

Revision to Section 2.10.6 Pool

Adopted: 01-16-09

(Applies to All Homesites)

2.10.6 Pool

Construction documents for pools, spas and other water features shall include site plan and elevation drawings of proposed construction as viewed from all relevant sides. In addition, cross-sections of negative-edge pools are required.

Plans must be drawn to scale and dimensioned. Elevations must include pool and spa walls and surrounds rising above ground level, negative-edge pools, grottoes, slides, waterfalls, fountains and rock structures or formations.

Significant vertical elements, including rock structures or formations, must be shown on the scale model and supporting imagery illustrating the proposal must be provided.

Special design consideration should be given to the amount, type, and location of pool and fencing. Negative edge pools, where grade allows, are encouraged to minimize fencing. Please refer to Section 5.6 for wall and fence requirements.

Pool equipment must be located in a manner which complies with the San Diego County Health Code and the City of San Diego Requirements. The pool equipment must not be visible offsite, and the location of the equipment should minimize the impact of noise on neighboring lots.

All pool equipment should be fully enclosed with solid walls and a solid gate that match the adjacent exterior of the building.

The top of all equipment should be concealed from offsite views by substantial planting or a horizontal structure placed above the pool equipment such as louvers or a trellis.

Pool equipment must be either below grade or set back at least twenty (20) feet from the Property Line.

The Aesthetics Council will not approve proposals for the construction of grottoes or other exposed rock structures

that appear unnatural or contrived, or seem out of place or out of scale.

A design objective should be the harmonious integration of above-ground-level elements and the site's topography. Alternatively, judicious adjustments of the existing grade (berming, for example) may help achieve a satisfactory result.

Pool grottoes, slides, fountains, waterfalls, and rock structures in general must be simple and understated in design and may be approved on a case-by-case basis if they meet all of the following conditions:

- They comply with the general requirements as stipulated in this section (2.10.6).
- They are not skylined at the top of the slope.
- The scale, location and massing of the feature is compatible with the site's topography and other surrounding landscape and building elements.
- They are screened from offsite view.

Faux-rock or faux-boulder construction is not allowed in any part of pool or landscape construction, except on a case-by-case basis as follows;

- Connection or infill between real boulders.
- The bed surface of a pool slide.
- Precise edges of water features such as waterfalls over the face of a grotto.
- The amount of faux construction should be minimized by design and be at most 15% of the overall exposed area of the structure.
- All faux construction must match the adjoining natural rocks and boulders in regards to general appearance, texture and color.