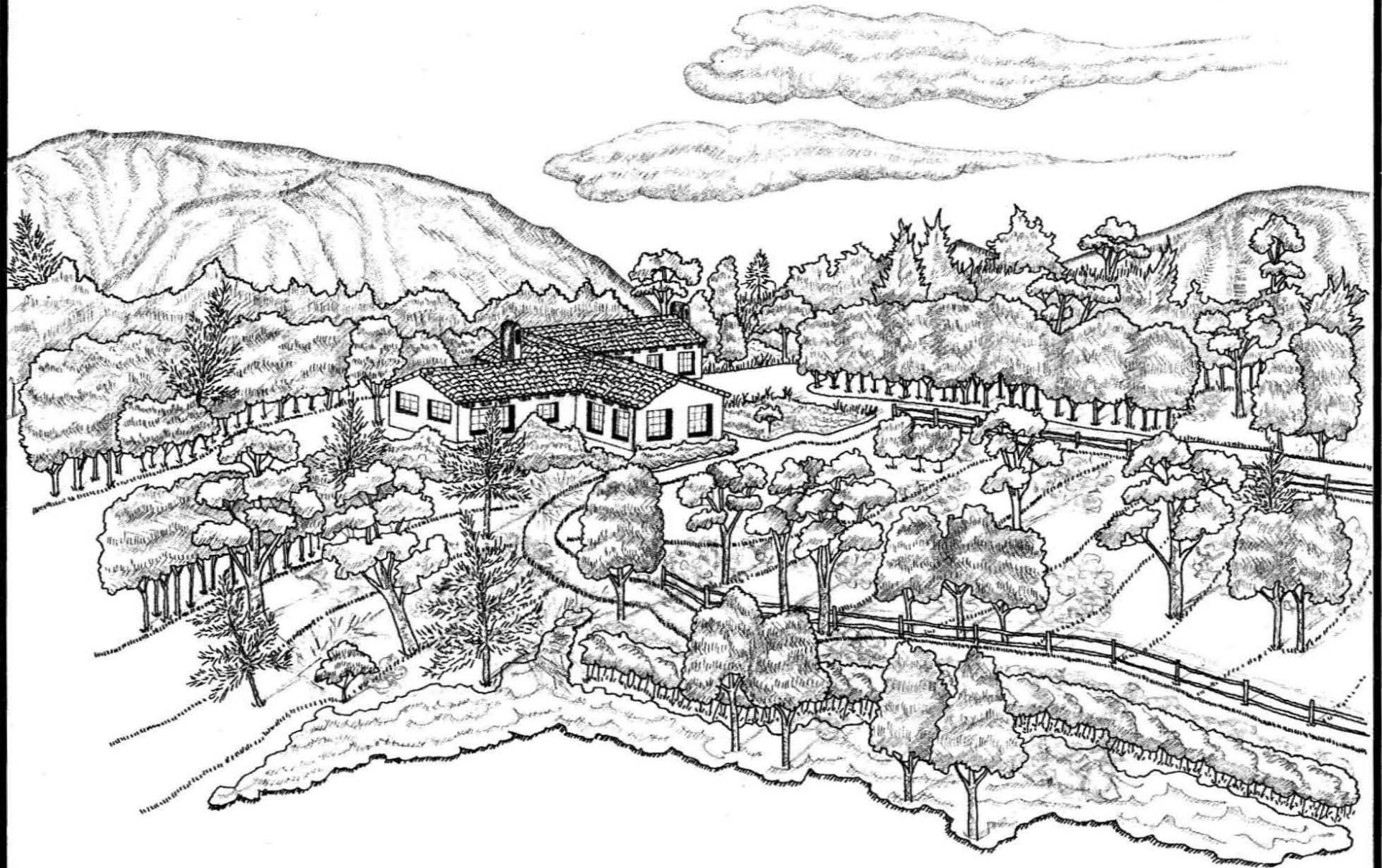


**RANCHO SANTA FE**  
**RESIDENTIAL DESIGN GUIDELINES**



**RANCHO SANTA FE ASSOCIATION**

## *Acknowledgements*

*Adopted on June 20, 1991, by the Board of Directors of the Rancho Santa Fe Association*

### *Boardmembers*

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Eugene L. Freeland, Vice President  
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Thomas L. Black  
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Cynthia H. Padilla*

### *Art Jury*

*Richard A. Lane, President  
James M. Quinn, Vice President  
Jane B. Kirkeby, Secretary  
William E. Fite  
Sandra P. Zarcades*

### *Staff*

*Walter F. Ekard, Manager  
James B. Hare, Covenant Administrator  
J. Keith Behner, Senior Planner/Project Manager  
Chester W. Hunter, Jr., Assistant Planner/Drawings and Illustrations  
Michael H. Meeker, Assistant to Manager/Technical Landscaping  
Wendy L. Campbell, Production Assistance*

## ***Foreword***

*This Residential Design Guidelines booklet was adopted by the Board of Directors of the Rancho Santa Fe Association on June 20, 1991. The final form of this document owes much to the active efforts of the Art Jury, which refined an original draft developed by Association staff and the community at large.*

*Though great detail can be found elsewhere herein, the most important message of this document is reflected in the following theme statement.*

*Rancho Santa Fe is traditionally defined by its subdued, rural character which is achieved by:*

- *site design which preserves natural landforms and reduces the obtrusiveness of new construction*
- *architecture which represents restraint and simplicity through designs whose mass and scale are subordinated to natural surroundings*
- *landscaping which is informal and makes maximum use of prevailing natural and traditional plant materials*

*These objectives are clearly stated in the various elements of the Guidelines. They are brought together here in a single statement in support of the notion that all parts of a project must contribute to "traditional Rancho Santa Fe design." The statements and their interrelationship embody the guiding force in Art Jury decision-making. As such they represent the Association's ultimate residential design criteria.*



*James H. Ashcraft  
President, Board of Directors*



*Richard A. Lane  
President, Art Jury*

*June 18, 1992*

*RESIDENTIAL DESIGN  
GUIDELINES*



*Rancho Santa Fe Association  
P.O. Box A  
Rancho Santa Fe, CA 92067  
619/756-1174*

*1991*

*(AMENDED JUNE 18, 1992)*

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## ***Introduction***

*Since its inception in 1927, the Rancho Santa Fe Association has striven to protect, preserve, maintain and enhance the community, its natural resources, beauty, quality of life and community character. That Rancho Santa Fe continues to be a highly desirous place to live is reflective of the care, caution and regulation with which the development of the community has proceeded.*

*Rancho Santa Fe is a planned and regulated community. The broad reaching power of the Rancho Santa Fe Protective Covenant, from which the Association derives its authority and prerogative, is the source and life force through which the values and aspirations of the community are sustained. The authority of the Protective Covenant will be utilized to protect, preserve and defend the rural character, environment and ambiance of the Rancho Santa Fe community. A clear and distinct objective of this booklet is to emphasize those design and development concepts which will facilitate the preservation of Rancho Santa Fe's traditional rural character and protect the community from developing a suburban type atmosphere.*

*Few community actions are more important or more permanent than how land is committed to uses which reflect the community's character.*

*The goal of this booklet, as adopted by the Rancho Santa Fe Association Board of Directors, is:*

*"To produce a Board-adopted document, for use by builders, members, decision-makers and staff, which will guide residential development so that future permit approvals will work to maintain the traditional character of Rancho Santa Fe."*

*This booklet has been produced to benefit property owners, design professionals and decision-makers since it:*

- disseminates the site and design standards which the community holds as necessary to preserve community character;*
- articulates the policies and goals by which the Association judges and regulates land use; and,*
- gives a clear indication of those site and design principles which increase the probability of the issuance of Association permits.*

*Although excellence in design is difficult to describe, this booklet will convey through prose and picture those concepts and principles which combine to define the essence of traditional Rancho Santa Fe site and architectural design.*

*These are general guidelines, and the Art Jury and Association Board may exercise the full breadth of their discretion in considering any land use proposal. The Association has the express right under the Protective Covenant to evaluate land use and building applications by standards other than those contained herein. Applicants for permits should note that the County of San Diego also has jurisdictional control over land use in Rancho Santa Fe and the County has its own set of procedural and permit requirements.*

*The Association has also adopted regulations on building and land improvement. These relevant and important regulations are listed in Appendix A.*

## ***Authority to Regulate***

*The Rancho Santa Fe Protective Covenant conveys to the Association broad authority to regulate and control development, community character and aesthetics. The use and improvement of land is strictly regulated and is judged by both objective and subjective standards. Among the ways the Protective Covenant conveys this authority are the following:*

- *The design of a building must, in the opinion of the Association, comply with the architectural requirements of the Covenant, be reasonably appropriate to its site, and harmonize with its surroundings (Covenant Paragraph 46). A poorly designed example of architecture, regardless of proposed cost, shall be disapproved (Covenant Paragraph 154).*
- *Proposed buildings are subject to architectural approval by the Association. Further, no major construction can begin until a building permit is obtained from the Association (Covenant Paragraphs 47, 48 and 49).*

*The Protective Covenant empowers the Association with the ability and authority to control and regulate development, community character and aesthetic considerations to a degree which in many cases far surpasses the legislative and zoning authority vested in traditional municipalities. The Association was brought into being and is still largely defined by the contractual relationship which the Protective Covenant and the Articles of Incorporation create between property owners and the Association. Non-profit corporate law and contractual law define the parameters of Covenant governance and establish the duties and obligations which the Association and its membership owe to each other.*

*The altering of land contours in advance of construction also requires Association review and permit. Association regulations and additional guidelines are contained in Appendix A.*

*Varying sensitivity to architectural styles, annexation after development and interpretations of Covenant provisions has led to the construction of a small percentage of Covenant homes which do not appear to comply with the objectives of the Covenant or the Association's current regulatory scheme. These inconsistencies are the exception and not the rule. Being able to point out specific design or siting features which exist in the Covenant, but are considered by the Association as being inappropriate, anomalous, or relics of past practices no longer supported by existing conditions, will confer no rights to applicants to reproduce such undesirable design or siting features. Proposals shall be judged according to the realities, conditions and requirements of the present. Many past standards and practices no longer sufficiently protect the character and welfare of the community given current economic trends and emerging patterns of development.*

*As the economic incentives to build increasingly larger estates on increasingly marginal building sites intensifies, it has become necessary for the Association to more carefully regulate land use and development in order to fulfill the prime directives of the Protective Covenant. These are to protect community character and to preserve the rare landforms, landscape and rural ambiance of Rancho Santa Fe. The Association's regulations will continue to evolve according to the changing realities of growth in order to faithfully implement the purposes and intent of the Protective Covenant.*

*Purchasers of Covenant property should use reasonable caution and care when buying property with the intent of siting and building new structures, remodeling and expanding existing structures, or subdividing or otherwise adjusting or changing land use. All of these actions are subject to Association review, approval and permit. An applicant's right to obtain permits will always be weighed against the Covenant goals of preserving community character, protecting the value of land and improvements and preserving the landforms and landscape of the community.*

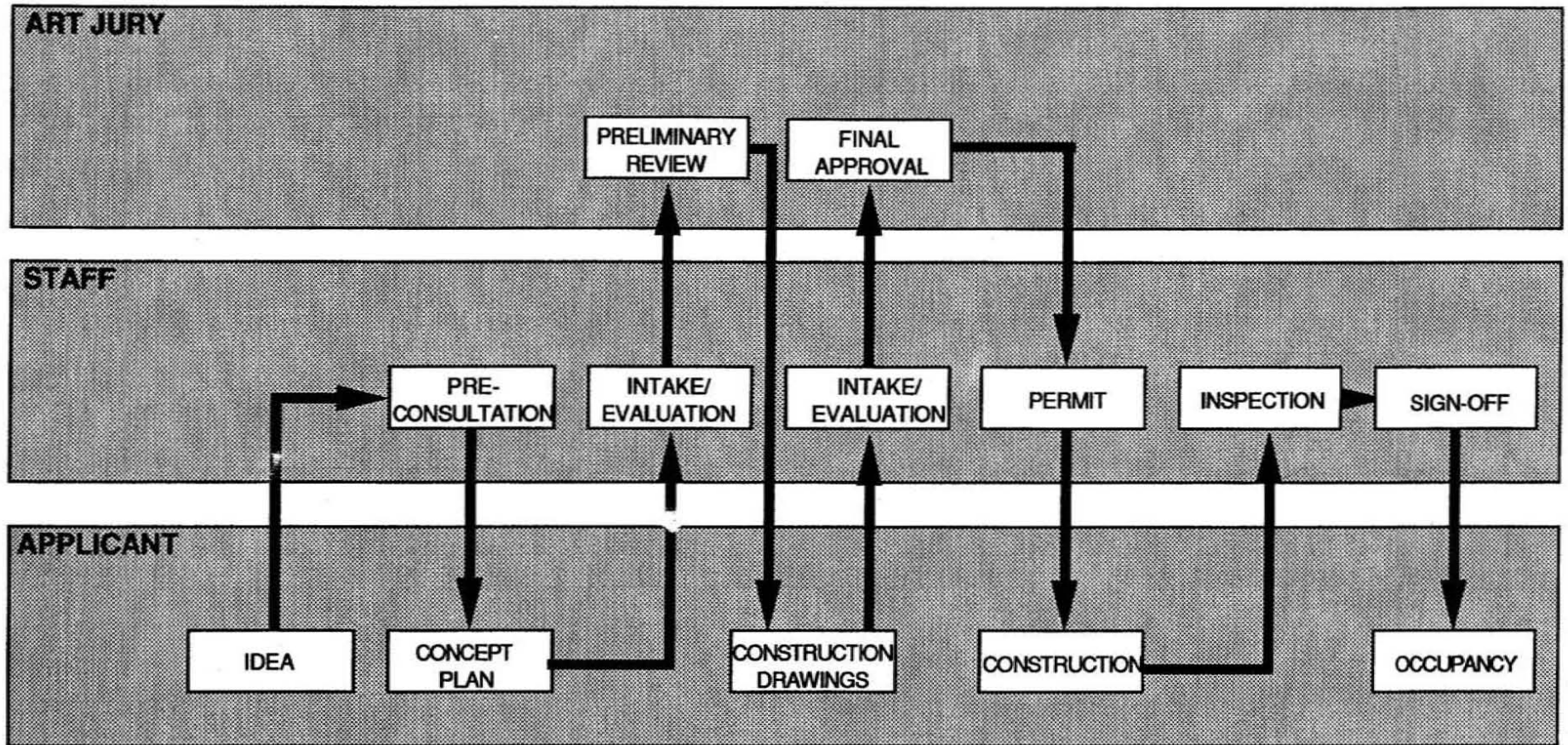






# ***PROCEDURE***

# The Building Process



## **Process**

*The permit process encompasses the time span from the original concept of a new residential structure to the time of its occupancy. Design review by the Art Jury is a critical but limited portion of this larger process. As practiced in Rancho Santa Fe, the building process is a cooperative venture which merges the design concepts portrayed in these guidelines with the applicant's aspirations to achieve high artistic result.*

### **Preconsultation**

*In order for the process to work most smoothly, early and frank consultation with staff and the Art Jury by applicants and their design professionals is essential. Preconsultation with Association staff will help to establish submittal and processing requirements. Staff can also interpret and advise on the application of these guidelines to the particular building site.*

### **Review**

*Building design review is usually accomplished in two discrete steps--preliminary style check and working drawings. This two-step process is designed to provide the Art Jury with a level of drawing detail commensurate with the scale of decision making, while minimizing costs to applicants as the design evolves. Preliminary style check is usually concerned with siting, general landscape, grading, massing, design concept and neighborhood fit. During its deliberations, it is often critical that the Art Jury be able to image certain aspects of site or structure design. As an aid at these times, the Art Jury may require perspective or section drawings, details, models or story poles depicting the actual dimensions of the structure on the site. Working drawing review builds on preliminary style check and generally concerns itself with specific dimensional details, trim, finish color and texture. It is important to note that approval to build only comes with the approval of the working drawings.*

### **Quality Assurance**

*The approval of building plans does the community little good if those plans are not realized in construction. For this reason Association staff is empowered to conduct progress inspections on new projects and to issue the final certificate of completion. These inspections are separate and distinct from inspections conducted pursuant to County building permits. The first step in the inspection portion of the building process is the review of County building permit plan sets by Association staff for concurrence with Art Jury approved working drawings. Upon the commencement of construction, the Association staff will inspect rough grading, foundations, framing and completion. These checks are conducted to assure conformance to working drawing approvals. Applicants and contractors should also note that changes in the field required by unforeseen circumstances or County requirements should be cleared with the Association prior to amending plans or construction, since the Association maintains continuing jurisdiction until final inspection.*

*Finally, Rancho Santa Fe's community character depends not only on high quality construction but also on high quality construction practices. Such practice items include obtaining permits for signs and temporary outbuildings, observance of standards for working hours and noise levels, and avoidance of disturbances to the neighborhood tranquility and safety.*

## ***Subdivisions***

*The subdivision of land is probably the most important single event in the establishment of neighborhood character. At the instant that parcels are created, future use and orientation is established, regulations are imposed and the locations of trails and drives are set. From the earliest land platting by the Santa Fe Land Improvement Company, through the various subdivisions approved by the Board of Directors, the judicious consideration of subdivision has led to the character and the amenity of the community which is present today. It is for these reasons that the Art Jury and the Board of Directors go to great length to assure the fit of new subdivisions into the pattern of community development.*

*The procedures for subdivision are well established by the Covenant and the various implementing regulations listed in Appendix A. These documents provide objective criteria for subdivision and supply the minimums necessary for application. As the Art Jury and the Board review the application, the following subjective factors will be taken into account:*

- *Size minimums specified by the applicable regulation, Covenant acceptance or other governing documents must be met.*
- *Parcel sizes and configurations must provide for development which will maintain the separation and character of the existing residences and uses in the neighborhood.*
- *Parcel sizes and configurations should provide a buildable area adequate for the construction of a home and accessory amenities which are consistent with the prevailing pattern of use in the neighborhood. It is for this reason that conceptual building locations and pads are requested to be shown on subdivision plans. Association regulations on tennis courts and horsekeeping specify minimum lot sizes for those particular accessory uses. However, during subdivision, the potential cumulative effects of multiple accessory uses on the design and topography of a site may lead to limiting conditions on such uses or the denial of the subdivision itself.*
- *Grading plans must reflect practical reality given geologic or soils conditions. The time of subdivision is not too early to involve soils engineering and testing in the design process. Such testing can assure the viability of pad locations as depicted. Where septic systems are to be used, testing can affirm the locations for leach fields and other system elements. Expansive soils found on many building sites may require remedial pad preparation. Such remedial work is not a justification for grades, volumes or dispersal of graded material over a site which varies from approved grading plans.*

*The Art Jury and the Board will not be concerned with the County processing of the subdivision. However, it is important for applicants to be aware of County requirements so that the conditions imposed by the County do not conflict with the intent and conditions of the Association's approval. Such conflicts could result in the rejection of the final map by the Association and the rescinding of the tentative approval. The County requires that utility service be provided via underground lines as a condition of subdivision. This objective is shared by the Association and should be reflected on subdivision plans.*

# ***SITE DESIGN***

## **Site Design**

*The principal and primary goal of traditional Rancho Santa Fe site design is to preserve and protect the natural landforms, landscape and rural atmosphere of the community. The preservation of rural character must have precedence and primacy over individual siting preferences.*

*Any structure, no matter how well designed, will be inappropriate and intrusive if the siting is not sensitive to the rural character of the community. Sites must be developed and created in such a fashion as to minimize the alteration of natural landforms and landscape. Appropriate and sensitive site development will integrate and blend the site into its surroundings in an unobtrusive and harmonious manner. Each proposal shall be judged according to the specific characteristics of the individual site and in conformance with the objectives of maintaining neighborhood and community character and compatibility.*

*Involvement of a soils or grading engineer at the earliest point in the design process is recommended to assure that the grading proposed for architectural purposes can actually be accomplished in the field.*

*In determining appropriate site design, the Association will judge proposals by the objective and subjective standards contained in the Protective Covenant, the Community Plan, Association Guidelines and Regulations. Among the standards which will be used to evaluate appropriate site design are the following:*

### *Siting which...*

- *protects natural slopes, contours, ridgelines and other elevations*
- *preserves significant landscape features and patterns*
- *takes into account existing sites and structures and is sensitive to the preservation of established vistas and view corridors*
- *maintains the rural ambiance and character of the community when viewed from roadways and view corridors*
- *separates and screens structures from each other*
- *produces building sites which are not substandard in size or utility*
- *avoids steep vertical cuts and minimizes soil import or export*
- *utilizes restrained terracing and the stepping of structures into the site as contour protection solutions*
- *allows only those accessory uses which can be successfully integrated into a balanced and uncluttered site*
- *does not create steep banks on building pads*

- *does not build up pads to create or enhance views on an artificial platform*
- *does not create access roads which must cross steep or sensitive terrain*
- *utilizes contour grading to blend into existing landforms rather than severe cutting, filling, padding or terracing*
- *minimizes grading and site preparation to reduce erosion, soil exposure and minimizes impacts on natural drainage systems*
- *minimizes the removal of tree masses so as not to disrupt the natural silhouette of the site and neighborhood*

*Care will be taken by the Association to insure that approved sites are adequately sized. Sites must be of sufficient expanse to appropriately accommodate the larger sized homes and accompanying accessory uses which are increasingly the norm for new developments in Rancho Santa Fe. The Association has the duty and obligation to require that building sites are adequately sized so that owners may be assured of future reasonable use, and the community's rights to preservation of value, community character and quality of life are defended.*

