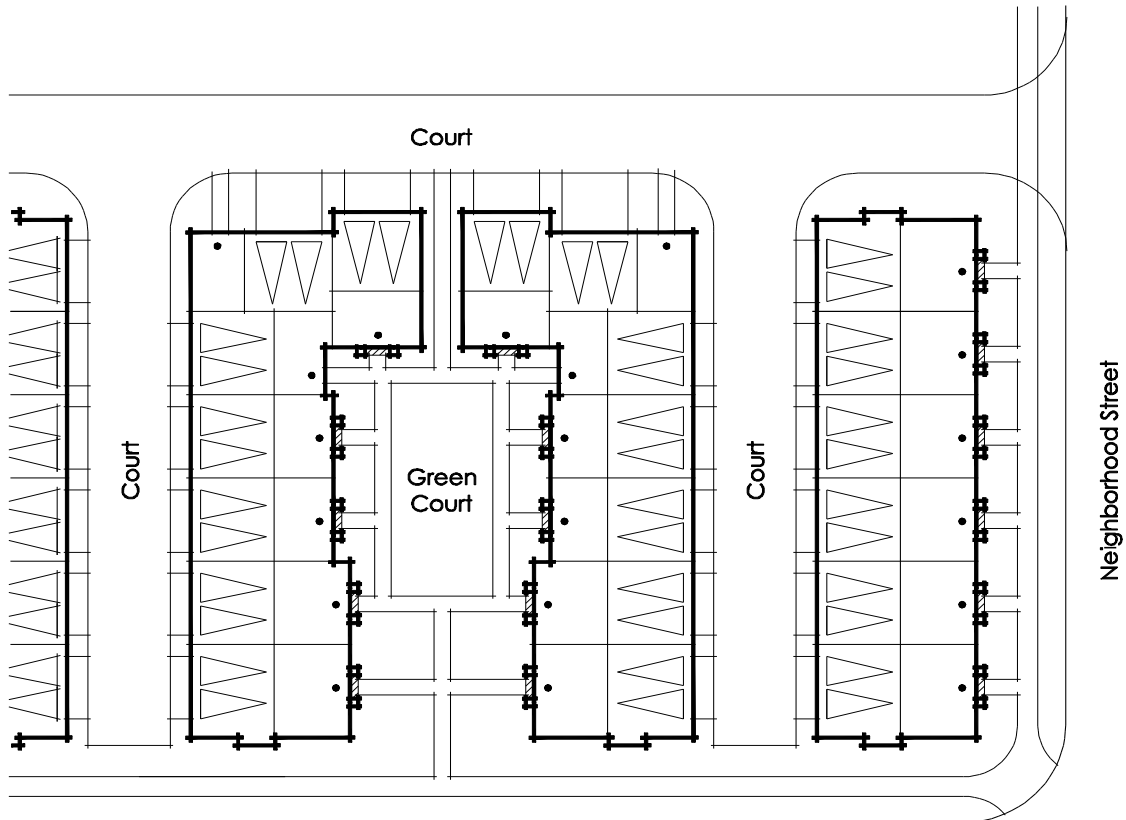


Goals:

- Promote neighbor interaction by orienting front entries around a shared paseo.
- Limit garage door dominance on the street scene by loading garages off a shared court.
- Reduce driveway cuts along neighborhood streets to create a safer pedestrian environment.
- Provide eyes-on-the-street for homes fronting neighborhood streets through living-forward floor plan design.
- Use architectural elements such as wide front elevations to articulate the front elevation.

This diagram is for illustrative purposes only; floor plans and lotting may vary in actual design and additional building types may be permitted.
(Drawing is not to scale)

Example Building Type Plotting Concepts—ATTACHED
REAR LOADED GREEN COURTS - ALT. A

