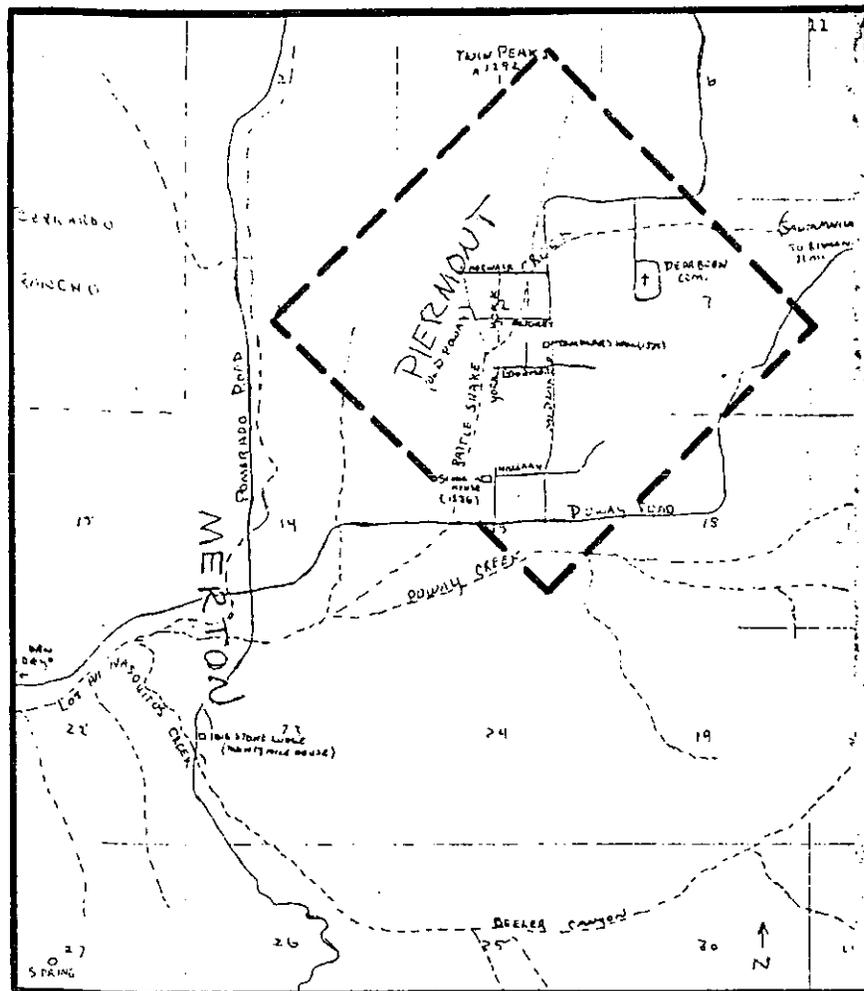


# OLD POWAY SPECIFIC PLAN

(SP 88-01)



a component of the Poway General Plan

- 1988 -



**CITY OF POWAY**

**CITY COUNCIL/REDEVELOPMENT AGENCY MEMBERS**

Carl R. Kruse  
Mayor/Chairman

Linda Brannon  
Deputy Mayor/Vice Chairwoman

Jan Goldsmith  
Councilman/Member

Don Higginson  
Councilman/Member

Bob C. Emery  
Councilman/Member

James L. Bowersox  
City Manager/Executive Director

Stephen Eckis  
City Attorney/Agency Counsel

**OLD POWAY SPECIFIC PLAN ADVISORY COMMITTEE MEMBERS**

John Augustine - Chairperson  
Lynn Wolsey - Vice Chairperson  
Richard Adams - Member  
William Bailey - Member  
Michael Cafagna - Member  
Barbara Curran - Member  
Kitty Gibbs - Member  
Stephen Hall - Member  
Linda Harkleroad - Member  
Sandy Howard - Member  
Edward McCoy - Member  
Roger Mohling - Member  
Joyce Nolte - Member  
Ralph Powers - Member

**CITY STAFF**

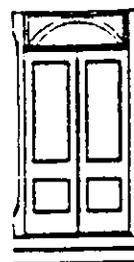
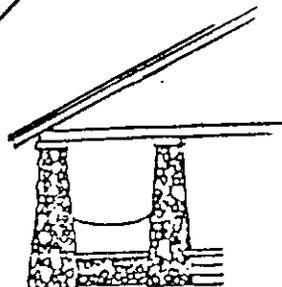
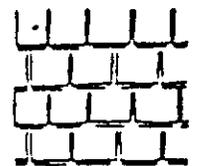
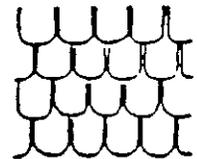
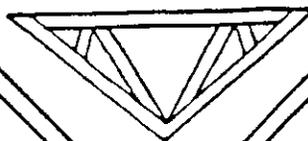
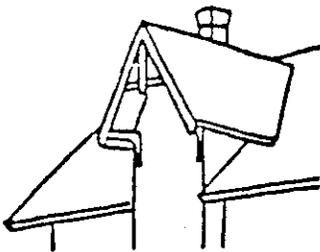
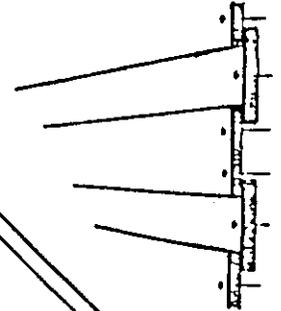
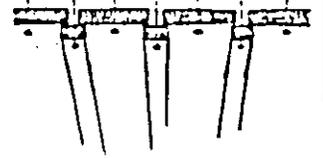
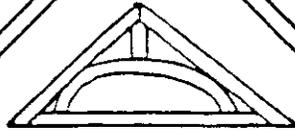
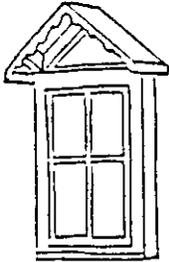
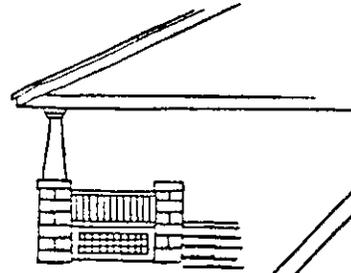
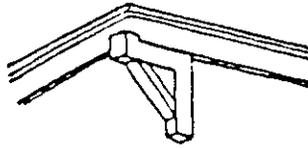
James L. Bowersox, City Manager  
Reba Wright-Quastler - Director of Planning Services  
Patricia Nelson - Secretary to the Committee  
James R. Nessel - Senior Planner/Project Manager  
James H. Lyon - Assistant Planner/Graphic Designer



C.E. LUCE HOUSE (1876)  
POWAY VALLEY

The City shall encourage new development or improvements to existing development to utilize an architectural style that is characteristic of late 19th or early 20th century buildings in Poway.  
Policy 3.a - Scenic Roadways Element -  
Poway General Plan

**PART ONE**  
**ARCHITECTURAL DESIGN**  
**STANDARDS & GUIDELINES**





**OLD POWAY SPECIFIC PLAN - SP 88-01  
(PART ONE)  
ARCHITECTURAL DESIGN STANDARDS AND GUIDELINES**

**I. PREFACE**

The City of Poway adopted its General Plan in September of 1983. Under the General Plan Scenic Roadways Element, guidelines were adopted for preserving the scenic aspects of several important roadways which traverse the community. With regard to the City's Old Poway area, the segment of Midland Road between Hilleary Road and Twin Peaks Road has been designated as a scenic roadway. Many structures and cultural features that exist along the road are of significant historical value to the City, its residents, and business community.

Midland Road is also the center of the Old Poway townsite. There are several historic structures still standing on Midland Road, including the Kent House and the Plaisted Home. Along Midland Road is the "Old Poway" area that includes a specialty commercial area adapted to have an architectural style which typifies early Poway at the turn-of-the-century. This architectural building style represents that of early Poway Valley, once a prosperous area for crop and dairy farming, cattle ranching, poultry production, and vineyards. The Archaeological, Cultural, and Historic Preservation Element of the General Plan recommends that the Midland Road area be designated as a historically significant area. Any future development shall be designed to contribute to the historic character of the area.

Policy 6.b of the General Plan states, in part:

In the event that the City prepares a specific plan for Midland Road as an historic district or area, physical improvements consistent with the plan shall be required for all new permits for building, development, or substantial alteration.

On February 26, 1987, the Poway City Council reviewed and accepted a staff concept paper for the Old Poway Specific Plan. Subsequently, the City Council appointed the Old Poway Specific Plan Advisory Committee to provide community input during the preparation of the Plan.

**II. INTRODUCTION**

**Establishing the "Old Poway" Theme**

One of the purposes of the Old Poway Specific Plan is to establish a theme or identity for the project area. This shall be accomplished through the application of specific architectural design standards and guidelines. The General Plan encourages an architectural style characteristic of the late 19th or early 20th century era. This style exists within the Old Poway Center commercial area

and is also typified by existing historic structures in the project area. The application of architectural design standards to new development and to the revitalization of existing structures would significantly promote the desired theme throughout the project area, especially along Midland Road.

The Project Area Map (Attachment 1) depicts the project area boundaries of the Old Poway Specific Plan. Much of the project area is also governed by the Poway Redevelopment Plan and will be the subject of Redevelopment Agency revitalization projects in conjunction with private and public development. The development of parcels of land and properties located within the specific plan project area shall be governed by the architectural design standards and guidelines contained in this document.

### III. PURPOSE AND INTENT

The purpose and intent of the Old Poway Specific Plan (Part One) is to provide detailed design guidance to potential developers, investors, and the general public for private development projects, and to the City Council/ Redevelopment Agency where public projects are concerned. Part One of the specific plan will also provide for the orderly growth, development, redevelopment, and conservation of the Old Poway area of the community.

Close adherence to these standards and guidelines will result in projects which are consistent with the goals and objectives of the Poway General Plan with regard to the Old Poway/Midland Road area. The standards herein shall apply to new development, revitalization projects, public projects, and other projects which propose major additions or substantial exterior modifications or alterations.

Section XIII of this document contains the resolution of the Poway City Council approving Part One of Specific Plan 88-01. The resolution contains a map which depicts a boundary within which the architectural design *standards* are mandatory. Within the balance of the specific plan project area, these standards shall be suggested as *guidelines* and not mandatory requirements. A more detailed 200 foot scale map depicting these boundaries is available in the City of Poway Planning Services Department.

In accordance with Section 65450, et. seq., of the California Government Code (Article 8. Specific Plans), the Old Poway Specific Plan (Part One) has been prepared as a component of the Poway General Plan and will serve to implement the General Plan in the project area over the next several years. The Old Poway Specific Plan (Part One) provides a direct relationship and responsive linkage between the Poway General Plan and the Poway Zoning Development Code regulations.

By City Council resolution, Part One of the Old Poway Specific Plan has been determined to be fully consistent with the Poway General plan, its constituent Plan Elements, and the Poway Redevelopment Plan. In addition, Part One has been prepared in full compliance with the California Environmental Quality Act (CEQA) as amended, and the Guidelines thereof.

#### **IV. RESPONSIBILITY FOR ADMINISTRATION AND APPLICATION**

The primary responsibility for the administration, application, and interpretation of Part One rests with the Planning Services Department during the consideration, approval, and/or recommendation of development review and minor development review applications, conditional use and minor conditional use permits, variances, building permit applications, and City/Agency sponsored land development and capital improvement projects. Part One shall be consulted and incorporated at the conceptual design stage of a proposed project, to the extent feasible and practicable.

The City Council/Redevelopment Agency will retain ultimate authority and responsibility for the administration, application, and interpretation of Part One.

#### **V. ARCHITECTURAL DESIGN CATEGORIES**

The following sections include three design categories for residential development and a single design category for commercial development. The three residential design categories include the Stick Victorian, Pioneer Farmhouse, and the Craftsman Bungalow. The commercial design category contains architectural features and elements which presently exist in the Old Poway Center, a rural commercial district located on the east side of Midland Road between Adrian and Edgemoor Streets.

Multi-unit housing, such as duplexes, fourplexes, apartments, and condominiums shall utilize the architectural elements and materials described for residential development. Although complexes such as built today did not exist at the turn of the century, multi-unit housing was available in boarding houses and hotels. Structures such as the Terrace Hotel (since demolished) would be encouraged in the Old Poway area.

Other multi-unit designs could be built as smaller, more individual units similar to current apartment complexes. If this design is chosen, care should be taken to keep the scale and mass of the structure(s) similar to single-family dwellings.

Attempts should be made to avoid the massing of large complexes and to achieve a more individual human scale. Some of the bulk of modern apartment complexes could be mitigated by creative siting of units such as clusters to suggest a bungalow court. Design features, such as individualized unit entrances and well defined private yards with common landscape and hardscape, would result in an area of historic character.

All commercial development shall be designed to contribute to the character of the existing commercial district.

#### **VI. GENERAL STANDARDS FOR DEVELOPMENT**

The following "general" standards apply to all development governed by the Old Poway Specific Plan:

1. The residential design categories and commercial design category shall apply to development within all residential zones and commercial zones (respectively), as depicted on the Poway Zoning Plan Map.

2. Each design category shall allow for alternative design features so that structures and development projects exhibit architectural variety and design flexibility.
3. The use of substandard, simulated material, such as "fake" rock, is generally discouraged in lieu of natural materials. Authentic materials are highly encouraged; however, simulated materials which are visually authentic and true to the historic period in terms of shape, size, texture, quality, and color may be acceptable subject to approval by the City Council/Redevelopment Agency.
4. Mixing of architectural design categories should not be allowed. All structures should be true to their historical design. For example, a Stick Victorian structure should not have a flat roof.
5. Architectural design category "elements and features" should vary within a project in order to promote viability and character and to preclude a "tract" or visually displeasing appearance.
6. The architectural design of public and quasi-public structures and development projects may utilize whichever design category deemed appropriate by the City Council/Redevelopment Agency. Special considerations for design include the type, intensity, location, and use of the structure/project, architectural and land use compatibility with surrounding land uses and zones, and proximity to Midland Road.
7. All development shall conform with the goals, objectives, policies, standards, regulations, and provisions of this Specific Plan, the Poway Municipal Code, the Uniform Building Code, the Poway General Plan and Zoning Development Code, and the Poway Redevelopment Plan, as applicable. In cases where these architectural design standards differ from other adopted City standards or criteria for development, these standards shall take precedent.
8. These architectural design standards shall not apply to existing single-family dwellings located in the project area except as noted in General Standard 10. First- and second-story room additions, exterior modifications or improvements, roof replacement or repair, and the construction of new accessory structures proposed on an existing, developed single-family lot shall comply with the provisions of the Poway Municipal Code and Community Design Element of the General Plan.
9. These standards shall apply to specific cases where existing commercial and existing multi-family (duplex, apartment, and condominium) development projects propose either:
  - a. Exterior modifications or improvements which exceed 50 percent of the total exterior wall area of the project; or
  - b. Where such projects propose additions to the existing project which exceed 50 percent of the existing total floor area of the project.

10. These standards shall apply to the restoration of damaged, non-conforming structures in accordance with Section 17.44.060 of the Poway Zoning Development Code. In cases where a single-family structure originally met the standards/guidelines contained herein, such shall apply to the restoration of said structure.
11. Much of the specific plan project area is also governed by the Poway Redevelopment Plan. These standards shall apply to rehabilitation projects authorized and undertaken by the Poway Redevelopment Agency pursuant to the Poway Redevelopment Plan. The Agency shall retain ultimate authority and responsibility for the application of Part One to Agency sponsored projects.
12. Section XIII of this document contains the resolution of the Poway City Council approving Part One of Specific Plan 88-01. The resolution contains a map which depicts a boundary within which the architectural design standards are mandatory. Within the balance of the specific plan project area, these standards shall be suggested as guidelines and not mandatory requirements. A more detailed 200 foot scale map depicting these boundaries is available at the Planning Services Department.
13. Summary of design "standard" application within mandatory boundary:

APPLY TO

- New MDRA's (strongly encouraged)
- New Duplexes
- New Apartment and Condominium Projects
- New Commercial and Revitalized Commercial Projects
- Redevelopment Agency Projects subject to Agency Concurrence
- New Churches and Other Religious Institutions

NOT APPLY TO

- Existing Single-Family Dwellings
- Existing Commercial and Multi-Family Development except as provided under General Standard No. 9 above

**VII. RESIDENTIAL DESIGN CATEGORIES**

**STICK VICTORIAN**

This architectural style was popular for residential structures in early Poway. The Stick Victorian is representative of a simple architectural version of its cousin, the ornate Victorian. These structures were seen throughout America, and those still remaining in Old Poway give clues to what was a typical Poway adaptation of this popular trend.

Overall, the design of the structure is very simple. Ornamentation is limited or non-existent. The most characteristic feature of the structure is its vertical orientation. All of the architectural elements described below blend to create a residential structure that appears taller than it is wide. This is partially due to the relatively high ceilings, commonly reaching nine feet, and steep-pitched roofs.

The following text and graphics describe the architectural elements which comprise the typical Stick Victorian structure.

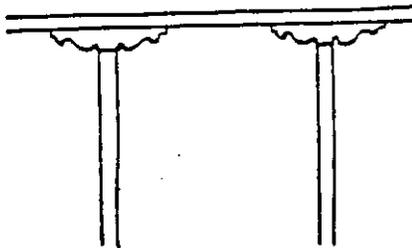
### Porch

- On front of the structure only
- Porch roofs are a shallower pitch than the rest of the structure's roof elements
- Porch roof material often different than the rest of the structure because of this pitch change
- Posts supporting the roof are varied and include simple timber posts, turned columns, hexed, milled, tapered, and stick
- Porch elevation same as first floor of structure
- Staircase aligned with front entry door
- Decorative porch railing optional

### Alternatives:

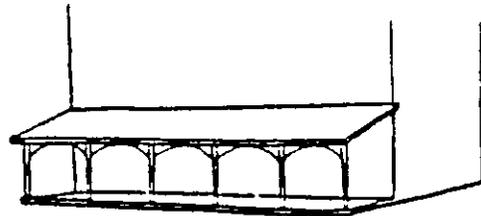
- Separate shed roofs
- Porches with same pitch as house roof
- Simple brackets at column/roof
- Porches which wrap around the sides of the structure
- Supporting columns grouped in two for more massive buildings

### TYPICAL SUPPORTING COLUMNS

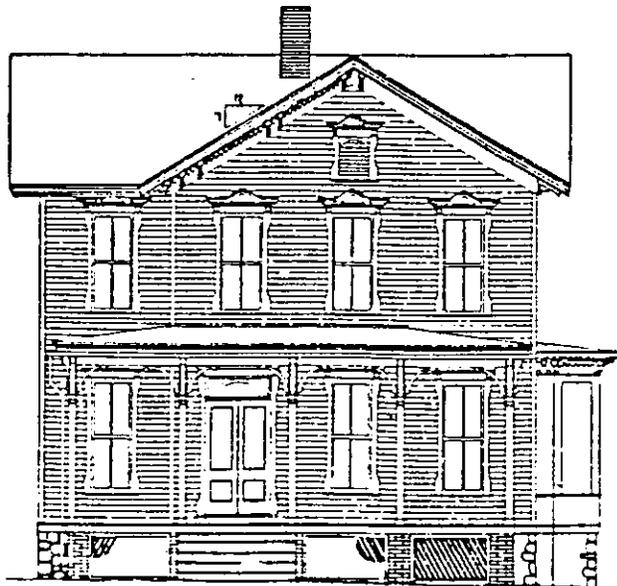


heavy timbers, often with bracket above

### TYPICAL PORCH ROOF DESIGN

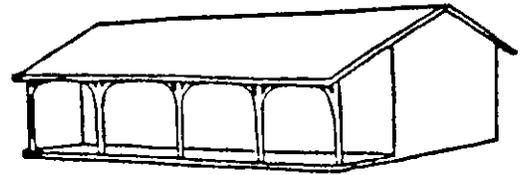


separate shed roof



chamfered (corners shaved off at 45° angles)	
turned spindles	
heavy squared piers	
piers with slanted sides	
rough hewn	

-OR-



extension of main roof

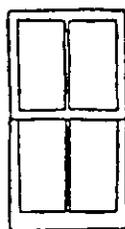
### Windows - Fenestration

- Vertical orientation
- Grouped in twos or threes
- Spacing is not always symmetrical, but always balanced
- Often placed high under eaves
- Always very low to the floor
- Double hung sash
- Wood is the predominant material

#### Alternatives:

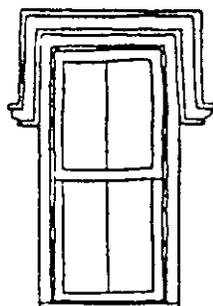
- Wood framed screens are optional
- Shutters
- Multi-paned glass can be used in designs that are more transitional and not purely Stick Victorian

#### DOUBLE-HUNG SASH

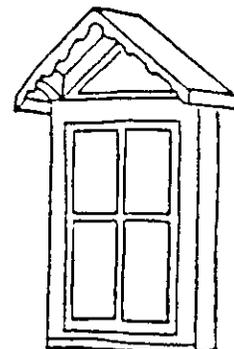


2 / 2,  
most  
common

#### WINDOW CROWNS



drip mold,  
most  
common



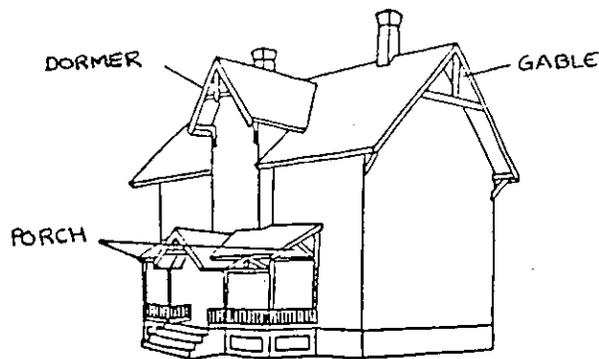
small roof,  
flat or gabled

## Gables

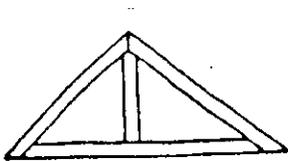
- Front gables with steep 6 x 12 or steeper pitch
- Gable ends were frequently used for embellishments; for example, windows were common as were more ornate brackets
- Hip roof seen in place of gables

Alternatives:

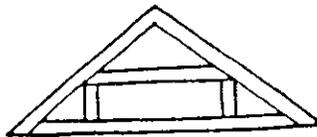
- Combination of end and front gables; dormers and hip roofs



COMMON TYPE OF GABLE TRUSSES



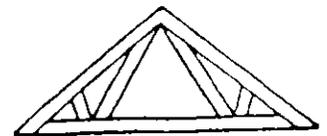
King's post  
(most common)



Queen's post



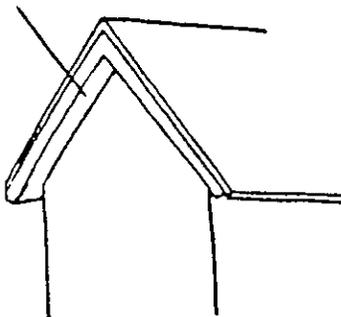
Horseshoe



"W"

