

Community Focus Statement A: Maintain the rural character of the community.

Action Statement A.2: Encourage the County to adopt rural desert development standards more befitting the high desert community and in keeping with Lucerne Valley's rural character and sense of openness.

A₂

Benchmark: Draft development standards and design guidelines for rural desert development in Lucerne Valley are submitted to the County for review and potential adoption. Design review board is established.

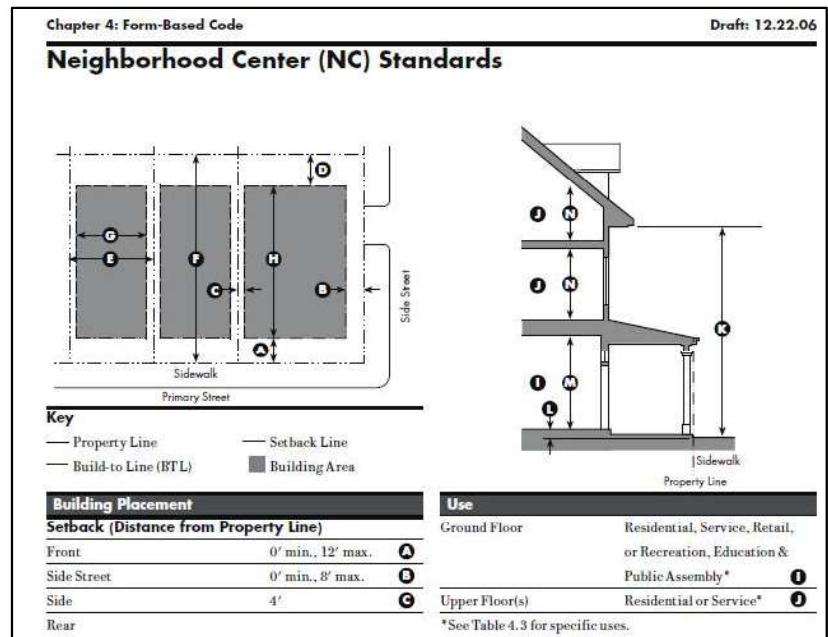
Champion: Volunteer group or person or can be identified by the community

Estimated Cost: None.

Development standards establish rules for building form (for example, height, setbacks, parking, and landscaping) based on land use district. Development standards are not a one-size-fits-all tool. While some standards are applicable and beneficial to all communities, requirements can be tailored to the size, lifestyle, and desires of each individual community or region to create a visual representation of values and culture.

Lucerne Valley is at its roots a rural community, and land development should reflect rural development. For a rural desert community like Lucerne Valley, requirements for larger lot sizes, low-profile buildings, complementary colors, and native landscaping can all contribute to the rural atmosphere and spacious desert feel. Community residents may begin the process of identifying the design and development characteristics that define Lucerne Valley and that should be applied to new development and major renovations. The process of drafting the development standards should involve the community to identify goals, preferences, and values. Draft rural desert development standards should be submitted to the County Planning Division for review and potential adoption by the Board of Supervisors.

Example excerpt from neighborhood design guidelines to show the graphic nature of the document and how it explains architectural detail and position of structures. Photo source: Michael Baker International





Action	Action Leader	Timeline	Resources
1. Contact residents and organize a Lucerne Valley design review board.	Champion	Month 1	Crest Forest Sign Program – San Bernardino County Development Code 83.13.035 http://www.sbcounty.gov/Uploads/lus/DevelopmentCode/DCWebsite.pdf
2. Select a leader to serve as chair of the board.	Lucerne Valley design review board	Month 2	
3. Work with the community to draft and adopt development standards and design guidelines for Lucerne Valley.	Lucerne Valley design review board	Months 3–10	Improving the Architectural Review Process http://www.aia.org/aiaucmp/groups/aia/documents/pdf/aiab096257.pdf
4. Submit draft standards and design guidelines to County for review.	Lucerne Valley design review board		Creating and Using Design Guidelines (published by the National Park Service) https://www.nps.gov/tps/education/workingonthepast/writingsteps.htm
5. Review and potential adoption	San Bernardino County Land Use Services		
6. After adoption reach out to local developers and designers to make them aware of the development standards and design guidelines.	Lucerne Valley design review board	Onward	Complete Streets Resources https://smartgrowthamerica.org/program/national-complete-streets-coalition/ http://www.dot.ca.gov/transplanning/ocp/complete-streets.html
7. Review new development applications and Public Works Department projects using the development standards and design guidelines and provide comments to County project managers	Lucerne Valley design review board	Onward	Placer County Rural Design Guidelines https://www.placer.ca.gov/departments/communitydevelopment/planning/documentlibrary/designguidelines San Diego Rural Subdivision Design and Processing Guidelines http://www.sandiegocounty.gov/content/dam/sdc/pds/advance/docs/Rural-Subdivision-Design-and-Processing-Guidelines.pdf Scenic America http://www.scenic.org/issues/community-planning-a-design