Sectional Planning Area Plan

Village 9

Otay Ranch, City of Chula Vista, California

As Adopted June 3, 2014 by Resolution No. 2014-091 with
Form-based Code regulations adopted by Ordinance No.3311

Sectional Planning Area (SPA) Plan

for

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Chapter 1

Introduction

1 - Introduction

Source: Duany Plater-Zyberk & Company

1.1 BACKGROUND

On October 28, 1993 the Chula Vista City Council and the San Diego County Board of Supervisors adopted the Otay Ranch General Development Plan/Subregional Plan (GDP) as a means of implementing the City of Chula Vista General Plan. The GDP resulted from the culmination of over 5 years of planning and provides clear direction and policies regarding the type and intensity of uses that will occur within the roughly 23,000-acre Otay Ranch. Proposed land uses include a series of urban villages, a resort community, the Eastern Urban Center (EUC), industrial parks, rural residential estates, the University/Regional Technology Park (RTP) with associated housing and commercial uses, and extensive open space. The proposed open space consists of approximately 13,000 acres and will complete the City of Chula Vista's greenbelt system while implementing the Chula Vista Multi-Species Habitat Conservation Program (MSCP) Subarea Plan. As the Otay Ranch area has developed over time, the GDP has been periodically amended to address land use and circulation issues specific to individual villages. General Plan and GDP Amendments necessary to address these issues have been processed and approved for Village 9.

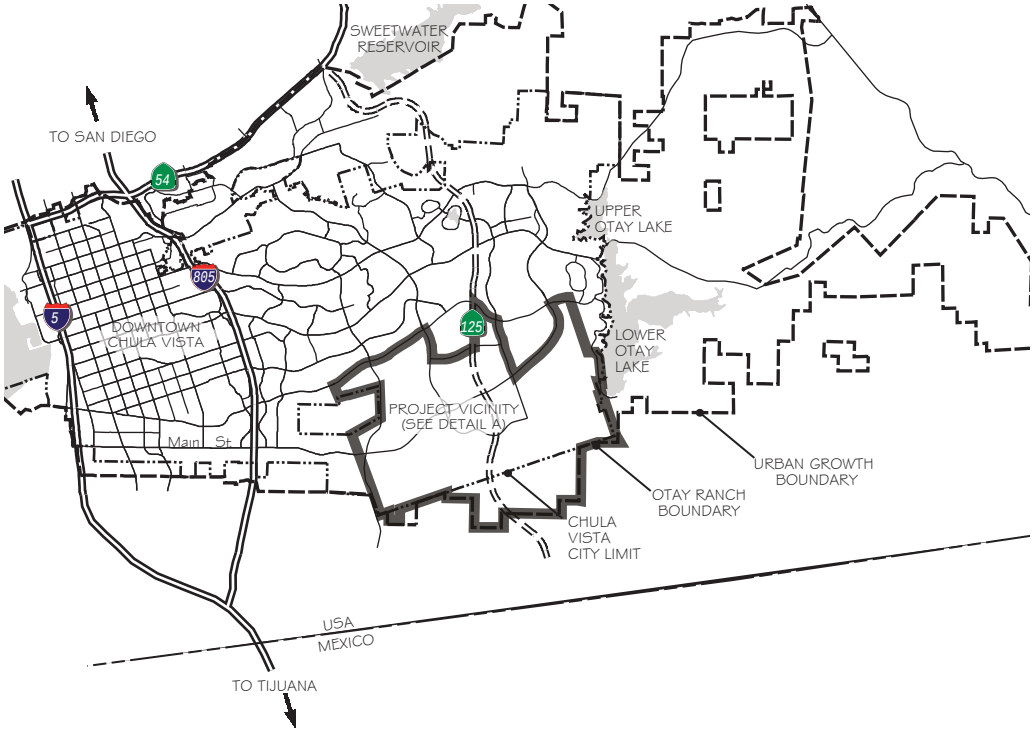
1.2 SCOPE AND PURPOSE

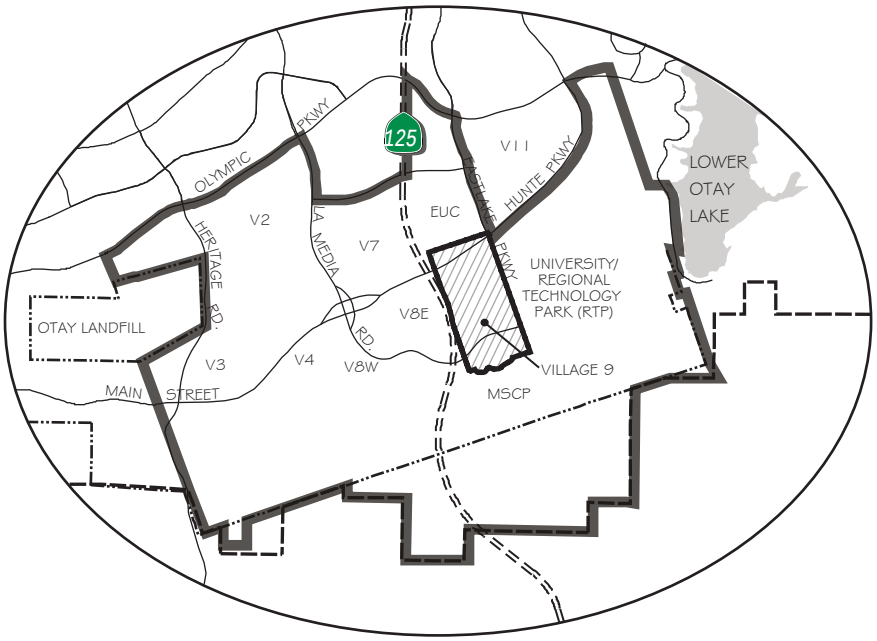
A central component of the Otay Ranch GDP is the "village" concept. Each village is approximately 1 square mile and is defined by a village core. The village core consists of facilities and services needed to serve the every-day needs of its residents. Such uses include schools, shops, parks, and civic facilities. The density allowed pursuant to this SPA Plan is the result of the City's General Plan policy which states that projects providing extraordinary benefits to the City are allowed more density. The proposed increased densities are contingent upon Otay Land Company (OLC) providing land to the City of Chula Vista for the University/RTP pursuant to the Land Offer Agreement (LOA). The highest density residential uses occur in and around the core in the form of mixed-use housing and retail as well as high-density attached homes. Residential densities decrease near the outer edges of each village to provide diversity in housing and serve a wide range of lifestyles and economic levels within each village. Most village cores include a transit stop. Higher residential densities at the core are intended to support commercial uses by activating the village core during all hours of the day and promote more walkable communities by providing facilities and services within a quarter mile of most homes. The village concept also promotes more efficient public transit and increased ridership by providing strong activity centers in each village and making transit close and convenient for most residents.

This Sectional Planning Area (SPA) Plan for Village 9 refines and implements this village concept along with the remaining goals, objectives, and policies of the Otay Ranch GDP adopted in 1993 and amended in 1998, 2005 and 2012, and the 1995 City of Chula Vista General Plan as amended in 2005 and 2012. This plan is provided as required by the Otay Ranch GDP and pursuant to Title 19, Zoning, of the Chula Vista Municipal Code (CVMC). This SPA plan defines, in more detail, the development parameters for Village 9, including the intensity and location of development, the character and form of each neighborhood, design criteria, primary transportation patterns, open space and recreational amenities, and infrastructure and services necessary to support the community.

1.3 LOCATION AND REGIONAL SETTING

Village 9 is located at the southerly edge of the Otay Valley Parcel of Otay Ranch. Village 9 is located just east of State Route 125 (SR-125) near the intersection of Eastlake Parkway and Hunte Parkway. Village 9 is surrounded by the future Eastern Urban Center (EUC) to the north, the planned University/RTP to the east, and the MSCP Open Space Preserve to the south. Village 9 currently consists of vacant, undeveloped land. Exhibit 1.1 - Vicinity Map illustrates the regional location of the SPA and its location within the Otay Valley Parcel of Otay Ranch.





DETAIL A

Exhibit 1.1 - Vicinity Map

1.4 DOCUMENT ORGANIZATION

1.4.1 SPA Plan and the Form-Based Approach

Traditionally SPA plans have been accompanied by Planned Community (PC) District Regulations and a Design Plan. While each SPA plan described the project in general land use terms and established a series of community roadway classifications, the Planned Community (PC) District Regulations determined the development standards for the project in a traditional zoning code format. This Euclidian method of land use planning, which focuses solely on the segregation of incompatible land uses, does little to control the physical form and character of a place. Therefore, a Design Plan was also required to establish community character through architecture and landscape requirements. The resulting documents often included numerous redundancies, took more time to review, were often cumbersome to use, and did not allow design flexibility.

The Village 9 SPA Plan provides a different approach by implementing form-based regulations and standards. The intent is to provide the same information in a single, concise, user-friendly document. The Congress of New Urbanism (CNU) created Form-based Codes (FBC) to address the shortcomings of traditional Euclidean zoning and create a more place-based planning tool. Form-based codes take the emphasis off of use and focus on the physical relationships between buildings, streets, and public spaces. Form-based codes approach the development of land by regulating the form, character, and street presence of buildings to focus attention on the public presentation of buildings, creating a public realm that is comfortable for pedestrians. The relationship of these elements plays a greater role in creating a place and establishing its identity than the uses that occur within. Uses are still controlled but they play a secondary role to the creation of walkable, pedestrian friendly communities and streetscapes. Moreover, this approach eliminates the need for separate PC District Regulations and a Design Plan by providing a more integrated approach to defining neighborhoods in terms of form and character.

1.4.2 How to Use this Document

To proceed through this document, first reference Exhibit 2.1 - Site Utilization Plan, to identify the organization and intensity of development proposed for each parcel within the SPA. The site utilization will determine if the parcel is intended for parks, open space, schools, community purpose facilities (CPF), residential uses, commercial uses, or mixed-use. Table 2.1 - Site Utilization Summary identifies the targeted number of units and density for each parcel. Once the site's utilization has been determined, identify the transect and zone by referencing Exhibit 3.2 - Regulating Plan, which identifies the appropriate form of each use. The transect and zone will determine required permits, building setbacks and placement, parking requirements, and other development standards. The transect will also identify appropriate building configuration(s). After selecting a suitable building configuration, the building configuration standards should be used to identify appropriate access, plotting, frontages, and more. Frontages are defined in further detail within the frontage standards. Then, reference applicable architectural and landscape design guidelines in Chapter 4, grading standards in Chapter 6, and park and open space standards in Chapter 7. Reference applicable street standards in Chapter 5 and public improvements in Chapter 8. Finally, determine required submittal materials and the applicable review process in Chapter 9. Exhibit 1.2 - SPA Flow Chart provides a guide to using this SPA plan for the evaluation of parcels and the process of submitting and reviewing development applications.

Identify Site's Utilization (Chapter 2)

Determine intended utilization of property/properties
Determine development intensity (Target number of units/commercial square footage)

↓

Identify Transect (Chapter 3)

Determine permitted uses & required permits (If any)
Determine development standards including minimum lot sizes, building setbacks, etc.
Determine permitted building configurations

↓

Select Building Configuration and Identify Standards (Chapter 3)

Determine permitted plotting, massing, garage placement, and parking requirements
Determine open space requirements and landscape standards
Determine permitted frontages

↓

Select Frontage Type and Identify Standards (Chapter 3)

Determine development standards for frontage elements such as porches, arcades, etc.

↓

Identify Other Applicable Requirements (Chapters 4, 6 & 7)

Determine applicable design guidelines (Chapter 4)
Determine grading requirements (Chapter 6)
Determine landscape and design requirements for parks and open spaces (Chapter 7)

↓

Identify Streetscape and Infrastructure Improvements (Chapter 5 & 8)

Determine required streetscape improvements including landscaping (Chapter 5)
Determine required infrastructure improvements or contributions to public services (Chapter 8)

↓

Identify Implementation Process (Chapter 9)

Determine submittal requirements
Determine applicable review process

Exhibit 1.2 - SPA Plan Flow Chart

1.4.3 Supporting Documents

In accordance with the Otay Ranch GDP, the following additional documents have been submitted as part of the Village 9 SPA Plan:

A. Public Facilities Finance Plan (Appendix A)

The Public Facilities Finance Plan (PFFP) implements the City of Chula Vista Growth Management Program and Ordinance. The intent of the document is to ensure that the phased development of the project is consistent with the overall goals and policies of the City's General Plan, Growth Management Program, and the Otay Ranch General Development Plan. The PFFP ensures that development of Village 9 will not adversely impact the City's Quality of Life Standards. The PFFP also contains a fiscal analysis identifying capital budget impacts on the City as well as maintenance and operation costs for each proposed phase of development. The PFFP components include an analysis of infrastructure facilities, such as water and sewer, and the provision of community services and facilities including fire protection and emergency services, law enforcement, libraries, schools, and parks. The analysis and provisions of the PFFP fulfill the GDP requirements for SPA-level Master Facility Plans for most facilities associated with the development of Village 9. This plan has been provided as Appendix A of this document.

B. Air Quality Improvement Plan (Appendix B)

The purpose of the Air Quality Improvement Plan (AQIP) is to respond to the growth management policies of the City of Chula Vista and those policies and regulations established at the broadest geographic level (State and Federal) in order to minimize air quality impacts during and after construction of projects within the villages. This plan has been provided as Appendix B of this document.

C. Non-Renewable Energy Conservation Plan (Appendix C)

The Otay Ranch GDP requires that each SPA Plan prepare a Non-Renewable Energy Conservation Plan. This plan identifies measures to reduce the use of non-renewable energy resources through, but not limited to transportation, building design and use, lighting, recycling, and alternative energy sources. This plan has been provided as Appendix C of this document.

D. Preserve Edge Plan (Appendix D)

In accordance with the Otay Ranch Resource Management Plan (RMP), a Preserve Edge Plan is to be developed for all SPAs that contain areas adjacent to the MSCP Preserve. The purpose of the Preserve Edge Plan is to identify allowable uses within appropriate land use designations for areas adjacent to the MSCP Preserve. This plan has been provided as Appendix D of this document.

E. Agriculture Plan (Appendix E)

The 1993 Otay Ranch Program EIR requires the preparation of an Agriculture Plan concurrent with the approval of any SPA affecting on-site agricultural resources. This plan describes the types of agriculture activities being allowed as an interim use including buffering guidelines designed to prevent potential land use interface impacts related to noise, odors, dust, insects, rodents, and chemicals that may accompany agricultural activities and operations. This plan has been provided as Appendix E of this document.

F. Fire Protection Plan (Appendix F)

In accordance with the requirements of the City of Chula Vista Fire Department, Chapter 47 of the 2007 California Fire Code or the currently adopted version, a Fire Protection Plan (FPP) has been provided for all proposed development in the Village 9 Urban Wildland Interface. The purpose of the Fire Protection Plan is to identify appropriate measures that will reduce the risk of fire and protect the life, safety, and property of residents living adjacent to wildland areas that are susceptible to fire. This plan has been provided as Appendix F of this document. All development within the SPA shall conform to the requirements of the Fire Protection Plan, the California Fire Code and the State of California Building Code.

G. Water Conservation Plan (Appendix G)

The purpose of the Water Conservation Plan (WCP) is to respond to the growth management policies of the City of Chula Vista, which are intended to address the long term need to conserve water in new developments, to address short term emergency measures, and to establish standards for water conservation. This plan has been provided as Appendix G of this document.

H. Affordable Housing Program (Appendix H)

The City of Chula Vista Housing Element requires that residential development with 50 or more dwelling units provide a minimum of 10% of the total dwelling units for low and moderate income households. Of these units, one-half (5% of the total project) are to be designated available to low income households and the remaining one-half (5% of the total project) to moderate income households. In order to guarantee the provision of affordable housing opportunities, the City requires that a specific Affordable Housing Program (AHP), consistent with the Housing Element, be prepared by the developer. The Affordable Housing Program is implemented through an Affordable Housing Agreement between the City and the developer. This program has been provided as Appendix H of this document.

I. Tentative Map

For informational purposes, a reduced-size version of the Village 9 Tentative Map is included in the map pocket in the back of this document.

J. Community Purpose Facility Master Plan (Section 3.3.9)

The City of Chula Vista Municipal Code requires the preparation of a Community Purpose Facility Master Plan as a component of a SPA Plan. This plan identifies the location of sites, acreages, and facilities to be provided in the village. The Community Purpose Facility Master Plan is provided as Section 3.3.9, Community Purpose Facility (CPF) Zone.

K. Park, Recreation, Open Space, and Trails Plan (Chapter 7)

The Otay Ranch GDP requires that all SPA Plans prepare a Parks, Recreation, Open Space, and Trails Plan. This plan is intended to identify locations, potential facilities, ownership, maintenance, and phasing of park, recreation, and trail facilities to be provided in the SPA. As part of the new form-based format, information on trails has been provided in Chapter 5, Circulation & Corridor Design, as part of the multi-modal transportation approach. Information on parks, recreation, and open space is provided as Chapter 7, Parks & Open Space.

1.4.4. Technical Studies and Plans

Where additional project-specific study and planning is needed, the following separate technical studies and plans for the villages have been prepared and submitted concurrently with the Village 9 SPA Plan:

1. Otay Ranch Village 9 Traffic Impact Analysis Report. Prepared by RBF dated March 8,2013.
2. Revised Geotechnical Investigation, Village 9 (Parcel C), Otay Ranch, Chula Vista, CA. Prepared by Advanced Geotechnical Solutions, Inc dated November 9, 2010.
3. Phase I Environmental Assessment Otay Ranch Village 9 Chula Vista, CA. Prepared by GEOCON Incorporated as revised March 22, 2011.
4. Paleontological Resource Assessment Otay Ranch - Village 9, City of Chula Vista, San Diego County, California. Prepared by Department of Paleo Services, San Diego Natural History Museum dated October 20, 2010.
5. Cultural Resources Survey and Test for Otay Ranch Village 9, Chula Vista, San Diego County, California. Prepared by Gallegos & Associates and as revised by Noah Archaeological Consulting dated December 2010.
6. Cultural Resource Survey and Test for Otay Ranch Village 9, Chula Vista, San Diego County, California, Confidential Appendix. Prepared by Gallegos & Associates and as revised by Noah Archaeological Consulting dated December 2010.

7. Otay Land Company Village 9 Biologic Resources Report. Prepared by URS dated June 2013.
8. Final Overview of Water Service for Otay Ranch Village 9. Prepared by Dexter Wilson Engineering, Inc dated December 2010.
9. Final Overview of Sewer Service for Otay Ranch Village 9. Prepared by Dexter Wilson Engineering, Inc dated December 2010.
10. Otay Ranch Village 9 Sectional Planning Area Project Final Noise Technical Report. Prepared by Atkins dated May 2013.
11. Tentative Subdivision Map Otay Ranch Village 9 and a Portion of Village 12 Chula Vista CA. Prepared by Hunsaker & Associates dated May 30, 2013.
12. TM Drainage Study for Otay Ranch Village 9. Prepared by Hunsaker & Associates dated August 22, 2011.
13. Master Water Quality Technical Report for Otay Ranch Village 9 Tentative Map. Prepared by Hunsaker & Associates dated August 10, 2011.
14. Otay Ranch Village 9 Sectional Planning Area Project Final Air Quality Technical Report. Prepared by Atkins dated May 2013.
15. Otay Ranch Village 9 Sectional Planning Area Project Final Health Risk Assessment. Prepared by Atkins dated May 2013.
16. Trigger Points for the Provision of Fire/EMS Service in Village 9. Prepared by Emergency Services Consulting inc (ESCi) dated September 30, 2013.

1.5 LEGAL SIGNIFICANCE AND CEQA

The project is subject to the requirements of the California Environmental Quality Act (CEQA). The provisions of CEQA will be implemented by the City as part of the approval process for the Village 9 SPA Plan. All mitigation measures and monitoring activities identified and incorporated into the project as a part of the CEQA process shall be implemented through the Village 9 SPA Plan or other appropriate components of the SPA Plan. All future discretionary permits will need to be consistent with the Village 9 SPA Plan.

1.6 LAND OFFER AGREEMENT

The Village 9 SPA Plan is internally consistent with the applicable provisions of the Land Offer Agreement, as amended and approved by City Council on February 13, 2013.

1.7 RELATIONSHIP TO OTHER APPROVED PLANS AND DOCUMENTS

The Village 9 SPA Plan is consistent with the City of Chula Vista General Plan and the Otay Ranch General Development Plan (GDP), as amended. A detailed description of the Village 9 SPA Plan's consistency with the GDP is provided in Chapter 10.

Subsequent maps, improvement plans, and other development proposals submitted concurrently with or after the adoption of this SPA Plan will provide the necessary detailed plans for construction of project's within the SPA as described in this document. These plans, the construction process, and the ultimate uses/activities that occur within the Village 9 SPA shall be consistent with the applicable provisions of this SPA Plan and related documents. In addition to the supporting documents and technical studies and plans directly related to this SPA (as listed in Section 1.4.3 and 1.4.4), development within the SPA shall comply with the following city-wide documents and/or be amended as needed for consistency:

1. City of Chula Vista General Plan (GP).
2. Otay Ranch General Development Plan (GDP).
3. Otay Ranch Resource Management Plan, Phases 1 and 2 (Any reference to Otay Ranch Resource Management Plan (RMP) herein shall mean RMP 1 and 2).
4. Multi-Species Conservation Plan Subarea Plan (MSCP).
5. City of Chula Vista Parks and Recreation Master Plan.
6. City of Chula Vista Greenbelt Master Plan.
7. City of Chula Vista Library Master Plan.
8. City of Chula Fire Master Plan and Subarea Master Plan, 1997.
9. Site Specific Sectional Planning Area Fire Facility and Emergency Response Analysis.
10. Airport Land Use Compatibility Plan (ALUCP) for Brown Field.
11. Chula Vista, California - 2010 Fire Facility/Deployment Master Plan.
12. Otay Valley Regional Park (OVRP) Concept Plan, 1997.

Chapter 2

Development Concept

2 - Development Concept

2.1 DESIGN INFLUENCE

The City of Chula Vista General Plan, the Otay Ranch General Development Plan (GDP), and the Overall Otay Ranch Design Plan describe the basic design concept for the Otay Ranch villages. The site plan for Village 9 is based upon those guiding documents, the unique characteristics of the site, and surrounding existing and proposed development in adjacent SPAs.

The University/Regional Technology Park (RTP) proposed in GDP Planning Area 10 and the Eastern Urban Center (EUC) planned north of the site greatly influenced the design of Village 9. The anticipated activity within the University/RTP resulted in the design of a university oriented Town Center with a street pattern, variety of retail uses and services, and housing choices tailored to support students, faculty, and staff in a pedestrian friendly atmosphere. The Urban Center, located between this Town Center and anticipated high-rise development of the EUC, has been designed to provide a compatible transition between these two areas and includes uses that support the RTP.

Village 9's land use and circulation pattern are designed to reflect new urbanist and traditional town planning principles including the pedestrian and transit-oriented university village concept described in the Otay Ranch GDP. These principles provide the primary framework for Village 9. This village concept intensifies residential densities and commercial uses at the heart of the community to enhance transit use, promote walkability, and create vibrant commercial and public spaces that promote social interaction and a strong community identity. This is achieved through the use of transect, form-based planning and an urban circulation network that establishes the appropriate intensity, scale, and form along public streetscapes and creates intimate, pedestrian friendly streets and corridors.

The urban circulation network consists of a grid pattern of complete streets within the Urban Center, Town Center, Urban Neighborhood, and Neighborhood Core Zones. As described in Chapter 5, Circulation & Corridor Design, complete streets accommodate motorists as well as bicycles, pedestrians, and transit users of all ages and abilities in a safe, attractive, and comfortable setting. The grid pattern results in a greater number of intersections and connections, providing shorter and more direct routes for all modes of transportation.

An urban couplet, which consist of a pair or "couple" of one-way roadways separated by a block, allows northbound and southbound arterial vehicle traffic to travel through the Town Center while still maintaining the same width and pedestrian scale as other streets within the grid. The couplet promotes activity in the Town Center by directing vehicle traffic through rather than around the Town Center, thereby increasing the visibility, exposure, and long-term viability of the businesses within. The urban couplet organizes traffic to allow for shorter pedestrian crossing, safer turning movements, more efficient through lanes, and a better mix of vehicles, bicycles, and pedestrians.

Other influences reflect on-site conditions and characteristics such as landforms, viewsheds, sustainability, and architectural integrity of completed Otay Ranch villages and surrounding uses. Transect, form-based planning allows for smooth transitions to the natural areas adjacent to the site. This transition supports a development pattern that respects the natural topography, views, and physical connection to the Otay River Valley, promoting the enjoyment and preservation of these natural resources. A focus on form allows greater flexibility in the expression of architectural style while still achieving quality architecture and streetscapes.

2.2 PHILOSOPHY AND OBJECTIVES

The guiding philosophy and key planning principles for Village 9 include the following:

1. Create a recognizable "place" that is well designed to provide 500,000 to 1.5 million square feet of office and retail space in three unique and attractive urban districts accommodating cultural and social diversity.
2. Develop distinctive design standards and invest in design excellence to create inspiring and memorable places; emphasize the appearance and qualities of the public realm; create streetscapes, pathways, and public spaces of beauty, interest, and functional benefit to pedestrians.
3. Encourage a development pattern that promotes orderly growth, prevents urban sprawl, and promotes effective resource management, while implementing the GDP goals of a strong relationship between Village 9, the EUC, and the planned university.
4. Protect and enhance the natural environment and increase the quality of life. Design neighborhoods with compact and multi-dimensional land use patterns that ensure a mix of uses and joint optimization of transportation modes to minimize the impact of cars, promote walking and bicycling, and provide access to employment, education, recreation, entertainment, shopping, and services.
5. Create an appropriately scaled and economically healthy Town Center. Include a wide range of commercial, residential, cultural, civic, and recreational uses. The Town Center should contain businesses that serve the daily needs of nearby residents and employees including students, faculty, and Regional Technology Park employees.
6. Establish a pedestrian and transit-oriented village with an intense, vibrant Town Center to reduce reliance on the automobile and promote walking and the use of bicycles, buses, and regional transit.
7. Encourage community development in mixed use and compact pedestrian oriented forms to accommodate all income levels and lifestyles.

8. Foster a compact form facilitated by "form-based planning," resulting in efficient infrastructure investments and advanced opportunities to provide socially diverse housing.
9. Promote jobs that match the skills of existing and future residents through provision of housing opportunities and choices and by providing an opportunity for the City to attract a university or related uses by dedication of land for such purposes. Retain and recruit a skilled and motivated workforce to ensure economic stability into the future and support university development by providing attainable housing opportunities at increased densities.
10. Encourage diverse, informal centers of creativity, learning, and interaction that support the University. Focus community design on a manner of life and civic culture that embraces and fosters life-long learning. This shall take place in traditional educational institutions as well as diverse venues such as restaurants, arts, and cultural locations. This includes public and private places of exceptional design and open spaces that inspire and connect with the natural environment through features that spark creativity. Identify and promote business clusters that complement the University and the Regional Technology Park.
11. Promote synergistic uses and graceful transitions within the SPA and between the SPA and neighborhoods of adjacent SPAs to balance activities, services, and facilities. Integrate Village 9 with existing Otay Ranch development, the University, the RTP, and connectivity to the Greenbelt.
12. Implement the goals, objectives, and policies of the Chula Vista General Plan and the Otay Ranch General Development Plan, the Chula Vista Greenbelt Master Plan, and the Otay Valley Regional Park Concept Plan.
13. Encourage the interactivity of a wide range of people, promote community diversity, and enrich the human experience by providing a broad variety of public spaces and housing types and styles that appeal to all ages, incomes, and lifestyles.
14. Establish a plan that is fiscally responsible and viable with consideration of existing and anticipated economic conditions.

2.3 SITE UTILIZATION

Exhibit 2.1 - Site Utilization Plan and Table 2.1 - Site Utilization Summary implement the land uses contemplated by the Otay Ranch GDP for this area. The Site Utilization Plan and Summary work together and assign a general utilization to each transect within the SPA. Uses include two elementary school sites, a variety of parks, various open space areas, attached and detached residential units, and mixed-use areas. In addition to defining each transect's utilization, individual planning areas are also assigned a targeted number of dwelling units and a range of commercial square feet. These targets and ranges, as shown in Table 2.1 - Site Utilization Summary are only estimates. Units and commercial square footage may be transferred between planning areas pursuant to Section 9.3.2.B. of this SPA Plan.

Legend - Land Use

- Eastern Urban Center (EUC) - 28-60 du/ac
- Town Center (TC) - 18-45 du/ac
- Mixed Use (MU) - 10-45 du/ac
- Mixed Use (MU) - 10-27 du/ac
- Medium Density Residential (M)
- Low Medium Density Residential Village (LMV)
- Open Space (OS)
- Open Space (Preserve)
- Park (P)
- University/RTP (U)
- School
- Boundary of Mixed Use Districts (Master Precise Plan Required - See Section 9.3.7)

Note: SR-125 ramp locations and designs as shown are conceptual. Final location and design to be determined by Caltrans.

Exhibit 2.1 - Site Utilization Plan

Table 2.1 - Site Utilization Summary

Commercial and Residential Land Use

Eastern Urban Center (EUC) - 28- 60 du/ac				
Planning Area	**Gross Acres**	**Transect[1]**	**Target D.U.[2]**	**Target Range C'ml Sq.Ft. (K)[2][6]**
A	9.5	T-5: UC	380	78-235
B-1	4.6	T-5: UC	183	38-115
B-2	3.9	T-5: UC	136	34-101
D	11.2	T-5: UC	448	94-278
E-1	4.6	T-5: UC	183	40-115
E-2	4.2	T-5: UC	168	34-101
H-1	4.7	T-5: UC	188	38-115
H-2	5.6	T-5: UC	226	44-130
Subtotal	**48.3**		**1,912**	**400-1,190**
Town Center (TC) - 18-45 du/ac				
Planning Area	**Gross Acres**	**Transect[1]**	**Target D.U.[2]**	**Target Range C'ml Sq.Ft. (K)[2][7]**
K-1	3.7	T-4: TC	148	0
K-2	3.8	T-4: TC	152	0
M	3.6	T-4: TC	80	10-29
N	3.5	T-4: TC	57	20-52
O-1	3.6	T-4: TC	80	10-29
O-2	3.6	T-4: TC	80	10-29
P	3.6	T-4: TC	80	10-29
Q	3.5	T-4: TC	57	20-52
R-1	3.6	T-4: TC	80	10-29
R-2	3.6	T-4: TC	80	10-29
Subtotal	**36.1**		**894**	**100-278**
Mixed Use (MU) - 10-45 du/ac				
Planning Area	**Gross Acres**	**Transect[1]**	**Target D.U.[2]**	**Target Range C'ml Sq.Ft. (K)[2]**
F	8.2	T-4: UN	136	0
G[2]	--	T-4: UN	0	0
Subtotal	**8.2**		**136**	**0**
Mixed Use (MU) - 10-27 du/ac				
Planning Area	**Gross Acres**	**Transect [1]**	**Target D.U.[2]**	**Target Range C'ml Sq.Ft. (K)[2][8]**
S-1	6.3	T-3: NC	104	0
S-2	3.5	T-3: NC	58	0
T	3.4	T-3: NC	34	0-32
U-1	3.5	T-3: NC	58	0
U-2	3.5	T-3: NC	58	0
V	8.6	TT-3: NC	142	0
W[2]	--	T-3: NC	0	0
Y-1	3.3	T-3: NC	54	0
Y-2	3.0	T-3: NC	50	0
Z-1	3.7	T-3: NC	61	0
Z-2	2.7	T-3: NC	45	0
CC	7.7	T-3: NC	128	0
Subtotal	**49.2**		**792**	**0-32**
Medium Density Residential (M) - 6-11 du.ac				
Planning Area	**Gross Acres**	**Transect [1]**	**Target D.U.[2]**	
AA	6.8	T-2: NG	72	
BB	8.4	T-2: NG	89	
Subtotal	**15.2**		**161**	
Low Medium Density Residential Village (LMV) - 3-6 du.ac				
Planning Area	**Gross Acres**	**Transect [1]**	**Target D.U.[2]**	
DD	12.2	T-2: NE	47	
EE	7.1	T-2: NE	26	
FF	8.8	T-2: NE	32	
Subtotal	**28.1**		**105**	
TOTAL	**185.1 Acres**		**4,000**	**500K - 1,500 K[3]**

Public, Quasi Public, and Other Uses

Community Purpose Facility (CPF)[3]				
Planning Area	**Land Use**	**Gross Acres**	**Transect [1]**	**Description**
J	TC	2.3	SD: CPF	CPF
X	MU	2.7	SD: CPF	CPF
Subtotal		**5.0**		
Potential School (S) Sites[4]				
Planning Area	**Land Use**	**Gross Acres**	**Transect [1]**	**Description**
G	MU	7.9	T-4: UN	Elementary
W	MU	11.9	T-3: NC	Elementary
Subtotal		**19.8**		
Parks (P)				
Planning Area	**Land Use**	**Gross Acres**	**Transect [1]**	**Description**
C	P	3.6	SD: P	Town Square
I	TC	1.5	SD: P	Town Square
L	P	14.8	SD: P	Neighborhood
GG	P	2.9	SD: P	Pedestrian
HH	P	1.3	SD: P	Pedestrian
II	P	3.4	SD: P	Pedestrian
Subtotal		**27.5**		
Open Space (OS)				
Planning Area	**Land Use**	**Gross Acres**	**Transect [1]**	**Description**
OS-1	OS	2.8	T-1: OS	Open Space
OS-2	CVOSP[5]	3.3	T-1: OP	Preserve
OS-3	OS	2.8	T-1: OS	Open Space
OS-4	CVOSP[5]	0.7	T-1: OP	Preserve
Subtotal		**9.6**		
Other				
Planning Area	**Land Use**	**Gross Acres**	**Transect [1]**	**Description**
JJ	U	50.0	SD: U	University/RTP
Arterials		17.9		Right-of-Way
SR-125		8.2		Right-of-Way
Subtotal		**76.1**		
TOTAL		**138.0 Acres**		

Notes:

(1) Transects are defined in Chapter 3.

(2) See Chapter 9 regarding Intensity Transfers and minimum retail/commercial square footage requirement.

(3) As defined by CVMC Chapter 19.48.

(4) School sites will revert to mixed use if sites are not accepted by the school district.

(5) Chula Vista Open Space Preserve.

(6) 390,000 square feet of office and 10,000 square feet of retail for the low range; 1,140,000 square feet of office and 50,000 square feet of retail for the high range; excludes live/work.

(7) 10,000 square feet of office and 90,000 square feet of retail for the low range; 10,000 square feet of office and 268,000 square feet of retail for the high range; excludes live/work.

(8) 32,000 square feet of retail for the high range.

SPA Total Area: 323.1 Gross Acres

2.3.1 Community Structure

The Village 9 SPA Plan proposes a new mix of uses south of the EUC, compatible with EUC policies. These uses will serve as a transition to a proposed Town Center, with intensities between the EUC and the Town Center. These mixed uses promote a 24-hour living environment with proximity to transit and creation of employment opportunities in close proximity to multi-family housing and transit.

A key aspect of the Village 9 plan is synergy and adaptability with a future University and RTP in the remaining portions of Village 9 and in GDP Planning Area 10 to the east, relative to pedestrian, transit, and automobile circulation, and urban design. The heart of the plan is the Town Center. It is envisioned that this area provide for the needs of the community by featuring a blend of shopping, restaurant, civic, institutional, educational, recreational, entertainment, personal service, and residential opportunities. The Town Center will provide a viable and intensified mixture of uses that will draw university students and faculty, residents, business owners, RTP employees, and visitors.

The overall plan is organized such that development intensity decreases from the EUC and Main Street, south toward the Town Center, and finally south toward Otay Valley Road and the Otay River Valley. The Exhibit 2.1: Site Utilization Plan includes community commercial uses and multi-family opportunities for affordable and new generational housing in the intensified Town Center, the opportunity for additional affordable housing and neighborhood commercial uses south and west of the Town Center, and attached and detached single family housing south of Otay Valley Road. This broad spectrum of housing and commercial opportunities is intended to meet the anticipated demands of students, faculty, and professionals associated with the adjacent University and RTP as well as the general population.

2.3.2 Relationship to Surrounding Uses

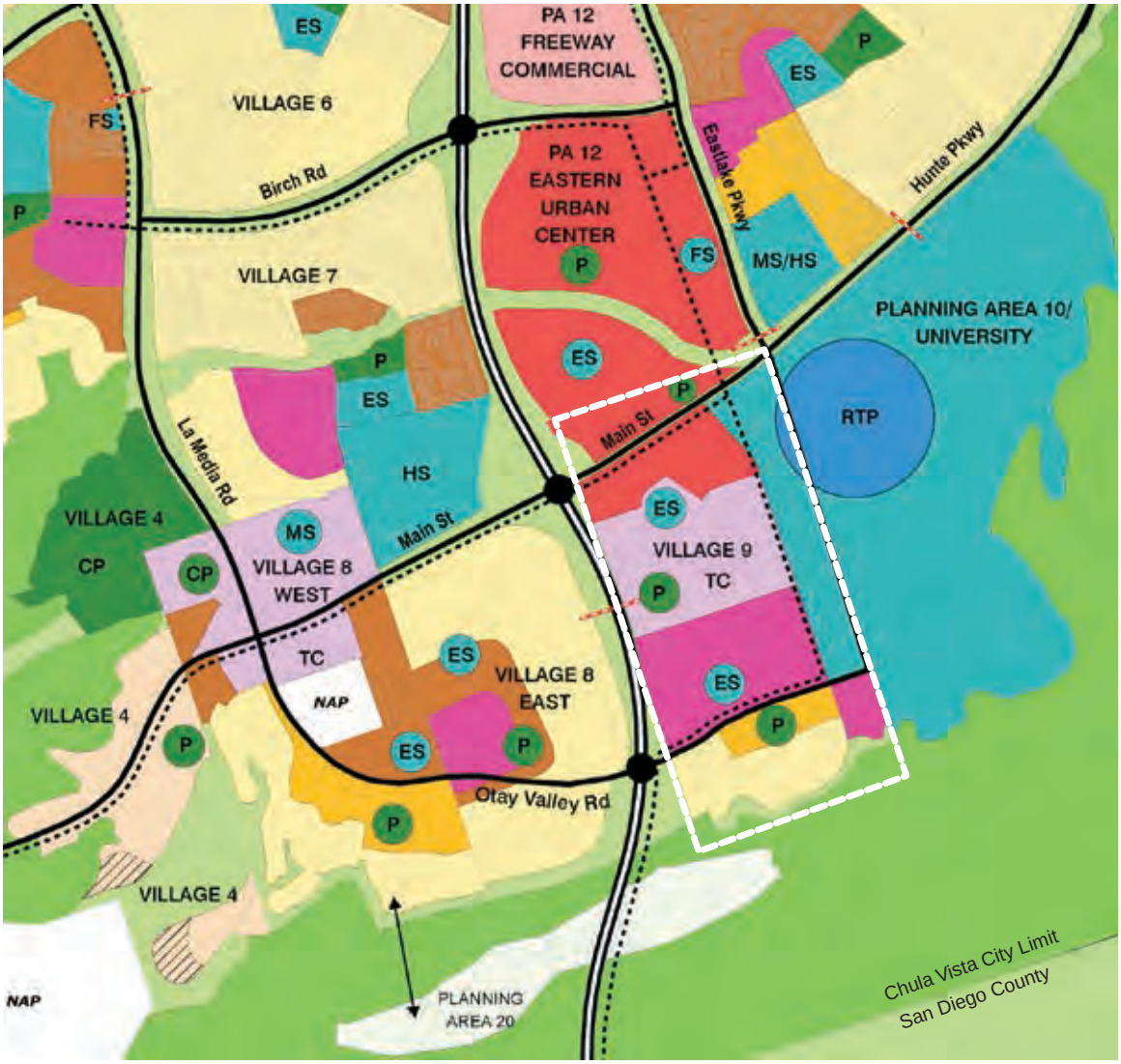
Village 9 is surrounded by open space, existing development, and planned development as shown in Exhibit 2.2 - Surrounding Uses. The relationship to these uses was carefully considered during the planning process. This section describes how this SPA Plan addresses the existing and planned uses that occur adjacent to Village 9.

A. The Eastern Urban Center (EUC)

The Eastern Urban Center, located North of Village 9, is designated by the GDP as an urban center serving regional commercial, financial, residential, professional, entertainment, and cultural needs. This urban center will consist of a variety of iconic buildings including high-rise development and entertainment uses in an urban, pedestrian oriented setting.

B. Village 8 East and SR-125

West of Village 9, State Route 125 (SR-125) separates the SPA from Village 8 East. SR-125 is a toll-road and will provide access to Village 9 via a Main Street interchange and Otay Valley Road.



- Low Medium Density Residential (LM)
- Low Medium Village Density Residential (LMV)
- Medium Density Residential (M)
- Medium High Density Residential (MH)
- Freeway Commercial (FC)
- Mixed Use (MU)
- Town Center (TC)
- Eastern Urban Center (EUC)
- University
- Regional Technology Park (RTP)
- Research & Limited Industrial
- Public & Quasi-Public (PQ)
- Open Space (OS)
- Parks & Recreation
- Chula Vista Open Space Preserve
- Limited Development Area
- SR-125 (Toll Road)
- Transit Corridor
- Pedestrian Bridge
- Access to PA 20
- ES — Elementary School
- MS — Middle School
- HS — High School
- FS — Fire Station
- P — Park

Not to Scale

Exhibit 2.2 - Surrounding Uses

West of SR-125, Village 8 East has been planned by the General Development Plan according to the traditional village model. A village core is surrounded by Medium-High (MH) and Medium (M) density residential which is surrounded by Low-Medium Village (LMV) density residential. Pedestrian, vehicle, and bicycle connections between Village 9 and Village 8 East will be provided across SR-125 at Main Streets and Otay Valley Road. In addition, a pedestrian and bicycle bridge will be provided across SR-125 between the neighborhood park and Village 8 East.

C. MSCP/OVRP

South of Village 9, open space extends along the entire edge of the SPA. This open space is part of the City of Chula Vista and County of San Diego's Multiple Species Conservation Program (MSCP) Plan, The City of Chula Vista's Otay River Valley Regional Park (OVRP) Conceptual Plan, and the Otay Ranch Resource Management Plan (RMP).

The SPA Plan for Village 9 respects the adjacencies to sensitive open space areas within the MSCP Preserve by designating the adjacent development areas for the lowest density residential development proposed by the plan. In addition, a buffer of parks and open space areas, the Preserve Edge, provides a buffer between this development and the MSCP area. Lighting, landscaping, and irrigation in the Preserve Edge, perimeter slopes and adjacent residential uses are controlled by the SPA and the accompanying Preserve Edge Plan (Appendix D) to limit disruption to the naturally occurring plant and animal species that occur within the MSCP area. Fire protection measures are also considered within the SPA and the accompanying Fire Protection Plan (Appendix F) to address this wildland-urban interface. The SPA Plan for Village 9 also respects adjacencies to the OVRP by providing a potential future greenbelt trail connection to the Regional Park. Refer to section 5.6.16.

D. University/RTP

The University/Regional Technology Park (RTP), planned for the area immediately east of Village 9, will be developed in accordance with the Strategic Framework Policies for the University Village Study Area (GDP Planning Area 10). The Town Center and residential development proposed in Village 9 is intended to support the University/RTP by providing commercial uses, residential units, and retail services that support students, faculty, and University/RTP staff. The Village 9 land plan and circulation plan have been intentionally designed to create a strong urban interface between the proposed Town Center and the University/RTP and create multiple opportunities for vehicular and pedestrian connections between these uses. Campus Boulevard provides a direct link between the proposed neighborhood park and the University/RTP via a flexible street space that can be converted to a pedestrian only area for special events such as festivals, fairs, and other neighborhood events.

The Regional Technology Park (RTP) will be located adjacent to the University campus. The RTP is envisioned to be a large, master-planned business park or parks that provide for high quality science, advanced technology, and manufacturing type development. The RTP will allow research and development (R&D) uses with some limited light industrial uses. The RTP will accommodate new research institution, industries, and businesses able to stimulate and/or capitalize upon the research activities of the nearby University.

Chapter 3

Development Code

3 - Development Code

Source: Duany Plater-Zyberk & Company

3.1 INTRODUCTION

The Development Code is intended to serve as the Planned Community (PC) District Regulations for Village 9. Unlike traditional PC District Regulations, this code has been designed as a form-based code to better address the physical form of the various zones and transects that occur within the SPA. The new code incorporates all the necessary regulations required by traditional PC District Regulations in a new format.

3.1.1 Applicability

Every attempt has been made to generate coherent and consistent standards and guidelines for the development of Village 9. When the provisions of this code remain silent on a particular issue, the City of Chula Vista's Zoning Code or previously adopted ordinances shall prevail. The provisions of this development code are not intended to abrogate any existing easements, covenants, or other agreements.

3.1.2 Organization

All development, redevelopment, subdivisions, and new land uses within Village 9 shall comply with all applicable requirements of this chapter, as follows:

A. Regulating Plan

The Regulating Plan assigns development regulations to the various properties identified by Exhibit 2.1- Site Utilization Plan by establishing 6 Transects and 11 Zones.

B. Zone Standards

Zone Standards regulate key aspects of private buildings that affect the public realm. Zone Standards are determined on a zone-by-zone basis, regulating permitted building configurations, lot configurations, use, building setbacks and building separations within the Zone. General regulations applying to all parcels within Village 9 are followed by zone-specific standards.

C. Building Configuration Standards

Building Configuration Standards apply to all applicable zones, regulating the permitted uses, frontage type, plotting, primary pedestrian access, vehicle access, parking, and open space requirements.

D. Frontage Type Standards

Frontage Type Standards determine the relationship between the private frontage of buildings and the public streetscape to create a cohesive and expressive neighborhood experience.

E. Performance Standards

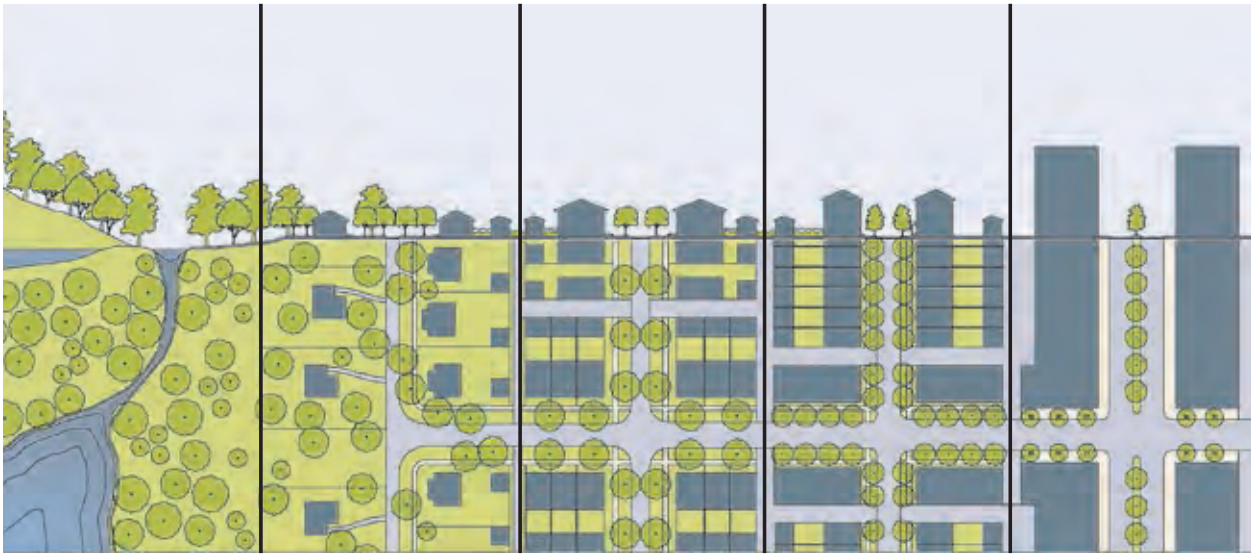
Performance Standards apply to all planning areas within Village 9 regardless of transect or zone. Performance Standards regulate the on-going operation of uses within the SPA to ensure noise, odor, and other issues resulting from the on-going operation of each use do not negatively impact neighborhoods and the community.

F. Sign Regulations

Sign Regulations apply to all planning areas within Village 9 regardless of transect or zone. Sign Regulations provide standards for appropriate size and design of signage within the SPA.

3.1.3 Transects and Zones

In form-based planning, the built environment is organized as a range of geographic and development "transects" or cross sections. A key objective of transect-based planning is the creation of integrated environments that are internally coherent with seamless transitions. Successful, integrated environments are based on the selection and arrangement of all the components that contribute to a particular type of environment. Each transect is composed of elements that support and intensify its local character: zone, building configuration, lot configuration, land use, frontage type, street, and other physical elements of the human environment. Through the transect, planners are able to specify different urban contexts that have the function and intensity appropriate for their location.



T-1: Natural
- Open Space Preserve (OP)
- Open Space (OS)

T-2: Suburban
- Neighborhood Edge Zone (NE)
- Neighborhood General Zone (NG)

T-3: General Urban
- Neighborhood Core (NC)

T-4: Town Center
- Town Center Zone (TC)
- Urban Neighborhood Zone (UN)

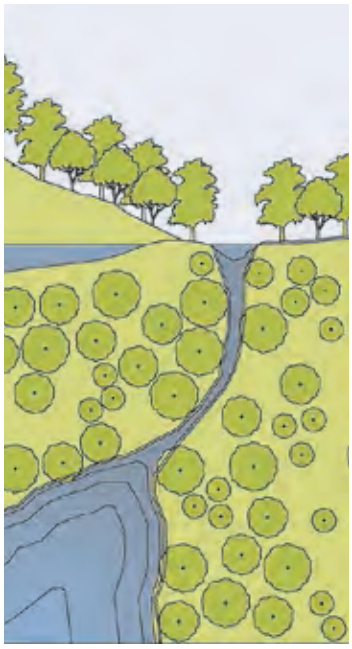
T-5: Urban Center
- Urban Center (UC)

Exhibit 3.1 -Transects
Source: Duany Plater-Zyberk & Company

The transects within Village 9 capitalize on established transects utilized by Smart Code development. The following locally adapted transects provide organization for development that focuses activity within the EUC and Town Center, transitioning into residential opportunities, the University/RTP, and rural open space at the edges. Transects are further divided into zones, allowing for greater diversity and smoother transition between transects. Development is organized into 6 transects and 11 zones, as listed below:

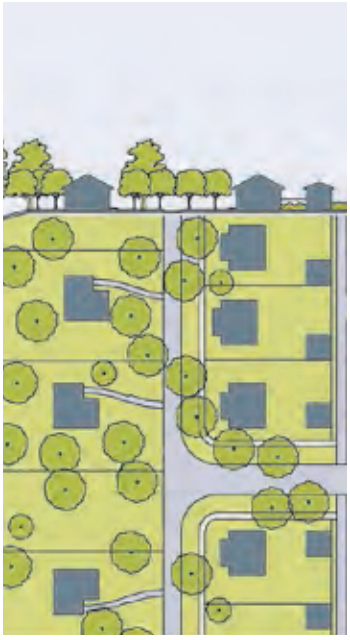
- T-1: Natural (encompassing OP and PE Zones).
- T-2: Suburban (encompassing NE and NG Zones).
- T-3: General Urban (encompassing NC Zone).
- T-4: Town Center (encompassing TC and UN Zones).
- T-5: Urban Center (encompassing UC Zone).
- SD: Special District (encompassing P, CPF, and U Zones).

The SPA covers diverse topography and development intensities. Viewed as a north-south cross section, the site ranges from the open space of the Otay River Valley on the south to the future high-rise mixed-use areas of the EUC on the north. The University/RTP are located to the east. The transects are based on this development range as shown in Exhibit 3.1 - Transects. The highest development intensities are located in the EUC (T-5) Transect, gradually transitioning into lower levels of development intensity near the river corridor. The Special District (SD) Transect, which is not illustrated in Exhibit 3.1 - Transects, includes designated parks and community purpose facilities that occur throughout the community and the University/RTP.



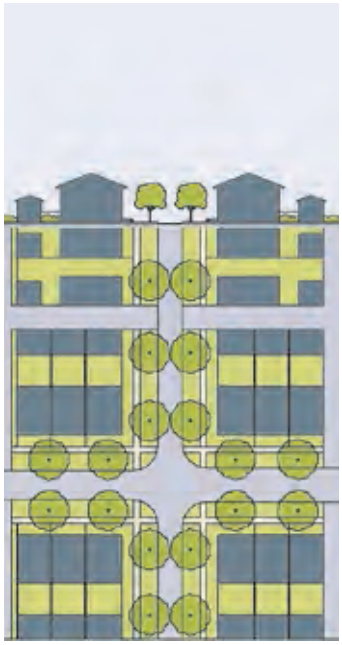
A. Transect 1 (T-1): Open Space Preserve (OP) and Open Space (OS)

T-1 is comprised of areas reserved for limited recreation, passive open spaces, and habitat preserve, providing a transition from natural areas to the built environment. T-1 is characterized by rolling hills adjacent to the Otay River bed. T-1 demonstrates a respect for natural topography and integration of perimeter manufactured slopes. This transect is highlighted by low-intensity recreation, hiking trails, and staging areas. The Open Space Preserve (OP) Zone also includes portions of the Multiple Species Conservation Plan (MSCP) subarea. These uses are considered T-1 due to their minimal development. T-1 is defined by the Open Space Preserve (OP) Zone and Open Space (OS) Zone.



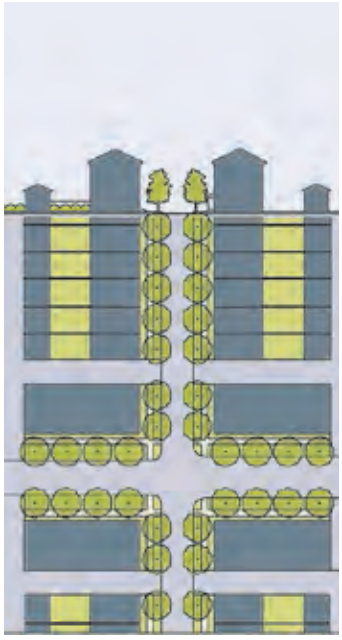
B. Transect 2 (T-2): Neighborhood Edge (NE) and Neighborhood General (NG)

T-2 consists of primarily of Low-Medium Density (3-6 du/ac) and Medium Density (6-11 du/ac) Residential Land Uses as a transition from open space to greater concentrations of development. Residential opportunities are planned in a traditional manner with a focus on coherent neighborhoods of distinct character. The Neighborhood Edge (NE) Zone is characterized by 1 and 2 story detached single-family homes in southern portions of the transect while the Neighborhood General (NG) Zone is characterized by 2-story attached and detached cluster homes in northern portions of the transect. There is a focus on private front yards and a distinct separation of private lots from the public street. Planting is naturalistic with setbacks relatively deep and blocks typically larger. This transect is defined by the Neighborhood Edge (NE) Zone and the Neighborhood General (NG) Zone.



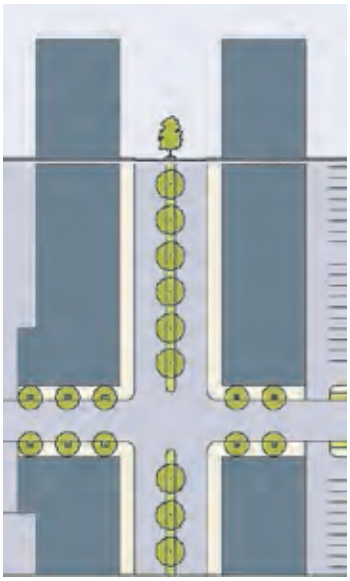
C. Transect 3 (T-3): Neighborhood Core (NC)

T-3 consists predominantly of attached, small-lot detached, and mixed-use residential housing with occasional neighborhood serving commercial uses and an elementary school site. This new zone establishes a density of 10-22 du/ac. A grid pattern of streets and pedestrian corridors defines relatively small blocks to promote walking and circulation efficiency. T-3 is characterized by a horizontal mix of uses consisting of small neighborhood retail and services in limited ground level locations. There is a focus on common open space and strong pedestrian linkages along public sidewalks and internal development pathways. This transect is defined by the Neighborhood Core (NC) Zone.