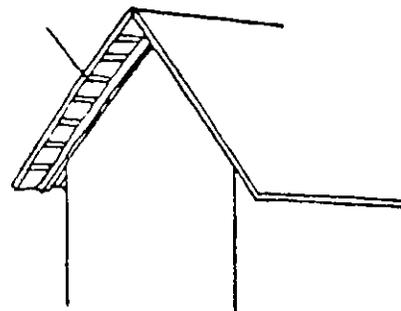
EAVE STYLES

Open Rake

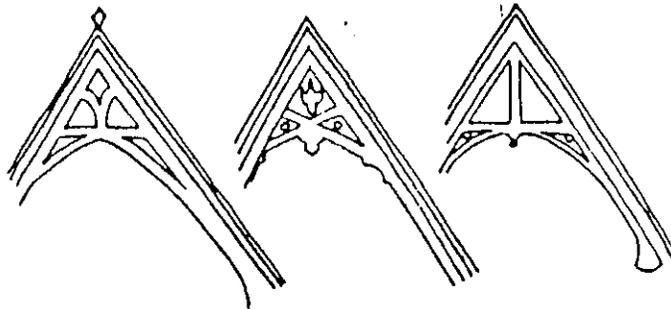


enclosed rafters  
and purlins

Open Rake

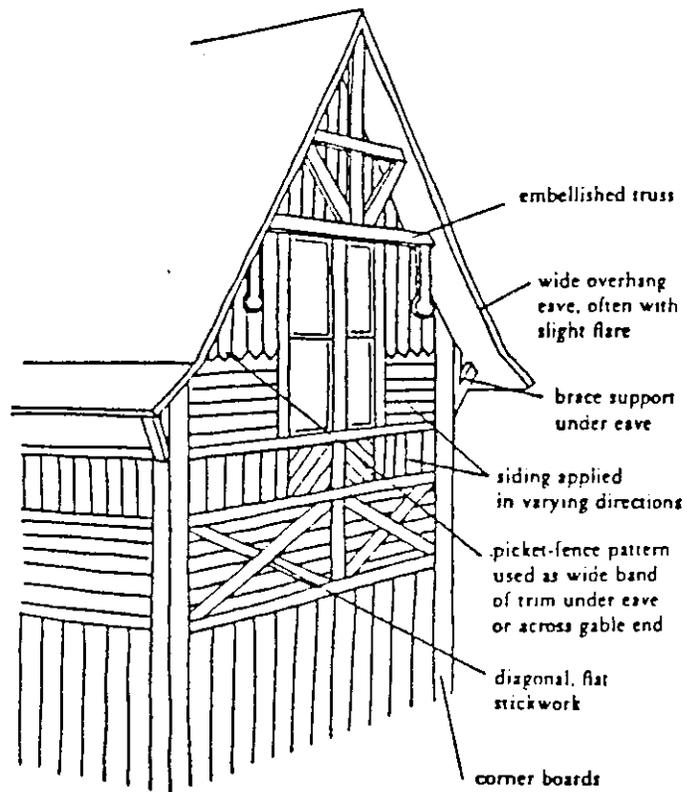


exposed rafters  
and purlins



with crossbracing, post-1860 only

GABLE ROOF ELABORATIONS



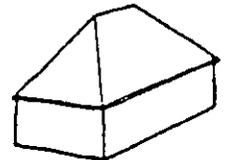
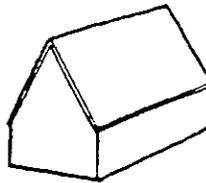
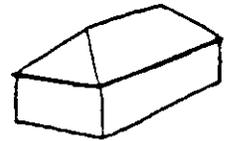
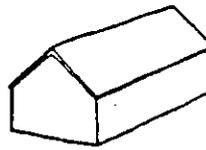
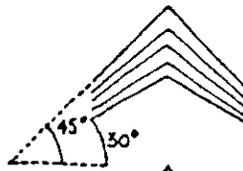
**Roof Shape**

- Single roof over entire structure
- Roof overhangs are short; no longer than one foot
- No mansard roofs

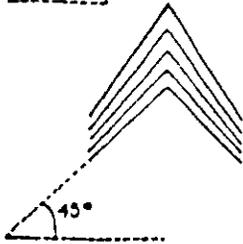
Alternatives:

- Exposed rafters
- Varying pitches over elements such as hip roofs and gables; yet not compromising the vertical feeling

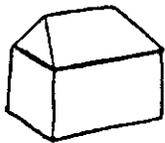
Normal Slopes  
30°-45°



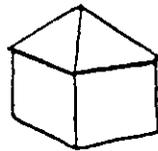
Steep Slopes  
more than 45°



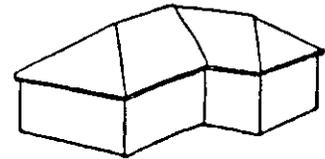
HIP ROOFS



simple

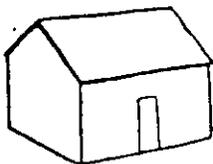


pyramidal



cross-hipped

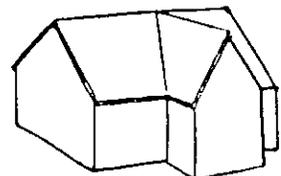
GABLED FAMILY



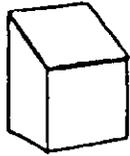
side-gabled



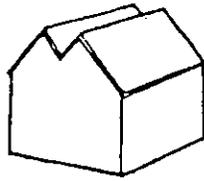
front-gabled



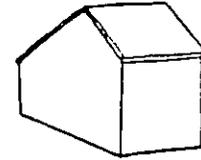
cross-gabled



shed(half-gabled)



parallel gables



saltbox

### Roof Material

- All new roof coverings shall meet the requirements of the Poway Municipal Code (Title 15 - Building and Construction; Chapter 15.04 - Building Code), and the Community Design Element of the Poway General Plan.
- Roof materials, if approved, could include: Class "A" asphalt shingles (preferably variegated which creates a shadow effect); fire retardant wood shingles for trim, fascia, or porch roofs; and slate shingles.
- Redwood/Cedar shake shingles, concrete roof tiles, and terra cotta barrel tile should not be used with the Stick Victorian style.

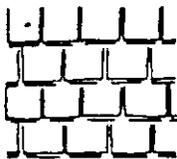
### Siding or "Skin"

- Horizontal with even spacing, or shiplap
- Vertical board and bat; traditionally redwood  
(NOTE: both these styles were seen with equal frequency so the choice should complement the entire design.)

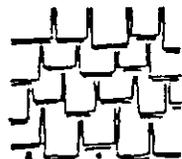
Alternatives:

- Shingle patterns as shown below

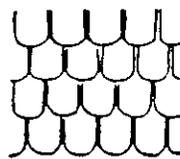
#### SINGLE PATTERNS



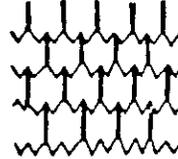
coursed



staggered



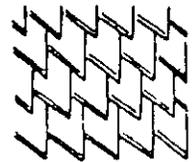
fishscale



sawtooth



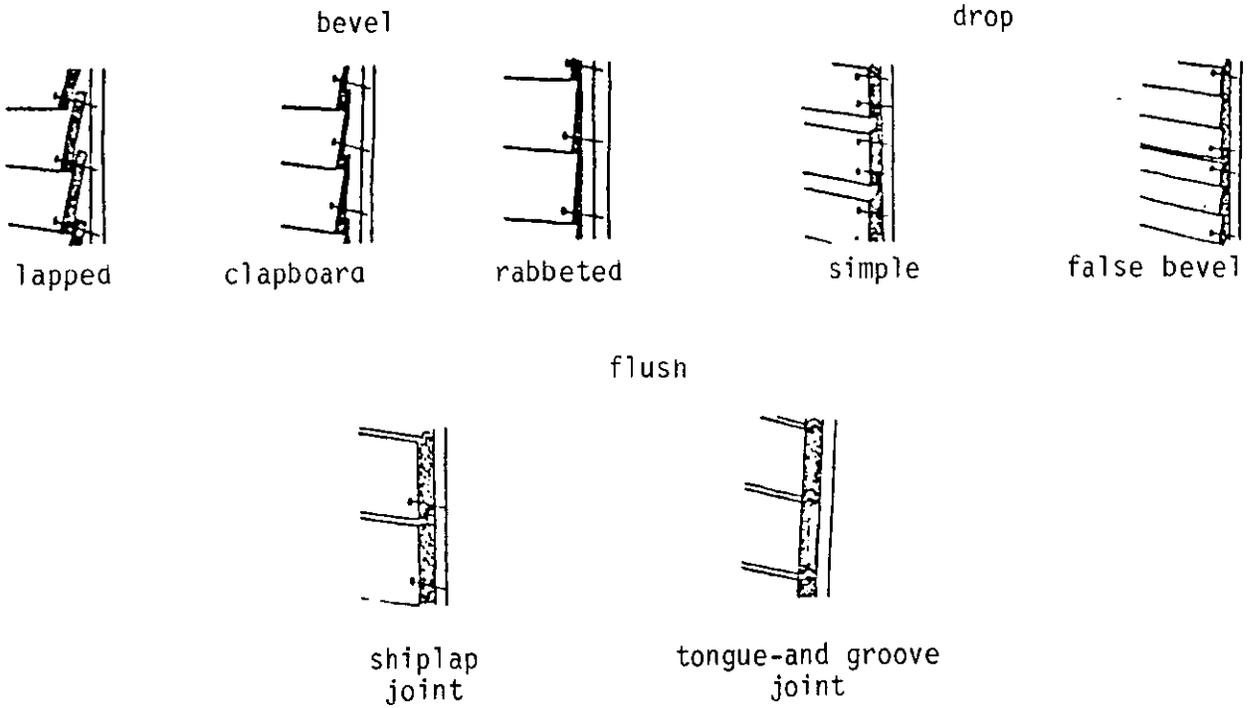
diamond



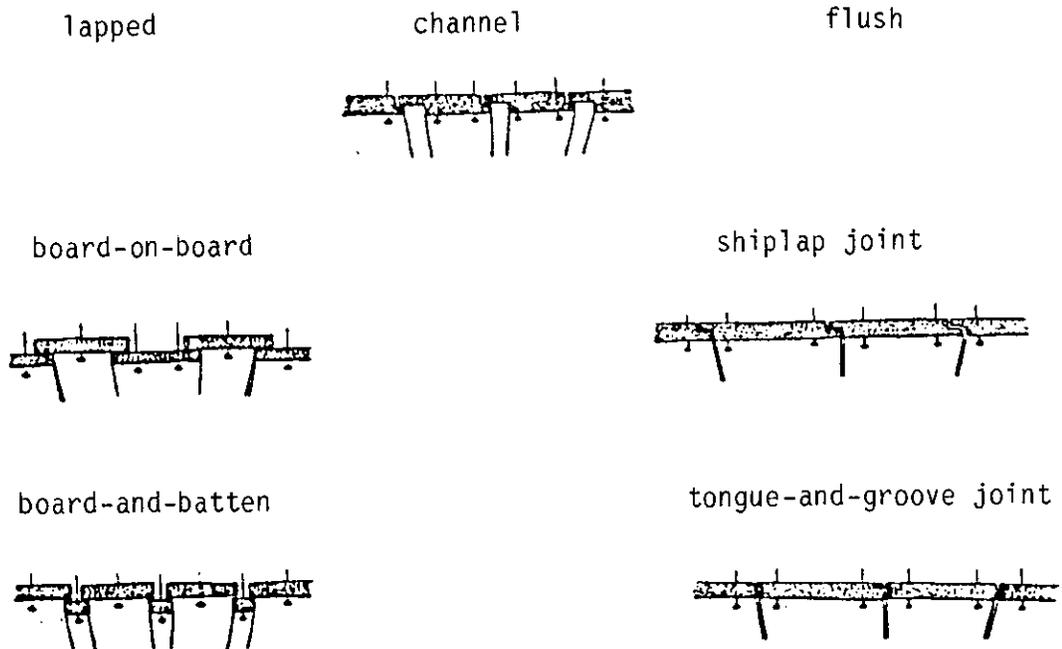
chisel

# BOARD SIDING STYLES

## Horizontal



## Vertical



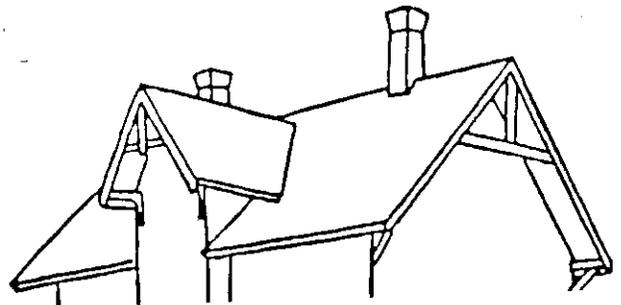
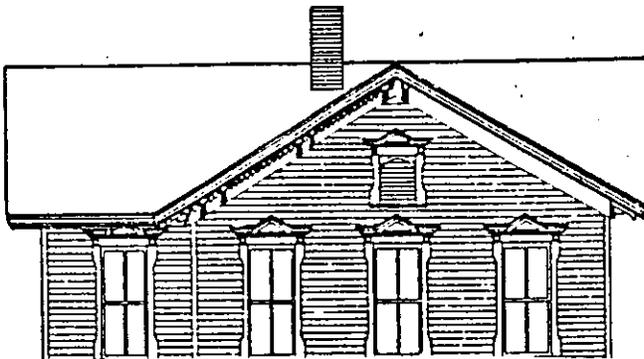
## Doors

- Simple functional design
- Door placement must be balanced with windows to complement the vertical look



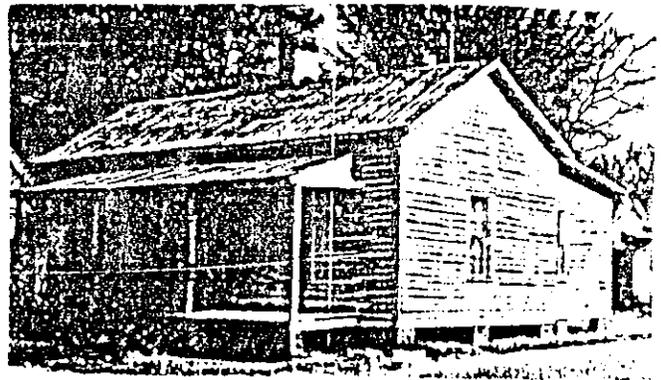
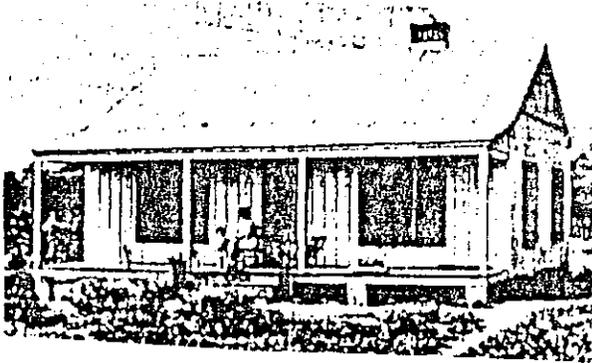
## Chimneys

- Brick construction, simple not ornate
- Usually short to maintain scale with structure
- Single chimney usually centered
- Double chimneys often used depending on internal function of home



## PIONEER FARMHOUSE

This simple, functional residence is essentially a basic house for every man. It is rectangular in form, almost always one story and symmetrical. The entry door is usually centered with a window on each side. Any asymmetrical styling was due to the multiple additions that frequently occurred when the family expanded beyond the confines of the initial structure. The structure has no ornamentation; all the architectural elements were strictly defined by function. Only a few of these structures remain in Poway, but it is thought that it may have been a popular style since it is so basic a design and thus within reach of most family budgets.



The following text and graphics describe the architectural elements which comprise the typical Pioneer Farmhouse structure.

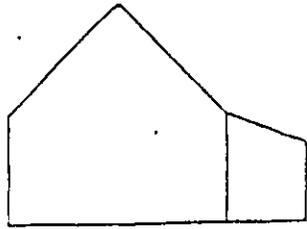
### Porch

- Gable roof
- Shed roof; not an extension of the house roof
- Shallower pitch than house roof
- Located along the entire front of the house
- Either at grade with heavy timber decking or above grade one or two steps at the most
- Simple, rough hewn posts or supports
- No brackets
- Porch railing optional

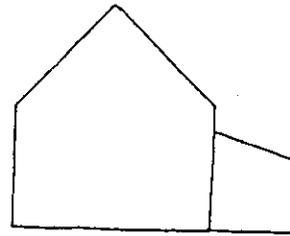
### Alternatives:

- Can wrap around structure to protect a patio area
- No porch

## Secondary Porch Roof



extended



dropped

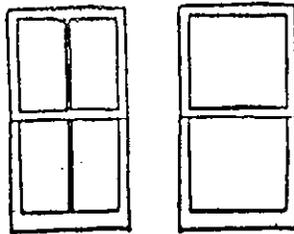
## Windows

- Casement or double hung
- Simple, single- or double-paned
- Symmetrically located in relation to the entry door

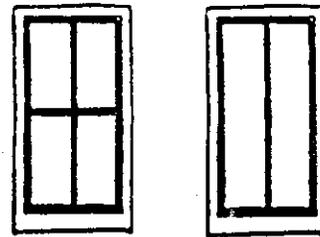
Alternatives:

- Can be very large
- Can be grouped or single

## EXAMPLES



Double Hung



Casement

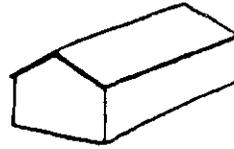
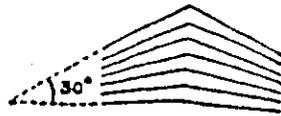
## Roof Shape

- Side gable
- No hips or dormers; very simple, one unbroken line

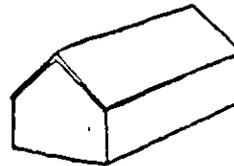
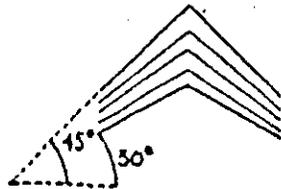
Alternatives:

- Shed roof for porch

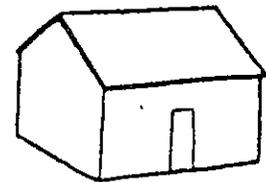
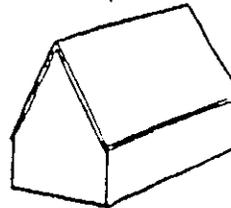
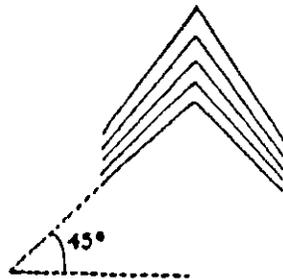
Low Slopes  
less than 30°



Normal Slopes  
30°-45°



Steep Slopes  
more than 45°



side-gabled

### Roof Material

- All new roof coverings shall meet the requirements of the Poway Municipal Code (Title 15 - Building and Construction; Chapter 15.04 - Building Code), and the Community Design Element of the Poway General Plan.
- Roof materials, if approved could include: Class "A" asphalt shingles (preferably variegated which creates a shadow effect); fire retardant wood shingles for trim, fascia, or porch roofs; and slate shingles.
- Roof material was traditionally wood shiplap, wood siding, or sheet metal.

Alternative:

- Ribbed corrugated metal.

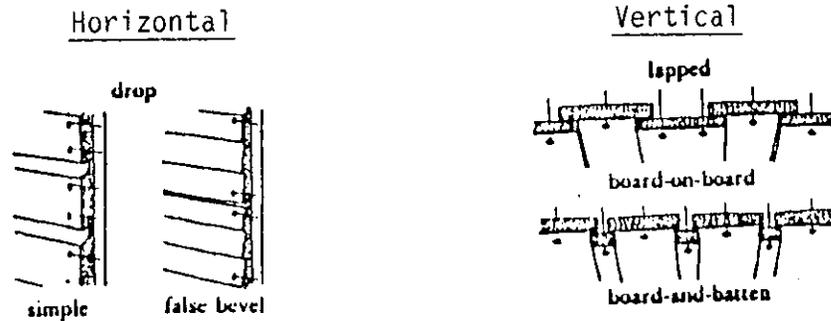
## Siding or "Skin"

- Simple, horizontal or vertical board and bat
- Often constructed of whatever wood is available; mixed types

Alternatives:

- Logs

### Typical Board Siding



## Doors

- Centered in relation to building and windows
- Functional styling
- Material is wood

Alternatives:

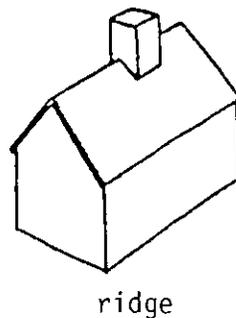
- One small window in the door

## Chimneys

- Simple, short, placed on the roof ridge
- Most often centrally placed on the roof
- Brick construction

Alternatives:

- No chimney
- Alternate chimney venting the kitchen wood stove
- Stone construction



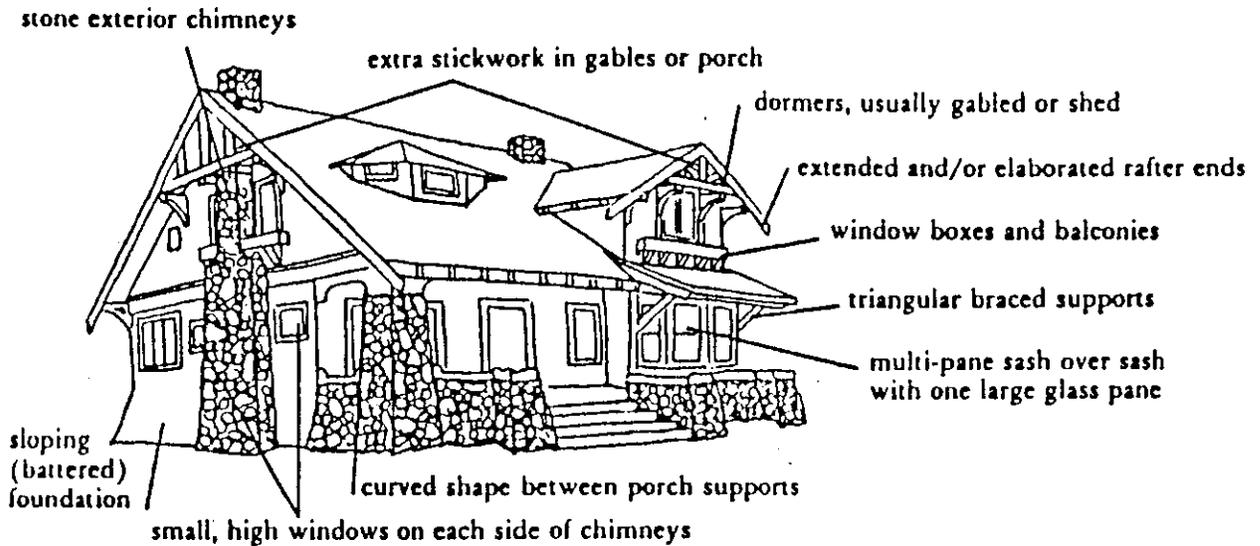
## CRAFTSMAN BUNGALOW

This design trend, popular in the late 1880's to the 1930's, is a very difficult style to characterize since it consisted of many varied forms. It became popular first in Southern California and spread rapidly throughout the United States. Representative of a life philosophy as well as a building style, it has been described as having "...no architectural pose, no temporary style. It is a vital product of the time, place and people, with roots deep in geographical and human needs. It has a definite relation to the kind of climate and soil, the habits of the people and their ways of looking at civilization and nature. It is equally rich in historic traditions and in provision for present need." (The Craftsman, August 22, 1912, pp. 532, 547.)