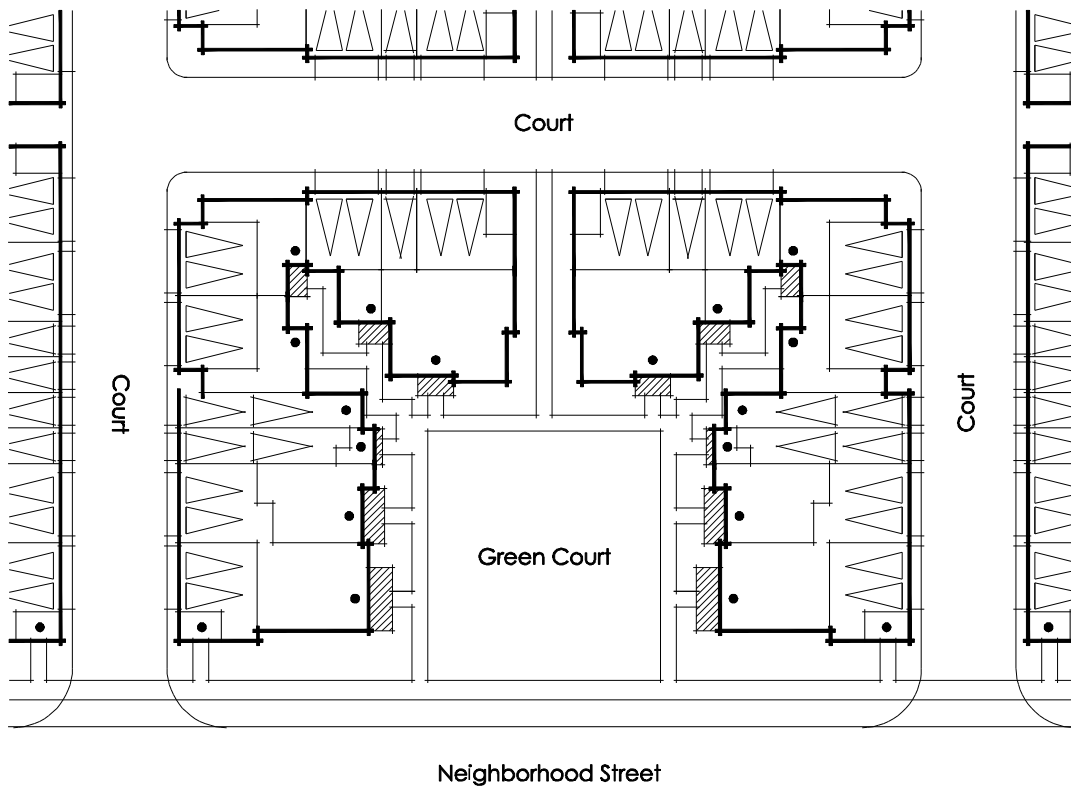


Goals:

- Promote neighbor interaction by orienting front entries around a shared green court .
- Limit garage door dominance on the street scene by loading garages off a shared court.
- Reduce driveway cuts along neighborhood streets to create a safer pedestrian environment.
- Provide eyes-on-the-street for homes fronting neighborhood streets through living-forward floor plan design.

This diagram is for illustrative purposes only; floor plans and lotting may vary in actual design and additional building types may be permitted.
(Drawing is not to scale)

Example Building Type Plotting Concepts—ATTACHED
REAR LOADED GREEN COURTS - ALT. B