D. Transect 4 (T-4): Town Center (TC) and Urban Neighborhood (UN)

T-4 consists of mixed-use development including community retail, office, attached and small-lot detached residential homes, and an elementary school site in an urban setting. A grid pattern of streets and pedestrian corridors defines relatively small blocks to promote walking and circulation efficiency. T-4 is characterized by a horizontal and vertical mix of uses, with retail, residential, and office on the ground level and attached residential and office above. Building configurations are limited to those that provide limited or no setbacks, strong pedestrian-scaled frontages, and opportunities to de-emphasize parking. This transect intends to create an active and vibrant Town Center to support the daily needs of the University/RTP. This transect is defined by the Town Center (TC) Zone and the Urban Neighborhood (UN) Zone.



E. Transect 5 (T-5): Urban Center (UC)

T-5 consists of shopping, offices, hospitality uses (hotels, etc.), commercial recreation, and attached residential. T-5 is characterized by high-intensity, vertical, urban development. Building types shall be massed to serve as a transition between the town center and the high-rise development planned north of the site. Building types are limited to those that provide limited or no setbacks, strong frontages, opportunities to de-emphasize parking, and pedestrian scaled courtyards and plazas to provide relief from the urban fabric. This transect is defined by the Urban Center (UC) Zone.

F. Special District (SD): Parks (P), Community Purpose Facility (CPF), and University (U)

SD includes designated lands for the development of parks, community purpose facilities, and a University. Parks are located to provide recreational opportunities for residents within walking distance of their home and to provide relief from the urban fabric. This transect is defined by the Parks (P) Zone, the Community Purpose Facility (CPF) Zone, and the University (U) Zone.

3.2 REGULATING PLAN

Exhibit 3.2 - Regulating Plan, establishes zones applied to each property within Village 9. Zones dictate building configurations, building placement and design, and land uses within each transect's zone.

The Regulating Plan is a synthesis of development opportunities that respond to the topography and constraints of the site, adjacent uses, landowner development program, and the evolving development needs of the City. Zones have been identified to incorporate a range of residential, recreation, education, social, hospitality, and retail opportunities into an integrated, pedestrian-oriented community.

Legend - Transect : Zone

- T-1: Open Space Preserve (OP)
- T-1: Open Space (OS)
- T-2: Neighborhood Edge (NE)
- T-2: Neighborhood General (NG)
- T-3: Neighborhood Center (NC)
- T-4: Urban Neighborhood (UN)
- T-4: Town Center (TC)
- T-5: Urban Center (UC)
- SD: Park (P)
- SD: Community Purpose Facility (CPF)
- SD: University/RTP (U)
- Boundary of Mixed Use Districts (Master Precise Plan Required - See Section 9.3.7)

Note: SR-125 ramp locations and designs as shown are conceptual. Final location and design to be determined by Caltrans.

Exhibit 3.2 - Regulating Plan

3.3 ZONE STANDARDS

The following zone standards regulate the configuration of lots and the placement of buildings within the various zones identified by the Regulating Plan. This section starts with general regulations that apply to all zones and then provides specific standards for each zone. This section regulates the configuration of lots and placement of buildings not withstanding the requirements of Appendix F - Fire Protection Plan.

3.3.1 General Regulations Applying to all Zones

The following regulations apply to all zones within Village 9.

A. Accessory Buildings and Structures

Accessory uses and accessory buildings customarily appurtenant to a permitted use are allowed subject to the requirements of Section 19.58.020 CVMC, Uses: Accessory Structures. For purposes of this document, attached and detached garages shall be considered an accessory structure.

Attached and detached accessory buildings and structures, except accessory second units (ASUs), shall meet all of the requirements for location of the main structure as constructed or required by the zone, whichever is less restrictive, except as herein provided:

1. All attached and detached accessory buildings and structures (enclosed or unenclosed) shall be subject to building permit review. Such accessory buildings shall not be allowed to encroach into required setbacks, except as otherwise permitted herein.
2. Detached accessory buildings may be located within an interior side yard or rear yard, provided that such a structure is located no closer than 5 feet to an interior side or rear lot line, is at least 6 feet from the main structure, does not exceed 1 story in height (15 feet measured from finished pad grade to tallest roof ridge), does not exceed 30% of the required yard area, does not exceed the minimum lot coverage required by the zone, and does not encroach into any fuel modification zones.
3. Open structures may be allowed to encroach into the rear yard setback subject to the approval of the Development Services Director. The design and type of open structure shall be approved by the Development Services Director.
4. Architectural features of accessory buildings and structures, which constitute non-useable floor space such as interior fireplaces, eaves, awnings, chimneys, wing walls, etc. shall be subject to the same encroachment requirements as the primary building.

B. Accessory Second Units (ASU)

Accessory second units (ASUs), commonly referred to as "in-law units" or "granny flats," provide excellent opportunities for affordable housing. ASUs are regulated in part by state law and may be subject to change as state law is amended from time to time. ASUs shall be subject to Chula Vista Municipal Code (CVMC) Section 19.58.0522, Accessory dwelling unit.

C. Zero Setbacks and Reciprocal Use Easements (RUEs)

As an alternative to traditional plotting configurations, utilization of "zero setbacks" or reciprocal use easements (RUE) are permitted on all detached building configurations where identified in the applicable zone standards. Buildings may be plotted as follows:

1. Zero Lot: One building is plotted directly on a lot line with zero setback (zero lot line), to allow the neighboring lot a larger private side yard space. A reciprocal use easement (RUE) is granted for drainage and allows the property owner limited access to maintain building walls, foundations, and drainage facilities when required. (See Exhibit 3.3 - Zero Lot Line.)
2. RUE Lot: Buildings are plotted with conventional setbacks but fencing is constructed and an RUE is granted to allow the benefitting property owner utilization of the adjacent lot's side yard as private yard space. This configuration may be more desirable than a zero lot configuration for fire rating of walls in construction. (See Exhibit 3.4 - RUE Lot.)

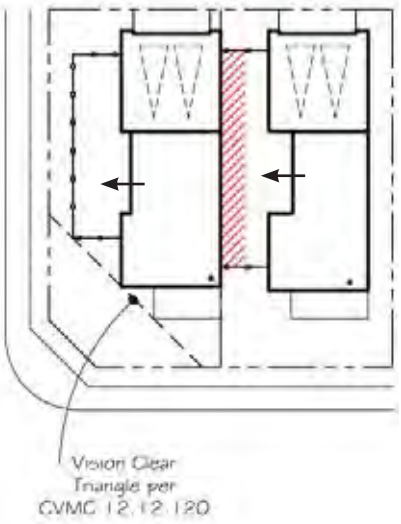


Exhibit 3.3 - Zero Lot Line

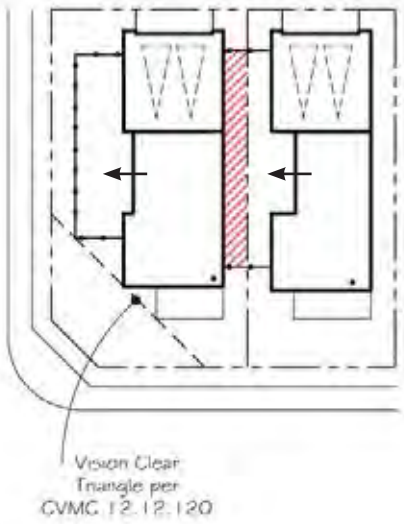


Exhibit 3.4 - RUE Lot

LEGEND

RUE

Fence

Property Line

3. Paired Lots: Buildings are designed and plotted to fit together along a common property line while maintaining the required setback. Paired lots are typically plotted with "Z" lot lines and an RUE is granted for both lots. Paired lots may also use a zero lot configuration. (See Exhibit 3.5 - Paired Lots.)

Where "Z" lot lines or RUEs are utilized, interior setbacks shall be reduced to accommodate the configuration; however, the aggregate side setbacks (sum of required interior/side street setbacks) and minimum building separations shall remain consistent with the zone standards. These lot configurations shall meet the California Building Code and the requirements of this document. The minimum street side setback shall apply for all lots with secondary street frontage.

Where building configurations utilize "zero setbacks" within a zone, the building separation identified for the zone shall take precedence over the side setback requirement identified. However, the minimum street side setback shall still apply for lots with street side frontage.

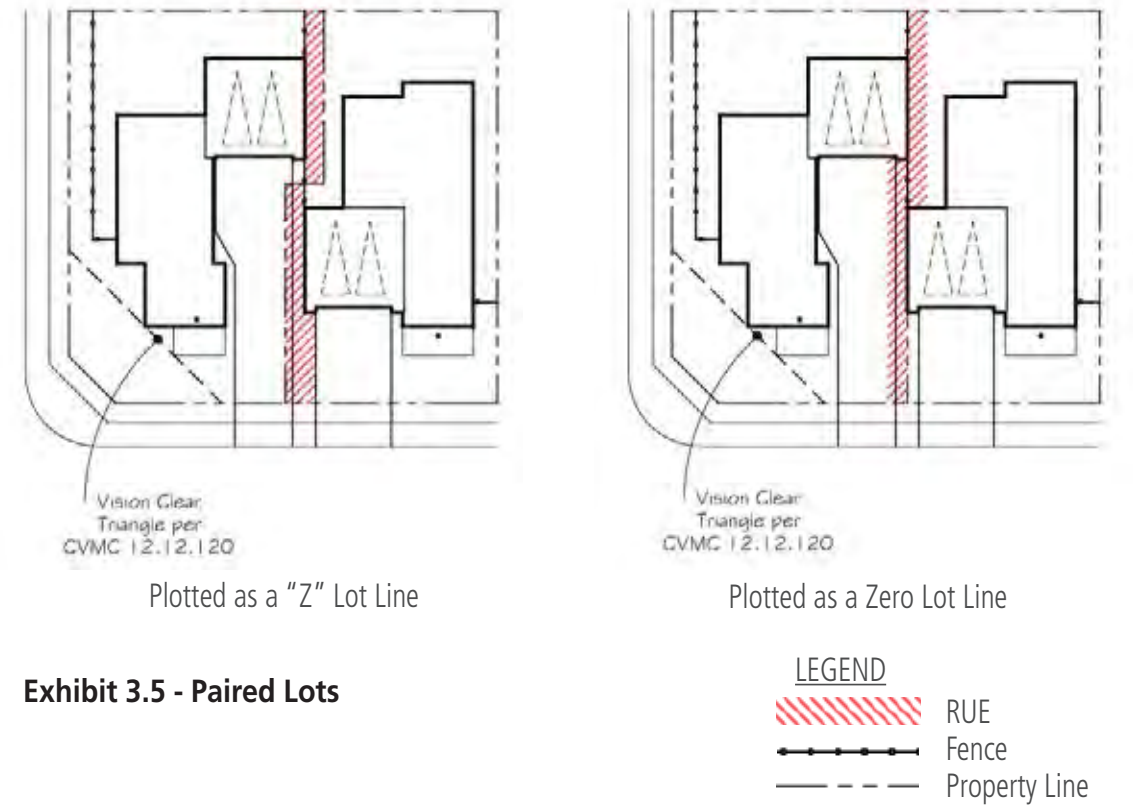


Exhibit 3.5 - Paired Lots

D. Height Exceptions and Permitted Building Encroachments

Height exceptions and encroachments into building setbacks are permitted where identified by the zone. In addition, the following shall apply to all zones:

1. "Outdoor living spaces" shall include cantilevered balconies, walled and/or raised courtyards, porches, and stoops; all are permitted to encroach into minimum setbacks as specified by each zone.
2. "Architectural projections" shall include bay windows, interior fireplaces, eaves, and media niches; all are permitted to encroach into minimum setbacks as specified by each zone.
3. Encroachments shall not conflict with public utilities, Village Pathways, or Regional Trails. Where necessary, utility easements may be reduced or expanded to accommodate utility infrastructure.
4. Mezzanine floors shall not be counted as a story when determining building height.
5. Buildings shall not encroach into intersection visibility triangle setbacks for corner conditions as defined in Chula Vista Municipal Code Section 12.12.120, Vision clearance - Intersection requirements.
6. Height limitations specified within this SPA shall not apply to spires, belfries, cupolas, clock towers, domes, monuments, weather vanes, windmills, chimneys, flagpoles, parapet walls extending not more than 4 feet above the limiting height of the buildings, elevator shafts, stairwells accessing roofs and other similar architectural elements. Height limitations shall also not apply to fire and hose towers, distribution and transmission towers, lines and poles, water tanks, masts and aerials, cellular towers, and mechanical equipment.
7. Height exceptions and encroachments must be implemented in conformance with applicable building code requirements.

E. Brownfield Airport Compatibility

1. This SPA Plan requires that subsequent submittals and development comply with Part 77 of Federal Aviation Regulations.
2. Airport Influence Area: Village 9 is approximately 75% in Airport Influence Review Area 1 and the remaining 25 % is outside the study area. Airport Influence Area compliance is gained by the City of Chula Vista submitting SPA documents to the Airport Land Use Commission (ALUC). Based on a determination by ALUC, additional requirements may be imposed.
3. Noise Compatibility: 100% of Village 9 receives no significant noise impacts from aircraft operations.
4. Safety: Village 9 is outside the Aircraft Safety Impact Zones.
5. Part 77 Airspace: Village 9 is within the Part 77 Airspace Study Area. Projects within the study area may not exceed the height standards established by the Federal Aviation Administration (FAA) as identified by the Code of Federal Regulations, Title 14, Part 77. All applicable discretionary applications within the Part 77 Airspace Study Area shall be routed to the San Diego County Regional Airport Authority (SDCRAA) for review and comment, utilizing SDCRAA's routing/ application form.
6. Terminal Instrument Procedures (TERPS) Airspace: Village 9 is within the TERPS Airspace Influence Area. Coordination with the ALUC is required and is achieved through the process for Part 77 compliance.
7. Over Flight: Village 9 is mostly within the Over Flight Zone. Properties within the Over Flight Zone require real estate disclosures and recordation of an Overflight Agreement with the County Recorder's Office utilizing the City's template. Prior to approval of the first Final Map, the applicant shall record a Brown Field Municipal Airport Overflight Agreement with the County Recorder's Office and provide a single copy of the agreement to the Development Service Director.
8. Prior to issuance of construction permits for any properties within the Part 77 Airspace Study Area, the applicant must obtain a determination of no hazard to air navigation from the Federal Aviation Administration (FAA) for any structure that meets FAA notification criteria. A copy of the FAA determination must be provided prior to issuance of permits.
9. Airport overflight notification will be provided to the new residents in compliance with the Brown Field Airport Land Use Compatibility Plan.

F. Parking

All parking shall be provided as specified by the applicable building configuration. Additional parking standards are as follows unless otherwise modified by the applicable building configuration:

1. Residential Garages and Driveways:
    a. All garage doors shall be roll up doors.
    b. Driveway aprons accessed by common access lanes shall be 5 feet deep or less or shall be 19 feet deep or greater, measured from face of garage door to edge of lane, to prevent parked cars from blocking common vehicle access lanes.
    c. Driveway aprons accessed from public streets shall be a minimum of 19 feet deep, using a roll-up door, measured from the face of garage door to the closest edge of sidewalk or street adjacent trail to prevent parked cars from blocking sidewalks, trails, or the street.
    d. Each required interior garage space and carport space shall have a minimum dimension of 10 feet wide x 20 feet deep and shall not be obstructed. The minimum floor area of a 2-car garage shall be 400 square feet. The minimum floor area of a single car garages shall be 240 square feet, to provide storage area as well as a parking space.
    e. Townhome garages accessible by lanes shall maintain a minimum dimension of 30 feet from garage face to garage face.
    f. Additional garage, enclosed, covered, or unenclosed spaces may be sized to accommodate standard cars or Low Speed Vehicles (LSVs).
2. Common Vehicle Access Lanes:
    a. All common access lanes shall be 2 directional and have a minimum width of 20 feet clear for travel and fire access.
    b. All parking spaces, drive approaches, and lanes shall be designed for adequate maneuverability with a minimum back-up distance of 25 feet.
3. Vehicle Parking Spaces:
    a. The minimum number of spaces shall be provided as specified for each building configuration or as otherwise agreed upon pursuant to a shared parking agreement as described in Section 3.8.
    b. Parking spaces shall not obstruct access to other units or their designated parking space(s).
    c. Handicapped parking shall be provided in accordance with Title 24, California Handicap Accessibility Requirements.
    d. Standard parking space dimensions shall be a minimum of 9 feet wide x 20 feet deep. Spaces with a depth of 18 feet and 2 feet of overhang onto curb are permitted to fulfill this requirement provided such overhang does not conflict with pedestrian corridors.
    e. Parallel parking spaces shall provide an additional 4 feet of length to allow adequate maneuverability.

f. Parking spaces shall not obstruct sidewalks, trails, or other pedestrian corridors.
g. Compact parking space dimensions shall be a minimum of 7.5 feet wide x 15 feet deep. For every 10 required commercial use spaces and unassigned residential spaces, one may be a "compact" space.
h. Parking aisles shall meet the minimum widths specified in the City of Chula Vista Parking Table.

4. Motorcycle Parking:
   a. Uses requiring 25-100 parking spaces shall provide at least 1 dedicated motorcycle space.
   b. Uses with more than 100 parking spaces required shall provide 1 motorcycle space per 100 automobile spaces.
5. Bicycle Parking:
   a. Bicycle parking shall be provided as specified by the applicable building configuration and CalGreen.
   b. Bicycle parking located within buildings, garages, or private yard spaces that are not accessible to the public shall be considered secure spaces and do not require additional security devices. All other bicycle parking shall be permanently anchored with the ability to secure both the wheels and the frame and shall meet the requirements of CalGreen.
   c. Bicycle parking facilities shall be located pursuant to the requirements of CalGreen and in highly visible areas to the greatest extent feasible in order to minimize theft and vandalism and encourage use.
   d. Bicycle parking shall be located to prevent parked bicycles from blocking sidewalks and other pedestrian corridors, maintaining a minimum of 4 feet for pedestrians to pass.
   e. Bicycle parking provided in garage spaces shall not encroach into required vehicle parking areas.
6. Paving:
   a. All off-street parking areas, including driveways and parking lots, shall provide a durable and dustless surface.
   b. Parking areas shall be graded and drained to dispose of all surface water.
   c. Porous paving is permitted for surface lots if properly engineered.
   d. All surface parking areas shall be designed in accordance with the Village 9 Water Quality Technical Report.
7. Lighting of Parking Areas:
   a. Lighting shall be provided in all parking areas for safety.
   b. Lighting shall be designed so as to minimize light spillage onto adjacent properties.
   c. Lighting shall meet the requirements of CVMC Section 19.62.120, Parking areas-Lighting arrangements.

8. Surface Parking Lot Screening and Landscaping:
    a. Provide a minimum 5-foot landscaped setback between parking lots and adjacent buildings. Provide a 10-foot minimum landscape buffer setback between parking areas and public rights-of-way.
    b. For parking areas consisting of 5 or more consecutive spaces, parking setbacks adjacent to public rights-of-way shall be landscaped to screen parking to a minimum height of 3.5 feet. Any approved combination of planting, walls, and/or decorative features, which are visually compatible with the community aesthetic values, may be utilized.
    c. The total parking area shall be landscaped in accordance with the City's Landscape Manual.
    d. All planting areas, walls, fences, and service areas shall be separated from parking areas by a 1-foot horizontal concrete curb and/or step-out.
9. Parking Structures:
    a. Stand-alone, above-ground parking structures are only permitted in the UC, UN, and TC Zones. Refer to Section 4.3.7, Parking Lots and Structures for design guidelines applicable to above ground parking structures. Above-ground parking structures integrated into mixed-use or multi-family building design are only permitted in the UC, UN, TC, and NC Zones.
    b. Subterranean parking structures are permitted in any zone provided they do not encroach into public rights-of-way.
10. Parking Lot and Parking Structure Access:
    a. Entries into parking lots and structures shall be designed to be convenient and easy to find through location and/or signage.
    b. Adequate vehicle stacking distance at entrances to paid or gated parking facilities shall be provided to reduce traffic impacts on adjacent public streets. Maximum driveway width along public streets is 24 feet.
    c. Parking lot/structure entry design, including stacking and secondary access, shall be reviewed at the site plan level.

G. Lighting

1. All lighting shall comply with CVMC Section 19.66.100 Glare, which prohibits direct sky reflected glare.
2. Lighting shall be provided along streets, trails, and other pedestrian corridors as well as within parks and other public spaces to provide safety and deter graffiti.
3. Required lighting levels shall be determined at site plan review so that it may be designed to respond to the specific use and surrounding conditions of the site.

H. Interim Uses

The following interim uses are permitted:

1. Crop farming, tree farming, and nurseries shall be permitted as an interim use in any zone, provided the area in which the use will occur has not been subdivided or plotted into any parcel less than one acre in size. Any buildings including but not limited to farm buildings, packing sheds, and greenhouses shall be subject to a conditional use permit.
2. Surface parking lots shall be permitted as an interim use in the UN, UC, NC, and TC Zones, subject to approval of the Development Services Director. Interim surface parking lots are not subject to the parking lot landscaping requirements contained herein.

I. Temporary Uses

The following temporary buildings, structures, and uses shall be permitted during construction and residential unit sales with the location of use subject to approval of the Developments Services Director. All temporary structures associated with residential sales and construction shall be removed no later than 60 days after the sale of the last house.

1. Contractor's Office and/or Storage - Temporary structures including the housing of tools and equipment or that contain supervisory offices used in connection with construction projects.
2. Temporary Recycling of Construction Materials - Demolition materials to be reused as part of the construction process, subject to the conditions as may be imposed by the tentative tract map approval and/or the development agreement.
3. Temporary Tract/Sales Office/Pavilion - Temporary tract sales pavilion within a commercial mobile home until a model home becomes available for use as a sales office.
4. Model Homes - Model homes, their garages, parking lots, and private recreation facilities are temporary uses and may be used as offices for the first sale of homes within a recorded tract and subsequent similar tracts utilizing the same architectural designs, subject to the regulations of the City of Chula Vista governing said uses and activities, Unless otherwise determined by the Zoning Administrator, an administrative Conditional Use Permit and administrative Design Review shall be required for model home sites. At the discretion of the Zoning Administrator, the Conditional Use Permit may be referred to the Planning Commission or the Design Review Board, respectively, for a decisions. Otherwise, administrative procedures shall be used.
5. The following temporary buildings, structures, and uses shall be permitted throughout the life of the SPA development with the location of use subject to approval of the Developments Services Director:
6. Carnivals, Fairs, and Festivals - Temporary carnivals, fairs, and festivals shall be subject to the provisions of Chula Vista Municipal Code 19.58.042 and shall require and Administrative Conditional Use Permit.
7. Seasonal Sales - Outdoor seasonal sales including Christmas tree lots, pumpkin patches, and similar uses shall require and Administrative Conditional Use Permit.
8. Certified Farmers Market - Subject to the provisions of Chula Vista Municipal Code 19.58.148 and 19.54; shall require a Conditional Use Permit.

3.3.2 T-1: Open Space Preserve (OP) Zone

The Open Space Preserve (OP) Zone is intended to protect natural areas that are part of the City of Chula Vista's Multiple Species Conservation Plan (MSCP) Subarea. In Village 9, these 4 acres of land consist of 2 parcels in the southerly portion of the SPA, adjacent to the Otay River Valley. This zone allows for habitat preserves pursuant to the regulations of the MSCP Subarea Plan, the Otay Ranch Resource Management Plan (RMP), and the Otay Valley Regional Park (OVRP) Concept Plan.

Key Map
(N.T.S.)

A. T-1: OP Permitted Land Uses

The primary use for this zone is Habitat Preserve. Only under limited circumstances may certain uses other than Habitat Preserve, as determined by the City of Chula Vista to be compatible with the goals and objectives of the City's MSCP Subarea Plan and the Otay Ranch Resource Management Plan (RMP), be permitted.

Only under limited circumstances may certain amenities and facilities, as determined by the City to be compatible with the goals and objectives of the City's MSCP Subarea Plan and Otay Ranch RMP, be permitted within the preserve. Any proposed amenities or facilities within the Preserve shall be subject to the prior review and approval of the Development Services Director.

Any proposed uses other than Habitat Preserve shall be subject to prior review and approval of the Development Services Director and any applicable management agencies.

B. Other Applicable Requirements

All uses within the T-1: Open Space Preserve (OP) Zone shall be subject to compliance with the following:

1. Chapter 7 - Parks and Open Space.
2. City of Chula Vista Final MSCP Subarea Plan.
3. Otay Ranch RMP.
4. City of Chula Vista Greenbelt Master Plan.
5. Village 9 Fire Protection Plan (Appendix F).
6. Requirements of Army Corps of Engineers, Wildlife Agencies, and/or other applicable management entities.

3.3.3 T-1: Open Space (OS) Zone

The Open Space (OS) Zone is intended to integrate perimeter slopes and other undevelopable areas within the SPA. Portions of the Open Space Zone are located within the Preserve Edge, a 100-foot buffer zone adjacent to the MSCP Preserve. The Preserve Edge is also regulated by the Village 9 Preserve Edge Plan.

Key Map
(N.T.S.)

A. T-1: PE Permitted Land Uses

No structures other than fencing and walls shall be permitted. Perimeter fences and walls shall be built and landscaped in such a way as to minimize visual impacts on the MSCP Preserve and the Otay Valley Regional Park.

Trails and associated signage, benches and trail amenities may be permitted, subject to the review and approval of the Development Services Director (or their designee). Trail signage shall meet the requirements of the Greenbelt Master Plan.

B. Other Applicable Requirements

All uses within the T-1: Open Space (OS) Zone shall be subject to compliance with the following:

1. Chapter 7 - Parks and Open Space.
2. City of Chula Vista Final MSCP Subarea Plan.
3. Otay Ranch RMP.
4. City of Chula Vista Greenbelt Master Plan.
5. Village 9 Fire Protection Plan (Appendix F).
6. Village 9 Preserve Edge Plan (Appendix D).

3.3.4 T-2: Neighborhood Edge (NE) Zone

The primary intent of the Neighborhood Edge (NE) Zone is to provide a transition between the natural environment and residential development. This zone will reflect a single-family detached character with park and trail connections to adjacent open space. This zone will utilize a development pattern suitable for hill-top conditions and view lots.

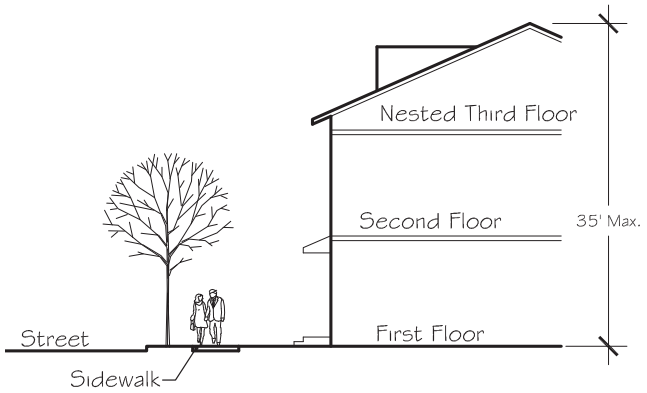
Key Map
(N.T.S.)

A. Permitted Building Configurations (See *Section 3.4, Building Configurations*)

1. Conventional Home.
2. Neighborhood Recreation Facility.
3. Innovative.

B. Lot Configuration

1.	Lot Width:	40 feet minimum; corner lots 45 feet minimum (measured at center of lot)
2.	Lot Size:	4,000 square feet minimum
3.	Lot Coverage:	70% maximum
4.	Building Height :	35 feet maximum; 2 story or nested 3rd story maximum
5.	Plotting:	Front Loaded or Lane Loaded; Traditional, Zero Lot Line, and RUE configurations permitted



T-2: NE Maximum Height

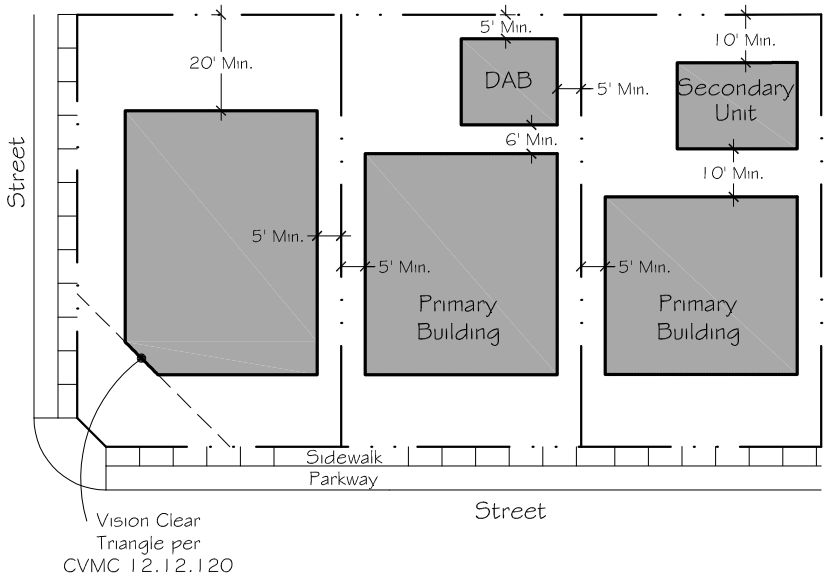
C. T-2: NE Permitted Land Uses

Use	Permit	Other Applicable Regulations
Residential Uses		
Assisted Living/Nursing Home/Convalescent Home (6 patients or fewer)	P	
Assisted Living/Nursing Home/Convalescent Home (more than 6 patients)	CUP	CVMC 19.58.110, CVMC 19.54.020
Group Residence (Dormitories, Boarding Houses, etc.)	CUP	
Home Occupation	A	
Live/Work	N	
Mobile Home	N	
Multi-Family	N	
Shopkeeper	N	
Single Family	P	
Other Uses		
Day Care Facility (Commercial)	N	
Day Care Facility (Home based, 7-12 children)	LFD	CVMC 19.58.147
Day Care Facility (Home based, up to 6 children)	P	
Fire/Police Station	P	
Private Educational Facility	CUP	CVMC 19.54.020
Public Educational Facility	P	
Religious or Spiritual Institution	CUP	CVMC 19.58.110,19.54.020
Retail Commercial, Office, and Service Commercial	N	
Social or Fraternal Organizations	CUP	CVMC 19.58.100
Temporary Uses	P/CUP	Section 3.3.1(I)
Recreational Facilities		
Athletic Fields and Sport Courts	P	
Bicycle & Pedestrian Trails & Associated Signage	P	
Community Garden	A	
Community Center/Recreation Center (Public or Private)	CUP	CVMC 19.58.100
Parks (Public or Private)	P	
Picnic Areas, Benches, Barbecue Facilities	P	
Playgrounds (Public or Private)	P	
Swim Center/Community Pool (Public or Private)	CUP	CVMC 19.58.040
Utilities + Equipment		
Cellular Tower	CUP	CVMC 19.89
Roof Mounted Satellite Dishes smaller than or equal to 36" diameter	P	
Roof Mounted Satellite Dishes larger than 36" diameter	CUP	CVMC 19.22.030 (Residential) or 19.30.040 (Commercial)
Utility Substation/Gas Regulator	CUP	CVMC 19.58.140
Secondary/Accessory Uses		
Accessory Buildings, Structures, and Uses	P	Section 3.3.1 A, CVMC 19.58.020
Accessory Secondary Units (ASUs)	P	Section 3.3.1 B, CVMC 19.58.022

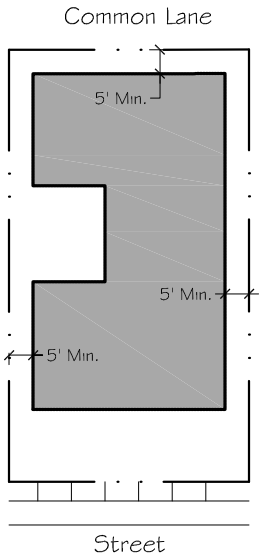
A = Administrative Conditional Use Permit/P =Permitted/CUP =Conditional Use Permit/N = Not Permitted/LFD = Large Family Daycare Permit
(Note: Uses not listed may be permitted or conditionally permitted if the zoning administrator determines said use is of the same general character as any permitted or conditionally permitted use listed above)

D. Minimum Building Setbacks from Property Line

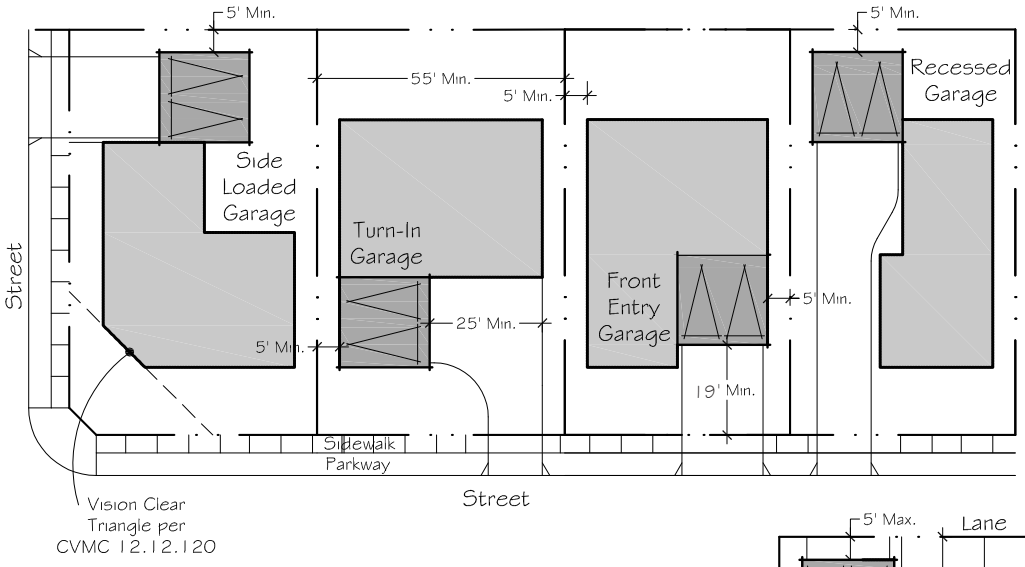
1.	Street:	See applicable corridor standards in Chapter 5, Circulation & Corridor Design
2.	Interior Side:	5 feet to living area or side of garage 25 feet to face of garage door (Turn-in Garage)
3.	Rear Property Line: (Front Loaded Homes)	20 feet to living area for front loaded homes 10 feet to accessory second unit (ASU) 5 feet to single story detached accessory building (DAB)
4.	Rear Common Lane: (Lane Loaded Homes)	5 feet maximum or 19 feet minimum to garage face 5 feet to living area 5 feet maximum or 19 feet minimum to garage face 5 feet to DAB/ASU



T-2: NE Living Area Setbacks - Front Loaded Lots



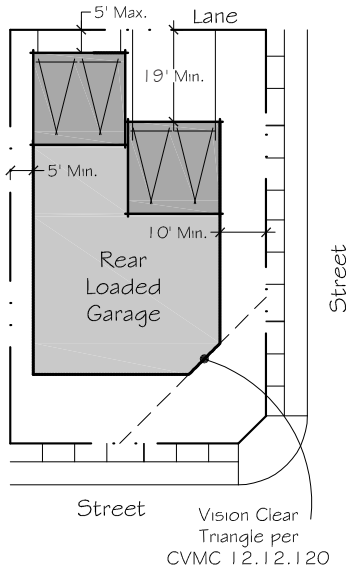
T-2: NE Setbacks - Lane Loaded Lots



T-2: NE Garage Setbacks - Front Loaded Lots

Legend - Setbacks

Living Area
Garage



T-2: NE Garage Setbacks- Lane Loaded Lots

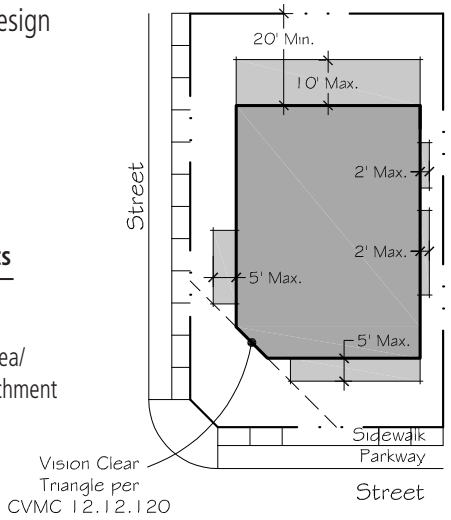
E. Permitted Encroachments (See Section 3.3.1.D, Height Exceptions and Permitted Encroachments)

Encroachment into required setbacks are permitted as follows:

1.	Street:	See applicable corridor standards in Chapter 5, Circulation & Corridor Design
2.	Interior Side:	2 feet
3.	Rear Property Line:	10 feet
4.	Rear Common Lane:	0 feet

Legend - Encroachments

Living Area
Outdoor Living Area/ Permitted Encroachment



T-2: NE Permitted Encroachments

3.3.5 T-2: Neighborhood General (NG) Zone

The primary intent of the Neighborhood General (NG) Zone is to provide for attached residential and detached residential cluster neighborhoods compatible with single family neighborhoods. These homes provide a transition from the T-2: NE Zone to the higher density T-3: NC Zone. While residential uses are intended as the primary use for the NG Zone, secondary non-residential uses that foster a functional and walkable neighborhood are permitted.

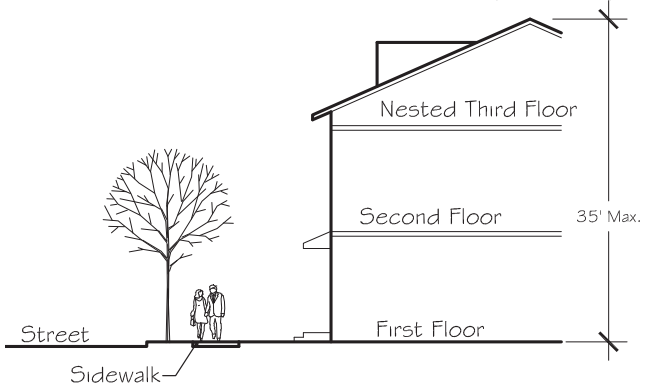
Key Map
(N.T.S.)

A. Permitted Building Configurations (See Section 3.4, Building Configurations)

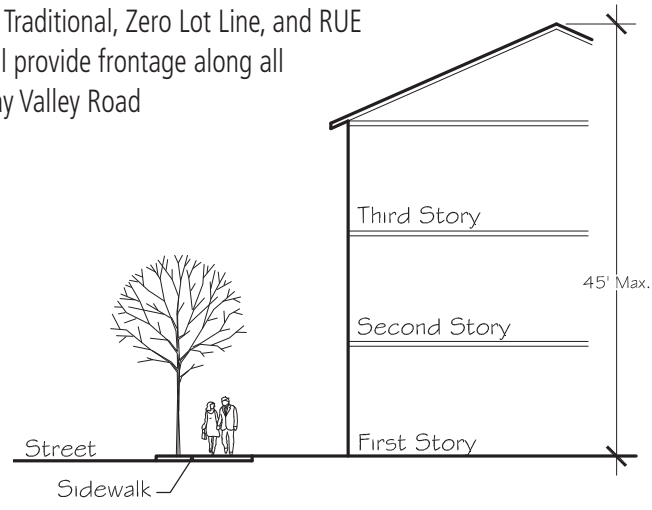
1. Conventional Home
2. Motor Court
3. Linear Green Court
4. Bungalow Green Court
5. Villa House
6. Row House
7. Neighborhood Recreation Facility
8. Innovative

B. Lot Configuration

1. Lot Width: 20 feet; 30 feet for corner lots (measured at center of lot)
2. Lot Size: 2,700 square feet minimum for detached configurations; Lot size to be determined by the site plan for attached and semi-attached configurations
3. Lot Coverage: 80% maximum
4. Building Height : 2 story or nested 3rd story maximum; 35 feet maximum
   Up to 40% of units along each street frontage may be 3 story; 45 feet maximum
5. Plotting: Front Loaded or Lane Loaded; Traditional, Zero Lot Line, and RUE configurations permitted; Shall provide frontage along all public roadways including Otay Valley Road



T-2: NG Maximum Height:



T-2: NG Maximum Height (Up to 40% of units per street frontage)

C. T-2: NG Permitted Land Uses

Use	Permit	Other Applicable Regulations
Residential Uses		
Assisted Living/Nursing Home/Convalescent Home (6 patients or fewer)	P	
Assisted Living/Nursing Home/Convalescent Home (more than 6 patients)	CUP	CVMC 19.58.110, CVMC 19.54.020
Group Residence (Dormitories, Boarding Houses, etc.)	CUP	
Home Occupation	A	
Live/Work	N	
Mobile Home	N	
Multi-Family	P	
Shopkeeper	N	
Single Family	P	
Other Uses		
Day Care Facility (Commercial)	N	
Day Care Facility (Home based, 7-12 children)	LFD	CVMC 19.58.147
Day Care Facility (Home based, up to 6 children)	P	
Fire/Police Station	P	
Private Educational Facility	CUP	CVMC 19.54.020
Public Educational Facility	P	
Religious or Spiritual Institution	CUP	CVMC 19.58.110,19.54.020
Retail Commercial, Office, and Service Commercial	N	
Social or Fraternal Organizations	N	CVMC 19.58.100
Temporary Uses	P/CUP	Section 3.3.1(I)
Recreational Facilities		
Athletic Fields and Sport Courts	P	
Bicycle & Pedestrian Trails & Associated Signage	P	
Community Garden	A	
Community Center/Recreation Center (Public or Private)	CUP	CVMC 19.58.100
Parks (Public or Private)	P	
Picnic Areas, Benches, Barbecue Facilities	P	
Playgrounds (Public or Private)	P	
Swim Center/Community Pool (Public or Private)	CUP	CVMC 19.58.040
Utilities + Equipment		
Cellular Tower	CUP	CVMC 19.89
Roof Mounted Satellite Dishes smaller than or equal to 36" diameter	P	
Roof Mounted Satellite Dishes larger than 36" diameter	CUP	CVMC 19.22.030 (Residential) or 19.30.040 (Commercial)
Utility Substation/Gas Regulator	CUP	CVMC 19.58.140
Secondary/Accessory Uses		
Accessory Buildings, Structures, and Uses	P	Section 3.3.1 A, CVMC 19.58.020
Accessory Secondary Units (ASUs)	N	Section 3.3.1 B, CVMC 19.58.022

A = Administrative Conditional Use Permit/ P =Permitted/ CUP =Conditional Use Permit/ N = Not Permitted/ LFD = Large Family Daycare Permit
(Note: Uses not listed may be permitted or conditionally permitted if the zoning administrator determines said use is of the same general character as any permitted or conditionally permitted use listed above)

D. Minimum Building Setbacks from Property Lines

1.	Street:	See applicable corridor standards in Chapter 5, Circulation & Corridor Design
2.	Interior Side:	5 feet 10 feet to SD or T-2: NE Zones
3.	Rear Property Line:	10 feet to living area 5 feet to single story accessory structures/garage
4.	Rear Common Lane:	5 feet maximum/19 feet minimum to garage face 5 feet to single story accessory structures

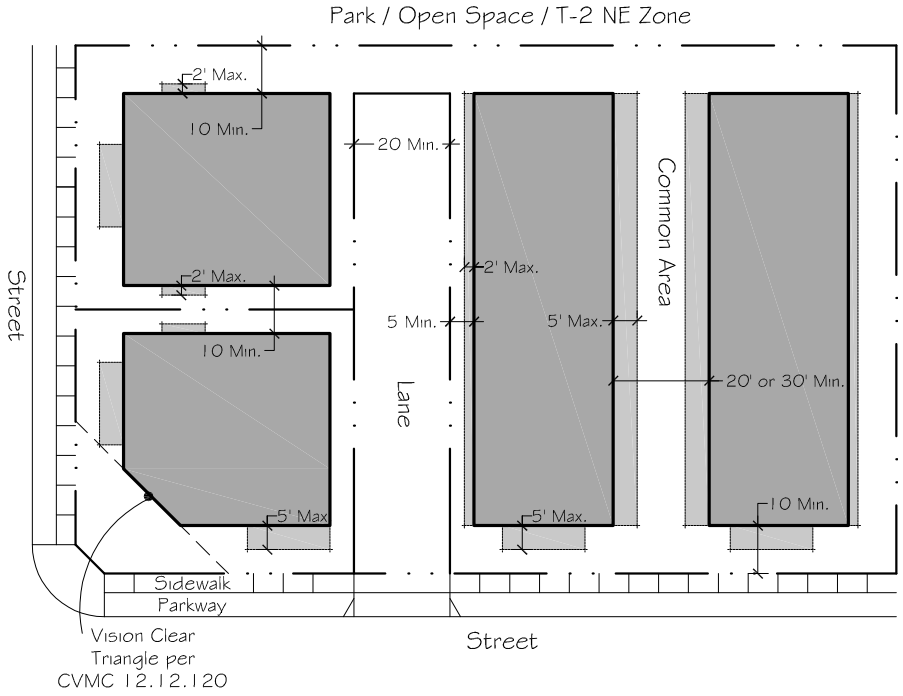
E. Minimum Building Separations

1.	Front to Adjacent Building:	20 feet minimum; 30 feet minimum for third-story massing
2.	Rear to Rear/Rear to Side:	20 feet minimum; 30 feet minimum when lane is present
3.	Side to Side:	10 feet minimum

F. Permitted Encroachments (See Section 3.3.1.D, Height Exceptions and Permitted Encroachments)

Encroachment of outdoor living spaces and architectural projections into required setbacks are permitted as follows:

1.	Street	See applicable corridor standards in Chapter 5, Circulation & Corridor Design
2.	Lane/Motorcourt:	No first story encroachments 2 feet for second story encroachments
3.	Common Area:	5 feet for Outdoor Living Spaces; 2 feet for Projections length of combined encroachments shall not exceed 50% of the building's frontage
4.	Building Side-to-Side:	2 feet for Projections for single-family detached and duplex 0 feet for Projections for multi-family attached
5.	Open Space/Park/T-2 NE:	2 feet for Projections



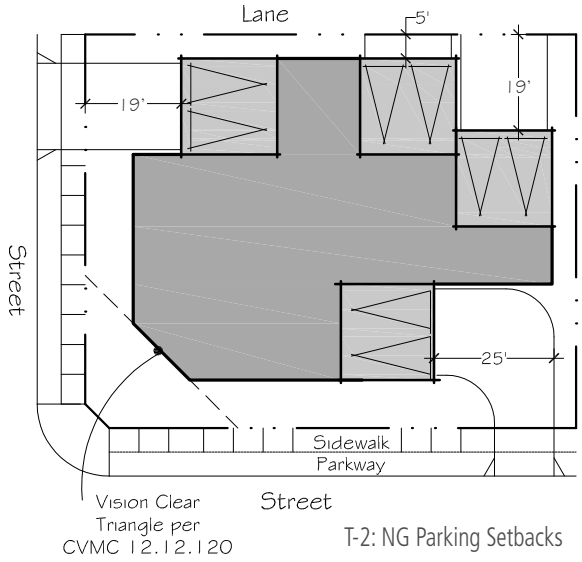
T-2: NG Setbacks and Permitted Encroachments

Legend - Setbacks and Permitted Encroachments

- Living Area
- Outdoor Living Area/ Permitted Encroachment

Legend - Parking Setbacks

- Living Area
- Garage



T-2: NG Parking Setbacks

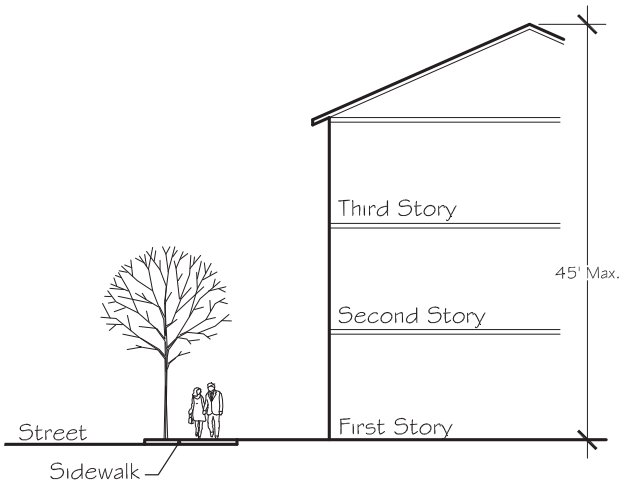
3.3.6 T-3: Neighborhood Center (NC) Zone

The primary intent of the Neighborhood Center (NC) Zone is to provide for higher density residential neighborhoods with supporting neighborhood commercial uses that foster walkability and provide a transition from residential neighborhoods to the mixed-use character of the Town Center. While residential uses are intended as the primary use for the NC Zone, secondary non-residential uses that foster a functional and walkable neighborhood are permitted. A Master Precise Plan shall be prepared for this zone according with section 9.3.7 of this SPA.

Key Map
(N.T.S.)