Despite the variety that evolved, the Craftsman Bungalow (most popular of the craftsman homes in Poway) did have definite identifying features. These included: widely overhanging eaves, recessed porches, and heavy posts supporting the roof. Building material stressed the natural look with stone, dark stained wood and shingle being most popular. Handmade ornamentation expressed the natural qualities of the environment by design choice and materials. Overall, these homes were built with emphasis and care taken in handmade detailing which embodies the feel of a craftsman rather than a builder.



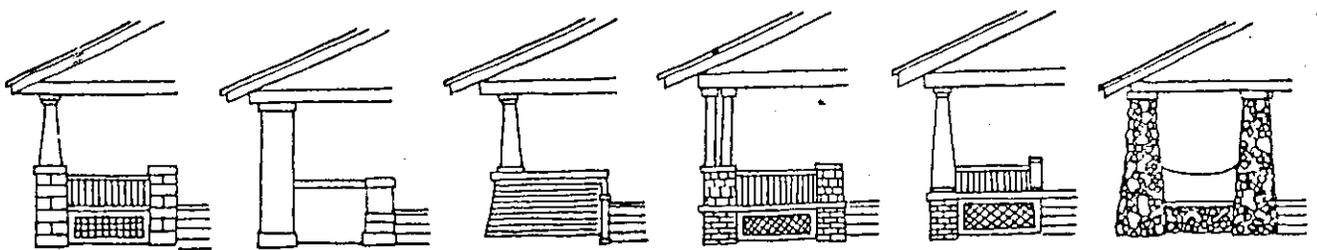
The following text and graphics describes the architectural elements which comprise the typical Craftsman Bungalow structure.



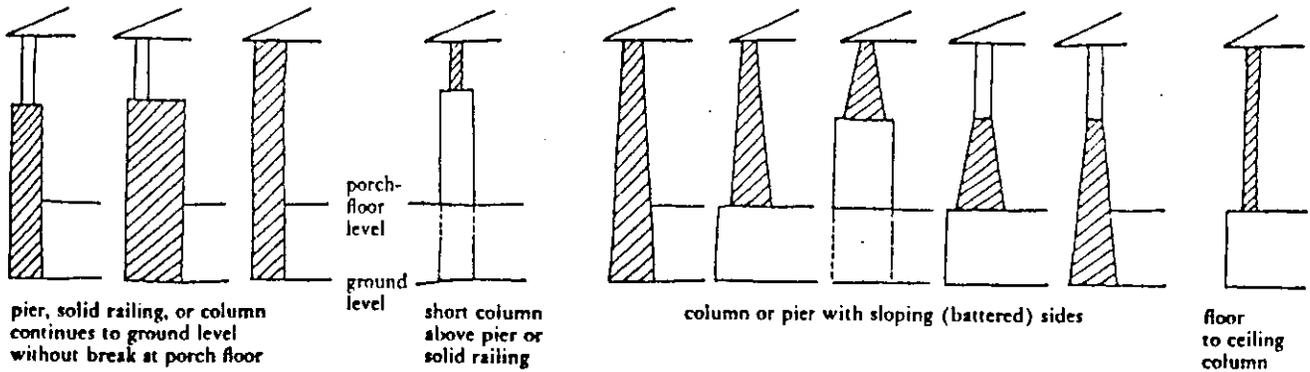
### Porch

- Along entire front of house
- Railing or half wall enclosed the porch area; used as outdoor rooms
- Raised only a couple feet off the ground on a wooden foundation
- Stairs up to the porch, usually, but not always centered around the front entry door
- No porch roof since the porch was not an add-on feature; recessed under the eaves; sometimes seen with a shallower slope than the rest of the house
- Posts supporting the roof were very heavy, with thick bases; consisting of stone, brick, wood and designed in various styles

### TYPICAL ELABORATIONS



SOME TYPICAL PORCH SUPPORTS AND PORCH RAILINGS  
 A Pier without column is common



### COMMON PORCH SUPPORT VARIANTS

### Windows

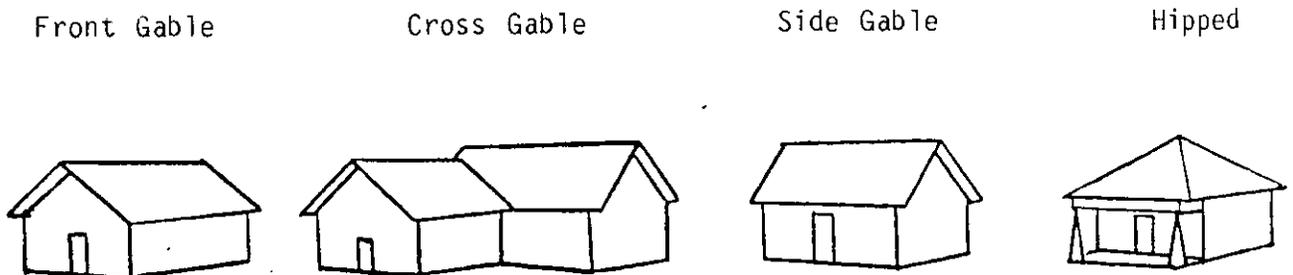
- Small, multi-panes over one large, single-pane or panes Grouped in one, two, or three
- Asymmetrical; placed to provide interior light Casements were common
- Dormer or gable windows were the same styling only smaller scale

### Alternatives:

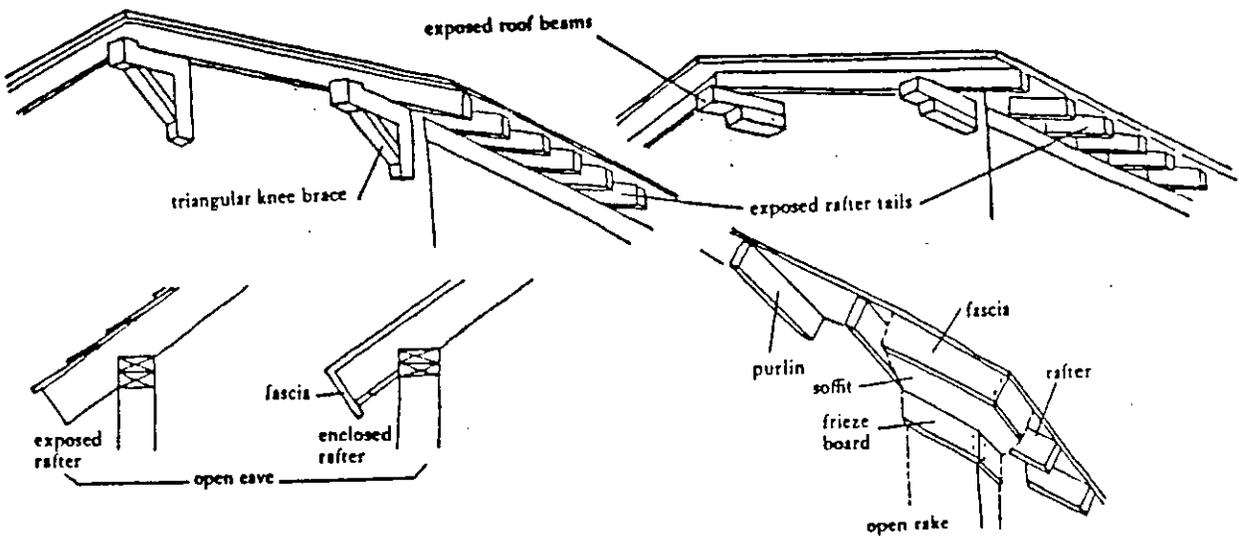
- Window boxes/planters
- Leaded glass or other handmade "craftsman" window embellishments
- Double-hung windows

### Roof Shape

### TYPICAL ROOF DESIGNS



## ROOF BEAMS, RAFTER TAILS, EAVES, AND FACIA BOARDS



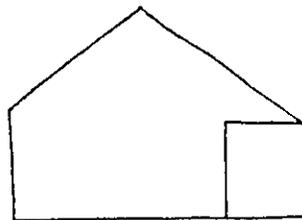
### Roof Elements

- Projecting beam ends/exposed roof rafters
- Long overlapping eaves
- Shape was all combinations of front, side, cross-hipped; dormers located in front were common; pyramidal shape common
- Pitch varied from shallow to steep; never flat

### Alternatives:

- Exposed roof rafters were often double-bracketed for ornamentation
- Rafter ends were often carved for ornamentation
- Dormers often had window boxes under the sill
- Roof material was varied and consisted of anything but tile

### Principal Roof



### PORCH ROOF CONSTRUCTION

## Roof Material

- All new roof coverings shall meet the requirements of the Poway Municipal Code (Title 15 - Building and Construction; Chapter 15.04 - Building Code), and the Community Design Element of the Poway General Plan.
- Roof materials, if approved, could include: Class "A" asphalt shingles (preferably variegated which creates a shadow effect)
- Low pitched, rolled roofing.
- Crushed rock in brown earth-tone colors.

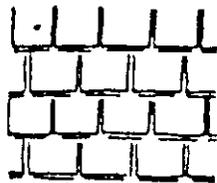
## Siding or "Skin"

- Shingles, horizontal clapboard, stone
- Different media mixed in one structure
- Clinker brick (irregular or flawed)

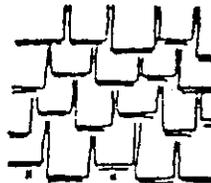
Alternatives:

- Sloping battered foundation

### SINGLE PATTERNS/EXTERIOR SIDING



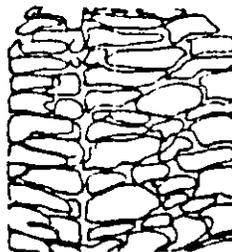
coursed



staggered



clapboard



stone or clinker brick

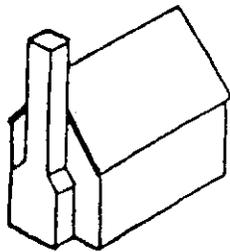
## Doors

- Wood with multi-paned windows to complement fenestration
- Wood panels for embellishment
- Carved handworked details

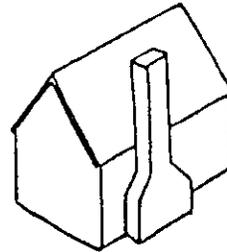
## Chimneys

- Clinker brick most common (bricks melted during firing process; also stone)
- Always located on the side of the structure
- Totally exposed from the ground up

### EXTERIOR PLACEMENT OF CHIMNEY



gable wall



eave wall

## VIII. COMMERCIAL DESIGN STANDARDS

Below is an example of a Commercial block around the turn-of-the-century. Essentially, the overall look of the block is that of a linear, cohesive design. Even though the individual buildings are independent establishments, they appear as a unified structure. This is achieved by several design criteria which are outlined below. The Old Poway Center located on the east side of Midland Road between Adrian and Edgemoor Streets typifies one style or theme that is desired for commercial land uses along Midland Road.

In Old Poway, alternative designs based on linear character can be achieved, for example, by varying the setbacks of the buildings and unifying the design with one porch or boardwalk roofline. This same effect could be achieved with bay windows and inset doorways. Courtyards could be introduced without losing the linear effect if the design allows for all the storefronts to be seen from the road. Small individual stores can be left standing alone or fused together with a common false facade, boardwalk, or landscaped area. There are many variations possible and most are outlined below.

Overall, the scale should be small, staying within the two-story or 35-foot limit. Design should be pedestrian oriented with places to meet, sit, and relax. Kiosks could also be interspersed so that local events could be advertised. Materials should all be natural and colors should be subdued. Linear structure size should be limited to avoid superblocks that hinder both pedestrian and auto circulation.



The following text and graphics describe the architectural elements which comprise the overall design of turn-of-the-century commercial structures in Old Poway.

### Structures

- Generally square or rectangular with narrow end facing street
- One or two stories
- Front gable or flat roof with false front

### Alternatives:

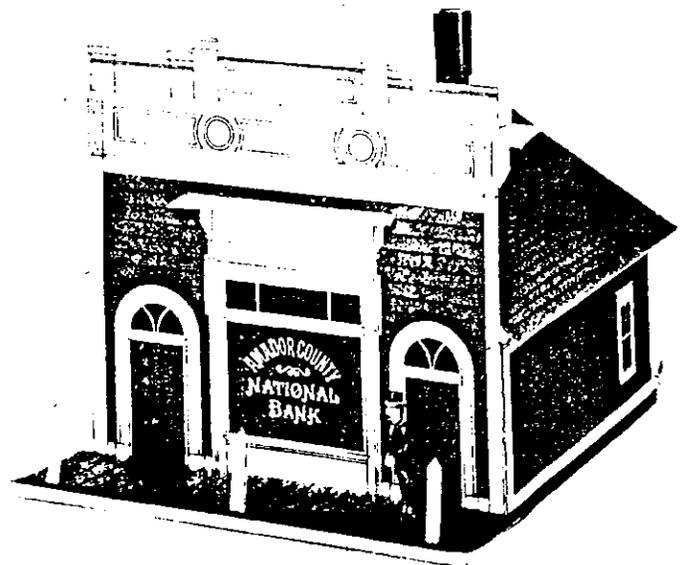
- On the front interior portion of the building, the second story can be open so that the front part of the interior is two full stories to allow for a balcony or mezzanine area
- Facades should wrap around the exterior side of the building to promote architectural continuity and building scale
- Exterior staircase and/or balcony serving second story space incorporated into structural design; place on sides or rear of structure.



### False Fronts

This is the most important element for the commercial area. Almost every frontier town, whether "Pioneer" or "Victorian" in style, had false fronts on the buildings.

- Facade often used for advertising
- Two-story facades found on one-story buildings to imply there was a second story
- Ornamentation of the facade varied; color, texture, detailing, shape, presence or absence of a balcony (functional or not)
- Architectural ornamentation can include bell towers and parapets within height limits and embellishments on windows, doors, and posts
- Sides of the buildings can be plain, but the rooflines at the exterior ends of the building must be resolved - they cannot remain flat, but should incorporate a facade or pitched roof

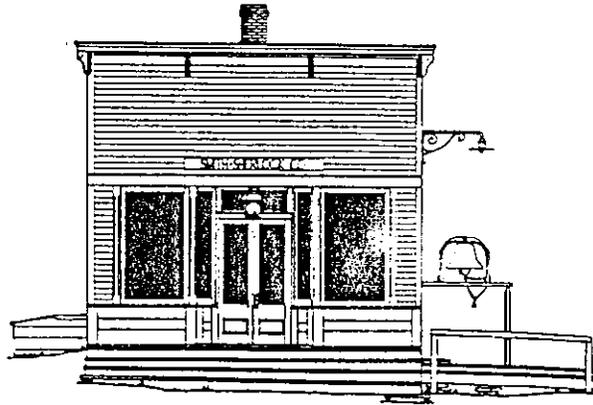


## Porch

- Covered walkways and boardwalks
- "Roof" either flat with or without a balcony
- Always a shed roof or pitched
- Simple Stick Victorian supports, with or without simple brackets
- Base is either flat or raised no more than one to two feet

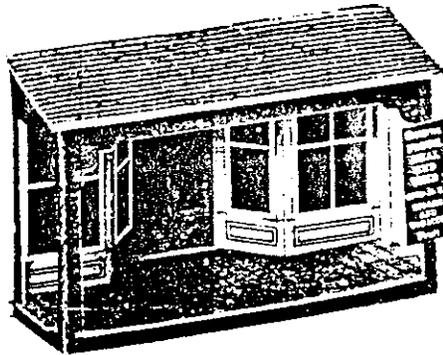
Alternatives:

- Uncovered walkways



## Windows

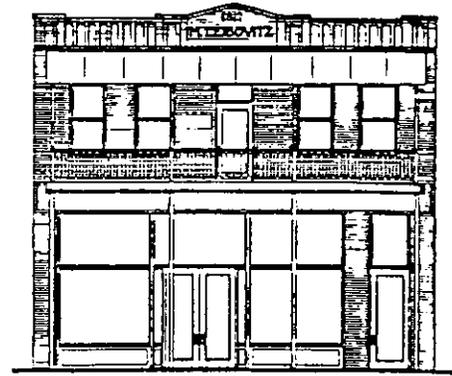
- Vertical orientation; grouped in ones, twos, and threes
- Large panel storefront
- Small panes over large-ornamented/multi-paned
- Most with transom areas
- Transom embellishments in the simple Victorian style
- Bay windows



Recessed entry doors/Bay windows for showcase



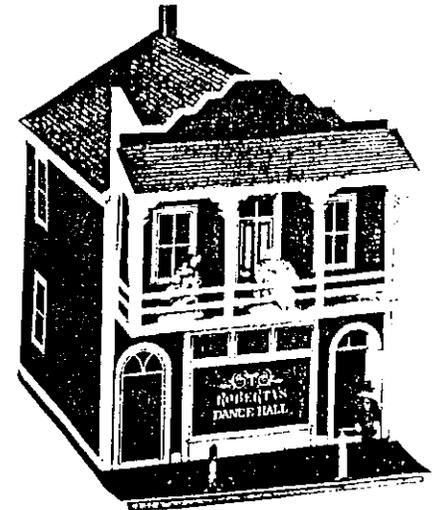
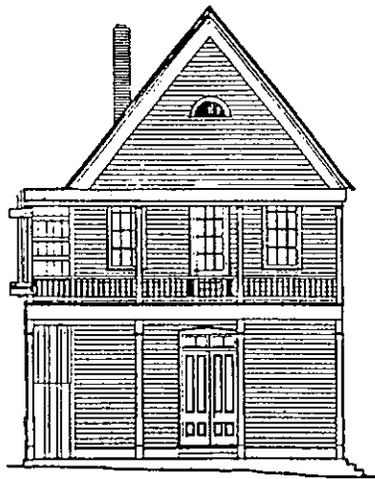
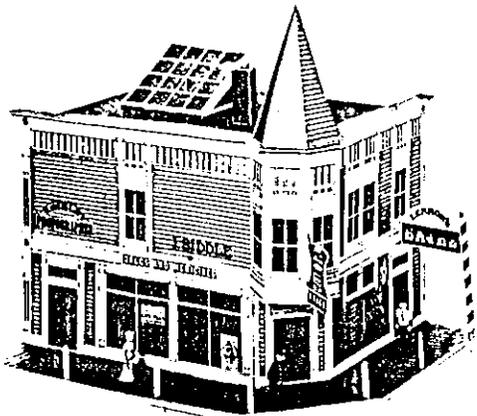
Small panes



Vertical orientation with transom areas

### Roof Shape

- Varies with each structure; no uniform pitch; mixture of styles
- Generally flat or front gabled to support the false front
- Cornice on facade either simple or ornate
- Structure on the end of the block must resolve the roofline to appear to have a pitched roof; no flat roofs on the end



### Roof Material

- All new roof coverings shall meet the requirements of the Poway Municipal Code (Title 15 - Building and Construction; Chapter 15.04 - Building Code), and the Community Design Element of the Poway General Plan.
- Roof materials, if approved, could include: Class "A" asphalt shingles (preferably varigated which creates a shadow effect); fire retardant wood shingles for trim, fascia, or porch roofs; and slate shingles.
- Manufactured shingles which accurately simulate materials of the historic period are strongly encouraged.

- Redwood/Cedar shake shingles, concrete roof tiles, and terra cotta barrel tile should not be used with the Commercial design.
- Flat roofs must be covered with City-approved materials.

### Siding or "Skin"

- Generally wood with the alternative of adobe (i.e., Cantinas)
- Board and bat is most common
- Either vertical or horizontal

### Doors

- Simple wood
- Often recessed into the building, a few feet back from the display windows of front building line

## IX. SIGNAGE

Objective: To retain the inherent historic character of Old Poway while providing for placement of informational, directional, or advertising signs.

NOTE: Unless otherwise stated in the following guidelines, all signs located with the Old Poway Specific Plan project area shall conform to the provisions of the Poway Zoning Development Code (Chapter 17.40 - Comprehensive Sign Regulations)

1. Signs should be designed as supportive elements to land use. They should be used primarily to identify businesses, professional offices, residential development projects, public and quasi-public land uses and facilities, streets, enclosures, etc. Signs should be compatible with the nature, character, and design of the locale and land uses they serve.
2. Signs should be made of wood, tin, or other authentic/historic period material, and preferably should be hand-painted and properly maintained.
3. The use of a "directory" type sign or kiosk is strongly recommended for buildings containing more than one business or use and using a common street, alley, pedestrian entrance, plaza, or courtyard.
4. The size, design, color, shape, texture, material, character, and location of signs should be in harmony with the building and surrounding buildings.
5. Signs shall not block public views or lines of sight. Signs flush to buildings are preferable; signs perpendicular to buildings are permitted under special circumstances.

6. Signs advertising businesses outside of the Old Poway project area, or advertising local businesses not located on the same property are prohibited. An exception to this is special event kiosks, banners, or pennants located in the Old Poway Park or commercial zones.
7. If sign lighting is required, it should be indirect, low-key, and restricted to business hours only, and should not create a glare or reflection onto adjacent properties or public streets. Neon and internally lighted cabinet signs are prohibited.
8. Commercial land uses, such as markets, should utilize display boards or signboards with removable panels for advertising purposes.
9. Within the Old Poway Specific Plan project area, flexibility in sign location, sign copy, sign background size, individuality in sign design, and sign color is encouraged.
10. Where determined appropriate by the City, artistic exterior wall graphics, murals, or fine arts displays are encouraged and are subject to review and approval by the City Council or Redevelopment Agency.
11. The location and appropriateness of proposed comprehensive sign programs will require special consideration by the City.
12. All signs which project out over a public right-of-way, including all signs projecting over pedestrian walkways, must have a minimum of eight feet of clearance above the adjacent walkway or ground surface. "A" frame signs, signboards, and product displays may be permitted during business hours provided that they do not obstruct pedestrian traffic or cause a public safety problem.
13. All sign structures detached from a building shall be self-supporting structures erected on and permanently attached to concrete foundations.
14. Courtyard and alley signs must be of the same type, design, and quality acceptable for street facades. Scale requirements, however, may be waived by the City where appropriate. In addition, no signs will be allowed to project into an alley right-of-way.
15. Proposed horizontal, double- or single-faced, framed wooden signboards that are mounted perpendicular to the building face, and below the canopy, awning, shed roof, or balcony structure will require special review and approval by the City. These types of signs must maintain a minimum vertical clearance of eight feet above the adjacent walkway or ground surface.
16. Every effort should be made to replicate historically accurate sign connection hardware. For public safety purposes, however, all signs shall comply with the City of Poway Building and Safety Codes relating to structural members and connections. Signs must also comply with the additional construction standards stated below:

- a. All suspended signs must either be supported by direct connection with a building or canopy structure or indirectly by metal straps. Chain will not be allowed. (Historically, chain was not extensively used for sign connections.) Metal supports or braces should be at least one eighth of an inch thick. All metal, wire cable, supports and braces, and all bolts used to attach signs to brackets and to the supporting building or structure should be painted, and fabricated of galvanized metal or an equal material.
  - (1) Signs should be anchored to prevent any lateral movement that would cause wear on supporting members or connections. No sign shall be suspended by chain or other devices that would allow the sign to swing due to wind action.
  - (2) All signs, except those attached flat against the wall of a building, shall be constructed to withstand wind loads pursuant to the Poway Uniform Building Code.
- 19. Colorful banners or pennants used to advertise special events are encouraged.
- 20. Signs on commercial and office establishments should have brief and direct painted words identifying products or services offered. Optionally, logos, product symbols, and displays may supplement written words. Graphics, symbols, or displays on exterior signs should be product, service, or trade oriented, thereby directly illustrating the goods or services offered by the commercial or office establishment.