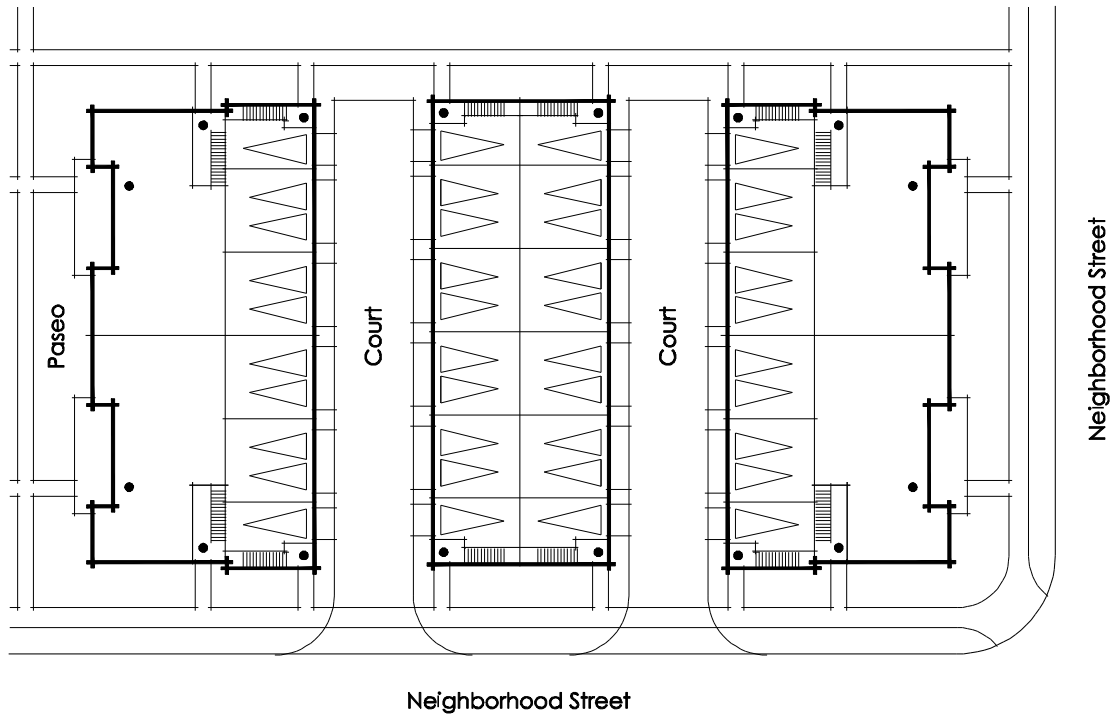


Goals:

- Promote neighbor interaction by orienting front entries around a shared green court.
- Limit garage door dominance on the street scene by loading garages off a shared court.
- Reduce driveway cuts along neighborhood streets to create a safer pedestrian environment.
- Provide variety through floor plan design and orientation.

This diagram is for illustrative purposes only; floor plans and lotting may vary in actual design and additional building types may be permitted.
(Drawing is not to scale)

Example Building Type Plotting Concepts—ATTACHED
STACKED FLATS WITH CARRIAGE UNITS



Goals:

- Provide variety through floor plan design and orientation.
- Create opportunities for smaller units through carriage-unit and stacked-flat design.
- Limit garage door dominance on the street scene by loading garages off a shared court.
- Reduce driveway cuts along neighborhood streets to create a safer pedestrian environment.
- Provide eyes-on-the-street for homes fronting neighborhood streets through living-forward floor plan design.
- Use architectural elements such as wide front elevations to articulate the front elevation.

This diagram is for illustrative purposes only; floor plans and lotting may vary in actual design and additional building types may be permitted.
(Drawing is not to scale)

e. Specifications for Appropriate Lot Sizing

In *Section B, Planning Area Development Standards* of this Specific Plan, the descriptive summary and planning standards discussion for each of the seven residential planning areas sets forth the lot size regulations applicable to each planning area.

1) **Siting**

Appropriate

- Plan to maximize open space areas and to preserve on-site natural features
- take advantage of natural and man-made amenities (views, parks)
- Cluster of homes to create open space pockets

Inappropriate

- Disregard for on-site natural features
- Disregard existing topography

2) **Building Massing**

a) **Proportion and Siting**

The proportion and siting of residential structures do much to influence the character of a street, as well as a neighborhood. Building massing and placement in The Crossroads should strive to be interesting, inviting, and functional. Building setbacks from public streets should be minimized. "Build-to" lines should reflect the desired character of the area and bring buildings close to the sidewalk.

Where possible, similar uses and building intensities are encouraged to be located on both sides of the street. Buildings should be placed to provide an open vista at intersections, and allow pedestrians to see the layout of the neighborhood.

Appropriate

- Land use changes separated by alley, paseo or other landmark
- Similar building scale to reinforce the character and identity of a street

- Varied garage and entry orientation of adjacent buildings to provide a variety along streetscape.
- Placement of detached garages at the rear property line
- Varied front setbacks to give visual interest
- Varied architectural front elevations to create interest
- Buildings on corner lots shall have an increased side yard setback
- If one-story buildings are used they should be placed on corner lots or paired together on interior lots.

Inappropriate

- Use changes that occur midblock
- Monotonous and unarticulated building frontages
- Limited or restricted. pedestrian paths
- Blank walls or unbroken series of garage doors
- No variety or setbacks on long straight streets
- Garages adjacent to street corners on corner lots
- Two-story structures with gable roofs adjacent to street corner
- Long linear vistas and building edges with uniform front setbacks.

b) Building Mass, Form and Elements

Elements of buildings (facades, rooflines and entries) should be varied and articulated to provide visual interest to pedestrians.