A. Permitted Building Configurations (See Section 3.4, Building Configurations)

1. Conventional Home
2. Motor Court
3. Linear Green Court
4. Bungalow Green Court
5. Villa House
6. Row House
7. Stacked Units
8. Live/Work
9. Shopkeeper
10. Commercial Block
11. Neighborhood Recreation Facility
12. Community Purpose Facility
13. Innovative



B. Lot Configuration

1. Lot Width: 20 Feet;
   25 feet for corner lots
2. Lot Size: 2,000 square feet for detached configurations;
   lot size to be determined by the site plan for attached and semi-attached configurations
3. Lot Coverage: 90% maximum
4. Building Height: 45 feet maximum; 3 stories maximum
5. Plotting: Front Loaded or Lane Loaded; Traditional, Zero Lot Line, and RUE configurations permitted; Shall provide frontage along the park and all public roadways (except SR-125)

T-3: NC Maximum Height

C. T-3: NC Permitted Land Uses

Use	Permit	Other Applicable Regulations
Administrative and Professional Offices		
Banks and Financial Institutions	P	
Chiropractic and Acupuncture Offices	P	
Medical and Dental Offices	P	
Pharmacy Associated with Medical Office	P	
Professional Offices	P	
Telework Center	P	
Veterinary Clinic/Animal Hospital (small animals only)	CUP	CVMC 19.58.050
Automobile Related Uses		
Automobile Parts Store	P	
Automobile Rental (not including car share)	N	
Automobile Repair (up to 4 bays)/Towing	CUP	CVMC 19.58.280
Car Share	P	CVMC 19.40.030
Car Wash	CUP	CVMC 19.58.060
Drive-through Establishments	CUP	CVMC 19.58.120
Gas Station (Throughput less than 3.6 million gallons per year)	CUP	CVMC 19.58.280
Parking Garage or Lot/Shared Parking Facility	A	SPA Sections 3.3.1 F and 4.3.7; Applicable Building Configuration Standards
Personal Services		
Art/ Photography/Music Studio	A	
Barber or Beauty Shop/ Nail Salon/Suntan Parlor	P	
Coin Operated Laundry Facility/Laundry Service	P	
Dry Cleaner Storefront (off-site processing only/no perchloroethlyene)	CUP	
Dance Studio/ Physical Fitness Studio or Health Club (less than 2000 square feet)	P	
Dance Studio/ Physical Fitness Studio or Health Club (2000 square feet or larger)	CUP	
Massage Therapy/Day Spa	P	
Palm/Psychic Reading Service	P	
Tailor/Seamstress Shop/Shoe Repair	P	
Tattoo Parlor	P	
Residential Uses		
Assisted Living/Nursing Home/Convalescent Home (6 patients or fewer)	P	
Assisted Living/Nursing Home/Convalescent Home (more than 6 patients)	CUP	CVMC 19.58.110, CVMC 19.54.020
Group Residence (Dormitories, Boarding Houses, etc.)	CUP	
Home Occupation	A	
Live/Work	P	
Mixed Use Residential	P	
Mobile Home	N	
Multi-Family	P	
Shopkeeper	P	
Single Family	P	

A = Administrative Conditional Use Permit/P =Permitted/CUP =Conditional Use Permit/N = Not Permitted/LFD = Large Family Daycare Permit
(Note: Uses not listed may be permitted or conditionally permitted if the zoning administrator determines said use is of the same general character as any permitted or conditionally permitted use listed above)

T-3: NC Permitted Land Uses (Continued)

Use	Permit	Other Applicable Regulations
Retail and Service Commercial Uses (Excluding Big Box)		
Antique Store	P	
Appliance Store/Plumbing and Heating Store	N	
Appliance Repair, Services, and Rental	N	
Bakery/ Delicatessen	P	
Bar/Cocktail lounge (See also sale of alcohol)	CUP	CVMC 19.58.115 and Chapter 5.26 CVMC
Bicycle Sales and Repair	P	
Billiard/Pool hall/Batting Cages/Bowling Alley/Card Room/Arcade/ skating rink/other Commercial Amusement	CUP	CVMC 19.58.040
Carpet/Drapery Store/ Paint/Wallpaper Store	P	
Check Cashing Store/Payday Loan Facility	CUP	
Coffee/Espresso Shop	P	
Consignment Store	P	
Convenience Market	A	
Copying, Printing, Reproduction, mailing, and Facsimile Service	P	
Dance Hall/Night Club (See also sale of alcohol)	CUP	CVMC 19.58.115 and Chapter 5.26 CVMC
Drug Store/Pharmacy	P	
Floral Shop	P	
General Retail, i.e. Jewelry, sporting goods, music, home goods, bookstore, camera and video, toys, office supplies, gifts, clothing (new), Art and Art Supply Store, Department Store, Fabric and Craft Store, Furniture Store, etc.	P	
Hardware Store (Not including Lumber Yard)	P	
Hotel or Motel	N	CVMC 19.58.210
Locksmith Shop	P	
Nursery (Plants)	P	
Pawn Shop	CUP	
Pet Store/Pet Grooming Shop	P	
Pet Day Care/Pet Hotel	CUP	CVMC 19.58.190
Restaurant, Sit Down or Take Out (See also sale of alcohol)	P	
Reverse Vending Machine	P	
Sale of Alcohol/Liquor Store	CUP	
Sign Shop	N	
Social or Fraternal Organizations	A	CVMC 19.58.100
Supermarket/Grocery Store	P	
Theater (Motion Picture/Independent Film/ Live performance)	CUP	CVMC 19.58.040
Thrift Shop/Clothing Store (Used)/	CUP	
Video Sales and Rentals	P	
Upholstery Shop (furniture)	N	

A = Administrative Conditional Use Permit/P =Permitted/CUP =Conditional Use Permit/N = Not Permitted/LFD = Large Family Daycare Permit
(Note: Uses not listed may be permitted or conditionally permitted if the zoning administrator determines said use is of the same general character as any permitted or conditionally permitted use listed above)

Use	Permit	Other Applicable Regulations
Other Uses		
Ambulance/Emergency Services/Urgent Care	CUP	CVMC 19.58.110 and 19.54
Animal Hospital	CUP	CVMC 19.58.050
Broadcasting/Recording Studio	CUP	CVMC 19.54
Day Care Facility (Commercial)	A	
Day Care Facility (Home based, 7-12 children)	LFD	CVMC 19.58.147
Day Care Facility (Home based, up to 6 children)	P	
Educational Tutoring Facility	P	
Fire/Police station	P	
Homeless Shelter	N	CVMC 19.58.110
Hospital	N	CVMC 19.58.110
Library/Museum	P	
Mortuary	CUP	CVMC 19.58.080 and CVMC 19.54
Private Educational Facility	CUP	CVMC 19.54
Public Agency or Educational Facility	P	
Religious or Spiritual Institution	CUP	CVMC 19.58.110 and CVMC 19.54
Social or Fraternal Organizations	N	CVMC 19.58.100
Temporary Uses	P/CUP	Section 3.1.1(I)
Recreational Facilities		
Athletic Fields and Sport Courts	P	
Bicycle & Pedestrian Trails & Associated Signage	P	
Community Garden	A	
Community Center/Recreation Center (Public or Private)	CUP	CVMC 19.58.100
Parks (Public or Private)	P	
Picnic Areas, Benches, Barbecue Facilities	P	
Playgrounds (Public or Private)	P	
Swim Center/Community Pool (Public or Private)	CUP	CVMC 19.58.040
Utilities + Equipment		
Electrical/Utility Substations	CUP	CVMC 19.58.140
Gas Regulator	CUP	
Roof Mounted Satellite Dishes smaller than or equal to 36" diameter	P	
Roof Mounted Satellite Dishes larger than 36" diameter	CUP	CVMC 19.22.030 (Residential) or 19.30.040 (Commercial)
Secondary/Accessory Uses		
Accessory Structures, Buildings and Uses	P	Section 3.3.1 A, CVMC 19.58.020
Accessory Secondary Units (ASUs)	N	Section 3.3.1 B, CVMC 19.58.022

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(Note: Uses not listed may be permitted or conditionally permitted if the zoning administrator determines said use is of the same general character as any permitted or conditionally permitted use listed above)

D. Building Setbacks from Property Lines

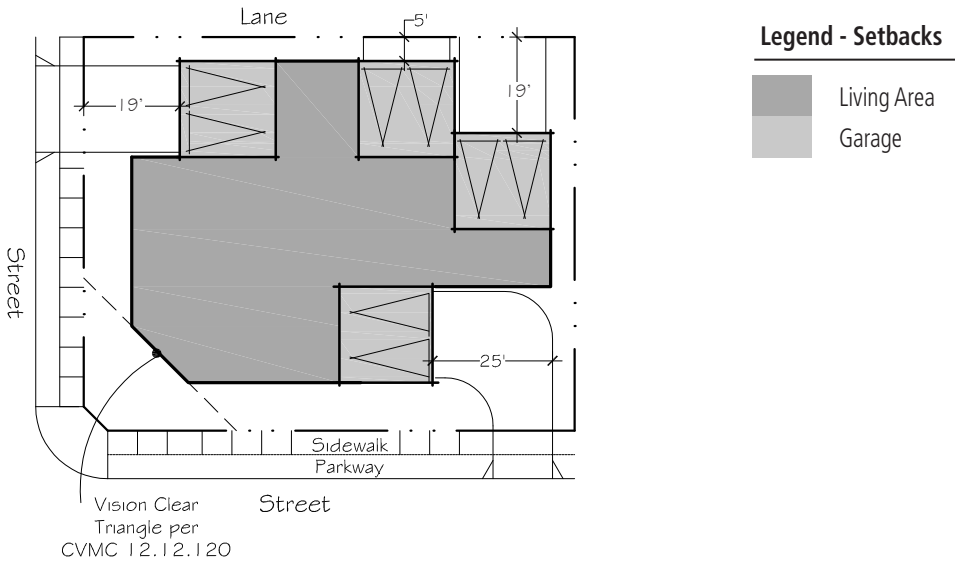
1.	Street:	See applicable corridor standards in Chapter 5, Circulation & Corridor Design
2.	Interior Side:	5 feet
3.	Rear Property Line:	10 feet
4.	Rear Common Lane:	5 feet to living area 5 feet maximum or 19 feet to garage face

E. Minimum Building Separations

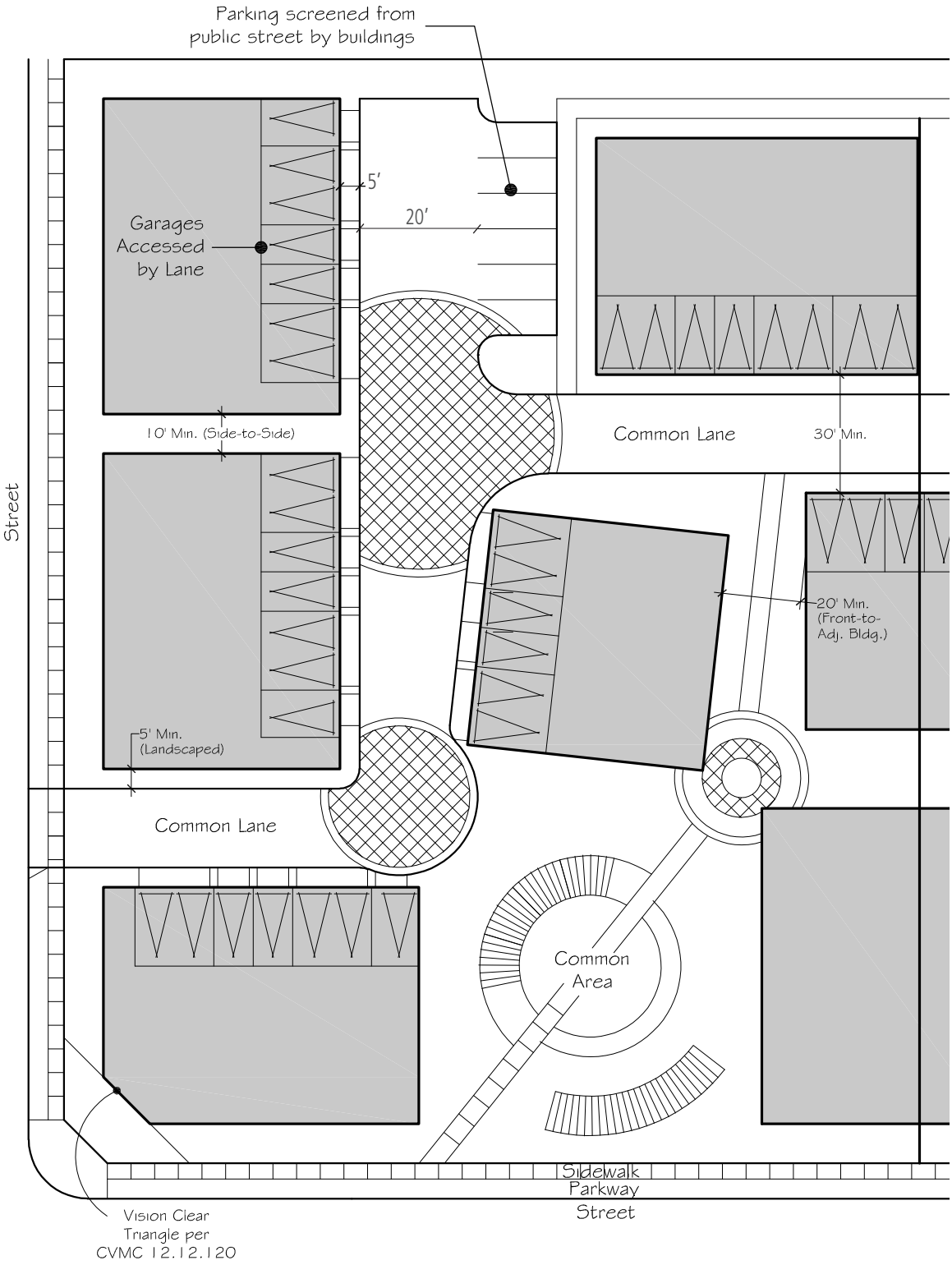
1.	Front to Adjacent Building:	20 feet
2.	Rear to Rear/Rear to Side:	20 feet (30 feet when lane is present)
3.	Side to Side:	10 feet

F. Permitted Encroachments (See Section 3.3.1.D, Height Exceptions and Permitted Encroachments)

1.	Street:	See applicable corridor standards in Chapter 5, Circulation & Corridor Design
2.	Lane/Motorcourt:	no first story encroachments 2 feet for second story encroachments
3.	Common Areas:	5 feet for Outdoor Living Spaces 2 feet for Projections
4.	Building Side-to-Side:	no encroachments



T-3: NC Lot Configuration and setbacks



T-3: NC lot configuration and setbacks

3.3.7 T-4: Urban Neighborhood (UN) Zone

The primary intent of the Urban Neighborhood (UN) Zone is to provide for higher-density, mixed-use neighborhoods that foster walkability and provide a transition from residential neighborhoods to the EUC and Town Center. While high-density residential uses are intended as the primary use for the UN Zone, secondary non-residential uses that foster a functional and walkable neighborhood are permitted. A Master Precise Plan shall be prepared for this zone according with section 9.3.7 of this SPA.

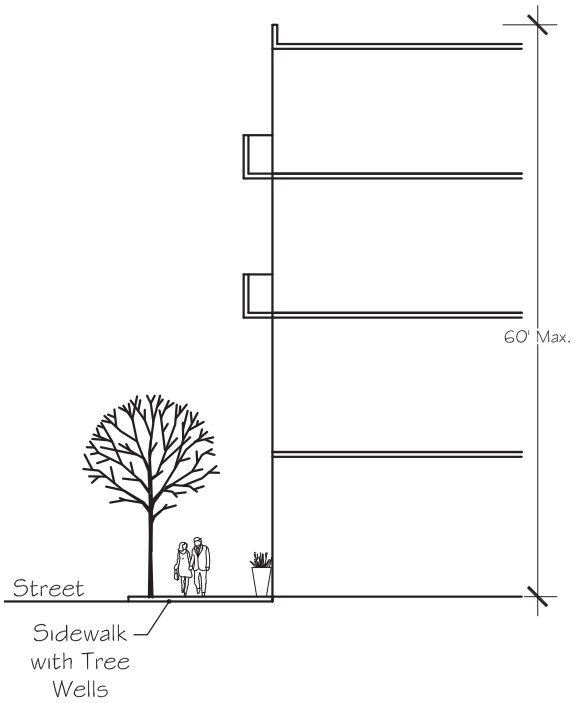
Key Map
(N.T.S.)

A. Permitted Building Configurations (See Section 3.4, Building Configurations)

1. Conventional Home
2. Motor Court
3. Linear Green Court
4. Bungalow Green Court
5. Villa House
6. Stacked Units
7. Live/Work
8. Shopkeeper
9. Commercial Block
10. Neighborhood Recreation Facility
11. Community Purpose Facility
12. Innovative

B. Lot Configuration

1. Lot Width/Size: To be determined by the site plan
2. Lot Coverage: No maximum
3. Building Height: 4 stories; 60 fee
4. Plotting: Close to sidewalk except where pedestrian plazas and spaces occur; Shall provide frontage along all parks and public roadways



T-4: UN Maximum Height

C. T-4: UN Permitted Land Uses

Use	Permit	Other Applicable Regulations
Administrative and Professional Offices		
Banks and Financial Institutions	P	
Chiropractic and Acupuncture Offices	P	
Medical and Dental Offices	P	
Pharmacy Associated with Medical Office	P	
Professional Offices	P	
Telework Center	P	
Veterinary Clinic/Animal Hospital (small animals only)	CUP	CVMC 19.58.050
Automobile Related Uses		
Automobile Parts Store	P	
Automobile Rental (not including car share)	N	
Automobile Repair (up to 4 bays)/Towing	CUP	CVMC 19.58.280
Car Share	P	CVMC 19.40.030
Car Wash	CUP	CVMC 19.58.060
Drive-through Establishments	CUP	CVMC 19.58.120
Gas Station (Throughput less than 3.6 million gallons per year)	CUP	CVMC 19.58.280
Parking Garage or Lot/Shared Parking Facility	A	SPA Sections 3.3.1 F and 4.3.7; Applicable Building Configuration Standards
Personal Services		
Art/ Photography/Music Studio	A	
Barber or Beauty Shop/ Nail Salon/Suntan Parlor	P	
Coin Operated Laundry Facility/Laundry Service	P	
Dry Cleaner Storefront (off-site processing only/no perchloroethlyene)	CUP	
Dance Studio/ Physical Fitness Studio or Health Club (less than 2000 square feet)	P	
Dance Studio/ Physical Fitness Studio or Health Club (2000 square feet or larger)	CUP	
Palm/Psychic Reading Service	P	
Tailor/Seamstress Shop/Shoe Repair	P	
Tattoo Parlor	P	
Residential Uses		
Assisted Living/Nursing Home/Convalescent Home (6 patients or fewer)	P	
Assisted Living/Nursing Home/Convalescent Home (more than 6 patients)	CUP	CVMC 19.58.110, CVMC 19.54.020
Group Residence (Dormitories, Boarding Houses, etc.)	CUP	
Home Occupation	A	
Live/Work	P	
Mixed Use Residential	P	
Mobile Home	N	
Multi-Family	P	
Shopkeeper	P	
Single Family	P	

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(Note: Uses not listed may be permitted or conditionally permitted if the zoning administrator determines said use is of the same general character as any permitted or conditionally permitted use listed above)

T-4: UN Permitted Land Uses (Continued)

Use	Permit	Other Applicable Regulations
Retail and Service Commercial Uses (Excluding Big Box)		
Antique Store	P	
Appliance Store/Plumbing and Heating Store	N	
Appliance Repair, Services, and Rental	N	
Art Gallery	P	
Bakery/ Delicatessen	P	
Bar/Cocktail lounge (See also sale of alcohol)	CUP	CVMC 19.58.115 and Chapter 5.26 CVMC
Bicycle Sales and Repair	P	
Billiard/Pool hall/Batting Cages/Bowling Alley/Card Room/Arcade/ skating rink/other Commercial Amusement	CUP	CVMC 19.58.040
Carpet/Drapery Store/ Paint/Wallpaper Store	P	
Check Cashing Store/Payday Loan Facility	CUP	
Coffee/Espresso Shop	P	
Consignment Store	P	
Convenience Market	A	
Copying, Printing, Reproduction, mailing, and Facsimile Service	P	
Dance Hall/Night Club (See also sale of alcohol)	CUP	CVMC 19.58.115 and Chapter 5.26 CVMC
Drug Store/Pharmacy	P	
Floral Shop	P	
General Retail, i.e. Jewelry, sporting goods, music, home goods, bookstore, camera and video, toys, office supplies, gifts, clothing (new), Art and Art Supply Store, Department Store, Fabric and Craft Store, Furniture Store, etc.	P	
Hardware Store (Not including Lumber Yard)	P	
Hotel or Motel	N	CVMC 19.58.210
Locksmith Shop	P	
Nursery (Plants)	P	
Pawn Shop	CUP	
Pet Store/Pet Grooming Shop	P	
Pet Day Care/Pet Hotel	CUP	CVMC 19.58.190
Restaurant, Sit Down or Take Out (See also sale of alcohol)	P	
Reverse Vending Machine	P	
Sale of Alcohol/Liquor Store	CUP	
Sign Shop	N	
Social or Fraternal Organizations	A	CVMC 19.58.100
Supermarket/Grocery Store	P	
Theater (Motion Picture/Independent Film/ Live performance)	CUP	CVMC 19.58.040
Thrift Shop/Clothing Store (Used)/	CUP	
Video Sales and Rentals	P	
Upholstery Shop (furniture)	N	

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(Note: Uses not listed may be permitted or conditionally permitted if the zoning administrator determines said use is of the same general character as any permitted or conditionally permitted use listed above)

Use	Permit	Other Applicable Regulations
Other Uses		
Ambulance/Emergency Services/Urgent Care	CUP	CVMC 19.58.110 and 19.54
Animal Hospital	CUP	CVMC 19.58.050
Broadcasting/Recording Studio	CUP	CVMC 19.54
Day Care Facility (Commercial)	A	
Day Care Facility (Home based, 7-12 children)	LFD	CVMC 19.58.147
Day Care Facility (Home based, up to 6 children)	P	
Educational Tutoring Facility	P	
Fire/Police station	P	
Homeless Shelter	N	CVMC 19.58.110
Hospital	N	CVMC 19.58.110
Library/Museum	P	
Mortuary	CUP	CVMC 19.58.080 and CVMC 19.54
Private Educational Facility	CUP	CVMC 19.54
Public Agency or Educational Facility	P	
Religious or Spiritual Institution	CUP	CVMC 19.58.110 and CVMC 19.54
Social or Fraternal Organizations	N	CVMC 19.58.100
Temporary Uses	P/CUP	Section 3.3.1(I)
Recreational Facilities		
Athletic Fields and Sport Courts	P	
Bicycle & Pedestrian Trails & Associated Signage	P	
Community Garden	A	
Community Center/Recreation Center (Public or Private)	CUP	CVMC 19.58.100
Parks (Public or Private)	P	
Picnic Areas, Benches, Barbecue Facilities	P	
Playgrounds (Public or Private)	P	
Swim Center/Community Pool (Public or Private)	CUP	CVMC 19.58.040
Utilities + Equipment		
Electrical/Utility Substations	CUP	CVMC 19.58.140
Gas Regulator	CUP	
Roof Mounted Satellite Dishes smaller than or equal to 36" diameter	P	
Roof Mounted Satellite Dishes larger than 36" diameter	CUP	CVMC 19.22.030 (Residential) or 19.30.040 (Commercial)
Secondary/Accessory Uses		
Accessory Structures, Buildings and Uses	P	Section 3.3.1 A, CVMC 19.58.020
Accessory Secondary Units (ASUs)	N	Section 3.3.1 B, CVMC 19.58.022

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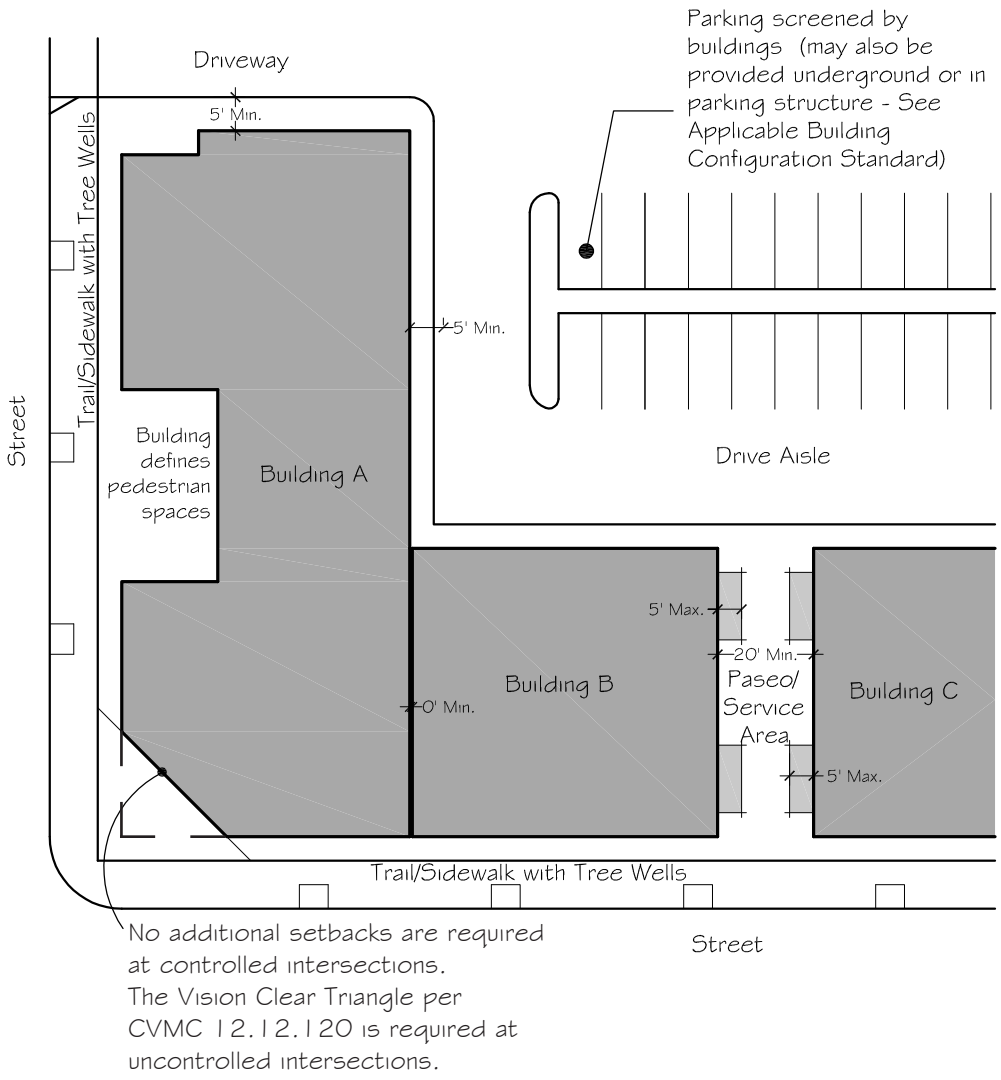
(Note: Uses not listed may be permitted or conditionally permitted if the zoning administrator determines said use is of the same general character as any permitted or conditionally permitted use listed above)

D. Minimum Building Setbacks and Separations

1.	Street:	See applicable corridor standards in Chapter 5, Circulation & Corridor Design
2.	Parking/Lane/Drive Aisle:	5 feet minimum
3.	Building Separations:	0 feet minimum
4.	Paseo/service area between buildings:	20 feet minimum

E. Permitted Encroachments (See Section 3.3.1.D, Height Exceptions and Permitted Encroachments)

1.	Street	See applicable corridor standards in Chapter 5, Circulation & Corridor Design
2.	Lane:	No first story elements below 8 feet: 3 feet maximum for elements 8 feet or more above sidewalk
3.	Paseo/service area between buildings:	5 feet maximum



Legend - Setbacks

Living Area
Garage

Legend - Encroachments

Living Area
Garage

T-4: UN lot configuration and setbacks

3.3.8 T-4: Town Center (TC) Zone

The primary intent of the Town Center (TC) Zone is to provide for mixed-use development that supports the University/RTP and fosters walkability. Uses within the Town Center Zone will include a mix of University/RTP-oriented retail sales and services with high-density attached homes. The Town Center Zone is intended to be an urban walkable zone characterized by pedestrian-oriented ground floor units, public plazas, and other pedestrian spaces that promote a vibrant 24-hour activity center and living environment. A Master Precise Plan shall be prepared for this zone according with section 9.3.7 of this SPA.

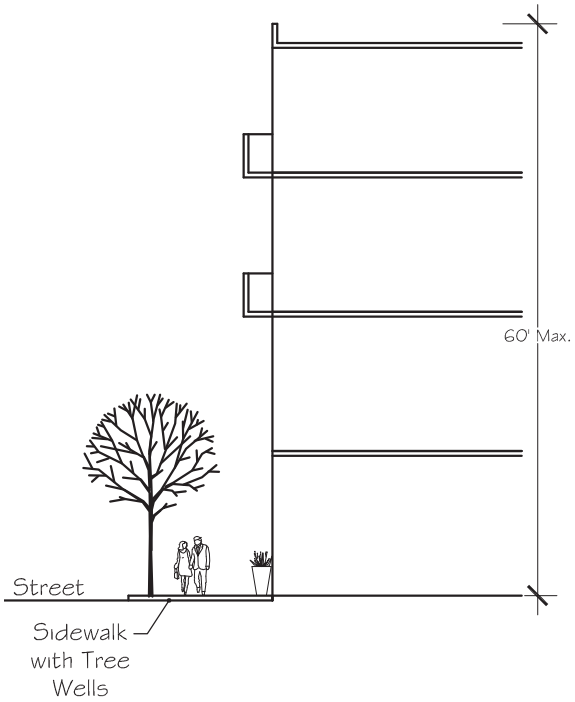
Key Map
(N.T.S.)

A. Permitted Building Configurations (See Section 3.4, Building Configurations)

1. Rowhouse
2. Stacked Units
3. Live/Work
4. Shopkeeper
5. Commercial Block
6. Neighborhood Recreation Facility
7. Community Purpose Facility
8. Innovative

B. Lot Configuration

1.	Lot Width/Size:	To be determined by the site plan
2.	Lot Coverage:	No maximum
3.	Building Height:	4 stories; 60 feet
4.	Plotting:	Close to sidewalk except where pedestrian plazas and spaces occur; Shall provide frontage along all public roadways



T-4: TC Maximum Height

C. T-4: TC Permitted Land Uses

Use	Permit	Other Applicable Regulations
Administrative and Professional Offices		
Banks and Financial Institutions	P	
Chiropractic and Acupuncture Offices	P	
Medical and Dental Offices	P	
Pharmacy Associated with Medical Office	P	
Professional Offices	P	
Telework Center	P	
Veterinary Clinic/Animal Hospital (small animals only)	CUP	CVMC 19.58.050
Automobile Related Uses		
Automobile Parts Store	P	
Automobile Rental (not including car share)	N	
Automobile Repair (up to 4 bays)/Towing	CUP	CVMC 19.58.280
Car Share	P	CVMC 19.40.030
Car Wash	CUP	CVMC 19.58.060
Drive-through Establishments	CUP	CVMC 19.58.120
Gas Station (Throughput less than 3.6 million gallons per year)	CUP	CVMC 19.58.280
Parking Garage or Lot/Shared Parking Facility	A	SPA Sections 3.3.1 F and 4.3.7; Applicable Building Configuration Standards
Personal Services		
Art/ Photography/Music Studio	A	
Barber or Beauty Shop/ Nail Salon/Suntan Parlor	P	
Coin Operated Laundry Facility/Laundry Service	P	
Dry Cleaner Storefront (off-site processing only/no perchloroethlyene)	CUP	
Dance Studio/ Physical Fitness Studio or Health Club (less than 2000 square feet)	P	
Dance Studio/ Physical Fitness Studio or Health Club (2000 square feet or larger)	CUP	
Palm/Psychic Reading Service	P	
Tailor/Seamstress Shop/Shoe Repair	P	
Tattoo Parlor	P	
Residential Uses		
Assisted Living/Nursing Home/Convalescent Home (6 patients or fewer)	P	
Assisted Living/Nursing Home/Convalescent Home (more than 6 patients)	CUP	CVMC 19.58.110, CVMC 19.54.020
Group Residence (Dormitories, Boarding Houses, etc.)	CUP	
Home Occupation	A	
Live/Work	P	
Mixed-use Residential	P	
Mobile Home	N	
Multi-Family	P	
Shopkeeper	P	
Single Family	N	

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(Note: Uses not listed may be permitted or conditionally permitted if the zoning administrator determines said use is of the same general character as any permitted or conditionally permitted use listed above)

T-4: TC Permitted Land Uses (Continued)

Use	Permit	Other Applicable Regulations
Retail and Service Commercial Uses (Excluding Big Box)		
Antique Store	P	
Appliance Store/Plumbing and Heating Store	N	
Appliance Repair, Services, and Rental	N	
Art Gallery	P	
Bakery/ Delicatessen	P	
Bar/Cocktail lounge (See also sale of alcohol)	CUP	CVMC 19.58.115 and Chapter 5.26 CVMC
Bicycle Sales and Repair	P	
Billiard/Pool hall/Batting Cages/Bowling Alley/Card Room/Arcade/ skating rink/other Commercial Amusement	CUP	CVMC 19.58.040
Carpet/Drapery Store/ Paint/Wallpaper Store	P	
Check Cashing Store/Payday Loan Facility	CUP	
Coffee/Espresso Shop	P	
Consignment Store	P	
Convenience Market	A	
Copying, Printing, Reproduction, mailing, and Facsimile Service	P	
Dance Hall/Night Club (See also sale of alcohol)	CUP	CVMC 19.58.115 and Chapter 5.26 CVMC
Drug Store/Pharmacy	P	
Floral Shop	P	
General Retail, i.e. Jewelry, sporting goods, music, home goods, bookstore, camera and video, toys, office supplies, gifts, clothing (new), Art and Art Supply Store, Department Store, Fabric and Craft Store, Furniture Store, etc.	P	
Hardware Store (Not including Lumber Yard)	P	
Hotel or Motel	P	CVMC 19.58.210
Locksmith Shop	P	
Nursery (Plants)	P	
Pawn Shop	CUP	
Pet Store/Pet Grooming Shop	P	
Pet Day Care/Pet Hotel	CUP	CVMC 19.58.190
Restaurant, Sit Down or Take Out (See also sale of alcohol)	P	
Reverse Vending Machine	P	
Sale of Alcohol/Liquor Store	CUP	
Sign Shop	N	
Social or Fraternal Organizations	A	CVMC 19.58.100
Supermarket/Grocery Store	P	
Theater (Motion Picture/Independent Film/ Live performance)	CUP	CVMC 19.58.040
Thrift Shop/Clothing Store (Used)/	CUP	
Video Sales and Rentals	P	
Upholstery Shop (furniture)	N	

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(Note: Uses not listed may be permitted or conditionally permitted if the zoning administrator determines said use is of the same general character as any permitted or conditionally permitted use listed above)

Use	Permit	Other Applicable Regulations
Other Uses		
Ambulance/Emergency Services/Urgent Care	CUP	CVMC 19.58.110 and 19.54
Animal Hospital	CUP	CVMC 19.58.050
Broadcasting/Recording Studio	CUP	CVMC 19.54
Day Care Facility (Commercial)	A	
Day Care Facility (Home based, 7-12 children)	LFD	CVMC 19.58.147
Day Care Facility (Home based, up to 6 children)	P	
Educational Tutoring Facility	P	
Fire/Police station	P	
Homeless Shelter	N	CVMC 19.58.110
Hospital	N	CVMC 19.58.110
Library/Museum	P	
Mortuary	CUP	CVMC 19.58.080 and CVMC 19.54
Private Educational Facility	CUP	CVMC 19.54
Public Agency or Educational Facility	P	
Religious or Spiritual Institution	CUP	CVMC 19.58.110 and CVMC 19.54
Social or Fraternal Organizations	N	CVMC 19.58.100
Temporary Uses	P/CUP	Section 3.3.1(I)
Recreational Facilities		
Athletic Fields and Sport Courts	P	
Bicycle & Pedestrian Trails & Associated Signage	P	
Community Garden	A	
Community Center/Recreation Center (Public or Private)	CUP	CVMC 19.58.100
Parks (Public or Private)	P	
Picnic Areas, Benches, Barbecue Facilities	P	
Playgrounds (Public or Private)	P	
Swim Center/Community Pool (Public or Private)	CUP	CVMC 19.58.040
Utilities + Equipment		
Electrical/Utility Substations	CUP	CVMC 19.58.140
Gas Regulator	CUP	
Roof Mounted Satellite Dishes smaller than or equal to 36" diameter	P	
Roof Mounted Satellite Dishes larger than 36" diameter	CUP	CVMC 19.22.030 (Residential) or 19.30.040 (Commercial)
Secondary/Accessory Uses		
Accessory Structures, Buildings and Uses	P	Section 3.3.1 A, CVMC 19.58.020
Accessory Secondary Units (ASUs)	N	Section 3.3.1 B, CVMC 19.58.022

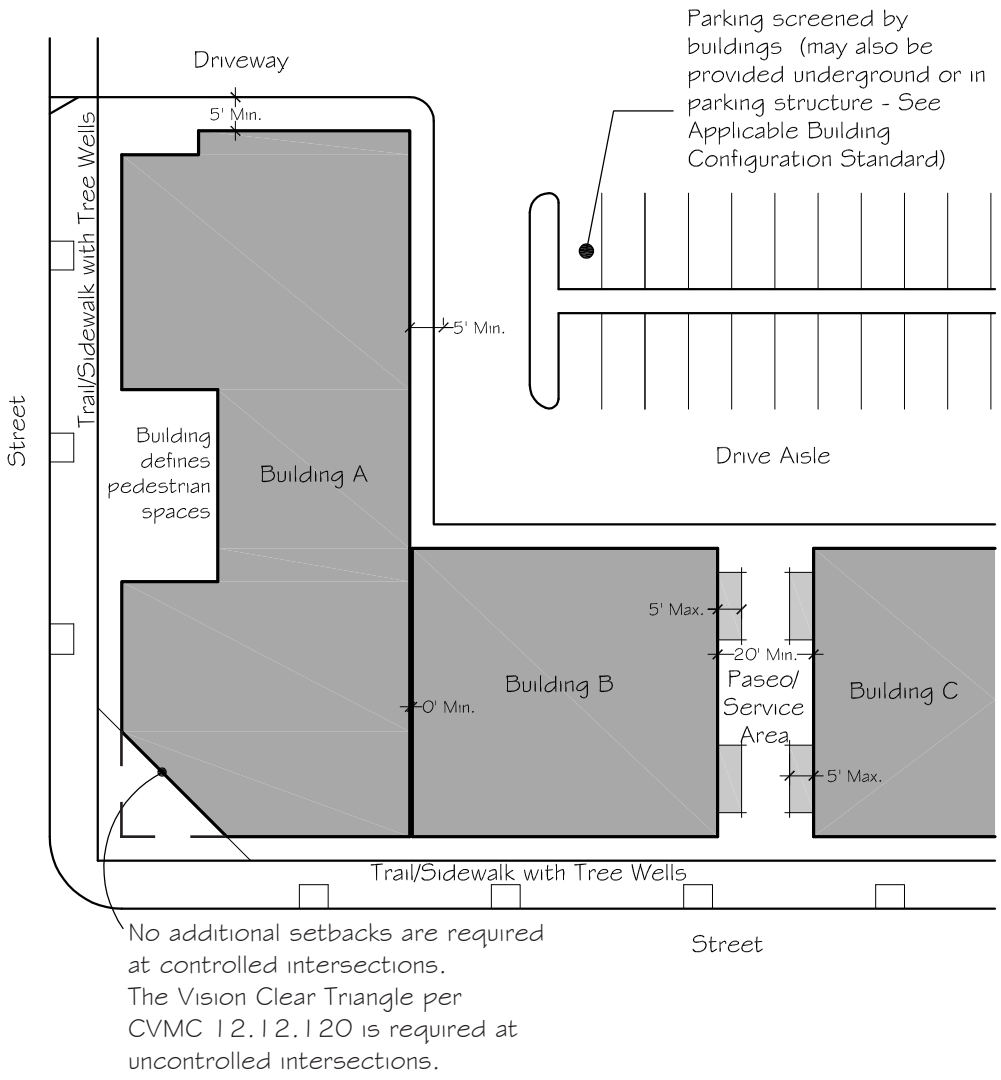
A = Administrative Conditional Use Permit/P =Permitted/CUP =Conditional Use Permit/N = Not Permitted/LFD = Large Family Daycare Permit
(Note: Uses not listed may be permitted or conditionally permitted if the zoning administrator determines said use is of the same general character as any permitted or conditionally permitted use listed above)

D. Minimum Building Setbacks and Separations

1.	Street:	See applicable corridor standards in Chapter 5, Circulation & Corridor Design
2.	Parking/Lane/Drive Aisle:	5 feet minimum
3.	Building Separations:	0 feet minimum
4.	Paseo/service area between buildings:	20 feet minimum

E. Permitted Encroachments (See Section 3.3.1.D, Height Exceptions and Permitted Encroachments)

1.	Street	See applicable corridor standards in Chapter 5, Circulation & Corridor Design
2.	Lane:	No first story elements below 8 feet: 3 feet maximum for elements 8 feet or more above sidewalk
3.	Paseo/service area between buildings:	5 feet maximum



Legend - Setbacks

Living Area
Garage

Legend - Encroachments

Living Area
Garage

T-4: TC lot configuration and setbacks

3.3.9 T-5: Urban Center (UC) Zone

The primary intent of the Urban Center (UC) Zone is to provide a transition from the low- to mid-rise mixed-use development in the Town Center Zone to the high-rise development in the Eastern Urban Center (EUC). Uses within the Urban Center Zone will include a mix of high-density attached homes, office space, regional, and local retail sales and services, and visitor serving uses. The Urban Center Zone is intended to be an urban walkable district. A Master Precise Plan shall be prepared for this zone according with section 9.3.2 of this SPA.

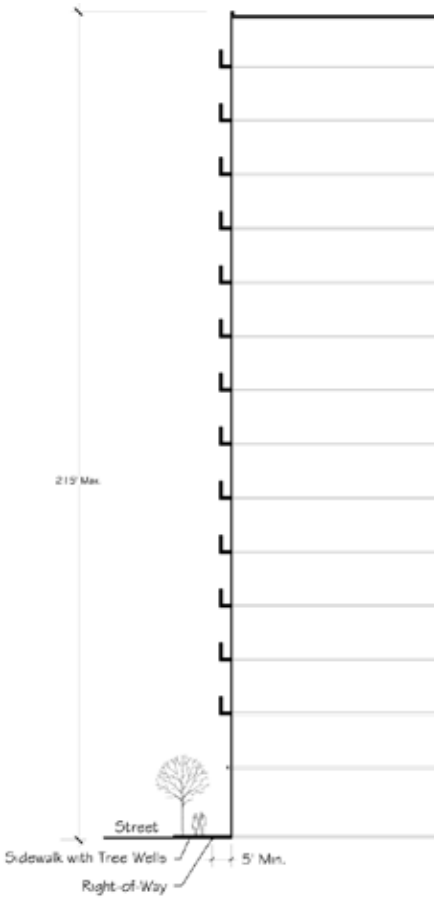
Key Map
(N.T.S.)

A. Building Configurations Permitted (See Section 3.4, Building Configurations)

1. Stacked Units
2. Shopkeeper
3. Commercial Block
4. Live/Work
5. Innovative
6. Neighborhood Recreation Facility
7. Community Purpose Facility

B. Lot Configuration

1. Lot Width/Size: No minimum
2. Lot Coverage: No maximum
3. Building Height: 15 stories; 215 feet maximum
4. Plotting: Close to sidewalk except where pedestrian plazas and spaces occur; Shall provide frontage along all public roadways



T-5 UC Maximum Height

C. T-5: UC Permitted Land Uses

Use	Permit	Other Applicable Regulations
Administrative and Professional Offices		
Banks and Financial Institutions	P	
Chiropractic and Acupuncture Offices	P	
Medical and Dental Offices	P	
Pharmacy Associated with Medical Office	P	
Professional Offices	P	
Telework Center	P	
Veterinary Clinic/Animal Hospital (small animals only)	CUP	CVMC 19.58.050
Automobile Related Uses		
Automobile Parts Store	P	
Automobile Rental (not including car share)	N	
Automobile Repair (up to 4 bays)/Towing	CUP	CVMC 19.58.280
Car Share	P	CVMC 19.40.030
Car Wash	CUP	CVMC 19.58.060
Drive-through Establishments	CUP	CVMC 19.58.120
Gas Station (Throughput less than 3.6 million gallons per year)	CUP	CVMC 19.58.280
Parking Garage or Lot/Shared Parking Facility	A	SPA Sections 3.3.1 F and 4.3.7; Applicable Building Configuration Standards
Personal Services		
Art/ Photography/Music Studio	A	
Barber or Beauty Shop/ Nail Salon/Suntan Parlor	P	
Coin Operated Laundry Facility/Laundry Service	P	
Dry Cleaner Storefront (off-site processing only/no perchloroethlyene)	CUP	
Dance Studio/ Physical Fitness Studio or Health Club (less than 2000 square feet)	P	
Dance Studio/ Physical Fitness Studio or Health Club (2000 square feet or larger)	CUP	
Palm/Psychic Reading Service	P	
Tailor/Seamstress Shop/Shoe Repair	P	
Tattoo Parlor	P	
Residential Uses		
Assisted Living/Nursing Home/Convalescent Home (6 patients or fewer)	P	
Assisted Living/Nursing Home/Convalescent Home (more than 6 patients)	CUP	CVMC 19.58.110, CVMC 19.54.020
Group Residence (Dormitories, Boarding Houses, etc.)	CUP	
Home Occupation	A	
Live/Work	P	
Mixed-use Residential	P	
Mobile Home	N	
Multi-Family	P	
Shopkeeper	P	
Single Family	N	

A = Administrative Conditional Use Permit/P =Permitted/CUP =Conditional Use Permit/N = Not Permitted/LFD = Large Family Daycare Permit
(Note: Uses not listed may be permitted or conditionally permitted if the zoning administrator determines said use is of the same general character as any permitted or conditionally permitted use listed above)

T-5: UC Permitted Land Uses (Continued)

Use	Permit	Other Applicable Regulations
Retail and Service Commercial Uses (Excluding Big Box)		
Antique Store	P	
Appliance Store/Plumbing and Heating Store	N	
Appliance Repair, Services, and Rental	N	
Art Gallery	P	
Bakery/ Delicatessen	P	
Bar/Cocktail lounge (See also sale of alcohol)	CUP	CVMC 19.58.115 and Chapter 5.26 CVMC
Bicycle Sales and Repair	P	
Billiard/Pool hall/Batting Cages/Bowling Alley/Card Room/Arcade/ skating rink/other Commercial Amusement	CUP	CVMC 19.58.040
Carpet/Drapery Store/ Paint/Wallpaper Store	P	
Check Cashing Store/Payday Loan Facility	CUP	
Coffee/Espresso Shop	P	
Consignment Store	P	
Convenience Market	A	
Copying, Printing, Reproduction, mailing, and Facsimile Service	P	
Dance Hall/Night Club (See also sale of alcohol)	CUP	CVMC 19.58.115 and Chapter 5.26 CVMC
Drug Store/Pharmacy	P	
Floral Shop	P	
General Retail, i.e. Jewelry, sporting goods, music, home goods, bookstore, camera and video, toys, office supplies, gifts, clothing (new), Art and Art Supply Store, Department Store, Fabric and Craft Store, Furniture Store, etc.	P	
Hardware Store (Not including Lumber Yard)	P	
Hotel or Motel	P	CVMC 19.58.210
Locksmith Shop	P	
Nursery (Plants)	P	
Pawn Shop	CUP	
Pet Store/Pet Grooming Shop	P	
Pet Day Care/Pet Hotel	CUP	CVMC 19.58.190
Restaurant, Sit Down or Take Out (See also sale of alcohol)	P	
Reverse Vending Machine	P	
Sale of Alcohol/Liquor Store	CUP	
Sign Shop	N	
Social or Fraternal Organizations	A	CVMC 19.58.100
Supermarket/Grocery Store	P	
Theater (Motion Picture/Independent Film/ Live performance)	CUP	CVMC 19.58.040
Thrift Shop/Clothing Store (Used)/	CUP	
Video Sales and Rentals	P	
Upholstery Shop (furniture)	N	

A = Administrative Conditional Use Permit/P =Permitted/CUP =Conditional Use Permit/N = Not Permitted/LFD = Large Family Daycare Permit
(Note: Uses not listed may be permitted or conditionally permitted if the zoning administrator determines said use is of the same general character as any permitted or conditionally permitted use listed above)

Use	Permit	Other Applicable Regulations
Other Uses		
Ambulance/Emergency Services/Urgent Care	CUP	CVMC 19.58.110 and 19.54
Animal Hospital	CUP	CVMC 19.58.050
Broadcasting/Recording Studio	CUP	CVMC 19.54
Day Care Facility (Commercial)	A	
Day Care Facility (Home based, 7-12 children)	LFD	CVMC 19.58.147
Day Care Facility (Home based, up to 6 children)	P	
Educational Tutoring Facility	P	
Fire/Police station	P	
Homeless Shelter	N	CVMC 19.58.110
Hospital	N	CVMC 19.58.110
Library/Museum	P	
Mortuary	CUP	CVMC 19.58.080 and CVMC 19.54
Private Educational Facility	CUP	CVMC 19.54
Public Agency or Educational Facility	P	
Religious or Spiritual Institution	CUP	CVMC 19.58.110 and CVMC 19.54
Social or Fraternal Organizations	N	CVMC 19.58.100
Recreational Facilities		
Athletic Fields and Sport Courts	P	
Bicycle & Pedestrian Trails & Associated Signage	P	
Community Garden	A	
Community Center/Recreation Center (Public or Private)	CUP	CVMC 19.58.100
Parks (Public or Private)	P	
Picnic Areas, Benches, Barbecue Facilities	P	
Playgrounds (Public or Private)	P	
Swim Center/Community Pool (Public or Private)	CUP	CVMC 19.58.040
Utilities + Equipment		
Electrical/Utility Substations	CUP	CVMC 19.58.140
Gas Regulator	CUP	
Roof Mounted Satellite Dishes smaller than or equal to 36" diameter	P	
Roof Mounted Satellite Dishes larger than 36" diameter	CUP	CVMC 19.22.030 (Residential) or 19.30.040 (Commercial)
Secondary/Accessory Uses		
Accessory Structures, Buildings and Uses	P	Section 3.3.1 A, CVMC 19.58.020
Accessory Secondary Units (ASUs)	N	Section 3.3.1 B, CVMC 19.58.022

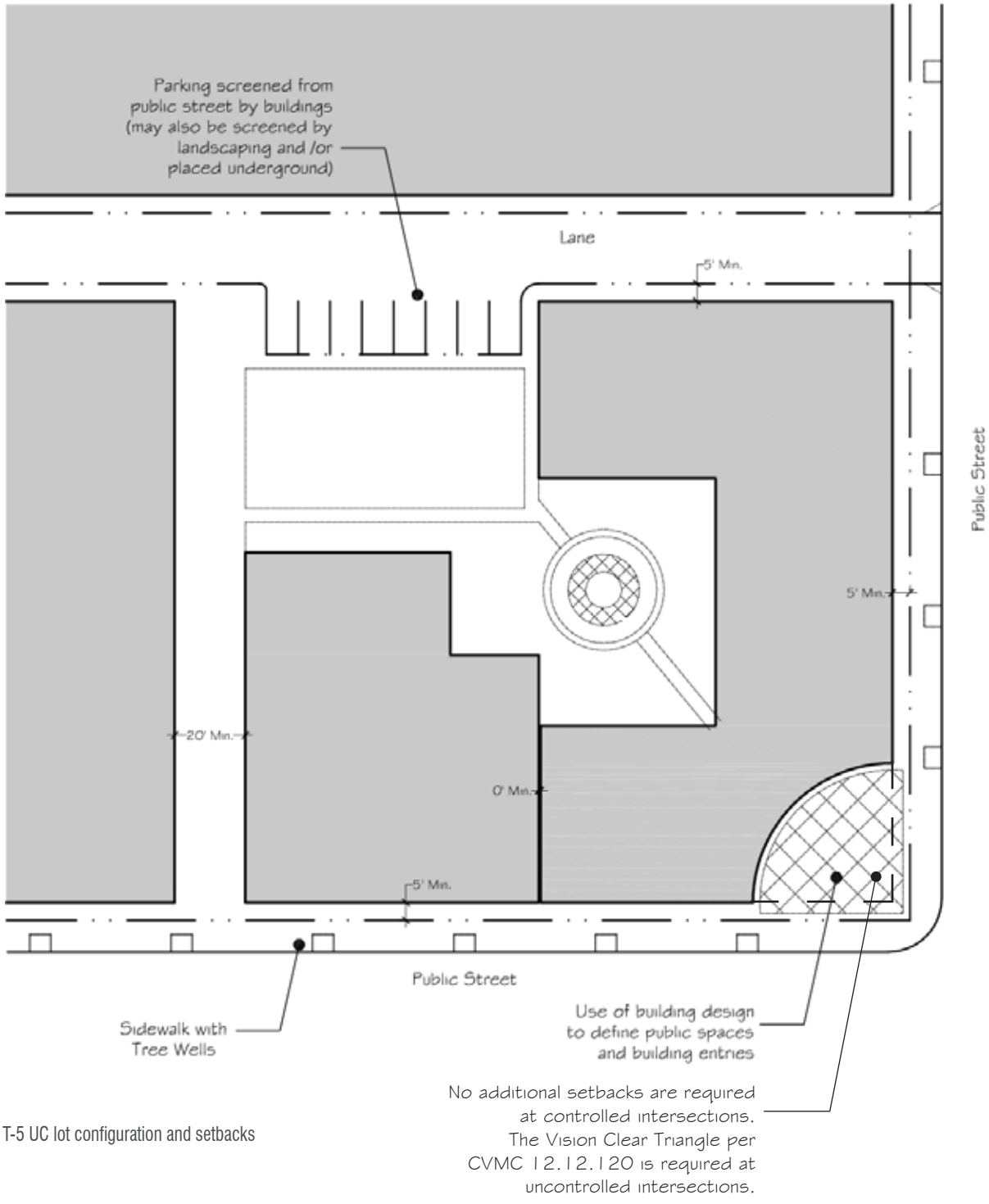
A = Administrative Conditional Use Permit/P =Permitted/CUP =Conditional Use Permit/N = Not Permitted/LFD = Large Family Daycare Permit
(Note: Uses not listed may be permitted or conditionally permitted if the zoning administrator determines said use is of the same general character as any permitted or conditionally permitted use listed above)

D. Minimum Building Setbacks and Separations

1.	Street:	See applicable corridor standards in Chapter 5, Circulation & Corridor Design
2.	Parking/Lane/Drive Aisle:	5 feet minimum
3.	Building Separations:	0 feet minimum
4.	Paseo/service area between buildings:	20 feet minimum

E. Permitted Encroachments (See Section 3.3.1.D, Height Exceptions and Permitted Encroachments)

1.	Street	See applicable corridor standards in Chapter 5, Circulation & Corridor Design
2.	Lane:	No first story elements below 8 feet 3 feet maximum for elements 8 feet or more above sidewalk
3.	Paseo/service area between buildings:	5 feet maximum



T-5 UC lot configuration and setbacks

3.3.10 SD: Community Purpose Facility (CPF) Zone

The Community Purpose Facility (CPF) Zone is intended to accommodate Community Purpose Facilities in accordance with CVMC Chapter 19.48, P-C - Planned Community Zone. CPF sites are defined as lands intended for non-profit and certain for-profit uses that serve the social, cultural, and recreational needs of the community. The City Council determined with the approval of this SPA Plan, that Otay Land Company's contribution of University land in Village 9 under the LOA and the two additional CPF site provided by this plan, fulfils the CPF requirement. The University land and other CPF site will be available to the community for those types of uses that are similar to or fall within the public purposes of those uses allowed by Section 19.48.025 of the Chula Vista municipal code. All uses within CPF designated lands require a conditional use permit (CUP).

Key Map
(N.T.S.)

A. Building Configurations Permitted (See Section 3.4, Building Configurations)

Community Purpose Facility

B. Lot Configuration

1. Lot J: Refer to lot configuration requirements of the Town Center (TC) Zone
2. Lot X: Refer to lot configuration requirements of the Urban Neighborhood (UN) Zone

C. Minimum Building Setbacks from Property Lines

1. Street: See applicable corridor standards in Chapter 5, Circulation & Corridor Design
2. Interior Side: 10 feet
3. Rear: 10 feet

D. Minimum Building Separations

1. Front to Adjacent Building: 20 feet minimum
2. Rear to Rear/Rear to Side: 20 feet minimum (30 feet minimum when lane is present)
3. Side to Side: 10 feet minimum

E. SD: CPF Permitted Land Use

Refer to CVMC Section 19.48.025 (c) for permitted uses

F. Other Applicable Requirements

All uses within the SD: Community Purpose Facility (CPF) Zone shall be subject to compliance with the following:

1. Chapter 4 - Community Design, Section 4.6, Community Use Facility Design Guidelines
2. Chapter 4 - Community Design, Section 4.75, Community Use Landscaping
3. Chapter 4, Community Design, Section 4.75, Community Use Landscaping

3.3.11 SD: Parks (P) Zone

The Parks (P) Zone is intended to designate park locations throughout the community to ensure that adequate parkland is provided to support the proposed intensity of development within the SPA. Parks have been located to maximize access and support the walkable community envisioned by the SPA.

Key Map
(N.T.S.)

A. Building Configurations Permitted

Park buildings are exempt from Building Configuration Standards

B. SD: P Permitted Land Uses

Use	Permit Required
Public parks	P
Sports fields and courts	P
Swimming pools	P
Hiking and biking trails and related facilities including signage	P
Playgrounds	P
Picnic facilities (tables, barbecues, etc.)	P
Interpretive nature exhibits and signage	P
Maintenance buildings	P
Limited water facilities and other essential public facilities and utilities	P
Brush management	P
Bathrooms	P
Recreation buildings, senior center, meeting halls and auditoriums	P
Off street parking lots	P

P =Permitted; A = Administrative Conditional Use Permit; CUP =Conditional Use Permit

C. Other Applicable Requirements

All uses within the SD: Park (P) Zone shall be subject to compliance with the following:

1. Chapter 7, Parks & Open Space
2. City of Chula Vista Park Master Plan
3. Village 9 Edge Plan for parks located adjacent to the MSCP

3.3.12 SD: University/RTP (U) Zone

The University/RTP (U) Zone includes land offered to the City of Chula Vista as part of the Land Offer Agreement for the development of the future University/RTP. The RTP is envisioned to be a large, master planned business park or parks that provide for high quality sciences, advanced technology, and manufacturing type development including new research institutions, industries, and businesses able to stimulate and/or capitalize upon the research activities of the University.

Key Map
(N.T.S.)

A. Building Configurations Permitted

University/RTP buildings are exempt from Building Configuration Standards in the SPA. See Otay Ranch University SPA Plan for additional information.

B. SD: U Permitted Land Uses

Use	Permit Required
University and associated uses as described in the Strategic Framework Policies	P
Business Park/Offices	P
Research and Development Facilities/Laboratories/ Warehouses (Science and Technology)	P
Light Manufacturing related to Science and Advanced Technology Research and Development_	P

P =Permitted

C. Other Applicable Requirements

Refer to the Strategic Framework Policies for the University Study Area in the General Plan and the Otay Ranch University SPA Plan for other requirements applicable to the University/RTP (U) Zone.

3.4 BUILDING CONFIGURATIONS

Village 9 provides a diverse range of housing opportunities in residential and mixed-use configurations. Retail, office, public, quasi-public, and community uses will also add diversity to the community. The following building configuration standards establish permitted configurations of buildings within all zones. Each building shall also meet the Development Code requirements of the zone in which they are utilized. Building configuration standards identify specific regulations for the configuration of buildings and lots to regulate important characteristics (pedestrian and vehicle access, open space, parking, etc.) of the built form. Additional design requirements that cover more than one building configuration can be found in the Chapter 4, Community Design. Within the building placement requirements of the applicable zone, building configuration regulations further reinforce the desired community character to encourage quality development that suits the character of Otay Ranch.

Table 3-1 - Building Configuration Standards

Building Configuration	As Permitted (P) by Transect and Zone										
	T-1		T-2		T-3	T-4		T-5	SD		
	OP*	OS*	NE	NG	NC	UN	TC	UC	P**	CPF	U**
Conventional Home			P	P	P	P					
Motorcourt				P	P	P					
Linear Green Court				P	P	P					
Bungalow Green Court				P	P	P					
Row House				P	P	P	P	P			
Villa House				P	P	P					
Stacked Units					P	P	P	P			
Live/Work					P	P					
Shopkeeper					P	P	P	P			
Commercial Block					P	P	P	P			
Innovative			P	P	P	P	P	P		P	
Neighborhood Recreation			P	P	P	P	P	P			
Community Purpose Facility					P	P	P	P		P	

* No Buildings are Permitted in the Open Space Preserve (OP) or Open Space (OS), or Zones.

** Buildings within the Parks and University/RTP (U) Zones are exempt from the Building Configuration Standards. See Section 3.4.B.

A. Purpose

This section identifies the building configurations allowed within Village 9 and provides design standards for each configuration of building to ensure that proposed development is consistent with the Master Developer's and City's goals for building form, character, and quality within the SPA.


Landmark example

B. Applicability

Each proposed building shall be designed in compliance with the standards of this Development Code for the applicable building configuration. Non-residential buildings that have a significant impact upon community image and/or identified by the Master Developer as "Landmarks" shall be exempted from the building configuration standards of this section and independently reviewed as part of the Design Review process.

In addition, public and institutional buildings (such as schools, fire stations, libraries, police stations, and buildings associated with public parks and the university) are exempt from these standards because of their unique disposition and application. Such buildings shall be subject to design review by the appropriate City department. For example, buildings associated with parks shall be reviewed and approved by the Director of Recreation.

C. Allowable Building Configurations by Zone

Each building configuration described in this section is subject to the requirements of the applicable zone and the following building configuration standards. More than one building configuration may be combined on the same site or within the same building where appropriate provided both configurations are permitted within the zone. For instance, Linear Green Courts may be plotted along with Bungalow Green Courts when site constraints exist or Live/work may be plotted in the same building as Stacked Flats.