Examples of symbols or displays include:

<u>Business Type</u>	<u>Symbol or Display</u>
Optician	Eye Glasses
Hardware Dealer	Agricultural Implements/ Hardware
Gunsmith	Rifle
Watchmaker/Jeweler	Pocket Watch
Dry Goods	Blanket
Direction	Human Hand

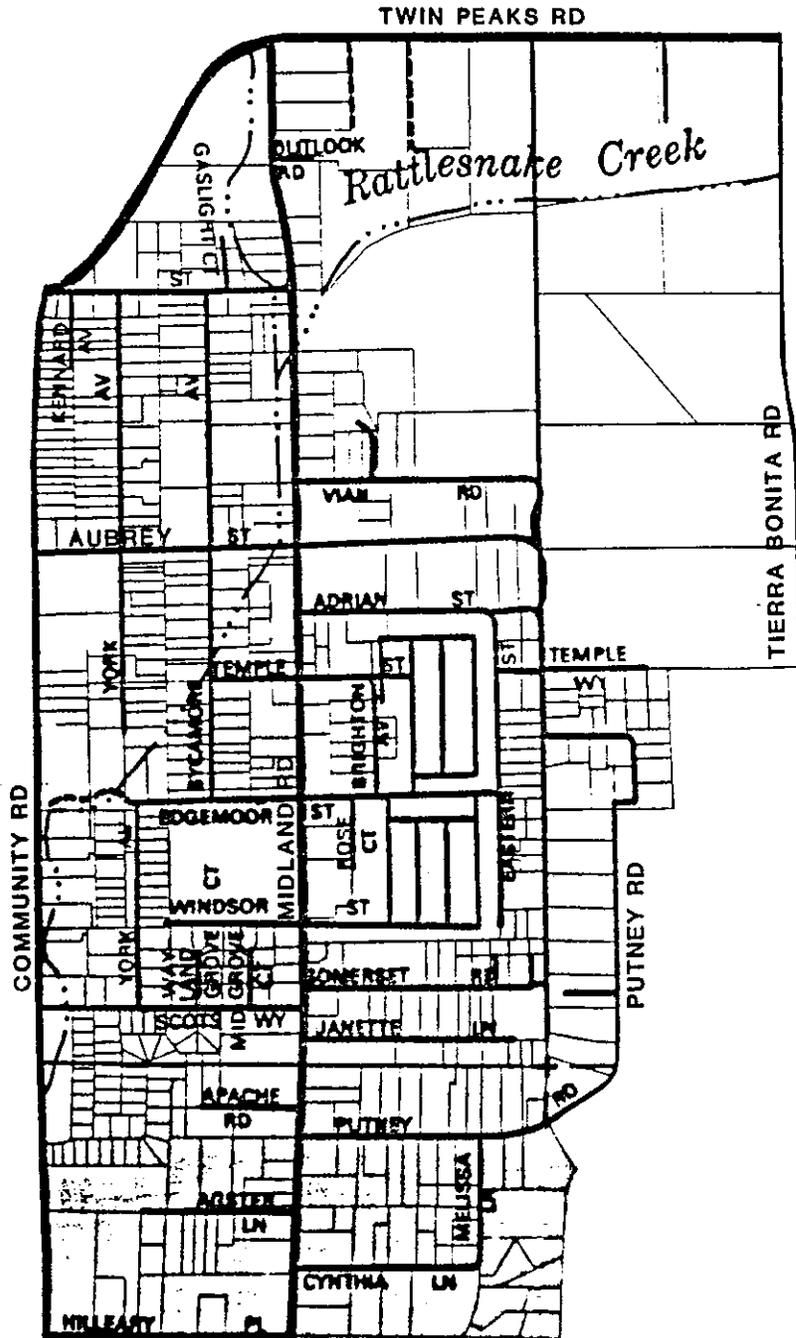
## X. HEIGHT OF STRUCTURAL ELEMENTS AND FEATURES

Architectural features or elements of structures located within the boundaries of the Old Poway Specific Plan may be exempt from the height limitations established in the Poway Comprehensive Plan.

Examples of elements and features include:

- Roof ridges
- Weather Vanes
- Chimneys
- Parapet walls
- False Fronts
- Windmills
- Spires
- Flag poles
- Widow's walk
- Lightning rods
- or any other historically accurate architectural embellishments

The flexibility in structural height with regard to the above listed elements and features will promote architectural authenticity and a historical profile characteristic of Old Poway.



NOT TO SCALE

# CITY OF POWAY

NOTE: PLEASE REFER TO APPROPRIATE SCALED CITY MAPS TO OBTAIN DETAILED MAPPING INFORMATION / PROPERTY DATA AT THE CITY PLANNING DEPARTMENT

ITEM : OLD POWAY SPECIFIC PLAN (PART ONE) ARCHITECTURAL DESIGN STANDARDS & GUIDELINES

TITLE : PROJECT AREA BOUNDARY



## XII. GUIDELINES FOR HISTORIC EXTERIOR COLORS

"Any person who may wish to have his residence judiciously painted will do well to depend on himself to make the selection of colors; and if he will but study the matter simply and fairly, trusting to his real natural instinctive taste, and will regulate his decision by his private feeling for what is agreeable or otherwise, instead of by what he finds next door to him, he will at once cut loose from conventional absurdity, and probably arrive at a result that will be artistic and pleasing." (Roger W. Moss and Gail Caskey Winkler. Victorian Exterior Colors. Henry Holt and Company, NY, 1987.)

The use of historically accurate and appropriate colors within a district can be an economic means of achieving design compatibility. In an area such as Old Poway where there is a blend of new and old structures, the use of historical colors may help integrate the variety of architectural styles. There are different theories concerning the choice of colors, ranging from a precise scientific study of paint layers to the recently popular use of gaudy color combinations as seen in "Painted Ladies" (ornate Victorian homes) of San Francisco. A mid-range option (that of historically appropriate colors) has been chosen by the City of Poway.

In choosing exterior colors, it is important to know the date of the building, or in new construction, the approximate era being emulated. Once the date or era has been determined, an appropriate choice can be made based on the date, type, and style of the building and the prevailing colors of this period or emulated era at the time of design/construction.

In the first half of the 1800's, most all houses were painted white with dark green trim. This was in part due to the scarcity of other colors. By the middle of the 1800's, fawns, greys, and drab green became popular. After the Civil War, around 1870, ready-mixed paints became available and new colors were marketed. Technological advances made these pigments deeper and more intense resulting in a richness not achieved earlier. Although marketed in the 1870's, distribution was by rail and many rural areas such as Poway did not receive supplies until later in the century. The most popular of these new colors employed in the Victorian homes were warm red-browns, deep greens, umbers, golden ochres, maroons, burnt orange, and stone grey (in order of popularity).

It was not uncommon to see a Victorian home with as many as five different contrasting and harmonious shades - each element (body, trim, shutter, and sash) painted in contrasting colors. The choice of which colors to be used in any paint scheme, however, should be based on the combinations popular for the determined date or chosen era.

Many paint companies have available a "historical color group." It is, however, cautioned that these color choices assembled by the companies may or may not be what is recommended. Once the color scheme and details of trim are determined, an owner can refer to charts of appropriate colors obtainable through the City of Poway Planning Services Department or found on pages 32-37 of Victorian Exterior Colors (cited above).

**VICTORIAN EXTERIOR DECORATION**

Victorian Paint Color Name Equivalency

VICTORIAN TERM	BENJAMIN MOORE		GLIDDEN	DEVOE
	SHERWIN-WILLIAMS	BENJAMIN MOORE		
Bronze Green	BM-77-24 Valley Green	not available	42794 Town House	2Y020A Ground Pine
Buff	BM-76-1 Wax	HC-18	21382 Prairie	2M58D Chamois Buff
Light Drab	BM-73-11 Raw Linen	GN-98	20802 Porpoise	not available
Medium Drab	BM-73-13 Buckskin Tan	GN-106	19292 Stonington	not available
Dark Drab	BM-73-15 Loam	GN-105	19383 Tenderfoot	not available
Fawn	BM-75-30 Green Gold	HC-16	16573 Arapaho	2U58B Rich Olive
Shutter Green	BM-78-16 Greenish Black	Essex Green-43	1931, 3931 Tavern Green	1UM40A Malaga
Straw	BM-76-4 Corn Stalk	HC-17	21163 Wicker	2D58C Mustard Tone
Light Gray Stone	BM-80-19 Oyster Gray	GN-29	89212 Silver Lining	2M40E Liquorice Tint
Medium Gray Stone	BM-80-22 Georgian Gray	GN-27	20892 Wood Smoke	2M40D Jaguar
Dark Gray Stone	BM-80-31 Gray Flannel	GN-26	18093 Tarragon	2D40C Drake
Light Slate	BM-80-4 Silvermine	GN-77	75582 Ascot	2M38D Granite Tone
Medium Slate	BM-80-5 Shadow Gray	GN-76	71343 Blue Shadows	2D38C Carbon
Dark Slate	BM-80-7 Slate Gray	GN-75	not available	2U38B Bison
Light Blue Stone	BM-78-14 Restoration Green	AJ-2	55373 Pinehurst	not available
Dark Blue Stone	BM-78-32-Deep Water	AJ-76	58834 Buccaneer	1U25B Arden Green
Light Blue Green	BM-77-29 Tavern Green	HC-118	48593 Bayberry Green	1D35C Mossy Green
Dark Blue Green	BM-78-24 Triton Green	HC-130	55464 Deep River	1U29B Bedford
Light Brownstone	BM-72-18 French Buff	CB-44	12793 Doeskin	2D44C Baron Brown
Medium Brownstone	BM-72-20 Arroyo	CB-43	14114 Sea Crest	2D46C Hemlock
Dark Brownstone	BM-77-22 Mocha Java	HC-68	08694 Rustique	1U47B Corsair
Amber	BM-75-7 Gold View	GB-13	20474 Butterscotch	2U14B Sardony
Indian Red	BM-71-8 Sumac Brown	Country Redwood	1915, 3915 Colonial Red	1VR34A Navarro
Old Gold	BM-75-16 Old Gold	CB-84	16594 Burlap Brown	2Y011A Cadiz
Light Olive	BM-76-22 Fading Fern	OT-94	27333 Balsa	2D24C Argosy
Medium Olive	BM-76-31 Moss	OT-93	32034 Caisson	not available
Dark Olive	BM-76-24 Delta Moss	OT-92	30854 Greenbriar	1Y025A Upland Green
Olive Yellow	BM-76-8 Veidt Grass	GB-61	25903 Inca Gold	2U21B Athena
Reddish Brown	BM-72-6 Black Oak	HC-64	not available	1UM32A Brown Clove
Terra Cotta	BM-74-8 New Brick	ET-6	10974 Colony Brick	2Y031A Cinnamon Stick
Colonial Revival Blue	BM-79-30 Windmill Blue	HC-145	67452 Harper's Ferry	2M37D Country Stone
Colonial Revival Gray	BM-80-11 Shaker Gray	HC-169	89392 Pewter	2M39E Driftwood Tone
Colonial Revival Ivory	BM-73-17 Eaglet Beige	OW-75	16632 Corinthian	2H57G Almond Haze
Colonial Revival Yellow	BM-81-1 Yellow Corn	YL-3	3921 Victorian Yellow	2D16C Anatolia

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## COLOR AFFINITY CHART

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An asterisk following a color name indicates that the match is less successful in some values in some of the modern commercial paint lines.

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Bronze Green	A universally applicable color used for roof striping, ironwork, and occasionally for shutters
Shutter Green	A universally applicable shutter color used throughout the nineteenth century
Buff	Straw, Fawn, Medium Stone, Dark Stone, Light Slate, Medium Slate, Dark Slate, Medium Drab, Dark Drab, Old Gold
Light Drab	Medium Drab, Dark Drab, Straw, Fawn, Light Brownstone,* Medium Brownstone, Dark Brownstone, Medium Gray Stone, Dark Gray Stone, Light Slate, Medium Slate, Dark Slate, Old Gold, Light Blue Green,* Dark Blue Green
Medium Drab	Light Drab, Dark Drab, Straw,* Fawn, Buff, Light Brownstone,* Medium Brownstone,* Dark Brownstone, Old Gold
Dark Drab	Light Drab, Medium Drab, Straw, Light Brownstone, Medium Brownstone,* Old Gold, Fawn, Buff
Fawn	Straw, Buff, Light Drab, Medium Drab, Dark Drab, Light Gray Stone,* Medium Gray Stone, Dark Gray Stone, Medium Brownstone,* Dark Brownstone, Dark Blue Green
Straw	Buff, Fawn, Old Gold, Light Drab, Medium Drab,* Dark Drab, Medium Brownstone, Dark Brownstone, Medium Gray Stone, Dark Gray Stone, Light Slate, Medium Slate, Dark Slate, Light Olive, Medium Olive, Dark Olive
Light Gray Stone	Medium Gray Stone, Dark Gray Stone, Light Drab, Medium Drab, Dark Drab, Fawn, Buff, Straw, Old Gold, Light Brownstone, Medium Brownstone, Light Slate, Medium Slate, Dark Slate, Light Blue Stone
Medium Gray Stone	Light Gray Stone, Dark Gray Stone, Light Drab, Medium Drab,* Dark Drab, Fawn, Buff, Straw, Old Gold, Light Brownstone, Medium Brownstone, Dark Brownstone, Light Slate, Medium Slate, Dark Slate, Light Blue Stone, Dark Blue Stone, Dark Blue Green
Dark Gray Stone	Light Gray Stone, Medium Gray Stone, Light Drab, Medium Drab,* Dark Drab,* Light Brownstone, Medium Brownstone, Dark Brownstone, Fawn, Straw, Buff, Old Gold, Light Slate, Dark Slate, Dark Blue Stone, Light Blue Green,* Dark Blue Green

## Color Affinity Chart

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Light Slate	Medium Slate, Dark Slate, Light Drab, Medium Drab, Fawn,* Straw, Buff, Old Gold,* Light Gray Stone, Medium Gray Stone,* Dark Gray Stone
Medium Slate	Light Slate, Dark Slate, Light Drab, Medium Drab, Dark Drab, Fawn, Straw, Buff, Old Gold, Light Gray Stone, Medium Gray Stone, Dark Gray Stone
Dark Slate	Light Slate, Medium Slate, Light Drab, Medium Drab, Dark Drab, Fawn, Straw, Buff, Old Gold, Light Gray Stone, Medium Gray Stone, Dark Gray Stone
Light Blue Stone	Dark Blue Stone, Light Blue Green, Dark Blue Green,* Light Drab, Medium Drab,* Fawn, Buff
Dark Blue Stone	Light Blue Stone, Dark Blue Green,* Light Blue Green,* Medium Drab, Dark Drab, Fawn
Light Blue Green	Dark Blue Green, Light Blue Stone, Dark Blue Stone, Light Drab, Medium Drab, Dark Drab, Buff, Straw, Fawn,* Old Gold*
Dark Blue Green	Light Blue Green, Light Blue Stone,* Dark Blue Stone,* Light Drab, Medium Drab, Dark Drab,* Buff, Straw, Fawn, Old Gold*
Light Brownstone	Medium Brownstone, Dark Brownstone, Light Drab, Medium Drab,* Dark Drab, Light Gray Stone, Medium Gray Stone, Dark Gray Stone, Old Gold
Medium Brownstone	Light Brownstone, Dark Brownstone, Light Drab, Medium Drab,* Dark Drab,* Light Gray Stone, Medium Gray Stone,* Dark Gray Stone, Old Gold,* Fawn*
Dark Brownstone	Light Brownstone, Medium Brownstone, Light Drab, Medium Drab, Light Gray Stone, Medium Gray Stone, Dark Gray Stone, Old Gold, Fawn
Amber (an accent color only)	Terra Cotta, Light Olive, Medium Olive, Dark Olive, Medium Brownstone, Dark Brownstone, Old Gold
Indian Red	A universally applicable color for detail accenting
Old Gold	Light Drab, Medium Drab, Dark Drab, Buff, Straw, Light Brownstone,* Medium Brownstone,* Dark Brownstone, Medium Gray Stone, Dark Gray Stone, Light Olive,* Medium Olive, Dark Olive

## Color Affinity Chart

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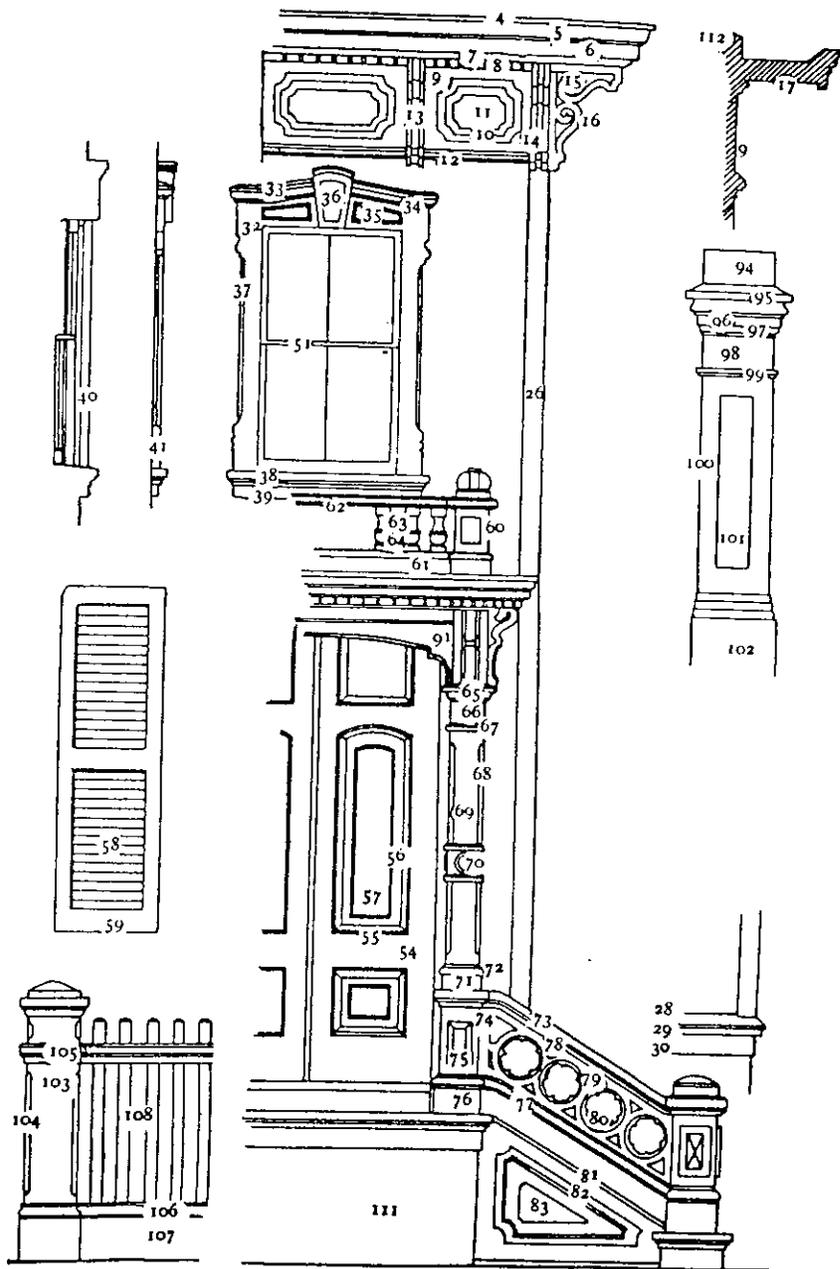
Light Olive	Medium Olive, Dark Olive, Reddish Brown, Indian Red (accent), Terra Cotta, Amber,* Olive Yellow, Old Gold, Fawn,* Straw, Buff
Medium Olive	Light Olive, Dark Olive, Reddish Brown, Indian Red (accent), Terra Cotta, Amber, Olive Yellow, Old Gold, Fawn, Straw, Buff
Dark Olive	Light Olive, Medium Olive, Reddish Brown, Indian Red (accent), Terra Cotta, Amber, Olive Yellow, Old Gold, Fawn, Straw, Buff
Olive Yellow	Medium Olive, Dark Olive, Reddish Brown, Fawn, Straw,* Buff, Old Gold
Reddish Brown	Light Olive, Medium Olive, Dark Olive, Straw, Fawn, Old Gold, Terra Cotta, Medium Brownstone, Dark Brownstone
Terra Cotta (an accent color only)	Amber, Light Olive, Medium Olive, Dark Olive, Light Brownstone,* Medium Brownstone, Dark Brownstone
Colonial Revival Blue	Colonial Revival Ivory, Colonial Revival Gray
Colonial Revival Gray	Colonial Revival Ivory, Colonial Revival Blue
Colonial Revival Ivory	Colonial Revival Yellow, Colonial Revival Gray, Colonial Revival Blue
Colonial Revival Yellow	Colonial Revival Ivory, Colonial Revival Gray

Numbers are keyed to all three drawing of this Victorian architecture glossary, from Color Applied to Architecture (Cleveland: Sherwin-Williams Company, 1887). "The Athenaeum of Philadelphia Collection"



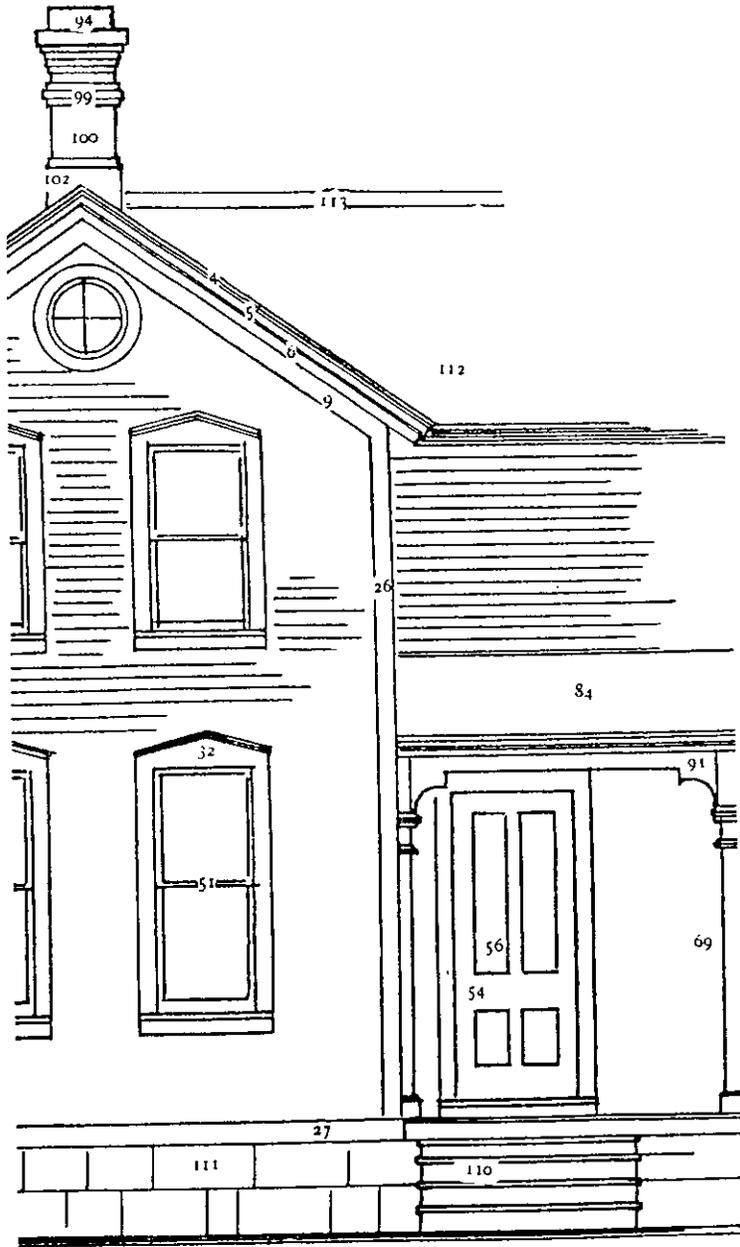
- 1-3 Body
  - 1. First story
  - 2. Second story
  - 3. Attic
- 4-25 Cornice
  - 4. Edge of crown mold
  - 5. Crown
  - 6. Fascia
  - 7. Bed mold
  - 8. Dentals
  - 9. Frieze
  - 10. Panel mold
  - 11. Panel
  - 12. Architrave
  - 13. Sunken face of sandwich bracket
  - 14. Raised face of sandwich bracket
  - 15. Bracket panel
  - 16. Bracket margin
  - 17. Soffit
  - 18-20. Bargeboard
  - 21. Ceiling under eaves
  - 22. Foot pieces
  - 23. Gutter face
  - 24. Gutter brackets
  - 25. Gutter cap
- 26 Corner Board
- 27-30 Water Table
  - 28. Slope
  - 29. Edge
  - 30. Face
- 31-45 Window Frame or Casing
  - 32. Face
  - 33. Cap fillet
  - 34. Cap mold
  - 35. Cap panel
  - 36. Keystone
  - 37. Chamfer
  - 38. Sill