### *Walls, Fences and Pilasters*

*Walls and fences, other than pasture type fences, are generally considered to be in direct opposition to the goal of maintaining and preserving the open rural character of the community. The establishment of Rancho Santa Fe as a series of walled and gated residential compounds is contrary to the goals of the Protective Covenant and the aspirations of the community. Walls, fences, entryways, entry gates and pilasters are considered by the Association to be major construction, and as such, require Association approval and permit.*

*The size, shape, design, bulk, scale and location of walls, fences, gates, entryways and pilasters all have a significant impact on the aesthetics of the community. All applications for such construction will be judged against the paramount Covenant objectives of preserving and enhancing the open, natural and rural character of the community. Applications for walls and fences will be evaluated according to specific site characteristics and in accordance with the Association's goal of minimizing and mitigating the negative impact of such structures. Among the broad standards by which such applications will be judged are the following:*

- *walls extending along an entire street frontage are unlikely to be approved*
- *site perimeter walls are unlikely to be approved, particularly solid barrier type structures*
- *solid barrier fencing is undesirable*
- *galvanized chainlink fencing and pipe corrals will not be permitted*
- *for securing animals, the use of welded-wire mesh in combination with a post and rail fence is recommended*
- *fencing which displays framework facing neighboring property is unacceptable*
- *walls and gates used to enclose neighborhoods or multiple-unit compounds will be discouraged*



- *materials must all be of a distinctive high quality and be used honestly, actually expressing what they are, and not imitations*
- *turn-arounds may be required at entries*
- *in the interest of aesthetics and preservation of habitat values which preserve community character, perimeter fencing will only be permitted to enclose active use areas and shall not be allowed to simply and arbitrarily follow property lines*

*If permitted...*

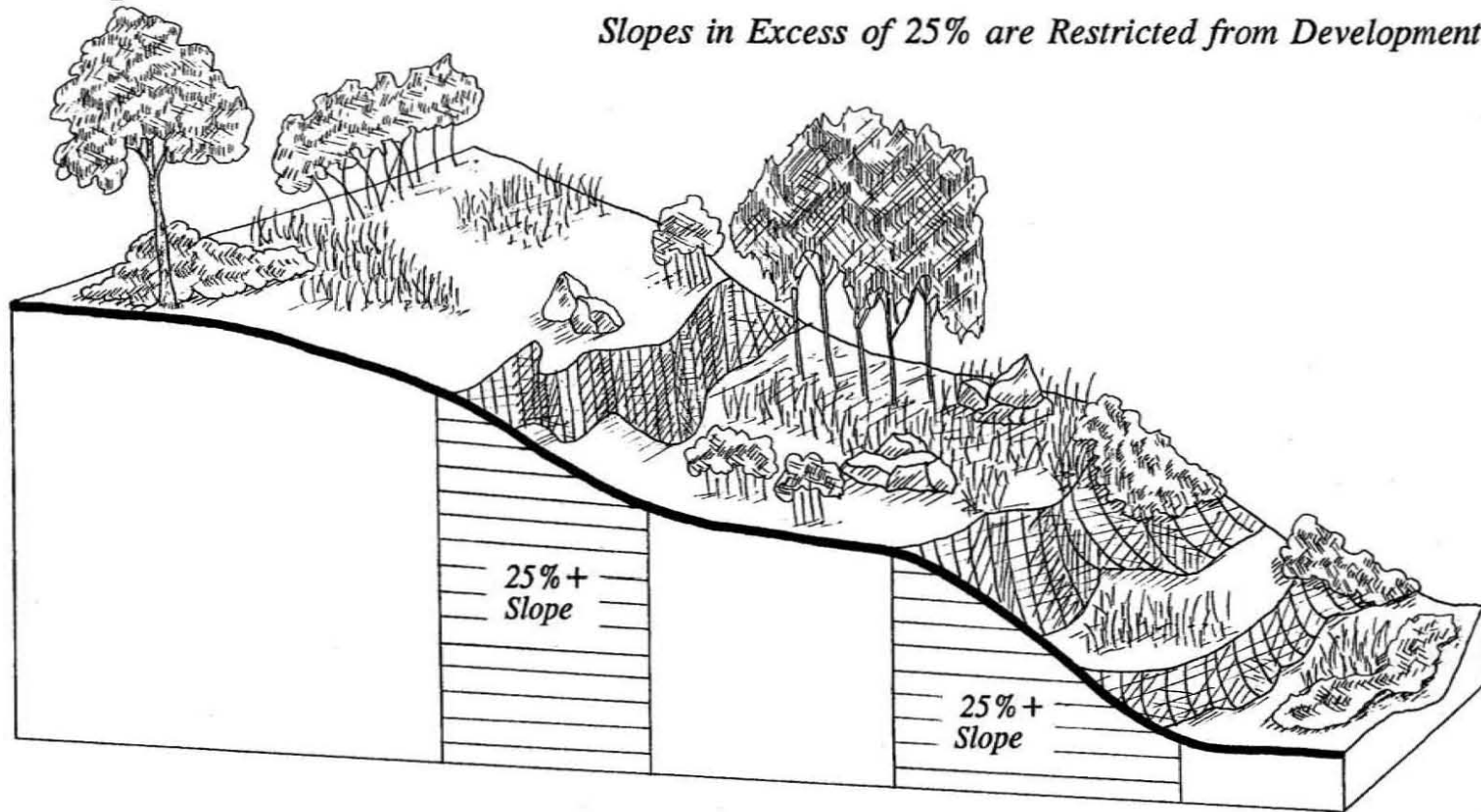
- *walls and fences should be low level, see-through and harmonize with the contours of the land*
- *solid walls should be set back approximately 25% of the lot depth from the front property line*
- *walls and fences should not exceed 5' in height*
- *walls, fences and pilasters should be adequately landscaped and screened*
- *open fences, gates and pilasters should be set back approximately 10% of lot depth from the front property line*
- *pilasters and gates should not exceed 6' in height*
- *light fixtures should not be placed on top of pilasters*
- *entry gates should be recessed from the line established by fences and walls*
- *appropriate fence types are: two or three rail pasture style post and rail, peeler log and other pasture types which reflect the rural character of the community*
- *walls should utilize facade articulations to break-up wall surface expanses*
- *walls should step down slopes rather than mirror the contours of the land*
- *chainlink fencing will be limited to vinyl coated (black, brown or green) and will only be permitted in areas such as dog runs along side and rear yards where it is not visible from the street, by neighbors or from view corridors and must be heavily screened with appropriate plantings*

## *Utilities*

*All electric light and telephone connections from building to existing main trunk lines in streets, alleys or along private rights-of-way shall be installed in underground conduits except that with the approval of the Association in writing certain exemptions may be granted. Pad mounted transformers are required.*

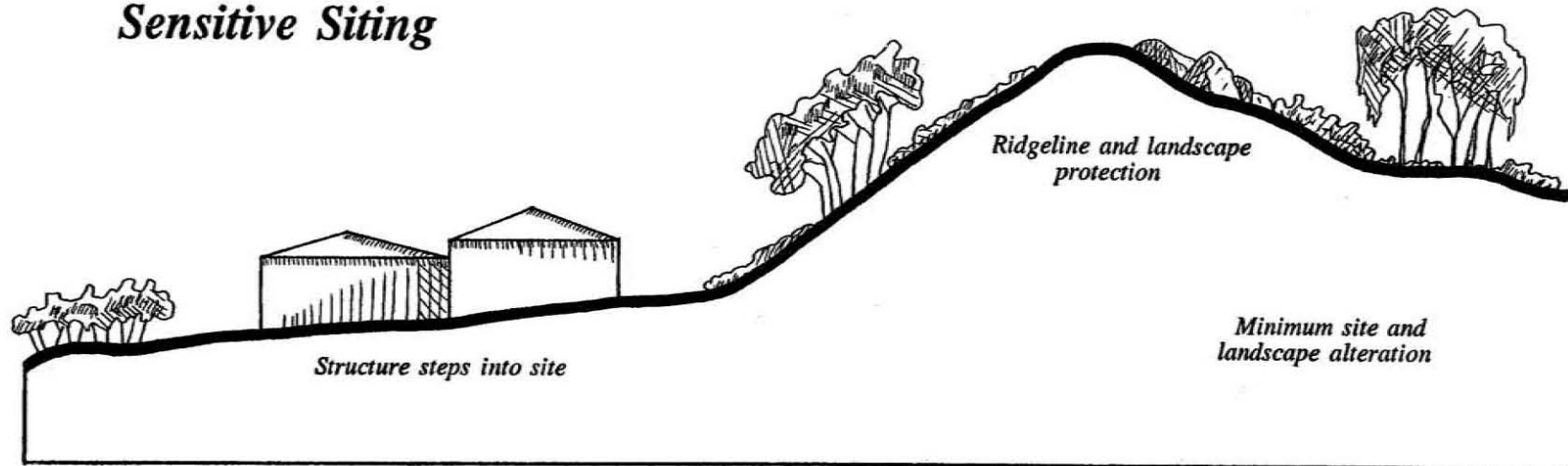
## *Slope Protection*

*Slopes in Excess of 25% are Restricted from Development*

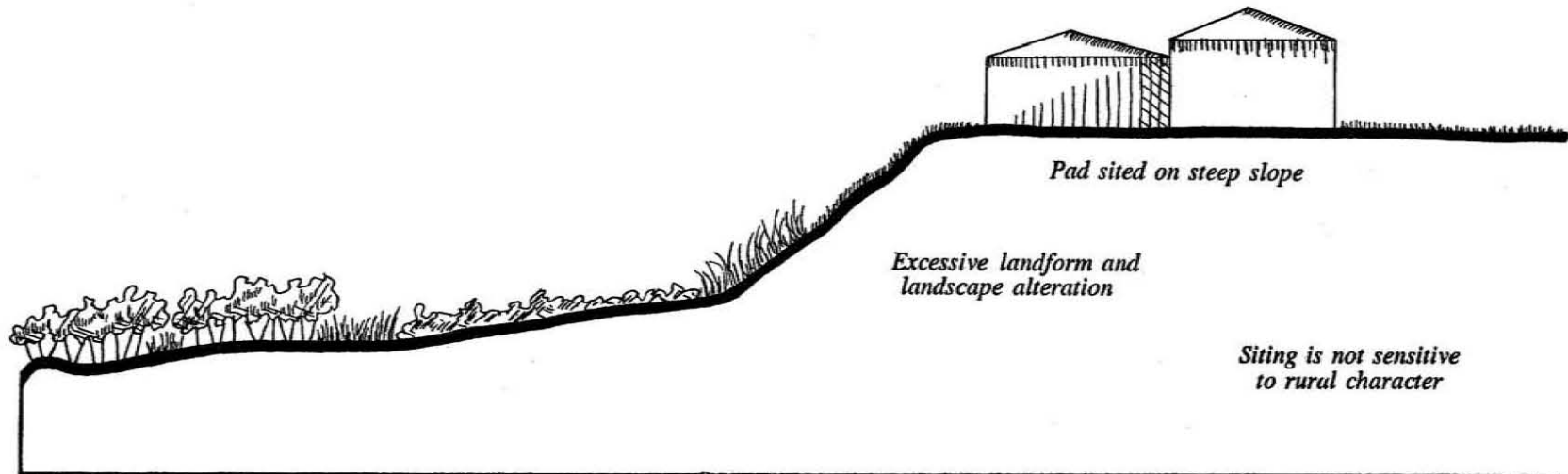


*A Word About Graphics... The purpose and intent of the following graphics are to convey to the reader through pictures, those broad concepts and principles which are critical components of traditional Rancho Santa Fe architecture and site design. The concepts and principles illustrated do not cover the entire range of developmental, site and design issues, nor do they cover every potential circumstance or situation. Rather, the illustrations attempt to depict those major site and design issues which most clearly have the greatest potential of affecting the quality of life and community character of Rancho Santa Fe. Further, images contained in this book have been drawn to convey subject matter without establishing a dictum of style. The drawings are intentionally schematic and do not represent a graphic style which would be appropriate for permit application submittals.*