Appropriate

- Single-story elements at front setbacks and at street corners
- Sloping and stepped second-story volumes at the front and side yards along streets
- Articulated walls to create shadows and relief in the walls
- Projections and recesses
- Differentiated building materials

- Street level windows and entry
- A variety of plate height to create variation in massing
- Design elements that draw pedestrians in (covered entry porch or patio)
- An emphasis should be given to create units with a strong indoor/outdoor relationship (similar patio, overhead and flooring materials, extensive windows, etc.)
- Exposed rafters and raised banding at the eaves

Inappropriate

- Second-story volumes without any relief (such as stepbacks) in the front and side yards.
- Plain walls without any relief or articulation

c) General Guidelines

Additional guidelines are given as broad design rules, intended to govern the overall appearance of the streetscene by recommending 'pedestrian-friendly' architectural elements.

1. Random setbacks of landscaping shall be incorporated in all structural design and unit siting.
2. Residential development shall include a mix of one and two-story dwelling units.
3. Buildings shall be designed to an approximate human scale and should not appear to be monumental or monotonous. The use of the following design elements will help in creating buildings properly scaled to people:
 1. Breaking up building masses into smaller, staggered masses;
 - Breaking up long wall surfaces and roof lines into discontinuous surfaces;
 - Randomly textured materials on roofs and walls;
 - Extended roof overhangs.
4. The height and bulk of buildings should be appropriate to the size, shape, and topography of the site and in Crossroads with its setting.

5. Parking areas should be designed to facilitate both vehicular and pedestrian movements.
6. The siting and design of structures within each planning area should consider the proper orientation to prevalent environmental conditions: sun, wind, terrain, views, and vegetation. The use of the following design elements will help in creating opportunities for the proper orientation of buildings and open space facilities:
 2. In order to create a walkable community residential buildings shall be orientated to the street with:
 1. Front porches used to reflect the rhythm of a single family residential area;
 2. Front yards to provide a transition space between the public sidewalk and private porch;
 3. Parking should generally be in the rear to avoid garage door facades;
 - Habitable spaces shall be oriented with due regard to the sun, prevailing wind, desirable vistas and nearby land uses;
 - The floor plans of residential units shall have proper orientation, access and view to adjacent private and public open space;
 - 40% of single-family detached residential buildings will have an orientation +/- 15 degrees of east and west axis;
 - East/West axis should be longer than North/South with building orientation toward East/West axis with less than 15 degree variation from true west or east;
 - Provide an average of at least one intersection per every 4.5 acres;
 - Commercial entrances should be oriented to the street rather than the parking lot.
7. The sitting and design of structures and landscaping should be sensitive to the modified terrain so as not to dominate the

landform as seen from lower elevations. Projects should incorporate clustering, variable setbacks, multiple orientations, and other site planning techniques to avoid the appearance of a solid line of development. In addition, all buildings shall be hillside adaptive, meaning that the basic structure shall conform to the natural topography.

f. Community Elements

Creating an atmosphere, which is not only visually attractive at the human scale, but also physically functional in encouraging walking and biking, requires attention to the detail of the various community elements. These elements include, but are not limited to:

- Entry monumentation
- Community Walls and fencing
- Signage
- Sidewalks, bike paths, paseos, and horse trails
- Public area hardscape, such as benches, lighting

Bus stops



and Function

Control of form and function of community elements should focus on the items that are seen from the vehicle or seen and used from the pedestrian point of view. Examples are given below:

- Entry monumentation is primarily of use as identification to passing traffic. As such, its scale is specified for visibility from a distance. Vertical elements that are visible from long distances

can also serve as landmarks, to help pedestrians orient themselves spatially within the community. They can also establish a tie to the historical significance of the community. The location of entry monumentation at the intersection of roadways means that pedestrians will encounter it continuously, and the design should reflect and reinforce the "pedestrian-friendly" intent of The Crossroads in Winchester Specific Plan. Finished hardscape with seating areas, congregation of shade trees oriented against the midday summer sun, textured mini plazas, and visual interest from rock and plant arrangements are some of the details which an appropriate entry monumentation will incorporate.