(continued)



- 39. Apron
- 40. Reveal
- 41. Edge
- 42. Attic window cornice
- 43. Attic window sill mold
- 44. Attic window cove
- 45. Attic window base mold
- 46 Belt Course
- 47 Beam Ends
- 48 Attic Belt Course
- 49-50 Tympanum
- 51 Window Sash
- 52 Window Transom
- 53 Cut Work
- 54-57 Doors
- 54. Stiles and rails
- 55. Mold
- 56. Receding part of panel
- 57. Projecting part of panel
- 58-59 Shutters(Blinds)
- 58. Louvers (slats)
- 59. Frame
- 60-93 Porch
- 60. Balustrade post
- 61. Balustrade base
- 62. Balustrade rail
- 63. Receding part of balaster
- 64. Projecting part of balaster
- 65. Abacus
- 66. Capital
- 67. Neck mold
- 68. Chamfer
- 69. Shaft
- 70. Rosette
- 71. Plinth
- 72. Plinth mold
- 73. Rail
- 74. Dado
- 75. Dado panel
- 76. Base

(continued)



- 77. Base mold
- 78. Ornamental rail
- 79. Ornamental panel
- 80. Ornamental chamfer
- 81. Bead below steps
- 82. Panel mold below steps
- 83. Panel below steps
- 84. Roof
- 85. Face rafter (barge-board)
- 86. Gable rail
- 87. Gable panels
- 88. Plate
- 89. Cornice balusters
- 90. Cornice rail
- 91. Cornice bracket
- 92. Rails below
- 93. Panels below
- 94-102 Chimney
  - 94. Top of cap
  - 95. Crown mold of cap
  - 96. Fascia of cap
  - 97. Bed mold of cap
  - 98. Frieze of cap
  - 99. Architrave
  - 100. Shaft
  - 101. Panels
  - 102. Base
- 103-108 Fence
  - 103. Post
  - 104. Post chamfer
  - 105. Upper rail
  - 106. Lower rail
  - 107. Base
  - 108. Pickets (balusters)
- 109-110 Steps
  - 109. Tread mold
  - 110. Riser
- 111 Foundation
- 112-114 Roof
  - 113. Ridge roll or cresting
  - 114. Iron finials (also common location for acrotetion)

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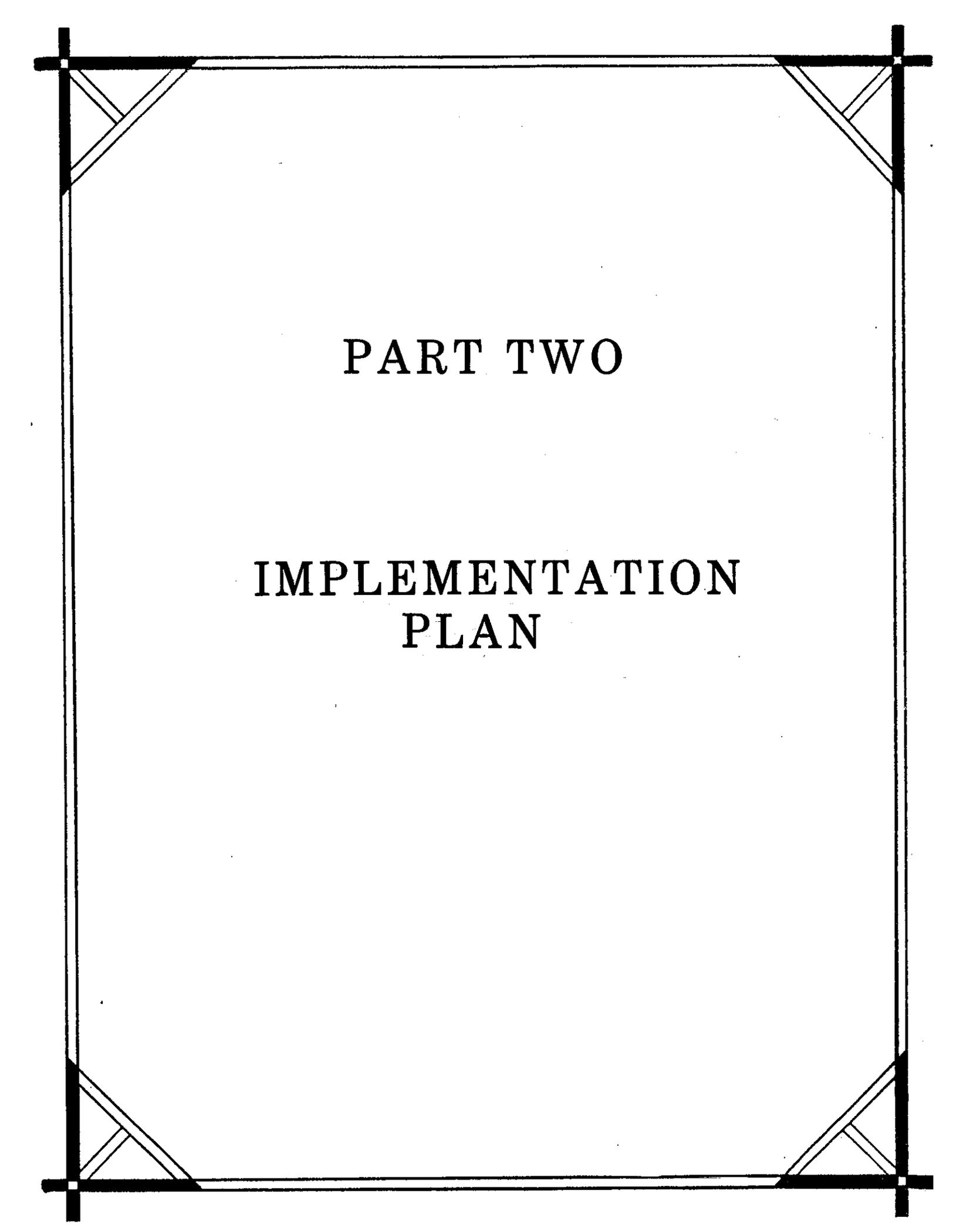
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PART TWO

IMPLEMENTATION  
PLAN



## I. PREFACE

The City of Poway adopted its General Plan in September of 1983. Under the General Plan Scenic Roadways Element, guidelines were adopted for preserving the scenic and historic resources of several important roadways that traverse the community. With regard to the City's Old Poway area, the segment of Midland Road between Hilleary Road and Twin Peaks Road has been designated as a scenic roadway. Many structures and cultural features that exist along the road are of significant historical value to the City, its residents, and the business community.

This segment of Midland Road is also the center of the Old Poway townsite, established in 1887, and represents early Poway Valley, once a prosperous area, with crop and dairy farming, cattle ranching, poultry production, and vineyards. The Archaeological, Cultural, and Historic preservation Element of the General Plan recommends that the Midland Road area be designated as a historically significant area. Any future development shall be designed to complement the historic character of the area.

Policy 6.b of the General Plan states, in part:

*In the event that the City prepares a specific plan for Midland Road as an historic district or area, physical improvements consistent with the plan shall be required for all new permits for building, development, or substantial alteration.*

On February 26, 1987, the Poway City Council reviewed and accepted a staff concept paper for the Old Poway Specific Plan. Subsequently, the City Council appointed an Advisory Committee to provide community input during the preparation of the Plan.

The Project Area Map (Attachment 1) depicts the project area boundaries of the Old Poway Specific Plan. Attachment 2 depicts the existing General Plan land use and zoning. Much of the project area is also governed by the Poway Redevelopment Plan and will be the subject of Redevelopment Agency revitalization projects in conjunction with private and public development. The development of parcels of land and properties, and the improvement of streets, public rights-of-way, and public facilities located within the specific plan project area shall be in accordance with the text of this specific plan as well as applicable provisions of the Poway Municipal Code and Poway Comprehensive Plan.

## II. INTRODUCTION

On July 26, 1988, the City Council approved Part One of the Old Poway Specific Plan which primarily contains the architectural design standards and guidelines for the project area. Part Two of the specific plan

comprises the implementation plan component of the document, and contains the goals, objectives, statements of policy, and planning and design proposals for the project area. Part Two was formulated at a series of meetings conducted by the Old Poway Specific Plan Advisory Committee. The meetings were open to the public.

Part Two of the Old Poway Specific Plan is fully consistent with the primary goals and objectives of the Poway Comprehensive Plan. Its text, graphics, and plan diagrams are designed to express and depict the Comprehensive Plan in finer detail.

The goals, objectives, statements of policy and proposals of Part Two constitute the "implementation plan" of the Old Poway Specific Plan. Goals, objectives, statements of policy, and planning and design proposals are employed within this text as technical, City planning terms, and therefore should be briefly defined. A "goal" is an overall "aim", while a "general objective" is a secondary, more "specific aim." (A general objective is often time-measurable.) A "statement of policy" is a "rule;" a planning "design proposal" is a "suggestion."

### **III. LEGAL DESCRIPTION**

The specific plan project area is situated in the State of California, County of San Diego, City of Poway. As shown on Attachment 1 (Project Area Map), the project area is generally bounded by Twin Peaks Road on the north, Hilleary Drive on the south, Community Road on the west, and Tierra Bonita Road/Putney Road on the east. The area is contained within portions of Section 7, 12, 13, 14, and 18 (Township 14 South and Ranges 1 West and 2 West). The project area consists of approximately 2,525 gross acres of land or about four square miles of territory.

### **IV. PURPOSE AND INTENT**

The purpose and intent of the Old Poway Specific Plan (Part Two) is to provide detailed planning design guidance to potential developers, investors, and the general public for private development projects, and to the City Council/Redevelopment Agency where public projects are concerned. Part Two of the specific plan will also provide for the orderly growth, development, redevelopment, and conservation of the Old Poway area of the community.

Close adherence to Part Two will result in land development and public improvements which are consistent with the goals, objectives, and requirements of the Poway Comprehensive Plan and Poway Municipal Code with regard to the Old Poway/Midland Road area. Part Two shall apply to new development, revitalization projects, public improvements projects, and other projects which propose major additions or substantial exterior modifications or alterations.

## **V. AUTHORITY AND SCOPE**

In accordance with Section 65450, et seq., of the California Government Code (Article 8. Specific Plans), the Old Poway Specific Plan (Part Two) has been prepared as a component of the Poway General Plan and will serve to implement the General Plan in the project area over the next several years. The Old Poway Specific Plan (Part Two) provides a direct relationship and responsive linkage between the Poway Comprehensive Plan and the Poway Zoning Development Code.

By City Council resolution, Part Two of the Old Poway Specific Plan has been determined to be fully consistent with the Poway General Plan, its constituent plan elements, and the Poway Redevelopment Plan. In addition, Part Two has been prepared in full compliance with the California Environmental Quality Act (CEQA) as amended, and the Guidelines thereof.

When the provisions of this specific plan differ from those of the Poway Comprehensive Plan and the Poway Zoning Development Code, the provisions contained herein shall take precedence.

## **VI. RESPONSIBILITY FOR ADMINISTRATION AND APPLICATION**

The primary responsibility for the administration, application, and interpretation of Part Two rests with the City staff during the consideration, recommendation, and approval of proposed land development and improvements within the project area. Part Two shall be consulted and incorporated at the conceptual design stage of a proposed project, to the extent feasible and practicable.

The City Council/Redevelopment Agency will retain ultimate authority and responsibility for the administration, application, and interpretation of Part Two.

## **VII. SURVEY OF EXISTING CONDITIONS**

One of the initial tasks of the Old Poway Specific Plan Advisory Committee was to establish a database of existing land uses and physical conditions within the project area. This task was accomplished by assessing the current conditions/improvements of each parcel of land and evaluating the existence, non-existence, and/or deficiencies of public utilities and facilities. The project area was divided into five subareas, and the committee members conducted a survey of existing conditions. The survey data was used to formulate many of the planning and land use goals, objectives, and policies presented herein.

Survey information, along with City base maps, provided the committee the status of public utilities and facilities, including existing streets, alleys, and access easements; drainage courses; sewer lines and septic systems; water lines and wells; and gas and electric utilities. After evaluating these issues, the committee formulated this plan which includes several objectives and policies regarding circulation, transportation, drainage, infrastructure, and public facilities and services.

The survey generated information regarding current land use and zoning designations in the project area. The committee identified three areas where special planning studies are recommended to review land use/zoning designations and to address public facilities, utilities, and special infrastructure needs. These areas are:

1. The Brighton Avenue area, bounded by Temple Street (north), Edgemoor Street (south), Old Poway Commercial Center (west), and Poinsettia Mobile Home Park (east).
2. The Midland Road/Adrian Street area, bounded by Vian Road (north), Adrian Street (south), Midland Road (west), and property lines located approximately 500 feet east of Midland Road.
3. The York Avenue area, bounded by Norwalk Street (north), Edgemoor Street (south), Community Road (west), and Sycamore Avenue (east).

In February, 1988, the development potential of the project area was analyzed. The project area was divided into five subareas (see Attachment 4). From aerial photographs, developed single-family lots were identified and located on a specific plan parcel map. Undeveloped and underdeveloped residential lots were then assigned a density based on current zoning and development standards. In all cases, the maximum density was assumed for each zone. A four-acre minimum lot size was used for the RR-A zone.

The developed commercial lots were also identified. Attachment 3 contains the findings of the analysis. In each case, the acreage, types of uses, and approximate square footage were noted. The undeveloped and underdeveloped commercial lots within each subarea were combined and assigned the maximum square footage assuming a 30 percent lot coverage as provided in the Poway Zoning Development Code for the Commercial General (CG) zone. The existing square footage was subtracted from the maximum permitted commercial square footage to determine the potential of commercial space available.

The February 1988 analysis of development potential in the project area indicated that:

1. There were 1,061 existing residential dwelling units in the Old Poway Specific Plan area consisting of single-family homes, mobilehomes, condominiums, and apartment units and duplexes. Maximum development of the properties within the project boundaries would yield 407 new dwelling units for an overall increase of 38.3 percent.
2. Within the specific plan project area there were approximately 57,350 square feet of commercial space. This is approximately one half of the 113,429 square feet permitted by code. Nearly 56,079 square feet of commercial space was still available.

3. Additionally, a 4.75-acre site bounded by Aubrey Street (north), Temple Street (south), Sycamore Avenue (west), and Midland Road (east) was proposed as a new City-park site (Old Poway Town Park). (A City-initiated specific plan for the park site has since been approved and is hereby incorporated by reference into this document.)
4. Since the time the analysis was conducted, three residential condominium projects have begun on parcels within the RC zone as follows:
  - Northeast corner of Midland Road and Adrian Street - 18 units
  - Southeast corner of Midland Road and Edgemoor Street - 38 units
  - Southwest corner of Midland Road and Scots Way - 48 units

#### VIII. SPECIFIC PLAN GOALS

1. Coordination of the development, expansion, and conservation of the form and character of Old Poway with the land use, circulation, public facility, growth, and environmental quality plans and programs of the City of Poway.
2. Maintenance and establishment of circulation patterns and traffic networks which foster public safety and convenience, and discourage through traffic in residential areas.
3. Resolving the land use and planning problems, deficiencies, and environmental concerns associated with the Old Poway area.
4. Creation of physical buffers or open spaces which ameliorate the existing and adverse conditions of changing land uses along interfaces.
5. Improvement of public facilities, including streets, alleys, drainage ways, and infrastructure; promotion of traffic safety and efficient levels of traffic service; planning and development of parks; educational and recreational facilities; public/quasi-public institutions; and community and neighborhood civic and social centers.
6. Revitalization and enhancement of obsolescent or declining areas, facilities, and infrastructure of the Old Poway area through a private-sector/public-sector partnership, and a balanced program of conservation, rehabilitation, redevelopment, and environmental protection.
7. Encouragement of the development of quality residential, commercial, and mixed use projects which enhance the historic preservation, environmental and aesthetic quality, and goals of the Poway General Plan.
8. Establishment of an historic resource preservation plan and ordinance.
9. Encouragement of commerce and retail trade through the careful planning and development of appropriate land uses, including but not limited to, restaurants, bed and breakfast inns, public meeting/assembly facilities, civic buildings, and neighborhood parks and passive/active open spaces.

10. Establishment of the "Old Poway" theme through the implementation of the architectural standards and guidelines, historic exterior colors, and signage guidelines contained within Part One of this document.
11. Establishment of a system of circulation to accommodate bicycle, pedestrian, riding and hiking activities.
12. Procurement, careful siting, and maintenance of works of fine art or public art features.
13. Substantial conformance with the guidelines for commercial and residential structure setbacks contained herein.
14. Adherence to the City's parking, landscaping, community design, open space, and environmental protection plans and programs.
15. Encouragement of sensitive planning and design of major focal points within Old Poway such as the Old Poway Center and Old Poway Park.
16. Implementation of the streetscape plan for Old Poway.
17. Encouragement of community, private developer, and land owner participation in the implementation of this specific plan through redevelopment activity and outreach programs.
18. Establishment of commercial land uses along Midland Road which are complementary to and supportive of the land uses within the Old Poway Park.
19. Implementation of the signage guidelines and historic exterior colors contained in Part One of this document.

## **IX. OBJECTIVES AND STATEMENTS OF POLICY**

### **Objectives**

1. Application of the City of Poway's community design environmental review procedures, landscape standards, and the guidelines, standards and criteria of the Old Poway Specific Plan to the development, redevelopment, and conservation of the Old Poway area.
2. Application of the principles and standards of the Safety Element of the Poway General Plan, including those which pertain to police protection, fire prevention and control, and seismic safety, to the special requirements of Old Poway.
3. Establishment, development, and continuing management of mixed use projects.
4. Substantial improvement of the project area's land use patterns and spatial relationships; economic picture; and streetscape planning, community design, and aesthetic quality.

5. Substantial stoppage of urban decline and blight; through the rehabilitation and conservation of the physical fabric and structures of the project area.
6. Addressment of the replanning, rehabilitation, and replatting of the special study areas identified herein.

Statements of Policy

1. The City should establish programs, and initiate projects for the conservation, improvement, and rehabilitation of the project area's declining physical, and adverse environmental conditions.
2. The City should establish programs oriented towards the comprehensive improvement of Old Poway's economic picture.
3. The City should address the project area's transportation, traffic, drainage, and infrastructural needs through intensified capital-improvement programming, and special programs tailored to the special needs of Old Poway.
4. The City should implement the Old Poway Streetscape Plan and the architectural Design Standards and Guidelines of Part One.
5. The City should Address the project area's sewer, water, and public utility needs.

X. PLANNING AND DESIGN PROPOSALS, SPECIAL REQUIREMENTS

The uses permitted for commercially zoned properties located within the CG zone in the Old Poway Specific Plan area shall be the same as for the Commercial General (CG) zone of the Zoning Development Code with the following exceptions.

Commercial General (CG Zone) Land Uses

The following uses shall not be permitted:

1. Adult Businesses as defined in Sections 17.04.040 through 17.04.085
2. Appliance stores and repair
3. Athletic and Health Club
4. Automobile and or truck services (including, but not limited to, body repair, painting, and car washes) and sales
5. Boat and camper sales and services
6. Fast food restaurants with drive-in or drive-through
7. Equipment rental yards including, but not limited to, trucks, trailers, hitches and services thereof

8. Supermarkets
9. Gasoline dispensing and/or automotive service stations
10. Department stores, discount department stores and membership department stores
11. Motorcycle sales and services including motorized bicycles
12. Nurseries and garden supply stores (except small-scale, retail, specialty stores where all equipment and supplies are kept within an enclosed area)
13. Sign painting shops
14. Tire sales and services
15. Vehicle storage yard
16. Convalescent homes and hospitals

**The following additional uses shall be permitted:**

1. Small hotels, bed and breakfast establishments, and boarding houses
2. Farmer's market
3. Civic buildings

**The following uses shall be permitted with approval of a Conditional Use Permit:**

Residential units within a commercial project

**XI. RESIDENTIAL LAND USES**

The planning and design of residential projects shall be in conformance with the regulations and special requirements of the Zoning Development Code and those of the Old Poway Specific Plan concerning land use density, architectural design, signage, historic exterior colors, streetscape planning, and works of fine art.

**XII. PARKING AND LANDSCAPING REQUIREMENTS**

Parking and landscaping requirements shall be in conformance with the City's on-site parking provisions and landscape standards.

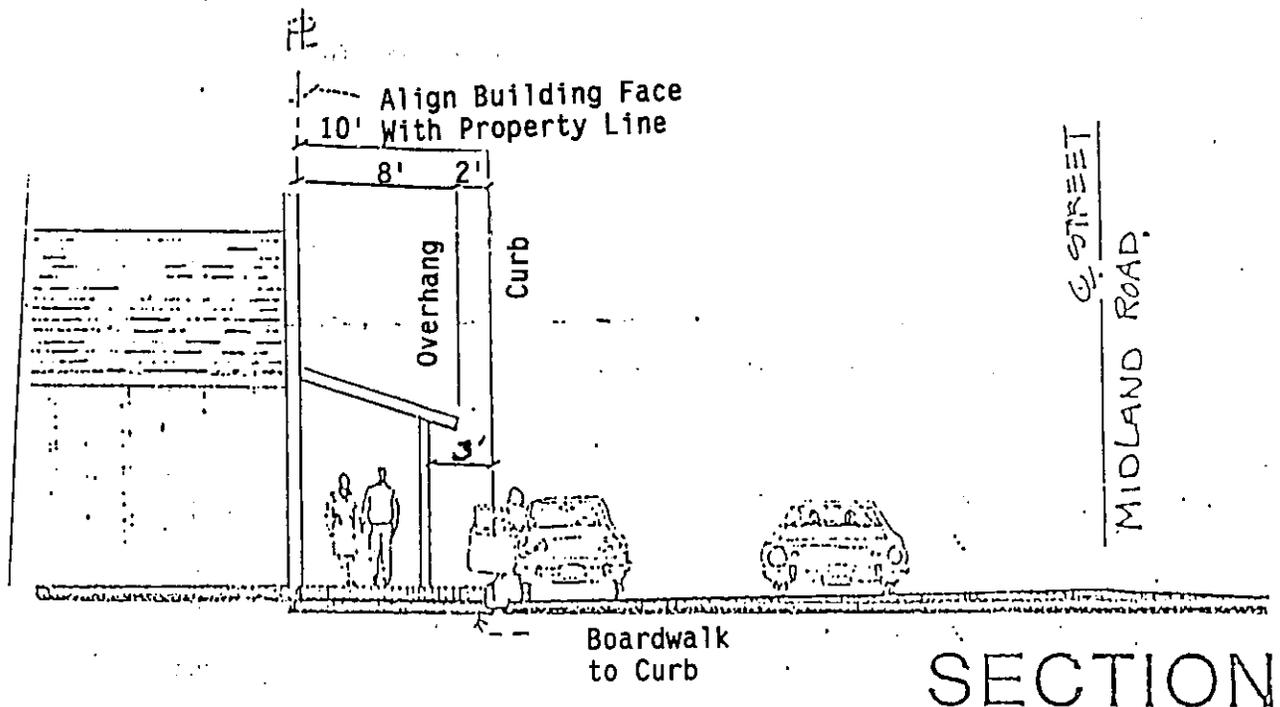
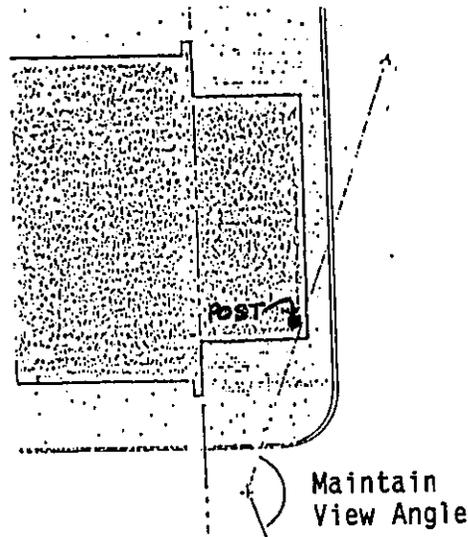
**XIII. WALLS AND FENCES**

✓ Walls and fences shall meet the City standards for construction, noise attenuation, and other environmental concerns. The architectural design and materials of walls and fences shall be consistent with the associated development project, shall promote visual quality, and shall be aesthetically pleasing to neighboring property owners and the general public.