## *Sensitive Siting*

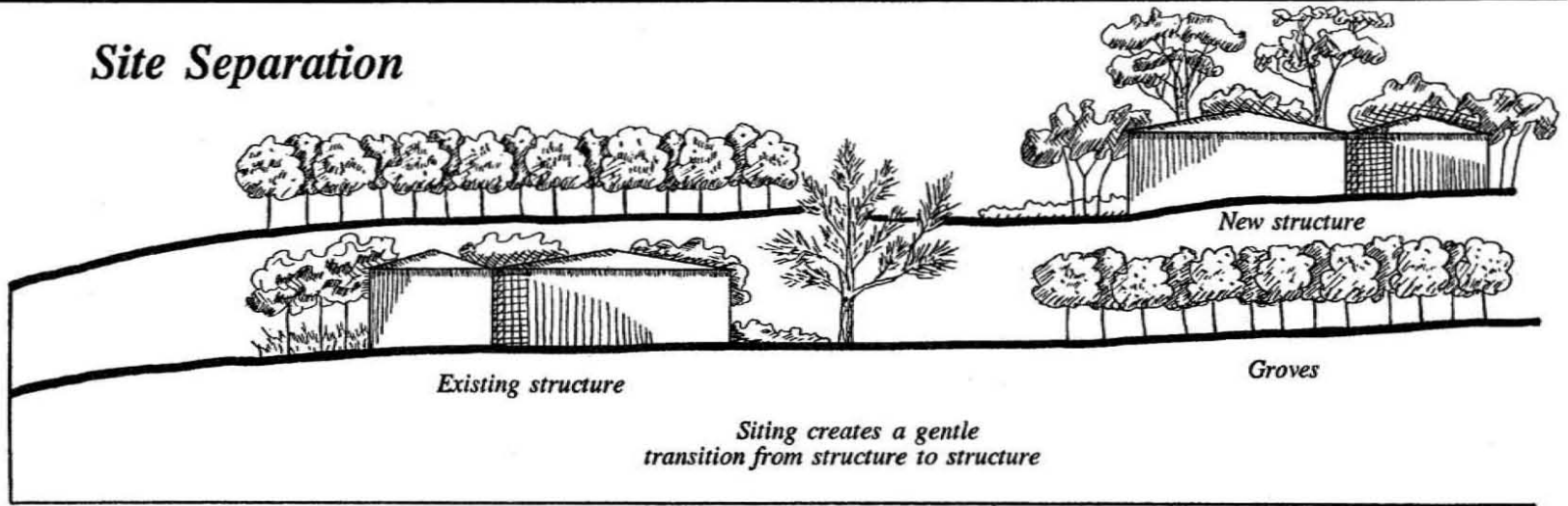


*This... Subordinated and Unobtrusive Siting*

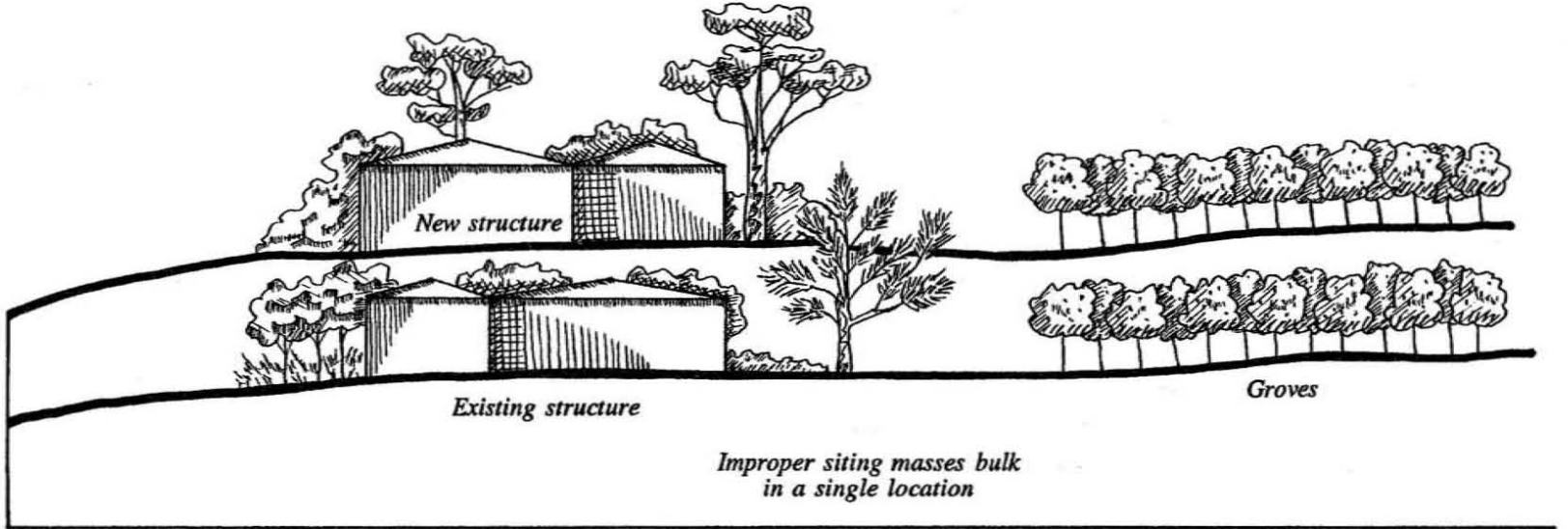


*Not This... Aggressive Dominance of the Site*

## Site Separation

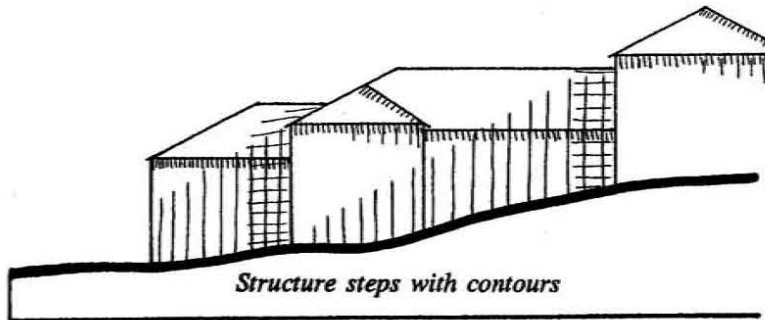


### *This...Structures Maintain Physical and Visual Separation*

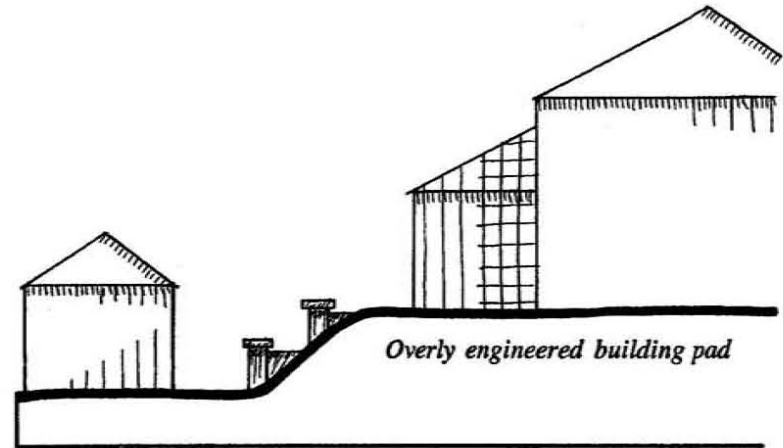


### *Not This...Insensitive Alignment of Structures Undermines Rural Character*

## *Land Contours*

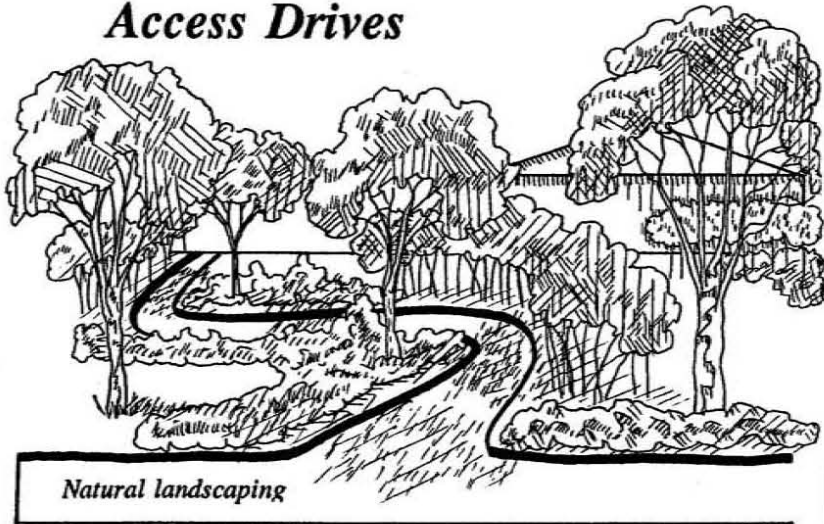


*This... Sensitive Land Contour Protection*

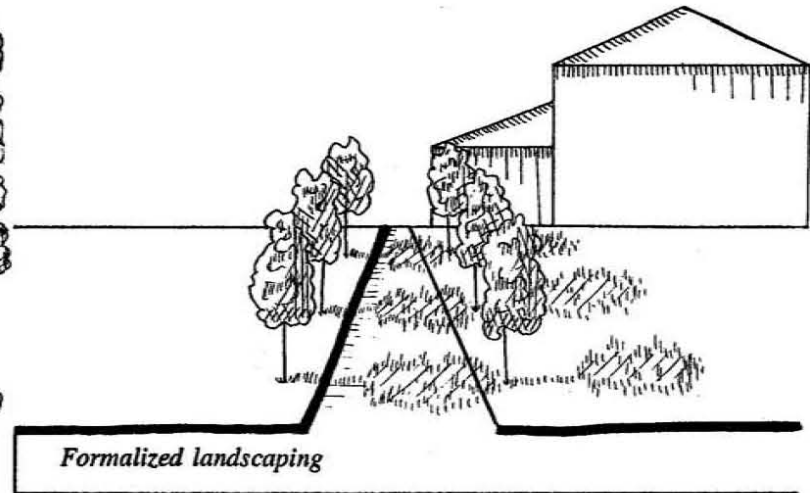


*Not This... Manufactured Site*

## *Access Drives*

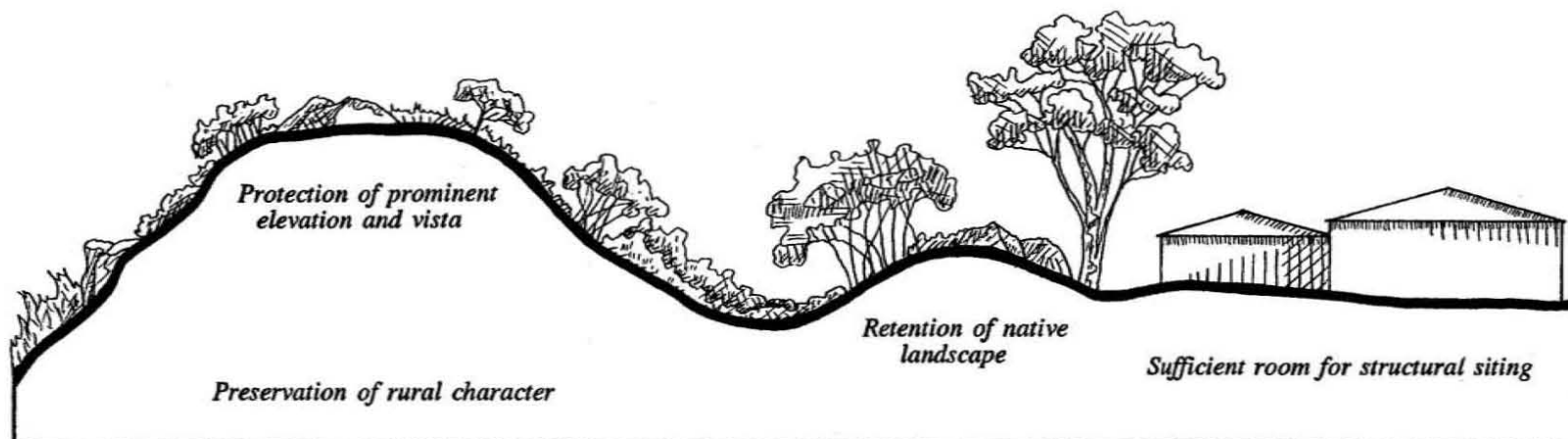


*This... Informal Winding Entry Way*

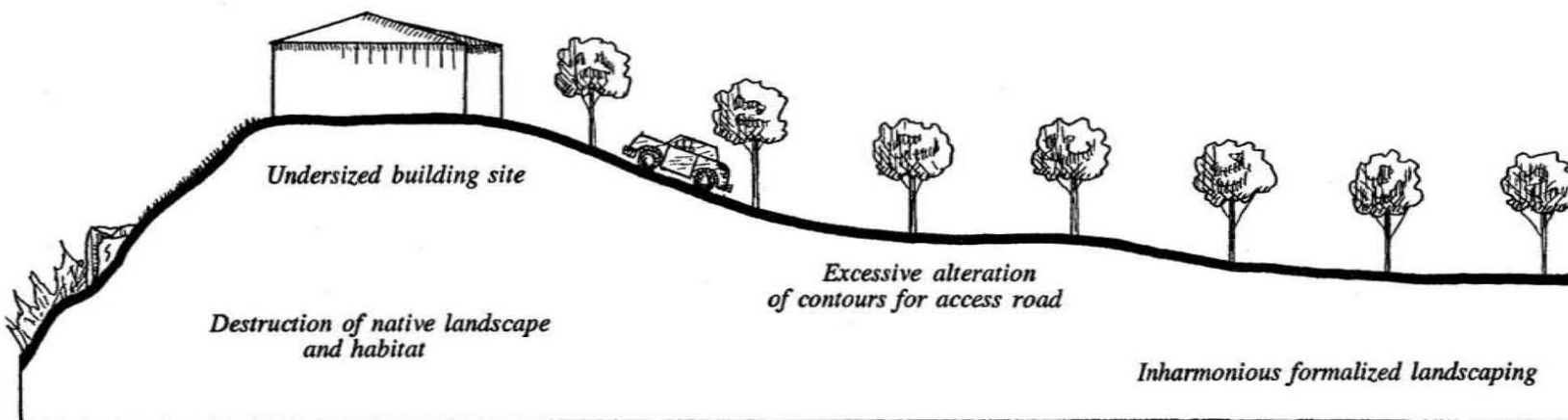


*Not This... Formalized Bowling Lane Effect*

## *Adequately Sized Building Sites*

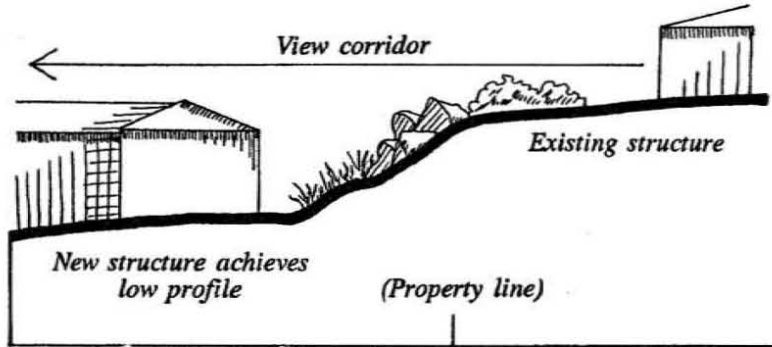


*This...Siting Which Produces an Amply Sized Building Area*

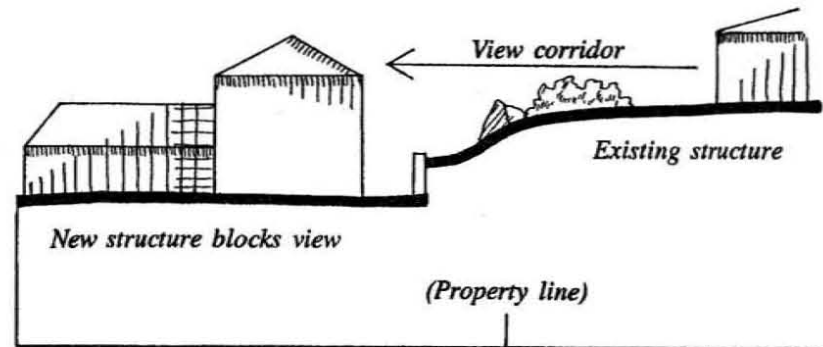


*Not This...Site Which Will Not Support Reasonable Square Footage or Accessory Uses*

## *View Protection*

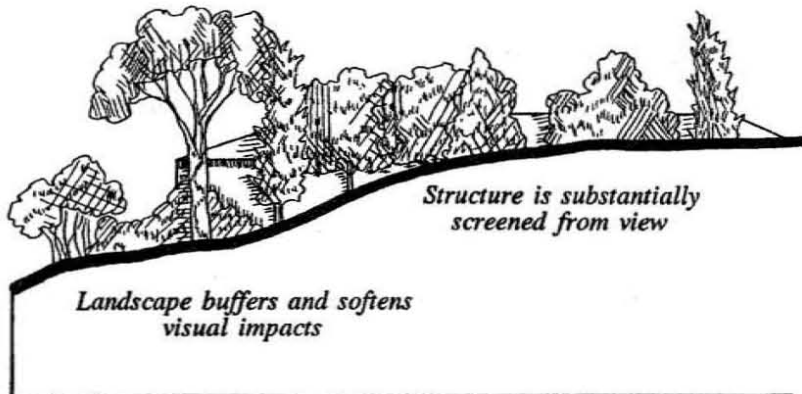


*This... Horizontal Design of Structure Preserves Neighbors' View Corridor*

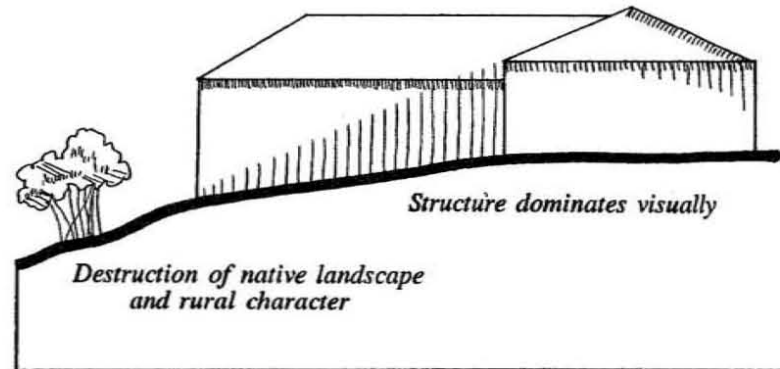


*Not This... Vertical Massing Obstructs View Corridor*

## *Natural Screening*

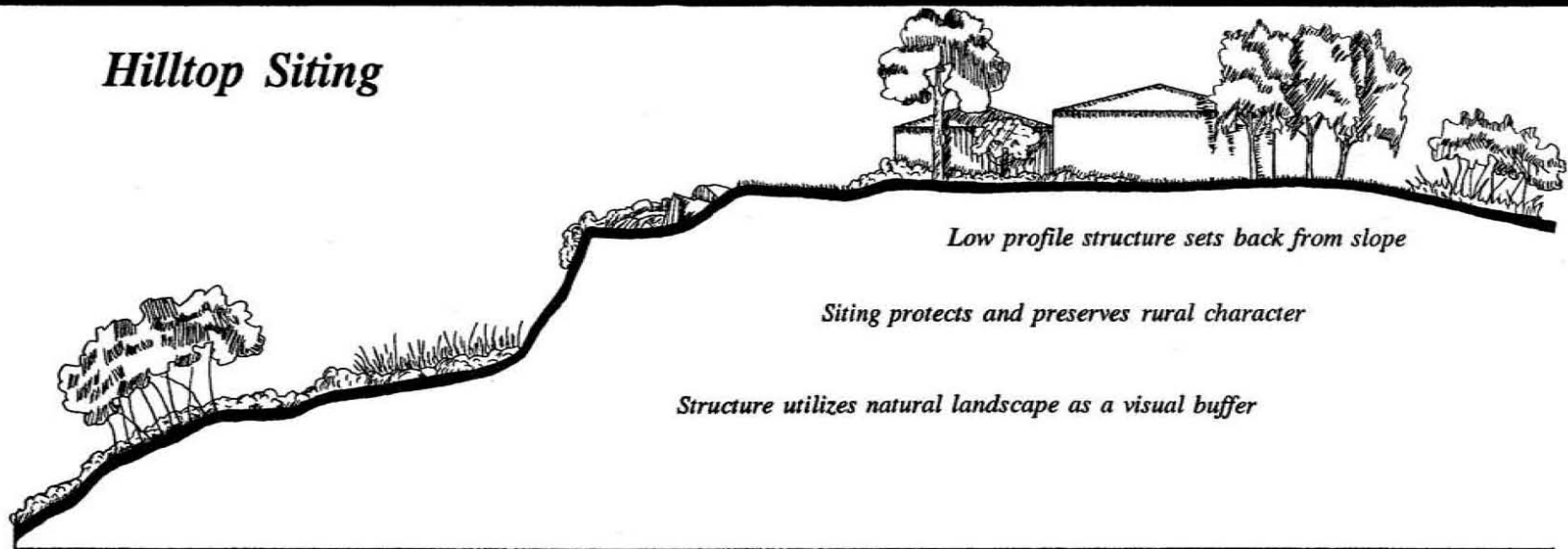


*This... Siting Takes Advantage of Landform to Obscure Structure*

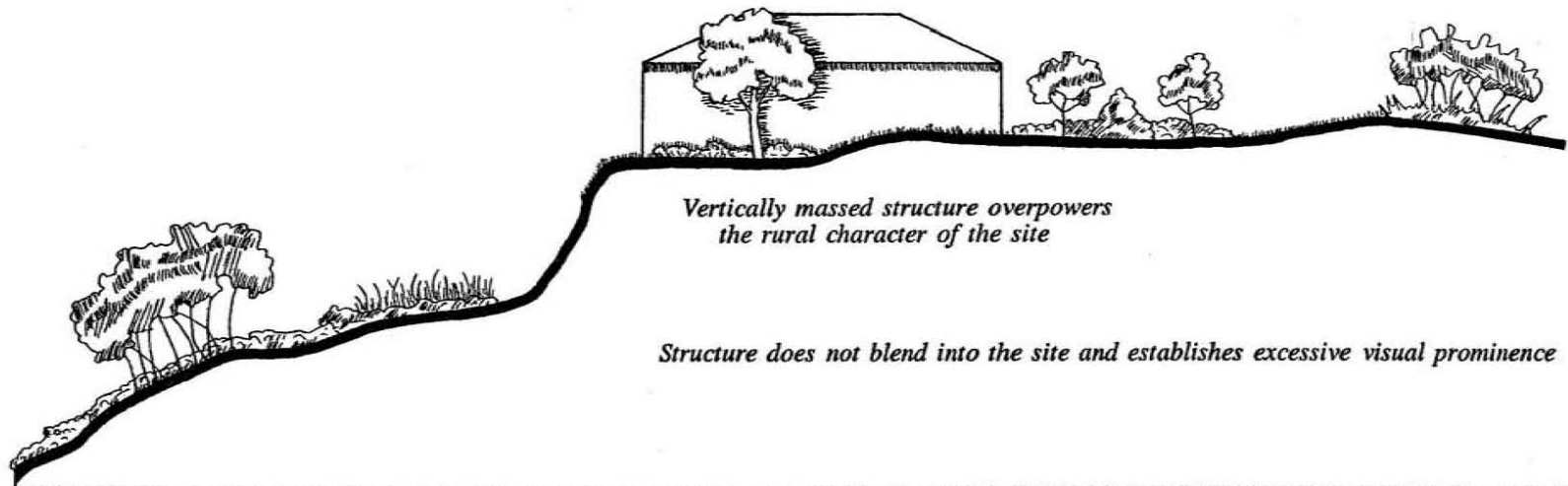


*Not This... Siting Emphasizes Bulk and Dominance of the Structure*

## *Hilltop Siting*



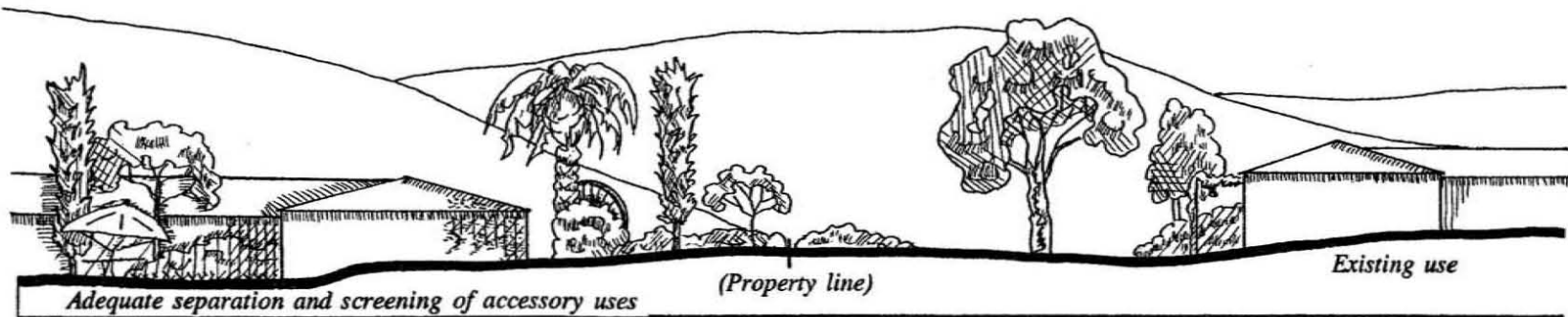
## *This... Sensitive Siting on View Lot Preserves Rural Integrity of the Site*



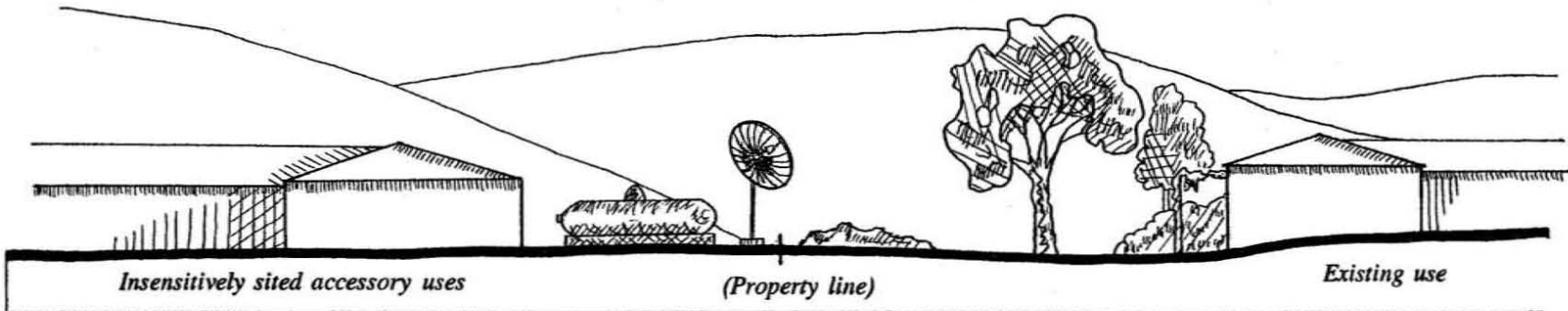
## *Not This... Inappropriately Large Structure Encroaches onto and Dominates Ridgeline*