3.4.1 Conventional Home

Conventional Home is a building configuration consisting of a single-family detached home on an individual lot that is oriented toward the public street. Design of Conventional Homes shall include a variety of designs that respond to the applicable frontage type and zone. In addition to zone and frontage standards, the following standards shall apply to all Conventional Home Building Configurations:

Conventional Home example

A. Plotting

1. Detached
2. May be plotted on a large lot or as a series of clustered small lots
3. Traditional, "Z" lot, and RUE lot plotting permitted

B. Permitted Frontage Types (See Section 3.5, Frontage Types)

1. Common Yard
2. Porch and Fence

C. Access

1. The primary pedestrian entry shall be oriented toward the public street
2. Where a lane is present, parking and services shall be accessed through the lane
3. Where a lane is not present, parking and services shall be accessed from the public street frontage

D. Minimum Required Parking

1. Vehicle: 2 garage spaces per unit
2. Bicycle: 1 secure space per unit provided within the garage or fenced yard space

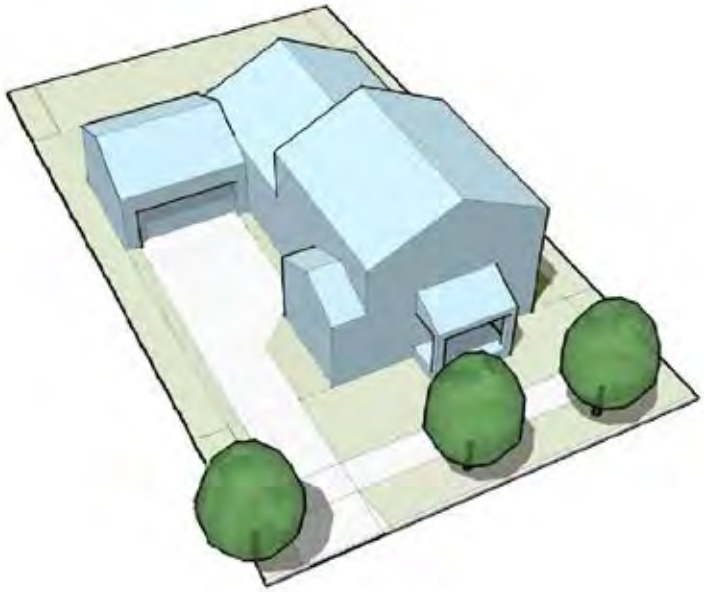
E. Open Space

1. For lots larger than 3000 square feet, a minimum of 750 square feet of private usable open space (with a private fenced area no less than 15% of the lot area) shall be provided
2. For lots 3000 square feet and less or condo mapped projects, a minimum of 750 square feet of combined common and private usable open space (as defined in the Glossary) for each unit shall be provided, as follows:
   a. A minimum 350 square feet of private usable open space shall be provided per lot
   b. The remaining 400 square feet of required open space may be provided as either common or private usable open space. However, in all cases, each development shall provide an adequate amount of common usable open space in one area or in multiple areas to the satisfaction of the Planning Director during the site plan approval process

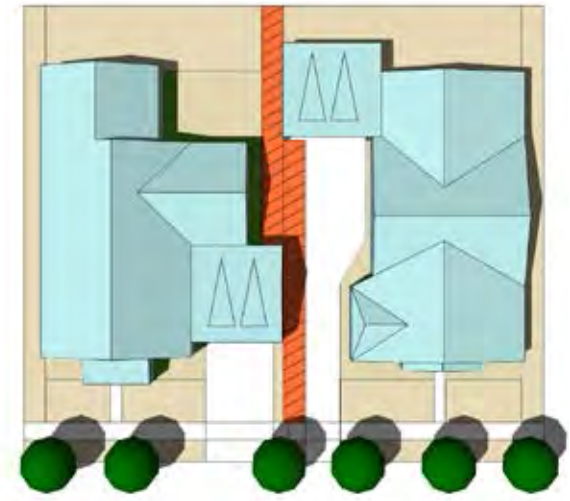
F. Special Design Considerations

1. Refer to Section 4.5, Detached Residential Design Guidelines
2. Also Refer to Section 4.8, Landscape Design Guidelines
3. If on-site bio-retention is required, please refer the V9 WQTR for additional requirements.

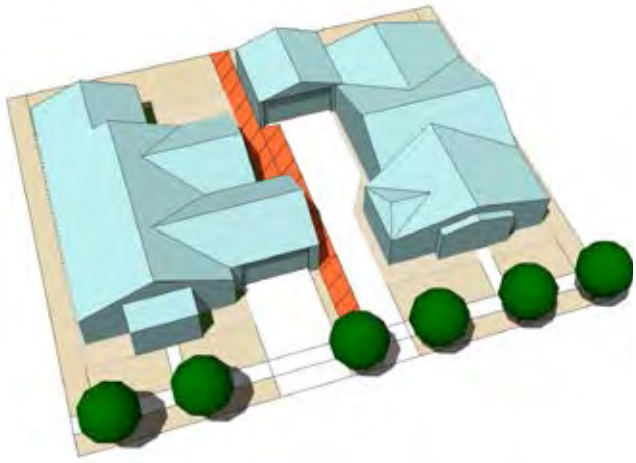
Conventional House Building Configuration, Plan View



Conventional House Building Configuration, Perspective



Conventional House Building Configuration, Plan View - "Z" lot (RUE in orange color)



Conventional House Building Configuration, Perspective - "Z" lot (RUE in orange color)

3.4.2 Motor Court

Motor Court is a building configuration consisting of homes clustered together and oriented toward a motor court. Garage access is taken from the motor court and pedestrian entries are accessed from either the motor court or the public street. The Motor Court Building Configuration orients detached homes with garages in a manner that activates the public street scene by reducing the presence of garage doors along the public street and providing more "active" architecture along the public street frontage. In addition to zone and frontage standards, the following standards shall apply to all Motor Court Building Configurations:

Motor Court example

A. Plotting

1. Detached
2. Traditional, "Z" lot, and RUE plotting permitted
3. To the greatest extent feasible, all plotting of Motor Court Building Configurations shall be done in the Motor Court module; where site planning constraints exist, such as irregularly shaped lots, the Motor Court module may be modified to fit the site

B. Permitted Frontage Types (See Section 3.5, Frontage Types)

1. Common Yard
2. Porch and Fence
3. Stoop

C. Access

1. Homes along the public street frontage shall orient primary pedestrian entries to address the street; all other units shall take front door access from the motor court, pedestrian path, or paseo
2. Garage access shall be taken from the common motor court; a minimum of 24 feet of backup shall be provided for all garages
3. All motor courts shall take direct vehicle access from the street

D. Minimum Required Parking

1. Vehicle: 2 garage spaces per unit + 0.25 off-street, unassigned spaces for each bedroom over 3
2. Bicycle: 1 secure space per unit provided within the garage or fenced yard space

E. Open Space

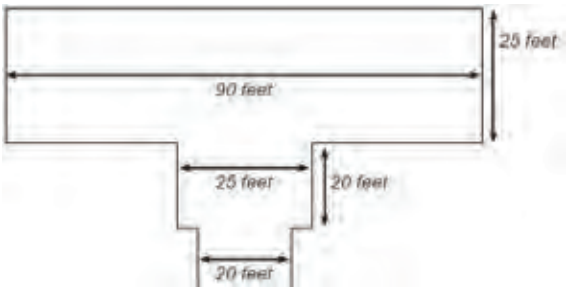
1. For lots larger than 3000 square feet, a minimum of 750 square feet of private usable open space (with a private fenced area no less than 15% of the lot area) shall be provided.
2. For lots 3000 square feet and less or condo mapped projects, a minimum of 750 square feet of combined common and private usable open space (as defined in the Glossary) for each unit shall be provided, as follows:
   a. A minimum 350 square feet of private usable open space shall be provided per lot
   b. The remaining 400 square feet of required open space may be provided as either common or private usable open space. However, in all cases, each development shall provide an adequate amount of common usable open space in one area or in multiple areas to the satisfaction of the Planning Director during the site plan approval process

Motorcourt building configuration,
perspective view of typical Motor Court Module

Motor Court building configuration,
plan view of typical Motor Court Module

F. Special Design Considerations

1. Floor plans shall be designed to create opportunities for landscaping and front yard spaces adjacent to the motor court
2. Elevations facing motor courts shall be designed with the same massing considerations and architectural details as would be required if the home were facing a public street
3. Design of the motor court shall address the functional and aesthetic features of the space to create a pleasant experience for residents including planting, decorative paving, or other design treatments
4. Refer to Section 4.5, Detached Residential Design Guidelines for additional design considerations
5. Also Refer to Section 4.8, Landscape Design Guidelines.



Required fire department turnaround for all
motorcourts exceeding 150 feet in length

3.4.3 Linear Green Court

Linear Green Court is a building configuration consisting of a row of detached homes typically oriented toward a common linear green court. End units adjacent to the public street are designed to address the public street frontage. The Linear Green Court Building Configuration orient homes in a manner that activates the street scene and creates common paseos along front property lines. This building configuration separates garage and pedestrian access to opposite sides of the building by providing front pedestrian entries along the paseo and garage access from a common rear lane. In addition to zone and frontage standards, the following standards shall apply to all Linear Green Court Building Configurations:

Linear Green Court examples

A. Plotting

1. Detached
2. Traditional, "Z" lot, and RUE plotting permitted

B. Permitted Frontage Types (See Section 3.5, Frontage Types)

1. Common Yard
2. Porch and Fence
3. Stoop

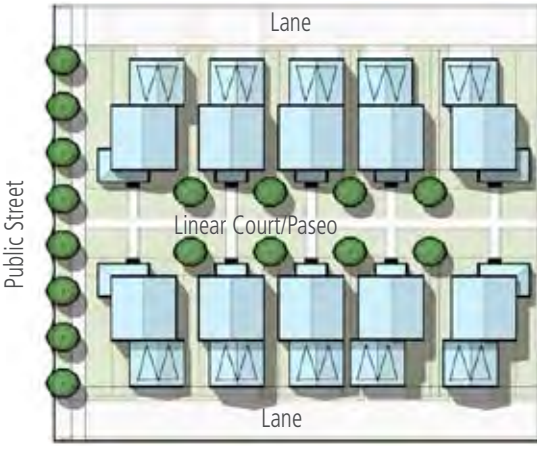
C. Access

1. The primary pedestrian entrance shall be accessed and oriented to be visible from the public street frontage or a linear court
2. Parking and services shall be accessed through the lane where possible
3. "Half" street plotting is permitted where site planning constraints exist such that the linear green court acts as a front yard for individual units along the street and provides the minimum front yard setback specified for the applicable corridor (See Chapter 5, Circulation & Corridor Design); garages shall not front directly onto the public street

D. Minimum Required Parking

1. Vehicle: 2 garage spaces per unit + 0.25 off-street, unassigned spaces for each bedroom over 3
2. Bicycle: 1 secure space per unit provided within the garage or fenced yard space

Linear Green Court Building Configuration, perspective view



Linear Green Court Building Configuration, plan view

Linear Green Court Building Configuration, perspective view

E. Open Space

1. For lots larger than 3000 square feet, a minimum of 750 square feet of private usable open space (with a private fenced area no less than 15% of the lot area) shall be provided
2. For lots 3000 square feet and less or condo mapped projects, a minimum of 750 square feet of combined common and private usable open space (as defined in the Glossary) for each unit shall be provided, as follows:
   a. A minimum 350 square feet of private usable open space shall be provided per lot
   b. The remaining 400 square feet of required open space may be provided as either common or private usable open space. However, in all cases, each development shall provide an adequate amount of common usable open space in one area or in multiple areas to the satisfaction of the Planning Director during the site plan approval process

F. Special Design Considerations

1. Floor plans shall be designed to create varied setbacks and opportunities for landscaping and front yard space adjacent to the linear court
2. All elevations facing the linear court and public streets shall be considered "front" elevations and shall be designed with a comparable level of architectural detail as the front elevation
3. Design of the lanes shall address the functional and aesthetic features of the space to create a pleasant experience for residents including planting, decorative paving, enhanced garage doors, architectural elements, or other design treatments
4. Refer to Section 4.5, Detached Residential Design Guidelines for additional design considerations
5. Also Refer to Section 4.8, Landscape Design Guidelines

3.4.4 Bungalow Green Court

Bungalow Green Court is a building configuration consisting of four or more detached units arranged around a common green courtyard. Pedestrian access to the building occurs along the edges of the courtyard and the public street. Garages are accessed from a shared rear lane. Bungalow Green Courts orient homes in a manner that creates common courtyards and activates the public street scene with open space pockets. In addition to zone and frontage standards, the following standards shall apply to all Bungalow Green Court Building Configurations:

Bungalow Green Court example street frontage view

Bungalow Green Court example - view into green court

Bungalow Green Court example - view looking into lane

A. Plotting

1. Detached
2. Traditional, "Z" lot, and RUE plotting permitted

B. Permitted Frontage Types (See Section 3.5, Frontage Types)

1. Common Yard
2. Porch and Fence
3. Stoop

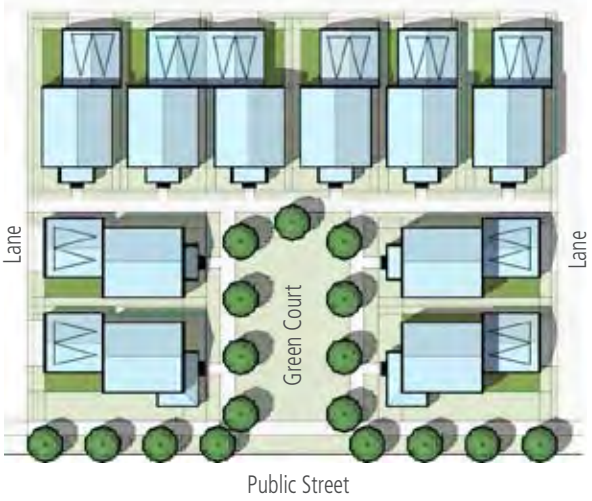
C. Access

1. The primary pedestrian entrance shall be accessed and oriented to be visible from the public street frontage or a linear court
2. Parking and services shall be accessed through the lane where possible
3. "Half" street plotting is permitted where site planning constraints exist; however, garages shall not front directly onto the public street and the green court shall act as a front yard along the street

D. Minimum Required Parking

1. Vehicle: 2 garage spaces per unit + 0.25 off-street, unassigned spaces for each bedroom over 3
2. Bicycle: 1 secure space per unit provided within the garage or fenced yard space

Bungalow Green Court Building Configuration, perspective view



Bungalow Green Court Building Configuration, plan view

E. Open Space

1. For lots larger than 3000 square feet, a minimum of 750 square feet of private usable open space (with a private fenced area no less than 15% of the lot area) shall be provided
2. For lots 3000 square feet and less or condo mapped projects, a minimum of 750 square feet of combined common and private usable open space (as defined in the Glossary) for each unit shall be provided, as follows:
   a. A minimum 350 square feet of private usable open space shall be provided per lot
   b. The remaining 400 square feet of required open space may be provided as either common or private usable open space. However, in all cases, each development shall provide an adequate amount of common usable open space in one area or in multiple areas to the satisfaction of the Planning Director during the site plan approval process

F. Special Design Considerations

1. Floor plans shall be designed to create variety in front setbacks and opportunities for landscaping and front yard space adjacent to the green court
2. All elevations facing the green court and public streets shall be considered "front" elevations and shall be designed with a comparable level of architectural detail as the front elevation
3. Design of the lanes shall address the functional and aesthetic features of the space to create a pleasant experience for residents including planting, decorative paving, enhanced garage doors, architectural details, or other design treatments
4. Refer to Section 4.5, Detached Residential Design Guidelines for additional design considerations
5. Also Refer to Section 4.8, Landscape Design Guidelines

3.4.5 Row House

Row House is a building configuration consisting of attached units plotted in a row. Unlike the Conventional Home Building Configuration, Row House typically consists of attached units such as townhomes. Unlike Stacked Units (See Section 3.4.7, Stacked Units), each unit is situated on an individual lot. Units do not stack or overlap. Row Houses must be plotted with a strong relationship to the street to create a more urban setting; however, some units may be plotted toward parks, paseos, courts, or gardens to provide greater common open space opportunities in a more traditional townhouse configuration. In addition to zone and frontage standards, the following standards shall apply to all Row House Building Configurations:

Row House examples

A. Plotting

1. Attached or Semi-Attached
2. May be oriented toward the public street or toward a common open space area
3. Buildings shall be plotted to define the street such that no portion of the building is setback more than 10 feet behind the minimum setback for the roadway corridor unless physical site constraints (for example mature trees) prevent such plotting

B. Permitted Frontage Types (See Section 3.5, Frontage Types)

1. Common Yard
2. Porch and Fence
3. Stoop

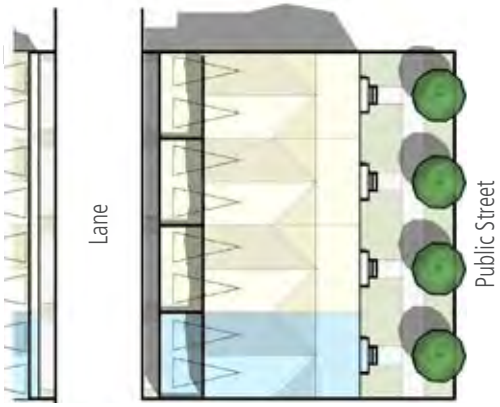
C. Access

1. Each unit shall have an individual pedestrian entrance that is accessed by walkways leading from parking, a common area, or the public street
2. Where a lane is present, parking and services shall be accessed through the lane

D. Minimum Required Parking

1. Vehicle: 2 garage spaces per unit + 0.25 off-street, unassigned spaces for each bedroom over 3
2. Bicycle: 1 secure space per unit provided within the garage or fenced yard space

Row House Building Configuration, perspective view



Row House Building Configuration, plan view

Row House with street-facing garage

E. Open Space

1. For densities up to 30 units/acre, Private Usable Open Space (as defined in the Glossary) shall be provided as follows:
   a. 80 square feet for each 2 bedroom unit
   b. 120 square feet for each 3 bedroom unit
   c. 20 additional square feet for each bedroom over 3
2. Common Usable Open Space (as defined in the Glossary) shall be provided as follows:
   a. For densities of 10-20 du/ac, 300 square feet per unit
   b. For densities of 20-30 du/ac, 200 square feet per unit
3. For densities over 30 units/acre, a minimum of 200 square feet of combined Private and Common Usable Open Space shall be provided for each residential unit.

F. Special Design Considerations

1. Building elevations facing side streets or public spaces shall be designed with a comparable level of architectural detail as front, street facing elevations
2. Massing of buildings shall be reduced in at least 1 of the following ways:
   a. Massing offsets
   b. Differentiation of units
   c. Stepped massing
3. Design of lanes shall address the functional and aesthetic features of the space to create a pleasant experience for residents including planting, decorative paving, upgraded garage doors, or other design treatments along lane elevations
4. Refer to Section 4.4, Attached Residential Design Guidelines for additional design considerations
5. Also Refer to Section 4.8, Landscape Design Guidelines

3.4.6 Villa House

Villa House is a building configuration that consists of a large house containing 2 to 8 dwelling units. The building is designed to appear as a single large home. A Villa House is typically plotted to appear as a large "single family" home accessed from the street, or in court or garden configurations, to provide greater common open space opportunities. In addition to zone and frontage standards, the following standards shall apply to all Villa House Building Configurations:

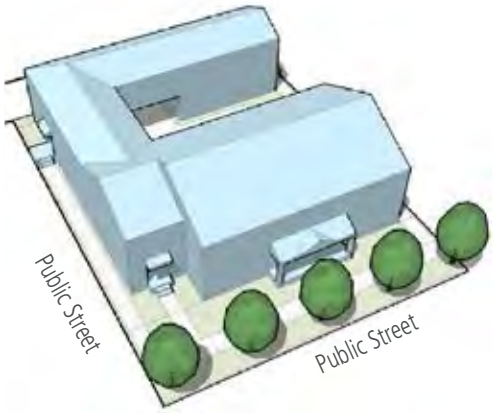
Villa House examples

A. Plotting

1. Attached or Semi-Attached
2. Typically plotted to appear as a single family home from each street frontage

B. Permitted Frontage Types (See Section 3.5, Frontage Types)

1. Common Yard
2. Porch and Fence
3. Stoop



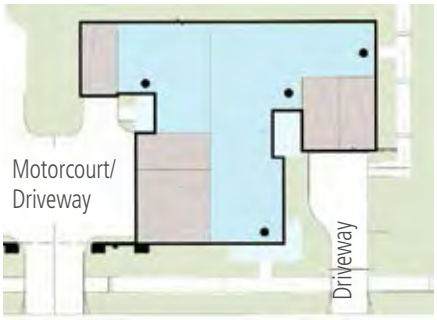
Villa House Building Configuration diagram, perspective view - Motorcourt configuration

C. Access

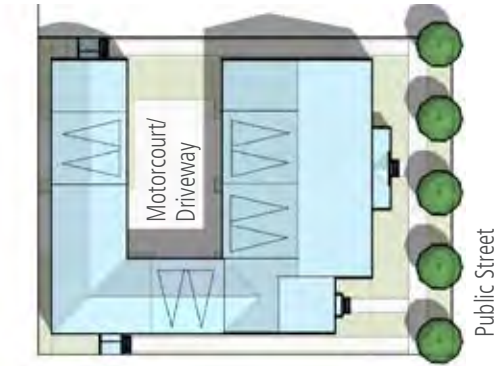
1. The main pedestrian entrance for each unit shall be accessed by walkways leading from parking or the street
2. Parking and services may be accessed from the street, lane, motor court, or any combination of these

D. Minimum Required Parking

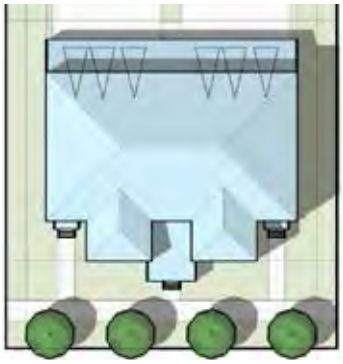
1. Vehicle:
   a. Studio/1 Bedroom/2 Bedroom Units: 1 garage space + 0.5 off-street, unassigned space per unit
   b. 3 or More Bedroom Units: 2 spaces (at least 1 in a garage) + 0.25 off-street, unassigned space for each additional bedroom over 3
2. Bicycle: 1 secure space per 3 units



Villa House Building Configuration Diagram, plan view- front facing garage configuration



Villa House Building Configuration diagram, plan view - motorcourt configuration



Villa House Building Configuration diagram, plan view - lane loaded configuration

Pairing of single car garage doors to appear as one larger garage

E. Open Space

1. For densities up to 30 units/acre, Private Usable Open Space (as defined in the Glossary) shall be provided as follows:
   a. 80 square feet for each 2 bedroom unit
   b. 120 square feet for each 3 bedroom unit
   c. 20 additional square feet for each bedroom over 3
2. Common Usable Open Space (as defined in the Glossary) shall be provided as follows:
   a. For densities of 10-20 du/ac, 300 square feet per unit
   b. For densities of 20-30 du/ac, 200 square feet per unit
3. For densities over 30 units/acre, a minimum of 200 square feet of combined Private and Common Usable Open Space shall be provided for each residential unit.

F. Special Design Considerations

1. Building shall be designed to appear as a large single-family "mansion" home
2. One entry on each street frontage shall be highly visible from the street or otherwise emphasized to appear like the primary entry to the "Villa"; other entries shall be recessed, located at the side of the building, or otherwise de-emphasized
3. Garages shall be designed to appear as if they belong to a single family home from each street frontage; up to two garage spaces may take direct access from the same street frontage. Additional spaces shall be accessed as a swing-in garage, by a common lane, or by motor court
4. Pairing of single car garages to appear as one larger garage is encouraged, to preserve the single family appearance of the building
5. Although this building configuration is an attached configuration, it is intended to appear like a single family home; therefore, refer to Section 4.4, Detached Residential Design Guidelines, for additional design considerations as applicable
6. Also Refer to Section 4.8, Landscape Design Guidelines

3.4.7 Stacked Units

Stacked Units is a building configuration consisting of a larger scale residential building that includes multiple attached units including apartments, flats, condominiums, and/or townhome units (for sale or for rent). Stacked Units are typically larger than Villa House Building Configuration and the existence of multiple units within one building is apparent. Unlike Row House Building Configuration, stacked units are located on a common lot so that units or portions of units are able to overlap or "stack" above one another. Stacked The Stacked Unit Building Configuration is appropriate for use in combination with or in proximity to retail shopping areas, employment centers, entertainment districts, institutions of higher learning, transit, parks, or other urban uses to create a dynamic activity cluster. In addition to zone and frontage standards, the following standards shall apply to all Stacked Units Building Configurations:

Stacked Unit examples

A. Plotting

1. Attached or Semi-Attached
2. Plotted to address public streets and surrounding uses
3. Plotted to define interesting public spaces and common areas

B. Permitted Frontage Types (See Section 3.5, Frontage Types)

1. Common Yard
2. Porch and Fence
3. Stoop

C. Access

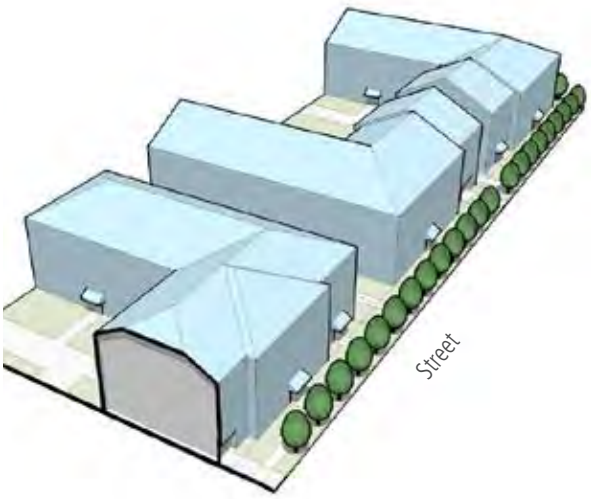
1. The main pedestrian entrance for each unit is accessed directly from the street, from parking or common areas, or from hallways or walkways
2. Parking and services shall be accessed through a lane or within common parking lots or structures
3. Below-grade and wrapped parking structures permitted; shall be accessed from a side street or lane

D. Minimum Required Parking

1. Vehicle:
   a. Studio/1 Bedroom/2 Bedroom Units: 1 covered or garage space + 0.5 off-street, unassigned space per unit
   b. 3 or More Bedroom Units: 2 spaces (at least 1 shall be covered or in a garage) + 0.25 off-street, unassigned space for each additional bedroom over 3
2. Bicycle: 1 secure space per 3 units

E. Open Space

1. For densities up to 30 units/acre, Private Usable Open Space (as defined in the Glossary) shall be provided as follows:
   a. 80 square feet for each 2 bedroom unit
   b. 120 square feet for each 3 bedroom unit
   c. 20 additional square feet for each bedroom over 3
2. Common Usable Open Space (as defined in the Glossary) shall be provided as follows:
   a. For densities of 10-20 du/ac, 300 square feet per unit
   b. For densities of 20-30 du/ac, 200 square feet per unit
3. For densities over 30 units/acre, a minimum of 200 square feet of combined Private and Common Usable Open Space shall be provided for each residential unit.



Stacked Units Building Configuration, perspective view

F. Special Design Considerations

1. All building elevations facing streets, common areas, or public spaces shall be considered "front" elevations and shall provide a comparable level of architectural design and detail
2. Massing of buildings shall be reduced in at least 1 of the following ways
   a. Massing offsets
   b. Differentiation of units
   c. Stepped massing
3. For units located within the Urban Center and Town Center, refer to Section 4.2 and 4.3 respectively; for all other locations, refer to Section 4.4, Attached Residential Design Guidelines
4. Also Refer to Section 4.8, Landscape Design Guidelines

3.4.8 Live/Work

Live/Work is a building configuration that provides opportunities to live and work in the same location allowing for a better balance between housing and jobs, a reduction in gas consumption, and less traffic congestion. Live/Work units facilitate detached or attached homes designed to accommodate residential as the primary use with work space for home occupations as defined in CVMC Section 19.14.490. The building form of Live/Work emulates the form of surrounding building configurations, i.e. attached or detached, to fit within the scale and character of the surrounding residential neighborhood. Access and visibility of units shall be considered to promote viability of the associated non-residential use. In addition to zone and frontage standards, the following standards shall apply to all Live/Work Building Configurations:

Live/Work - detached example

Live/Work attached example

Live/Work - sample floor plan

A. Plotting

1. Attached, Semi-Attached or Detached
2. Plotted to face a public street or paseo accessible by on-street parking within 200 feet
3. Recommended to be plotted in groups (4 or more units) to promote compatibility and an enclave character conducive to small-businesses
4. Residential shall be the primary use, home occupation and other permitted uses shall be the secondary use; "work" area shall comprise no more than 30% of the total square footage of the unit, not to exceed 1200 square feet, exclusive of stairs

B. Permitted Frontage Types (See Section 3.5, Frontage Types)

1. Porch and Fence
2. Stoop
3. Storefront

C. Access

1. The main pedestrian entrance shall be individual for each unit and accessed by walkways leading from parking or the street
2. Residential and non-residential main entries may be separate or combined
3. Vehicle access shall be provided from the street, lane or motorcourt, consistent with adjacent building configurations in the neighborhood

D. Minimum Required Parking

1. Vehicle:
   a. Studio/1 Bedroom/2 Bedroom Units: 1 garage space + 0.5 off-street, unassigned space per unit
   b. 3 or More Bedroom Units: 2 spaces (at least 1 in a garage) + 0.25 off-street, unassigned space for each additional bedroom over 3
   c. For each work space, 0.5 off-street, unassigned spaces shall be provided in addition to the above or pursuant to a City approved parking agreement or district (See Section 3.8, Shared Parking)
2. Bicycle: 1 secure space per 3 units

E. Open Space

1. For detached configurations
   a. For lots larger than 3000 square feet, a minimum of 750 square feet of private usable open space (with a private fenced area no less than 15% of the lot area) shall be provided
   b. For lots 3000 square feet and less or condo mapped projects, a minimum of 750 square feet of combined common and private usable open space (as defined in the Glossary) for each unit shall be provided, as follows:
      - A minimum 350 square feet of private usable open space shall be provided per lot
      - The remaining 400 square feet of required open space may be provided as either common or private usable open space. However, in all cases, each development shall provide an adequate amount of common usable open space in one area or in multiple areas to the satisfaction of the Planning Director during the site plan approval process
2. For attached configurations
   a. For densities up to 30 units/acre, Private Usable Open Space (as defined in the Glossary) shall be provided as follows:
      - 80 square feet for each 2 bedroom unit
      - 120 square feet for each 3 bedroom unit
      - 20 additional square feet for each bedroom over 3
   b. Common Usable Open Space (as defined in the Glossary) shall be provided as follows:
      - For densities of 10-20 units/acre, 300 square feet per unit
      - For densities of 20-30 units/acre, 200 square feet per unit
   c. For densities over 30 units/acre, a minimum of 200 square feet of combined Private and Common Usable Open Space shall be provided for each residential unit.

F. Special Design Considerations

1. Architecture of Live/Work Building Configurations shall complement the architectural character of the neighborhood in which it is located; however, additional glazing, non-residential design elements and/or roll-up access doors are permitted; design of these elements shall be done in a manner that does not detract from the character of the neighborhood
2. Signage for individual units shall be attached to the unit or building along the visible street and/or paseo exposure and shall match the architectural style of the building; Signage shall be limited to 6 square feet of area, 3 maximum lines of text, and no fluorescent colors shall be permitted. Signs shall not be internally illuminated. Direct, external illumination is permitted so long as light does not spill onto adjacent properties.
3. Refer to the most applicable section of Chapter 4, Community Design for additional design considerations
4. Also Refer to Section 4.7, Landscape Design Guidelines

3.4.9 Shopkeeper

Shopkeeper example with combined Stoop Frontage (for residential entry) and Storefront Frontage (for commercial entry)

Similar to the intent of the Live/Work Building Configuration, the Shopkeeper Building Configuration provides people with a reasonable opportunity to live close to where they work, allowing for a better balance between housing and jobs, reduced gas consumption, and less traffic congestion. Shopkeeper units take the live/work concept one step further by separating the living space completely from the associated commercial space. Separate entries or a residential "lock-out" unit (typically located above the commercial space) allows the commercial space to be leased by the resident or conversely, the residential space to be leased by the shopkeeper. Shopkeeper units are typically found in neighborhoods with a predominantly commercial character (in contrast to Live/Works, which are typically located in neighborhoods with a predominately residential character). In addition to zone and frontage standards, the following standards shall apply to the Shopkeeper Building Configuration:

Shopkeeper - sample floor plan

A. Plotting

1. Attached, Semi-Attached or Detached
2. Plotted to face a street or paseo accessible by on-street parking within 200 feet
3. Recommended to be plotted in groups (4 or more units) to promote compatibility and an enclave character conducive to small-businesses

B. Permitted Frontage Types (See Section 3.5, Frontage Types)

1. Stoop
2. Storefront
3. Arcade

Shopkeeper example with Arcade Frontage

C. Access

1. The main pedestrian entrance shall be individual for each unit and accessed by walkways leading from parking or the public street
2. Residential and non-residential entries shall be discernibly separate; the commercial entry shall be highly visible from the public street or public paseo
3. Parking and private garages shall be accessed from a lane; public garages may be accessed directly from the street in accordance with Section 3.3.1.F, Parking and Section 4.3.7, Parking Lots and Structures

D. Minimum Required Parking

1. Vehicle:
    a. Studio/1 Bedroom/2 Bedroom Units: 1 garage space + 0.5 off-street, unassigned space per unit
    b. 3 or More Bedroom Units: 2 spaces (at least 1 in a garage) + 0.25 off-street, unassigned space for each additional bedroom over 3
    c. In addition to the above, each commercial use shall provide parking pursuant to a City approved parking agreement or district (See Section 3.8, Shared Parking)
2. Bicycle: 1 secure space per 3 residential units; nonresidential parking per CalGreen

E. Open Space

1. For detached configurations
    a. For lots larger than 3000 square feet, a minimum of 750 square feet of private usable open space (with a private fenced area no less than 15% of the lot area) shall be provided
    b. For lots 3000 square feet and less or condo mapped projects, a minimum of 750 square feet of combined common and private usable open space (as defined in the Glossary) for each unit shall be provided, as follows:
        - A minimum 350 square feet of private usable open space shall be provided per lot
        - The remaining 400 square feet of required open space may be provided as either common or private usable open space. However, in all cases, each development shall provide an adequate amount of common usable open space in one area or in multiple areas to the satisfaction of the Planning Director during the site plan approval process
2. For attached configurations
    a. For densities up to 30 units/acre, Private Usable Open Space (as defined in the Glossary) shall be provided as follows:
        - 80 square feet for each 2 bedroom unit
        - 120 square feet for each 3 bedroom unit
        - 20 additional square feet for each bedroom over 3
    b. Common Usable Open Space (as defined in the Glossary) shall be provided as follows:
        - For densities of 10-20 du/ac, 300 square feet per unit
        - For densities of 20-30 du/ac, 200 square feet per unit
    c. For densities over 30 units/acre, a minimum of 200 square feet of combined Private and Common Usable Open Space shall be provided for each residential unit.

F. Special Design Considerations

1. Building elevations facing streets or public spaces shall be designed with a comparable level of architectural detail as the front elevation
2. Entries to individual units/homes shall be easily discernible through the use of design elements.
3. Massing of buildings shall be reduced in at least 1 of the following ways:
    a. Massing offsets
    b. Differentiation of units and stepped massing
    c. Material and/or color change
4. For units located within the Urban Center and Town Center, refer to Section 4.2 and 4.3 respectively; for all other locations, refer to the most applicable chapter of the Design Guidelines
5. Also Refer to Section 4.7, Landscape Design Guidelines

3.4.10 Commercial Block

Commercial Block is a building configuration consisting of a larger scale commercial or mixed-use building comprised of offices, retail spaces, apartments (for rent), and/or condominiums (for sale). Commercial Blocks typically consist of retail or office space on the ground floor and office or residential space on upper floors. Appropriate for use in retail shopping areas, employment centers, entertainment districts, and near institutions of higher learning, transit, parks, or other urban uses to create a dynamic activity cluster. Commercial Block Building Configurations shall have a strong pedestrian relationship to the street. In addition to zone and frontage standards, the following standards shall apply to all Commercial Blocks Building Configurations:

Commercial Block

Commercial Block

A. Plotting

1. Attached or Semi-Attached
2. Little or no setback from the public right-of way to define the edge of the public street
3. Plotted and designed to create interesting plazas and other public spaces

B. Permitted Frontage Types (See Section 3.5, Frontage Types)

1. Storefront
2. Arcade

C. Access

1. Primary pedestrian access shall not be provided from commercial parking areas; Primary residential access shall be provided by one of the following:
   a. Direct access from the street
   b. Direct access from a pedestrian paseo
   c. From a main shared lobby or courtyard
2. At-grade parking areas and services shall be accessed through a lane
3. Below-grade and wrapped parking structures may be accessed from a street or lane; Parking areas shall not encroach into public rights-of-way

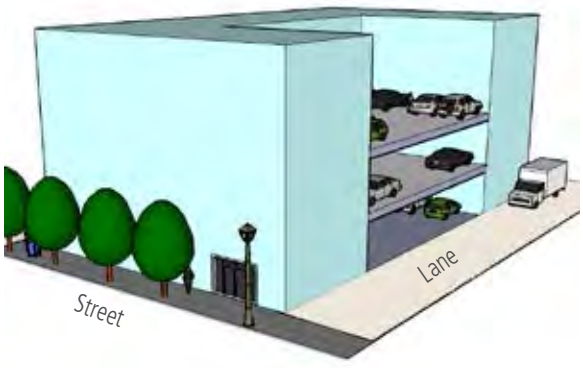
D. Minimum Required Parking

1. Vehicle:
   a. Studio/1 Bedroom/2 Bedroom Units: 1 covered or garage space + 0.5 off-street, unassigned space per unit
   b. 3 or More Bedroom Units: 2 spaces (at least 1 shall be covered or in a garage) + 0.25 off-street, unassigned space for each additional bedroom over 3
   c. In addition to the above, each commercial use shall provide parking pursuant to a City approved parking agreement or district (See Section 3.8, Shared Parking)
2. Bicycle: 1 secure space per 3 residential units non-residential parking per CalGreen

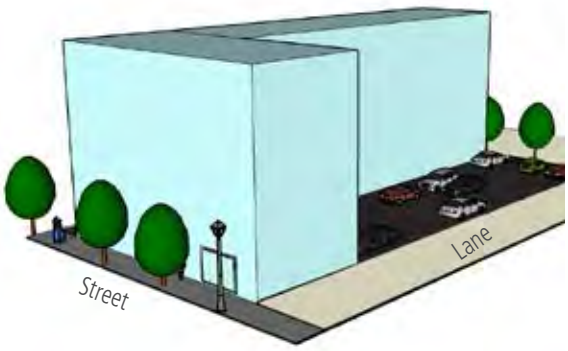
E. Open Space

1. For densities up to 30 units/acre, Private Usable Open Space (as defined in the Glossary) shall be provided as follows:
   a. 80 square feet for each 2 bedroom unit
   b. 120 square feet for each 3 bedroom unit
   c. 20 additional square feet for each bedroom over 3
2. Common Usable Open Space (as defined in the Glossary) shall be provided as follows:
   a. For densities of 10-20 du/ac, 300 square feet per unit
   b. For densities of 20-30 du/ac, 200 square feet per unit
3. For densities over 30 units/acre, a minimum of 200 square feet of combined Private and Common Usable Open Space shall be provided for each residential unit.

Commercial Block Building Configuration, Perspective View - Podium Parking (Below grade)*



Commercial Block Building Configuration, Perspective View - Wrapped Parking*



Commercial Block Building Configuration, Perspective View - Surface Parking*

* See section 4.3.7 for additional requirements pertaining to parking lots and structures.

F. Special Design Considerations

1. Building elevations facing streets, public spaces, and large parking areas shall be considered "front" elevations and require a comparable level of architectural design and detail
2. Outdoor plazas and seating areas for public use are encouraged where appropriate
   a. These areas shall not conflict with the public sidewalk
   b. Setbacks may be modified to create these outdoor pedestrian spaces along the street
   c. Amenities are encouraged such as landscaping, enhanced pavement, seating areas, water features, or similar features
3. Massing of buildings shall be reduced in at least 1 of the following ways:
   a. Massing offsets
   b. Differentiation of units and stepped massing
   c. Material and/or color change

Outdoor seating and activity areas encouraged

4. For units located within the Urban Center and Town Center, refer to Section 4.2 and 4.3 respectively; for all other locations, refer to Section 4.4, Mixed Use and Attached Residential Design Guidelines
5. Also Refer to Section 4.8, Landscape Design Guidelines

3.4.11 Neighborhood Recreation


Neighborhood Recreation

The Neighborhood Recreation Building Configuration includes private buildings used for recreational activities and neighborhood events. These types of buildings include clubhouses, meeting rooms, gymnasiums, pool houses, and similar uses intended to serve as an amenity feature for attached and detached residential neighborhoods. Ideally, these facilities are located within walking distance (approximately a quarter mile radius) of the homes they are intended to serve. Design and lot configuration are encouraged to be consistent with the character and scale of the associated residential community. In addition to zone and frontage standards, the following standards shall apply to all Neighborhood Recreation Building Configurations:

A. Plotting

1. Oriented toward the public street or common public open spaces
2. Non-uniform front setback

B. Permitted Frontage Types (See Section 3.5, Frontage Types)

1. Same as the adjacent building configuration(s)
2. Shall be sited with special attention to interfaces with streets, paseos, vistas, other buildings and open spaces
3. Frontage shall be designed to best accommodate the particular site, building, activity, and design

C. Access

1. Parking and building access shall be easily discerned and well marked
2. Vehicular and pedestrian access shall be intuitive and direct
3. Service areas shall be oriented away from the street frontage and pedestrian access, where feasible; otherwise these activities shall be screened from public view of the street and pedestrian access

D. Minimum Required Parking

1. As determined by the Planning Director during the site plan approval process
2. Bicycle: 10% of the required vehicle parking

E. Special Design Considerations

1. Building form and massing shall not overwhelm the streetscene; integrate the design of the building with the scale and architectural character of the surrounding development and offset massing and volumes where feasible and practical to the building function
2. Roof forms shall be designed to match the architectural style of the building and create interest for the building form; at least 2 roof forms or plate heights are required
3. For units located within the Urban Center and Town Center, refer to Section 4.2 and 4.3 respectively; for all other locations, refer to Section 4.6, Community Use Facility Design Guidelines
4. Also refer to Section 4.8, Landscape Design Guidelines

3.4.12 Community Purpose Facility

The Community Purpose Facility (CPF) Building Configuration is intended for non-profit and certain for-profit uses that serve the social, cultural, and recreational needs of the community. These buildings include places for worship, meeting halls, recreational facilities, and other uses as defined by the Chula Vista Municipal Code Chapter 19.48 , PC-Planned Community Zone. Unlike the Neighborhood Recreational building configuration, the CPF building configuration is intended to serve the general public. In addition to zone and frontage standards, the following standards shall apply to all CPF Building Configurations:

A. Plotting

1. Oriented toward the street
2. Non-uniform front setback

C. Permitted Frontage Types (See Section 3.5, Frontage Types)

1. CPF buildings shall be sited with special attention to the interface with streets, paseos, vistas, other buildings and open spaces
2. Frontage shall be designed to best accommodate the particular site, building, activity, and design

B. Access

1. Parking and building access shall be easily discerned and well marked
2. Vehicular and pedestrian access shall be intuitive and direct
3. Service and loading activities shall be oriented away from the street frontage and pedestrian access, where feasible; otherwise these activities shall be screened from public view of the street and other pedestrian areas

Community Purpose Facility Building example

D. Minimum Required Parking

1. Vehicle: In accordance with CVMC Section 19.62.050, Number of spaces required for designated uses, or as determined by the site plan in conjunction with a parking study
2. Bicycle: Per CalGreen (if applicable) or, if CalGreen does not apply, 10% of the required vehicle parking

E. Special Design Considerations

1. Architectural style shall be compatible with the surrounding neighborhood and shall reflect the intended use of the facility
2. Roof forms shall be designed to match the architectural style of the building and create interest for the building form; at least 2 roof forms or plate heights are required
3. Building form and massing shall not overwhelm the streetscene; integrate the design of the building with the scale of the surrounding development
4. Singular building volumes are discouraged; where feasible and practical to the building function, offset massing and volumes
5. Iconic architectural features distinguishing design and character appropriate to the architectural style of the building are encouraged
6. Integrate building design with the site through the use of landscape and hardscape elements
7. For units located within the Urban Center and Town Center, refer to Section 4.2 and 4.3 respectively; for all other locations, refer to Section 4.6, Community Use Facility Design Guidelines
8. Also refer to Section 4.8, Landscape Design Guidelines

3.4.13 Innovative

Although the building configurations listed within this section provide a wide range of possible designs, this SPA recognizes and encourages innovative design solutions that may not meet the strict definition of the building configurations included herein. Unique building configurations and mixing of building configurations within zones, individual sites, and within buildings can positively contribute to diverse and interesting streetscenes. Furthermore, such building configurations may be more appropriate to address the constraints of the site and demands of the current market. In such cases, where the building configuration standards cannot be appropriately applied, buildings may be identified by the Master Developer as "Innovative." Innovative building configurations shall be exempted from the building configuration standards of this section, and shall be independently reviewed as part of the design review process. It is recommended that applicants and City building officials conduct a preliminary review of any property deemed "Innovative" at an early stage prior to submittal of the full Design Review Application.

A. Plotting

1. Oriented toward the street
2. Plotting should be compatible with surrounding building configurations to create a harmonious street scene and pedestrian friendly interfaces

C. Permitted Frontage Types (See Section 3.5, Frontage Types)

Frontages should be consistent with the frontages of surrounding building configurations to create a harmonious street scene

B. Access

1. Parking should be designed to reduce the visual impact on the streetscene
2. Building access shall be easily discerned and well marked and create a strong relationship to the public street
3. Service and loading activities shall be oriented away from the street frontage and pedestrian access, where feasible; otherwise, these activities shall be screened from public view of the street and pedestrian access

D. Minimum Required Parking

1. Vehicle:
   a. Studio/1 Bedroom/2 Bedroom Units: 1 covered or garage space + 0.5 off-street spaces per unit
   b. 3 or More Bedroom Units: 2 spaces + 0.25 for each additional bedroom over 3
   c. In addition to the above, each commercial use shall provide parking in accordance with CVMC Section 19.62.050, Number of spaces required for designated uses, or pursuant to a City approved parking agreement or district
2. Bicycle: 1 secure space per 3 residential units + non-residential parking per CalGreen

E. Open Space

1. For detached configurations on lots larger than 3000 square feet, a minimum of 750 square feet of private usable open space (with a private fenced area no less than 15% of the lot area) shall be provided
2. For detached configurations on lots 3000 square feet and less or condo mapped projects, a minimum of 750 square feet of combined common and private usable open space (as defined in the Glossary) for each unit shall be provided, as follows:
    a. A minimum 350 square feet of private usable open space shall be provided per lot
    b. The remaining 400 square feet of required open space may be provided as either common or private usable open space. However, in all cases, each development shall provide an adequate amount of common usable open space in one area or in multiple areas to the satisfaction of the Planning Director during the site plan approval process
3. For attached configurations with densities up to 30 units/acre, Private Usable Open Space (as defined in the Glossary) shall be provided as follows:
    a. 80 square feet for each 2 bedroom unit
    b. 120 square feet for each 3 bedroom unit
    c. 20 additional square feet for each bedroom over 3
4. For attached configurations, Common Usable Open Space (as defined in the Glossary) shall be provided as follows:
    a. For densities of 10-20 du/ac, 300 square feet per unit
    b. For densities of 20-30 du/ac, 200 square feet per unit
5. For attached configurations with densities over 30 units/acre, a minimum of 200 square feet of combined Private and Common Usable Open Space shall be provided for each residential unit.

F. Special Design Considerations

1. Architectural style shall be compatible with the surrounding neighborhood and shall reflect the intended use of the facility
2. Building form and massing shall not overwhelm the streetscene; integrate the design of the building with the scale of the surrounding development
3. Integrate building design with the site through the use of landscape and hardscape elements
4. Based upon the use of the building and its location within the community, refer to the most applicable section of Chapter 4, Community Design, for additional design considerations
5. Also refer to Section 4.8, Landscape Design Guidelines

3.5 FRONTAGE TYPES

Frontage is defined as the privately owned area between the front facade of a home or building and the property line. Combined with the public streetscape and street types, the frontage has a strong impact on the public realm, determining the interaction of the building with the streetscape. Different frontages are appropriate for different zones and building configurations. Frontages shall be utilized within the appropriate Zone and reflect the lifestyle of the building configuration.

Exhibit 3.7 - Frontage Type Matrix, illustrates the range of frontage types permitted by the various building configurations. A more detailed description of each follows.

Outdoor Living Spaces

In many historical styles, front porches and covered terraces were considered outdoor "rooms" and evolved to be the key elements of the architectural composition. Outdoor living spaces are private outdoor spaces for resident use. These spaces provide outdoor living that is not overlooked by neighbors or visitors. The space flows from indoor to outdoor, providing little differentiation between living areas. Private open spaces are defined by their level of privacy.

To capture the climate-based lifestyle of Chula Vista and encourage integrity of style, all front porches, courtyards, stoops, and covered terraces shall achieve a minimum size and grade relationship to the street.

1. Spaces shall be sized to accommodate usable space
2. Porches shall have a minimum dimension of 6 feet
3. Massing, placement, orientation, minimum required square footage and dimensions of outdoor living space are defined by Building Configuration under "Open Space"
4. Spaces shall be designed to be integral to the composition and architectural style of the home

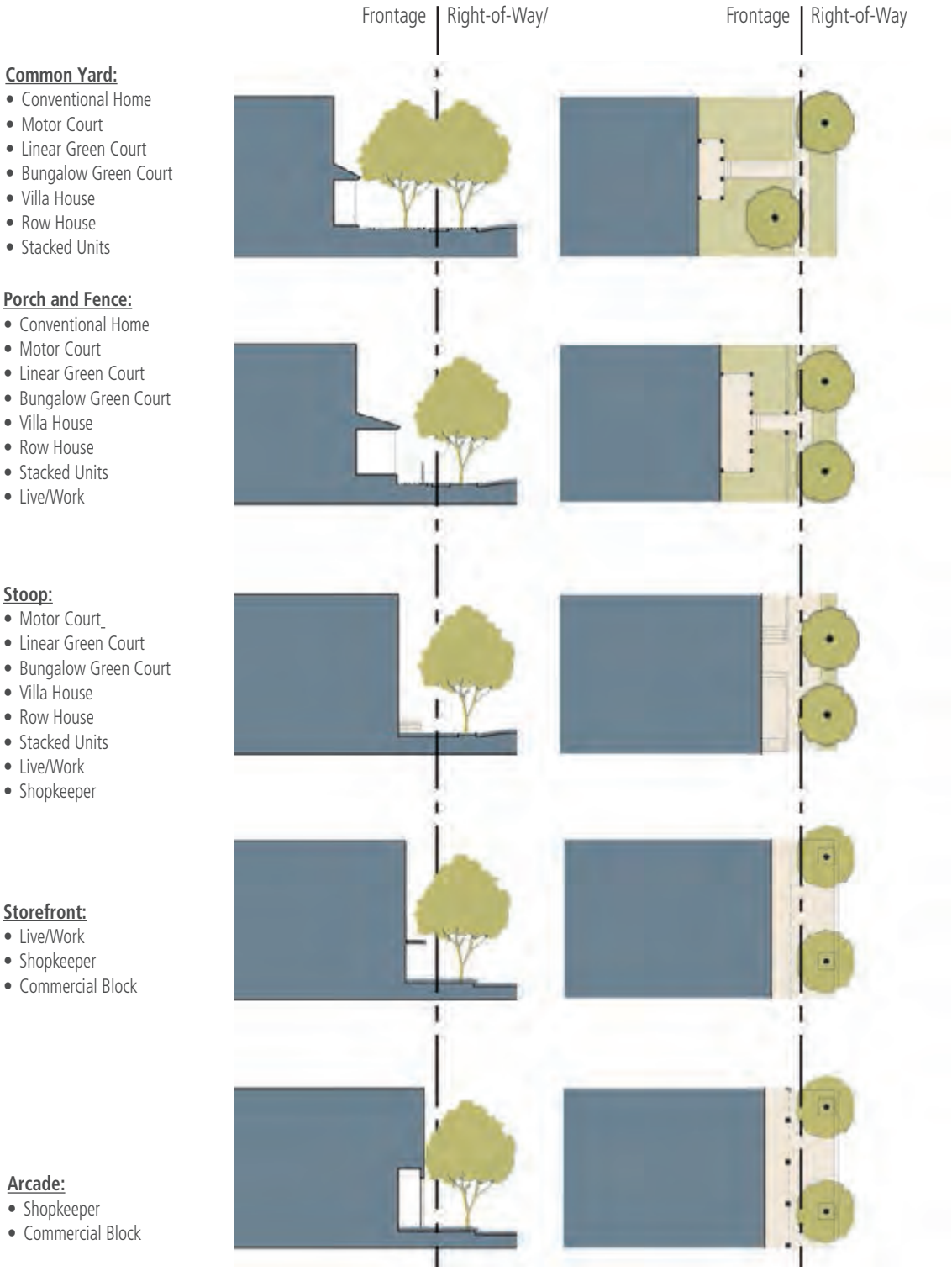
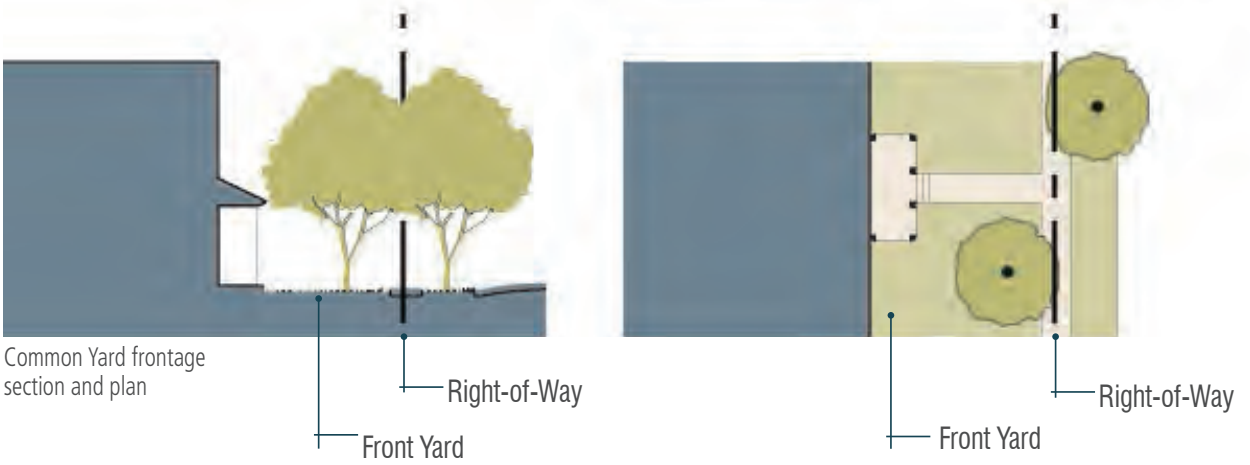


Exhibit 3.7 - Frontage Type Matrix



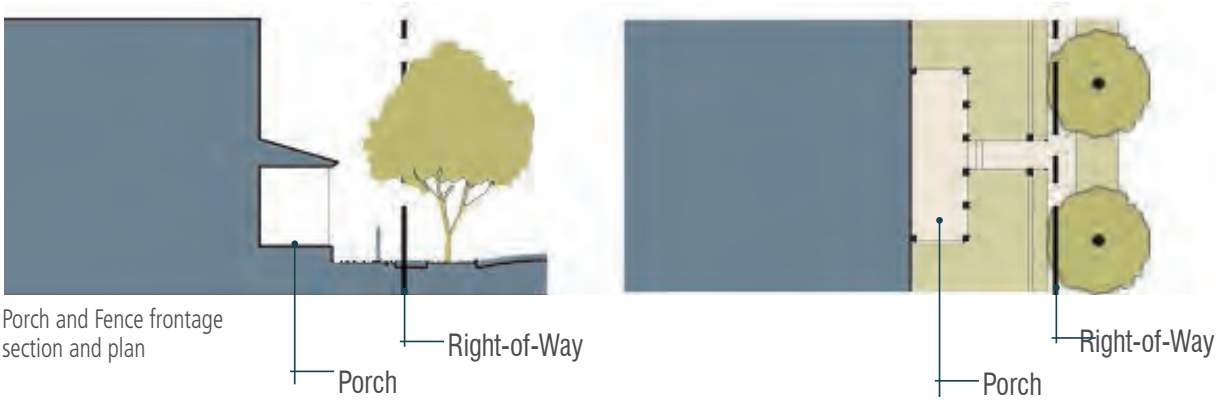
Common Yard frontage section and plan

3.5.1 Common Yard

The Common Yard Frontage consists of a landscaped setback between the façade and the right-of-way, creating an unfenced front yard that is visually continuous with adjacent yards. The setback provides a buffer from streets and visually supports an integrated neighborhood feel. This frontage is predominantly landscaped with limited pavement for pedestrian access and driveways.