In cases where walls and fences are not necessary for environmental protection purposes, strong consideration should be given to delete the requirement for such.

#### XIV. STRUCTURAL SETBACKS

Setbacks shall be as required by the Poway Municipal Code for the applicable zone except that buildings in the Commercial General zone which front on Midland Road shall be built to the front property line. Appurtenant building features such as porches, canopies, boardwalks, eaves, and awnings are encouraged and may extend up to ten feet into the public right-of-way if so approved as part of the development review. These features shall be designed so as not to substantially create a safety hazard or public liability.



Structural setbacks for residential projects shall be the same as the requirements of the Zoning Development Code (R zones) except when the City Council determines that a deviation from these standards will further the goals of this plan or is necessary because of lot configuration, potential environmental impacts, other physical constraints, and land use compatibility with surrounding land uses.

#### **XV. CIRCULATION, TRANSPORTATION, DRAINAGE, AND INFRASTRUCTURE**

Over a period of many years, prior to the City of Poway's incorporation in 1980, Old Poway has evolved from a rural community to an urban settlement. This has occurred with a minimum of governmental planning. Consequently, drainage and infrastructure improvements were installed in a piece-meal, uncoordinated manner. This has resulted in a drainage and infrastructure system which is largely substandard and does not adequately serve the project area.

Many of the existing streets and alleys in the project area do not meet the City of Poway's design standards. These standards include specifications for street width, sidewalks, curbs, gutters, and driveway entries. In order to address and resolve these deficiencies, the following is proposed.

1. Streets which are characterized by congestion, or fail to provide effective circulation have a deleterious impact upon the areas they serve, and should be immediately and comprehensively studied.
2. Walkways used by children going to and from school should be improved and separated from vehicular traffic. Furthermore, new development and redevelopment projects should be required to place greater emphasis on pedestrian activity.
3. A capital improvement program should be prepared for the project area. This program should address the storm drain, sewerage, water, other utilities, transportation/circulation, and related infrastructural needs of the community.

#### **XVI. OPEN SPACES**

Old Poway's rural character and environmental quality can be maintained and enhanced through the provision of open spaces that are either natural or improved as part of a development project. One of the most visually prominent natural features in the project area is Rattlesnake Mountain. Because of its historical significance, ownership record, and its importance to the community as an environmental resource, it is proposed that this topographic feature be renamed "Kent Hill."

The following criteria for the siting of open space should be employed in the consideration of development in the project area:

1. Private and public open spaces such as parks, promenades, plazas, and enclosures should be incorporated as design features.

2. Common or joint open spaces, which serve several uses or buildings, are preferable to those which serve a single land use.
3. Open spaces should be accessible to external pedestrian traffic.
4. Open spaces, where feasible, should be protected from vehicular traffic.
5. Open spaces should be sited in a manner which provides interesting views to the pedestrian and traveler.
6. Open spaces should be sited in a manner which encourages effective landscaping, setbacks, buffers, and separations from adjacent development.
7. From a design standpoint, open spaces should be located, arranged, and developed in such a manner that they constitute an orderly extension of the building or buildings with which they are related, and vice versa.
8. Where surface open spaces are not practicable, the employment of roof gardens and window boxes should be encouraged.
9. Terminal features such as fountains, statues, major buildings, and clusters of trees should be factors in the determination of the siting and arrangement of open spaces.

## XVII. WORKS OF FINE ART

The use of works of fine art would substantially improve the aesthetic, historic, and environmental quality of Old Poway. For the purposes of the Old Poway Specific Plan, works of fine art, are limited to exterior works, and include, but are not limited to, sculpture, statuary, fountains, murals, monuments, stained glass, wood carvings, and other appropriate and authentic/historic features (i.e., wagons, windmills, farm implements) that manifest the historic period of the Old Poway area that was established in 1887.

### Criteria and Requirements:

1. The City Council or Redevelopment Agency should encourage and participate in the procurement and installation of works of fine art. These works, at the discretion of the Council/Agency may be located on any public site, or with the requisite permission, on any private site. The area defined as the mandatory standards area of Old Poway, as depicted on Attachment 1 of the resolution approving Part One (see page 43 of Part One), is the area where works of fine art should be strongly encouraged.
2. Each private developer of a project within the mandatory standards area described above, should be encouraged to procure and install a work of fine art. For the purposes of these requirements, a project is defined as a new building, a development project, or a substantially remodeled building or remodeled development project, as defined in Part One (see page 4, item 9).

3. The City Council/Redevelopment Agency, at its discretion, may permit private developers to acquire works of fine art for their individual projects, or to participate in a joint program with the City Council or Redevelopment Agency for the acquisition of works of fine art. The private developer may substitute a fine arts work with streetscape features as depicted on the Old Poway Streetscape Plan (Exhibit A of Part Two), and adjacent to the proposed development project with the approval of the City Council/Redevelopment Agency.
4. Works of fine art should be appropriately located, and such location shall be approved by the City Council/Redevelopment Agency. The City Council/Redevelopment Agency should consider the following location criteria prior to approving the siting of fine art in the project area:
  - a. Professional quality and/or authenticity of the work of fine art.
  - b. Antiques or period pieces proposed as a fine art work should be of reasonable quality and condition.
  - c. Compatibility of the work to adjacent land uses and development projects.
  - d. The scale of the work should be compatible with its location and setting.
  - e. Cultural significance and educational value of the work.
  - f. Compatibility of the work with the aesthetic values of the people of the City of Poway.

#### **XVIII. OLD POWAY STREETSCAPE PLAN**

The proposed streetscape plan for Midland Road and Aubrey Street is shown on Exhibit A. The plan recommends the installation of 18 specific street furniture, light standard, and hardscape items as follows:

<u>Item</u>	<u>Quantity</u>	<u>Item</u>	<u>Quantity</u>
Street Light	9	Bike Rack	undetermined
Pedestrian Light	19	Street Sign	"
Trash Receptacle	4	Directional Sign	"
Entryway Sign	3	Bollard	"
Tree/Planters/Seating	4	Hitching Post	"
Fire Hydrant	4	Hitching Rail	"
Bus Bench/Shelter	4	Watering Trough/Planter	"
Kiosk	6	Half Barrel Planter	"
Trash Barrel	undetermined	Decorative Crosswalks	14

Some of the above items are catalogue or current manufacturer's items, but the balance are of special design and unique to Old Poway.

#### **XIX. MIXED USE PROJECTS**

This plan encourages the development of mixed use projects where residential rental or ownership dwelling units and commercial land uses can co-exist in harmony, can be compatible with surrounding land uses and development, and can meet the regulations and special requirements of the Poway Zoning Development Code and those of this specific plan.

**The following standards must be achieved for mixed use projects:**

- a. Residential units for rental or ownership shall be attached to commercial buildings and located above or to the rear of the first floor commercial space.
- b. All on-site parking requirements must be met for specific residential and commercial uses proposed as identified in the on-site parking regulations of the Zoning Development Code.
- c. The adopted Landscaping Standards of the City of Poway shall be employed.
- d. The City shall require that agreements be approved between the project developer and project owners and/or tenants with respect to project management, building and parking lot maintenance, utilities, financing, on-site parking arrangements, and landscape maintenance.
- e. The intensity and lot coverage of mixed use projects shall be no greater than that permitted by the Commercial General (CG zone) and Multi-family Residential (RA and RC zone) requirements of the Zoning Development Code.
- f. Architectural design, exterior colors, signage and graphics, works of fine art, structural setbacks, and streetscape features/furniture of mixed use projects shall be in conformance with Parts One and Two of this specific plan.
- g. The ratio of residential to commercial floor area within mixed-use projects shall require special consideration and approval by the City.

**XX. IMPLEMENTATION PROCEDURES**

Development under this specific plan shall proceed according to normal procedures of the City of Poway with regard to development review, conditional use permit, variance, and subdivision provisions. A development review may be required on any, and all, new structures as outlined in the Poway Municipal Code.

This specific plan proposes development goals, objectives, standards, and guidelines for the project area. Where such provisions differ from those listed in the Poway Comprehensive Plan and Municipal Code, the provisions contained within this specific plan shall take precedent.

**XXI. AMENDMENT PROCEDURES**

Any amendment, whether City-initiated or private, to Specific Plan 88-01 (Part Two) shall be processed in accordance with Chapter 17.47 (Specific Plan Regulations) of the Zoning Development Code and shall, if approved, be adopted by City Council resolution.

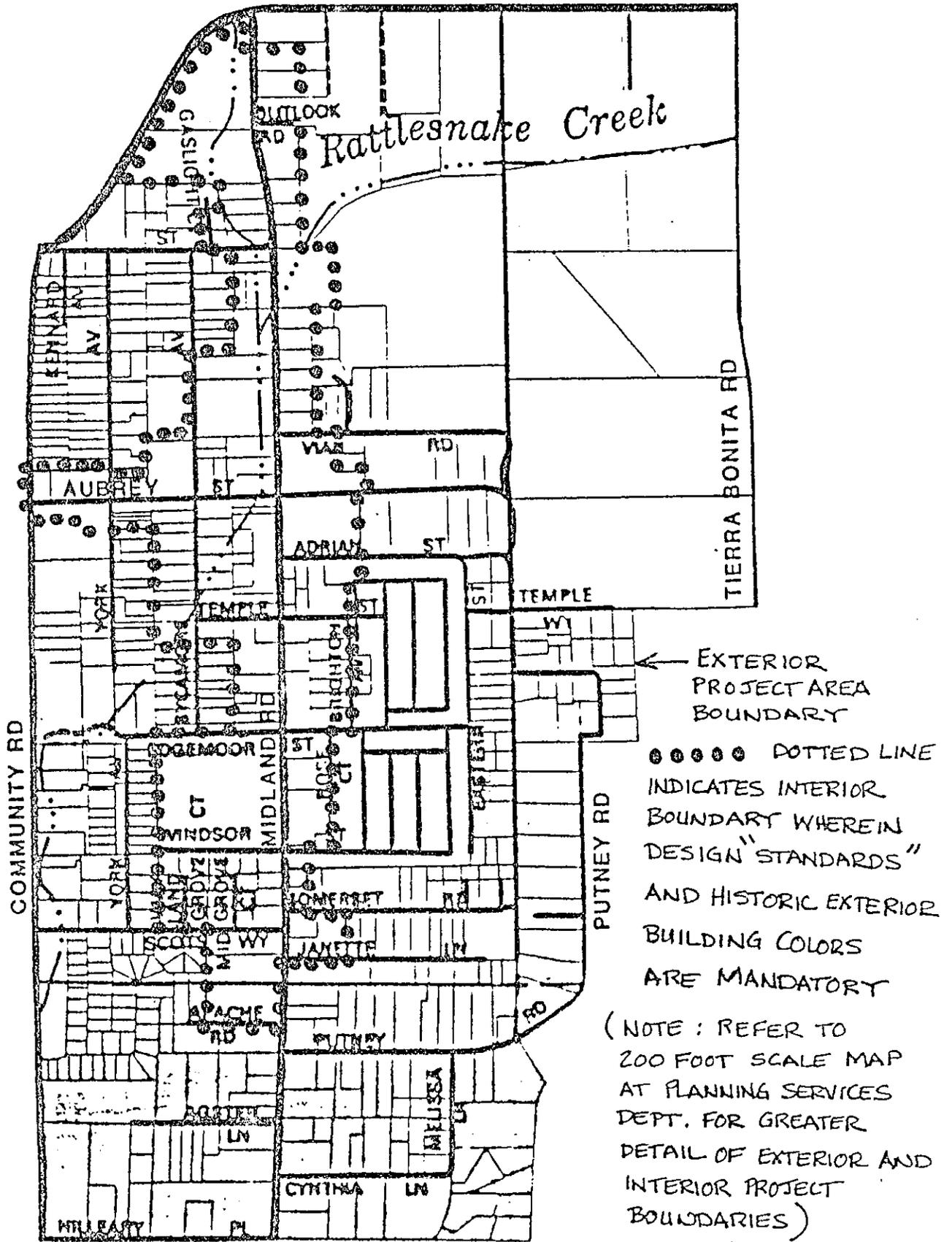
## **XXII. ENVIRONMENTAL REVIEW**

Staff has conducted an Environmental Initial Study for the proposed project which consists of the Old Poway Specific Plan, Part Two. The proposed project would apply to all future development located within the project area, and such development would be assessed for potential environmental effects at the time future development applications are considered by the City. The project would serve to implement the goals and objectives of the General Plan. The application of the project to future development projects would not result in any adverse significant environmental effects.

## **XXIII. FINDINGS**

Parts One and Two comprise the entire Old Poway Specific Plan document which has been prepared in accordance with Section 65450 of the California Government Code (Article 8. - Specific Plans). The plan is fully consistent with the Poway General Plan and will provide for its systematic implementation.

TWIN PEAKS RD



← EXTERIOR PROJECT AREA BOUNDARY

●●●●● DOTTED LINE INDICATES INTERIOR BOUNDARY WHEREIN DESIGN "STANDARDS" AND HISTORIC EXTERIOR BUILDING COLORS ARE MANDATORY

(NOTE: REFER TO 200 FOOT SCALE MAP AT PLANNING SERVICES DEPT. FOR GREATER DETAIL OF EXTERIOR AND INTERIOR PROJECT BOUNDARIES)

ATTACHMENT 1



OLD POWAY SPECIFIC PLAN PROJECT AREA DEVELOPMENT ANALYSIS

SUBAREA 1

Existing Single-Family Dwellings:	131
Vacant Lots:	34
Development Potential of Vacant and Underdeveloped Lots - Residential:	<u>68</u>
Total residential units:	199

SUBAREA 2

Existing Single-Family Dwellings:	256 (includes 124 mobilehomes)
Churches:	2
Vacant Lots:	24
Development Potential of Vacant and Underdeveloped Lots - Residential	<u>115</u>
Total Residential Units:	371

SUBAREA 3

Existing Single-Family Dwellings:	242 (includes 138 mobilehomes)
Vacant Lots	17
Apartment Units	76
Existing Commercial (Office) Buildings:	2 (15,400 sq. ft. 2.19 acres)
Development Potential of Vacant and Underdeveloped Lots -	
Detached Residential:	47
Apartment Units:	23
Commercial:	22,758 (additional sq. footage available)
	38,158 (maximum sq. footage permitted)
	<hr/>
Total Residential Units	388

ATTACHMENT 3

Old Poway Specific Plan Project Area Development Analysis  
 Page 2

SUBAREA 4

Existing Single-Family Dwellings:	119 (16 under construction)
Existing Apartment Units:	129
Existing Condominium Units:	37
Existing Churches:	4
Existing Schools:	1 (Day-care/church school)
Vacant Lots:	7
Development Potential of Vacant and Underdeveloped Lots - Residential:	<u>28</u>
 Total Residential Units:	 313

SUBAREA 5

Existing Single-Family Dwellings:	17
Existing Duplexes:	54 (27-2 unit complexes)
Existing Schools:	1 (7-acre elementary)
Existing Commercial Lots (occupied):	21 (35,950 sq. ft. - four lots with SFD)
Vacant Commercial Lots:	10
Vacant Residential Lots:	11
Development Potential of Vacant and Underdeveloped Lots - Residential:	20 (single-family units)
Condominium:	106
Commercial:	5.76 acres (75,271 sq. ft. at 30% maximum lot coverage assuming under- utilized lots with SFD's are commercially developed)
 Total Residential Units:	 <u>197</u>

# San Diego ASSOCIATION OF GOVERNMENTS

Suite 524, Security Pacific Plaza  
1200 Third Avenue  
San Diego, California 92101  
(619) 236-5300

## BRIEF GUIDE OF VEHICULAR TRAFFIC GENERATION RATES FOR THE SAN DIEGO REGION

JULY 1986

NOTE: This list only represents a guide of average, or estimated, traffic generation rates for land uses (emphasis on acreage and building square footage) in the San Diego region. These rates are subject to change as future documentation becomes available, or as local sources are updated. For more specific information regarding traffic data and trip rates, please refer to the San Diego Traffic Generators manual. Always check with local jurisdictions for their preferred or applicable rates.

LAND USE	ESTIMATED WEEKDAY VEHICLE TRIP GENERATION RATE	HIGHEST PEAK HOUR % (plus IN:OUT ratio)	
		Between 7-9 A.M.	Between 4-6 P.M.
Agriculture (Open Space)	2/acre**		
Airports			
Commercial	12/acre, 100/flight, 70/1000 sq. ft.**	6% (6:4)	7% (5:5)
General Aviation	4/acre, 2/flight, 6/based aircraft*		
Heliports	100/acre**		
Automobile			
Car Wash	900/site, 600/acre**	4% (5:5)	9% (5:5)
Gasoline	750/station, 130/pump**	6% (5:5)	12% (5:5)
Repair & Sales (Dealer)	60/1000 sq. ft., 400/acre, 60/service stall*	8% (6:4)	10% (4:6)
Banking			
Bank (Walk-in only)	150/1000 sq. ft., 1000/acre**	4% (7:3)	8% (4:6)
Bank (w/ Drive-through)	200/1000 sq. ft., 1500/acre*	5% (6:4)	10% (5:5)
Drive-through only	300(150 one-way)/lane*	3% (5:5)	13% (5:5)
Savings & Loan	60/1000 sq. ft., 600/acre**	2%	9%
Drive-through only	100(50 one-way)/lane**	4%	15%
Cemeteries	6/acre*		
Church (or Synagogue)	15/1000 sq. ft., 40/acre** (triple rates for Sunday, or days of assembly)	4% (8:2)	8% (5:5)
Commercial/Retail Centers			
Regional Shopping Centers (More than 30 acres, more than 300,000 sq. ft., w/usually 2+ major stores)	50/1000 sq. ft., 500/acre*	2% (7:3)	9% (5:5)
Community Shopping Center (10-30 acres, 100,000-300,000 sq. ft., w/usually 1 major store and detached restaurant)	70/1000 sq. ft., 700/acre**	3% (6:4)	10% (5:5)
Neighborhood Shopping Center (Less than 10 acres, less than 100,000 sq. ft., w/usually grocery store & drug store)	120/1000 sq. ft., 1200/acre**	4% (6:4)	11% (5:5)
Commercial Shops (also strip commercial)	40/1000 sq. ft., 400/acre*	3% (6:4)	9% (5:5)
Grocery Store	150/1000 sq. ft., 1500/acre**	3% (7:3)	11% (5:5)
Convenience Market	500/1000 sq. ft.**	8% (5:5)	8% (5:5)
Discount	70/1000 sq. ft., 700/acre**	2% (6:4)	10% (5:5)
Furniture Store	6/1000 sq. ft., 100/acre**	4% (6:4)	9% (5:5)
Lumber Store	30/1000 sq. ft., 200/acre**	7% (6:4)	9% (5:5)
Hardware/Paint Store	60/1000 sq. ft., 600/acre**	3% (6:4)	9% (5:5)
Garden Nursery	66/1000 sq. ft., 120/acre**	3% (6:4)	10% (5:5)
Education			
University (4 years)	2.5/student, 100/acre*	10% (9:1)	9% (3:7)
Junior College (2 years)	1.5/student, 80/acre*	12% (9:1)	8% (3:7)
High School	1.5/student, 50/acre*	20% (8:2)	14% (3:7)
Middle/Junior High	1.0/student, 40/acre**	24% (7:3)	7% (3:7)
Elementary	1.4/student, 60/acre**	26% (6:4)	5% (3:7)
Hospitals			
General	20/bed, 20/1000 sq. ft., 200/acre*	9% (8:2)	11% (3:7)
Convalescent/Nursing	3/bed**	5%	8%

(Over)

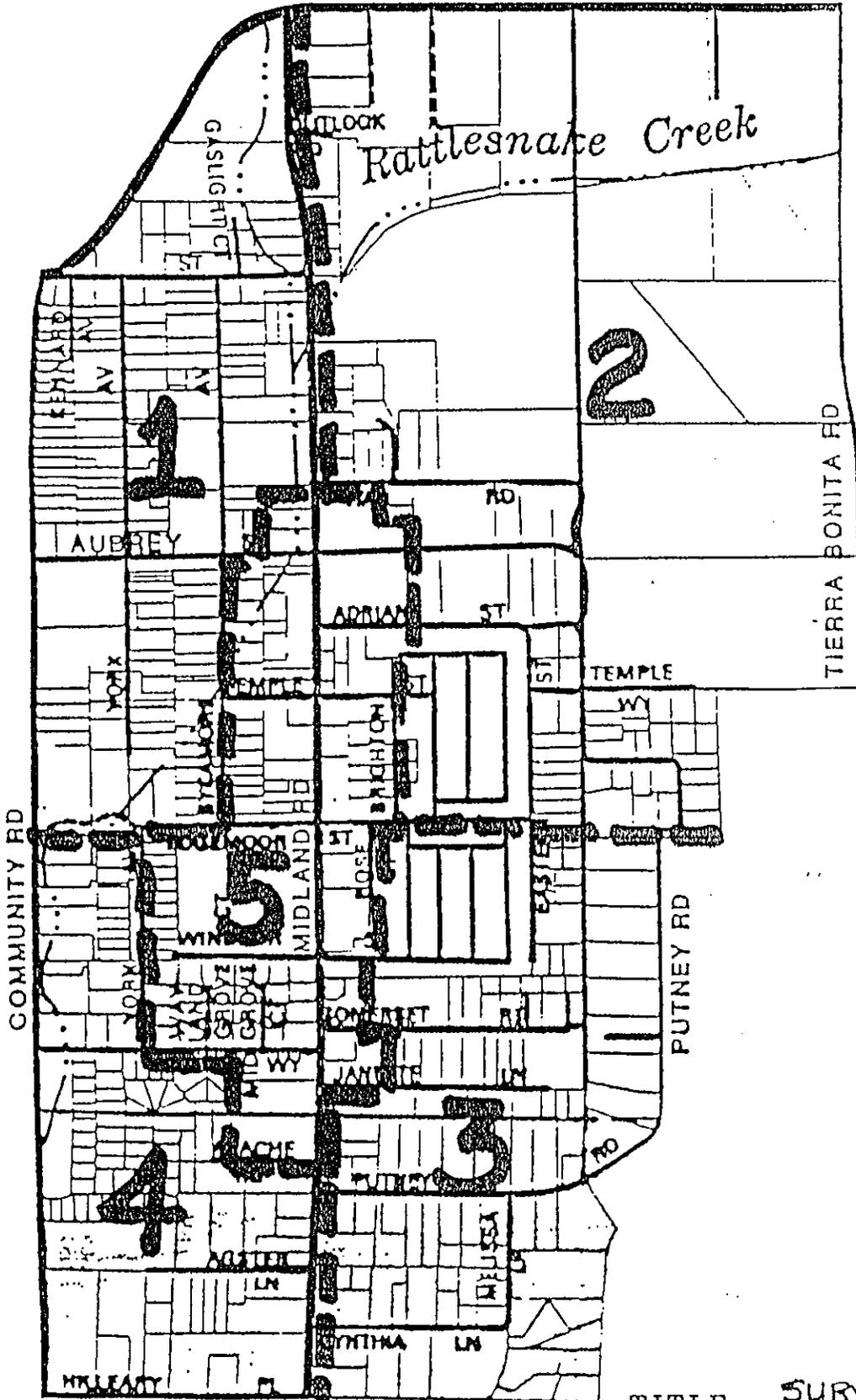
MEMBER AGENCIES: Cities of Carlsbad, Chula Vista, Coronado, Del Mar, El Cajon, Escondido, Imperial Beach, La Mesa, Lemon Grove, National City, Oceanside, Poway, San Diego, San Marcos, Santee, Vista and County of San Diego.  
ADVISORY/LIAISON MEMBERS: California Department of Transportation, U.S. Department of Defense and Tijuana/Baja California North.