## *Property Separation*

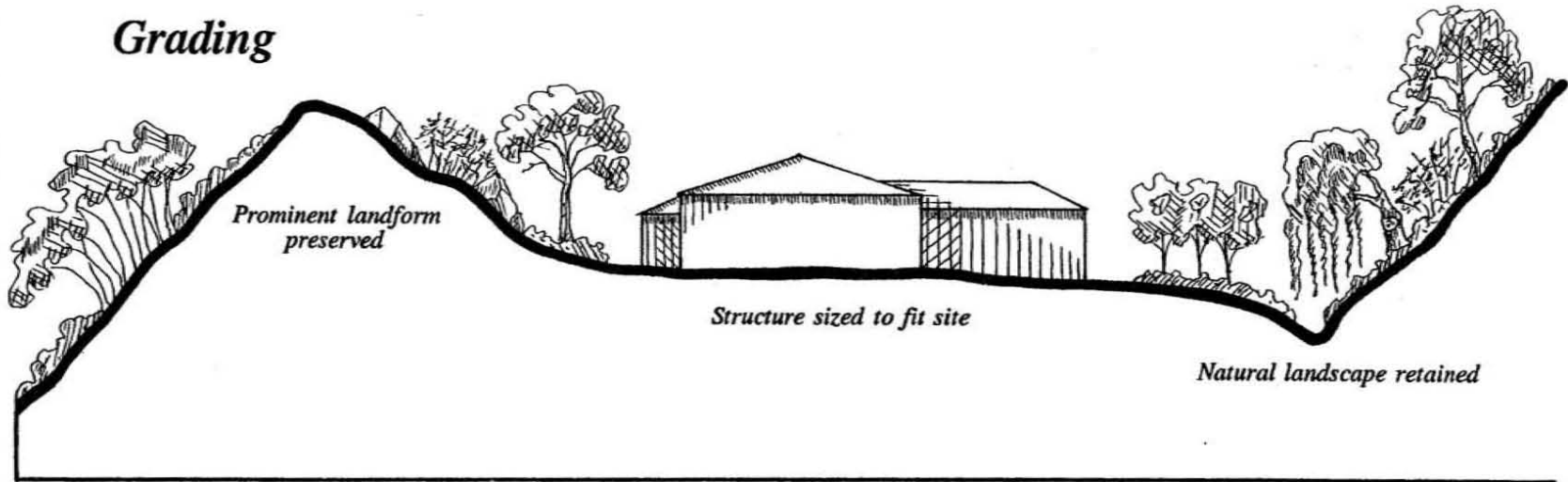


*This... Separation and Screening of Adjacent Properties*

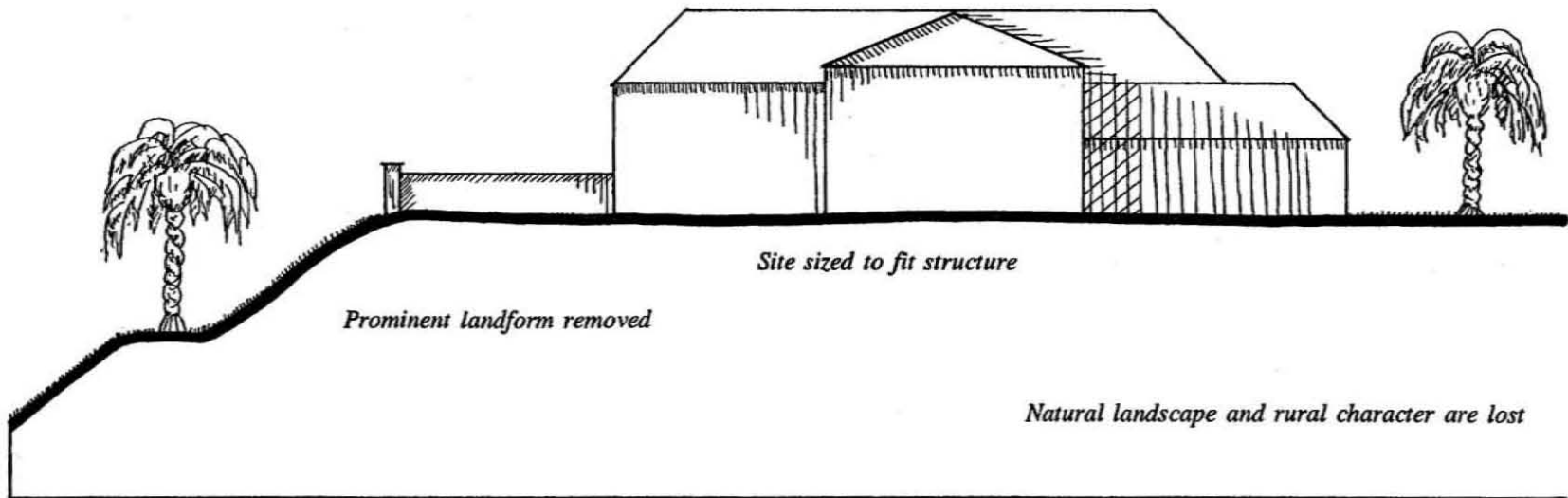


*Not This... Unscreened Accessory Uses Abut and Intrude on Neighboring Property*

## Grading

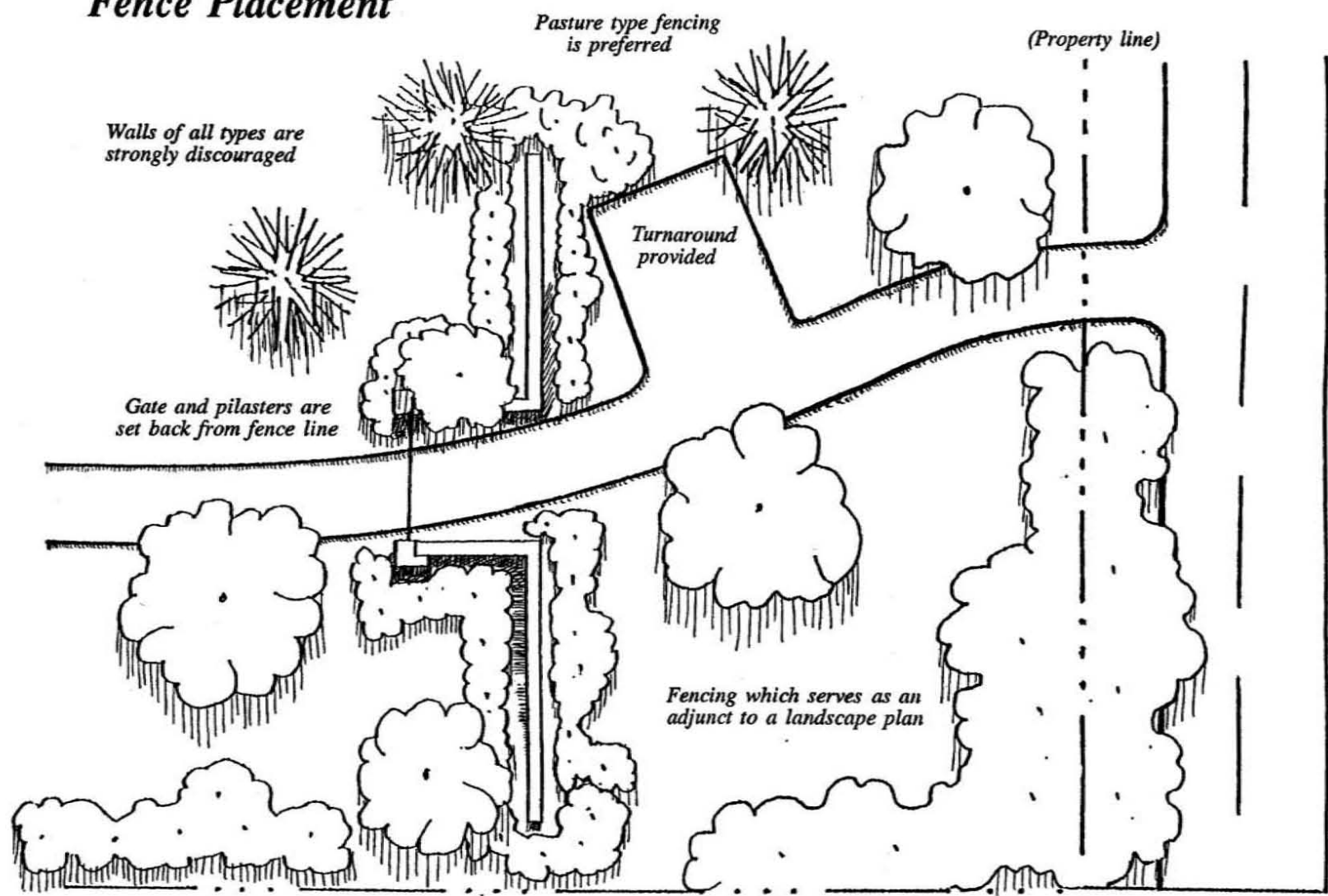


*This... Site Design Which Respects and Preserves Natural Landforms and Landscape*



*Not This... Excessive Cut and Fill*

# Fence Placement



*Walls of all types are strongly discouraged*

*Pasture type fencing is preferred*

*(Property line)*

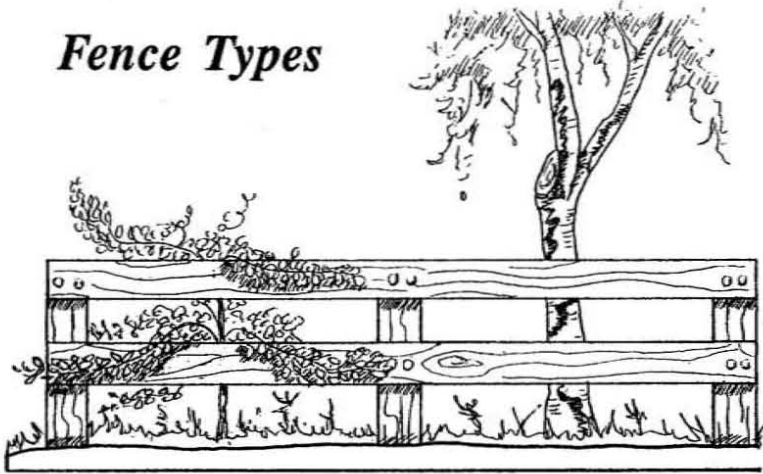
*Turnaround provided*

*Gate and pilasters are set back from fence line*

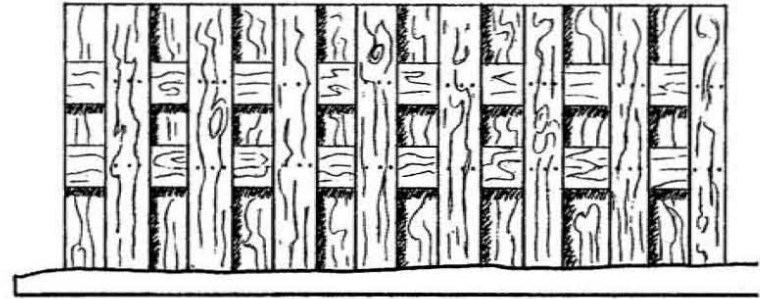
*Fencing which serves as an adjunct to a landscape plan*

*Fences Should Be Substantially Set Back From Property Line*

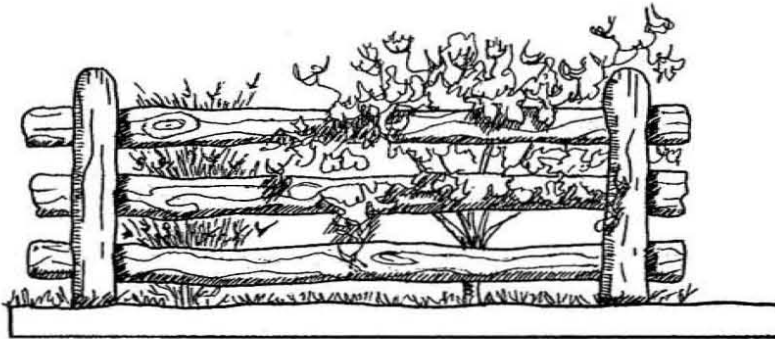
## *Fence Types*



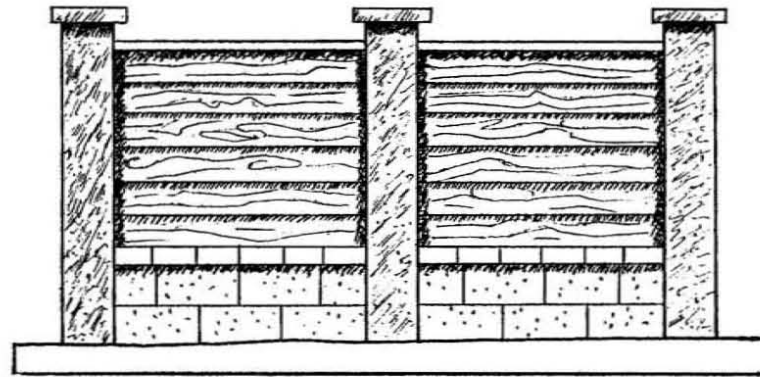
*This...Low Profile and See-Through*



*Not This...Solid Barrier Suburban Type  
Displays Framework*

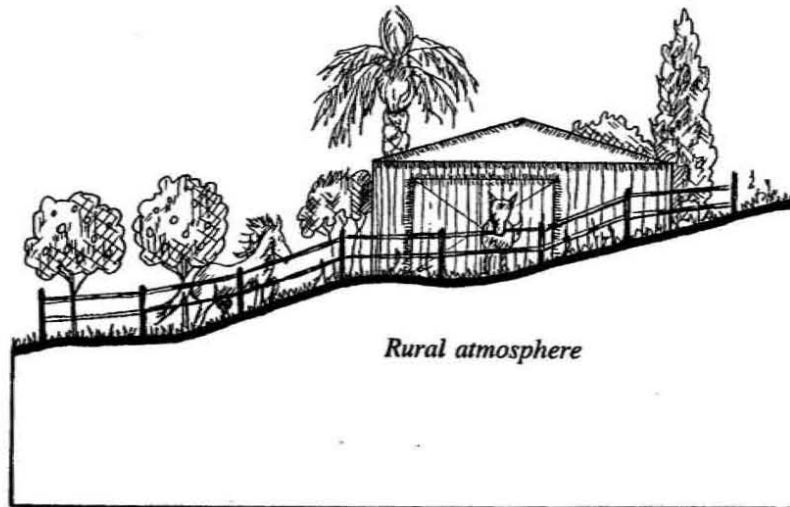


*This...Rural Pasture Type*

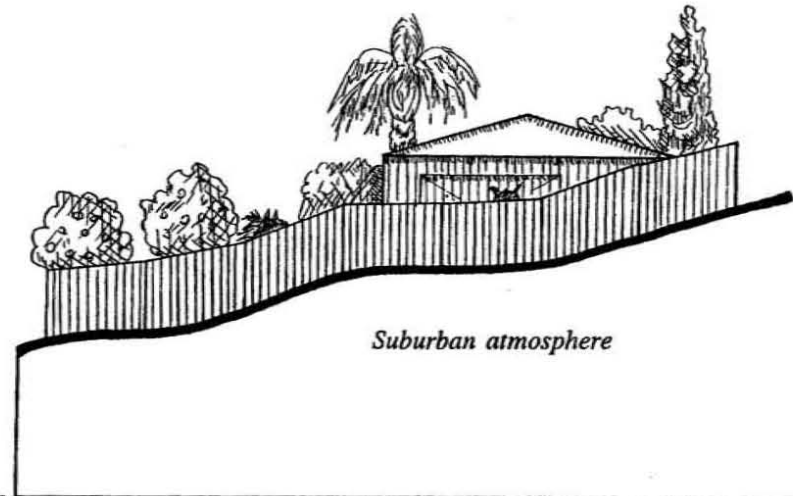


*Not This...Massive, Formalized and Mixed  
Materials*

## *Fences and Walls*

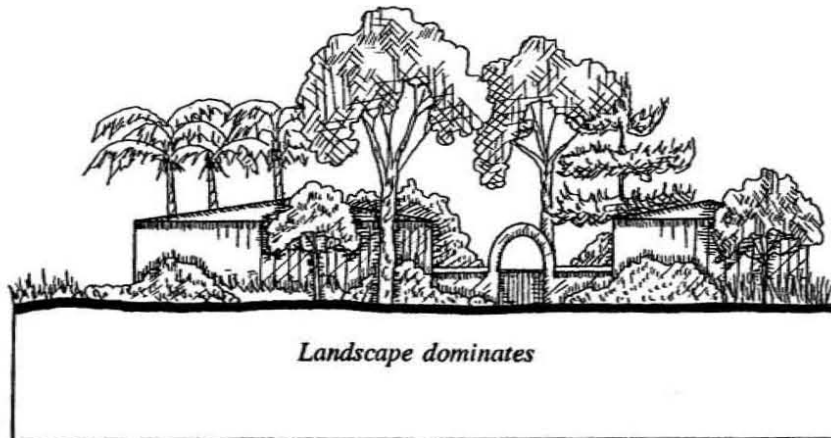


*Rural atmosphere*

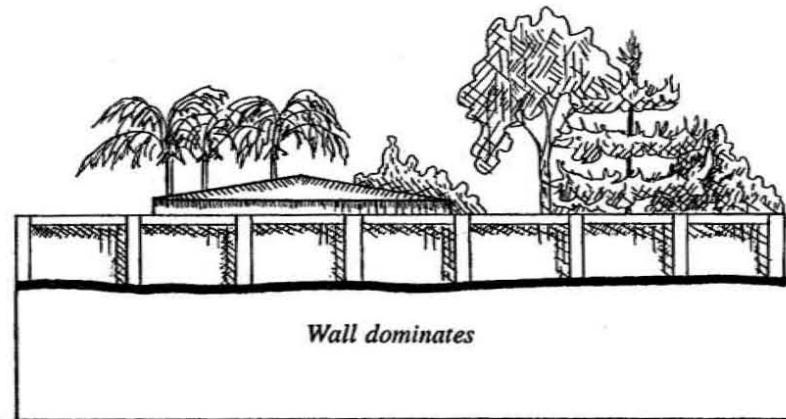


*Suburban atmosphere*

***This...Pasture Type Fencing Maintains Openness***   ***Not This...Solid Barrier Fencing***



*Landscape dominates*

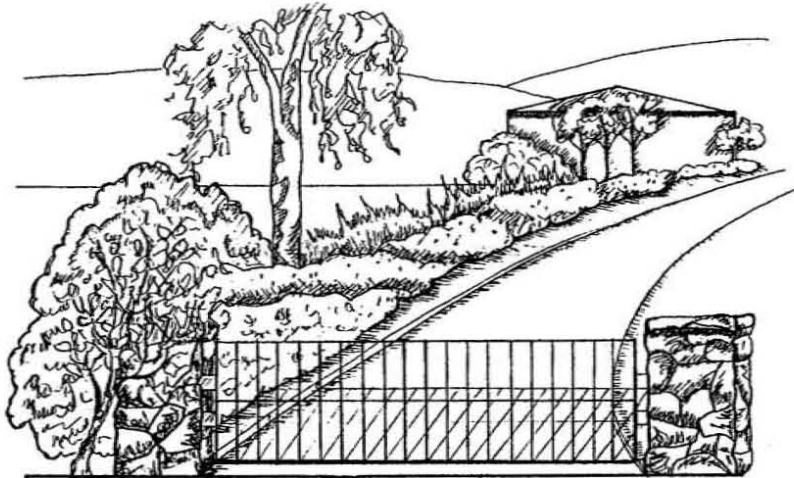


*Wall dominates*

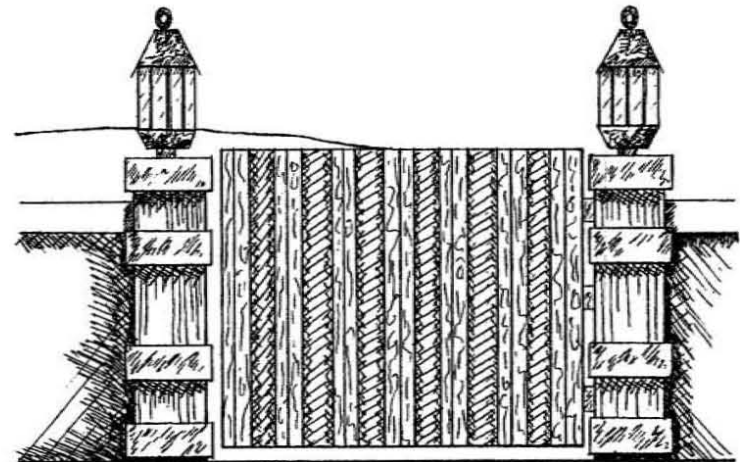
***This...Integration of Walls of Limited Length Into the Architecture of the Home***

***Not This...High Profile Wall Creates Fortress-Like Appearance***

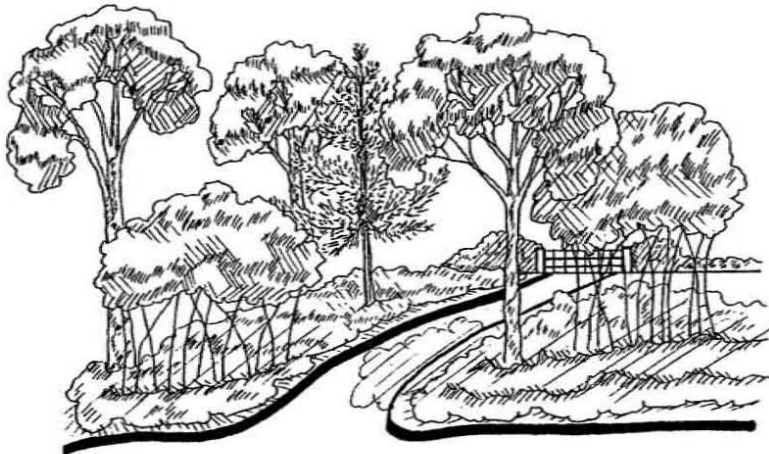
## *Gates and Pilasters*



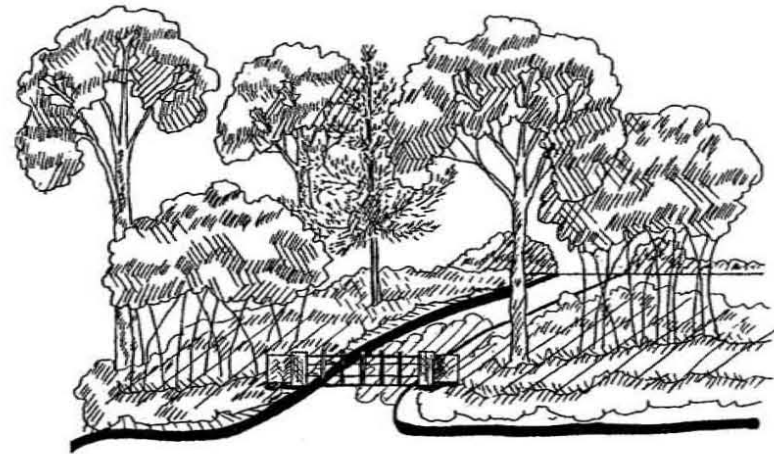
*This... Understated Entry Preserves Rural Ambiance*