1. A front porch is not required; however, a great variety of outdoor living space designs are possible
2. At least one pedestrian oriented feature shall be provided; this may include a balcony, trellis, porte-cochere, feature windows or similar design feature
3. Outdoor living space may be at grade or raised to transition into the building
4. Fences shall respect the front building setback requirements of the Zone in which the Frontage is applied
5. Building entries shall be covered

Common Yard examples



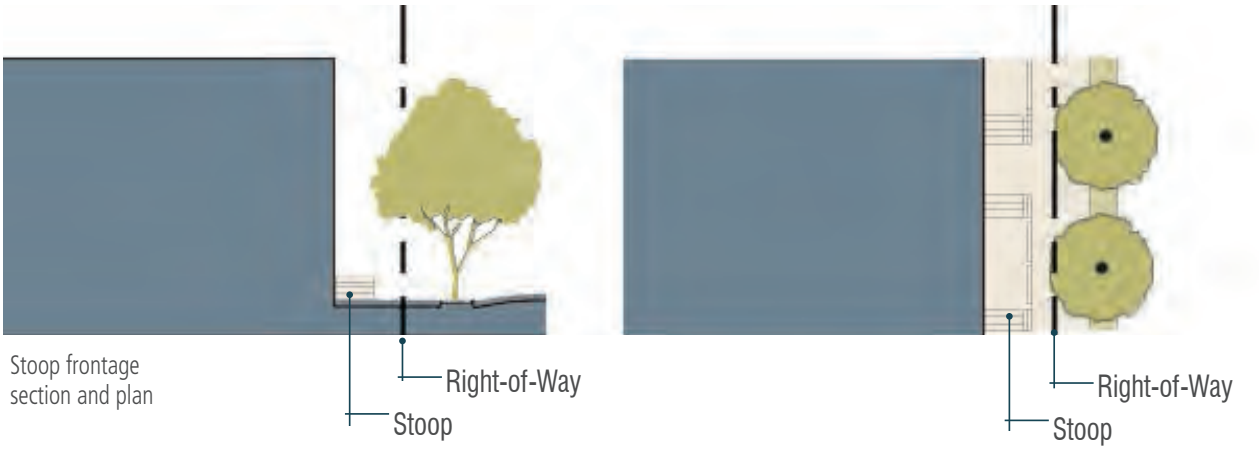
Porch and Fence frontage section and plan

3.5.2 Porch and Fence

The_Porch and Fence Frontage consists of a landscaped setback between the façade and the right-of-way and include a porch, courtyard, or other outdoor living space that encroaches into the front yard. This frontage is predominantly landscaped with limited pavement for pedestrian access and driveways. An optional fence at the frontage line provides spatial street definition and a level of privacy. Porches provide single story massing along the streetscene and support neighborly interaction. The front yard may also be raised from the sidewalk, creating a small retaining wall at the property line with entry steps to the yard.

1. Porches and outdoor living spaces shall have a minimum dimension of 6 feet and a minimum area of 60 square feet
2. A great variety of porch and outdoor living space designs are possible; the chosen design shall reflect the architectural style of the home
3. Outdoor living spaces may be at grade or raised to transition into the building
4. Fences and retaining walls defining the front yard or courtyard shall not exceed 3 feet in height and shall not conflict with the functionality of water quality features
5. Retaining walls and fences may be combined for a maximum front yard height of 6 feet but must be separated by a minimum of 3 horizontal feet
6. Fences and walls shall be setback a minimum of 3 feet from back of sidewalk to provide area for construction and maintenance of footings and all landscaping

Porch and Fence examples



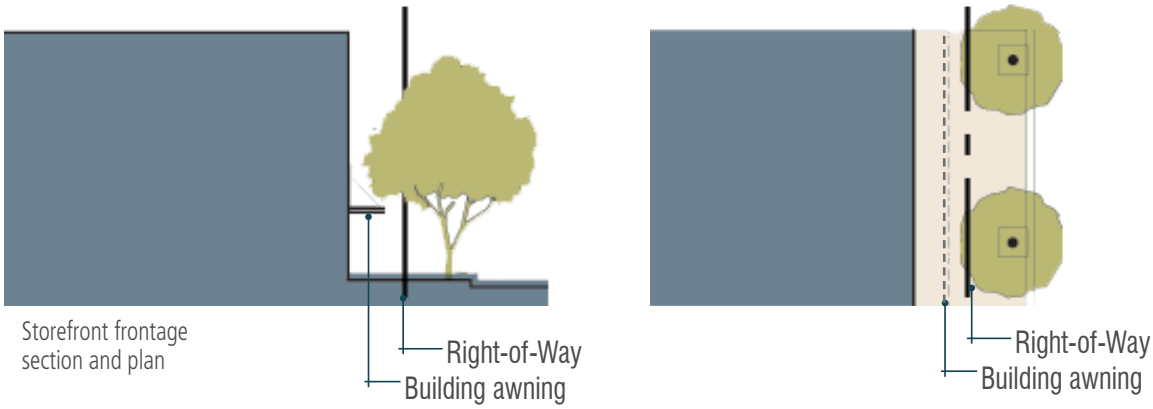
Stoop frontage
section and plan

3.5.3 Stoop

Stoop is a common frontage associated with attached residential configurations where the facade is aligned close to the right-of-way The first story is typically elevated from the sidewalk to allow for greater privacy for the windows. A covered landing or stoop at the top of stairs is used at the entrance to create individuality and identity for units.

1. Stoops shall correspond directly to the building entry and shall be at least 42 inches wide across the frontage and 42 inches deep
2. A fence or wall at the stoop (maximum height 42 inches) may be used to define private space
3. Stoops shall be covered or the front entry shall be recessed within the front facade
4. Stoops shall provide a minimum height of 24 inches above sidewalk to separate the stoop from the adjacent sidewalk and provide privacy for the home

Stoop frontage examples



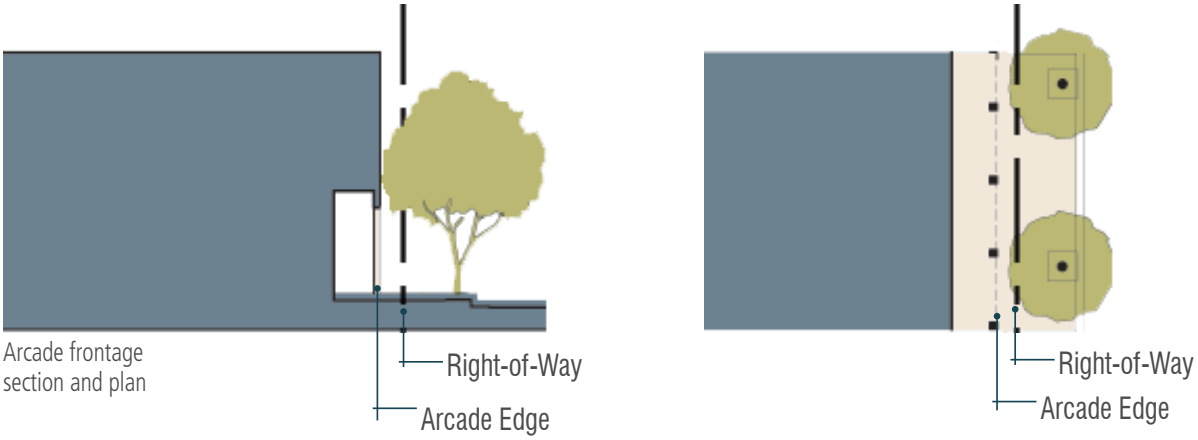
Storefront frontage section and plan

3.5.4 Storefront

Storefront is a common frontage used for retail and non-residential buildings fronting streets; however, it may also be used for attached residential configurations and is suitable for Live/Work and Shopkeeper. The facade is aligned relatively close to the property line with the building entrance at sidewalk grade, creating a strong interaction between the building facade and the public realm. The façade includes substantial glass at the sidewalk level and an awning, building overhang, or roof projection. This frontage is predominantly paved with limited landscaping in planters and/or pots.

1. Awnings, building overhang, or roof projection may encroach into minimum setbacks but shall not conflict with utility easements
2. Fencing or a low courtyard wall is permitted at the edge of the utility easement, between the facade and property line; fencing and walls shall not exceed 42 inches in height and shall be at least 50% open
3. The grade of the Storefront shall not be more or less than 12 inches from the adjacent right-of-way in sloped conditions; commercial entries shall be ADA compliant
4. Utilize glass at the ground level

Storefront frontage examples



Arcade frontage
section and plan

3.5.5 Arcade

Arcade is a common frontage used for retail and non-residential buildings fronting streets; however, it may also be used for attached residential configurations and is suitable for Shopkeeper. The facade is aligned relatively close to the property line with the building entrance at sidewalk grade creating a strong interaction between the building facade and the public realm. The arcade provides a covered pedestrian space for seating and/or entryways. The façade, located under the arcade, has substantial glazing at the sidewalk level. This frontage is predominantly paved with limited landscaping in planters and/or pots.

1. Fencing or a low courtyard wall is permitted at the property line or between the facade and property lines
2. Fencing and walls shall not exceed 42 inches in height
3. Fencing shall be at least 50% open
4. The grade of the arcade shall not be more or less than 12 vertical inches from the adjacent right-of-way in sloped conditions
5. Commercial entries shall be ADA compliant

Arcade frontage examples

3.6 PERFORMANCE STANDARDS

A. Equipment

1. For purposes of this SPA Plan, equipment shall be defined as antennas, satellite dishes, ham radio antennas, HVAC equipment, and all other mechanical or electrical devices not including solar panels
2. All equipment shall be operated and located so that they do not disturb the peace, quiet, and comfort of neighboring residents
3. All equipment shall be screened, shielded, and/or sound buffered from surrounding properties and streets
4. All ground mounted mechanical equipment, including HVAC units shall be completely screened from public view and surrounding properties by use of landscaping, walls, or fencing, or shall be enclosed within a building
5. Structural and design plans for any screening required under the provisions of this section shall require site plan/architecture and site review
6. All roof appurtenances, including but not limited to air conditioning units and mechanical equipment, shall be shielded and architecturally screened from view of on-site parking areas and adjacent public streets and/or public areas
7. All equipment shall be installed and operated in accordance with all other applicable ordinances

B. Landscaping

1. All required landscaping shall be permanently maintained in a healthy and thriving condition, free from weeds, trash, and debris
2. Landscaping requirements shall be met by either builder installation, developer installation, or through CC&R requirements that individual homeowners install their front yard landscaping within one year of occupancy
3. All landscaping shall comply with the Village 9 Fire Protection Plan
4. The location of all ground mounted equipment shall be shown on the landscaping plans along with method of landscape screening
5. If any required landscaping is displaced by installation of utilities, the developer or property owner shall amend the landscape plans to require replacement of displaced landscaping
6. Street trees and landscaping that extend over public roadways and fire access roads shall maintain an unobstructed vertical clearance of 13’6” above the vehicle travel way
7. Landscaping shall also comply with CVMC Section 20.12, Landscape Water Conservation, and SPA Section 4.7, Landscape Design Guidelines

C. Utilities

1. All utility connections shall be designed to coordinate with the architectural elements of the site so as not to be exposed to public view except where required by the utility provider
2. Pad mounted transformers and/or meter box locations shall be included in the site plan with an appropriate screening treatment such as berms, walls, and/or landscaping as approved by each utility provider
3. Power lines and cables, except for temporary use, shall be installed underground
4. Utility vaults shall be placed within public rights-of-way to the greatest extent practicable
5. Underground utilities may be installed in common open space areas if they do not significantly impact use of the open space area

D. Noise

All uses shall comply with the provisions of CVMC Chapter 19.68, Performance standards and noise control. It shall also be noted that as a matter of practice, the City of Chula Vista also implements the noise compatibility guidelines and CNEL thresholds of the City of San Diego.

E. Energy Conservation

1. Buildings shall be located on the site to provide adjacent buildings with adequate solar access, when practical
2. Buildings shall be designed in accordance with the Village 9 Non-renewable Energy Conservation Plan (Appendix C)
3. Buildings shall be designed to comply with the Village 9 Air Quality Improvement Plan (Appendix B)

F. Parking, Loading, and Storage

1. No motorized or non-motorized vehicles shall be parked, stored, or kept in the front yard, except in the driveway or on a paved area adjacent to the driveway
2. No storage or display of vehicles for sale by a motor vehicle dealer is permitted in a residential driveway or on a residential street
3. Recreational vehicles (including campers, boats, and trailers) shall only be parked in designated areas that are fully screened from view of the public street
4. Loading activities shall be located and operated so that they do not disturb neighboring residents
5. Loading activities shall be located and operated so that they do not conflict with vehicle movements on public streets
6. Storage Areas shall be screened from public view

G. Access

Reciprocal ingress and egress, circulation, and parking arrangements shall be required to facilitate the ease of vehicular movement between adjoining properties.

H. Common Facilities

1. Conveniently located common laundry facilities shall be provided for units which do not have individual hook-ups
2. Conveniently located and well-screened collective enclosures for trash and recyclables shall be provided for all dwelling units, unless provided for each unit
3. Mailbox kiosks shall be conveniently located and distributed pursuant to the requirements of the United States Postal Service

I. Hazardous Materials

Hazardous materials shall be subject to Chula Vista Municipal Code Section 8.34

J. Storm Water

All development shall be reviewed and required to conform to the Development and Redevelopment Projects Storm Water Management Standards/Requirements of the City of Chula Vista. Bio-retention areas located on private property shall be located within dedicated easements that allow the City to access and conduct inspections and restrict property owners from modifying the geometry and landscaping of these areas.

K. Air Quality

When siting sensitive land uses such as residences, schools, day care centers, playgrounds and medical facilities the recommendations set forth in Table 1-1 of California Air Resources Board's (CARB) Land Use and Air Quality Handbook (CARB 2004) will be use as a guideline. Specifically, new sensitive uses would not be located within 50 feet of any typical-sized gas station (one that has a throughput of less than 3.6 million gallons per year).

3.7 SIGN REGULATIONS

The purpose of these regulations is to establish a coordinated exterior signage program achieving a unified and cohesive overall appearance. Controlled way-finding and identity signage is a major factor in creating and preserving the character of Village 9. In addition to the requirements of this section, all signage shall comply with applicable portions of CVMC Sections 19.60.005-300, 19.60.500, and 19.600-930. In instances where these regulations conflict with the CVMC, the regulations contained herein shall take precedent.

Most signage will occur within the UC and TC zones but there will be a need for additional identifying signs on multi-family projects and any live/work locations. The signage design of the UC and TC zones must be respectful of the surrounding area, yet have a distinctive character that reflects the mixed-use, urban environment. Signage within predominately residential areas shall complement the adjacent architecture and surrounding neighborhood.

All signage shall require a sign permit, issued by the City of Chula Vista Planning Division.

3.7.1. General Signage Requirements

High quality, imaginative, and innovative sign design is encouraged. Each sign shall be proportional in size and scale to its location and designed to integrate with the surrounding site architecture through the selection of location, materials, style, color, details, and elements. Signs shall be subordinate to the overall building composition. Sign copy or content shall be brief, utilizing logos and symbols where possible. Coordinated sign programs are required for multiple tenant sites. Signs shall be constructed of permanent exterior sign materials (except for awnings). Signs shall be non-moving, stationary structures in all components.

Example of Pylon Sign

3.7.2. Major and Minor Identification

The purpose of identification signs is to identify places such as neighborhoods and districts as well as specific tenants. There are typically three (3) different types of signs utilized for identification:

A. Freestanding Signs

Freestanding signs are typically used to identify an entire community, neighborhood, or site. Freestanding signs may be pylon or monument style. The sign structure shall be designed to incorporate similar architectural details, materials, and colors as the associated buildings or community.

The following apply to all Freestanding Signs:

1. Pylon signs are vertically oriented signs where the width of the sign panels shall not extend beyond the width of the architectural support elements. Single support (pole) signs are not allowed.
2. Monument signs are low profile signs where the sign width is mounted on the ground as a solid architectural element. Monument signs shall be designed with the width of the base of the sign equal to or more than the width of the sign face. They shall be located within a landscape area whenever possible and the signs shall be in proportion to the size of the area where they are located.

When used for major tenant identification in commercial areas, a single freestanding sign may display up to 6 individual tenant signs or 5 tenant signs and the name of the site along each street frontage. Individual tenant signs shall be uniform in size, with the exception made for a slightly larger site name or major tenant sign panel. The sign copy is the only part that is allowed to be illuminated.

Example of Monument Sign

B. Gateway Signs

Gateway signs are signs that span pedestrian or vehicle travel ways to announce entry into a special areas such as commercial districts, paseos, linear green courts, and shopping center entries. A minimum vertical clearance of 14 feet over vehicle travel ways and 10 feet over pedestrian travel ways is required. Gateway signs shall require an encroachment permit.

Example of Gateway Sign

C. Wall and Projecting Signs

Typically, projecting signs, awnings, and wall and window graphics are used to identify individual tenants. They are especially effective in areas of high pedestrian traffic.

1. Wall signs shall consist of individual letters attached to a building without visible supports or raceways. They shall be securely attached to the building while not obscuring the building ornamental features.

Example of Wall Sign

2. Projecting or blade signs shall be placed perpendicular to the first floor building wall with a minimum vertical clearance of eight feet. In an arcade situation, the sign shall be hung from the ceiling. One blade sign will be allowed per business along each street frontage. Illumination shall be limited to external (spot lights) or decorative (gooseneck, etc.) types. Projecting signs shall be securely attached-to the building fascia or canopy with an attractive and decorative support.

Example of Projecting Sign

3. Window signs are permanent signs placed directly on or behind the glass. Signage shall not cover more than 25% of the window area of each street frontage, excluding glass doors, or one square foot per one foot of frontage, whichever is less. One window sign is permitted per framed first floor window area of each street frontage. Illumination shall be limited to external (spot lights) or decorative (gooseneck, etc.) types.

4. Awning signs are painted or printed directly onto a cloth, glass, or metal awning. Metal or glass awnings shall have a matte finish and fabric awnings shall be a solid color. Awnings shall be designed to project over doors and windows – not as a continuous feature extending over multiple windows, doors, and architectural piers. Shed style awnings without end panels are preferred. Limit signage awnings to business name, logo, and/or address numbers. Backlit awnings are not permitted.

3.7.3 Changeable Signage

The purpose of changeable signs is to identify uses, events, and activities that may change over time. All changeable signs shall also be required to obtain a sign permit. The following changeable signs are permitted:

A. Temporary Signs

Temporary signage is used to identify and direct traffic to special events or specific products during the construction and sales periods. These signs will be subject to sign permit approval for specified periods of time. Types of temporary signs include product identification signs, secondary directional signs, future facility signs, and flags. Paper, cardboard, styrofoam, stickers, and decals are not acceptable forms of temporary signage.

B. Marquee Signs

Marquee signs are typically used to provide information about current showings or events for theaters, casinos, ticket outlets, live entertainment uses, schools, and community purpose facilities (CPF). These types of signs will only be allowed within the UC and TC zones or at school and CPF sites. Marquee signs may be manual or electronic.

C. Pageantry

Pageantry signage includes flags, kiosks, banners, and similar temporary or permanent (but changeable) elements. Pageantry signage shall be subject to the approval of the Planning Director. The intent is to allow regular changes to the pageantry in terms of content for a variety of purposes including advertising, event information, and other community information. Pageantry may be located within the right-of-way, within setbacks, or on private lots.

1. Pageantry shall not conflict with public sidewalks
2. Pageantry shall not include flashing, flickering, rotating or moving lights
3. Pageantry shall be limited to locations identified by the Master Developer
4. Flags and banners are not permitted as permanent signage but can be approved on a temporary basis with a special event permit.

Signs located within the public right-of-way shall require a Master encroachment permit from the City of Chula Vista The Master Encroachment Permit shall include a Signage Program that complies with Civic and SPA requirements program. The program shall be managed by a responsible sign contractor and contain provisions for insurance, permit fees, bonds, and maintenance to the satisfaction of the Development Service Director.

Directional Signage - Tenant Directory

Pageantry - Banners

Pageantry -Kiosk

Marquee Signage

Pageantry - Flags

3.7.4 Portable Signs

Portable signs, including A-frame (sandwich board) and T-frame signs, are moveable, non-illuminated signs that are not attached to a structure or the ground and are used to advertise the location, goods, or services offered by an adjacent business. A temporary sign permit is requited for any portable sign.

Portable signs on private property shall comply with the following standards:

1. Portable signs are not permitted outside the Town Center
2. Only one portable sign shall be permitted for each storefront within the Town Center
3. Portable signs shall not exceed 4 square feet per side and shall not exceed 3 feet in height
4. Portable signs shall be located directly in front of the establishment it identifies and within ten (10) feet of the primary entrance; exceptions may be granted by the Zoning Administrator or his/her designee if warranted due to physical conditions of the site
5. Portable signs may only be placed outside during the hours of the establishments operation
6. Portable signs may be placed within front setbacks but shall not conflict with sidewalks, pathways, or trails; on-street parking; handicap accessible pathways; vehicle travel ways; or building entrances, exits, and fire escapes; signs shall not be placed in center medians
7. Portable signs shall not interfere with the sight distance of traffic passing the site, pursuant to the determination of the City Engineer.
8. The design theme (color, fixed lettering style, font, symbols, and materials) shall be compatible with the establishment's main identification sign
9. Signs shall be constructed of durable, rigid material such as wood, plastic, metal, or similar material and shall be stable and windproof
10. Signs shall be freestanding and shall not be affixed or secured in any way to other objects such as parking meters, trees, fire hydrants, railings, or other structures.

Temporary, portable signs in public rights-of-way shall comply with CVMC 12.50, "Temporary placement of signs in designated portions of the public rights-or way.

This section does not apply to real-estate open house signs, which shall be subject to the requirements of CVMC Section 19.60.600, Specialty signs.

3.7.5 Directional Signage

Directional signs are used to guide visitors to specific destinations within a site such as parking or loading zones, individual tenants, etc. The project name may be located on the sign but shall be subordinate to the directional components. Vehicular directional signs shall have no more that 6 listings with arrows. All parking garages that serve more than 1 business or residential unit shall have illuminated signs identifying entrances.

Directional Signage

3.7.6 Illumination of Signs

Limit the use of Illuminated signs. Preferred lighting types are as follows:

1. External or projected light source (spot light, pendant light, gooseneck)
2. Individual letters with internal illumination or back lighting (channel letter, reverse channel letter)
3. Cabinet or 'can' type signs with interior illumination will only be allowed if the face panels are opaque with a flat (as opposed to glossy or reflective) finish and if it is part of a freestanding sign
4. Only constant, non-flashing lighting shall be allowed
5. Exposed neon is permitted for themed restaurants and other entertainment uses only and shall not be visible from outside the UC and TC zones.
6. Sign conduits, transformers, junction boxes, etc. must be concealed from view.

Gooseneck Lighting

3.8 SHARED PARKING

Minimum parking requirements for each non-residential use shall be as provided in accordance with CVMC Section 19.62.050 except that parking required may be determined by a Shared Parking Study and implemented through a City Approved Reciprocal Use Agreement. A Shared Parking Study shall be processed through an Administrative Conditional Use Permit and Site Plan and an Architectural approval, as required pursuant to Chapter 9, Implementation and Administration, for future non-residential development within the T-3, T-4, and T-5 Transects. At that time, the exact number of parking spaces will be determined by the specific mix of uses and the parking ratios submitted as part of the Shared Parking Study. Shared parking may include non-residential uses located between adjacent properties, districts and/or zones.

3.8.1 Shared Parking Study Process

The Shared Parking Study will determine the minimum number of required parking spaces. This process shall be as follows:

1. Determine the square footage of each use, the number of employees, and/or other quantifiable factors.
2. Select the unadjusted parking demand for each use. The unadjusted parking demand is the base parking demand if each site was developed independently from each other. The demands shall be segmented by use and into 2 categories, weekday and weekend.
3. The scenario of weekday or weekend that requires the highest parking demand shall be used in determining the minimum number of required parking spaces that may be satisfied within the combination of surface lots, structure(s), or on-street.

3.8.2 Shared Parking Study Implementation

1. Once the Shared Parking Study has been approved, no new Shared Parking Study shall be required so long as there is no change of use that would alter the assumptions in the approved Shared Parking Study, and the developed square footage is not increased. When the square footage is increased above what was previously approved in accordance with the Administrative Conditional Use Permit process, or there is a proposed change in the aggregated assumed land uses previously analyzed (i.e. a retail use is proposed to be converted to office), a new Shared Parking Study shall be processed.
2. The approved Shared Parking Study shall be implemented through a Reciprocal Use Agreement that will run with the land.

Chapter 4

Community Design

4 - Community Design

4.1 INTRODUCTION

This chapter is intended to establish an overall design vision for Village 9. These guidelines are not meant to be overly restrictive but rather provide design fundamentals that shall be considered in any design and may be creatively applied in a wide range of design solutions. Each guideline shall be considered within the context of the building configuration, the chosen architectural style of the building, the style and configuration of surrounding buildings, the overall village identity and character, and the identity and character of surrounding villages. Guidelines shall not be strictly applied to all proposed buildings as long as the overall design intent is clearly achieved. All development proposals shall be reviewed in accordance with Chapter 9.

4.1.1 Community Character

The Village 9 SPA Plan strives to create a new mixed-use community centered around a university oriented town center. This town center is organized to create a series of focal points that emulate a traditional "downtown" within a system of "blocks" or planning areas. Block sizes have been carefully defined to maximize walkability and promote a vibrant and active town center. Uses are envisioned to include retail, residential, and services that support student and faculty life. Such uses might include restaurants, coffee shops, bookstores, and opportunities for shopping and entertainment. These interchangeable mixed-use components are centered on Campus Boulevard, located between a neighborhood park and the future proposed University/RTP to the east, and an urban couplet.

A key aspect of the Village 9 plan is synergy and adaptability with the future University/RTP. This synergy is emphasized through Campus Boulevard, an east-west street and urban plaza, that serves as a transitional space for the community. The design of Campus Boulevard this space suitable for community events such as art fairs, farmer's markets, and festivals. Additional east-west grid streets run parallel to Campus Boulevard and penetrate into the planned University/RTP, creating strong pedestrian linkages.

The form-based code allows for a variety of architectural styles to avoid monotonous or repetitive designs and homogenous building typologies. This flexibility allows for a mix of styles within each block, potentially creating an interesting and eclectic design pattern while still maintaining strong urban form. Strong urban form in the Town Center, Urban Center, and Urban Neighborhood Zones requires buildings to be oriented toward all public streets, parks, and pedestrian spaces; Continuous facades that are placed near or at the back of sidewalk; and uses that support pedestrian activity such as dining, retail, entertainment, patios, plazas, and public art.

Transect based planning allows for smooth transitions to surrounding uses. The T-5: Urban Center Transect serves as a transition from the T-4: Town Center Transect to the Eastern Urban Center to the north. The T-5: Urban Center Transect will include high to mid-rise buildings with a mix of uses including retail, hospitality, office, and multi-family residential opportunities that support the Regional Technology Park and the EUC. The T-3: General Urban Transect (i.e. Urban Neighborhood Zone) will be a residential extension of the T-4: Town Center Transect. While commercial uses are permitted in the T-3 Transect, the T-3 Transect is envisioned to have a predominately multi-family, residential character, with the retail focus remaining in the T-4: Town Center Transect. The T-3 Transect provides a transition to the T-2: Suburban Transect (i.e. Neighborhood Edge and Neighborhood General Zones), which is envisioned to have a predominately single family, residential character south of Otay Valley Road.

Residential neighborhoods south of Otay Valley Road provide an alternative living environment that is more single family in nature with larger, private yards and building setbacks. This environment provides a quiet, less urban lifestyle while establishing an appropriate relationship to the natural habitat in the adjacent T-1: Natural Transect, i.e. the Preserve. A variety of architectural styles are also envisioned to create eclectic, pedestrian friendly streetscapes.

4.1.2 Guiding Principles for Village Design

The following guiding principles reinforce Village 9's character and identity, create a strongly identifiable urban town center, and unify the community as a whole, while highlighting the hierarchy of development intensity through community design:

1. Establish the Town Center as a vibrant University/RTP district.
2. Define entries and corridors to identify the village and orient people to and within the community.
3. Use landscaping and common community elements to establish a unified village character.
4. Reinforce the gradual transition from natural open space areas to the Eastern Urban Center through gradual variation in development and design intensity.
5. Create highly desirable neighborhoods that are an asset to Otay Ranch and the City of Chula Vista.
6. Provide a significant amount of housing choices that are livable, sustainable, affordable, and attractive to existing and future Chula Vista residents.
7. Reflect the history, values, lifestyle, and character of the City of Chula Vista and San Diego County.
8. Adopt planning and design standards that provide flexibility while ensuring quality and superior design.
9. Provide architecture that recognizes, complements, and enhances the overall fabric of the existing Otay Ranch Community.
10. Establish a design character for each neighborhood that expresses continuity, individuality, and compatibility.
11. Strive to remain true to the authentic architectural style through massing, colors, materials, detailing, and roof forms within cost and market realities.
12. Create simple building designs that result in efficient use of space, materials, and resources while maintaining a high level of design integrity and authentic architectural style.
13. Create synergy with the University/RTP through appropriate uses, pedestrian connections, and multi-generational housing choices.

4.2 VILLAGE IDENTITY CONCEPT

A unified village identity will be established through the use of landscaping and various community elements. The location and design of these elements will provide the following:

1. Village identification through the use of enhanced entry landscaping or monuments.
2. Orientation within the community through corridor design and landform character.
3. A common design character expressed through the use of community elements with similar style such as lighting, walls, fences, and street furniture.

4.2.1 Entries

A large part of the village design theme will be established through the landscape design of the major entry points. Primary entries will identify the core village areas while the secondary entries will be used to identify the village boundaries in residential areas. Entry monumentation will be provided by the master builder. The approximate location of these entries is depicted in Exhibit 4.1 - Entryway and Identity Plan. A conceptual design for these monuments is provided as Exhibit 4.2 - Conceptual Entry Monument Design. The final design for entry monuments shall be determined by the Village 9 Landscape Master Plan.

4.2.2 Corridors

Corridors will also play a key role in establishing the village design theme. Corridors will be defined through the landscape palette and design themes identified by the roadway standards in Chapter 5, Circulation & Corridor Design, through the placement and types of buildings as regulated by Chapter 3, Development Code, and through the landscape and architectural design of individual parcels as described in this chapter. Each roadway corridor will have an identifiable landscape theme consistent with its location within the transect. Corridors will be further enhanced and unified by lighting, walls, fencing, and street furniture that share a unified theme throughout the village. Architectural and landscape design of individual parcels will add diversity and interest while maintaining consistent, high quality design appropriate to the transect. These elements will work together to create superior street scenes that encourage pedestrian activity and a strong village identity.

4.2.3 Landform

From a design perspective, landform provides orientation and character to the various areas throughout the community. In the Urban Center and Town Center Zones, grading consists of stepped pads to allow for high intensity mixed-use development. As one moves away from the town center towards the edges of the village and the MSCP Preserve, landform becomes more organic and natural. This hierarchy of grading, as described in Chapter 6, Grading, supports the transect by allowing a gradual and appropriate transition from natural areas of the village, to the more intense town center and EUC. Planting shall be used to break up views of steep manufactured slopes. Large trees and shrubs shall be clustered to partially screen or break up large slope areas.

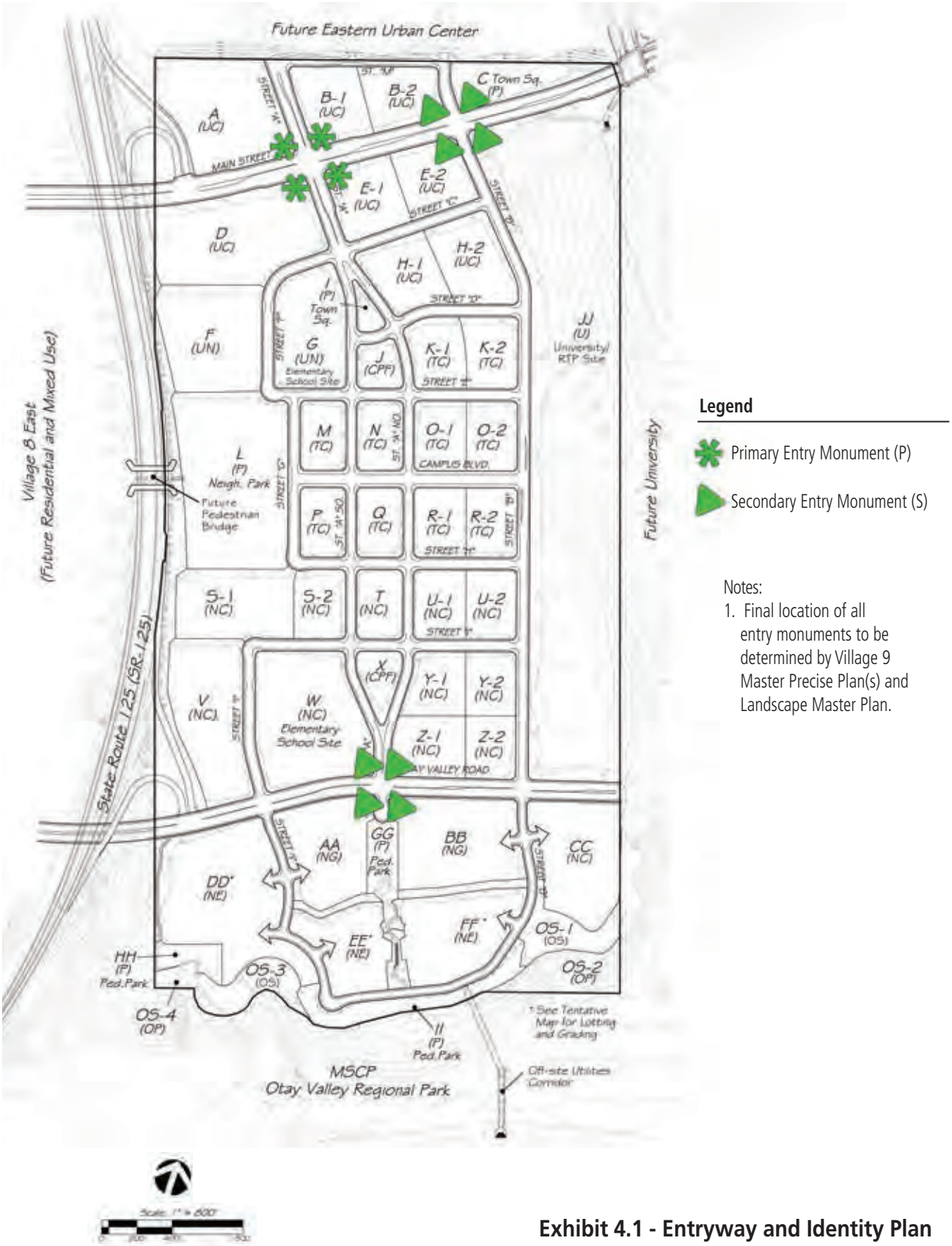
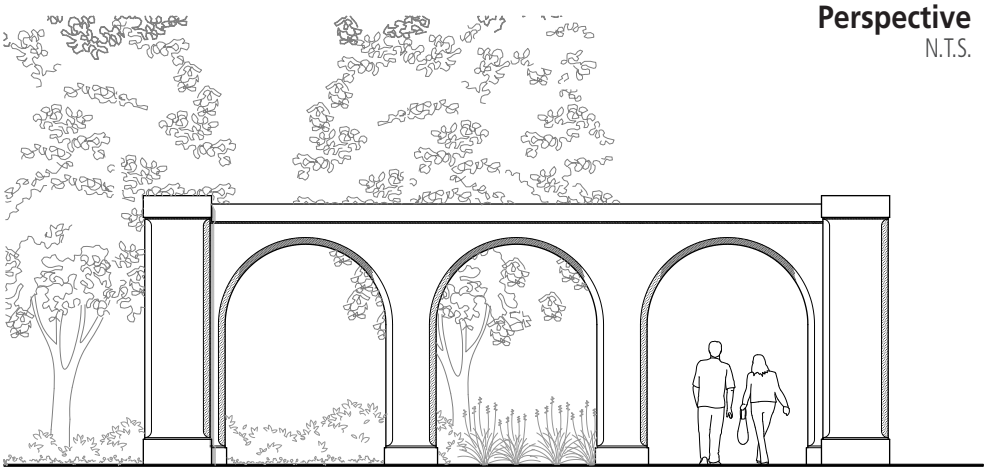


Exhibit 4.1 - Entryway and Identity Plan

Perspective
N.T.S.



Elevation
N.T.S.

Exhibit 4.2 - Conceptual Entry Monument Design

4.2.4 Walls and Fencing

As one of the most visible elements of community character and theme, walls and fencing provide design continuity to all corners of the village. They are an important streetscape element and unify the various architectural styles and densities throughout the village. As seen on Exhibit 4.7 - Wall and Fence Plan, there will be several types of fencing. Fencing for individual planning areas is not specified by Exhibit 4.7 because the placement of such fences will be a design detail for each individual planning area's site plan.

Each type of fence serves a particular purpose, including security, identity, enclosure, privacy, etc.

1. Front Yard Fence or Wall - A Frond Yard Fence or Wall is low fence or wall used to define the streetscape edge and create secure front yard space. Refer to Section 3.5.2, Porch and Fence, for design requirements.
2. View Fence - A View Fence, as illustrated in Exhibit 4.3 - Typical View Fence, is used where a physical barrier is needed, but community character and views need to be preserved. Fencing materials shall be tubular steel or tempered glass.

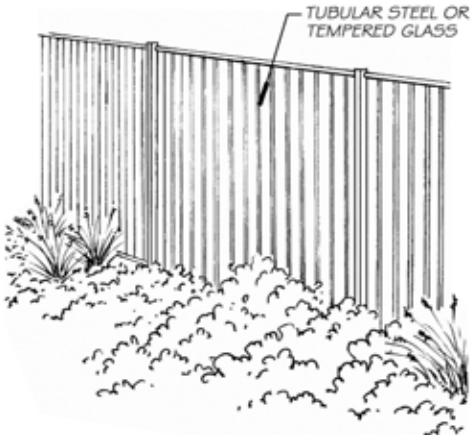


Exhibit 4.3 - Typical View Fence

3. Solid Theme Fence/Wall - The Solid Theme Fence/Wall, as illustrated in Exhibit 4.4 - Typical Solid Theme Fence/Wall, is used where visual privacy or screening is needed, but where high noise levels are not a factor. Solid theme fencing/wall materials shall consist of slump block masonry or wood (where allowed by the Fire Marshall). Wood fences are not permitted in single family detached open space lots or adjacent to the T-1 transect.

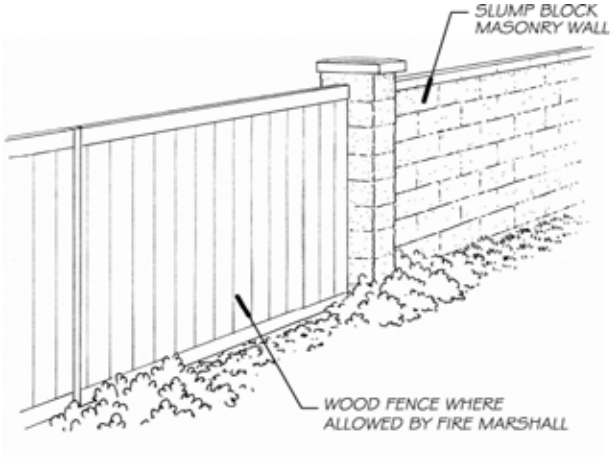


Exhibit 4.4 - Typical Solid Theme Fence/Wall

4. Partial View Fence - A Partial View Fence, as illustrated in Exhibit 4.5- Typical Partial View Fence, is used where views are desirable but some screening is needed. The top portion of the fence is open, consisting of tubular steel or tempered glass. The bottom portion of the fence consist of solid fencing materials such as slump block masonry or wood (where allowed by the Fire Marshall).

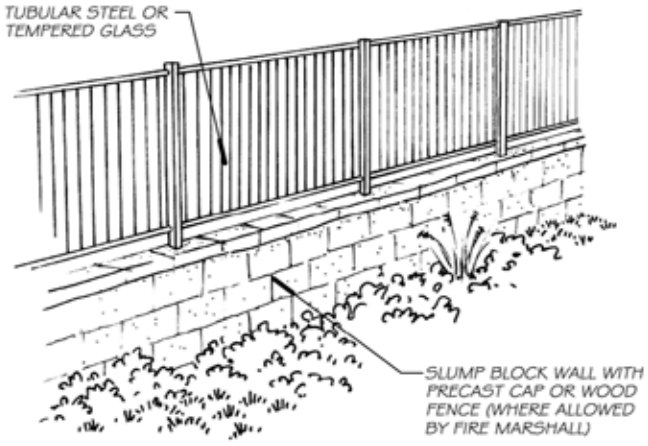


Exhibit 4.5 - Typical Partial View Fence

5. Sound Attenuation Walls (Only as required) - Sound Attenuation Walls, as illustrated in Exhibit 4.6-Typical Sound Attenuation Wall, shall be limited to the greatest extent feasible and shall only be used when no other method or combination of method(s) will sufficiently mitigate noise as required by an acoustical study. Sound Attenuation Walls consists of masonry wall and shall be screened with landscape, enhanced with decorative material application, or otherwise designed to improve their aesthetic impact on public views, increase long-term durability, and discourage graffiti.
6. Trail and Open Space Fencing: Fencing along pedestrian trails and along the preserve/urban interface shall consist of lodge pole railing in accordance with the Village 9 Preserve Edge Plan (Appendix D).

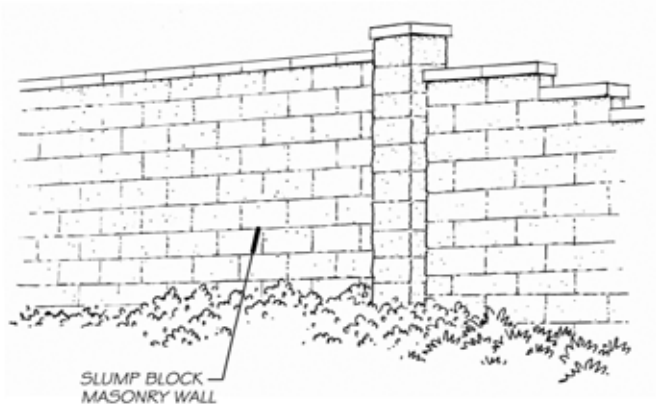


Exhibit 4.6 - Typical Sound Attenuation Wall

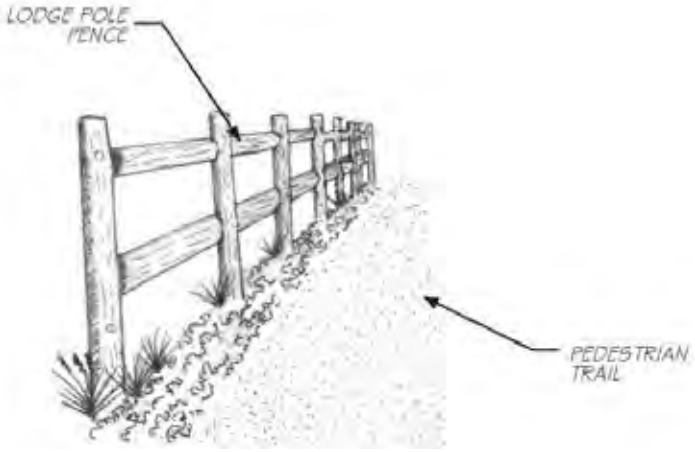
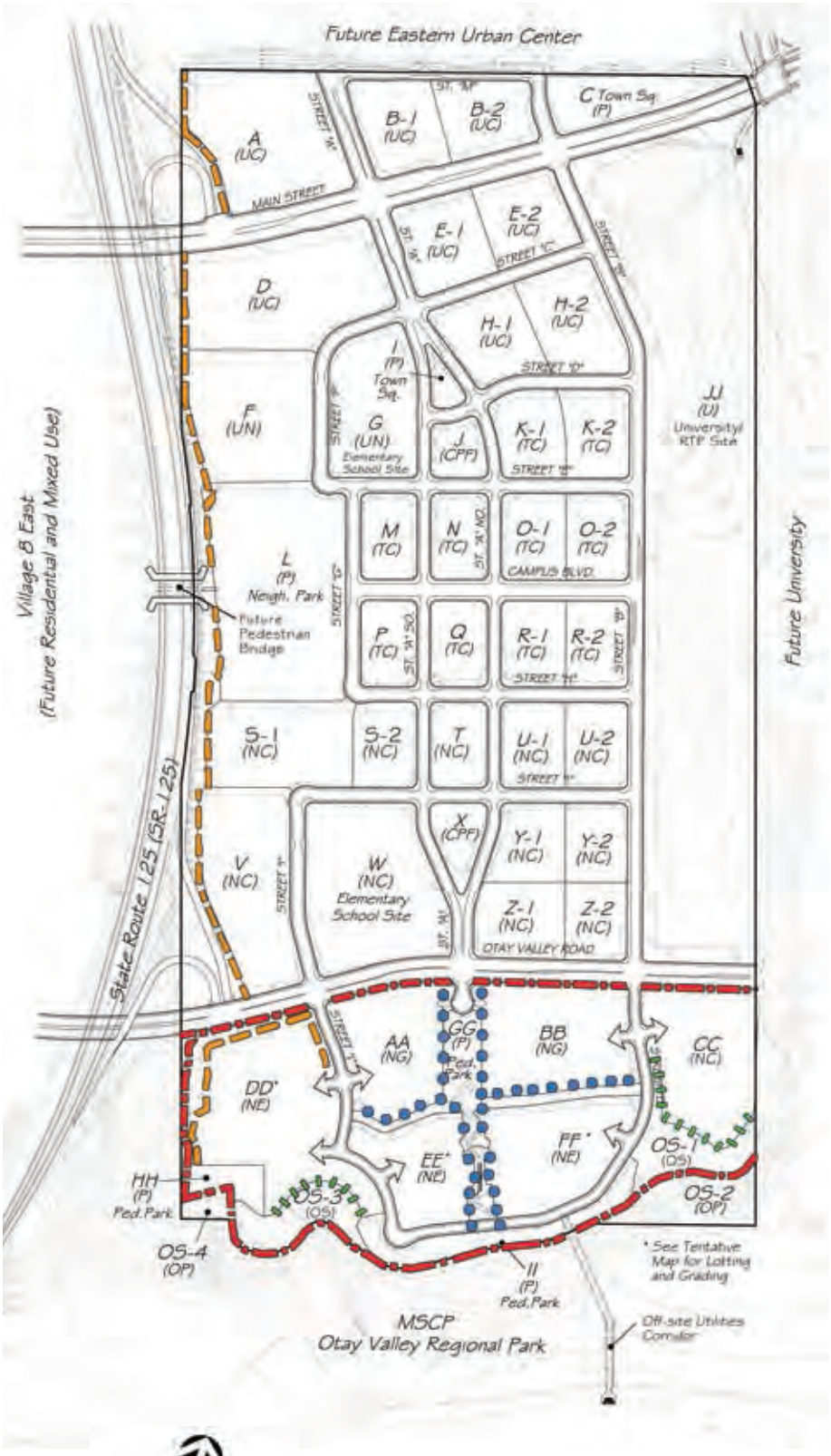


Exhibit 4.7 - Typical Trail and Open Space Fence

Residential areas adjacent to open space are encouraged to use view fencing or partial view fencing along the open space boundary. Long, continuous runs of fencing may be broken up with pilasters, jogs in the fence line, varying heights and materials, and/or landscaping.

Preferred height for side and rear yard fencing is 5.5 feet. The addition of a conventional fence on top of a retaining wall can result in a combined wall height that is not desirable and is generally discouraged. Fencing and walls should be setback a minimum of 3 feet from the back of sidewalk to provide area for construction and maintenance of footings and allow for landscaping.

All publicly visible walls and fences within the SPA shall be of similar design, material, and color as determined by the Village 9 Landscape Master Plan.



Legend

- Solid Theme Fence/Wall
- Partial View Fence
- View Fence
- Post and Rail or Equal

Notes:

1. Gates shall be provided at fire access points
2. Final fencing locations to be determined by the site plans for the individual planning areas
3. Walls and fences may be modified based upon site plan pursuant to approval of the Development Service Director
4. Walls required between parks and residential development sites shall be provided by the residential developer.

Exhibit 4.8 - Wall and Fence Plan

4.2.5 Community Lighting

A variety of lighting treatments provide adequate nighttime lighting of public spaces including streets buildings, parking areas, and landscape accent lighting. Lighting plans shall be provided as part of each Design Review application. Four basic principals shall be considered:

1. Promote public safety
2. Reduce or eliminate light pollution
3. Minimize energy use
4. Provide appropriate fixture style and scale for the different uses and the village character

Lighting should be used to provide illumination for security and safety of on-site areas such as entries, parking, loading, shipping and receiving, pathways and working areas. Lighting can also be used to deter graffiti (CVMC 9.20.055). All street lighting shall meet or exceed the City of Chula Vista standards or an approved theme lighting program and shall be approved by the City Engineer.

Building illumination should be directed and concealed from view. Indirect wall lighting, wall "washing" from concealed fixtures, and landscape lighting is encouraged, provided it is subtle and not overly bright. All exterior lighting shall be selective and shielded to confine light within the site and prevent glare onto adjacent properties or street (CVMC 19.66.100). Energy efficient fixtures and bulbs are encouraged.

Lighting for community facilities and recreation areas will be considered during Site Plan Review. Any such lighting that will illuminate a residential area past the hour of 10:00 p.m. shall be clearly identified on the site plan. Lighting in mixed use areas will be considered as part of the applicable Master Precise Plan.

Beyond these functional considerations, the design of light fixtures and their structural support should be architecturally compatible with main structures and shall support and enhance the village character. The size and scale of fixtures shall depend on the intended use. For instance, major arterial streets such as Main Street, will be lit with the City standard street lights on tall concrete poles, while pedestrian areas such as plazas and pathways will be lit with luminaires chosen for their human scale and aesthetics.

4.2.6 Street Furniture

Street furniture includes all of the various objects generally found adjacent to the street such as mail boxes, benches, trash receptacles, bus shelters, bike racks, and similar elements. Several methods shall be used to reduce visual clutter, eliminate location conflicts, and enhance the community theme:

1. Select furniture from a community list established by the master developer and approved by the City Engineer to ensure a consistent style and theme
2. Utilize compatible color, style, and materials for each item in the community
3. Locate furniture so as not to conflict with public utilities and pedestrian pathways
4. Consider furniture in the context of other design elements such as paving and landscaping
5. Locate furniture in locations that are safe and convenient for pedestrians, bicyclists, and nearby uses
6. The location and design of street furniture shall be shown on the Landscape Master Plan, applicable Master Precise Plan, and the Site Plan for individual parcels for design review. Locations shall be approved by the City Engineer

4.3 URBAN CENTER DESIGN GUIDELINES

The unique urban, mixed-use character of the Urban Center requires special consideration as described in the following design guidelines. The Urban Center (T-5: UC Zone) consists of a combination of the following mixed-use, office, hospitality, and high density residential mid- to high-rise buildings.

1. Stacked Units
2. Shopkeeper
3. Commercial Block
4. Innovative
5. Neighborhood Recreation Facility
6. Community Purpose Facility

Permitted uses are compatible with the EUC to the north and support the adjacent RTP. A Master Precise Plan as described in Section 9.3.7 shall be approved prior to approval of any design review application in the Urban Center. The following guidelines apply to this unique, urban district. Refer to Chapter 3 - Development Code for design requirements specific to each of the above building configurations.

Key Map
(N.T.S.)

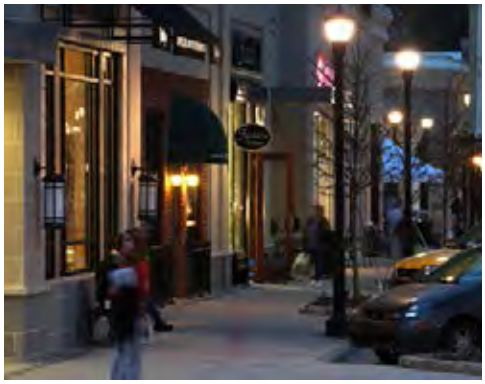
4.3.1 The Urban Center Concept

The Urban Center concept is to provide employment, culture, entertainment, hospitality, and high density residential uses in a vertical mixed-use environment that provides a transition from the university-oriented Town Center in Transect T-4 and the Eastern Urban Center to the north. This combination of uses is designed to support the nearby regional commercial center, the Regional Technology Park, and an urban lifestyle that does not otherwise exist in Chula Vista. In order to achieve a vibrant, walkable, urban living and working environment, the Urban Center must provide for a wide range of opportunities to shop, work, and enjoy culture and entertainment within close proximity to one another. The economic and social success of commercial and

Public plaza surrounded by office above retail

Retail fronting main pedestrian routes

entertainment uses requires a synergistic mix of tenants and proximity to residential units to create significant, daily pedestrian activity that will ensure long-term economic viability. In an urban environment, buildings play the primary role in defining pedestrian spaces including sidewalks, plazas, and courtyards. Fostering pedestrian activity along interior circulation corridors is critical to the interactive, urban nature of the Urban Center. Interior circulation corridors, including major commercial streets and pedestrian pathways are a major setting for daily living within the community. These outdoor mixed-use settings shall provide a comfortable, pedestrian atmosphere and activate the overall streetscene for aesthetic, pedestrian, and commercial interest.



24-hour living environment

Outdoor seating areas

Community events

4.3.2 Urban Center Design Fundamentals

Characteristics contributing to successful Urban Centers include the following:

1. Mid to high-rise buildings are arranged to create blocks interspersed with thriving streetscapes, public plazas, and open spaces.
2. A broad range of uses, including commercial and residential, creates a 24-hour living environment.
3. Urban street scenes are defined by buildings located at the edges of sidewalks, creating a continuous building façade along the street edge
4. Pedestrian spaces such as public plazas, outdoor seating areas, and sidewalk cafes provide relief from the urban fabric and opportunities for seating, dining, and social gathering.
5. Pedestrian oriented features such as awnings, arcades, storefront windows, and architectural details provide variety and spontaneity that activate the pedestrian experience.
6. Building facades and pedestrian spaces, not parking, remain the primary emphasis of the public street scene.
7. Building and site design anticipates and accommodates pedestrian and vehicle circulation to reduce traffic impacts on neighboring streets and jointly optimize pedestrians and vehicles.
8. Entries for buildings and retail shops define interior uses, create individuality and uniqueness, and establish pedestrian scale.
9. Activity flows from building interiors to outdoor spaces and streets, creating a bustling and vibrant urban environment.

10. The pedestrian realm is highlighted through enhanced pavement, street furniture, landscaping, public art, and ground floor uses and architectural details that reinforce social and public interaction.
11. Building massing and roof form define a unique and identifiable skyline as seen from a distance.


Town square between buildings

4.3.3 Site Planning and Building Placement

The dynamic mixed-use character of the Urban Center will be established by the mid to high-rise buildings and the physical relationships between the office, retail, residential, hospitality, and entrainment uses contained within:

1. Locate buildings at the edges of sidewalks to create a unified, pedestrian-activated, retail and business promenade, except where accommodating pedestrian oriented spaces such as plazas, paseos, courtyards, plazas, squares, eating areas, and/or usable open spaces.
2. Provide connectivity between buildings and through planning areas to provide shorter distances between destinations and promote walkability.
3. Include ground floor retail space along major pedestrian corridors to create an active, high quality pedestrian realm and provide street exposure for businesses.