Industrial			
Commercial Includel/Business Park	16/1000 sq. ft., 200/acre*	12% (8:2)	12% (2:8)
No Commercial	10/1000 sq. ft., 120/acre*	14% (8:2)	15% (2:8)
Manufacturing /Assembly	4/1000 sq. ft., 80/acre**	20% (9:1)	20% (1:9)
Warehousing	5/1000 sq. ft., 60/acre**	15% (9:1)	20% (1:9)
Storage	2/1000 sq. ft., 0.2/vault, 30/acre*	5% (5:5)	9% (5:5)
Science Research & Development	8/1000 sq. ft., 80/acre*	16% (9:1)	14% (1:9)
Administration/Corporate Headquarters	7/1000 sq. ft., 100/acre**	18% (9:1)	16% (1:9)
Library	40/1000 sq. ft., 400/acre**	2% (7:3)	10% (5:5)
Lodging			
Hotel			
w/convention facilities/commercial)	10/room, 300/acre* **	6% (6:4)	8% (5:5)
Motel	10/room, 200/acre* **	8% (4:6)	9% (6:4)
Resort Hotel	10/room, 100/acre**	4% (6:4)	7% (4:6)
Military	2.5/military & civilian personnel*	9% (9:1)	10% (2:8)
Offices			
Standard Commercial Office (less than 100,000 sq. ft.)	20/1000 sq. ft., 300/acre*	14% (9:1)	13% (2:8)
Large (high-rise) Commercial Office (more than 100,000 sq. ft./6 stories)	17/1000 sq. ft., 600/acre*	13% (9:1)	14% (2:8)
Government (Civic Center)	30/1000 sq. ft.**	9% (9:1)	12% (3:7)
Post Office	150/1000 sq. ft., **	7% (5:5)	8% (5:5)
Department of Motor Vehicles	180/1000 sq. ft., 900/acre**	6% (6:4)	11% (4:6)
Medical	90/1000 sq. ft., 800/acre*	4% (8:2)	10% (3:7)
Parks			
City (developed)	50/acre* }	4%	8%
Regional (undeveloped)	5/acre* }		
Neighborhood	5/acre** }		
Amusement (Theme)	80/acre, 130/acre (summer only)**		
San Diego Zoo	115/acre*		
Sea World	80/acre*		
Recreation			
Beach, Ocean or Bay	600/1000 ft. shoreline, 60/acre*		11% (4:6)
Beach, Lake (fresh water)	50/1000 ft. shoreline, 5/acre*		
Bowling Center	30/lane, 300/acre**	7% (7:3)	10% (4:6)
Campground	4/campsite**	4%	8%
Golf Course	8/acre, 600/course**	6% (8:2)	9% (3:7)
Marinas	4/berth*	3%	11% (3:7)
Racquetball/Health Club	40/1000 sq. ft., 300/acre, 40/court*	4% (6:4)	9% (6:4)
Tennis Courts	30/court**	4%	11% (5:5)
Sports Facilities			
Outdoor Stadium	50/acre, 0.2/seat*		
Indoor Arena	30/acre, 0.1/seat*		
Racetrack	40/acre, 0.6/seat*		
Theaters (multiplex)	80/1000 sq. ft., 1.8/seat*	0.3%	8% (7:3)
Residential			
Single Family Detached (average. 4 DU/acre)	10/dwelling unit*	8% (2:8)	10% (7:3)
Condominium (or any multi-family less than 20 DU/acre)	8/dwelling unit*	8% (2:8)	10% (7:3)
Apartments (or any multi-family units more than 20 DU/acre)	6/dwelling unit*	8% (2:8)	11% (7:3)
Mobile Home	5/dwelling unit, 40/acre*	9% (3:7)	11% (6:4)
Retirement Community	4/dwelling unit**		
Rural Estate	12/dwelling unit**		
Restaurants			
Quality	100/1000 sq. ft., 500/acre* **	1% (6:4)	8% (7:3)
Sit down, high turnover	300/1000 sq. ft., 1200/acre* **	8% (5:5)	6% (6:4)
Fast Food (w/drive-through)	700/1000 sq. ft., 3000/acre* **	4% (6:4)	8% (5:5)
Transportation Facilities			
Bus Depot	25/1000 sq. ft.**		
Truck Terminal	10/1000 sq. ft., 60/acre**	9% (4:6)	8% (5:5)
Waterport	170/berth, 12/acre**		
Transit Station (Rail)	300/acre**	14% (7:3)	15% (3:7)

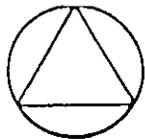
\* Primary source: *San Diego Traffic Generators*.

\*\* Other sources: *ITE Trip Generation Report*, Trip Generation Rates (other agencies), various SANDAG & CALTRANS studies, reports and estimates.

TWIN PEAKS RD



TITLE : SURVEY SUBAREAS



SCALE : NOT TO SCALE

ATTACHMENT : 4

RESOLUTION NO. 88-078

A RESOLUTION OF THE CITY COUNCIL  
OF THE CITY OF POWAY, CALIFORNIA  
ADOPTING THE OLD POWAY SPECIFIC PLAN,  
SP 88-01 (PART ONE - ARCHITECTURAL  
DESIGN STANDARDS/GUIDELINES

WHEREAS, Chapter 17.47 (Specific Plan Regulations) of the Poway Municipal Code (Zoning Development Code) provides for the preparation and adoption of specific plans in accordance with Section 65450, et. seq., of the California Government Code (Article 8. Specific Plans); and

WHEREAS, the Scenic Roadways Element and Archaeological, Cultural, and Historic Preservation Element of the Poway General Plan contain objectives and policies which address the need for the preservation and revitalization of the Old Poway/Midland Road area through the preparation and adoption of a Specific Plan; and

WHEREAS, on February 26, 1987, the City Council considered and approved a concept paper for the proposed Old Poway Specific Plan, and on March 31, 1987, the Council appointed the membership of the Old Poway Specific Plan Advisory Committee; and

WHEREAS, on August 4, 1987, the Council approved the preliminary boundary of the specific plan project area, and such boundary has served as the basis for the preparation of the proposed specific plan, and the said project area boundary is depicted on the map attached hereto as Attachment 1; and

WHEREAS, the City Council does hereby deem necessary and desirable that the proposed specific plan for the Old Poway project area be adopted and implemented; and

WHEREAS, on March 22, 1988, the City Council held a properly noticed public hearing to consider the draft Architectural Design Standards as prepared and recommended by the Old Poway Specific Plan Advisory Committee, and Council directed staff and the Advisory Committee to revise the draft document; and

WHEREAS, on July 26, 1988, the City Council held a properly noticed second public hearing in accordance with the California Government Code and the California Environmental Quality Act (CEQA) to consider the proposed "revised" Old Poway Specific Plan, SP 88-01 (Part One - Architectural Design Standards/Guidelines), including requirements for historic exterior colors; and

WHEREAS, Part One of SP 88-01 has been prepared pursuant to the provisions of the Government Code and the Poway Municipal Code (Zoning Development Code); and

WHEREAS, Part One of SP 88-01 is a component of the Poway General Plan and has been prepared to be fully consistent with the goals, objectives, and policies of the General Plan and its constituent Elements; and

WHEREAS, a portion of the specific plan project area is also governed by the Paguay Redevelopment Plan and said plan is on file in the office of the City Clerk; and

WHEREAS, Part Two of SP 88-01 will embody the text, graphics, and implementation proposals of the Old Poway Specific Plan and will be prepared subsequent to the adoption of Part One, and will be recommended for adoption as a comprehensive amendment to Part One; and

WHEREAS, an Environmental Initial Study of potential adverse significant environmental impacts of SP 88-01 (Part One) was conducted by staff and the study concluded that no adverse significant effects will occur and a proposed Negative Declaration has been prepared for the City Council's consideration, adoption, and issuance; and

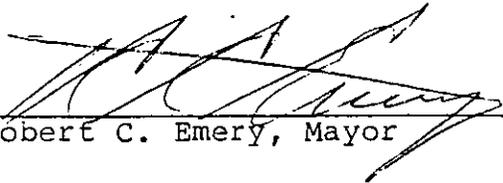
WHEREAS, the proposed Part One of SP 88-01 shall apply to all parcels of land and properties located within the interior boundary of the project area boundary as depicted on Attachment 1, hereto, and shall apply on a voluntary basis (as suggested guidelines) to all properties outside of the interior boundary but within the specific plan project area; and

WHEREAS, a more definitive project area map (map scale: 1"=200') which shows the said interior and exterior boundaries of the project area, is on file in the office of the Planning Services Department.

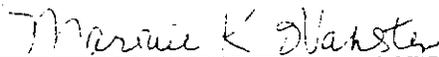
NOW, THEREFORE BE IT RESOLVED, that the City Council has considered the staff-prepared Environmental Initial Study and the proposed Negative Declaration and does hereby find that the adoption of the Old Poway Specific Plan, SP 88-01 (Part One - Architectural Design Standards/Guidelines), as revised, and the application thereof, will have no adverse significant environmental impact and hereby adopts and issues a Negative Declaration for the project; and

BE IT FURTHER RESOLVED that the City Council of the City of Poway does hereby adopt the Old Poway Specific Plan, SP 88-01 (Part One - Architectural Design Standards/Guidelines), as revised by Council action on this date and incorporated herein by reference as if set forth in full.

APPROVED and ADOPTED by the City Council of the City of Poway,  
State of California, this 26th day of July 1988.

  
\_\_\_\_\_  
Robert C. Emery, Mayor

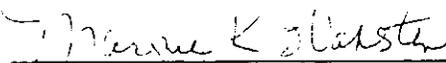
ATTEST:

  
\_\_\_\_\_  
Marjorie K. Wahlsten, City Clerk

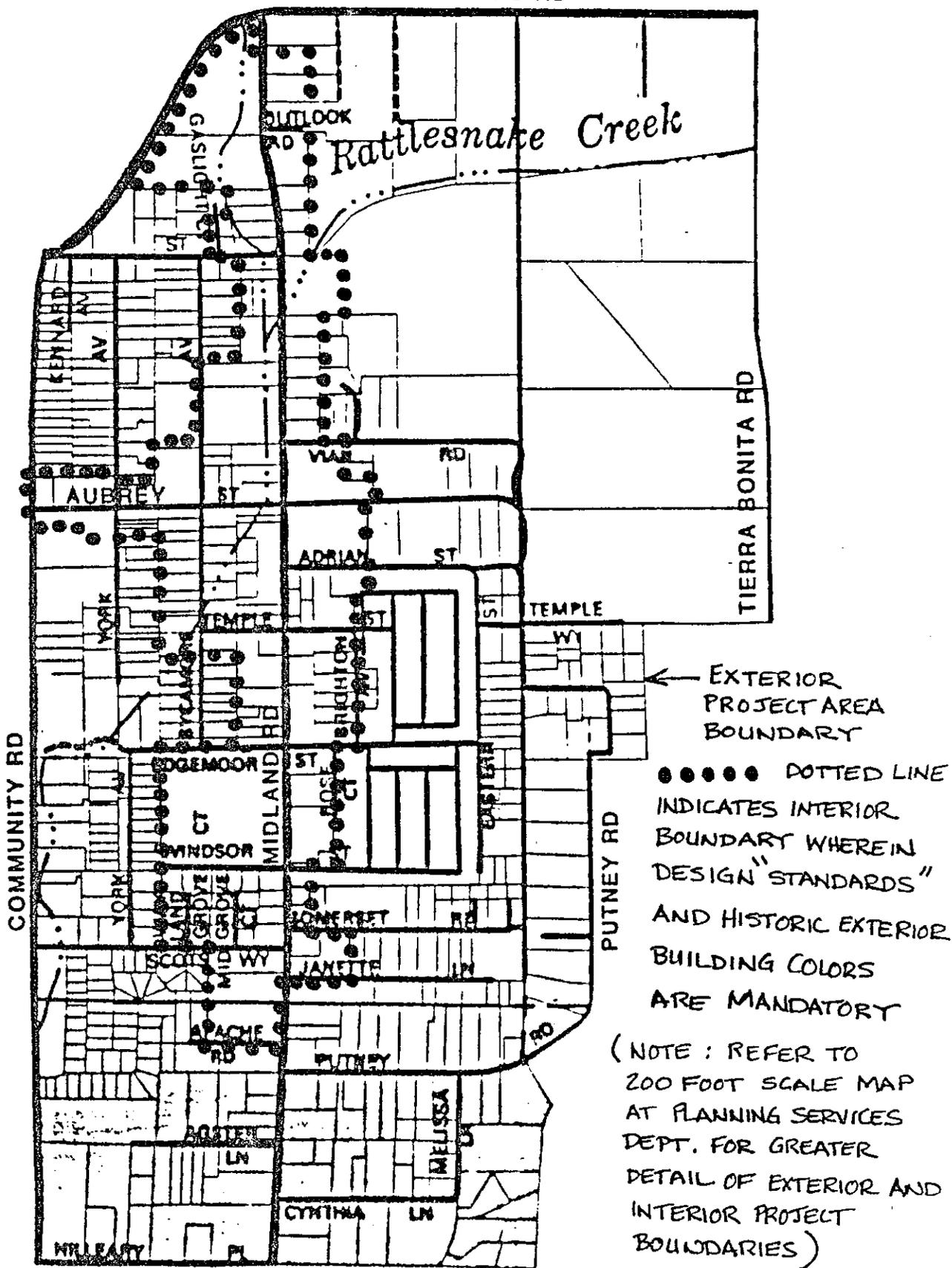
STATE OF CALIFORNIA        )  
  ) ss.  
COUNTY OF SAN DIEGO        )

I, Marjorie K. Wahlsten, City Clerk of the City of Poway, do hereby certify, under the penalty of perjury, that the foregoing Resolution, No. 88-078, was duly adopted by the City Council at a meeting of said City Council held on the 26th day of July, 1988, and that it was so adopted by the following vote:

- AYES:           BRANNON, HIGGINSON, KRUSE, TARZY, EMERY
- NOES:           NONE
- ABSTAIN:       NONE
- ABSENT:        NONE

  
\_\_\_\_\_  
Marjorie K. Wahlsten, City Clerk  
City of Poway

TWIN PEAKS RD



ATTACHMENT 1

CITY COUNCIL RESOLUTION APPROVING SP 88-01, PART ONE

RESOLUTION NO. 90-013

A RESOLUTION OF THE CITY COUNCIL  
OF THE CITY OF POWAY, CALIFORNIA  
ADOPTING THE OLD POWAY SPECIFIC PLAN,  
SP 88-01 (PART TWO)  
AND AMENDING THE SIGNAGE GUIDELINES  
OF PART ONE

WHEREAS, Chapter 17.47 (Specific Plan Regulations) of the Poway Municipal Code (Zoning Development Code) provides for the preparation and adoption of specific plans in accordance with Section 65450, et seq., of the California Governmental Code (Article 8. Specific Plans); and

WHEREAS, the Scenic Roadways Element and Archaeological, Cultural, and Historic Preservation Element of the Poway General plan contains objectives and policies which address the need for the preservation and revitalization of the Old Poway/Midland Road area through the preparation and adoption of a specific plan; and

WHEREAS, On February 26, 1987, the City Council considered and approved a concept paper for the proposed Old Poway Specific Plan, and on March 31, 1987, the Council appointed the membership of the Old Poway Specific Plan Advisory Committee; and

WHEREAS, the City Council does hereby deem necessary and desirable that the proposed specific plan for the Old Poway project area be adopted and implemented; and

WHEREAS, on July 26, 1988, the City Council considered and adopted Part One of the proposed Old Poway Specific Plan, SP 88-01; and

WHEREAS, Part Two of SP 88-01 contains the goals, objectives, statements of policy, graphics, and the design and planning proposals for the Old Poway Specific Plan; and

WHEREAS, Part Two of SP 88-01 has been prepared pursuant to the provisions of the Government Code and the Poway Municipal Code (Zoning Development Code); and

WHEREAS, Part Two of SP 88-01 is a component of the Poway General Plan and has been prepared to be fully consistent with the goals, objectives, and policies of the General Plan and its constituent elements; and

WHEREAS, a portion of the specific plan project area is also governed by the Paguay Redevelopment Plan and said plan is on file in the office of the City Clerk; and the implementation of the proposed specific plan may involve consideration, participation, and decision making of the Poway Redevelopment Agency; and

WHEREAS, the signage guidelines contained within Part One require greater flexibility and the City Council does hereby desire to amend such guidelines to provide its staff additional guidance in the review and approval of sign permit applications for developments in the project area; and

WHEREAS, an Environmental Initial Study of potential adverse significant environmental impacts of proposed SP 88-01 (Part Two) and the proposed amendment to the signage guidelines of Part One was conducted by staff and the study concluded that no adverse significant effects will occur and a proposed Negative Declaration has been prepared for the City Council's consideration, adoption, and issuance; and

WHEREAS, on August 22, 1989, and on January 30, 1990, the City of Poway City Council held a properly noticed public hearings in accordance with the California Government Code and the California Environmental Quality Act (CEQA) to consider the proposed Old Poway Specific Plan, SP 88-01 (Part Two) and a proposed amendment to the signage guidelines of Part One; and

WHEREAS, the proposed Part Two of SP 88-01 and amended signage guidelines of Part One shall apply to all territory within the project area boundary as depicted on Exhibit 1.

NOW, THEREFORE, the City Council does hereby resolve as follows:

- 1) that the City Council has considered the staff-prepared Environmental Initial Study and the proposed Negative Declaration and does hereby find that the adoption of the Old Poway Specific Plan, SP 88-01 (Part Two) and the proposed amendment to the signage guidelines of Part One, and the application thereof, will have no adverse significant environmental impacts and hereby adopts and issues a Negative Declaration for the project;
- 2) that the City Council of the City of Poway does hereby adopt the Old Poway Specific Plan, SP 88-01 (Part Two) which is incorporated herein by reference as if set forth in full; and
- 3) that the City Council does hereby adopt an amendment to the signage guidelines of Part One which shall read as follows where dashed-out language indicates deleted text and language in italics indicates added text.

Amendment to the Adopted Signage Guidelines Within Part One

Signage:

- ~~o Encourage individuality within limits~~
- ~~o Graphics to be consistent with the period~~
- ~~o No signs to be extended over roofline~~
- ~~o Scale, color, and texture to be consistent with the period~~
- ~~o Utilize symbols or actual hardware to identify business~~
- ~~o Wood sandblasted, hand painted signs preferable~~
- ~~o Consistency with City sign regulations~~

Old Poway Signage Guidelines

*Objective: To retain the inherent historic character of Old Poway while providing for placement of informational, directional, or advertising signs.*

*NOTE: Unless otherwise stated in the following guidelines, all signs located with the Old Poway Specific Plan project area shall conform to the provisions of the Poway Zoning Development Code (Chapter 17.40 - Comprehensive Sign Regulations)*

- 1. Signs should be designed as supportive elements to land use. They should be used primarily to identify businesses, professional offices, residential development projects, public and quasi-public land uses and facilities, streets, enclosures, etc. Signs should be compatible with the nature, character, and design of the locale and land uses they serve.*
- 2. Signs should be made of wood, tin, or other authentic/historic period material, and preferably should be hand-painted and properly maintained.*
- 3. The use of a "directory" type sign or kiosk is strongly recommended for buildings containing more than one business or use and using a common street, alley, pedestrian entrance, plaza, or courtyard.*
- 4. The size, design, color, shape, texture, material, character, and location of signs should be in harmony with the building and surrounding buildings.*
- 5. Signs shall not block public views or lines of sight. Signs flush to buildings are preferable; signs perpendicular to buildings are permitted under special circumstances.*
- 6. Signs advertising businesses outside of the Old Poway project area, or advertising local businesses not located on the same property are prohibited. An exception to this is special event kiosks, banners, or pennants located in the Old Poway Park or commercial zones.*
- 7. If sign lighting is required, it should be indirect, low-key, and restricted to business hours only, and should not create a glare or reflection onto adjacent properties or public streets. Neon and internally lighted cabinet signs are prohibited.*
- 8. Commercial land uses, such as markets, should utilize display boards or signboards with removable panels for advertising purposes.*
- 9. Within the Old Poway Specific Plan project area, flexibility in sign location, sign copy, sign background size, individuality in sign design, and sign color is encouraged.*

10. Where determined appropriate by the City, artistic exterior wall graphics, murals, or fine arts displays are encouraged and are subject to review and approval by the City Council or Redevelopment Agency.
11. The location and appropriateness of proposed comprehensive sign programs will require special consideration by the City.
12. All signs which project out over a public right-of-way, including all signs projecting over pedestrian walkways, must have a minimum of eight feet of clearance above the adjacent walkway or ground surface. "A" frame signs, signboards, and product displays may be permitted during business hours provided that they do not obstruct pedestrian traffic or cause a public safety problem.
13. All sign structures detached from a building shall be self-supporting structures erected on and permanently attached to concrete foundations.
14. Courtyard and alley signs must be of the same type, design, and quality acceptable for street facades. Scale requirements, however, may be waived by the City where appropriate. In addition, no signs will be allowed to project into an alley right-of-way.
15. Proposed horizontal, double- or single-faced, framed wooden signboards that are mounted perpendicular to the building face, and below the canopy, awning, shed roof, or balcony structure will require special review and approval by the City. These types of signs must maintain a minimum vertical clearance of eight feet above the adjacent walkway or ground surface.
16. Every effort should be made to replicate historically accurate sign connection hardware. For public safety purposes, however, all signs shall comply with the City of Poway Building and Safety Codes relating to structural members and connections. Signs must also comply with the additional construction standards stated below:
  - a. All suspended signs must either be supported by direct connection with a building or canopy structure or indirectly by metal straps. Chain will not be allowed. (Historically, chain was not extensively used for sign connections.) Metal supports or braces should be at least one eighth of an inch thick. All metal, wire cable, supports and braces, and all bolts used to attach signs to brackets and to the supporting building or structure should be painted, and fabricated of galvanized metal or an equal material.
    - (1) Signs should be anchored to prevent any lateral movement that would cause wear on supporting members or connections. No sign shall be suspended by chain or other devices that would allow the sign to swing due to wind action.