*Not This... Formalized Barrier Effect*

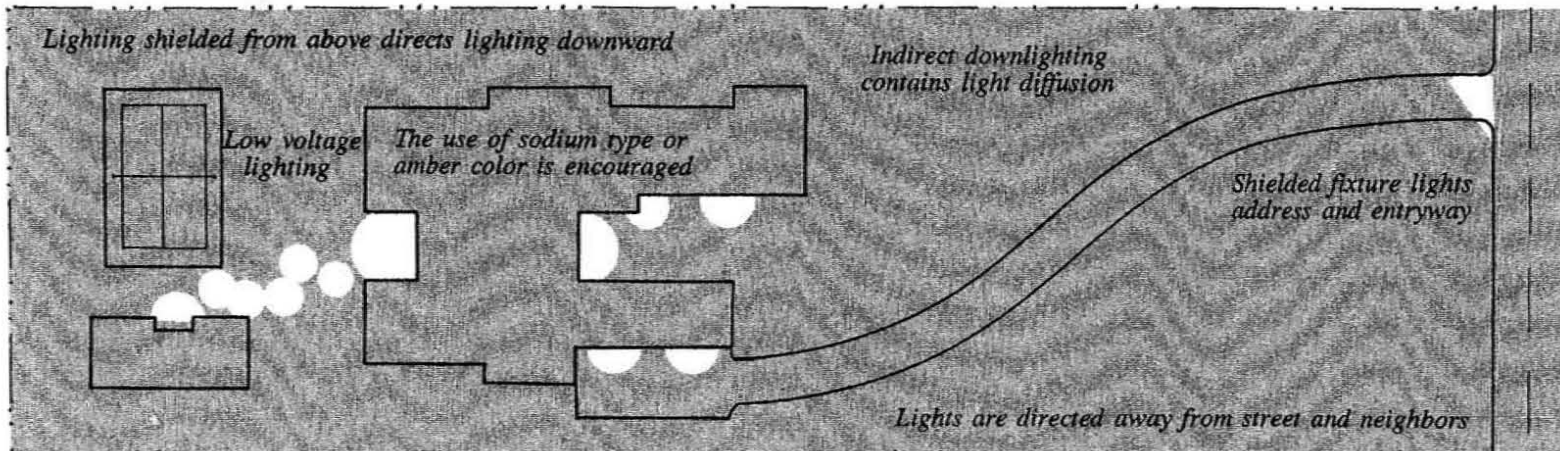


*This... Entries Should Be Set Back From Property Line*

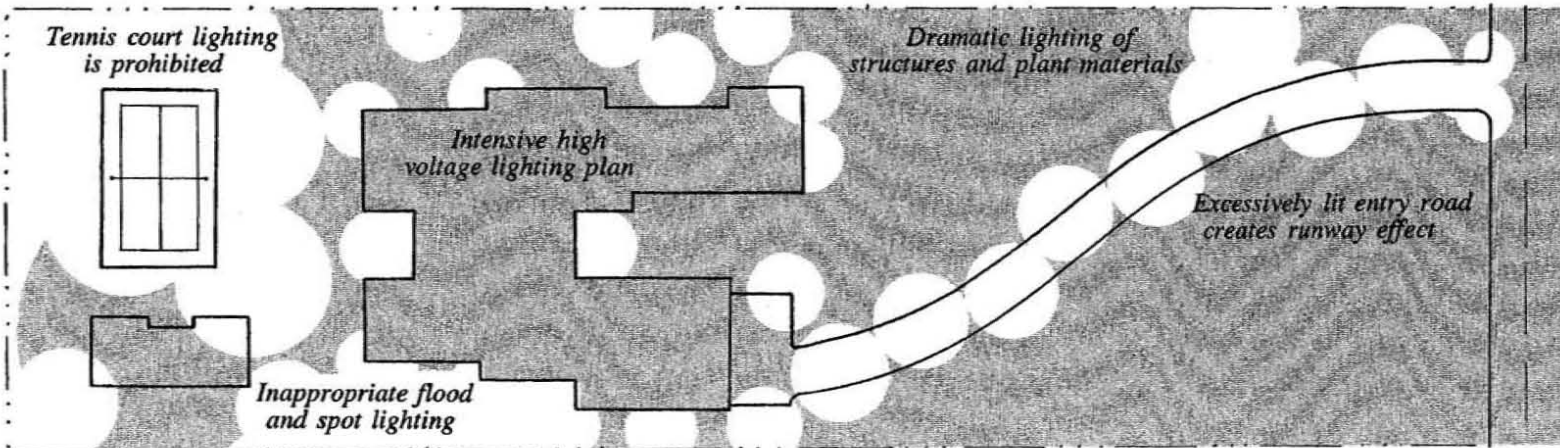


*Not This... Entry Abuts Roadway*

# Lighting



***This...Restrained Illumination Which Preserves "Dark Sky" Policy***



***Not This...Inappropriate Amount and Type of Lighting***

*Refer to Appendix E*

# ***LANDSCAPING***



## *Landscaping*

*It is impossible to consider community character in Rancho Santa Fe without discussing landscaping. The landscape of Rancho Santa Fe in large measure defines and underpins the uniqueness and rural character of the community. The importance of preserving, protecting and enhancing the Rancho Santa Fe landscape is central to the goals and objectives of the Protective Covenant and is explicit in the document's language. When considering site development, every consideration should be given to retaining the existing plant materials and natural areas on the site. Plant materials utilized should be compatible with the semi-arid environment native to Rancho Santa Fe. The availability of alternative or private water sources will not exempt owners from these standards.*

*The goal of this section is to:*

*Encourage and preserve native and traditional landscaping which is representative of the existing and prevailing plant materials and which is sensitive to the ecology of the site and community.*

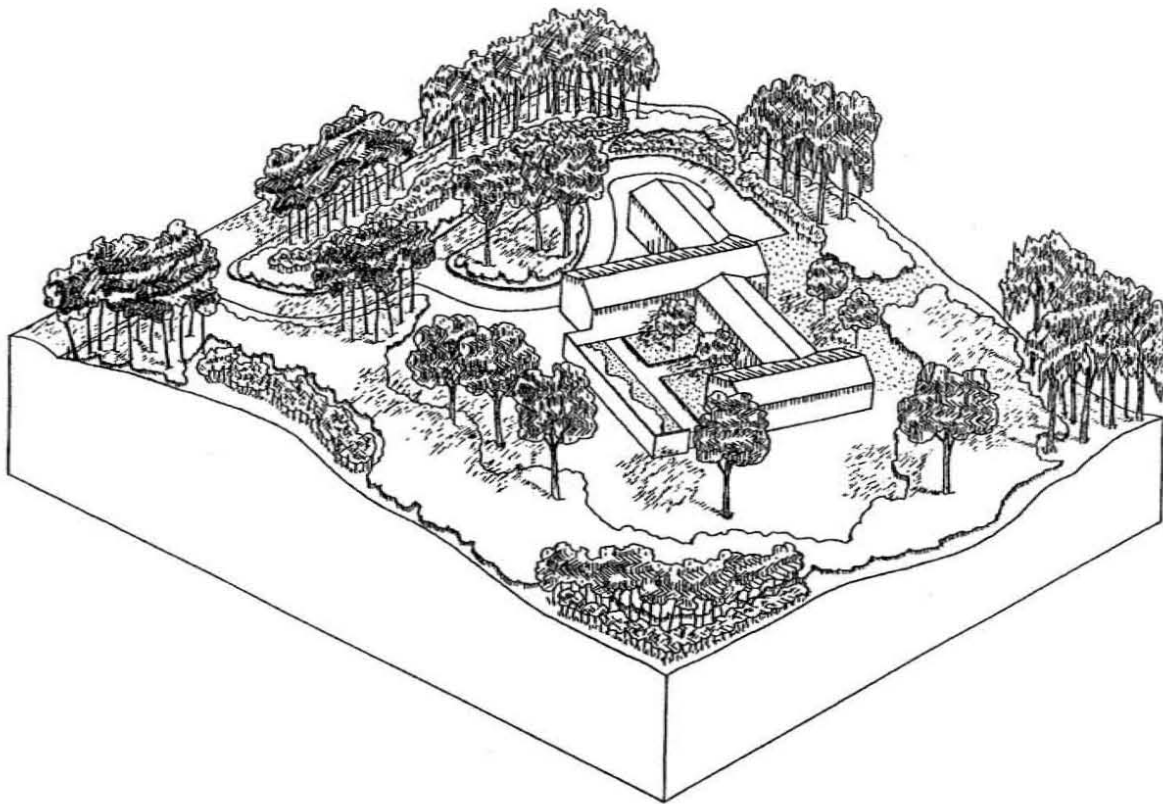
*Landscaping plans will be evaluated with the objectives of:*

- preserving the traditional Rancho Santa Fe landscape and plant materials*
- protecting the native landscape of wetlands, slopes, canyons, ravines and elevations*
- using plant materials which are compatible and harmonious with the prevailing pattern of planting on the site and in the immediate area*
- preserving and encouraging grove and pasture land*
- harmonizing landscape buffer areas with plant materials which are compatible with adjoining properties*
- maintaining and developing informal and natural landscape plans and plant materials*
- maintaining the rural character of Rancho Santa Fe through preservation of rural streetscapes*
- limiting water intensive manicured gardens to the immediate perimeter of homes*
- emphasizing native drought resistant plant species*
- discouraging the use and development of extensive water intensive ornamental lawns*
- insuring that berms, if permitted, are low profile, conform to land contours and undulate both vertically and horizontally*
- screening accessory structures with appropriate plantings*
- revegetating cuts, fills and other earth modifications with appropriate native or traditional plant material*
- protecting existing trees and vegetation during site preparation and construction*

## Planting Zones

The graphic below typifies a preferred concept of site landscaping. This concept distinguishes between the landscaping styles which are commonly sought for new development while respecting the community character which has been established through the maintenance of native and historical environments. Moving from the property edge inward, the characteristics of the preferred concept are:

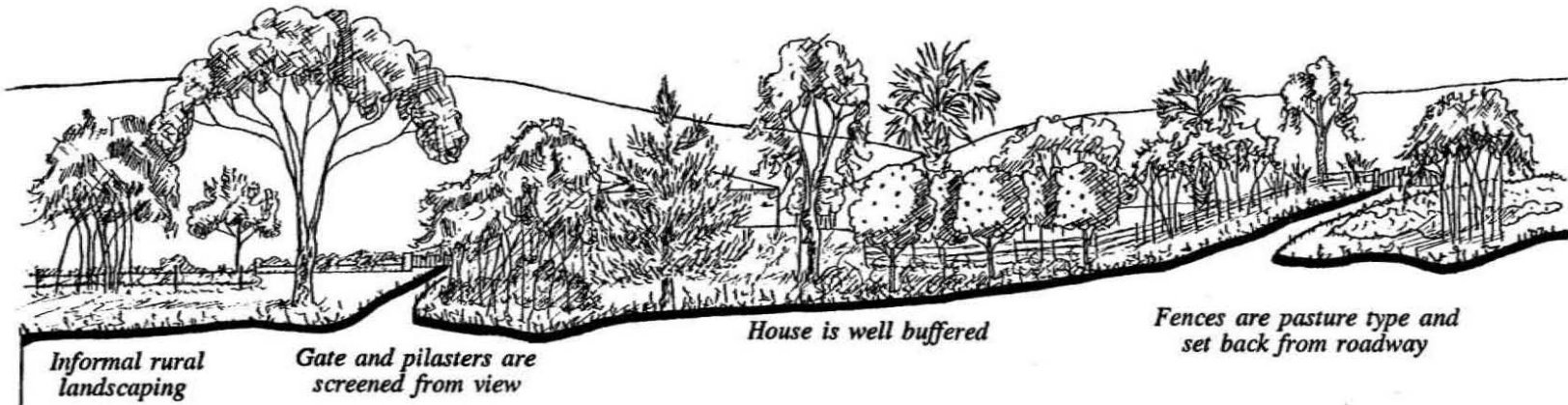
- A property perimeter zone consisting of native and traditional drought tolerant plant species which emphasize the informal rural character of the site. This area serves as a rural buffer and should cover the majority of the site. Open grazing and groves are also appropriate for this zone. Mature vegetation should be preserved; walls and fences (except for pasture types) are discouraged. Watering requirements should be minimal.



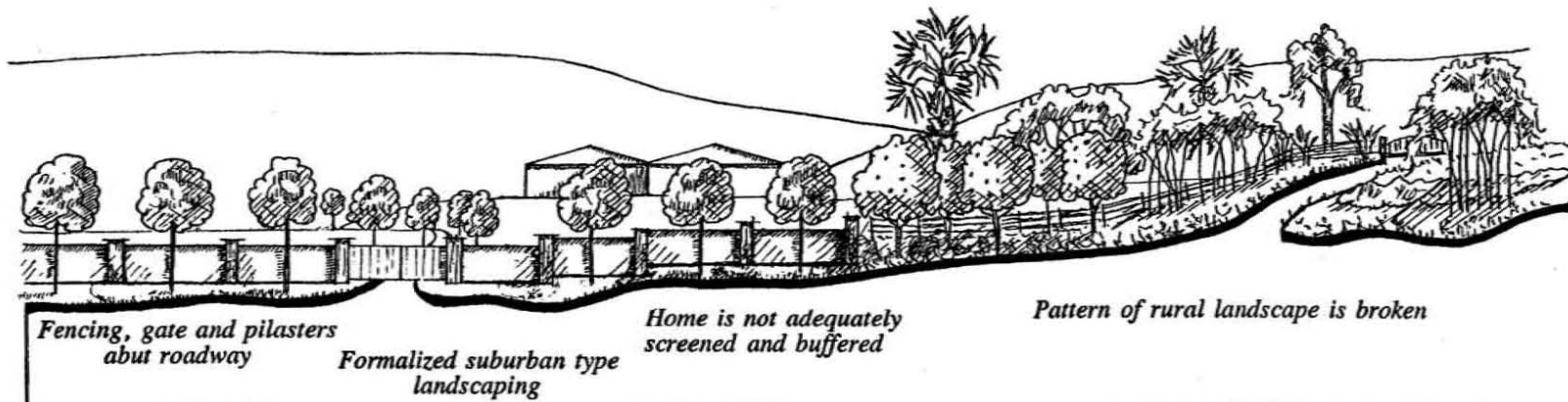
Refer to Appendix F, "Suggested Plant List"

- An interior transition zone consisting of drought tolerant and semi-drought tolerant ground cover, trees and shrubs should comprise the plant materials for this zone. The total area of this zone should comprise something less than half of the total landscaped area of the site. This area may include modestly sized lawns and other active use areas. Watering requirements should be moderate. Plant materials should be informally placed so that this area will create a transition from the property perimeter zone to the more water intensive house perimeter zone.
- The house perimeter zone may be developed as courtyards, home perimeter gardens or a combination of both. These areas are not intended to be viewed from off-site and should not comprise more than a small percentage of the site. Exotics and other water intensive species may be utilized in this area.

## *Streetscape*



*This... Traditional Rural Character as Viewed from the Roadway*



*Not This... Formalized Suburban Landscape and Fence Detract from Rural Atmosphere*

## *Rural Character*

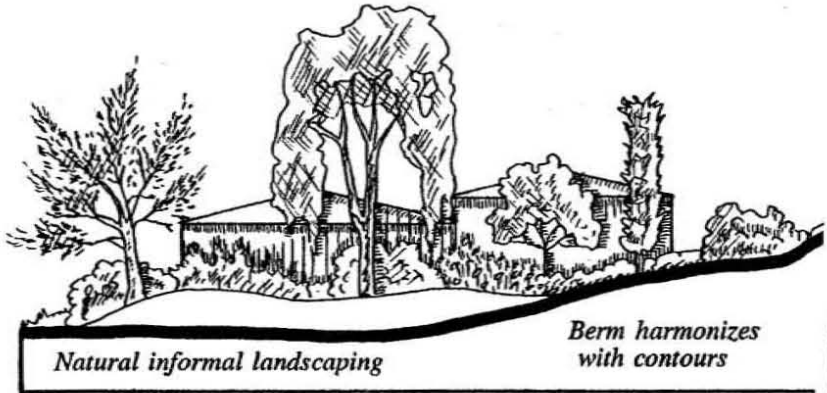


*This... Traditional Informal Landscape Maintains Rural Character*

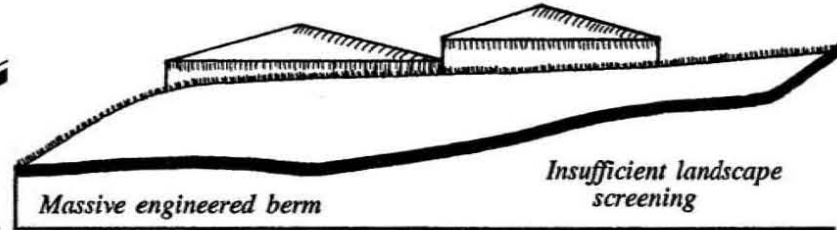


*Not This... Overly Manicured and Formalized Landscape Plan*

## *Berming*



*This...Restrained Undulating Berm*



*Not This...Excessive Alteration of Contours*

# ***ARCHITECTURAL DESIGN***

## **Architectural Design**

*The architecture of Rancho Santa Fe has developed and evolved in the years since 1928 under the guidance and within the parameters of the planned community concept as set out in the Protective Covenant. This evolution of design has neither been static nor sterile because like the live forces which drive and shape change, the Protective Covenant is a living document.*

*This does not mean that acceptable design within Rancho Santa Fe is guided by the whimsy or caprice of whatever trend or style happens to be in vogue at any given moment. It means that the flexibility and the ability to thoughtfully and carefully interpret design within the parameters of traditional Rancho Santa Fe architecture is inherent in the Protective Covenant. The Protective Covenant provides this flexibility only within the confines of the requirements for strict adherence to the goals of achieving neighborhood compatibility, harmony of design and the protection of community character.*

*The Protective Covenant describes the underlying principles of Rancho Santa Fe architectural design in the following manner:... "that distinctive type of architecture which for several decades has been successfully developing in California, deriving its chief inspiration directly or indirectly from Latin types..." Clearly, California Ranch, understated Mediterranean and Monterey and most specifically Hispanic influenced architecture, (as developed in Rancho Santa Fe) and their underlying design concepts have established the broad thematic unity which exists and prevails within Rancho Santa Fe today. The preservation of this broad thematic unity and harmony continues to be a prime objective of the Association.*

*Regardless of the style or type of design, traditional Rancho Santa Fe design concepts provide the boundaries and the inspiration by which the high standards of the Protective Covenant continue to find meaning and provide direction to present day development. Appropriate design types and design concepts which have successfully established themselves in Rancho Santa Fe and from which interpretive inspiration can be taken, include Spanish Colonial Revival, California Ranch and certain applications of Mediterranean, Monterey and other Hispanic type design.*

*Notwithstanding the fact that the predominant character and ambiance of Rancho Santa Fe has been most clearly defined and established by the prevalence of Hispanic influenced architecture, proposed projects will be judged and evaluated more against the project's utilization of traditional Rancho Santa Fe design concepts rather than its adherence to any specific design type. Irrespective of the genre or type of design utilized, acceptable projects must exhibit an overall design concept which is harmonious and significantly derivative of the prevailing architectural character which has developed in Rancho Santa Fe over the previous seventy years.*

*The goal of this section is to:*

*Disseminate the traditional design standards and concepts through which stylistically compatible homes of a distinctive high quality can achieve the Association goals of understatement and restrained elegance through designs whose mass and scaling are subordinated to the natural features of the site and surrounding areas.*

*While compatible and harmonious design is difficult to describe, the design concepts which must be included in any acceptable design plan are not. Among the traditional Rancho Santa Fe design concepts which should be contained in acceptable plans are the following:*

- *structures which are low profile and site sensitive*
- *designs which feature horizontal rather than vertical lines*
- *structures which are stepped into the site and protect contours*
- *structures which tend to be long, rambling or terraced rather than vertically massed*
- *plans which feature partial, broken and varying yet compatible patterns of second story design as methods of mitigating vertical massing*
- *designs which blend the structure into the site and landscape*
- *structures which do not dominate, overpower or destroy the individual topographical features and landscape of the site*
- *designs which accentuate simplicity of line and form*
- *structures of restrained and understated elegance as opposed to the overly ornate or monumental*
- *designs which achieve compatibility with site, neighborhood and community character*
- *structures that avoid features which accentuate visual prominence*
- *accessory structures and additions which are integrated with existing buildings by utilizing similar forms, colors and materials*

*Structures which do not maintain and enhance the rural character and ambiance of the site and community are unacceptable. The upper limits on the square footage of any structure will be determined by the characteristics of the individual site, neighborhood compatibility and the protection of community character. The size and massing of structures should be appropriate to their sites and surrounding landforms. Lot size, building pad size, visibility, topography and neighborhood character all play vital roles in determining appropriate size and massing. The structure must fit and not overpower or dominate the site. It is inappropriate to attempt to modify the unique qualities of a parcel so that it can accept a residential design which may have proven successful elsewhere. Acceptable designs should be developed by taking into consideration the unique features and characteristics of each individual site.*

*Statement or large estate type homes which rely on design concepts and components which dominate the landscape and emphasize vertical massing are inappropriate. Instead, design statements should be achieved through the subtle interplay of horizontal lines and volumes in conjunction with, and complimentary to, the natural topography and landscape of the individual site. Structures should be informal rather than formal, simple of line and form rather than ornate or monumental, horizontal rather than vertical, natural rather than synthetic and restrained rather than aggressive.*



## *Inappropriate Design*

*Among the design types which clearly clash with the traditional design philosophy of Rancho Santa Fe are:*

- *Italian Villa*
- *Dutch Colonial*
- *New England (e.g., Cape Cod)*
- *Elizabethan*
- *French Country*
- *American Colonial*
- *Post Modern*
- *Normandy*
- *Italian Renaissance*
- *Moorish*
- *French Provincial*
- *Southern Colonial*
- *English Tudor*
- *English Cottage*
- *English Country*
- *Victorian*
- *Extreme Modern (e.g., Bauhaus)*
- *Formal Mediterranean*
- *Neoclassical*
- *Oriental*

*Additionally, the use of individual design components from any of these inappropriate design types is strongly discouraged. Generally speaking, design types which represent non-indigenous regional or foreign architectural genres will be unacceptable.*

*While landscaping for the purpose of buffering and screening structures is highly desirable, no amount of landscaping or screening will make an inappropriate, inharmonious or incompatible design acceptable.*

## *Design Components*

*Structural entries to homes should be restrained and understated, simple as opposed to ornate, proportionally scaled and informal rather than grandiose or monumental. Garage doors and parking areas should not face streets and should be appropriately screened. Windows should be compatible with the design of the structure and used in a variable pattern. Variations in window sizes are encouraged when the pattern of variation is consistent throughout the design and does not lead to a jumbled mixture of window styles or patterns.*

## *Roofs*

*In the hilly country of Rancho Santa Fe, roofs are seen from above and below, and roof form and color are important to the attractiveness of the community. Low-pitched roofs are desired with 3 in 12 to 5 in 12 pitch preferred (Covenant paragraph 160). At no time shall the roof pitch exceed 35 degrees maximum, or 8½ in 12.*

*The most appropriate roof types are: gable, hip, shed, and flat with a deep parapet. Mansard and gambrel roofs are not appropriate to the design philosophy of Rancho Santa Fe.*

*Roofing material shall be clay tile, slate, heavy wood shingles or shakes, of a color and type approved by the Art Jury. Two-piece clay tile, either straight or tapered barrel tile, is preferred. The use of the more contemporary one-piece S-tile is prohibited.*