Buildings create a continuous edge along the sidewalk

4. Orient buildings toward public streets, pedestrian pathways and/or active spaces.
5. Incorporate public pedestrian spaces and entry lobbies for different uses between buildings that are large enough to be usable but not so large that they appear empty or barren.
6. Design pedestrian and vehicular circulation routes that are intuitive, well-defined, and easily discernible for appropriate and functional maneuverability and activity levels.
7. Provide variety in type and form between buildings that fosters the vertical mixed-use nature of the Urban Center to provide a range of retail, office, commercial, entertainment, hospitality, and residential uses.
8. Provide well-planned pedestrian linkages that are as direct as possible between key sites such as the neighborhood park, schools, the CPF sites, transit stops, town squares and the University to support walkability and the economic viability of the EUC.

4.3.4 Building Form and Relief

Building form and structure are an expressive element in the design as it establishes the underlying rhythm of column bays, pilasters, storefront design, fenestration, and material and color application. The following elements shall be considered to facilitate interesting skylines and create dynamic interrelationships between building form and architectural details at the pedestrian level.

1. Break building massing into three or more primary forms through changes in volume, wall heights, roof forms, parapet heights, and offsets in wall planes.
2. Use color and material applications to reinforce and help define each of the massing forms.
3. Apply the principles of building massing to all elevations.
4. Step back upper stories to allow light to enter the public street and lower level interior spaces.
5. Buildings that include courtyards, arcades, and other usable pedestrian spaces are encouraged.
6. Provide pedestrian paseos or sidewalks, where feasible, on each block to connect parking areas to the street/commercial frontage.
7. Design building forms to be aesthetically pleasing and well-proportioned, resulting in a balanced composition of elements.
8. Use massing to define street corners, public spaces, and building entries.

Building mass broken up into primary forms

Upper stories stepped back

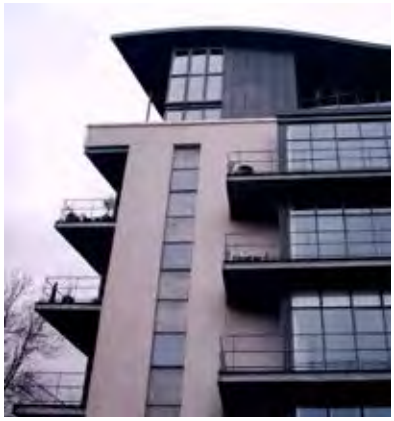
Building mass used to define street corner

4.3.5 Roof Considerations

The roof forms of mid and high-rise buildings greatly affects how an urban area is perceived from a distance and can become a defining element. The following elements shall be considered to create appropriate roof forms:

1. Create roofs that are individual and identifiable for each building or group of related buildings.
2. Design roofs for functionality while enhancing or complementing the overall architectural design of the building.
3. Consider fire and emergency access in roof design
4. Utilize roof areas for outdoor spaces for the use of building tenants where appropriate.
5. Where appropriate, make use of green roof technology to lower building utility costs and enhance flat roof appearances.
6. Consider incorporating roof top rain water collection systems for the use in landscape irrigation systems where feasible.
7. Encourage the use of cool roofs, photovoltaics, or other energy saving materials and features.

Rooftop utilized for common area



Varied roof forms

4.3.6 Façade Treatment

In mid to high-rise buildings, facade treatments are the most important factor affecting how the space is perceived in the pedestrian environment. The following elements and considerations shall be considered to facilitate the creation of interesting and attractive façade treatments:

1. Include elements and uses that activate the ground floor and complement the different uses within the building.
2. Recess entry doors so as not to impede walkways.
3. Apply materials and colors to evoke interest and create identifiable places through patterns, surface changes, and details.
4. Select pedestrian level materials and architectural details that are durable, authentic, and appropriate to the architectural style. Elements above the pedestrian level may be synthetic but shall still pay attention to detail and durability.

Building articulation using window placement and overhangs

5. Use detailing from the primary elevation on other elevations to complete the overall building character.
6. Achieve articulation with a combination of architectural elements and changes in the wall plane or glazing.
7. Articulate buildings on the first 3 stories such that a minimum offset of 2 feet or greater occurs every 60 feet or less.
8. Provide architectural detailing along public streets to enhance pedestrian scaling and visual interest along the streetscape.
9. Use projections, overhangs, recesses, banding, and other architectural details to provide shadow, articulation, and other pedestrian scaled details to building elevations as appropriate to the architectural style.
10. Avoid identical architectural appearance or use of the same materials or color palette in the design of adjacent mixed-use buildings, unless mirrored architecture is an integral feature of the project design vocabulary.
11. Orient major building and tenant entries toward the main pedestrian frontage whenever possible.
12. Enhance entries through massing, articulation, architectural design elements, and/or signage.

Building entrance enhancements


Building entrance at corner


Building articulation using windows, color, material and massing and ground floor uses to activate the public space

4.3.7 Parking Lots and Structure

Convenient and accessible parking is an important factor ensuring the success of the many uses within the Urban Center. This requires efficient distribution of parking and reduction of the impact large parking areas have on the public streetscape. The following guidelines shall be considered in the design of parking lots and structures in the Urban Center:

1. Provide parking in surface lots, parking structures, below grade parking garages, or any combination of these. Above ground structures shall be subject to Design Review.
2. Establish a shared parking district for commercial uses that allows required parking to be provided off site, considers shared parking for uses with different peak periods, and accounts for available on-street parking in order to reduce the parking footprint within the Urban Center. All parking agreements shall be subject to review and approval by the Development Services Director.
3. Locate surface parking lots behind or to the side of buildings to reduce their frontage on the public street.
4. Avoid designing surface parking lots that exceed 100 feet in length along the public street frontage (Except for temporary surface lots on vacant sites slated for future development).
5. Parking lots, structures, and subterranean garages shall not encroach into public rights-of-way.
6. Entries into parking lots and structures shall be designed to be convenient and easy to find through location and/or signage.
7. Adequate vehicle stacking distance at entrances to paid or gated parking facilities shall be provided to reduce traffic impacts on public streets.
8. When provided, design above-ground structured parking to provide a pedestrian interface with the street. This can be achieved by one or more of the following techniques:
    a. Include retail spaces on the ground floor of the parking structure.
    b. Wrap the structure with commercial or residential living space on the most prominent street interfaces.
    c. Create a pedestrian entry space that provides access to pay stations, elevators, and stairwells.
    d. Provide attractive screening landscape or walls with architectural detailing, enhanced materials at the ground floor, or vertical planted screen devices.

Example of parking entry and signage


Example of parking structure

4.3.8 Mechanical Equipment, Service, Waste and Utility Areas

Due to the strong emphasis on pedestrian activity within the Urban Center, location and screening of unsightly service and utility areas is critical to ensuring the creation of a comfortable, pedestrian atmosphere. The following elements and considerations shall be considered in the location and design of mechanical equipment, utilities, service and loading areas, and waste collection facilities:

1. Provide appropriate loading and service areas for each building/tenant.
2. Locate above-ground equipment, outdoor storage, trash/recycling storage, and loading and service areas on lanes, to the side or rear of the building, or within parking areas or structures. The precise location of any and trash/recycling storage area(s) shall be approved on the site plan.
3. Shield loading/service areas with walls, berms, or landscaping to limit visibility from public streets or pedestrian spaces.
4. Integrate screening of mechanical equipment, waste enclosures, service areas, and other service-oriented building necessities into the site and building design.
5. Incorporate similar colors and materials as the principal building into the design of the screening, enclosures, and/or service buildings.
6. Locate waste containers away from public rights-of-way, building entries, and pedestrian spaces and screen from public view.
7. Screen all roof-mounted equipment with parapets, screen walls, fencing, equipment wells, structural enclosures, or similar features.
8. Install exterior, on-site utilities underground, where feasible. For utilities required to be above ground, screen and incorporate into the landscaping to the greatest extent possible.
9. Mount electrical equipment onto the interior of a building whenever practical. When interior mounting is impractical, screen electrical equipment from public view with walls, berms, or landscaping.
10. All service and waste areas shall conform to the City's "Recycling and Solid Waste Planning Manual" (Section 19.58.340 CVMC, Recycling and solid waste storage).

4.4 TOWN CENTER DESIGN GUIDELINES

The unique urban, mixed-use character of the Town Center requires special consideration as described in the following design guidelines. The Town Center will consist of a combination of the following mixed use, commercial, and high density residential buildings that define the street and other public spaces to create a vibrant 24-hour pedestrian environment:

1. Rowhouse
2. Stacked Units
3. Live/Work
4. Shopkeeper
5. Commercial Block
6. Neighborhood Recreation
7. Community Purpose Facility
8. Innovative

Key Map
(N.T.S.)

Refer to Chapter 3 - Development Code for design requirements specific to each of the above building configurations. A Master Precise Plan as described in Section 9.3.7 shall be approved prior to approval of any design review application in the Town Center.

4.4.1 The Town Center Concept

The Town Center concept is the most critical component in implementing Village 9's identity as the University/RTP district. In order to achieve a vibrant, walkable, University/RTP district, University students and University/RTP employees must have opportunities to live, shop, work, and enjoy entertainment and services within close proximity of the University/RTP. The Town Center provides a location for these activities to occur by allowing a mix of retail, office, and residential uses in an urban environment. Successful retail and entertainment uses require significant pedestrian activity to ensure long-term economic viability. In a pedestrian scaled urban environment, buildings play the primary role in defining pedestrian spaces including sidewalks, plazas, and courtyards. Fostering pedestrian activity along interior circulation corridors is critical to the interactive, urban nature of the Town Center. Interior circulation corridors, including major commercial streets and pedestrian pathways are a major setting for daily living within the community. These outdoor mixed-use settings shall provide a comfortable, pedestrian atmosphere and activate the overall streetscene for aesthetic, pedestrian, and commercial interest.

Example of buildings defining the street edge to create a quality pedestrian environment

Example of buildings defining a paseo with outdoor seating

4.4.2 Town Center Design Fundamentals

Example of outdoor dining

Characteristics contributing to a successful, university oriented Town Center include the following:

1. Buildings define the street edge, public plazas, and pedestrian spaces to create quality pedestrian environments and opportunities for seating, dining, and social gathering.
2. A mix of uses such as coffee shops, bookstores, restaurants, services support university life.
3. Façades include variety and spontaneity that activate the pedestrian experience.
4. Building entries and common areas remain the primary emphasis of the public street elevation, while parking is located to the side or rear of buildings or below grade to minimize the visual impact of parking lots on the public streetscape.
5. Building and site design anticipates and accommodates pedestrian and vehicle circulation to reduce traffic impacts on neighboring streets and jointly optimize pedestrians and vehicles.
6. Individual entries for offices and shops appropriately define each interior unit to create individuality and uniqueness.
7. Building mass and differentiation of roof forms, materials, color, and apparent floor heights reduce building bulk and create variety within the building façade.
8. Enhanced architecture on all four sides conveys high quality design.
9. Building and site design promote connections between indoor and outdoor spaces
10. Massing and architectural elements define street corners and primary building entries.

4.4.3 Site Planning and Building Placement

The dynamic mixed-use character of the Town Center will be established by the site design and placement of high-density residential, commercial, and mixed-use buildings that form the streetscape, define pedestrian pathways, and establish urban spaces:

1. Arrange buildings to create a variety of outdoor pedestrian spaces including paseos, courtyards, plazas, squares, eating areas, arcades and/or usable open spaces.
2. Site buildings to create a unified, pedestrian-activated, business promenade and to define and scale the streetscene.
3. Orient buildings toward public streets, pedestrian pathways and/or active spaces.
4. Design open areas that are large enough to be usable, however, not so large that they appear empty or barren.
5. Provide architectural treatments, structures, and/or landscaping that shelters pedestrian walkways, such as arbors or pergolas where appropriate.

6. Design pedestrian and vehicular circulation routes that are intuitive, well-defined and easily discernible for appropriate and functional maneuverability and activity levels.
7. Provide well-planned pedestrian linkages that are as direct as possible between key sites such as the neighborhood park, schools, CPF sites, transit stops, town squares and the University to support walkability and the economic viability of the Town Center.

Variety in type and form between buildings will foster the vertical and horizontal mixed-use nature of the Town Center to provide a range of retail, office, commercial, and neighborhood serving uses. The physical and visual integration of varied buildings will activate the urban, mixed-use character of the Town Center.

4.4.4 Building Form and Relief

Architectural forms and features greatly effect how light strikes and frames the building, having a large impact on how the space is perceived in the pedestrian environment. The following elements shall be considered to facilitate and create dynamic interrelations of light, depth, and place along the streetscape and within other pedestrian spaces:

1. Buildings that include courtyards, arcades, and other usable pedestrian spaces are encouraged.
2. Provide pedestrian paseos or sidewalks, where feasible, on each block to connect parking areas to the street/ commercial frontage.
3. Design building forms to be aesthetically pleasing and well-proportioned, resulting in a balanced composition of elements along public streets.
4. Layer wall planes and volumes to provide a rhythm of dynamic building forms and shadows.
5. Provide massing elements at major corners, project entries, building entries, pedestrian nodes, or major intersections
6. Provide at least 2 of the following elements along publicly visible frontages to provide architectural relief:
    a. Planter walls
    b. Seating opportunities
    c. Accent or festive lighting
    d. Focal objects (water, murals, sculpture, topiary)
    e. Outdoor dining spaces
    f. Awnings
    g. Building overhangs
    h. Bay windows
    i. Openings and entryways

Massing elements at corners

Example of awnings openings, and overhangs used to provide architectural relief

4.4.5 Roof Considerations

Roofs greatly affect how a building is perceived from a distance. The following elements shall be considered to create appropriate roof forms:

1. Design roofs for functionality while enhancing or complementing the overall architectural design of the building.
2. Integrate form, materials, fascia and/or cornice elements into the overall design vocabulary.
3. When used, create contiguous parapets and incorporate them into side/rear elevation returns.
4. Use roof forms to screen mechanical equipment whenever possible.
5. Encourage the use of cool roofs, photovoltaics, or other energy saving materials and features.

4.4.6 Façade Treatment

Next to massing, façade treatments are the most important factor affecting how space is perceived in the pedestrian environment. The following shall be considered to facilitate the creation of interesting and attractive façade treatments:

Example of vertical roof breaks, color and material changes, wall plane projections, and architectural elements to create interest and distinguish individual units

1. Articulate buildings and/or provide architectural detailing along public streets to enhance pedestrian scaling and visual interest along the streetscape.
2. Avoid monolithic buildings of singular form, height, wall plane, or materials visible to the public to the greatest extent possible. When buildings of a single form and height are used, articulate the building with layered wall planes, banding, architectural details, and/or materials.
3. Use projections, overhangs, recesses, banding, and other architectural details to provide shadow, articulation, and scale to building elevations as appropriate to the architectural style.
4. Avoid identical architectural appearance or use of the same materials or color palette in the design of adjacent mixed-use buildings, unless mirrored architecture is an integral feature of the project design vocabulary.

5. Incorporate at least 2 of the following techniques in the design of façades to enhance building architecture and reduce overall mass:
    a. Color change/color variation
    b. At least 2 different exterior materials
    c. Change in texture
    d. Vertical/horizontal wall plane projections/recesses
    e. Variation of roofline (height or form)
    f. Architectural elements significantly different from main building in mass or height
    g. Projections
    h. Balconies
    i. Window groupings or treatment
6. Express a unified design for all elevations of a single building, visible from a public street, or pedestrian space; however, elements and materials are not required to wrap the building on elevations that are not visible to the public.
7. Orient major building and tenant entries toward the main pedestrian frontage whenever possible.
8. Enhance entries through massing, articulation, architectural design elements, and/or signage.
9. Where appropriate, utilize glass at the ground level.

4.4.7 Parking Lots and Structure

Convenient and accessible parking is an important factor ensuring the success of retail uses within the Town Center. A pedestrian-friendly Town Center must provide adequate parking. This requires distributing parking efficiently and reducing of the impact of large parking areas on the public streetscape. The following guidelines shall be considered in the design of parking lots and structures in the Town Center:

1. Provide parking in surface lots, parking structures, below grade parking garages, podium parking, or any combination of these. Above ground structures shall be subject to design review.
2. Establish a shared parking district for commercial uses that allows required parking to be provided off site, considers shared parking for uses with different peak periods, and accounts for available on-street parking in order to reduce the parking footprint within the Town Center. All parking agreements shall be subject to review and approval by the Development Services Director.
3. Locate surface parking lots, podium parking and above-ground parking structures behind or to the side of buildings to reduce their frontage on the public street.
4. Avoid designing surface parking lots that exceed 100 feet in length along the public street frontage (Except for temporary surface lots on vacant sites slated for future development).
5. Subterranean parking garages that encroach into public rights-of-way are subject to City Engineer approval and shall require an encroachment permit and enhanced street construction and utility coordination.
6. Entries into parking lots and structures shall be designed to be convenient and easy to find through location and/or signage.

7. Adequate vehicle stacking distance at entrances to paid or gated parking facilities shall be provided to reduce traffic impacts on public streets. Maximum driveway width along public streets is 24 feet.
8. When provided, design above-ground structured and podium parking to provide a pedestrian interface with the street. This can be achieved by one or more of the following techniques:
    a. Include retail spaces on the ground floor of the parking structure.
    b. Wrap the structure with commercial or residential living space on the most prominent street interfaces.
    c. Create a pedestrian entry space that provides access to pay stations, elevators, and stairwells.
    d. Provide attractive landscape screening or walls with architectural detailing, enhanced materials at the ground floor, or vertical planted screen devices.

4.4.8 Mechanical Equipment, Service, Waste, and Utility Areas

Due to the strong emphasis on pedestrian activity within the Town Center, location and screening of unsightly service and utility areas is critical to ensuring the creation of a comfortable, pedestrian atmosphere. The following shall be considered in the location and design of mechanical equipment, utilities, service and loading areas, and waste collection facilities:

1. Provide appropriate loading and service areas for each building/tenant.
2. Locate above-ground equipment, outdoor storage, trash/recycling storage, and loading and service areas on lanes, to the side or rear of the building, or within parking areas or structures. The precise location of any and trash/recycling storage area(s) shall be approved on the site plan.
3. Shield loading, service, and storage areas with walls, berms, or landscaping to limit visibility from public streets or pedestrian spaces.
4. Integrate screening of mechanical equipment, waste enclosures, service areas, and other service-oriented building necessities into the site and building design.
5. Incorporate similar colors and materials as the principal building into the design of the screening, enclosures, and/or service buildings.
6. Locate waste containers away from public rights-of-way, building entries, and pedestrian spaces and screen from public view.
7. Screen roof-mounted equipment with parapets, screen walls, fencing, equipment wells, structural enclosures, or similar features.
8. Install exterior, on-site utilities underground, where feasible. For utilities required to be above ground, screen and incorporate into the landscaping to the greatest extent possible.
9. Mount electrical equipment onto the interior of a building whenever practical. When interior mounting is impractical, screen electrical equipment from public view with walls, berms, or landscaping.
10. All such areas shall conform to the City's "Recycling and Solid Waste Planning Manual (Section 19.58.340 CVMC, Recycling and solid waste storage).

4.5 MIXED-USE AND ATTACHED RESIDENTIAL DESIGN GUIDELINES

Key Map
(N.T.S.)

The following design guidelines apply to mixed-use and attached residential communities that occur outside the Town Center and Urban Center. Applicable building configuration include the following:

1. Row House
2. Stacked Units
3. Commercial Block
4. Live/Work (Attached)
5. Innovative
6. Neighborhood Recreation Buildings Associated with a Mixed-use or Attached Residential Community

Although Villa House is an attached residential building configuration, it is intended to appear as a single family home and is therefore not subject to these design guidelines (Refer to Section 4.5 Detached Residential Design Guidelines). Refer to Chapter 3 - Development Code for design requirements specific to each building configuration. A Master Precise Plan as described in Section 9.3.7 shall be approved prior to approval of any design review application in Mixed Use neighborhoods (UN and NC Zones).

4.5.1 The Small Village Concept

Attached and mixed-use residential communities are intended to be much like small villages. Each development shall be designed for compatibility within itself, using a blend of building types, complementary architectural styles, and a tastefully balanced palette of colors and materials to provide subtle contrast for diversity within each community. A variety of housing types can be provided within the same attached residential community.

4.5.2 Mixed-Use and Attached Residential Design Fundamentals

Superior mixed-use and attached residential communities include the following design fundamentals:

1. Common buildings, facilities, or open spaces serve as focal points for the community.
2. Building entries and common areas, not parking, remain the primary emphasis of the public street elevation.
3. Individual entries define each unit appropriate to the building form.
4. Building mass and differentiation of roof forms reduce the apparent building bulk and define common and pedestrian spaces.
5. Color and material changes define architectural styles, highlight massing differentiation, and create diversity between buildings.
6. Enhanced architecture on all publicly visible elevations conveys high quality design.
7. Connections between indoor and outdoor spaces are enhanced in building and site design.
8. All buildings, common facilities, maintenance structures, and service area enclosures express compatible architectural style, color, and materials.

4.5.3 Site Planning and Building Placement

Site planning and building placement play an important role in reinforcing the small village concept by defining the common areas that unify the community. The following shall be considered in site planning and building placement:

Example - buildings oriented toward common open space areas

Example - buildings oriented toward street with front door presence and connection to public sidewalk

1. Orient buildings to provide a front door presence along the public street. Internally, orient buildings toward common open space areas and major pathways whenever possible.
2. Create a sense of arrival at major vehicular and pedestrian entries through landscaping, location of common areas, and/or placement and design of common buildings.
3. Design pedestrian and vehicular circulation routes that are intuitive, well-defined and easily discernible for appropriate and functional maneuverability and activity levels.
4. Emphasize a front door presence along the street, pedestrian access, and connections to public sidewalks, trails, open space systems, and adjacent neighborhoods to avoid creating a walled enclave.
5. Arrange buildings to define common areas in centralized and convenient locations.
6. Utilize building placement and articulation to create interesting and attractive pedestrian corridors.
7. Design open areas that are large enough to be usable for a variety of purposes.
8. When surface parking or carports are utilized, minimize large parking areas through thoughtful building placement and site design.
9. Provide architectural treatments, structures, and/or landscaping that shelters pedestrian walkways, such as arbors or pergolas where appropriate.
10. Integrate neighborhood commercial and other non-residential uses into buildings and developments to preserve the residential character of the neighborhood.
11. Design private and common open space areas in attached residential developments to substantially conform to the City's Multi-Family Open Space Design Guidelines except as detailed herein.

4.5.4 Building Form and Massing

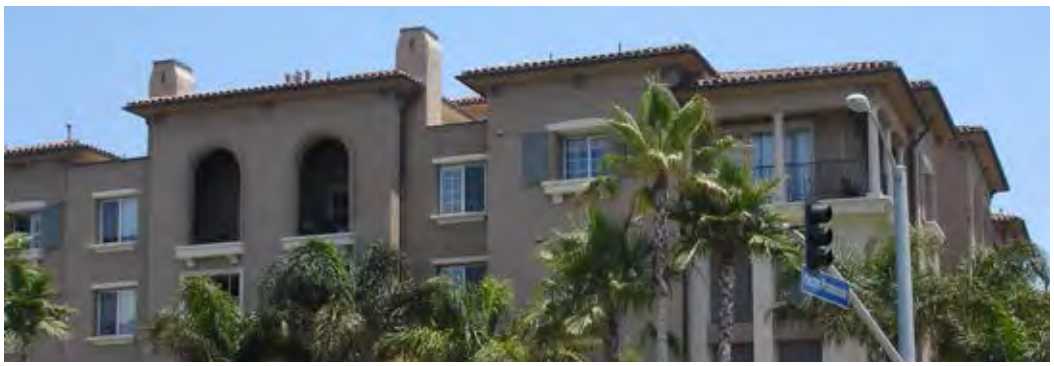
Massing plays an important role in establishing individual units, common areas, and primary entries. The following shall be considered to create dynamic interrelations of light, depth and place along the streetscape, within common areas and along internal pathways:

1. Minimize blank, singular planes oriented toward public views unless it is true to the architectural style. Provide enhanced elevations on all sides of the building visible from streets, lanes, common areas, and other public and common spaces by incorporating architectural elements similar to those found on the front elevation.
2. Consider intended styles in conjunction with the development of building plans, massing forms, architectural elements, details, and color.
3. Carefully consider the building massing, materials, details, and color in developing an appropriate architectural character for the project.
4. Design buildings to define outdoor spaces, with floor plans that have a logical and functional relationship between indoor spaces and outdoor spaces.

4.5.5 Roof Forms

Roof forms seen from a distance or along major roads are perceived by their contrast against the skyline or background. The dominant impact is the shape of the building and roof line.

1. Articulate roof lines to express a variety of conditions to minimize the visual impact of repetitious flat planes, building mass, and similar ridge heights.
2. Provide vertical roof plane breaks, changes in building/ridge height, or other accent roof forms as appropriate to style.
3. Use a variety of front to rear and side-to-side gables, hipped roofs, and/or the introduction of a one story element.
4. Integrate form, materials, fascia, and/or cornice elements into the overall design vocabulary.
5. Encourage the use of cool roofs, photovoltaics, or other energy saving materials and features.



Example -varied roof and massing breaks

4.5.6 Façade Treatments

Façade treatments play an important role in defining individual units and reinforcing the overall design character of the community. Typically, the location of windows and doorways are determined by the practical considerations of room layout, furniture placement, views, and privacy. Design emphasis here is of particular concern as windows and doors play an important role in the exterior architectural character of buildings. Materials and colors help to reduce overall mass and provide visual interest.

Enhanced building entry toward street

1. Use entries to create an initial impression, locate and frame the doorway, and act as an interface between public and private spaces.
2. Wherever possible, orient front doors and provide access toward the public street or entry courtyard.
3. Incorporate appropriate roof elements, columns, feature windows, and/or architectural forms in the entry statement to emphasize the building character and the location of individual doorways as appropriate to building configuration.
4. If front entry location is not immediately obvious due to building configuration, direct and draw the observer to it with added lighting and landscape elements.
5. Within the appropriate style requirements, group and coordinate windows with other design elements to create a composition and order.
6. Where appropriate to style, building configuration, and window form, use of multi-paned windows is encouraged.
7. Use appropriate scale and proportion typical of the architectural style in window and door design to strengthen the elevation style.
8. Select colors from an overall color palette to create a blending of colors
9. Use color, material, windows, doors and architectural details to provide variation and articulation and avoid unrelieved, continuos walls.

Use of columns, varied window shapes and sizes, and balcony elements

4.5.7 Parking, Carports, and Garages

The focus of attached and mixed use residential buildings shall be their street front image and pedestrian access. Each community shall incorporate interior oriented parking solutions and incorporate the following design techniques to enhance the public streetscene:

Building wrapping parking

1. Distribute parking throughout the community to provide as close proximity as possible to individual units and to break up large parking areas.
2. Minimize the need for walls and fencing along public rights-of-way by locating parking to the side or rear of buildings or by locating parking in wrapped or underground parking garages.
3. Group unassigned or guest parking in evenly distributed locations.
4. Design carport structures to be compatible with the style, color, and materials of the primary buildings.
5. Provide landscape islands and sidewalks between parking spaces or carports to avoid continuous, uninterrupted paving.
6. Where attached or detached garages or podium parking are provided, design these structures as an integral part of the architectural character by employing the following:
    a. Utilize the same architectural style, massing elements, wall materials and finish, design details, and colors as the residential dwelling units.
    b. Use similar or compatible roof forms.
    c. Address end wall conditions that are visually prominent from the street with special architectural attention.
    d. The relationship of the garage face to the building may be projecting, flush, or recessed provided that it is compatible with the mass and style of the building.
    e. Subterranean parking garages that encroach into public rights-of-way are subject to City Engineer approval and shall require an encroachment permit and enhanced street construction and utility coordination.

Example -projections, wall plane offsets and landscape strips in lane treatments

7. Design lanes and motor courts to address the functional and aesthetic features of the space to create a pleasant experience for residents. This may include landscaping, enhanced paving, architectural features that create depth and massing breaks, enhanced garage doors, or other design treatments.

4.4.8 Common Recreation Facilities

Common recreation facilities associated with mixed-use and attached residential communities such as pools, spas, club houses, management offices, barbecues, and other facilities shall be appropriate for the size and scale of the community. The following guidelines shall be considered in the design of common buildings and amenities:

1. Design common recreation facilities as key character elements for the neighborhood, where feasible.
2. Select architectural and community elements, such as street furnishings, benches, lighting standards, and trash receptacles, that are consistent with the overall architectural character of the neighborhood.
3. Provide enhanced elevations on all publicly visible sides of the building by incorporating architectural elements similar to those as found on the front elevation.
4. Use colors, massing, roof pitches, and materials that are compatible with adjacent buildings or exemplify community theme.

4.5.9 Trash Enclosures, Utilities, and Service Areas

Since common utility and service areas can often create a nuisance, their design and placement must be carefully considered. The following guidelines are intended to reduce the impact of service and utility areas on the community:

1. Provide the adequate number of enclosures to accommodate the volume and types of refuse and recycling containers required by the local disposal company.
2. Locate enclosures in a convenient area for the majority of residents.
3. Minimize impact on adjacent residences and neighborhood developments by keeping enclosures away from the edges of the community so that they are not visible from the public right-of-way.
4. Construct trash enclosures with substantial masonry walls in a style and wall finish that is consistent with the overall architectural character of the development.
5. Equip all trash enclosures with complementary gates of durable construction, hinged to self-supporting steel posts.

4.6 DETACHED RESIDENTIAL DESIGN GUIDELINES

Key Map
(N.T.S.)

The following design guidelines apply to detached residential neighborhoods that occur outside the Town Center. Applicable building configurations include the following:

1. Conventional Home
2. Motor Court
3. Linear Green Court
4. Bungalow Green Court
5. Live/Work (Detached)
6. Villa House
7. Innovative

Although Villa House is an attached residential building configuration, it is intended to appear as a single family home and is therefore subject to these design guidelines. Refer to Chapter 3, Development Code, for design requirements specific to building configuration. A Master Precise Plan as described in Section 9.3.7 shall be approved prior to approval of any design review application in Mixed Use neighborhoods (UN and NC Zones).

4.6.1 The Simple House Concept

In order to achieve authenticity of style in materials, detail, and execution while using resources efficiently, a more simple design must be considered in the crafting of the basic structure of detached homes. Straightforward massing and roof forms not only ensure efficient use of construction materials, but often lead to the most authentic expression of style. The "Simple House" concept suggests that elementary structural forms and building masses can achieve authentic traditional styles. By shifting the emphasis from complex floor and roof plan designs and pop-outs and onto material application and architectural detailing that reinforce the architectural style of each home, the public streetscene will be enhanced and limited resources will be used efficiently.

Example of a simple house

Example of a Villa House

4.6.2 Detached Residential Design Fundamentals

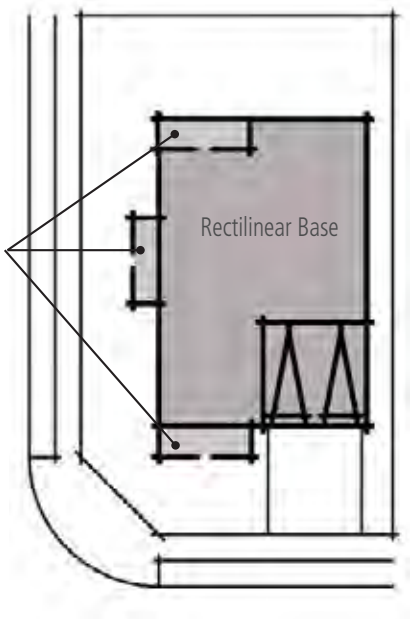
Superior detached residential buildings include the following design fundamentals:

1. Simple house designs enhanced with appropriate colors, materials, and details keep the architectural styles authentic.
2. Architecture forward to the street (rather than garage doors) makes the home, not the garage, the primary emphasis of the front elevation.
3. Some single story massing such as first floor pop-outs, porches, or bay windows along the public street frontage provide pedestrian scale.
4. Varied garage placement and treatment distinguishes individual homes and reduces the visual impact of garage doors on the public street.
5. An eclectic variety of complementary architectural styles carefully plotted creates diverse street scenes.
6. Varied roof pitches, heights, and forms reduce the visual impact of rooftops.
7. Contrasting colors and materials highlight architectural styles and create greater variety.
8. Enhanced architecture at high visibility areas, such as areas adjacent to open space, parks, and streets convey high quality design.
9. Connections between indoor and outdoor spaces are promoted in building and site design, enhancing livability and the Southern California lifestyle.

4.6.3 Architectural Massing

The Simple House concept requires simple architectural massing to maintain style authenticity and efficient construction framing. Simple house design adheres to the following massing criteria:

1. Use a simple rectilinear form as the basis for the floor plan. Add additional simple forms to expand, add interest, and achieve floor plan objectives.
2. Consider multiple, appropriate elevation styles for each floor plan to ensure the added forms yield the correct massing for each style.



Simple house massing

3. Reflect interior uses within the repertoire of forms for the chosen architectural style while manipulating exterior mass and form to improve the streetscape.
4. Select architectural styles that best fit the massing derived from the floor plan. As an example, styles such as the Monterey and Spanish Colonial elevate as a two-story rectangular form. Designing a floor plan with simple two-story stacking of exterior walls yields the correct massing form for either of these styles.
5. Alternate street-facing garage locations, from shallow to deep, and garage configurations between floor plans within each neighborhood to provide variety in the streetscene.
6. Minimize the number of foundation breaks to ease and simplify construction framing.
7. Use style appropriate architectural details, materials, and colors to articulate wall planes, create shadow, and provide visual interest.
8. Give particular consideration to the treatment of publicly visible elevations including side elevations, second story rear elevations, and roof elements visible from major streets.

Example of simple house design

4.6.4 Roof Forms

Rows of homes seen from a distance or along major roads are perceived by their contrast against the skyline or background. The dominant impact is the shape of the building and roof line.

1. Vary roof forms and pitches to reflect authentic expression of a selected style. Develop a simple truss system with minimum deviations for simple and efficient framing.
2. Vary the pitch and form of roof lines to express a variety of conditions and minimize the visual impact of repetitious flat planes, similar building silhouettes, and similar ridge heights.
3. Use a variety of front-to-rear and side-to-side gables, hipped roofs, and/or the introduction of a one-story element.
4. Encourage the use of cool roofs, photovoltaics, or other energy saving materials and features.

4.6.5 Façade Treatments and Streetscape Plotting

Superior streetscapes provide visual interest through the combination of architectural diversity and an individual identity for each home. The following streetscape plotting criteria supports the creation of eclectic single family streets that function well and have visual variety:

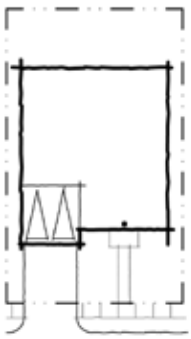
1. When possible, refrain from strict compliance to minimum setbacks to avoid contributing to repetitious street scenes. This may be achieved through building placement, variation in floor plan form, and/or garage placement and configuration.
2. Orient buildings to provide a front door that is visible from the street.
3. When plotting the same floor plan more than 3 times in the same neighborhood, provide a minimum of 3 elevations per floor plan, each with a different architectural style that is clearly discernible through the use of style appropriate architectural details.
4. Do not repeat the same floor plan and elevation combination immediately adjacent to or across the street from one another.
5. Provide a minimum of 3 color schemes for each elevation style. Do not repeat the same color scheme on homes immediately adjacent to or across the street from one another.
6. Enhance neighborhood quality by adding an elevation designed specifically for corner lots or by enhancing an interior lot plan for use on the corner with additional architectural elements and/or details as found on the front elevation.
7. Use color, materials, windows, doors, and architectural details to provide variation and avoid unrelieved, continuous walls.
8. Avoid the appearance of false facades as follows:
    a. For corner homes, wrap materials and colors to the street-facing side elevation so that materials terminate on an inside corner.
    b. For interior lots, wrap materials from the front elevation to the side elevation so that materials terminate behind the leading edge of the side yard fence or on an inside corner.
    c. Pay special attention to material and color application on entry ways, window and door trim, and other architectural elements to ensure color and materials terminate at an inside corner.
9. Design private and common open space areas in detached residential development to substantially conform tot he City's Small Lot Single Family Open Space Design Guidelines except as detailed herein.

Example of the same floor plan with distinctly different elevation styles

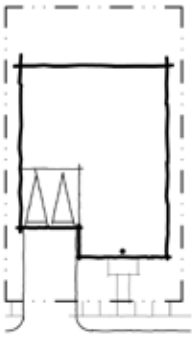
4.6.6 Garages Placement and Treatments

The impact of repetitive, street-front garages can be reduced by using the following techniques:

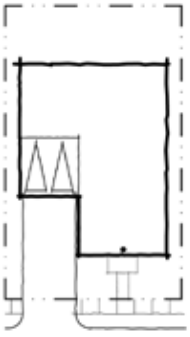
1. Recess garage doors a minimum of 12 inches behind the garage wall plane.
2. Roll up garage doors are the only garage doors permitted.
3. For street-facing garages, vary garage placement along the public street whenever possible by alternating front setbacks and configurations between floor plans. The following includes examples of various street-facing garage configurations. Configurations can be combined for greater diversity. A minimum of 2 configurations shall be used within each detached residential neighborhood containing street-facing garages:
    a. Garage Forward – Front facing garage located forward of the home's front facade. Extra attention and treatments shall be applied when using this garage placement. No more than 25% of detached homes within a subdivision may use this configuration.
    b. Shallow Recessed Garage – Front facing garage recessed behind the front porch or living space of the home.
    c. Mid-recessed garages – Front facing garage recessed to a lot depth near the mid-point of the home.
    d. Deep Recessed Garage – Front facing garage located at the rear of the residential lot.
    e. Swing-In Garage – A garage that has been oriented so that the side of the garage faces the street and access to the garage is provided by a curved driveway.
    f. Tandem Garage – A garage that provides additional parking behind the primary garage parking space.
    g. Split garage – Garage parking is "split" into two garages separated by living space. On corner lots, access to split garages may occur from different street frontages.



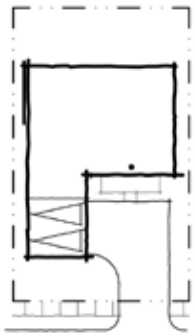
Garage Forward



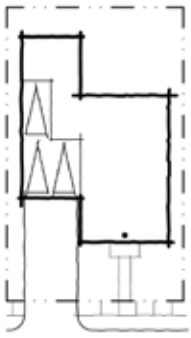
Shallow Recess



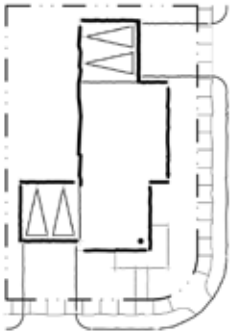
Mid-Recess



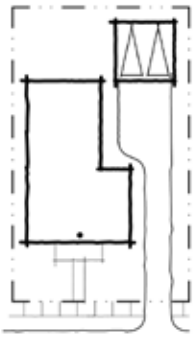
Swing-in



Tandem



Split



Deep-Recess

4. Vary garage placement mix within neighborhood plotting plan. Garages may be attached or detached.

5. Vary garage door pattern, windows and/or color as appropriate to individual architectural styles.

6. Provide additional treatments such as porte cocheres, single car doors, trellises, and/or gates. Porte cocheres and gates added to a deep recessed garage plan create an additional screened parking space and occasional outdoor private spaces.

7. Street-facing 3 car-garages are not permitted. Additional spaces may be provided in swing-in, tandem, or split garage configurations.

8. Garage doors shall not exceed more than 50% of any building's single street frontage; Garages may be accessed from side streets and lanes to reduce the impact of garage doors on the streetscape.

9. Design lanes and motor courts to address the functional and aesthetic features of the space to create a pleasant experience for residents. This may include landscaping, enhanced paving, architectural features that create depth and massing breaks, enhanced garage doors, or other design treatments.

Lane treatments

Enhanced motor court

Porte cochere

4.6.7 Storage, Utilities, and Services

Maintaining superior streetscenes requires storage, utilities, and service areas to be located in areas with limited or no visibility from the public street as follows:

1. Where a lane is present, locate services and above ground equipment on the lane and screen from view by fencing or landscaping to the greatest extent practicable.
2. When a lane is not present, locate above ground equipment and services at least 3 feet behind the façade of the house and screen with fencing or landscaping to the greatest extent practicable.
3. Locate waste container storage areas in private yards and screen from view by fencing or landscaping. If a private yard of sufficient size to house waste and recycling containers cannot be provided, then sufficient space must be provided in the garage such that storage areas do not conflict with required vehicle parking areas.
4. Coordinate with the local waste service provider early in the design process to ensure that adequate access to collection areas is provided.
5. Ensure trash collection areas are large enough to accommodate containers without conflicting with common driveways and travel ways.
6. Bio-retention facilities located in front of residential lots shall be dedicated as an easement to the City to allow access, conduct inspections and restrict property owners from changing the geometry and landscaping of the BMPs.

4.7 COMMUNITY USE FACILITY DESIGN GUIDELINES

Key Map
(N.T.S.)

The following design guidelines apply to community use facilities. Community use facilities are non-residential and non-commercial buildings that typically serve a public or community purpose. Applicable building configurations include the following:

1. Community Purpose Facility
2. Neighborhood Recreation (Not associated with an attached residential community)

Such facilities may consist of a single building or a group of buildings on one site. Community use buildings associated with attached residential communities shall be integrated into the site plan for that community and are therefore exempt from these standards but are subject to the guidelines in Section 4.4, Attached Residential Design Guidelines. In addition, public and institutional buildings (such as schools, fire stations, libraries, police stations, and buildings associated with public parks) are exempt from these standards because of their unique disposition and application. Public and institutional buildings shall be subject to design review by the appropriate City department. CPF designated sites shall be subject to the applicable Master Precise Plan as described in Section 9.3.7.

Since the intended use of the building(s) will drive the spatial and functional requirements of the building, these design guidelines must remain flexible to ensure that the needs of the intended use(s) are adequately addressed within the design.

Some uses may be subject to specific design requirements required by the state and other regulatory agencies. Such requirements shall take precedent over the requirements of this SPA and the design regulation and guidelines contained herein.

4.7.1 The Community Use Concept

Regardless of whether the facility is privately or publicly owned, community use facilities are intended for the use and enjoyment of the community and must therefore be treated as a public amenity. Building designs shall reflect the facility's function while at the same time support the intended character established for Village 9 by incorporating design features that promote public use and enjoyment.

4.7.2 Community Use Facility Design Fundamentals

Regardless of use, superior community use facilities include the following design fundamentals:

1. Primary buildings act as key, thematic icons for the surrounding community.
2. Design elements, building form, and site design reflect the intended use of the building(s), i.e. religious institution, community center, etc.
3. Building facades include variety and spontaneity to activate the pedestrian experience.
4. Building entries and common areas, not parking, remain the primary emphasis of the public street elevation.
5. Building and site design anticipates and accommodates pedestrian and vehicle circulation to reduce traffic impacts on neighboring streets and jointly optimize pedestrian and vehicular circulation.
6. Building mass and differentiation of roof forms, materials, color, and apparent floor heights reduce building bulk and create variety within the building façade.
7. Enhanced architecture on all four sides conveys high quality design.
8. Connections between indoor and outdoor spaces are promoted in building and site design.
9. Massing and architectural elements define street corners and primary building entries.

4.7.3 Site Planning and Building Placement

Since community use buildings will act as icons for the village, building placement is an important consideration. Institutional uses also require special consideration due to the associated traffic and noise associated with such uses. The following guidelines must be considered in the design of all institutional buildings:

1. Arrange buildings to create a variety of outdoor spaces including courtyards, plazas, squares, eating areas, arcades, and/or usable open spaces.
2. Orient buildings toward streets, pedestrian pathways and/or active spaces.
3. Include architectural treatments, structures, and/or landscape features that shelter pedestrian walkways, such as arbors or pergolas, where appropriate.
4. Design pedestrian and vehicular circulation routes that are intuitive, well-defined, and easily discernible for appropriate and functional maneuverability and activity levels.

4.7.4 Building Mass and Form

Community use buildings and facilities tend to be larger in scale and therefore massing is of particular concern. The following guidelines address methods to reduce the apparent mass of large buildings:

1. Avoid long, unbroken faces that exceed approximately 30 feet in length.
2. Use offsets and massing articulation to reflect the organization of the floor plan.
3. Vary building depths to provide interesting massing.
4. When appropriate to the use, provide one story elements at the ends of two-story buildings to soften building mass.
5. Use balconies, shade structures, one story projections, and other architectural elements to create interest and articulate volume.
6. Develop a special relationship between buildings and pedestrians by designing ground story facades at human scale through one or more of the following methods:
    a. Breaking facades into bays and smaller forms.
    b. Bringing signage down to a pedestrian level to reduce scale.
    c. Introducing arcades, courtyards, and other outdoor spaces.
    d. Utilizing massing elements to emphasize primary building entries and street corners.

Community Purpose Facility designed to create pedestrian spaces along the street; Offsets and massing reflect the interior spaces

4.7.5 Roof Forms

The following guidelines address roof forms of community use buildings:

Varied roof forms

1. Change roof pitches and eave heights by using offsets in the plan. Provide a minimum vertical distance of 2 feet between roof plans.
2. Avoid continuous, unbroken roof lines longer than 90 feet in length.
3. In general, keep roof pitch slopes relatively shallow to minimize visual massing of buildings while remaining true to the selected architectural style.
4. Combine flat roofs with sloped roofs. The entire roof shall not be flat.
5. When appropriate to style and function, provide broad overhangs in response to climactic conditions, particularly at openings, porch enclosures, balconies, and window recesses.
6. When building forms are visible from adjacent residential neighborhoods, provide full roof solutions to the greatest extent feasible.
7. Design roofs for functionality while enhancing or complementing the overall architectural design of the building.
8. Integrate form, materials, fascia and/or cornice elements into the overall design vocabulary.
9. When used, create contiguous parapets and incorporate them into side/rear elevation returns.
10. Use roof forms to screen mechanical equipment whenever possible.
11. Encourage the use of cool roofs, photovoltaics, or other energy saving materials and features.

4.7.6 Façade Treatments

The following façade treatment guidelines are intended to improve the streetscape and create attractive community use buildings:

1. Enhance primary building or campus entries to create a sense of arrival and clearly indicate location.
2. Clearly identify building or campus entries with well defined primary pedestrian pathways and entry features such as arbors, porte cocheres, or architectural features.
3. Design windows to reflect interior uses and provide views to common outdoor spaces and the public street.
4. For schools and other uses that include multiple buildings in a campus setting, convey similar architectural character, colors, and materials on all buildings.

4.7.7 Parking

The following guidelines are intended to ensure that the design of parking areas are functional and do not detract from the public streetscape:

1. Locate parking behind or to the side of buildings to reduce the impact of large parking areas on the public street.
2. Design parking areas to be used as flexible outdoor spaces for farmers markets, festivals, special events, and other community events.
3. Locate drop-off areas and provide adequate stacking for vehicle traffic to avoid creating traffic conflicts on adjacent public streets and to reduce the impact on adjacent residential and commercial uses.

4.7.8 Utilities and Services

The following shall be considered in the location and design of mechanical equipment, utilities, service and loading areas, and waste collection facilities:

1. Locate loading and service areas to the side or rear of the building. Shield the loading/service areas with walls, berms, or landscaping to limit visibility from public streets or pedestrian spaces.
2. Integrate screening of mechanical equipment, waste enclosures, service areas, and other service-oriented building necessities into the site and building design.
3. Incorporate similar colors and materials as the principal building into the design of the screening, enclosures, and/or service buildings.
4. Locate waste containers away from public rights-of-way, building entries, and pedestrian spaces.
5. Screen all roof-mounted equipment with parapets, screen walls, fencing, equipment wells, structural enclosures, or similar features.
6. Install exterior, on-site utilities underground, where feasible. For utilities required to be above ground, screen and incorporate into the landscaping to the greatest extent possible.
7. Mount electrical equipment onto the interior of a building whenever practical. When interior mounting is impractical, screen electrical equipment from public view with walls, berms, or landscaping.
8. Provide lighting at activity areas, parking lots, and along major pathways.
9. If lighting is provided for outdoor activities, provide a timer.

4.8 LANDSCAPE DESIGN GUIDELINES

The following landscape design guidelines provide guidance in the landscaping of private lots. These guidelines are intended to be flexible to allow for individual expression of style while still reinforcing the village character and transect. All landscaping shall also comply with the following as applicable:

1. CVMC Section 20.12, Landscape water conservation
2. Section 3.6.B, Performance Standards, Part B Landscape
3. Village 9 Landscape Master Plan
4. Village 9 Fire Protection Plan
5. Village 9 Preserve Edge Plan
6. Village 9 Water Quality Technical Report (WQTR)
7. Village 9 Master Precise Plans for the UC, TC, UN, and NC Zones

4.8.1 Private Lot Planting and Landscape Concepts

In addition to complying with the requirements of CVMC Section 20.12, Landscape water conservation, the following principles are to be incorporated into each part of the Village 9 landscape:

1. Select plant species that are adapted to the site conditions and low water use. Limit the use of water intensive plantings.
2. Only use turf where it serves a function like play or sports use.
3. Use hydro-zoning, efficient irrigation application equipment, and proper irrigation scheduling for optimum plant growth while minimizing evaporation and runoff.
4. Apply mulch, organic or inorganic, over the soil to minimize evaporation.
5. Apply soil amendments where they can improve water penetration or water holding capacity of soil.
6. Plan for appropriate maintenance such as rain shut-off switches for automatic irrigation controllers, well timed mowing, and weed removal.
7. Use planting techniques such as clustering of trees and large shrubs to partially screen or break up steep manufactured slopes.
8. Where direct building frontage is not proposed and sufficient room exists, provide a layering of different plantings to create a landscape edge that will enhance the pedestrian experience along major sidewalks and trails.

Landscaping and structures within the fire management zone shall be subject to the fire management standards within the Fire Protection Plan. All manufactured slopes adjacent to the MSCP Preserve shall be landscaped as outlined in the Village 9 Preserve Edge Plan.

Landscaping within an urban plaza including a water feature, potted plant, arbors, and trees in tree wells

4.8.2 Urban Center and Town Center Landscaping


Focal element

The areas between the building facades and the curb line will be the primary pedestrian zone. The following landscape concepts apply to urban landscapes for private lot setbacks and pedestrian spaces:

1. Utilize plant palettes which maximize visibility while providing a positive pedestrian experience and include canopy or accent trees, low shrubs, and ground covers. Using turf as a ground cover is prohibited.
2. Use of urban landscape forms such as raised planters, containers, tree grates, and green walls is encouraged.
3. Utilize consistent tree planting patterns. Trees shall be limbed up to 8 feet minimum in pedestrian areas and 13'6" in vehicular areas.
4. Incorporate social spaces with outdoor seating areas and sidewalk cafes.
5. Changes in paving texture, color, or material in accent areas, pedestrian spaces, or along internal pathways are encouraged.
6. Include focal elements such as specimen plantings, water features, or public art.

4.8.3 Attached Residential Landscaping

The following landscaping guidelines apply to the setbacks, common areas, and pathways of attached residential neighborhoods:

1. Use planting to reinforce design patterns and serve as a unifying element.
2. Utilize plant materials consisting of trees, shrubs, and ground covers.
3. Provide permanent irrigation systems for planting areas.
4. Landscape street yard areas in a manner complementary to the village streetscape.
5. Design mailbox structures and trash/recycling enclosures to complement the adjacent residential homes.
6. Locate utility boxes and equipment as unobtrusively as possible and screen with landscaping.
7. Common open space areas may include amenities such as outdoor eating and seating areas, play grounds, swimming pools, and sports courts. Decorative water features will be allowed, subject to water budget calculations.
8. Use trees to define streets, neighborhoods, and corridors and to accent entries and landmarks.

4.8.4 Detached Residential Landscaping

The following landscaping guidelines apply to the private front yards and corner side yards of individual detached homes:

1. Front and exterior side yards requiring landscaping shall consist predominantly of trees, shrubs, ground cover, decorative rocks, and other natural materials except for necessary walks, drives, and fences.
2. All residences adjacent to open space lots shall be subject to the fire management standards within the Fire Protection Plan.
3. Installation and maintenance of all landscaping (including front yards) shall be the responsibility of the homeowner.
4. Bio-retention facilities located in the front of single family residential lots shall be subject to the requirements of Section 8.4.2, Urban Runoff.

4.8.5 Community Use Facility Landscaping

The following landscaping guidelines apply to the setbacks, pedestrian spaces and pathways of community use facilities:

1. Provide a distinct landscape character for each community use site based on its specific location, neighborhood, and purpose. For example, parks are required to provide maximum public visibility.
2. Include amenities such as outdoor gathering spaces and recreational areas.
3. Incorporate special paving in important areas, pedestrian spaces, or along internal pathways.
4. Provide focal elements such as landscaping that enhance an architectural element, entries, water features, and/or public art.

Outdoor Gathering Space

Special Paving along Pathway

4.8.6 Manufactured Slope Landscaping

Landscaping on manufactured slopes will vary depending upon location within the community. In addition to the following, please refer to Section 6.4.1 regarding landform Grading:

1. Slopes adjacent to roadways shall employ a similar landscape palette to the adjacent corridor as specified in Chapter 5, Circulation and Corridor Design.
2. Slopes within parks and public open space areas shall employ landscaping in accordance with Chapter 7, Parks and Open Space.
3. Landscape designs shall address streetscape and provide landscaping intensity zones, greenbelt edge treatments, and slope treatments for erosion control.
4. Landscaping concepts shall provide for a transition from the manicured appearance of development areas to the natural landscape in open space areas.
5. Plantings shall be selected to frame and maintain views and should not block views created through grading and/or site design.
6. Landscaping for highly visible slope areas shall include a varied plant palette capable of creating a gradual transition from naturalized slope areas at project boundaries to development areas within the project. This design shall incorporate the careful massing of groundcovers, shrubs, and tree forms to soften the appearance of the steep slopes when viewed from public area.
7. As illustrated in Exhibit 4.8, the following slopes shall be designed as highly visible slopes by the Landscape Master Plan:
    a. Slopes adjacent to SR-125
    b. Planning Area OS-2
    c. Planning Area OS-3
    d. Slopes on the west side and in the northwest corner of Planning Area DD
8. Slopes located in Planning Area JJ shall be temporarily landscaped to ensure slope stability until such time that the University is developed. Landscape palettes shall be designed to minimize and soften the appearance of manufactured slopes when viewed from public areas to the greatest extent possible through planting of groundcover and shrubs that may be easily removed at a later date.

Exhibit 4.9 - Highly Visible Slopes

Chapter 5

Circulation & Corridor Design

5 - Circulation & Corridor Design

5.1 A MULTI-MODAL APPROACH

The Village 9 circulation system provides a system of roadway and trail corridors to support both vehicular and non-vehicular modes of transportation to serve the community. This system includes the extension of existing and planned roads, trails, and transit from adjacent villages as well as internal systems to serve the SPA. This chapter describes how this system accommodates all users including pedestrians, bicyclists, vehicles, low speed vehicles (LSVs), and public transit.

Streets within the SPA are designed as "complete" streets. As defined by the Complete Street Coalition, complete streets are defined as roadways that are "...designed and operated to enable safe access for all users. Pedestrians, bicyclists, motorists and transit riders of all ages and abilities must be able to safely move along and across a complete street." Benefits of complete streets include the following:

1. Improved safety for all users by providing adequate facilities for all users and reducing traffic speeds.
2. Balanced transportation systems that provide direct connections, variety of transportation choices, and reduced traffic congestion.
3. Opportunities for healthier, more active lifestyles that include walking and bicycling.
4. A potential reduction in carbon emissions and dependence on oil by shifting trips to non-motorized and alternative modes of transportation.

Corridors will also play a key role in establishing the village design theme. Corridors will be defined through the landscape palette and design themes identified by the roadway and trail standards described in this chapter, through the placement and types of buildings as regulated by Chapter 3, Development Code, and through the landscape and architectural design of individual parcels and community elements as described in Chapter 4, Community Design. Each corridor will have an identifiable landscape theme consistent with its location within the transect. All these design elements work together to create superior street scenes that encourage pedestrian activity and a strong village identity.