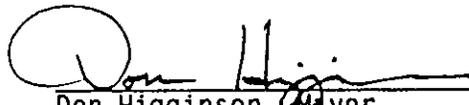
(2) All signs, except those attached flat against the wall of a building, shall be constructed to withstand wind loads pursuant to the Poway Uniform Building Code.

- 19. Colorful banners or pennants used to advertise special events are encouraged.
- 20. Signs on commercial and office establishments should have brief and direct painted words identifying products or services offered. Optionally, logos, product symbols, and displays may supplement written words. Graphics, symbols, or displays on exterior signs should be product, service, or trade oriented, thereby directly illustrating the goods or services offered by the commercial or office establishment.

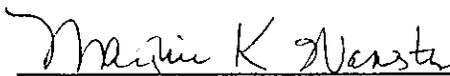
Examples of symbols or displays include:

<u>Business Type</u>	<u>Symbol or Display</u>
Optician	Eye Glasses
Hardware Dealer	Agricultural Implements/ Hardware
Gunsmith	Rifle
Watchmaker/Jeweler	Pocket Watch
Dry Goods	Blanket
Direction	Human Hand

APPROVED and ADOPTED by the City Council of the City of Poway, State of California, this 30th day of January, 1990.

  
 \_\_\_\_\_  
 Don Higginson, Mayor

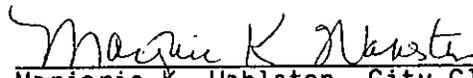
ATTEST:

  
 \_\_\_\_\_  
 Marjorie K. Wahisten, City Clerk

STATE OF CALIFORNIA     )  
                                  ) ss.  
COUNTY OF SAN DIEGO    )

I, Marjorie K. Wahlsten, City Clerk of the City of Poway, do hereby certify, under the penalty of perjury, that the foregoing Resolution, No. 90-013, was duly adopted by the City Council at a meeting of said City Council held on the 30th day of January, 1990, and that it was so adopted by the following vote:

AYES:           BRANNON, EMERY, GOLDSMITH, HIGGINSON  
NOES:           NONE  
ABSTAIN:       NONE  
ABSENT:        KRUSE

  
\_\_\_\_\_  
Marjorie K. Wahlsten, City Clerk  
City of Poway

R/R-1-30.28-33

# AGENDA REPORT SUMMARY



**TO:** Honorable Mayor and Members of the City Council

**FROM:** James L. Bowersox, City Manager *JLB*

**INITIATED BY:** Niall Fritz, Director of Development Services *NF*

**DATE:** July 17, 2001

**SUBJECT:** Specific Plan Amendment (SPA 88-01C) to amend the Old Poway Specific Plan to Allow Arts and Crafts Shows in Residential Zones Within the Old Poway Specific Plan Area

## ABSTRACT

On September 14, 2000, the City Council held a Workshop on a request to conduct arts and crafts shows from a single family home. Rather than allow such an activity in all residential zones within the City, the City Council concurred that an amendment to the Old Poway Specific Plan should be initiated to provide an administrative permit process for arts and crafts shows on residentially zoned properties within the Old Poway Specific Plan area only. This amendment would modify the allowed uses within the residential zones of the Old Poway Plan area and establish an administrative permit process for a temporary arts and craft show.

## ENVIRONMENTAL REVIEW

The proposed Specific Plan Amendment is Categorically Exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b) (3), because it would establish an administrative permit process for temporary arts and crafts shows accessory to an existing residential use and would not result in any physical change to the environment.

## FISCAL IMPACT

None.

## ADDITIONAL PUBLIC NOTIFICATION AND CORRESPONDENCE

A notice was published in the *Poway News Chieftain* and mailed notice was sent to over 1,200 property owners within the Old Poway Specific Plan area, as well as within 500 feet of the Specific Plan Area. Stacy and Linda Gaut were notified of this meeting and sent a copy of this report.

## RECOMMENDATION

It is recommended that the City Council approve Old Poway Specific Plan Amendment 88-01C per the attached recommended Resolution.

## ACTION

Continued public hearing to August 14, 2001. 3-0 with Councilmember Emery and Mayor Cafagna absent.

*Sherrie D. Worrell*  
Sherrie D. Worrell, Deputy City Clerk

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The proposed amendment would establish performance standards to ensure no impacts to the surrounding neighborhood and would include the following elements:

Definitions – Definitions of what constitutes “arts and crafts” and an “arts and crafts show” are included in the amendment to clearly specify what constitutes a piece of art or craft.

Permit Required – A Temporary Use Permit, and \$75 processing fee would be required. The \$75 processing fee would cover the City’s out-of-pocket costs to process the permit.

If the Director of Development Services determines that the proposed activity does not conform to the performance standards described below for an administrative approval (i.e., parking, frequency of the event, hours of operation), then a Minor Conditional Use Permit from the City Council would be required. The fee for a Minor Conditional Use Permit is currently \$300.

Neighborhood Notification – Prior to issuance of the Temporary Use Permit, property owners within 500 feet of the proposed show would be provided written notification of the requested permit. If, prior to issuance of the permit, there is any neighborhood opposition, the matter would be scheduled for review by the City Council.

In addition, the issued permit would have a 10-day appeal period during which time the applicant or any interested party may appeal the decision to the City Council.

Compliance with Conditions – Failure to comply with the conditions of the permit or other City codes would be grounds to deny a future permit request.

Performance Standards – The following performance standards would be applied.

- Compliance with Building and Fire Codes.
- Hours of operation would be 8:00 a.m. to 8:00 p.m.
- Three craft shows per calendar year would be allowed at a single location.
- Each craft show could be conducted for a maximum of four consecutive days.
- Parking and access will be provided to the satisfaction of the Director. It must be shown that adequate parking can be provided both on the street and off street without adversely impacting the surrounding neighborhood.
- The display of merchandise may be located outdoors provided it is taken indoors at the end of each day of the show. It cannot be located closer than 5 feet to the improved portion of any right-of-way.
- Outdoor lighting for the show is prohibited.
- One four square foot on-site identification sign would be allowed to identify the location of the event. It could be freestanding or wall mounted, but could only be displayed during the event.

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**FISCAL IMPACT**

None.

**ADDITIONAL PUBLIC NOTIFICATION AND CORRESPONDENCE**

A public notice was published in the *Poway News Chieftain* and notices were mailed to over 1,200 property owners within 500 feet of the periphery of the Old Poway Specific Plan area, as well as all properties within the Old Poway Specific Plan area. A copy of this report and notification of this meeting was provided to Stacy and Linda Gaut.

**RECOMMENDATION**

It is recommended that the City Council approve Old Poway Specific Plan Amendment 88-01C per the attached recommended Resolution.

JLB:NF:PB

Attachments:

- A. Proposed Changes to the Old Poway Specific Plan
- B. Proposed Resolution
- C. Location Map
- D. Letter dated May 22, 2001 from Stacy and Linda Gaut

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- e. Application Procedure. A Temporary Use Permit for an arts and crafts show may be issued in accordance with the following procedure:
- a. Application. An application for a Temporary Use Permit shall be made to the Planning Division. The application shall include the following:
- i. Processing and Fee. The application and fee is a one-time process and fee, provided that the scope and nature of the operation does not change or expand over time, there are no complaints regarding the operation of the event and the terms of the permit are complied with (see subsection 10 below). A new application and fee will be required if a permit does not qualify for a renewal;
  - ii. Completed application form. The applicant must be the owner and/or resident of the property. If the resident is not the property owner, the property owner's written consent is required;
  - iii. Graphic depiction of the premises to be used for the arts and crafts show and temporary signage (site plan and floor plan);
  - iv. Map of the surrounding neighborhood;
  - v. Written or graphic description of where patrons of the event are expected to park and/or be shuttled;
  - vi. Any other information that is deemed necessary by the Director of Development Services for a complete review of the application.
- b. Notice of Intended Decision. Not less than ten (10) days prior to the date on which the decision will be made on the application, the Director of Development Services shall give notice of the proposed use by mail or delivery to all owners shown on the last equalized assessment roll as owning real property within a five hundred (500) foot radius of the exterior boundaries of the residence which is the proposed location for the arts and crafts show.
- c. Appeal. The applicant or other affected person may appeal the administrative decision of the Director of Development Services to the City Council which will review the case at a noticed public hearing in accordance with the provision of Chapter 2.20 of the Poway Municipal Code. The cost of the appeal shall be borne by the appellant.

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2. Adequate parking, both on street and off-street and within reasonable proximity to the proposed site/residence must be available in the surrounding area to accommodate the arts and crafts show. The amount of on street parking available must be commensurate with the size of the property and scale of the proposed show, such that the anticipated parking demand will not result in an adverse parking impact to the surrounding neighborhood. Applicants may choose to identify an off-site parking area from which patrons may walk (without impeding vehicular traffic), and/or be shuttled to the subject residence. The Director of Development Services may approve alternative parking plans, which include, but are not limited to (i) off-site parking and shuttle service, and (ii) parking agreements to utilize nearby parking lots.
- vi. Outdoor lighting is prohibited.
  - vii. One four square foot on-site identification sign would be allowed to identify the location of the event. It could be freestanding or wall mounted, but could only be displayed during the event. Off-site directional signage is prohibited.
- i. Property Offered For Sale Or Display. No person shall conduct or operate an arts and crafts show at which personal property is offered for sale or display that is not the personally crafted property of the person conducting or operating the arts and crafts show, or the personally crafted property of another person who is known by the person conducting or operating the show and who has given express consent for the display and sale of such property.
  - j. Location of Manner of Display. No person operating or conducting any arts and crafts show shall display or permit the display of any property for sale, or place or locate any property, within five (5) feet of the improved portion of any public right-of-way. The improved portion of a public right-of-way includes sidewalks, pathways, curbs, paving, bikeways, and any other portions of the right-of-way used or traveled by the public. Any outdoor display shall be placed indoors at the end of each day of the show.
  - k. Renewal and Expiration. A Temporary Use Permit for an arts and crafts show issued by the Director of Development Services shall be valid for a maximum of one (1) year from the date of issuance except as indicated below:
    - a. All outdoor display permits issued by the Director of Development Services shall terminate upon the change of

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- i. The issuance of the Temporary Use Permit will not adversely impact the required access for emergency vehicles or residents within the surrounding neighborhood.
- ii. The issuance of the Temporary Use Permit will not create any adverse parking impacts upon the surrounding neighborhood.
- iii. The issuance of the Temporary Use Permit will result in a temporary event, which is compatible with the surrounding neighborhood.
- iv. The site or lot is sufficiently sized and configured to accommodate vendors and patrons such that there will be no adverse impacts upon the surrounding neighborhood.

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- a. Arts and crafts shall include physical objects which are made by or as if by hand, and which require manual dexterity and artistic skill. Items such as jewelry, paintings, needlepoint, knitting, crochet, dolls, furniture, woodworking (e.g., carvings, etchings), sculptures, ceramics, toys, clothing, photography, scale models and similar items as determined by the Director of Development Services shall be considered as "arts and crafts" objects.
- b. Arts and crafts show shall mean the activity of offering for sale of "arts and crafts" by means of announcing or advertising an "arts," "crafts," or "hobbies," show, bazaar or festival, all of which are synonymous, or by any other means intended to communicate that the sale is an occasional, casual event offering the sale of personally crafted property. "Arts and crafts show" shall only be conducted by an applicant possessing an approved Temporary Use Permit issued by the City of Poway.
- c. Arts and crafts shows as defined above shall conform to all standards for the zone in which they are held, and may be held only upon issuance of a Temporary Use Permit issued by the Director of Development Services pursuant to the criteria described in this section. No person shall advertise, announce, conduct, operate or sponsor an arts and crafts show within a residentially zoned neighborhood in conflict with the requirements of this section.
- d. If there is any proposal that the Director of Development Services determines does not conform to the performance standards for administratively approving an arts and craft show contained in subdivision 7 below, then a Minor Conditional Use Permit pursuant to Chapter 17.48 of the Poway Municipal Code shall be required.
- e. Application Procedure. A Temporary Use Permit for an arts and crafts show may be issued in accordance with the following procedure:
  - a. Application. An application for a Temporary Use Permit shall be made to the Planning Division. The application shall include the following:
    - i. Processing and Fee. The application and fee is a one-time process and fee, provided that the scope and nature of the operation does not change or expand over time, there are no complaints regarding the operation of the event, and the terms of the permit are complied with (see subsection 10 below). A new application and fee will be required if a permit does not qualify for a renewal;

operations related to the arts and crafts show shall not displace on-site parking.

- h. Arts and Crafts Show Performance Standards. The following performance standards shall be applied to all arts and crafts shows, unless otherwise approved by the City Council pursuant to a Minor Conditional Use Permit.
- i. Building and fire codes. All applicable building and fire codes must be met in order to conduct an arts and crafts show from a residential property.
  - ii. No person shall conduct or operate, or permit the conduct or operation, of any arts and crafts show except between the hours of 8:00 a.m. and 8:00 p.m.
  - iii. No arts and crafts show shall be conducted or operated on any one site for a period longer than four (4) consecutive days.
  - iv. No more than three (3) arts and crafts shows may be conducted in any calendar year at any individual site or location. For the purpose of this section, "site" or "location" means any single-family residence within a residential zone in the Old Poway Specific Plan area.
  - v. Parking and access shall be provided as follows:
    1. Access for emergency vehicles and surrounding residents must be maintained at all times to the satisfaction of the City Engineer, the Fire Department and the Director of Development Services. Factors that will be examined will include, but are not limited to, street width, street configuration, condition of the street and parking availability in the surrounding area.
    2. Adequate parking, both on street and off-street and within reasonable proximity to the proposed site/residence must be available in the surrounding area to accommodate the arts and crafts show. The amount of on street parking available must be commensurate with the size of the property and scale of the proposed show, such that the anticipated parking demand will not result in an adverse parking impact to the surrounding neighborhood. Applicants may choose to identify an off-site parking area from which patrons may walk (without impeding vehicular traffic), and/or be shuttled to the subject residence. The Director of Development Services may approve alternative parking plans, which include, but are not limited to (i) off-site parking and shuttle service, and (ii) parking agreements to utilize nearby parking lots.

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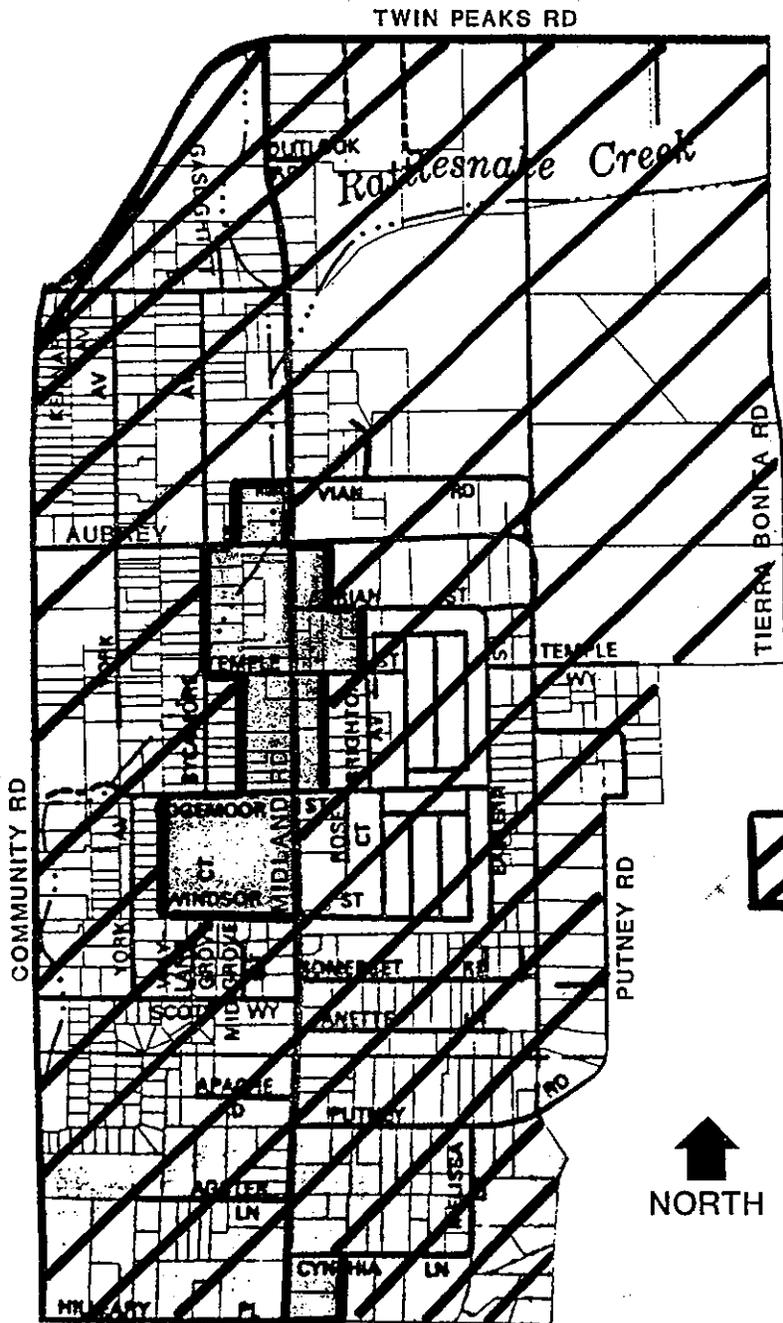
- d. The Director of Development Services may approve the renewal of a permit subject to the following:
  - i. A written request for a renewal must include a description of the event and must be submitted within one year of the date of the last permit that was issued and at least 60 days prior to advertising for the event.
  - ii. In order to qualify for a renewal, the Director of Development Services must find that there is no substantial change in the permit request, there were no complaints received during the prior event, the conditions of the prior permit were complied with and there were no violations to the Poway Municipal Code or Old Poway Specific Plan.
  - iii. The issuance of a renewal is not subject to the permit and application fee requirements contained in subsection 4.
- l. Inspection of Site and Property. During all reasonable hours and in any reasonable manner, the Director of Development Services (or designee), Code Compliance Officer, Fire Marshal or any law enforcement officer, may inspect the site of an arts and crafts show, or the personal property which may be displayed or offered for sale, for the purpose of assuring compliance with the provisions of this section.
- m. Findings. In order for the Director of Development Services or the City Council to grant approval of an Temporary Use Permit for an arts and crafts show, the following findings must be made:
  - i. The issuance of the Temporary Use Permit will not adversely impact the required access for emergency vehicles or residents within the surrounding neighborhood.
  - ii. The issuance of the Temporary Use Permit will not create any adverse parking impacts upon the surrounding neighborhood.
  - iii. The issuance of the Temporary Use Permit will result in a temporary event, which is compatible with the surrounding neighborhood.
  - iv. The site or lot is sufficiently sized and configured to accommodate vendors and patrons such that there will be no adverse impacts upon the surrounding neighborhood.

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Residential Zones Within the Old Poway Specific Plan Area



OLD POWAY SPECIFIC PLAN PROJECT AREA

ATTACHMENT C

AUG 14 2001

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JUL 17 2001

RESOLUTION NO. 04-095

A RESOLUTION OF THE CITY COUNCIL  
OF THE CITY OF POWAY, CALIFORNIA  
APPROVING OLD POWAY SPECIFIC PLAN AMENDMENT SPA 88-01D,  
APNs: 314-212-02 through 06; 314-220-02, 03, 33, 34, 35 & 69;  
314-193-39 and a portion of 40

WHEREAS, Chapter 17.47 (Specific Plan Regulations) of Title 17 (Zoning Development Code) of the Poway Municipal Code provides the requirements for the initiation, preparation, and adoption of Specific Plans in accordance with Section 65450, et seq. of the California Government Code (Article 8, Specific Plan); and

WHEREAS, Section 17.47.020.C (Initiation) of the Zoning Development Code provides that the City Council may initiate the preparation of, or amendment to, a Specific Plan on property by Resolution; and

WHEREAS, the City of Poway initiated Specific Plan Amendment (SPA) 88-01D amends the Old Poway Specific Plan to correct land use changes associated with General Plan Amendment/Zone Change 04-01; and

WHEREAS, on October 12, 2004, the City of Poway held a duly advertised public hearing to solicit comments from the public, both pro and con, relative to these applications.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Poway, as follows:

Section 1: The City Council has considered the Environmental Initial Study (EIS) and Mitigated Negative Declaration (MND), for General Plan Amendment 04-01 (A and B), and SPA 88-01D and public comments received on the EIS and MND. The subject EIS and MND documentation are fully incorporated herein by this reference. The City Council finds, on the basis of the whole record before it, that there is no substantial evidence the project will have a significant impact on the environment. The City Council hereby approves the MND and the associated Mitigation Monitoring Program attached to this Resolution as Exhibit A.

Section 2: The City Council finds that all previous amendments; SPA 88-01 A, Resolution 90-013; SPA 88-01 B, Resolution 97-076; and SPA 88-01 C Resolution 01-079 will remain in effect.

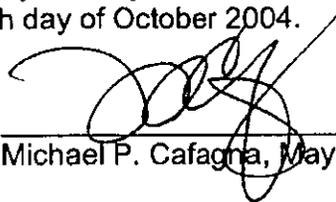
Section 3: The City Council hereby approves Specific Plan Amendment (SPA) 88-01D, an amendment to the Old Poway Specific Plan, to correct land use associated with General Plan Amendment/Zone Change 04-01 by expanding the Old Poway Specific Plan land use matrix to include OS-R land uses as follows:

The uses permitted for properties located within the OS-R zone in the Old Poway Specific Plan area shall be the same for the OS-R zone of the Poway Municipal Code.

- B. Section XIV, Structural Setbacks, shall be amended to incorporate OS-R building setbacks and shall be amended to read as follows:

Setbacks shall be as required by the Poway Municipal Code for the applicable zones, except that buildings in the Commercial General and Open Space - Recreation zones, which front on Midland Road, shall be built to the front property line. Appurtenant building features, such as porches, canopies, boardwalks, eaves, and awnings, are encouraged, and may extend up to ten feet into the public right-of-way if so approved as part of the development review. These features shall be designed so as not to substantially create a safety hazard or public liability.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Poway, State of California, at a regular meeting this 26th day of October 2004.




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Michael P. Cafagna, Mayor

ATTEST:




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Sherrie D. Worrell, Deputy City Clerk

STATE OF CALIFORNIA )  
 ) SS.  
 COUNTY OF SAN DIEGO )

I, Sherrie D. Worrell, Deputy City Clerk of the City of Poway, do hereby certify, under the penalty of perjury, that the foregoing Resolution No. 04-095, was duly adopted by the City Council at a meeting of said City Council held on the 26th day of October 2004, and that it was so adopted by the following vote:

- AYES: EMERY, GOLDBY, HIGGINSON, REXFORD, CAFAGNA
- NOES: NONE
- ABSTAIN: NONE
- ABSENT: NONE




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Sherrie D. Worrell, Deputy City Clerk  
 City of Poway