*The color blend of roof tiles achieved by the natural fire-flashed and kiln-flashed method is preferable to the spray-flashed method, which produces an artificial appearance. Any blend should not exceed 10% of the contrasting light and dark tiles.*

*Flat clay shingles and medium to heavy fire retardant wood shake shingles are equally acceptable roof materials. Simulated shake shingles, of a type and installation to be approved by the Art Jury on a case-by-case basis, has been specifically approved for use by the Association Board of Directors. Reroofing with a change of roof material requires Association approval and permit.*

*Flat roofs shall be enclosed by deep parapets and sprinkled with gravel or other material generally light in color as approved by the Art Jury (Covenant paragraph 150).*

*Composition shingle, standing seam copper, and other metal roofing materials are not acceptable.*

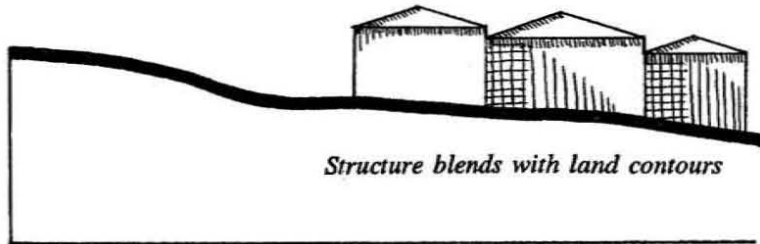
### *Building Materials*

*Buildings, fences, and walls shall be constructed from new material. Stone and used brick shall be considered a new material (Covenant paragraph 6), as will certain antique doors, old iron work, used beams or other older materials which are of a distinctive high quality in the opinion of the Association.*

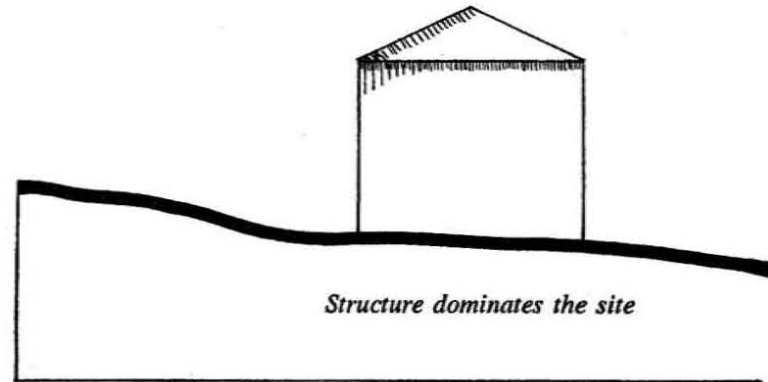
*Materials, color, and forms must be used honestly, expressing what they are and not imitating other materials (Covenant paragraph 155).*

*Plaster, adobe, or exterior wall surfaces of durable construction including concrete, stone, or an approved masonry are preferred materials. The finish texture and color of plaster or other finish are to be approved by the Rancho Santa Fe Association for each individual case.*

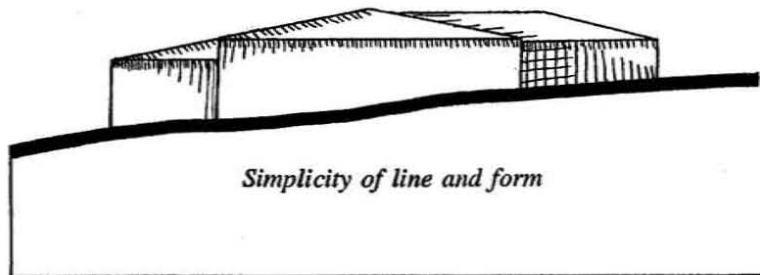
## *Mass and Bulk*



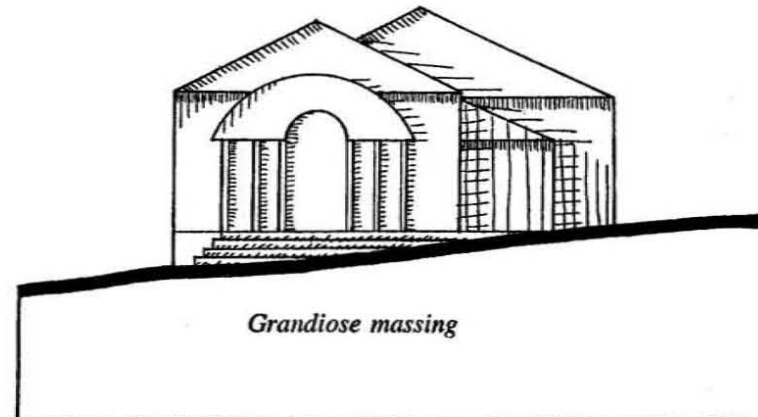
***This... Volume is Broken Down Horizontally***



***Not This... Volume is Vertically Massed***

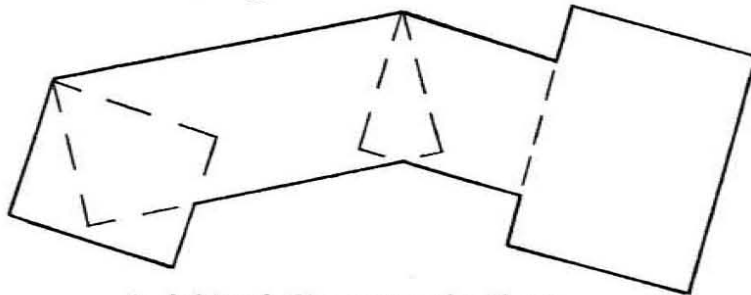


***This... Structure Achieves Low Profile***



***Not This... Structure is Monumental***

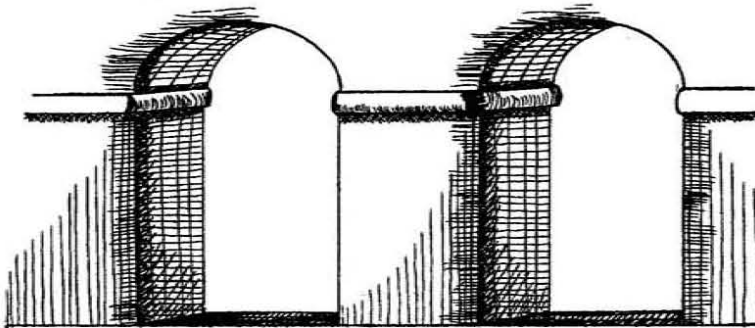
## ***Building Form***



*Angled interlocking rectangular Shapes*

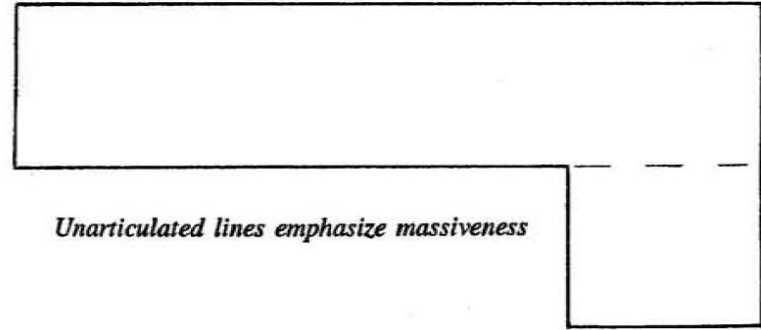
***This...Long, Low, Rambling Forms***

## ***Arches***



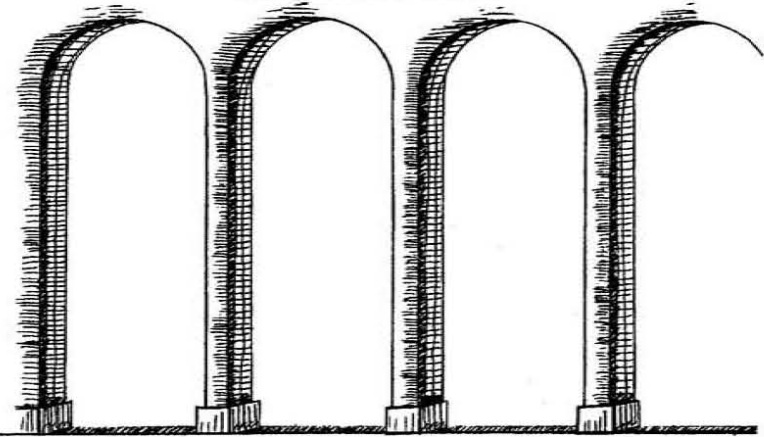
*Evocative of traditional Covenant Hispanic design*

***This...Wide, Rounded and Solid Arches***



*Unarticulated lines emphasize massiveness*

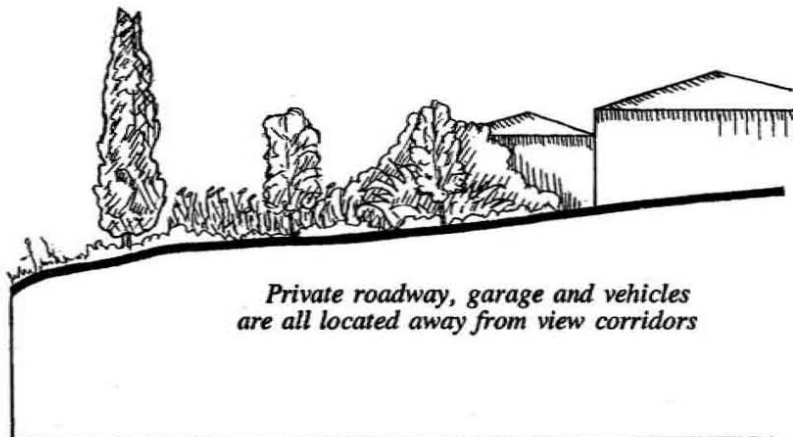
***Not This...Straight Lines and Right Angles Accentuate Bulk***



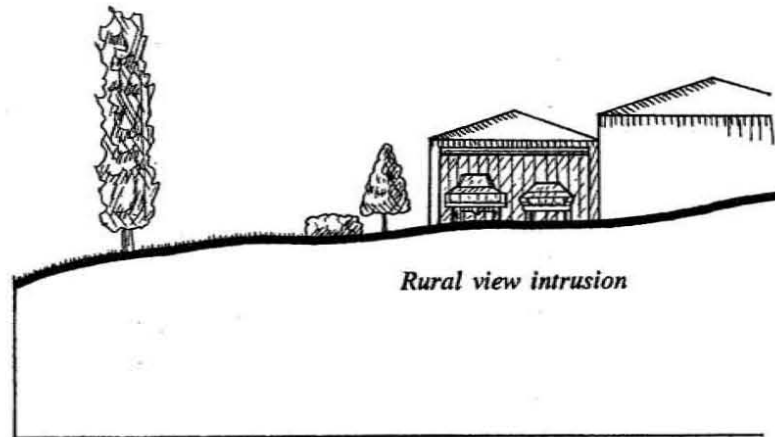
*Stylized adaption emphasizes verticality*

***Not This...Slender and Narrow***

## *Garage Location*

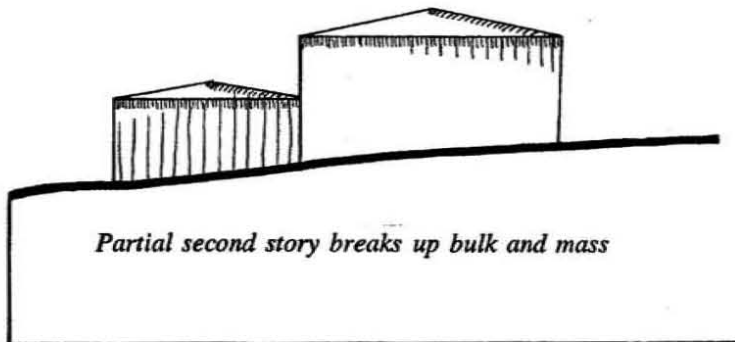


*This... Garage is Not Visible*

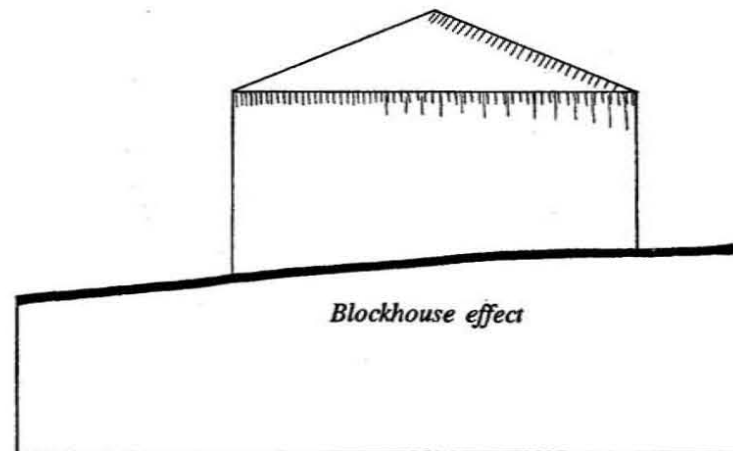


*Not This... Garage Faces Public Roadway*

## *Second Story Massing*

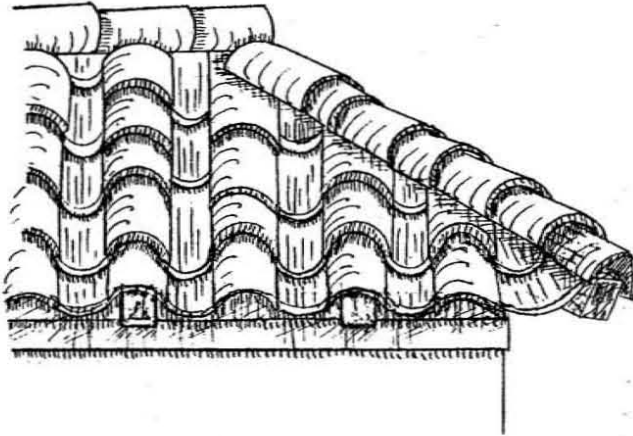


*This... Variation in Roof Planes*

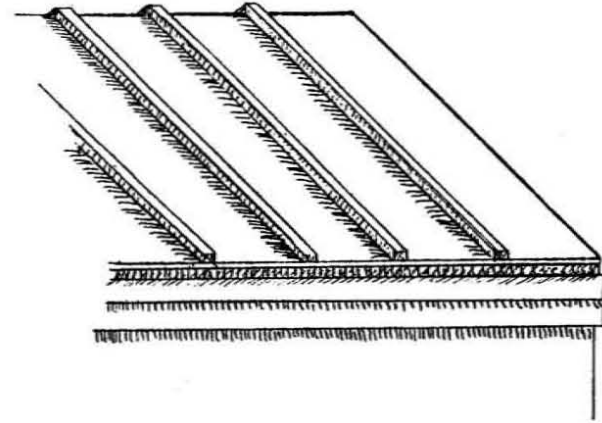


*Not This... Unarticulated Mass*

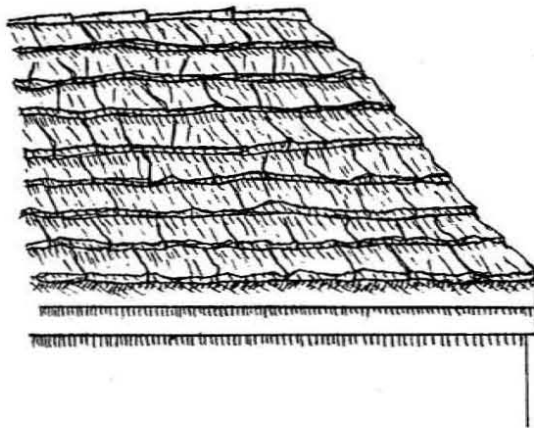
## *Roof Details*



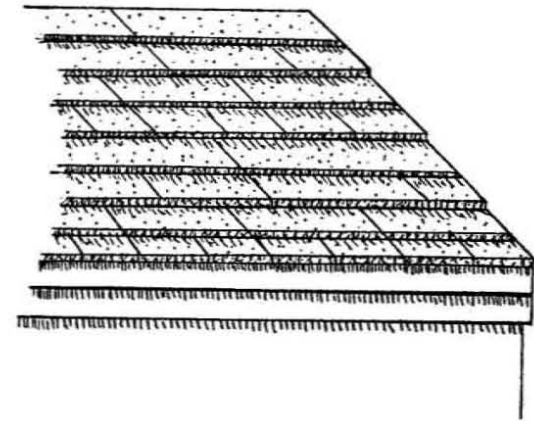
*This... Two-Piece Clay Tile*



*Not This... Metal Roof*

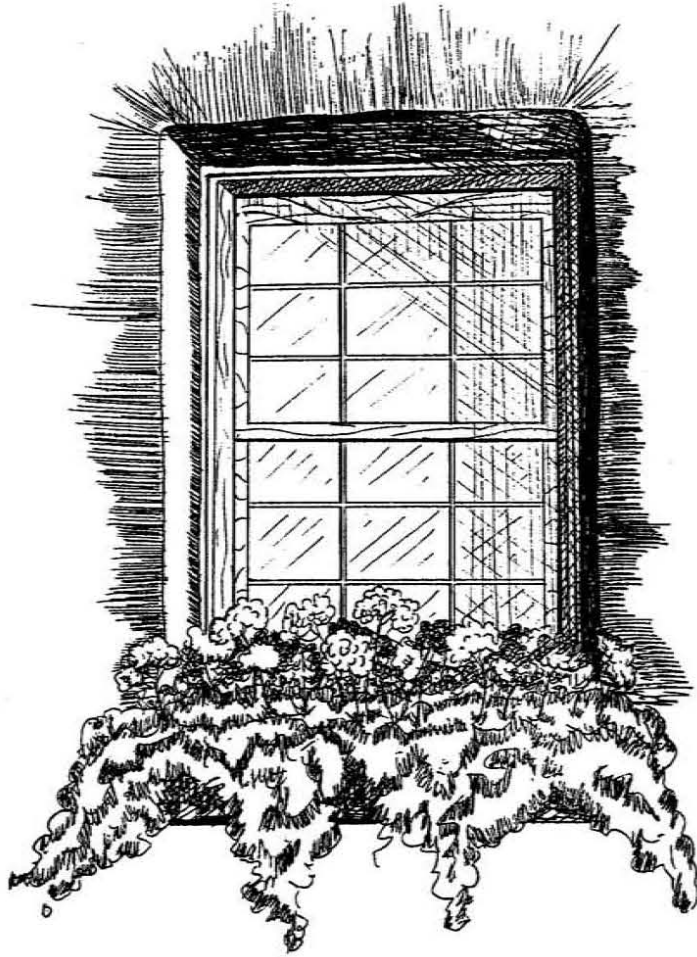


*This... Wood Shake*

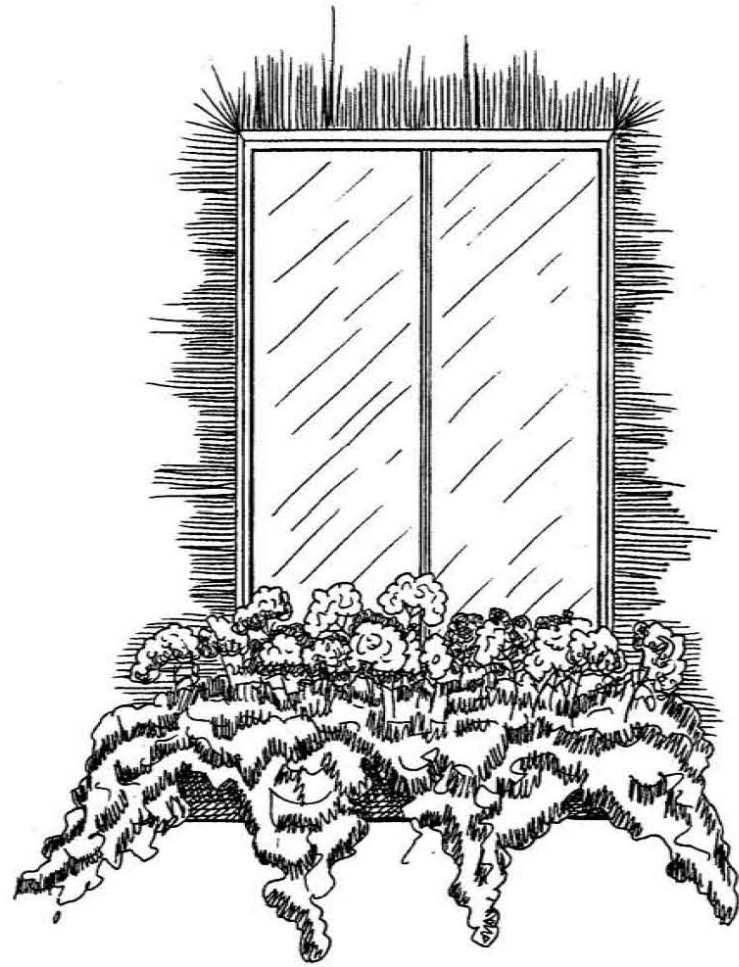


*Not This... Composition Shingle*

## *Window Details*

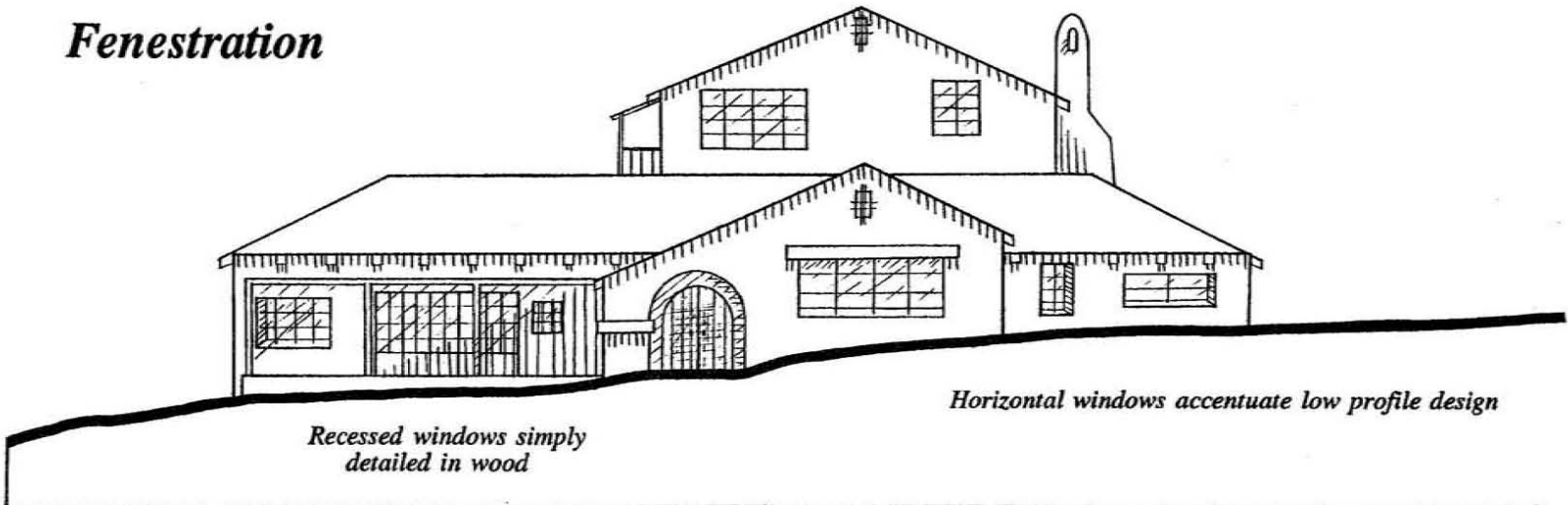


*This... Recessed Window with Wood Trim*



*Not This... Metal Casement*

## *Fenestration*



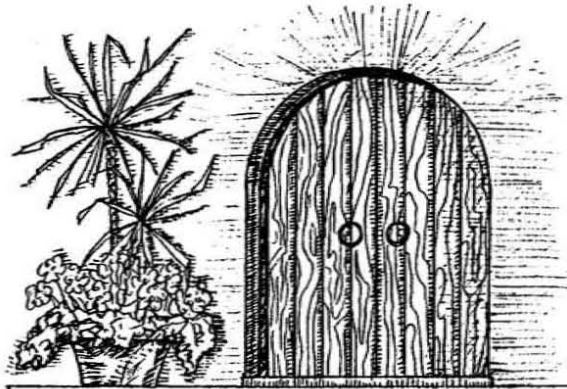
*This...A Varied and Balanced Window Pattern*