5.2 MULTI-MODAL PLANNING PRINCIPLES

The following principles led to the creation of the multi-modal transportation system described in this section:

1. Design complete streets that consider all modes of travel including automobiles, bicycles, pedestrians, transit, low speed electric vehicles (LSVs), and alternative vehicles.
2. Permit decreased levels of service (LOS) during peak hours along Town Center Arterials to reduce the number of automobile travel lanes and to slow traffic in pedestrian oriented areas.
3. Provide multiple connections and routes to evenly distribute traffic and reduce the need for large volume roadways, create slower speed streets that are safer for pedestrians and bicycles, and shorten distances between destinations.
4. Ensure alternative routes are available via low-speed streets (less than 35 mph) between key destination points to accommodate low speed electric vehicles (LSVs).
5. Where appropriate, provide room for future dedicated transit lanes or corridors to promote efficient transit.
6. Provide bulb-outs, enhanced paving, or other traffic calming features, subject to City of Chula Vista and Fire Department approval, in areas where pedestrians and vehicles are anticipated to mix.
7. Create active, vibrant, high-density, mixed-use areas to generate enough ridership to support public transit.
8. Locate transit stops near major pedestrian nodes and generators.
9. Respect the privacy of residential uses when designing pedestrian paths and selecting transit stop locations.
10. Provide shade trees along streets to provide comfortable walking and biking environments, reduce heat islands, and shade parked vehicles.
11. Locate transit stops and stations in convenient locations.
12. Provide transit stops with adequate lighting and well-designed shelters.
13. At the intersection of two or more transit routes, minimize walking distances between transfer stops.
14. Provide convenient, secure bicycle parking for all uses including residential, commercial, parks, and active open space areas.
15. Provide on-street parking and only the minimum required off-street parking to reduce the impact of parking lots and structures on the streetscape and promote the use of bicycles, transit, and alternative modes of travel.
16. Provide Village Pathways, Regional Trails, and other multi-use trails including connections to the Chula Vista Greenbelt Master Plan and the Otay Valley Regional Park Plan as identified in the Otay Ranch General Development Plan.

5.3 EXISTING REGIONAL CIRCULATION NETWORK

Regional vehicular access to Village 9, as shown in Exhibit 5.1 - Existing Regional Circulation, is currently provided from State Route 125 (SR-125) via Olympic Parkway to Eastlake Parkway. Eastlake Parkway currently terminates at its intersection with Hunte Parkway, which is located at the northeast corner of the SPA. Hunte Parkway is planned to extend westerly through the SPA as Main Street and a new access ramp will connect Hunte Parkway/Main Street to SR-125, providing direct access to the site as described in the following section. A new access ramp will also connect the future Otay Valley Road to SR-125, providing direct access to the site as described in the following section.

Public transportation is currently provided by Chula Vista Transit, a part of Metropolitan Transit System. Multiple routes, Routes 712 and 709, serve the Otay Ranch Area; however, neither route currently extends service to Village 9. The nearest stop is located over 1 mile away.

Exhibit 5.1 - Existing Regional Circulation

5.4 VEHICULAR CIRCULATION NETWORK

Exhibit 5.2 - Vehicular Circulation organizes traffic into a hierarchy of travel ways, arranged according to anticipated volumes and modes of travel. This organization is consistent with the roadway classifications established by the Otay Ranch General Development Plan (GDP). In Village 9, roadways form a grid street pattern that promotes walkability and supports urban development in the Town Center. This modified grid pattern gives way to a more suburban street pattern near the southern edge of the SPA, providing a transition to the natural open space areas in the south and responding to the topography of this portion of the site.

Both Main Street and Otay Valley Road serve as the primary gateways for the site and adjoining villages by providing access from SR-125 via new freeway access ramps. Main Street will connect SR-125 to existing Hunte Parkway, located east of the SPA. Main Street will also allow for a future extension across SR-125 to Village 8 East. Otay Valley Road will connect SR-125 to the proposed university located east of the SPA. The roadway will be designed to allow for a future extension into the University. Otay Valley Road will also allow for a future connection to Village 8 East across SR-125. Driveway access is not permitted from Main Street or Otay Valley Road.

Street A serves as the primary north-south connection through the SPA. Central to the circulation concept for Village 9 is the use of an urban couplet on Street A, through the heart of the town center. An urban couplet is an arterial roadway that splits into a pair of one-way roadways through the town center. The intent is to bring traffic into the town center, promoting a vibrant and successful commercial mixed-use area. This pair of roadways combined accommodates the same volume of traffic as the traditional two-way arterial while maintaining pedestrian scaled street widths, more efficient traffic flow and turning movements for motorists and transit, and safer bicycle routes. Each road consists of no more than two travel lanes and includes sidewalks, parallel parking, and on-street bike lanes. Reduced street width, shade trees, minimized setbacks, and urban uses required along the couplet create a visual street "frame" and a pedestrian friendly atmosphere. Such networks have the additional benefit of increasing the exposure and amount of commercial frontages within the town center, providing for alternative modes of transportation, and defining place. This one-way street system reduces left turn delays and creates safer turning movements at each intersection, which benefits automobiles, bicycles, and pedestrians. Driveway accessed from Street A shall be a minimum of 50 feet from intersections.

Street B serves as a secondary north-south connection and the major transit corridor through the SPA by providing dedicated transit lanes and transit stops at key locations. Street B also provides the interface between the University/RTP and the remaining portions of Village 9.

Legend - SPA Roadway Designations

- Main Street
- Otay Valley Rd.
- Street A, 2-Way
- Street A, 1-Way
- Campus Boulevard
- Street B
- Town Center Streets
- Residential Street[1]
- Planned Transit Station[2]
- Potential Transit Stop[2]

Notes:

1. See Tentative Map for Actual Alignment of Residential Streets
2. See Exhibit 5.7 for Transit Routes
3. SR-125 ramp locations and designs as shown are conceptual. Final location and design to be determined by Caltrans.

Exhibit 5.2 - Vehicular Circulation

Campus Boulevard serves as the iconic plaza of the town center. This street consists of a special street section that allows the street to be closed to traffic and serve as a public space for community events. Campus Boulevard has been strategically located and designed to create a strong visual and physical connection between the community park and the future university and the RTP. Campus Boulevard is intended to extend into the university as a main pedestrian route. Driveway access along Campus Boulevard shall be a minimum of 25 feet from intersections.

Remaining streets in the Town Center, Urban Center, and Urban Neighborhood Zones include a grid pattern of town center Streets that feed into the couplet and Campus Boulevard, increasing the number of routes between neighborhoods and destinations within the town center and increasing the number of intersections along those routes. The geometry of these streets minimizes travel distance due to the reduction of isolated areas of development and the provision of direct routing. Multiple parallel routes to the town center provide shorter and more convenient routes for pedestrians and alternate routes for automobile traffic. This grid of streets provides additional opportunities for connections with the university. Driveway access along Town Center Streets shall be a minimum of 25 feet from intersections unless otherwise approved by the City Engineer.

The balance of the roadway system is comprised of Parkway Residential Streets. The alignment of these streets will be determined by the Tentative Map(s) for planning areas south of Otay Valley Road. Driveway access along Town Center Street shall be a minimum of 25 feet from intersections unless otherwise approved by the City Engineer.

5.5 ALTERNATIVE MODES

Alternative modes of transportation including low speed vehicles (LSVs), walking, bicycle, and transit contribute to healthier and more vibrant communities by providing a variety of alternatives to the car. Providing alternative modes allows people to get out of their cars and into the public realm where they can interact with one another as a community. Alternative modes also promote healthier lifestyles by encouraging increased physical activity and potentially reducing vehicle use and the associated air pollutants.

The following section describes the major alternative transportation modes accommodated within Village 9. These include LSV, pedestrian, bicycle, and public transit.

5.5.1 Low Speed Vehicles (LSV) Circulation Network

Low speed electric vehicles (LSVs) provide a clean, alternative vehicular mode of transport, ideal for shorter trips. The LSV network, as illustrated in Exhibit 5.3 - Low Speed Vehicle (LSV) Circulation consists of low speed streets. LSVs are permitted on all streets with a posted speed limit of 35 miles per hour or less. The circulation system has been intentionally designed to provide an internally connected system of low speed streets that allow LSVs to travel between various destinations within Village 9. Potential connections for LSVs are also provided to the future University/RTP along Street B. LSVs are not permitted on sidewalks, trails, or other pedestrian pathways.

Legend

Low Speed Street

Note:

1. SR-125 ramp locations and designs as shown are conceptual. Final location and design to be determined by Caltrans.

Exhibit 5.3 Low Speed Vehicle (LSV) Circulation

5.5.2 Pedestrian Circulation Network

The pedestrian circulation network includes an interconnected system of pathways, trails, and sidewalks as illustrated in Exhibit 5.4 - Pedestrian Circulation. Potential transit stops are also shown since these modes are closely related. The following includes a brief description of each type of pedestrian corridor:

1. Village Pathway - The Village Pathway, provided along the south side of Campus Boulevard, extends between the neighborhood park and the university, providing a direct connection between these two uses. The pathway extends through the park and provides a connection point to a future pedestrian bridge that will ultimately cross SR-125 to Village 8 East. Village Pathways in Otay Ranch are intended to provide an off-street, interconnected multi-use trail that allows bicycles and pedestrians to travel between village cores and town centers. Within the Town Center, bike lanes are also provided so that bicycles do not conflict with the high levels of pedestrian activity anticipated in this urban center. This 10-foot wide paved trail runs parallel to Campus Boulevard as shown in Exhibit 5.18- Campus Boulevard.
2. Regional Trail - The 10-foot Regional Trail occurs along the southerly side of Otay Valley Road as shown in Exhibit 5.9 - Otay Valley Road. This Class I bike path extends across SR-125 and connects to Village 8 East and the University. The Regional Trail also extends from Otay Valley Road south, along the westerly edge of the SPA, through the pedestrian park (Planning Area HH) and open space (OS-3), and will ultimately connect to the Salt Creek Trail as part of the Otay Valley Regional Park system. This portion of the trail is illustrated in Exhibit 5.22 - Regional Trail. A third segment of the Regional Trail connects the town square, near the Main Street/Hunt Parkway intersection, with the Regional Trail and future pedestrian bridge planned for the EUC.
3. Sidewalks -All streets include sidewalk, providing connections between destinations including residential neighborhoods, the town center, parks, schools, and rural trails through open space.
4. Neighborhood Trails- Neighborhoods trails are off-street trails that provide pedestrian connections between neighborhoods. They typically occur on slopes, at the end of cul-de-sacs, or where other site conditions do not allow full roadway connections . The intent is to promote walkability by providing more direct pedestrian connections than would otherwise occur along public roadways. The final location and alignment of these trails will be determined by the Tentative Map(s) for Planning Areas AA, BB, CC, DD, EE, and FF.
5. Parks, paseos, and public pathways - Additional pathways that are not illustrated in Exhibit 5.4 - Pedestrian Circulation, shall be provided through parks, the TC and UC Zones, and mixed use and residential neighborhoods to provide direct pedestrian connections between the various planning areas in Village 9 and to adjacent villages. The alignment of park pathways will be determined by the individual park site master plan while the alignment of paseos and public pathways will be determined by the Village 9 Landscape Master Plan, the applicable Master Precise Plan, and site plan(s) for the various planning areas.

Legend

- Sidewalk
- Village Pathway (Off-Street)
- Regional Trail
- Neighborhood Trail
- Planned Transit Station[1]
- Potential Transit Stop[1]
- Future Pedestrian Bridge (Crossing SR-125)

Note:

1. See Exhibit 5.7 for Transit Routes
2. SR-125 ramp locations and designs as shown are conceptual. Final location and design to be determined by Caltrans.

Exhibit 5.4 - Pedestrian Circulation

5.5.3 Bicycle Circulation Network

Bicycles are accommodated as illustrated in Exhibit 5.5 - Bicycle Circulation and as described below:

1. Village Pathway - The Village Pathway, provided along the south side of Campus Boulevard, extends between the neighborhood park and the university, providing a direct connection between these two uses. The pathway extends through the park and provides a connection point to a future pedestrian bridge that will ultimately cross SR-125 to Village 8 East. Village Pathways in Otay Ranch are intended to provide an off-street, interconnected multi-use trail that allows bicycles and pedestrians to travel between village cores and town centers. Within the Town Center, bike lanes are also provided so that bicycles do not conflict with the high levels of pedestrian activity anticipated in this urban center. This 10-foot wide paved trail runs parallel to Campus Boulevard as shown in Exhibit 5.18- Campus Boulevard.
2. Bike Lanes - Most main vehicular thoroughfares and internal Town Center Streets include dedicated, striped, on-street Class II bike lanes as shown in Exhibit 5.20 - Town Center Street. Exceptions include Streets A and B, which provide Class III Bike Routes, and Street M.
3. Residential Streets - Although no dedicated lanes are provided for bicycles, the traffic volumes on parkway residential streets will be low enough to accommodate bicycles as well as vehicles. The alignment of these Class III bike routes will be determined by the Site Plan(s)/Tentative Map(s) for Planning Areas AA, BB, CC, DD, EE, and FF. See Exhibit 5.19 - Residential Street.
4. Park Pathways - Some park pathways may be designed to accommodate bicycles subject to City of Chula Vista approval. The alignment of these Class I pathways will be determined by the individual park site master plan.
5. Regional Trail - The 10-foot Regional Trail occurs along the southerly side of Otay Valley Road as shown in Exhibit 5.9 - Otay Valley Road. This Class I bike path extends across SR-125 and connects to Village 8 East and the University. The Regional Trail also extends from Otay Valley Road south, along the westerly edge of the SPA, through the pedestrian park (Planning Area HH) and open space (OS-3), and will ultimately connect to the Salt Creek Trail as part of the Otay Valley Regional Park system. This portion of the trail is illustrated in Exhibit 5.22 - Regional Trail. A third segment of the Regional Trail connects the town square, near the Main Street/Hunt Parkway intersection, with the Regional Trail and future pedestrian bridge planned for the EUC.

Bicycle facilities shall be designed pursuant to the Chula Vista Bikeway Master Plan except as described herein.

Legend

- On-Street Bike Route (Class III)
- On-Street Bike Lane (Class II)
- Village Pathway (Off-Street)
- Regional Trail
- Future Pedestrian Bridge (Crossing SR-125)
- Planned Transit Station[1]
- Potential Transit Stop[1]

Notes:

1. See Exhibit 5.7 for Transit Routes

Exhibit 5.5 - Bicycle Circulation

5.5.4 Transit

Exhibit 5.6 - General Plan Transit illustrates existing and planned transit facilities through the SPA and surrounding areas. Village 9 has been designed to be transit ready for future extension of transit service into the area. In addition to the existing and planned facilities illustrated in Exhibit 5.6 -General Plan Transit, additional potential transit stops are illustrated in Exhibit 5.7 - SPA Transit. Transit service will be provided by one or more of the various transit service types described in this section. The final route, type of service, and timing of service will ultimately be determined by the transit agency. All transit stops shall be designed to be ADA compliant and shall meet the design criteria of the transit service provider.

A. BUS RAPID TRANSIT

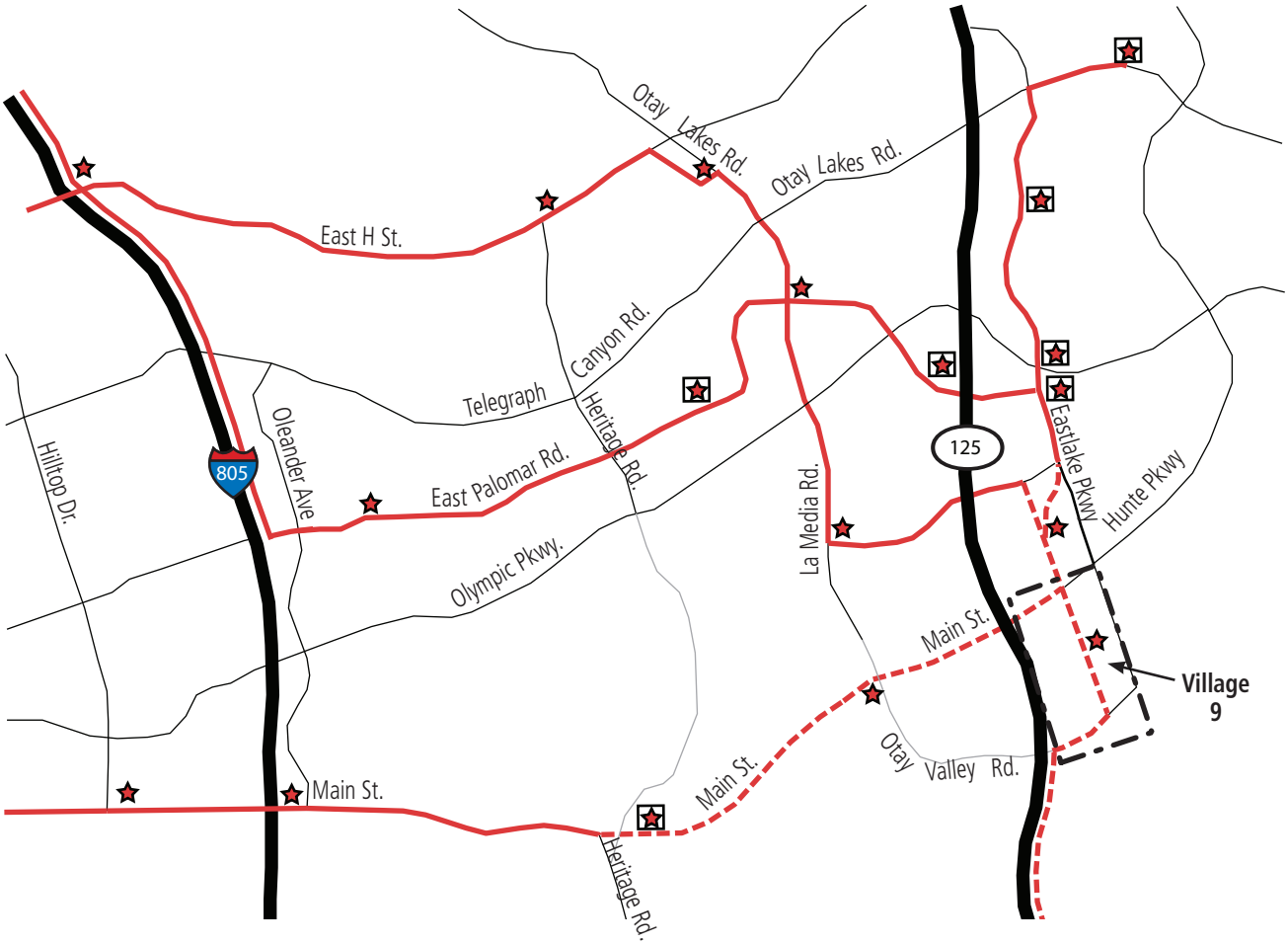
Bus Rapid Transit (BRT) is the highest level of transit service being considered for the Otay Ranch area. BRT is designed to provide longer distance, higher speed (45-60 mph average), regional trips along high capacity corridors such as arterial roads and freeways. Standard all stop service can be supplemented with express service during peak commute hours to provide direct non-stop service between major residential, employment, and activity centers. BRT combines a series of transit-only lanes with mixed flow lanes that are shared with normal auto traffic. In mixed flow conditions, BRT vehicles typically receive priority at signalized intersections. BRT systems include high-quality, rubber-tired, low floor buses that offer speed, comfort, and amenities with the flexibility of a non-fixed track. Stops are typically spaced 0.5-1 mile apart along arterials and 4-5 miles apart along highways. BRT has a ridership capacity of 50-80 seated plus standees. Village 9 has reserved right-of-way in portions of Main street and in Otay Valley Road as well as dedicated lanes on Street B for potential BRT service.

B. RAPID BUS

Rapid Bus provides a service level option between BRT and High-Frequency Local Bus service. Rapid Bus also provides higher speed service (averaging 25 mph) along high volume arterial corridors. Rapid Bus combines short segments of transit-only lanes with mixed flow lanes that are shared with normal auto traffic. In mixed flow conditions, rapid bus vehicles typically receive priority at signalized intersections. Rapid Bus can be upgraded to BRT over time as warranted. Rapid Bus includes high-quality, rubber-tired, low floor buses that offer speed, comfort, and amenities with the flexibility of a non-fixed track. Stops are typically spaced 0.5-1 mile apart. Rapid Bus has a ridership capacity of 40 seated plus standees. Potential Rapid Bus service could be accommodated on Main Street, Otay Valley Road and Street B.

C. HIGH-FREQUENCY LOCAL BUS

High-Frequency Local Bus provides mid-to-short distance trips between key local activity centers and neighborhoods. Buses consist of typically standard and single articulated buses with low floor design. High-Frequency Local Bus integrates with normal auto traffic. Buses travel at speeds up to the posted limit of the streets they operate on; however, due to the frequent stops, the average speed is approximately 12 mph. Stops are spaced approximately 1-4 blocks apart. Typical passenger capacity is 37-57 seated plus standees.



Legend - Transit Routes

- Existing Roadway
- Proposed Roadway
- Proposed Transit Route Along Existing Roadway
- Proposed Transit Route Along Proposed Roadway
- Proposed Stop/Station
- Proposed Stop with Park and Ride

Not to Scale

Exhibit 5.6 - General Plan Transit

Exhibit 5.7 - SPA Transit

5.6 STREET AND TRAIL CORRIDOR STANDARDS

The following sections provide a detailed description of each proposed public street and trail corridor and its components. Each section addresses the dimensions, modes of travel, landscaping, and building setbacks. Any other streets, such as smaller streets that provide internal circulation to planning areas and commercial projects shall be designed and reviewed as part of the Site Plan and/or Tentative Map for individual planning areas and shall be subject to City approval and the requirements of the Water Quality Technical Report (WQTR).

All street sections shown herein are conceptual only. Final design shall be determined by the Tentative Map but may be modified without a SPA Amendment at final map.

5.6.1 Main Street Gateway (SR-125 to Street B)

Main Street Gateway serves as the northerly entrance into the SPA, the EUC the University/RTP, and villages to the east. This is a gateway street, providing direct access from SR-125. This section of roadway will also be a continuation of Main Street from Village 8 East, providing connections via a SR-125 crossing. This street section occurs between SR-125 and Street B and then transitions to the street section described on the following pages. Exhibit 5.8 - Main Street between SR-125 and Street B illustrates this section.

Key Map
(N.T.S.)

A. Classification: Six Lane Gateway

B. General Dimensions

1.	Right-of-Way:	124–132 feet
2.	Curb-to-Curb:	44 feet in each direction
3.	Median:	4 feet–24 feet

C. Building Frontage

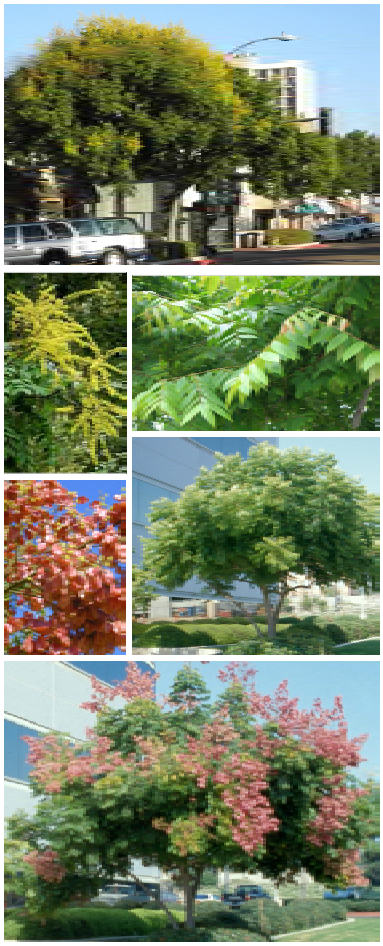
1.	R/W Setback:	5 feet minimum
2.	Encroachments:	No first story elements below 8 feet; 3 feet maximum for elements 8 feet or more above sidewalk

D. Modes

1.	Vehicles:	6 travel lanes (3 in each direction)
2.	Parking:	Emergency parking only
3.	Bike:	Class II bike lanes (1 in each direction)
4.	Pedestrian	Sidewalk (both sides)
5.	Transit	Future transit reserve
6.	LSVs:	Not permitted

E. Landscaping

1.	Intensity:	High, Urban
2.	Street Trees:	*Koelreuteria bipinnata*/Chinese Flame; Planted in median and tree wells, spaced 40 feet on center
3.	Accent Trees:	See Section 5.7, Accent Trees
4.	Tree Well:	Minimum dimension of 7.5 feet x 5.5 feet; length may be increased to meet water quality requirements (See the Village 9 WQTR)



Koelreuteria bipinnata/Chinese Flame

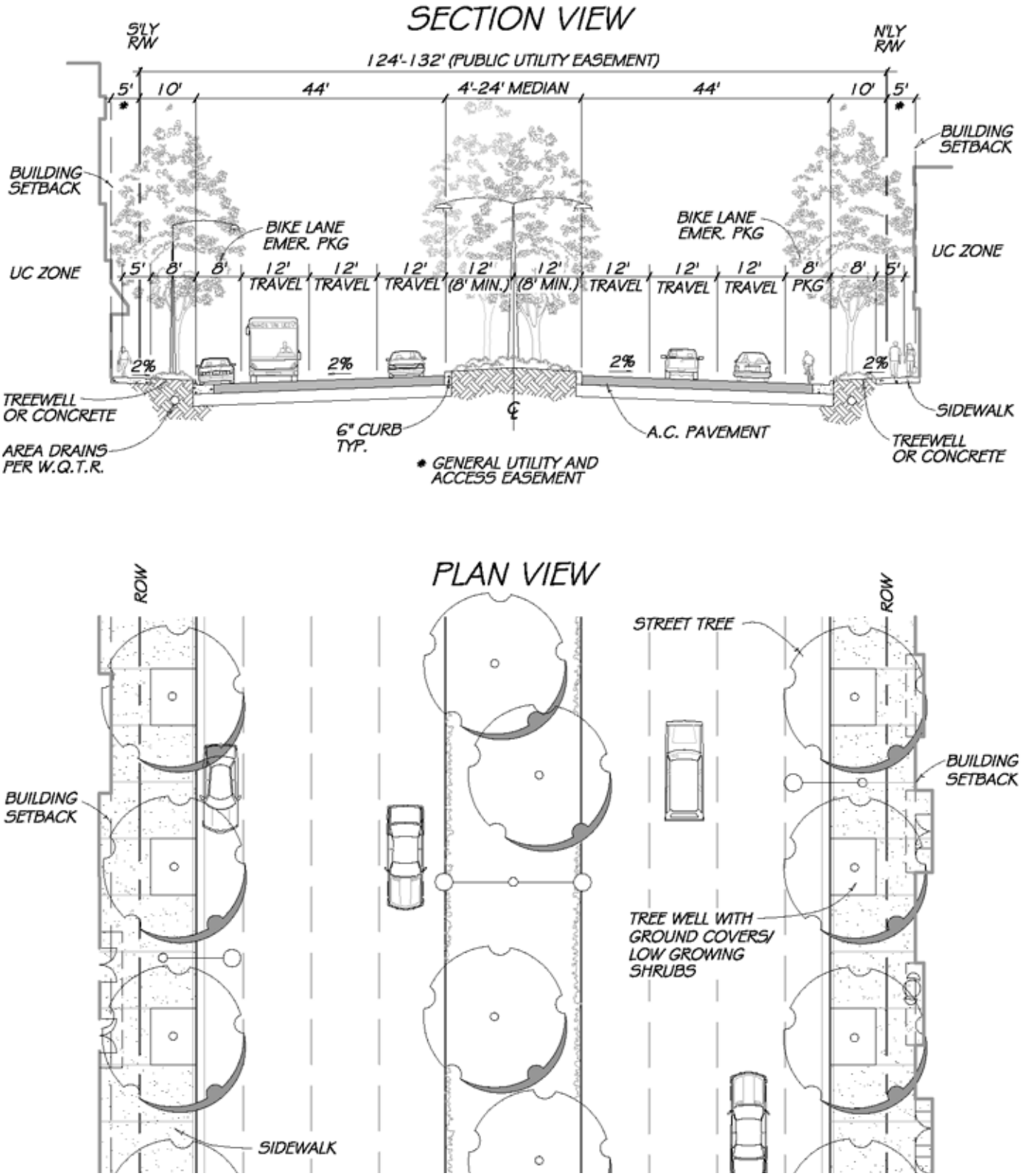


Exhibit 5.8 - Main Street between SR-125 and Street B

5.6.2 Main Street (Street B to Eastlake Parkway)

Main Street between Street B and Eastlake Parkway connects the Gateway portion of Main Street described in the previous section to existing portions of Hunte Parkway at the Eastlake Parkway Intersection. This section provides access to the Eastern Urban Center, the University/RTP, and villages to the east. Exhibit 5.9 - Main Street between Street B and Eastlake Parkway illustrates this section.

Key Map
(N.T.S.)

A. Classification: Six Lane Gateway

B. General Dimensions

1.	Right-of-Way:	118 feet
2.	Curb-to-Curb:	41 feet in each direction
3.	Median:	16 feet

C. Building Frontage

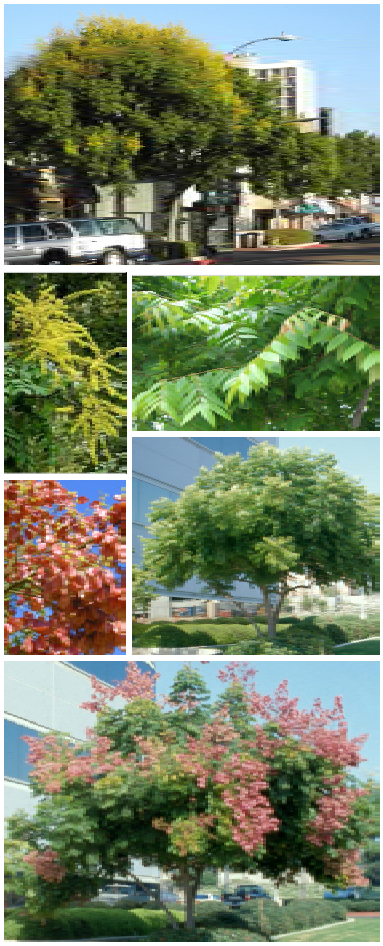
1.	R/W Setback:	5 feet minimum
2.	Encroachments:	No first story elements below 8 feet; 3 feet maximum for elements 8 feet or more above sidewalk

D. Modes

1.	Vehicles:	6 travel lanes (3 in each direction)
2.	Parking:	Emergency parking only
3.	Bike:	Class II bike lanes (1 in each direction)
4.	Pedestrian	Sidewalk (both sides)
5.	Transit	None proposed
6.	LSVs:	Not permitted

E. Landscaping

1.	Intensity:	High, Urban
2.	Street Trees:	*Koelreuteria bipinnata*/Chinese Flame; Planted in median and tree wells, spaced 40 feet on center
3.	Accent Trees:	See Section 5.7, Accent Trees



Koelreuteria bipinnata/Chinese Flame

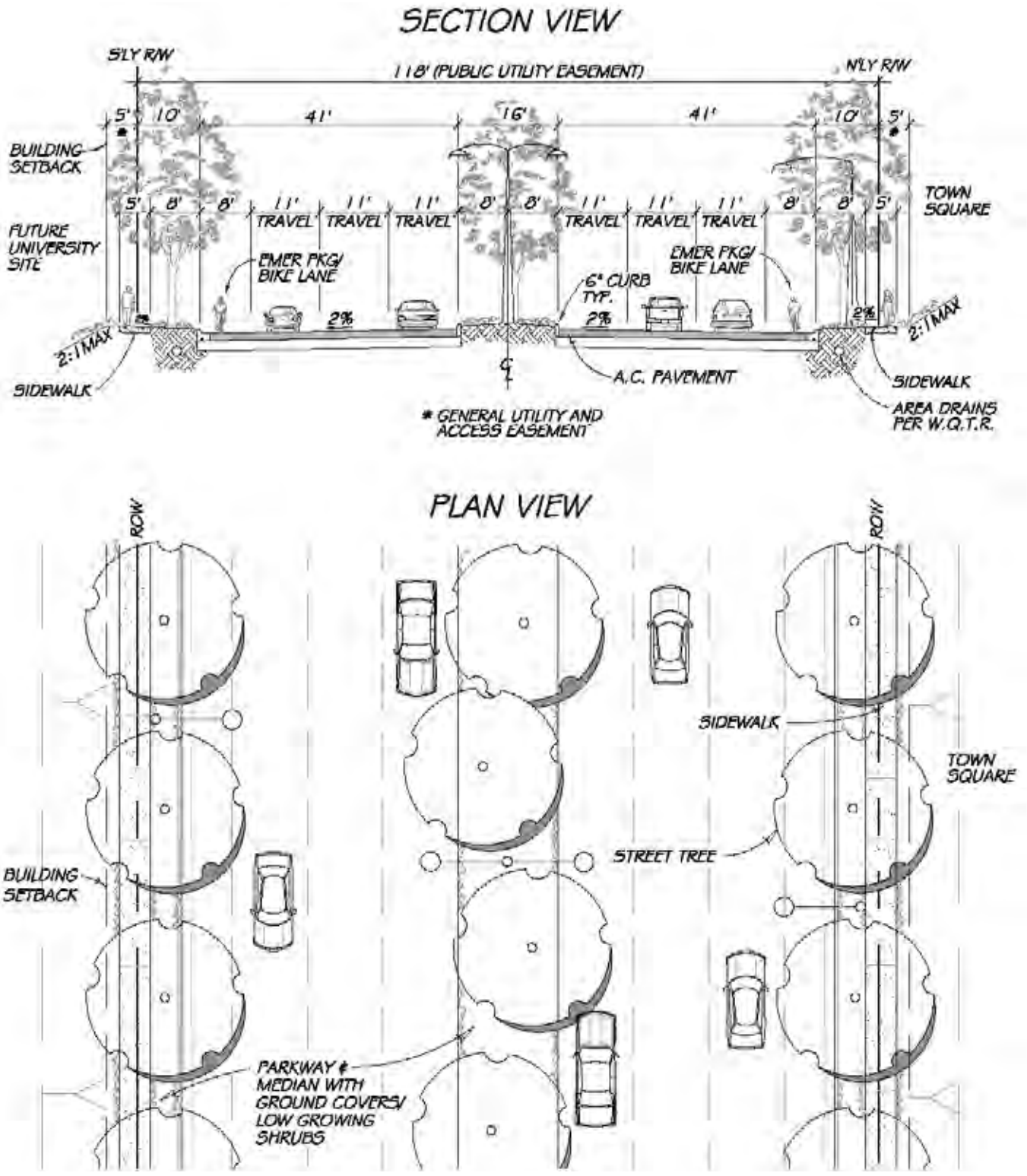


Exhibit 5.9 - Main Street between Street B and Eastlake Parkway

5.6.3 Otay Valley Road

Otay Valley Road provides secondary access from SR-125 to Village 9 and the University/RTP. This section of roadway will also be a continuation of Otay Valley Road in Village 8 East, providing connections via a SR-125 crossing. Exhibit 5.10 - Otay Valley Road illustrates this section.

Key Map
(N.T.S.)

A. Classification: Four Lane Major

B. General Dimensions

1. Right-of-Way: 110 feet
2. Curb-to-Curb: 38 feet in each direction
3. Median: 14 feet

C. Building Frontage

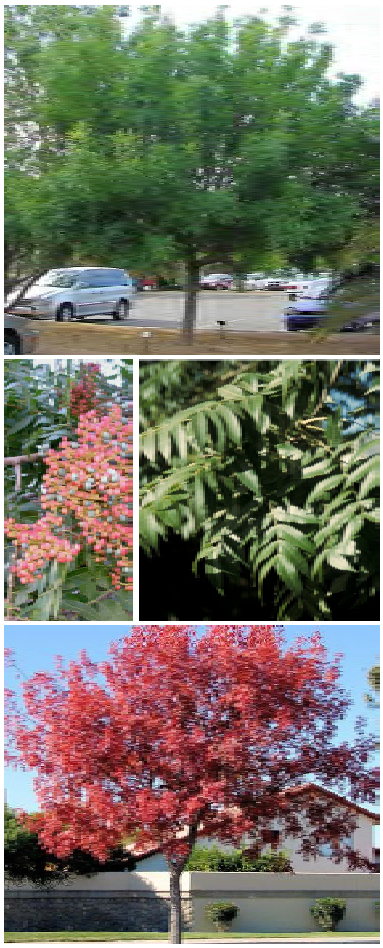
1. R/W Setback: 10 feet minimum
2. Encroachments: 5 feet for Outdoor Spaces; 2 feet for Projections (See Section 3.3.1.D.) Encroachments into the Regional Trail are prohibited.

D. Modes

1. Vehicles: 4 travel lanes (2 in each direction)
2. Parking: Parallel parking (both sides)
3. Bike: Class II bike lanes (1 in each direction)
4. Pedestrian: Sidewalk (north side)
   Regional Trail (south side)
5. Transit: Future Transit Reserve
6. LSVs: Not Permitted

E. Landscaping

1. Intensity: High, Urban
2. Street Trees: *Pistacia chinesis*/Chinese Pistache; Planted in median and parkway, spaced 40 feet on center
3. Accent Trees: See Section 5.7, Accent Trees



Pistacia chinensis/Chinese Pistache

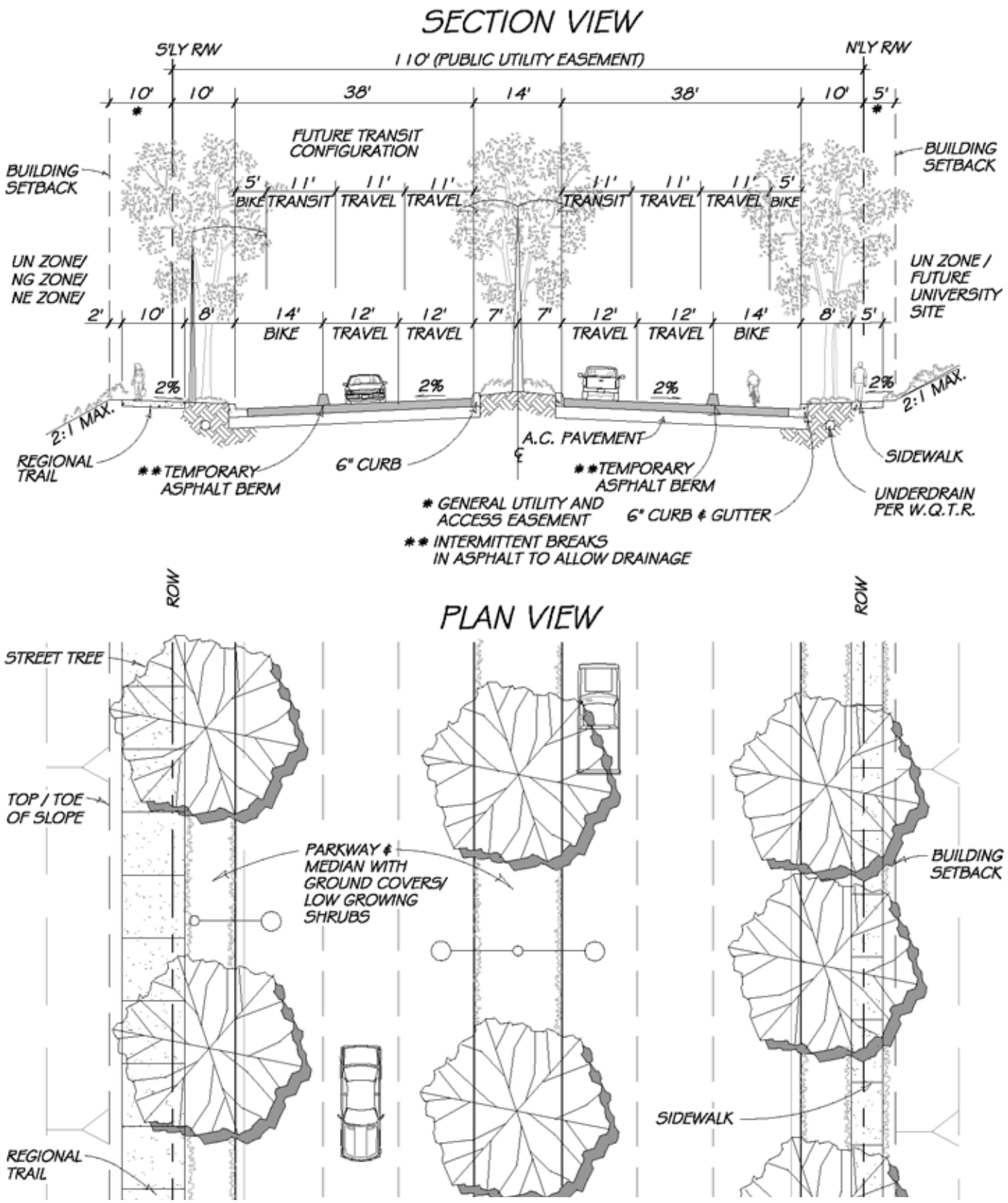


Exhibit 5.10 - Otay Valley Road

5.6.4 Street A (Otay Valley Road to Couplet)

This portion of Street A provides access from Otay Valley Road into the town center, where it transitions into the urban couplet, a pair of one-way streets described in the following sections. This small portion of Street A serves as an entry statement for the Town Center. Exhibit 5.11 - Street A (between Otay Valley Road and the Town Center Couplet) illustrates this section.

Key Map
(N.T.S.)

A. Classification: Town Center Collector

B. General Dimensions

1. Right-of-Way: 99 feet
2. Curb-to-Curb: 35 feet in each direction
3. Median: 9 feet

C. Building Frontage

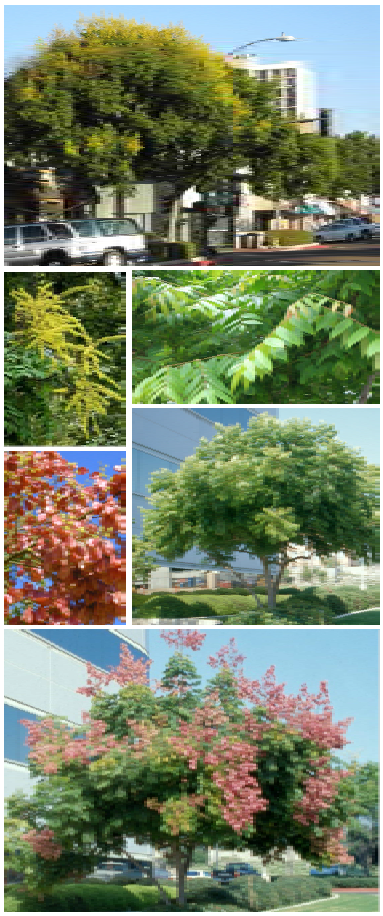
1. R/W Setback: 5 feet minimum
2. Encroachments: No first story elements below 8 feet; 3 feet maximum for elements 8 feet or more above sidewalk

D. Modes

1. Vehicles: 4 travel lanes (2 in each direction)
2. Parking: Parallel parking (both sides)
3. Bike: Class II bike lanes (1 in each direction)
4. Pedestrian Sidewalk (both sides)
5. Transit None proposed
6. LSVs: Permitted in vehicle travel lanes if speed is less than 35mph

E. Landscaping

1. Intensity: High, Urban
2. Street Trees: *Koelreuteria bipinnata*/Chinese Flame; Planted in median and tree wells, spaced 40 feet on center
3. Accent Trees: See Section 5.7, Accent Trees
4. Tree Well: Minimum dimension of 5.5 feet x 5.5 feet; length may be increased to meet water quality requirements (See the Village 9 WQTR)



Koelreuteria bipinnata/Chinese Flame

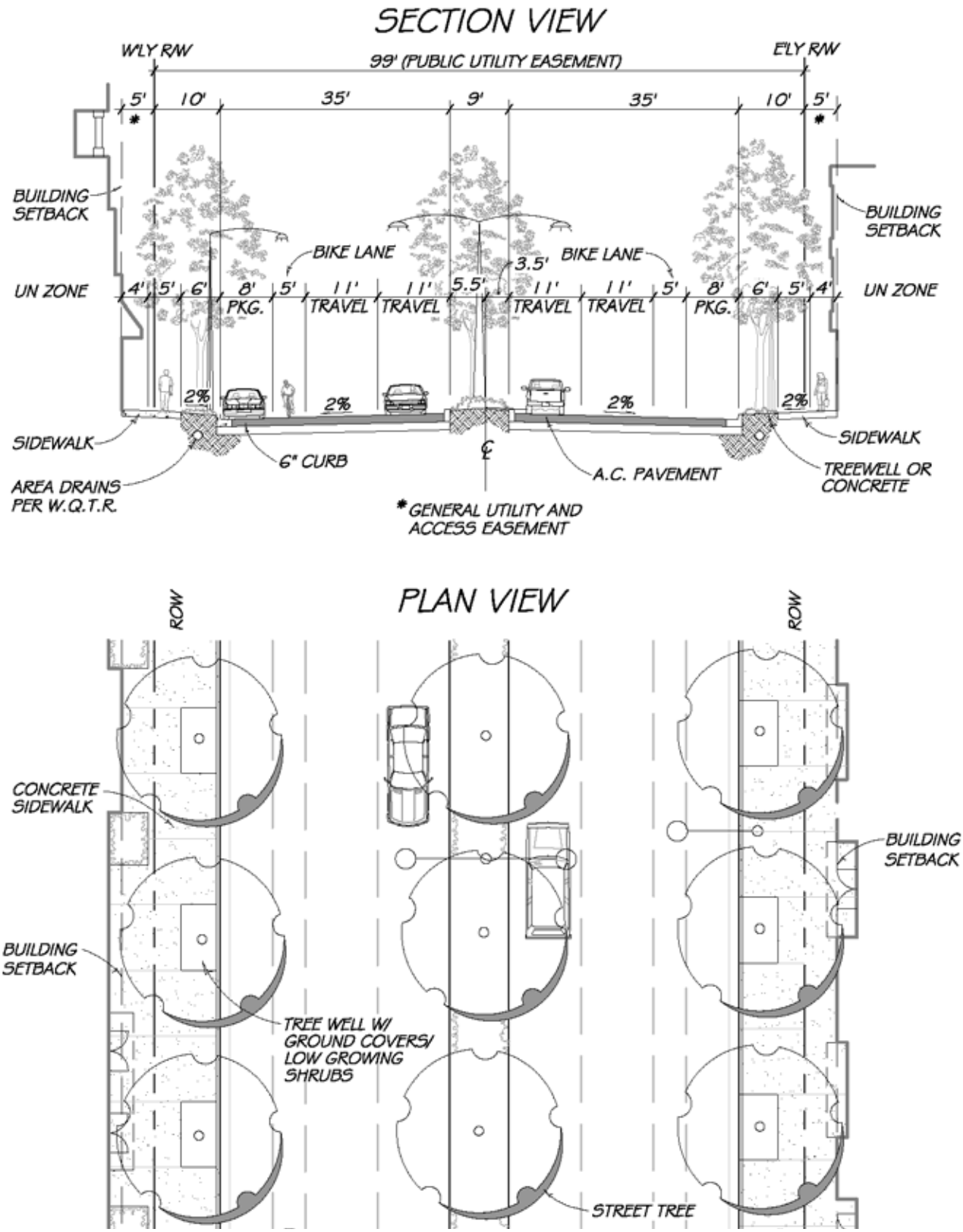


Exhibit 5.11 - Street A (between Otay Valley Road and the Town Center Couplet)

5.6.5 Street A (Northbound)

The northbound portion of Street A forms half of the urban couplet that carries arterial traffic through the Town Center. This street forms an "urban couplet" by taking the traffic volumes from Street A and splitting them into two one-way streets. This configuration allows the same volume of traffic to travel through the town center with a reduced roadway width, which results in a more comfortable and attractive streetscape for pedestrians. Exhibit 5.12 - Street A Northbound (One-Way) illustrates this section.

Key Map
(N.T.S.)

A. Classification: Town Center Arterial

B. General Dimensions

1. Right-of-Way: 60 feet
2. Curb-to-Curb: 40 feet

C. Building Frontage

1. R/W Setback: 5 feet minimum
2. Encroachments: No first story elements below 8 feet; 3 feet maximum for elements 8 feet or more above sidewalk

D. Modes

1. Vehicles: 2 travel lanes (one way)
2. Parking: Parallel parking (both sides)
3. Bike: Class III bike route (one way)
4. Pedestrian Sidewalk (both sides)
5. Transit None proposed
6. LSVs: Permitted in vehicle travel lanes if speed is less than 35mph

E. Landscaping

1. Intensity: High
2. Street Trees: *Pyrus calleryana* 'Bradford'/Bradford Pear; Planted in median and tree wells, spaced 40 feet on center
3. Accent Trees: See Section 5.7, Accent Trees
4. Tree Well: Minimum dimension of 5.5 feet x 5.5 feet; length may be increased to meet water quality requirements (See the Village 9 WQTR)

Pyrus calleryana 'Bradford'/ Bradford Pear

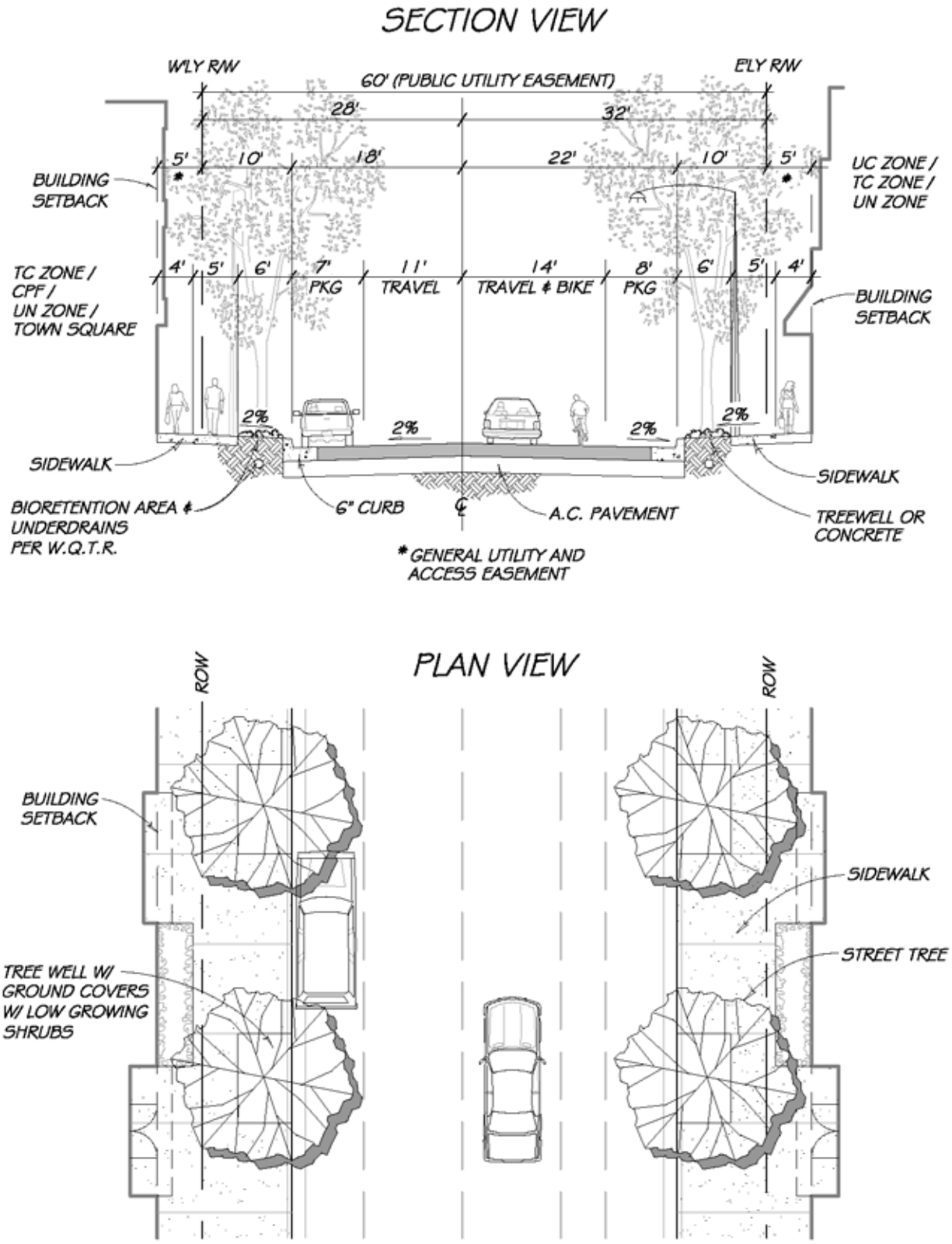


Exhibit 5.12 - Street A Northbound (One-Way)

5.6.6 Street A (Southbound)

The southbound portion of Street A forms half of the urban couplet that carries arterial traffic through the Town Center. This street forms an "urban couplet" by taking the traffic volumes from Street A and splitting them into two one-way streets. This configuration allows the same volume of traffic to travel through the Town Center with a reduced roadway width, which results in a more comfortable and attractive streetscape for pedestrians. Exhibit 5.13 - Street A Southbound (One-Way) illustrates this section

Key Map
(N.T.S.)

A. Classification: Town Center Arterial

B. General Dimensions

1. Right-of-Way: 60 feet
2. Curb-to-Curb: 40 feet

C. Building Frontage

1. R/W Setback: 5 feet minimum
2. Encroachments: No first story elements below 8 feet; 3 feet maximum for elements 8 feet or more above sidewalk

D. Modes

1. Vehicles: 2 travel lanes (one way)
2. Parking: Parallel parking (both sides)
3. Bike: Class III bike lanes (one way)
4. Pedestrian Sidewalk (both sides)
5. Transit None proposed
6. LSVs: Permitted in vehicle travel lanes if speed is less than 35 mph

E. Landscaping

1. Intensity: High
2. Street Trees: *Pyrus calleryana* 'Bradford'/Bradford Pear; Planted in median and tree wells, spaced 40' on center
3. Accent Trees: See Section 5.7, Accent Trees
4. Tree Well: Minimum dimension of 5.5 feet x 5.5 feet; length may be increased to meet water quality requirements (See the Village 9 WQTR)

Pyrus calleryana 'Bradford'/ Bradford Pear

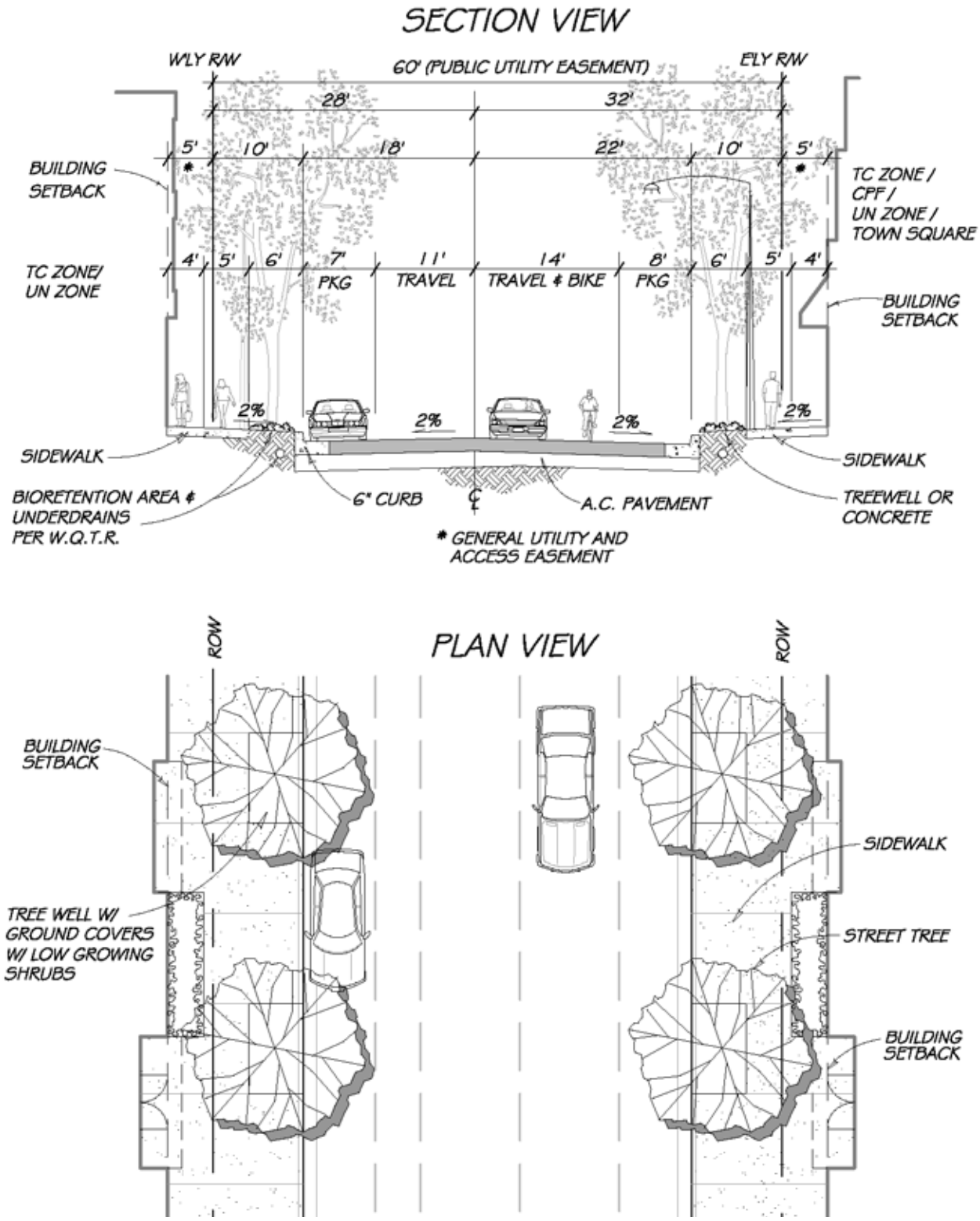


Exhibit 5.13 - Street A Southbound (One-Way)

5.6.7 Street A (Main Street to Couplet)

This portion of Street A provides access from Main Street into the town center, where it transitions into the urban couplet, a pair of one-way streets described in the previous sections. This small portion of Street A serves as an entry statement for the town center. Exhibit 5.14 - Street A (between Main Street and the Town Center Couplet) illustrates this section.