- Sidewalks may be textured prior to (but not within the right-of-way of) intersections, or where a gradient is encountered to assist traction in wet weather.
- Community wall and fence material guidelines are detailed in the *Landscape Design Guidelines in Section IV-C*. Walls and fences should be utilized to enhance the completeness of the Specific Plan, not to isolate residents. Wherever possible, open wall design should be specified. Relief and articulated sections should be employed where long distances of a wall occur.
- Lighting of urban arterials requires large, overhead light standards, but lighting of a pedestrian paseo should be accomplished with human-scale lamp posts of a sculptured nature, with multiple globes and a paint theme reflecting the community wall colors and/or texture.
- Paseo openings should be accomplished with varying wall heights and landscaping, inviting to the pedestrian, and may offer a portion of wall at sitting height.
- Bus stops shall be integrated into the layout of the parkway. The sidewalk should widen, allowing for more pedestrian activity without impediment, closely placed street trees should provide additional shelter to the covered stop, and additional groundscape and low walls should allow the location of the bus stop to be seen from a reasonable distance both by driver pedestrian.

- Architectural signage shall be consistent with the traditional style of The Crossroads. For more specific details, see *Section IV-D Architectural Design Guidelines*.
- Common areas, such as parks and plazas, should be organized with hardscape elements reflecting the materials used in the adjacent development. Low walls with capstone similar to the community wall, seating areas with overhead covering reflecting the construction and roofing materials of the surrounding neighborhood, benches, gazebos and even boulder arrangements in the hardscape should create a feeling of continuity with the residential and streetscape in place.

2) Specific Element Guidelines

a) Outdoor Storage and Equipment Areas (Residential)

Appropriate

- Equipment shall be screened from view from any public street or adjacent public open space by landscaping, walls or fences.
- Only electrical and telephone equipment are allowed to be placed within the side yard if properly screened.
- All screening materials shall use the same colors and textures that relate to the surrounding architectural styles.

● *Inappropriate*

- Storage areas, equipment, and mechanical devices shall not be located within the front yard or side yard setback.

b) Outdoor Storage, Equipment Areas and Loading Space (Commercial)

Appropriate

- All roof and ground-mounted equipment shall be screened from public view on all sides.
- All ground level screening shall be composed of landscaping or constructed elements which are architecturally integrated with the building design.
- Screening of roof-mounted equipment should be considered in the original design of the building and should, to the greatest extent feasible, be accomplished by strategic placement of equipment in combination with parapet walls.

- Visual enclosure of roof equipment screening where visual overview from adjacent streets occurs.

Inappropriate

Roof mounted screens not integrated with the building architecture

c) Signage

1. The identification and directional signs including the location, materials, colors, copy and the method of signing, size, and construction shall be approved by the County in accordance with the existing Sign Ordinance, except as noted herein.
2. Identification signs are restricted to advertising only the person or company located on the lot. Hours of operation and telephone numbers are prohibited. Moving or flashing lights are prohibited. Internally lit lighting is preferred.
3. All ground signs shall not be located closer than six feet to any property line.
4. All monument signs shall not exceed a height of ten feet measured vertically from the base at ground level to the apex of the sign.
5. The area of a directional sign may not exceed six square feet. Maximum height shall be four feet. The design of permitted signs should be architecturally integrated with the building design.

d) Lighting

1. The design of light fixtures and their structural support shall be architecturally compatible with the surrounding buildings.
2. Light standards shall not exceed 35 feet in height.
3. All parking lot and driveway lighting should provide uniform illumination. Accent illumination is recommended at key points such as entrances, exits, loading zones, and drives.
4. Lighting should be shielded and situated so as to not cause glare or excessive light spillage on neighboring sites
5. Lighting components shall be designed to comply with Ordinance No. 655, Mt. Palomar Observatory Policies, as applicable.

g. Commercial

- 1) **Architectural Styles - Commercial** — the commercial style guidelines will include the same as those utilized for the residential because the site size is appropriate to the scale of residential homes. Concrete tilt-up is acceptable, should there be a large anchor tenant which requires roof spans in a building exceeding the efficiency of wood framing, but the exterior finish must be consistent with the attached, in-line stores and the overall theme of the center. Commercial architectural styles are depicted in **Figure D-1-5, Commercial Architectural/Architectural Details**.