*Not This...Long Vertical Windows Emphasizes Mass and Verticality*

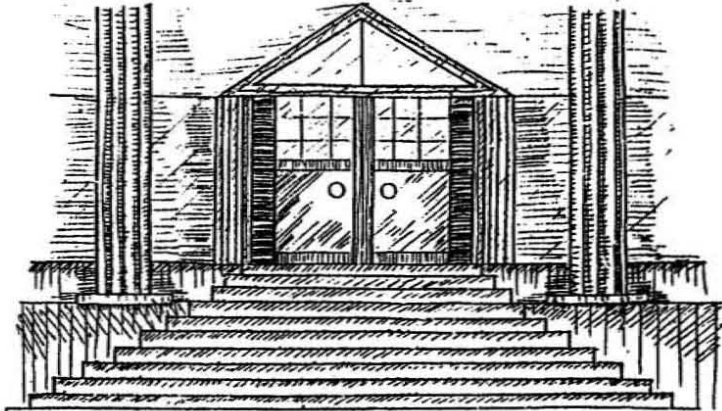


## *Entries*



*Clean lines*

*This...Restrained and Understated*



*Overly ornate*

*Not This...Monumental and Imposing*

# ***APPENDIX***

## *Appendix A*

### *Rancho Santa Fe Regulations*

1. *Accumulation of Junk and Storage of Non-Passenger Vehicle Regulation*
2. *Aircraft Landing and Take-Off Regulation*
3. *Animal Regulations*
4. *An Agreement Relating to Compliance with Building Regulations of the Rancho Santa Fe Association*
5. *Enforcement Regulation*
6. *Land Division and Boundary Adjustment Regulation*
7. *Landscape Regulations*
8. *Multifamily Building Regulations*
9. *Multiple Covenant Acceptance Agreements Covering Property Proposed for Land Division or Boundary Adjustment Regulation*
10. *Off-Street Parking Regulations*
11. *Outdoor Lighting Regulations*
12. *Residential Development Regulations (Tennis)*
13. *Slope Protection Regulation Relative to Grading Permit and Building Permit Applications*
14. *Slope Protection Regulation Relative to Land Division and Boundary Adjustment Applications*
15. *Temporary Construction Sign Regulations*
16. *Trail Easement Regulation*
17. *Village Commercial District Design and Development Regulations*

### *Rancho Santa Fe Procedures, Guidelines and Requirements*

1. *Boundary Adjustment Application Procedures*
2. *Building Permit Application Procedures*
3. *Covenant Enforcement Procedures*
4. *Covenant Modification Procedures Required Signatures to Determine Consent*
5. *Procedures for the Modification of Local Protective Restrictions Applying to Property Under the Jurisdiction of the Rancho Santa Fe Association*
6. *Rancho Santa Fe Village and Public Use District Sign Guidelines*
7. *Request for Approval of Satellite Antenna Installation - Satellite Antenna Requirements*
8. *Request for Approval of Solar Unit Installation - Solar Unit Guidelines*
9. *Subdivision Application Procedures*
10. *Subdivisions - A Guideline*
11. *Yard Requirements*
12. *Village Commercial District Architectural Design Guidelines*

*Regulations, Procedures, Guidelines and Requirements are available at the Association offices*

## Appendix B

### *Rancho Santa Fe Fire Protection District Uniform Fire Code Requirements*

*The Rancho Santa Fe Fire Protection District is pleased to participate in the booklet describing the Architectural Guidelines within the Covenant.*

*The history of the Rancho Santa Fe Fire Protection District is one that has been entwined with community support since the 1940's, when, through private donations, the first fire engine was purchased for the community and the first volunteer fire crew was organized. Firefighting then was purely a suppression activity; when the need arose, the services of the fire department were rendered. The District has grown to four stations, and is staffed with 37 full time employees plus volunteers. As in the early days, we continue to respond to structure fires and brush fires, but a large percentage of our time is now spent responding to medical aids, vehicle accidents, investigations and sundry other calls. For these reasons the district has taken a decidedly proactive stance on the protection of the people through fire and life safety systems and programs.*

*The Rancho Santa Fe Protective Covenant is a unique document, protecting the aesthetics of the community and guaranteeing that residential and commercial development conform to specific guidelines, thus preserving the ambiance of the "Ranch". The Rancho Santa Fe Fire Protection District also adopts specific guidelines in the form of ordinances that continue to provide the community with the highest degree of protection. When planning any development, whether residential or commercial, or when renovating an existing building, it is critical to work with the Fire Prevention Bureau to determine what specific sections of the Uniform Fire Code it will be necessary to consider. Some of the items we routinely review are driveway widths, grades, surfaces and restrictions such as gates; street addresses posted visibly; automatic fire sprinkler systems and conformance with the district's weed and hazard abatement program. We offer educational classes throughout the year in a variety of areas, and consult with local planning officials to ensure fire safety.*

*The Rancho Santa Fe Fire Protection District is committed to maintaining its high degree of service to the community. Our life safety codes, the location of personnel and fire stations and our coordination and communication systems are all aimed at providing a balanced approach and response to the community's safety and welfare. We strive to continue this level of service by supporting and reviewing each project with architects, general contractors, homeowners and business owners. Our offices are located at 16936 El Fuego, Rancho Santa Fe. Feel free to call (619) 756-5971 and we will be happy to discuss the specifics of your project.*

## Appendix C

### Colors

*While the finish texture and color of plaster or other exterior finish are to be approved by the Rancho Santa Fe Association for each individual case, the following information is intended to provide a broad outline of Association standards and policies. Among the standards by which the Association will judge appropriate color schemes are the following:*

- *the preferred colors consist of subtle earth tones*
- *off-whites such as "eggshell" and "oatmeal" or similar buff or creamy shades are preferred*
- *natural and subdued colored wood stains are preferred*
- *subtle variations in roof tile color is acceptable where the shading is subdued and limited in contrast and amount of variation*
- *trims should not be brightly painted nor create substantial contrasts*
- *brilliant or bright colors are inappropriate (e.g., flamingo pink)*
- *stark or brilliant whites are discouraged*

*Applicants will be required to provide the Art Jury with color samples.*

### Signs

*Residential construction type signage requires Association permit (refer to the Association's "Temporary Construction Sign Regulations).*

*Residential name or address signs of a restrained and understated design may be erected without a permit, but are subject to Association jurisdiction. Upon complaint, the Association may require changes in the location, size, or style of a residential name or address sign.*

## Appendix D

### Antennas

*"No wireless aerial or other overhead wires shall be strung or maintained except with the special written approval on a temporary revocable permit issued by the Association" (Covenant paragraph 228). Where permitted, aerial antennas should be concealed in the attic space of the residence. Where the reception will not permit this type of installation, the antenna should be post-mounted in a footing adjacent to the residence. Roof-mounted antennas with guy wires should be avoided.*

*Consideration should be given to neighbors' views and antennas should be placed so that they do not project above the horizon or above surrounding trees that can provide screening.*

*Satellite antenna dish structures and installation require approval by the Rancho Santa Fe Association. The location of a satellite antenna must be screened from view or blend with the background. The antenna should be painted or otherwise color treated to achieve the desired blending effect. Mesh-type antennas may be dark green, black, or brown.*

*Locations which provide sufficient landscape screening for satellite antennas, such as mature citrus groves and other established landscape within the site boundaries are preferred. Satellite antennas must be ground-mounted. Proposed locations on roof tops or other elevated structures will, as a rule, not be approved.*

*Refer to the Association's Satellite Antenna Requirements for more information.*

### Trails

*Rancho Santa Fe has an extensive trails system which is one of the finest in Southern California. This system is monitored by the Rancho Santa Fe Trails Committee, which actively pursues the expansion and completion of the various interconnecting links via trail easements granted to the Association by Covenant property owners. The Trails Committee works in concert with the Art Jury to insure that Association permits for development or land alteration take into account and reflect the needs and requirements of a vital and growing trails system.*

### Solar Panels

*Solar collector panels should be integrated into the architecture if attached to the roof. Installations which require angles of degree greater than the roof slope will not be permitted. All plumbing and storage tanks shall be concealed from view. All panels and frames should be dark in color, nonreflective and not visible from the street, view corridors or surrounding properties. Freestanding panels should be designed to be compatible with the site plan of the residence, they should integrate into the landscape by using earth berms or natural slopes as a support and be screened by fences or landscaping.*

*Refer to the Association's Solar Unit Guidelines for more information.*

## Appendix E

### Lighting

*Lighting regulations have been established by the Rancho Santa Fe Association for the purpose of minimizing lighting nuisance to adjacent properties and for the purpose of preserving the Association's rural dark skies policy. This policy requires the minimization of exterior site and landscape lighting. Building plans submitted to the Association must show all proposed exterior lighting. In assessing the impact of a proposed lighting plan, the wattage indicated in the lighting regulations will be interpreted as representing standard incandescent output. Other lighting types which produce greater amounts of light at lower wattage ratings should be reduced to reflect an incandescent equivalent.*

*Exterior lighting fixtures must be compatible with the architectural design of the building(s) they serve. Generally, straightforward, unadorned, unembellished fixtures are preferred. They should be of sturdy construction. Poles should be vertical and any wood part buried underground protected from rot by prior treatment with wood preservatives or by embedding in concrete. Black or dark-gray metal paint is preferred on metal poles. Wood poles painted or stained in earth tones are preferred. Plantings at the base of the poles are encouraged.*

*Refer to the Association's Outdoor Lighting Regulations for more information.*

### Major Construction

*Major construction includes, but is not limited to, the following:*

- *any addition or alteration involving change in an existing roofline or an addition to a roofed area*
- *fences and walls of all types and heights*
- *gateposts or entry posts of all types and heights*
- *pump houses*
- *toolsheds*
- *any animal-containment area or building*
- *barns*
- *lath houses*
- *parabolic reflector (dish-type) antennas*
- *any energy-producing device*
- *art objects/sculptures*

## Appendix F

### Suggested Plant List

*This list is provided to assist in the selection of plants appropriate to two of the landscape zones described in these guidelines (see page 29). This list is not exhaustive, but provides plants which are suitable for the zone noted because they meet the aesthetic and irrigation criteria of the guidelines. In addition to choosing plants from the appropriate zones, the landscape designer should select plants which are suited to the particular project by:*

- *size of plant (tree; large shrub; small shrubs or plants; low ground cover)*
- *soil tolerance (needs sandy soil or can take heavy soil)*
- *sun needs (adapted to sun, shade, or both)*
- *aesthetic desires (foliage type, flower color, form, etc.)*

### Planting Other Species of Plants:

*Other species of plants that meet these criteria will also be acceptable. If another plant is appealing, a useful sourcebook for information on water needs, soil tolerance, and sun requirements is the New Western Garden Book (by the Editors of Sunset Magazine, Lane Publications).*

### Effect Of Site On Irrigation And Maintenance:

*Be aware that a plant's water requirements and general vigor are affected by the angle of slope (steeper slopes shed water) wind (wind draws water from plant and soil) and proximity to buildings and pavement (which store and reflect heat and light, and affect air circulation). Selection of plants, and irrigation and maintenance practices, must be suitable for each portion of the project site.*

### Planting

*Most rain falls between December and April in Rancho Santa Fe, so whenever possible it is best to plant between September and January because:*

- *the higher water needs of newly installed plants will be provided partly by rain*
- *rainwater is best for young plants since it has no salts found in municipal water*
- *plants will have six to nine months to develop roots before summer arrives*

*Two exceptions to fall/winter planting are palms and warm-season turf; both are dormant during these months and should be planted in the warmer months.*



## Suggested Plants

**Zone:** Rancho Santa Fe Association Guidelines, Zones I Perimeter & II Transition (see page 29)  
**Leaf:** Dec: Deciduous (drops in winter); EG: Evergreen (holds leaves all seasons)  
**Size:** For each category in the list, sizes are defined by L (large), M (medium), S (small)  
**Light:** Sun: takes full sun; Sh: takes partial or full shade  
**Fl/Frt:** Flowers or fruit are of beauty and/or interest on this plant  
**Soil:** Any: tolerates heavy or well-drained soil; drain: needs well-drained soil

### Ground Covers (less than 12" high)

Botanical Name	Common Name	Zone		Leaf		Size*			Light Sun/Sh	Fl/ Frt	Soil Need
		I	II	Dec	EG	L	M	S			
<i>Arctotheca calendula</i>	Capeweed		x		x			x	x	x	any
<i>Baccharis pil. Twin Pks.</i>	Twin Peaks Coyote Brush	x	x		x			x	x		any
<i>Delosperma alba</i>	Disneyland Ice Plant	x	x		x		x		x	x	any
<i>Gazania hybrids</i>	Trailing Gazania		x		x			x	x	x	any
<i>Iva hayesiana</i>	Hayes' Iva	x			x		x			x	any
<i>Lantana montevidensis</i>	Trailing Purple Lantana	x	x		x			x	x	x	any
<i>Myoporum parvifolium</i>	Prostrate Myoporum		x		x		x		x	x	drain.
<i>Osteospermum fruticos.</i>	Purple African Daisy		x		x		x		x	x	any
<i>Ribes viburnifolium</i>	Evergreen Currant	x	x		x		x		x	x	any
<i>Rosmarinus o. Prostr.</i>	Prostrate Rosemary		x		x		x		x	x	any
<i>Vinca major</i>	Periwinkle		x		x		x		x	x	drain.

\*Ground cover size (spread of each plant): Large: covers 24" or more; Medium: covers between 12" and 24"; Small: covers less than 12"

### Vines

Botanical Name	Common Name	Zone		Leaf		Size*			Light Sun/Sh	Fl/ Frt	Soil Need
		I	II	Dec	EG	L	M	S			
<i>Antigonon leptopus</i>	Coral Vine	x	x	x				x	x	x	any
<i>Bougainvillea species</i>	Bougainvillea		x	x	x			x		x	any
<i>Lonicera jap. "Hallii"</i>	Hall's Honeysuckle		x		x			x	x	x	any
<i>Macfadyena unguis cati</i>	Cat's Claw	x	x	x				x		x	any
<i>Tecomaria capensis</i>	Cape Honeysuckle	x	x		x			x	x	x	any
<i>Vigna caracalla</i>	Snail Vine	x	x	x				x		x	any

\*Vine size: All vines can climb readily to 10' if provided with support. Some vines may be suitable as a groundcover if not provided support.

## Trees

Botanical Name	Common Name	Zone		Leaf		Size*			Light Sun/Sh	Fl/ Frt	Soil Need
		I	II	Dec	EG	L	M	S			
<i>Acacia baileyana</i>	Bailey's Acacia	x	x		x	x			x	x	any
<i>Albizia julibrissin</i>	Silk Tree		x	x		x			x	x	any
<i>Arecastrum romanzoff.</i>	Queen Palm		x		x	x			x		any
<i>Brahea armata</i>	Mexican Blue Palm		x		x	x			x		drain.
<i>Callistemon citrinus</i>	Lemon Bottlebrush		x		x			x	x	x	any
<i>Cedrus deodara</i>	Deodar Cedar		x		x	x			x		drain.
<i>Ceratonia siliqua</i>	Carob Tree		x		x	x			x		drain.
<i>Chamaerops humilis</i>	Mediterranean Fan Palm		x		x			x	x		any
<i>Eucalyptus citriodora</i>	Lemon-scented Eucalyptus	x	x		x	x			x		any
<i>Eucalyptus cladocalyx</i>	Sugar Gum	x	x		x	x			x		any
<i>Eucalyptus nicholii</i>	Willow-Leaf Peppermint	x	x		x		x		x		any
<i>Eucalyptus sideroxylon</i>	Red Ironbark Eucalyptus		x		x		x		x	x	any
<i>Geijera parviflora</i>	Australian Willow	x	x		x		x		x		drain.
<i>Grevillea robusta</i>	Silk Oak	x	x		x	x			x	x	any
<i>Lagunaria patersonii</i>	Primrose Tree		x		x			x	x	x	any
<i>Lyonothamnus floribun.</i>	Catalina Ironwood	x	x		x		x		x	x	drain.
<i>Melaleuca (most species)</i>	Cajeput Tree, others	x	x		x		x		x	x	any
<i>Melia azedarach</i>	China Berry	x	x	x			x		x	x	any
<i>Olea europaea</i>	Olive (also Fruitless)	x	x		x		x		x	(x)	any
<i>Parkinsonia aculeata</i>	Mexican Palo Verde	x	x	x				x	x	x	any
<i>Phoenix canariensis</i>	Canary Island Date Palm		x		x	x			x		any
<i>Pinus halapensis</i>	Aleppo Pine	x	x		x	x			x		any
<i>Pinus pinea</i>	Italian Stone Pine	x	x		x	x			x		any
<i>Pinus torreyana</i>	Torrey Pine	x	x		x	x			x		any
<i>Quercus agrifolia</i>	Coast Live Oak	x	x		x	x			x		any
<i>Robinia species</i>	Locust (Various)	x	x	x			x		x	x	any
<i>Sambucus mexicana</i>	Mexican Elderberry	x	x	x				x	x	x	any
<i>Schinus molle</i>	"California" Pepper	x	x		x		x		x		any
<i>Schinus terebinthifol.</i>	Brazilian Pepper		x		x			x	x		any
<i>Trachycarpus fortunei</i>	Windmill Palm		x		x		x	x	x		any
<i>Washingtonia robusta</i>	Mexican Fan Palm		x		x	x			x		any

\*Tree Size: Large: Over 40'; Medium: 25'-40'; Small: 15'-25'. Many small trees can also be shaped to form shrubs or hedges (see Tree/Shrub category)

*Large Shrubs/Trees (useful as accents, screens, hedges or massing)*

<i>Botanical Name</i>	<i>Common Name</i>	<i>Zone</i>		<i>Leaf</i>		<i>Size*</i>			<i>Light</i>		<i>Fl/ Frt</i>	<i>Soil Need</i>
		<i>I</i>	<i>II</i>	<i>Dec</i>	<i>EG</i>	<i>L</i>	<i>M</i>	<i>S</i>	<i>Sun/Sh</i>			
<i>Acacia longifolia</i>	<i>Sidney Golden Wattle</i>	x	x		x	x			x		x	any
<i>Arbutus unedo</i>	<i>Strawberry Tree</i>	x	x		x	x	x		x	x	x	any
<i>Cercis occidentalis</i>	<i>Western Redbud</i>	x	x	x			x		x		x	any
<i>Dodonaea viscosa</i> vars.	<i>Hopseed (varieties)</i>	x	x		x	x			x	x		any
<i>Eucalyptus lehmannii</i>	<i>Bushy Yate</i>	x	x		x	x			x		x	any
<i>Fremontodendron "Cal.."</i>	<i>Calif. Glory Flannel Bush</i>	x			x	x			x		x	drain.
<i>Heteromeles arbutif.</i>	<i>Toyon; California Holly</i>	x	x		x	x			x	x	x	any
<i>Lavatera assurg.</i>	<i>California Tree Mallow</i>	x	x		x	x	x		x	x	x	any
<i>Melaleuca nesophila</i>	<i>Pink Melaleuca</i>	x	x		x	x	x		x		x	any
<i>Nerium oleander</i>	<i>Oleander</i>	x	x		x	x	x		x		x	any
<i>Pittosporum undulatum</i>	<i>Victorian Box</i>	x	x		x	x	x		x	x	x	any
<i>Podocarpus macrophyll.</i>	<i>Yew Pine (P.m. Maki too)</i>		x		x	x	x		x	x		any
<i>Prunus lyonii</i>	<i>Catalina Cherry</i>		x		x	x	x		x	x	x	any
<i>Prunus caroliniana</i>	<i>Carolina Cherry</i>		x		x	x	x		x	x	x	any
<i>Xylosma congestum</i>	<i>Shiny Xylosma</i>		x		x	x	x		x		x	any

\*Shrub/Tree Size: Large: Over 20'; Medium: 10'-20'; Small: Under 10'. Plants easily kept at smaller than maximum size, or with small varieties, have been noted.

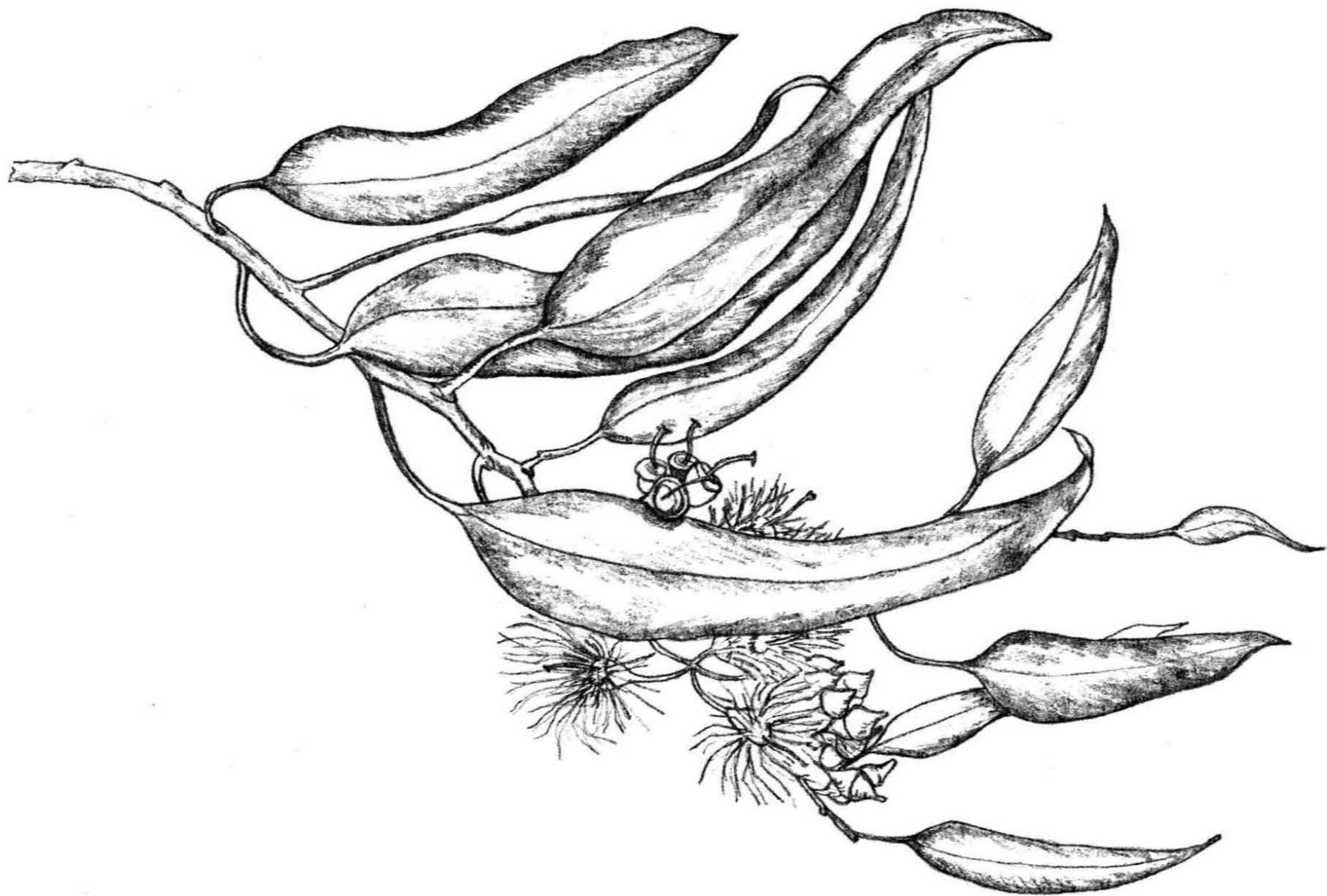
## Shrubs

Botanical Name	Common Name	Zone		Leaf		Size*			Light Sun/Sh	Fl/ Frt	Soil Need	
		I	II	Dec	EG	L	M	S				
<i>Arctostaph. Howard Mcm.</i>	Manzanita Howard McMinn	x	x		x	x			x	x	x	drain.
<i>Arctostaph. Point Reyes</i>	Manzanita Point Reyes	x	x		x			x	x	x	x	drain.
<i>Artemisia cal. vars.</i>	California Sage vars.	x			x		x	x	x			any
<i>Cassia artemisioides</i>	Feathery Cassia	x	x		x		x		x		x	any
<i>Cassia corymbosa</i>	Flowery Senna	x	x		x	x			x		x	any
<i>Ceanothus Blue Jeans</i>	California Lilac B.J.	x	x		x		x		x		x	any
<i>Ceanothus Yankee Point</i>	California Lilac Y.P.	x	x		x			x	x		x	any
<i>Cistus salviifolius</i>	Sageleaf Rockrose	x	x		x			x	x		x	any
<i>Cistus purpureus</i>	Orchid Rockrose	x	x		x		x		x		x	any
<i>Coprosma rep. "Varieg."</i>	Variegated Mirror Plant		x		x	x	x	x	x	x		any
<i>Cotoneaster parneyi</i>	Red Clusterberry		x		x	x			x		x	any
<i>Echium fastuosum</i>	Pride of Madeira	x	x		x	x			x		x	any
<i>Escallonia X fradesii</i>	Frades Escallonia		x		x	x			x		x	any
<i>Euryops species</i>	Daisy Bushes		x		x		x	x	x		x	any
<i>Feijoa sellowiana</i>	Pineapple Guava	x	x		x	x			x	x	x	any
<i>Lantana hybrids</i>	Lantana (shrubby)	x	x		x		x	x	x		x	any
<i>Mahonia Golden Abund.</i>	Golden Abundance Mahonia	x	x		x	x	x		x	x	x	any
<i>Myrtus communis vars.</i>	Myrtle varieties	x	x		x	x	x	x	x	x	x	any
<i>Pittosporum tobira vars.</i>	Tobira varieties	x	x		x	x	x	x	x	x	x	any
<i>Plumbago auriculata</i>	Blue Cape Plumbago	x	x		x	x			x		x	any
<i>Pyracantha species</i>	Firethorn	x	x		x	x	x	x	x		x	any
<i>Raphiolepis varieties</i>	India Hawthorn	x	x		x	x	x	x	x	x	x	any
<i>Rhamnus californica</i>	Coffeeberry	x	x		x	x			x	x	x	any
<i>Rhus integrifolia</i>	Lemonadeberry	x	x		x	x			x	x	x	any
<i>Rhus ovata</i>	Sugar Bush	x	x		x	x			x		x	any
<i>Salvia clevelandii</i>	Cleveland Sage	x	x		x		x		x		x	any
<i>Salvia leucantha</i>	Mexican Bush Sage	x	x		x		x		x		x	any
<i>Sollya heterophylla</i>	Australian Bluebell		x		x		x			x	x	any
<i>Zauschneria californ.</i>	Hummingbird Flower	x	x	x	x			x	x	x	x	any

\*Shrub Size: Large: Over 6'; Medium: 3'-6'; Small: Under 3'. Plants that can be maintained easily at less than maximum size, or with smaller varieties, are noted.

Accent Plants (*f* = important flower; *l* = lily-like; *s* = succulent)

Botanical Name	Common Name	Zone		Leaf		Size			Type		
		I	II	Dec	EG	L	M	S	f	l	s
<i>Achillea</i> species, vars.	Yarrow:various	x	x	x					x	x	
<i>Aeonium</i> species	Windmill Plant	x	x		x		x		x		x
<i>Agave attenuata</i>	<i>Agave attenuata</i>	x	x		x	x		x	x		x
<i>Aloe arborescens</i>	Tree Aloe	x	x		x	x			x		x
<i>Aloe vera</i>	<i>Aloe vera</i>	x	x		x		x		x	x	x
<i>Agapanthus</i> varieties	Lily of the Nile		x		x		x	x	x	x	
<i>Amaryllis belladonna</i>	Naked Lady	x	x	x			x		x	x	
<i>Centranthus ruber</i>	Red Valerian	x	x	x			x		x		
<i>Dietes</i> species	Fortnight Lilies species		x		x		x		x	x	
<i>Echeverria</i> species	Hen-and-Chicks	x	x		x			x	x		x
<i>Eschscholzia californ.</i>	California Poppy	x	x	x				x	x		
<i>Euphorbia milli</i>	Crown of Thorns		x		x			x	x		x
<i>Hemerocallis</i> hybrids	Day Lilies hybrids		x	x	x		x		x	x	
<i>Lavandula</i> species	Lavender		x		x		x	x	x		
<i>Limonium perezii</i>	Sea Lavender (Statice)	x	x		x		x	x	x		
<i>Oenothera berlandieri</i>	Mexican Evening Primrose	x	x	x			x		x		
<i>Pelargonium</i> species	"Geraniums"		x		x		x	x	x		
<i>Phormium tenax</i> vars.	New Zealand Flax vars.		x		x	x			x	x	
<i>Romneya coulteri</i>	Matilija Poppy	x	x	x			x		x		
<i>Verbena peruviana</i>	Peruvian Verbena		x	x				x	x		



## Appendix G

### *Owning Covenant Property*

*Owning property within the Ranch Santa Fe Covenant confers a number of important and significant rights, benefits and privileges to Association members. Owning Covenant property also limits and restricts to varying degrees an owner's ability to implement and carry forward design decisions based solely on their personal preferences. Decisions on architectural style, siting of structures, materials, types and amount of landscaping, bulk, massing and size of structures, amount and size of accessory uses and even the color of homes are all subject to Association review and approval.*

*Most Association members feel that these covenanted restrictions work to their benefit by preserving property value, protecting community character and maintaining the quality of life in Rancho Santa Fe. While Rancho Santa Fe is a highly desirable place to live, it does not suit or meet the needs of all. Owners wishing to preserve the highest degree of individual choice and preference in terms of individual property rights, including the unrestricted choice of design or style, may be better served by acquiring property in an area which does not so rigorously control design and aesthetic considerations. Many excellent architectural design proposals are rejected by the Association not because they are poor designs, but because they are not compatible with community character and therefore not allowable under the planned community concept as set forth in the Protective Covenant. Most residents see the restrictions underlying all Covenant property as beneficial and desirable tools which protect, not limit, their chosen life style through the preservation of the community's character and environment.*

*Purchasers of Covenant property should use reasonable caution and care when buying property with the intent of siting and building new structures, remodeling and expanding existing structures or subdividing or otherwise adjusting or changing land use. All of these actions are subject to Association review, approval and permit. An applicant's right to obtain permits will always be weighed against the Covenant goals of preserving community character and preserving the landforms and landscape of the community.*

### *Case Studies*

*The following case studies are fictional representations of hypothetical situations. These case studies are intended to illuminate, in a very general way, the broad objective and subjective criteria by which land use applications may be judged.*

#### *Example #1*

*Mrs. W purchased two acres of undeveloped Covenant land. Mrs. W's engineer produced a site plan, a grading plan and laid out the footprint of the proposed structure. Mrs. W applied to the Association for a building permit. Mrs. W's plan proposed a six thousand square foot two-story residence on an elevated portion of her lot. The site selected for the building was of ample size in an area of under 25% slope grades.*

*The Association, during their preliminary review of the application suggested that Mrs. W change her two-story structure to a single story design. Among the reasons the Association denied Mrs. W's application were:*

- *the building site was visually prominent from the roadway and other view corridors*
- *the building site was clearly visible from neighboring properties*
- *the building site contained ample room to accommodate a single story six-thousand square foot residence*
- *a single story design would better protect the rural character and ambiance of the neighborhood and community*
- *existing landforms and vegetation would more effectively screen a single story structure*
- *the proposed project did not meet the Covenant's requirement of high artistic result in the opinion of the Association*

*Mrs. W had her architect draw up a new plan for a one-story design and returned to the Association for preliminary review. The Association requested some minor architectural detail changes. Mrs. W's architect complied with the Association's suggestions and completed working drawings which were submitted to the Association for final approval. While taking into consideration the objections of nearby neighbors whose unobstructed views would be reduced by the proposed development, the Association granted a building permit to Mrs. W for the following reasons:*

- *the proposed plan stepped the pad into the site*
- *the size and design of Mrs. W's residence was compatible with the character of the neighborhood*
- *the project did not require excessive grading or the altering of steep slopes*
- *the project did not significantly alter existing landforms or landscape*
- *the project met, in the opinion of the Association, the Covenant's standard of high artistic result*

*While adjacent neighbors could substantiate their claims that their existing unobstructed view corridors would be restricted and diminished by the proposed development, view protection was only one of the many factors which was taken into consideration in the overall review of the project. Reasonable steps were taken to mitigate view and neighborhood character considerations while still protecting the owner's right to the reasonable use and development of the property. The Protective Covenant, while concerned with the protection of community character, does not guarantee view protection.*

#### *Example #2*

*Mr. X purchases four acres of undeveloped Covenant land. Mr. X intends to build his house on an elevated knoll which will provide his home with an impressive panoramic view. The main reason Mr. X has purchased this property is primarily because of the knoll and the spectacular view which it will afford a home. Mr. X paid a price for the property which he felt was reflective of the value that the view obtained warranted. Mr. X hired an engineer who laid out the site, produced a grading plan and then Mr.*



*X hired an architect who laid out the footprint of the proposed structure. An application for development was filed with the Association. Among the reasons the Association denied Mr. X's application were:*

- the grading plan required alteration of slopes of 25% grade or greater*
- the proposed building site was substandard in size or utility*
- the proposed site was so marginal for so many reasons that approval of the plan would impair the future reasonable use of the property*
- the proposed plan significantly altered existing landforms and/or landscape*
- the proposed plan was so sited as to constitute a serious negative view impact from neighboring properties, adjacent roadways or otherwise block or impinge on important view corridors and vistas and these impacts were not sufficiently mitigable and other viable building sites were available on subject site*
- the site required a poorly sited and undesirable access road*
- the site did not have a sewer hook-up or adequate leach fields*
- the proposed siting negatively impacted the rural character and ambiance of the area*
- the siting did not adequately separate and/or screen the proposed dwelling from adjacent properties*
- the proposed grading plan required excessive cut and fill*
- the proposal did not, in the opinion of the Association, meet the Protective Covenant's standard of high artistic result*

*The Association advised Mr. X to re-site his proposed residence to a more accommodating, unobtrusive and viable location on his four acre lot. Mr. X objected and cited specific examples of Covenant properties which were comparably sited. The Association rejected Mr. X's argument and stated that although a small number of such comparable sites might exist, that they represented past practices and standards which no longer were relevant to current and existing conditions. The judgment was made by the Association that Mr. X's proposed development was inconsistent with the goals and policies of Association regulations, guidelines and the provisions and objectives of the Protective Covenant.*

### *Example #3*

*Mr. Y owns a four acre parcel with a single 5,000 square foot residence on the site. The parcel is located in the two acre minimum per lot size zone. The adjacent and nearby properties all are structures of between 3,500 and 6,000 square feet in size and all are located on parcels of 2.5+ acres. Mr. Y submits an application to the Association to subdivide his property into two 2 acre parcels. Mr. Y's site plan shows the footprint for a proposed 10,000 square foot house with a guesthouse, tennis court and swimming pool. Among the reasons the Association denied Mr. Y's application were:*

- *the net acreage of the proposed parcels was less than the two acre minimum required*
- *the proposed subdivision would have created lots of substandard size or utility*
- *the proposed subdivision would have created lots of substandard size and character in comparison to the existing and prevailing standards of the neighborhood and immediate area*
- *the proposed residence of 10,000 square feet was incompatible with the existing size, scale and proportion of neighboring properties*
- *the proposed subdivision would have required the excessive alteration of significant landforms or landscape*
- *the proposed subdivision would not have provided for adequately spaced and buffered residences which would maintain neighborhood character*
- *the proposed parcels were of a insufficient size to reasonably accommodate accessory uses*
- *the proposed subdivision was so marginal for so many reasons that approval of the application would be significantly detrimental to community character, approval would result in a current or near future incompatible or non-conforming use and impair the future reasonable use of the parcels*
- *the subdivision required a poorly sited and undesirable access road*
- *the site did not have a sewer hook-up or adequate leach fields*
- *the subdivision did not, in the opinion of the Association, meet the Protective Covenant's standard of high artistic result*

#### *Example #4*

*Mrs. Z bought a lot and intends to build her residence on the property. Mrs. Z provided the Association with a site plan and building footprints and was given preliminary approval for both the site plan, building pad and footprint of the proposed structure. Mrs. Z hired an architect to design her residence and develop working drawings. The working drawings which detail the style, scale and massing of the structure were submitted to the Association for review. Among the reasons the Association denied Mrs. Z's working drawings were:*

- *the proposed style or type of design was incompatible and inharmonious with traditional Rancho Santa Fe architecture*
- *the scale and massing of the structure was incompatible with the pattern of scale and massing in the neighborhood or otherwise inappropriate*
- *the structure was vertically massed*
- *the structure utilized inappropriate and incompatible design components or concepts*

- *the structure was monumental or grandiose*
- *the structure was overly ornate or detailed*
- *the structure did not utilize natural materials which are used honestly and harmoniously*
- *the proposed structure did not, in the opinion of the Association, meet the Protective Covenant's standard of high artistic result*



## Appendix H

### *Application Submission Requirements*

*Relative to the type of approval being requested, applicants and their representatives should obtain from the Association a copy of the appropriate application procedures. These procedures will specify the submission requirements for the approval requested. In order to expedite the review process and avoid unnecessary delays, applicants should take care to submit a complete application by providing staff with all the information and material requested. If an application is determined to be incomplete, the project will be reviewed subsequent to receipt of all the required information. The Association may, at its discretion, require additional or more detailed information on the application where the Association feels such requests are warranted or prudent.*

*The importance of consulting with Association staff prior to any formal submission cannot be over-emphasized. Pre-application consultation will allow staff to advise applicants as to the amount and types of information likely to be required for their particular application. In some cases proposed projects will be very straightforward and simple and the amount of details and information required will be minimal. Other proposals will be more complicated and sensitive, and will require a greater amount of detailed information. Either way, a pre-application consultation with staff is likely to provide applicants with a much clearer idea of what may be required of them. This review will also provide the applicant with an indication of design elements which may not comply with the Covenant or regulations and determine which regulatory relief mechanisms are necessary.*

*The Association is continuing to refine its submission requirements in order to more effectively and efficiently process applications. Some information which is currently not required, or is required only on a case-by-case basis, may become part of the standard application submission in the near future. The goal will always be to provide the Association with the information it needs to make timely and educated judgements on the proposals submitted.*

### *Application Procedures*

*Pre-Application Consultation - Review of conceptual sketches concerning site development, grading, circulation, building scale and mass, color, and materials.*

#### *Preliminary Style Check*

##### *Mandatory*

- 1. Plot plan showing all dimensions and location of all buildings and amenities including setbacks*
- 2. Grading plan*
- 3. Floor plan*
- 4. Four elevations (elevations of all exteriors)*
- 5. Colored slope map showing slopes*

### *May Be Required*

1. *Site plan which illustrates guest parking, utility yards and location of mechanical units (highly recommended)*
2. *Grading profiles and sections*
3. *Building sections and details*
4. *Colored elevations (highly recommended)*
5. *Conceptual landscape plan. Materials and hardscape should be identified and specifications provided*
6. *Color and materials board (11" x 17" maximum size)*
7. *Models (massing or architectural)*
8. *Reductions of development plans (8½" x 11" maximum size)*

### *Final Submission*

#### *Mandatory*

1. *Plot plan showing all dimensions, location of all buildings, and commitments including set backs. Show guest parking, utility yard, etc.*
2. *Final grading plan to be signed by a California licensed architect or registered civil engineer*
3. *Floor plans*
4. *Four elevations (elevations of all exteriors and materials noted)*
5. *All working drawings*
6. *Lighting plan (schedule must show wattage and fixtures of all exterior lighting including landscape lighting)*
7. *Landscape plan with proposed date of completion (indicating species, quantity, size and location)*
8. *Colored slope map showing natural slopes as required in the grading regulation*
9. *Color and material board (11" x 17" maximum size)*

*NOTE: Drawings must incorporate comments, if any, received from the Art Jury during the preliminary style check process.*

#### *May Be Required*

1. *Sections of the proposed building or the property which would assist in the understanding of the project*
2. *Driveway profiles*
3. *Manufacturer's brochures and specifications of proposed materials*

# ***NOTES***