The builder should focus on details, offsetting walls and rooflines to provide visual interest, scaling the entry to the human scale of the shopper, shielding against summer sun with awning or overhead structure, incorporate trellis, or pergola of colonnades with open roof of cross rafters, to invite walking from parking or between stores. Entry to buildings should always be clearly visible and differentiated from the rest of the storefront.

a) Massing and Articulation

- 1) Building articulation shall be used to break up a single, dominant building form.
- 2) The building entrance shall be clearly distinguishable and easily seen as a major focal point on the building.
- 3) Expansive, un-articulated surfaces shall be avoided when visible from a public street. The use of varying textures is encouraged.
- 4) Building height shall be reduced through vertical massing breaks that complement the style of the building.
- 5) Articulation elements, such as insets and popouts, and horizontal and vertical elements will be used to give visual interest to buildings.
- 6) Massing elements and building projections shall relate to the proportions of the building.

ARCHITECTURAL DETAILING



SCALE, MASSING AND BUILDING RELIEF



BUILDING ENTRIES



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- 7) Where used, tower elements shall relate to the massing of the building and architectural style proposed. Tower elements include architectural components that are higher than the adjacent parapet or roof.
 - 8) Roof forms shall be simple and complement the architectural style and internal organization function of buildings.
 - 9) Buildings should include at least one minor and one major focal point, utilizing changes in building forms, materials or colors. Focal points may double as primary entry circulation.
 - 10) The materials and colors used shall reflect those used in accompanying buildings, and be of an equally high quality.
- b) Building Entries**
- 1) Entries shall be designed as an integral part of the building form.
 - 2) Primary building entries shall be easily identifiable and emphasized through building massing, architectural elements and material use.
- c) Architectural Detailing**
- 1) Careful detailing, such as expansion joints, reveals, cornices, eaves, parapets, and window treatment, shall be used to provide an attractive elevation to all facades visible from public streets.
 - 2) A variety of colors and materials shall be used throughout the buildings elevations.
- d) Mechanical and Functional Equipment**
- 1) Mechanical equipment visible from the public streets or pedestrian paths of travel shall be located as to be screened by the buildings architecture.
- e) Landscape Parking**
- 1) Requirements for parking landscape are, at minimum, a landscaped finger with a shade tree every 15 stalls, with landscaped edge three feet in width fronting all parking areas; landscaped berm of minimal height of 30 inches shall shield parking areas from visibility from the street.

f) Trash Enclosures

- 1) Commercial trash enclosures and trashcan enclosures shall be permanent structures which integrate with the adjacent structure.
- 2) **Materials** — Quality materials, which excludes corrugated metal or plastic, wire fencing, bare or exposed block, plywood fencing. Materials should include examples of well done country and rural, including river rock, brick, craftsman wood, rock and iron tubing, split rail, plant-ons, copper in some roof applications.
 - 1) Materials and colors shall be used logically with darker colors and/or heavier materials used on the base, supporting lighter colors and materials above it.
 - 2) Subtle accent colors that complement the buildings color palette may be used to identify special areas or entries.
 - 3) Materials shall wrap architectural elements in their entirety. Changes in materials along a building elevation shall occur at inside corners, or other logical point of separation.
 - 4) Materials used shall be durable and long lasting.
- 3) **Architectural Review** — It is the intent of this section that the Project master developer (sole owner of land within the Specific Plan or authorized representative of such land) or, in lieu of a master developer, the developer or builder of a subdivision, establish the architectural theme and style of each neighborhood.

Further, it is the intent of these guidelines that the developer(s) or builder(s) of the community shall have the design freedom to respond to market demand for size, character, and other variables of the housing industry.

a) Timing of Architectural Presentation

A master developer may submit to the Planning Department architectural guidelines for the entire Project, or for individual subdivisions, at any time prior to the submittal of subdivision maps and while it still retains control of the land, as it deems appropriate. In lieu of submittal of architectural guidelines by a master developer, the developer or builder submitting a parcel map for subdivision of a large parcel shall submit, at the same time, guidelines for standards outlining the architectural style, treatments, and materials consistent with the theme for that subdivision.

b) Architectural Review

The Project master developer shall review submittals of architectural style for subdivisions, to ensure compliance with the intent of existing guidelines. In lieu of the presence of a master developer, the developer or builder submitting its subdivision map shall identify the overall design theme for its project and show compliance with the guidelines established at the time of submittal; or the developer(s) or builder(s) may choose to establish an architectural review board and endow it with the authority and responsibility to ensure such compliance. The County shall have the responsibility to review submittals of architectural style for subdivisions to ensure compliance with the existing guidelines.