Key Map
(N.T.S.)

A. Classification: Town Center Collector

B. General Dimensions

1.	Right-of-Way:	105 feet
2.	Curb-to-Curb:	30 feet in southbound direction 41 feet in northbound direction
3.	Median:	4 feet

C. Building Frontage

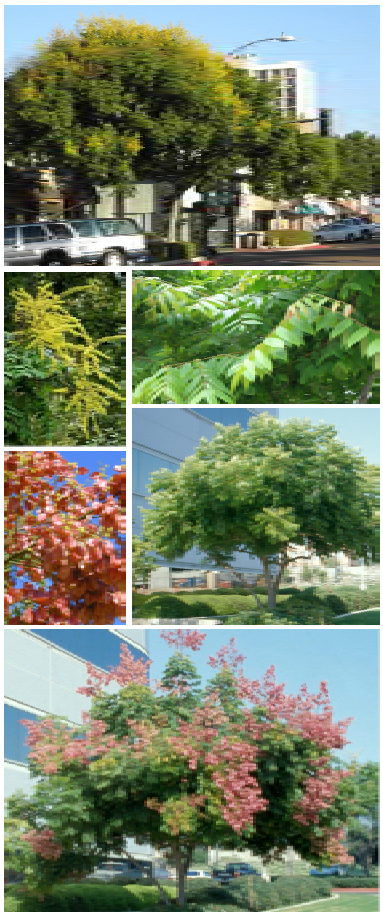
1.	R/W Setback:	5 feet minimum
2.	Encroachments:	No first story elements below 8 feet; 3 feet maximum for elements 8 feet or more above sidewalk

D. Modes

1.	Vehicles:	4 travel lanes (2 in each direction) + 2 northbound left turn lanes
2.	Parking:	Emergency parking only
3.	Bike:	Class II bike lanes (1 in each direction)
4.	Pedestrian	Sidewalk (both sides)
5.	Transit	None proposed
6.	LSVs:	Permitted in vehicle travel lanes if speed is less than 35 mph

E. Landscaping

1.	Intensity:	High
2.	Street Trees:	*Koelreuteria bipinnata*/Chinese Flame; Planted in median and tree wells, spaced 40 feet on center
3.	Accent Trees:	See Section 5.7, Accent Trees
4.	Tree Well:	Minimum dimension of 5.5 feet x 5.5 feet; length may be increased to meet water quality requirements (See the Village 9 WQTR)



Koelreuteria bipinnata/Chinese Flame

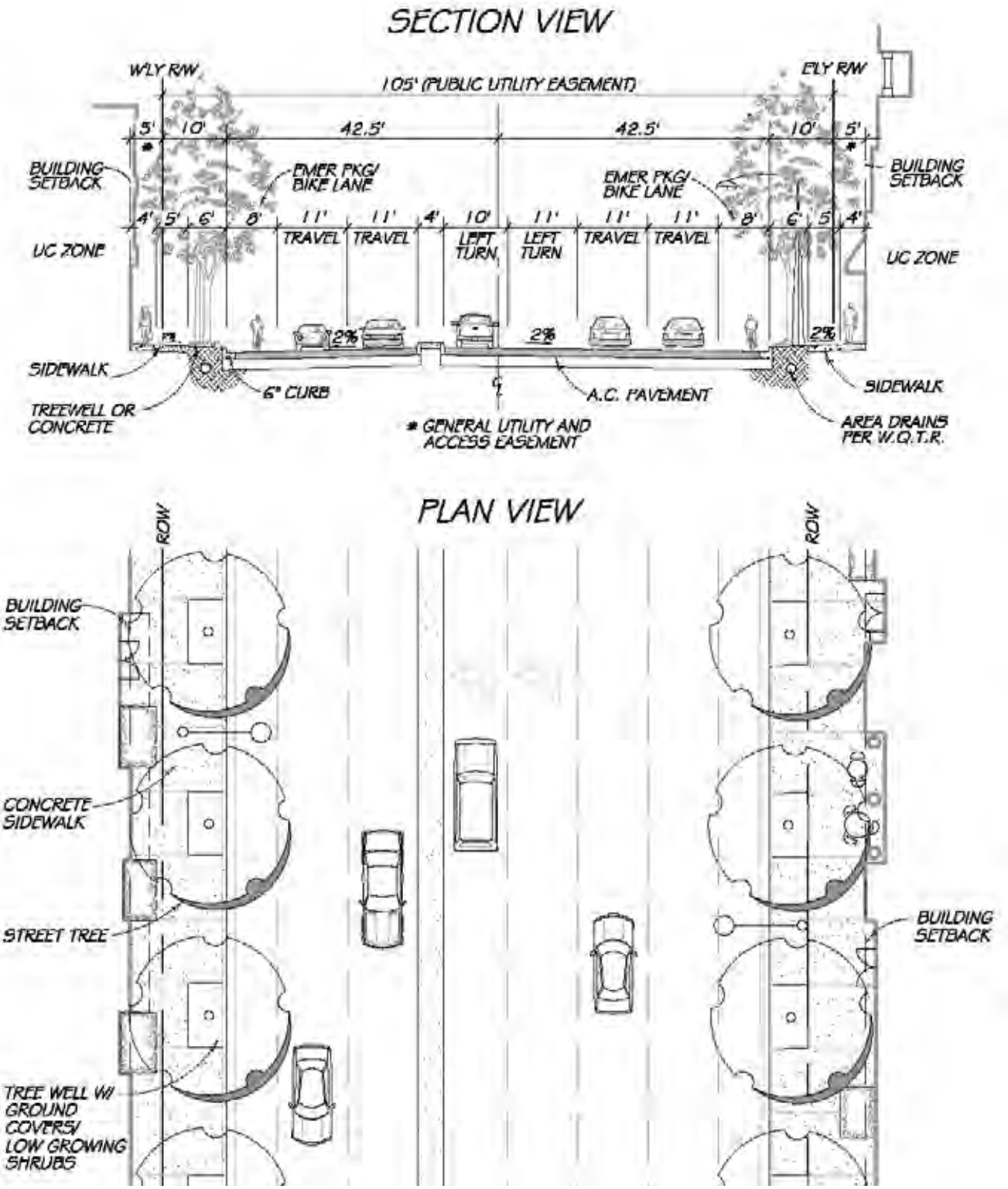


Exhibit 5.14 - Street A (between Main Street and the Town Center Couplet)

5.6.8 Street A (North of Main Street)

This portion of Street A is a transitional roadway section that provides access from Main Street into the Eastern Urban Center. Exhibit 5.15 - Street A (North of Main Street) illustrates this section.

Key Map
(N.T.S.)

A. Classification: Town Center Collector

B. General Dimensions

1.	Right-of-Way:	98 feet
2.	Curb-to-Curb:	37-47 feet in southbound direction 27 feet in northbound direction
3.	Median:	4-14 feet

C. Building Frontage

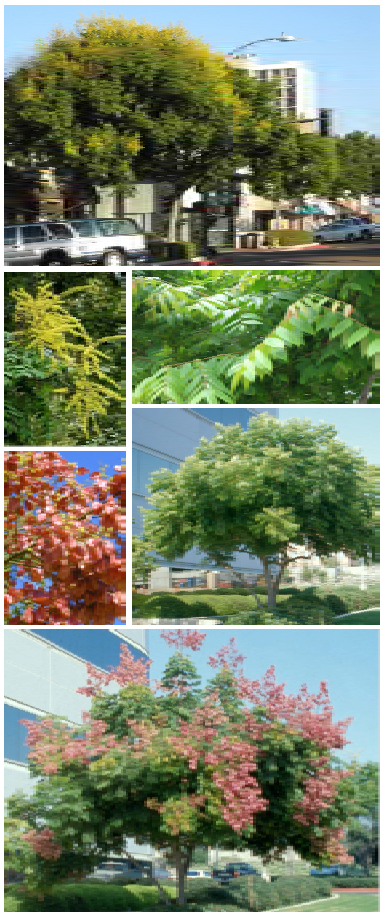
1.	R/W Setback:	5 feet minimum
2.	Encroachments:	No first story elements below 8 feet; 3 feet maximum for elements 8 feet or more above sidewalk

D. Modes

1.	Vehicles:	4 travel lanes (2 in each direction) + 1 southbound left turn lane
2.	Parking:	Emergency parking only
3.	Bike:	Class II bike lanes (1 in each direction)
4.	Pedestrian	Sidewalk (both sides)
5.	Transit	None proposed
6.	LSVs:	Permitted in vehicle travel lanes if speed is less than 35 mph

E. Landscaping

1.	Intensity:	High
2.	Street Trees:	*Koelreuteria bipinnata*/Chinese Flame; Planted in median and tree wells, spaced 40' on center
3.	Accent Trees:	See Section 5.7, Accent Trees
4.	Tree Well:	Minimum dimension of 5.5 feet x 5.5 feet; length may be increased to meet water quality requirements (See the Village 9 WQTR)



Koelreuteria bipinnata/Chinese Flame

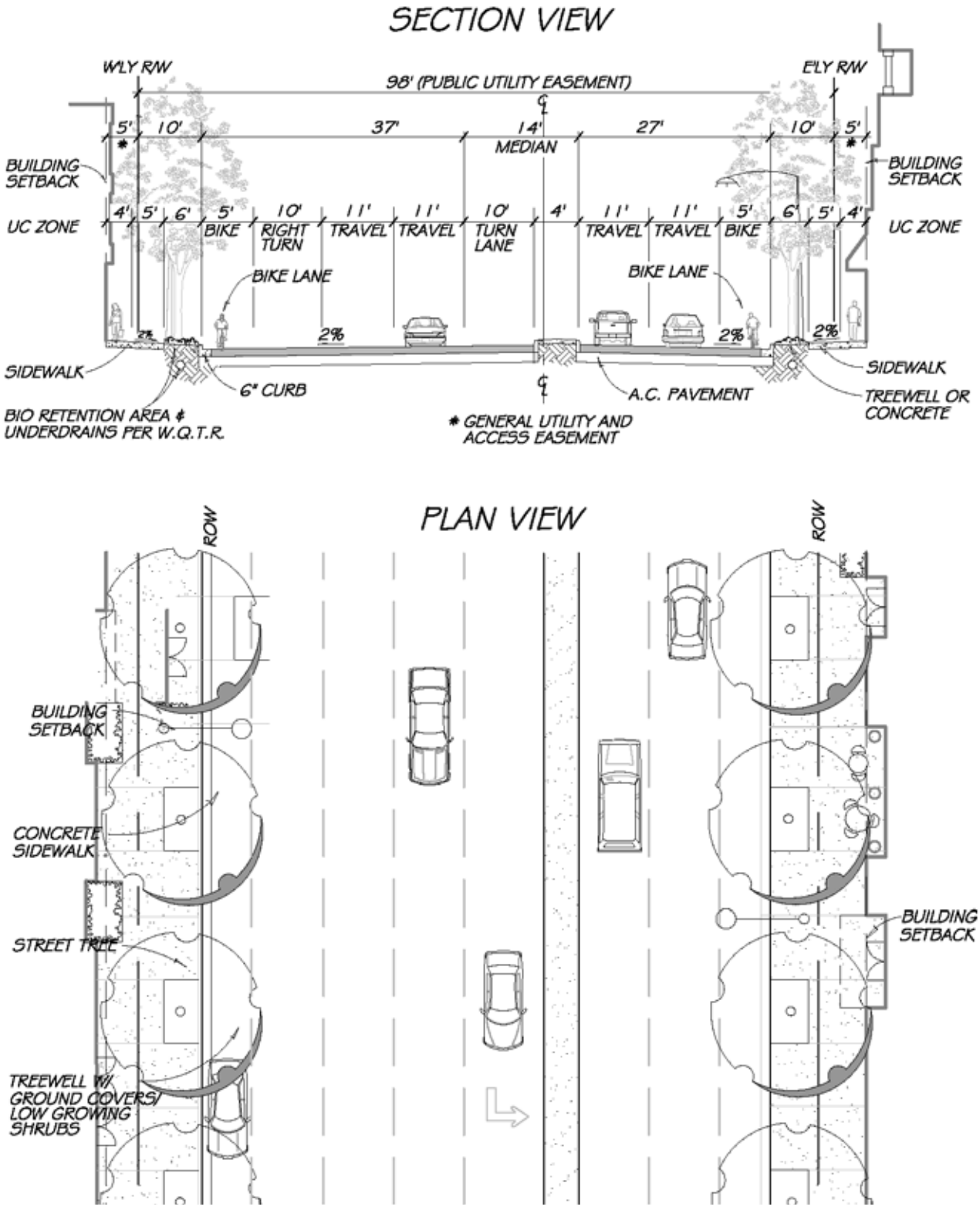


Exhibit 5.15 - Street A (North of Main Street)

5.6.9 Street M (Planning Area B-1 Frontage)

Key Map
(N.T.S.)

Street M separates Village 9 from the Eastern Urban Center. Exhibit 5.16 - Street M (Planning Area B-1 Frontage) illustrates the portion of this street section that occur along the frontage of Planning Area B-2. The south half of this street section will be improved as part of Village 9 The north half of this street section is located in the Eastern Urban Center and will be improved by others.

A. Classification: Town Center Street

B. General Dimensions

1.	Right-of-Way:	70 feet (34 feet in Village 9)
2.	Curb-to-Curb:	48 feet (24 feet in Village 9)

C. Building Frontage

1.	R/W Setback:	5 feet minimum
2.	Encroachments:	No first story elements below 8 feet; 3 feet maximum for elements 8 feet or more above sidewalk

D. Modes

1.	Vehicles:	2 travel lanes (1 in each direction) + 1 westbound left turn lane
2.	Parking:	Parallel parking (both sides)
3.	Bike:	None
4.	Pedestrian	Sidewalk (both sides)
5.	Transit	None proposed
6.	LSVs:	Permitted in vehicle travel lanes if speed is less than 35 mph

E. Landscaping

1.	Intensity:	High
2.	Street Trees:	To match street trees on Street M of the EUC
3.	Accent Trees:	See Section 5.7, Accent Trees
4.	Tree Well:	Minimum dimension of 5.5 feet x 5.5 feet; length may be increased to meet water quality requirements (See the Village 9 WQTR)

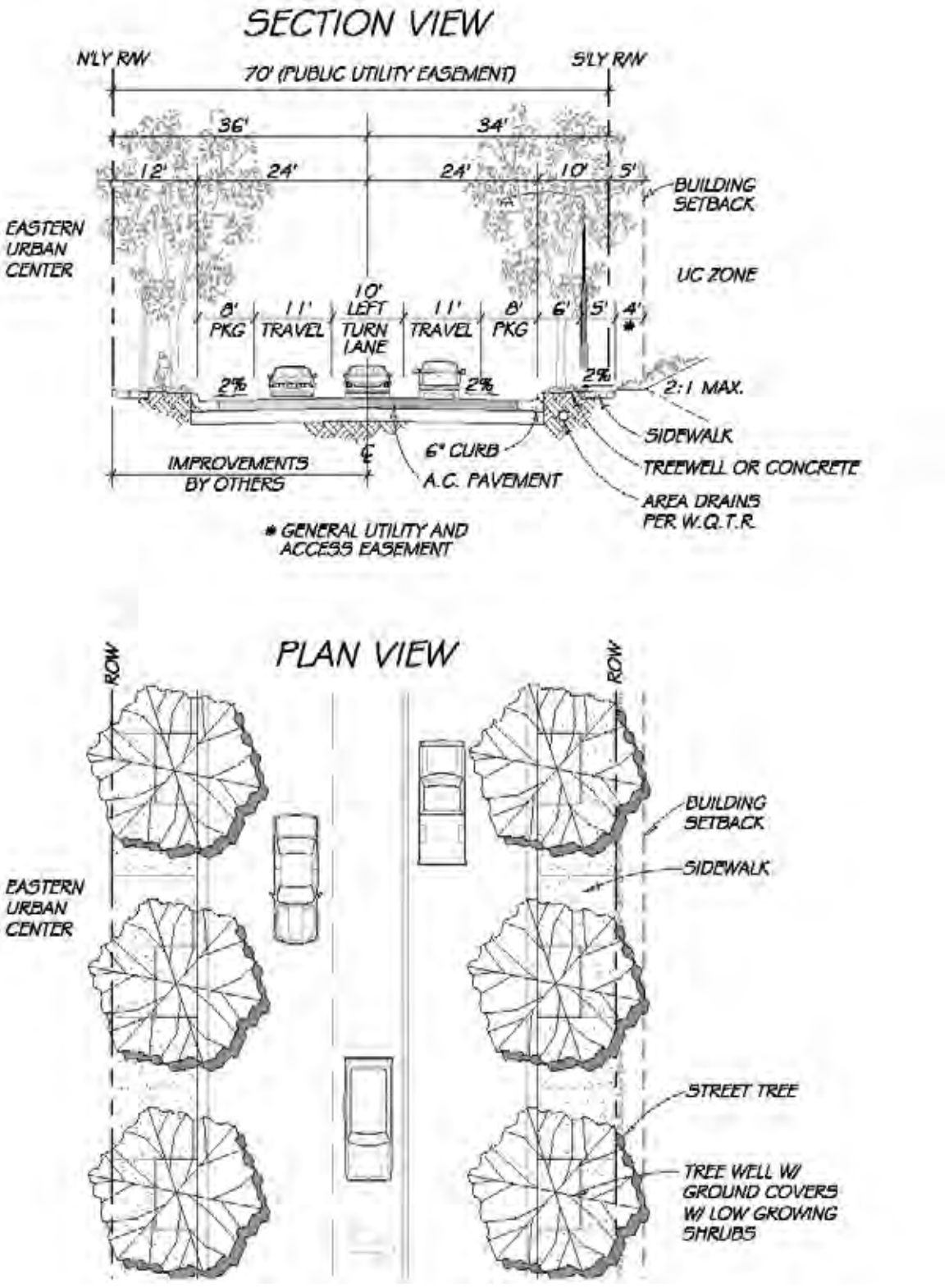


Exhibit 5.16 - Street M (Planning Area B-1 Frontage)

5.6.10 Street M (Planning Area B-2 Frontage)

Street M separates Village 9 from the Eastern Urban Center. Exhibit 5.17 - Street M (Planning Area B-2 Frontage) illustrates the portion of this street section that occur along the frontage of Planning Area B-2. The south half of this street section will be improved as part of Village 9 The north half of this street section is located in the Eastern Urban Center and will be improved by others.

Key Map
(N.T.S.)

A. Classification: Town Center Street

B. General Dimensions

1. Right-of-Way: 60 feet (29 feet in Village 9)
2. Curb-to-Curb: 38 feet (19 feet in Village 9)

C. Building Frontage

1. R/W Setback: 5 feet minimum
2. Encroachments: No first story elements below 8 feet; 3 feet maximum for elements 8 feet or more above sidewalk

D. Modes

1. Vehicles: 2 travel lanes (1 in each direction)
2. Parking: Parallel parking (both sides)
3. Bike: None
4. Pedestrian Sidewalk (both sides)
5. Transit None proposed
6. LSVs: Permitted in vehicle travel lanes if speed is less than 35 mph

E. Landscaping

1. Intensity: High
2. Street Trees: To match street trees on Street M of the EUC
3. Accent Trees: See Section 5.7, Accent Trees
4. Tree Well: Minimum dimension of 5.5 feet x 5.5 feet; length may be increased to meet water quality requirements (See the Village 9 WQTR)

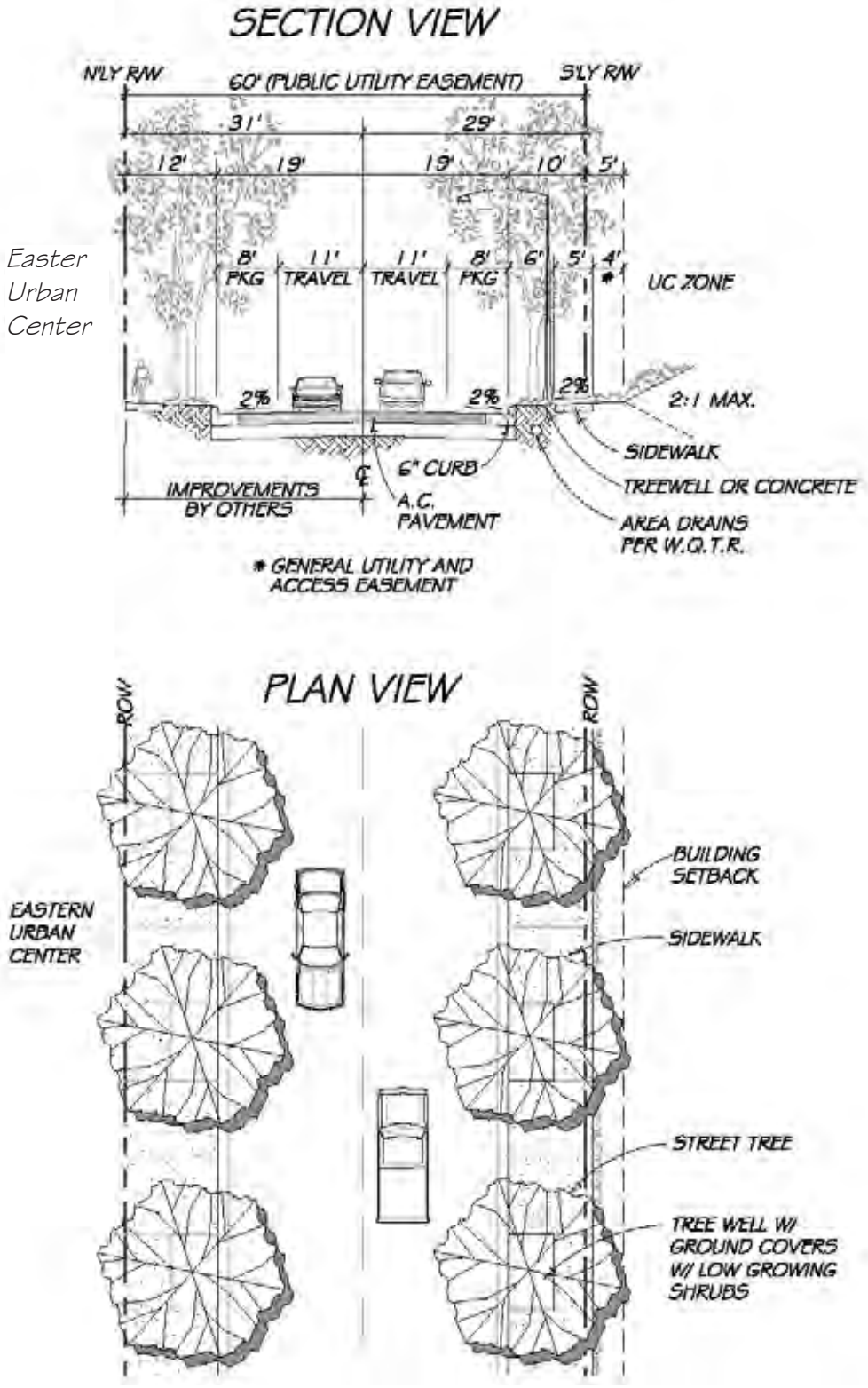


Exhibit 5.17 - Street M (Planning Area B-2 Frontage)

5.6.11 Campus Boulevard

Campus Boulevard is a multifunctional street that can be closed temporarily to traffic and serve as an urban plaza for street fairs, art shows, and other community events. Exhibit 5.18 - Campus Boulevard illustrates this section.

Key Map
(N.T.S.)

A. Classification: Plaza Street

B. General Dimensions

1. Right-of-Way: 94 feet
2. Curb-to-Curb: 24 feet in each direction
3. Median: 6 feet painted median

C. Building Frontage

1. R/W Setback: 5 feet minimum
2. Encroachments: No first story elements below 8 feet; 3 feet maximum for elements 8 feet or more above sidewalk; Encroachments into the Village Pathway are prohibited

D. Modes

1. Vehicles: 2 travel lanes (1 in each direction)
2. Parking: Parallel Parking (both sides)
3. Bike: Class II bike lanes (1 in each direction)
4. Pedestrian: Sidewalk (north side); Village Pathway (south side)
5. Transit: None Proposed
6. LSVs: Permitted in vehicle travel lanes if speed is less than 35 mph

E. Landscaping

1. Intensity: High
2. Street Trees: *Cupressus sempervirens*/ Italian Cypress, *Lagerstroemia indica*/ Crape Myrtle and *Pittosporum t.* 'Silver Sheen'/ N.C.N. Planted in tree wells, spaced 40 feet on center
3. Accent Trees: See Section 5.7, Accent Trees
4. Tree Well: Minimum dimension of 5.5 feet x 5.5 feet; length may be increased to meet water quality requirements (See the Village 9 WQTR)

Cupressus sempervirens/ Italian Cypress

Lagerstroemia indica/ Crape Myrtle

Pittosporum t. 'Silver Sheen'/ N.C.N.

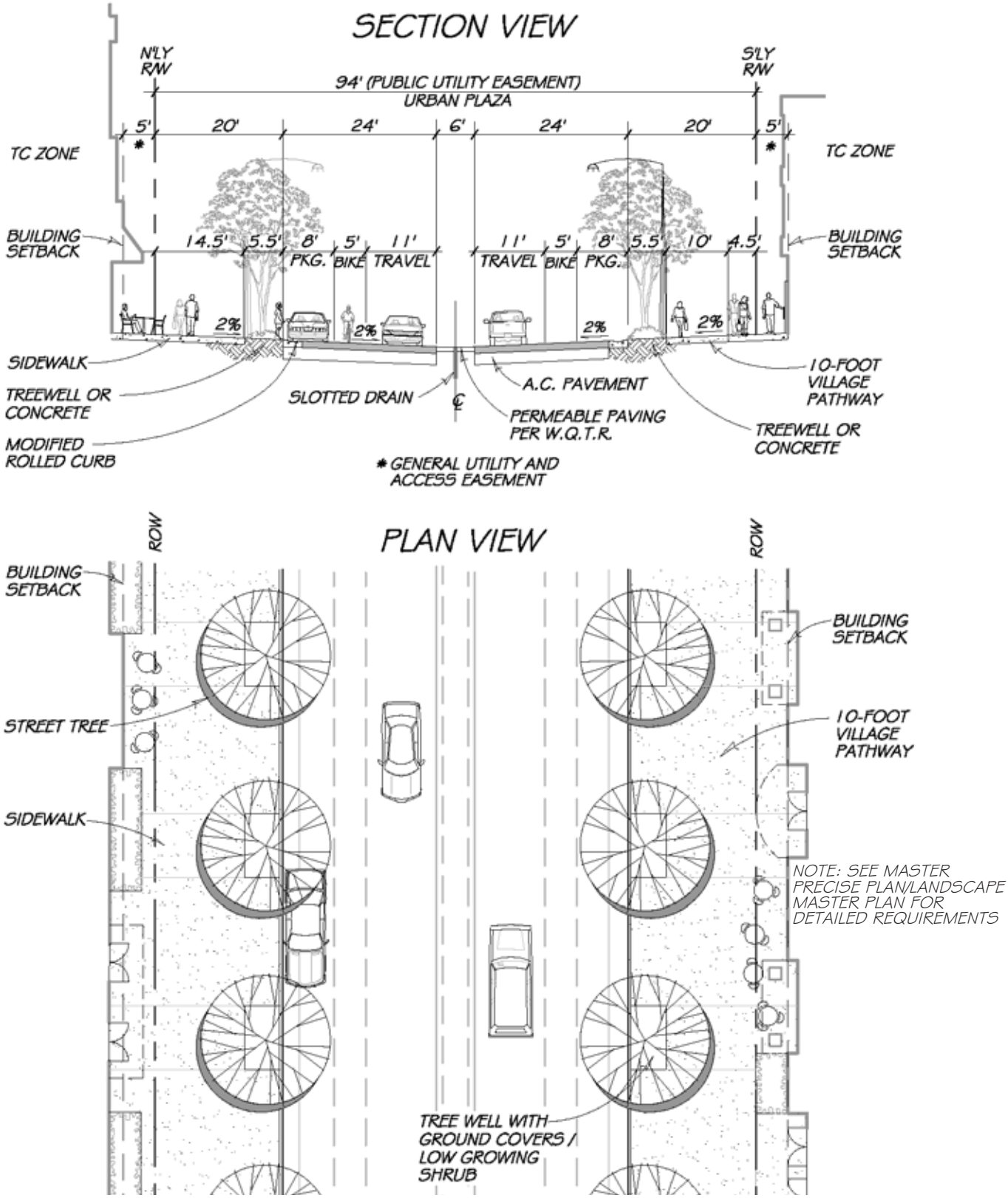


Exhibit 5.18 - Campus Boulevard

5.6.12 Street B

Street B extends from the northerly boundary of the SPA to Otay Valley Road and separates the town center from the university. This roadway will also provide transit to serve Village 9, the university, and the Regional Technology Park. Exhibit 5.19 - Street B illustrates this street section.

Key Map
(N.T.S.)

A. Classification: Town Center Street

B. General Dimensions

1. Right-of-Way: 71 feet
2. Curb-to-Curb: 51 feet

C. Building Frontage

1. R/W Setback: 5 feet minimum
2. Encroachments: No first story elements below 8 feet; 3 feet maximum for elements 8 feet or more above sidewalk

D. Modes

1. Vehicles: 2 travel lanes (1 in each direction)
2. Parking: No parking
3. Bike: Class III bike lanes (1 in each direction)
4. Pedestrian Sidewalk (both sides)
5. Transit 2 transit lanes (1 in each direction)
6. LSVs: Permitted in vehicle travel lanes if speed is less than 35 mph

E. Landscaping

1. Intensity: High
2. Street Trees: *Melaleuca linariifolia* / Flaxleaf Paperbark Planted in tree wells, spaced 40 feet on center
3. Accent Trees: See Section 5.7, Accent Trees
4. Tree Well: Minimum dimension of 5.5 feet x 5.5 feet; length may be increased to meet water quality requirements (See the Village 9 WQTR)

Melaleuca linariifolia / Flaxleaf Paperbark

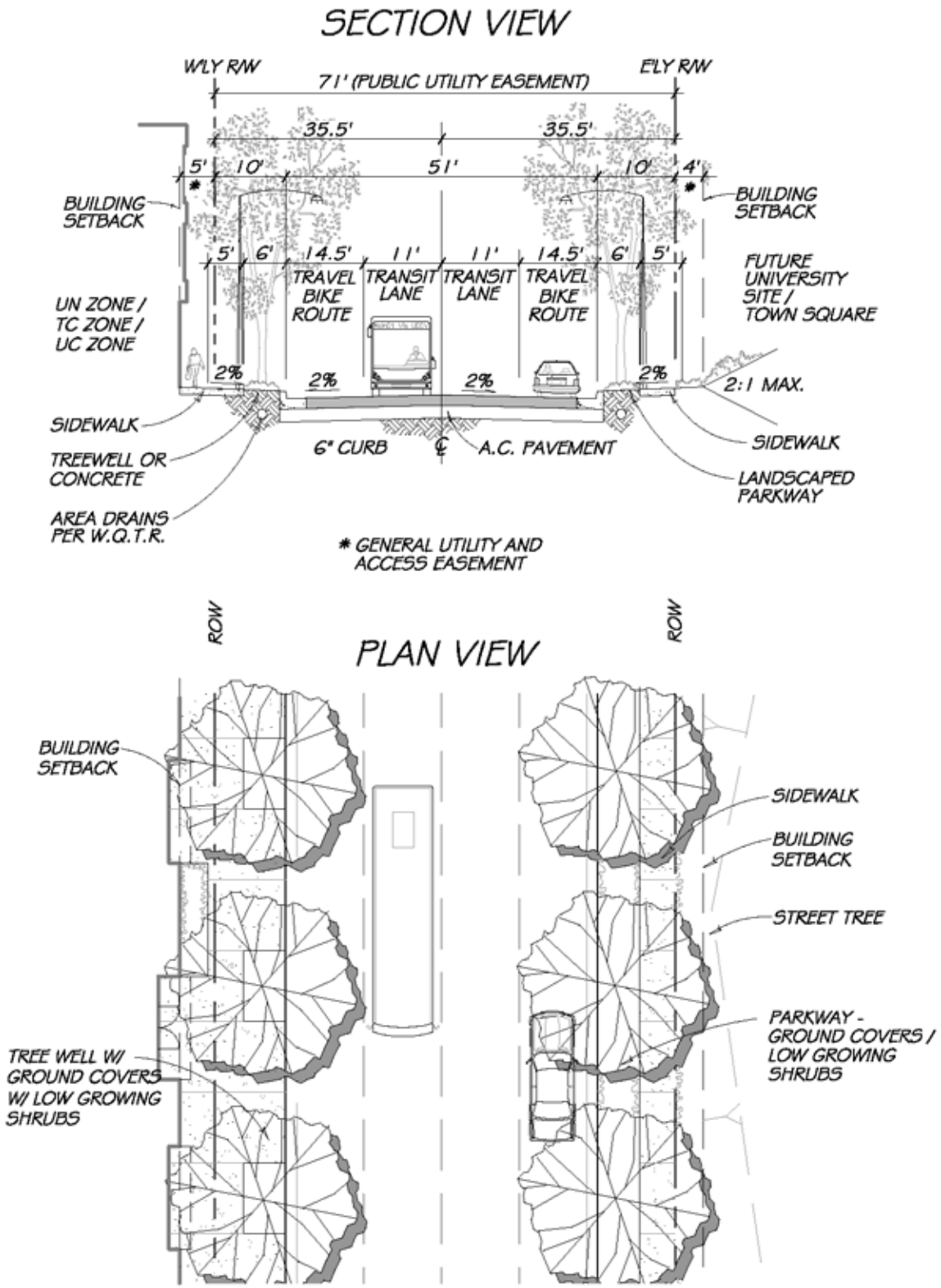


Exhibit 5.19 - Street B

5.6.13 Town Center Street (Streets C-I)

Town Center streets make up the remainder of the town center grid and provide access to the mix of uses that occur within. Exhibit 5.20- Town Center Street illustrates this section.

Key Map
(N.T.S.)

A. GDP Classification: Town Center Street

B. General Dimensions

1. Right-of-Way: 68 feet
2. Curb-to-Curb: 48 feet

C. Building Frontage

1. R/W Setback: 5 feet minimum
2. Encroachments: No first story elements below 8 feet; 3 feet maximum for elements 8 feet or more above sidewalk

D. Modes

1. Vehicles: 2 travel lanes (1 in each direction)
2. Parking: Parallel parking (both sides)
3. Bike: Class II bike lanes (1 in each direction)
4. Pedestrian Sidewalk (both sides)
5. Transit None proposed
6. LSVs: Permitted in vehicle travel lanes if speed is less than 35 mph

E. Landscaping

1. Intensity: Medium
2. Street Trees: Varies by street (See page 5-42 for photographic examples)
   - Street C & I: *Chinonathus retusus*/Chinese Fringe
   - Street D: *Metrosideros excelsus*/New Zealand Christmas Tree
   - Street E: G*eijera parviflora*/Australian Willow
   - Streets F & G: *Lophostermon confertus*/Brisbane Box
   - Street H: *Chitalpa tashkentensis*/Tashkent Chitalpa

   Planted in tree wells, spaced 40 feet on center
3. Accent Trees: See Section 5.7, Accent Trees
3. Tree Well: Minimum dimension of 5.5' x 5.5'; length may be increased to meet water quality requirements (See the Village 9 WQTR)

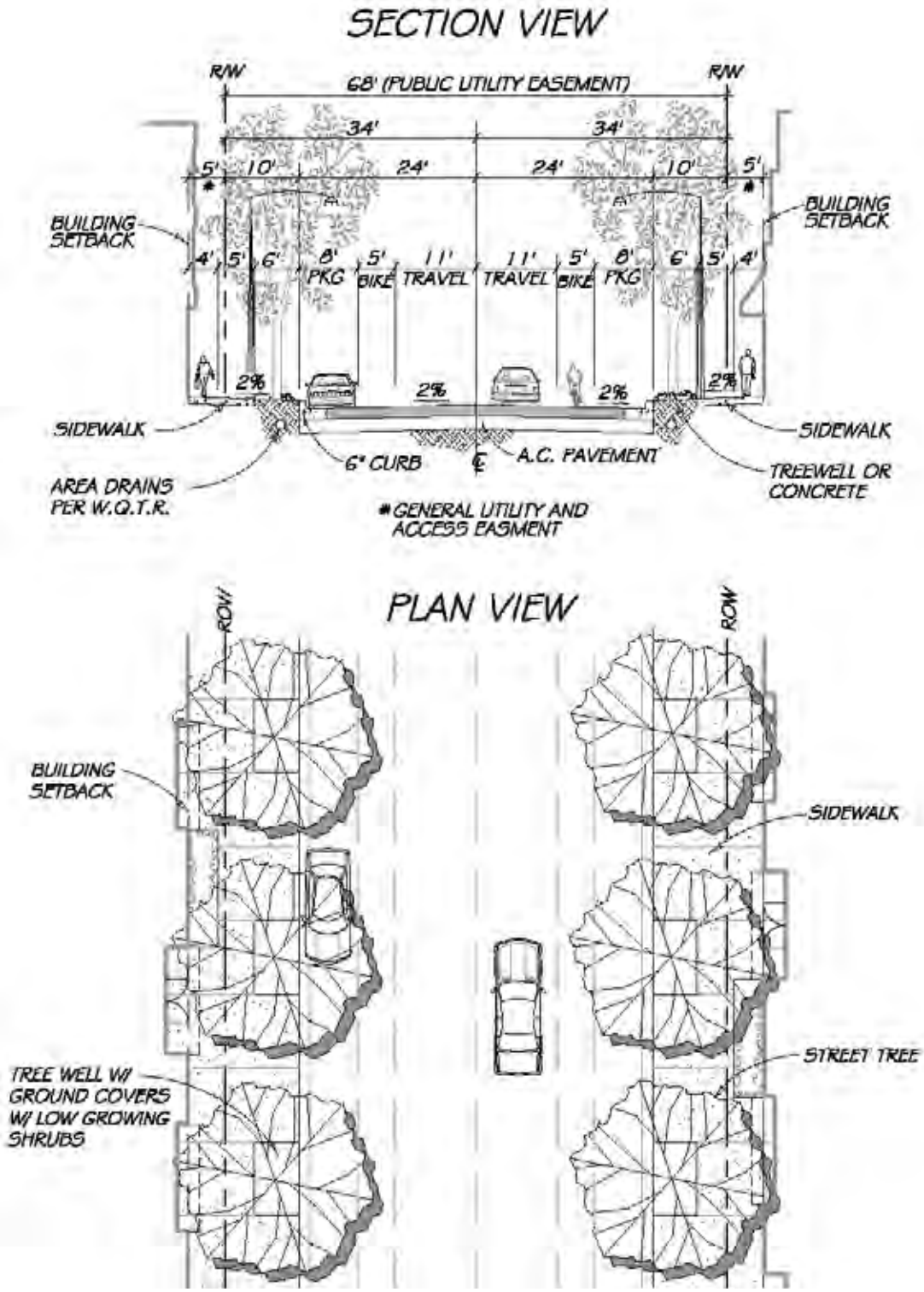
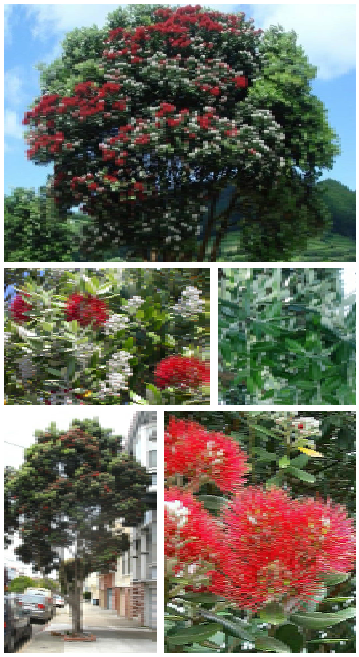


Exhibit 5.20 - Town Center Streets (Streets C-I)

Town Center Street Tree Palette Key Map

Town Center Street Tree Palette

Street C & I: *Chinonathus retusus*/Chinese Fringe



Street D: *Metrosideros excelsus*/ New Zealand Christmas Tree

Street E: *Geijera parviflora*/ Australian Willow

Streets F & G: *Lophostermon confertus*/Brisbane Box

Street H: *Chitalpa tashkentensis*/Tashkent Chitalpa

5.6.14 Residential Street

Residential streets are public streets that occur in residential neighborhoods south of Otay Valley Road. The exact alignment of these streets will be determined by the Tentative Map(s) for this area. Residential street patterns shall be designed to maximize connectivity within individual neighborhoods and promote walkability. Cul-de-sac shall be designed to provide pedestrian connections between dead-end streets and adjacent planning areas, parks or open space trails as appropriate to site conditions. Exhibit 5.21 - Residential Street illustrates this section. Private residential streets shall be required as part of individual projects.

Key Map
(N.T.S.)

A. Classification: Residential Street

B. General Dimensions

1.	Right-of-Way:	52 feet
2.	Curb-to-Curb:	32 feet

C. Building Frontage

1.	R/W Setback:	Front -18 feet min. in NE Zone/ 13 feet min. in NG Zone Side - 13 feet min. in all Zones
2.	Encroachments:	5 feet for outdoor spaces; 2 feet for projections (See Section 3.3.1.D.)

D. Modes

1.	Vehicles:	2 travel lanes (1 in each direction)
2.	Parking:	Parallel parking (both sides)
3.	Bike:	Shared with vehicles
4.	Pedestrian	Sidewalk (both sides)
5.	Transit	None proposed
6.	LSVs:	Permitted in vehicle travel lanes if speed is less than 35 mph

E. Landscaping

1.	Intensity:	Low
2.	Street Trees:	*Quercus ilex*/Holly Oak Planted in tree wells, spaced 40 feet on center
3.	Accent Trees:	See Section 5.7, Accent Trees

Quercus ilex/Holly Oak

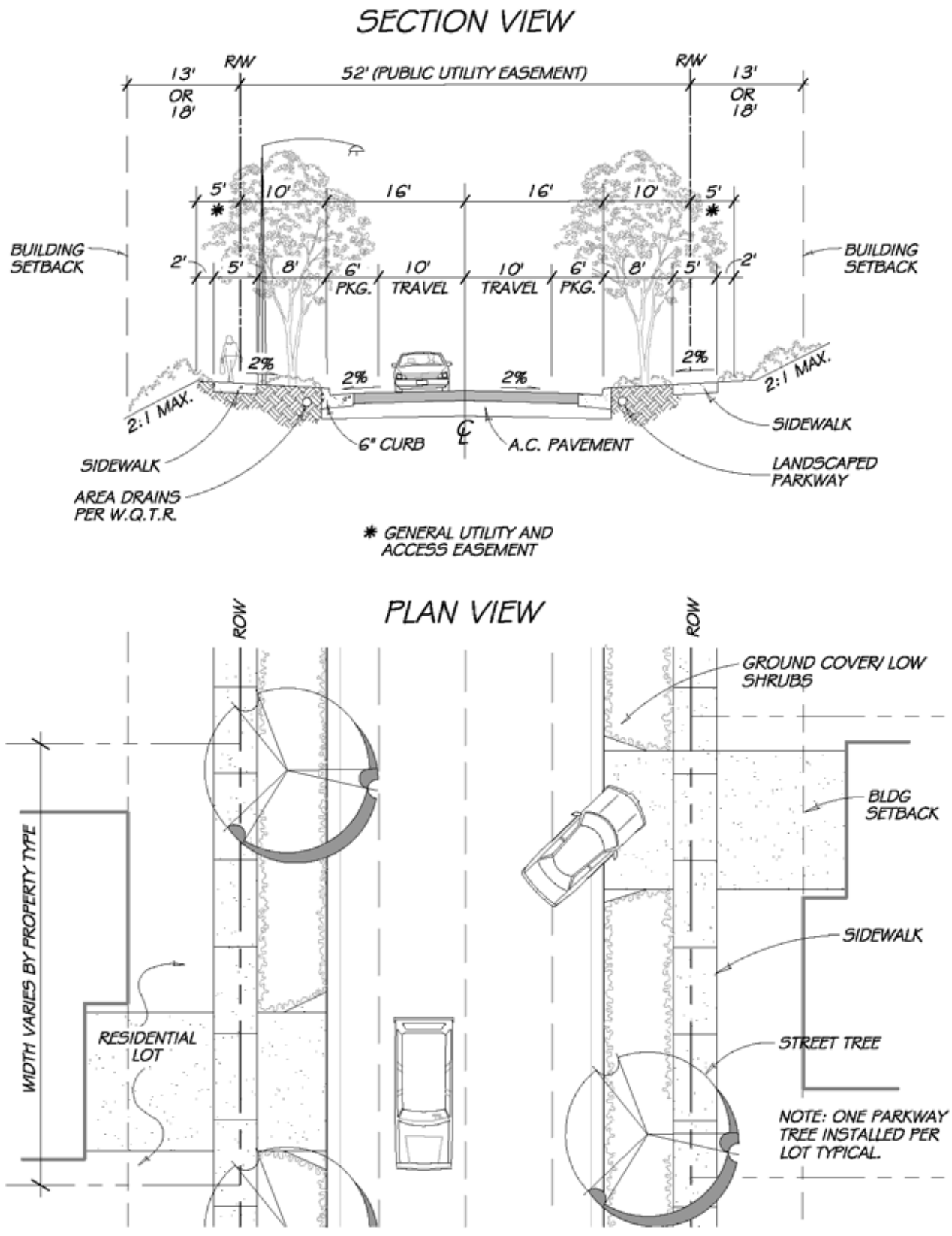


Exhibit 5.21 - Residential Street

5.6.15 Common Lane

Common lanes occur in the neighborhoods of any transect to provide access to rear-loaded garages and parking. The exact location and alignment of these streets will be determined by the Tentative Map(s) for individual Planning Areas. Exhibit 5.22 - Common Lane Illustrates this section.

A. GDP Classification: Alley Street

B. General Dimensions

1. Right-of-Way: 20 feet
2. Curb-to-Curb: 20 feet
3. Median: None

C. Building Frontage

1. R/W Setback: 5 feet minimum to face of garage/building
2. Encroachments: 0 feet first story/
   2 feet for second story

D. Modes

1. Vehicles: 2 travel lanes (1 in each direction)
2. Parking: Parallel and perpendicular parking may be provided outside the right-of-way where appropriate
3. Bike: None
4. Pedestrian: None
5. Transit: None
6. LSVs: Permitted in vehicle travel lanes if speed is less than 35 mph

E. Landscaping

1. Intensity: Low
2. Street Trees: Varies by planning area (To be determined by the landscape palette for the planning area); Planted between buildings and other locations where space is available
3. Accent Trees: Lane landscaping will consist primarily of ground covers, shrubs, and vines to soften the appearance of the alley (Species to be determined by the landscape palette for the planning area)

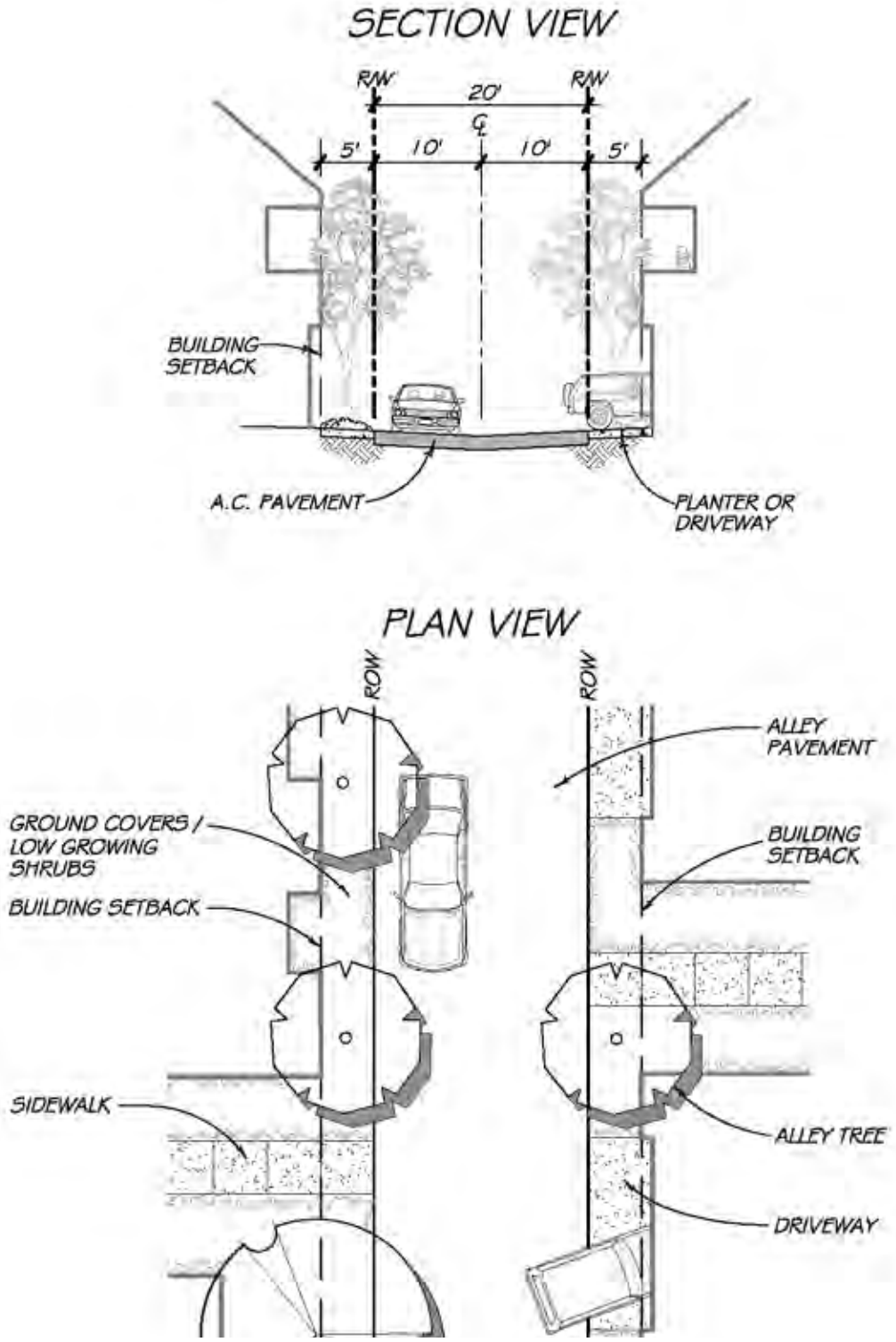


Exhibit 5.22 - Common Lane

5.6.16 Regional Trail

Key Map
(N.T.S.)

The Regional Trail occurs along the south side of Otay Valley Road as shown in Exhibit 5.10 - Otay Valley Road and extends south, through Planning Area DD and Park HH, into open space areas, and eventually connects to the Salt Creek Trail in the Otay Valley Regional Park. This trail serves as a multi-use trail for bicycles, pedestrians, and other non-motorized modes or transportation in accordance with the Chula Vista Greenbelt Master Plan. Exhibit 5.23 - Regional Trail Illustrates this trail section for portions of the trail that are not adjacent to Otay Valley Road. For portions adjacent to Otay Valley Road, please see Exhibit 5.10. All trail signage shall conform with the Greenbelt Master Plan.

A. GDP Classification: Not identified at the GDP level

B. General Dimensions: 10 feet

C. Modes

1.	Vehicles:	Maintenance and emergency vehicles only
2.	Bike:	Yes
3.	Pedestrian:	Yes
4.	Transit	No
5.	LSVs:	No

D. Landscaping: See **Chapter 7, Parks and Open Space**

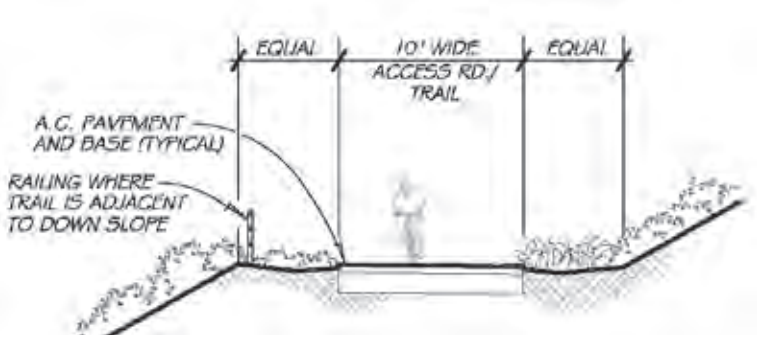


Exhibit 5.23 - Regional Trail

5.6.17 Neighborhood Trail

Neighborhood trails occur along interior slopes and parks, connecting adjacent planning areas. The intent of these trails is to promote walkability by creating shorter travel distances between neighborhoods and enjoyable recreation opportunities separated from vehicles. For some portion of these trails, topography may require trail widths to be relatively narrow and grading to be relatively steep. While every effort should be made to provide accessibility, designing portions of these trails to meet handicap accessibility standards is not feasible. In location where access standards cannot be achieved, signage shall be posted notifying the public that these trails are not accessible and provide information on alternate accessible route(s). Exhibit 5.24 - Neighborhood Trail Illustrates this trail section.

Key Map
(N.T.S.)

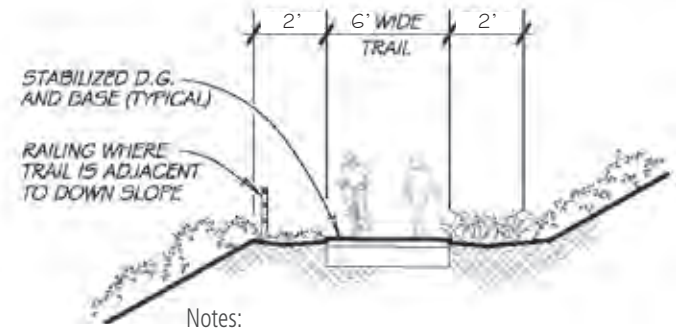
A. GDP Classification: Not identified at the GDP level

B. General Dimensions: 4-foot minimum

C. Modes

1. Vehicles: No
2. Bike: Yes
3. Pedestrian: Yes
4. Transit No
5. LSVs: No

D. Landscaping: See **Chapter 7, Parks and Open Space**



Notes:
1. Trail segments in excess of 5% gradient may be concrete.
2. Trail width may be reduced to 4' wide in constrained areas.

Exhibit 5.24 - Neighborhood Trail

5.7 ACCENT TREES

This section provided photographic examples of the various accent tree species that may be used to complement the landscaping throughout Village 9. All accent tress shall be coordinated with the appropriate City department and shall comply with the Village 9 Edge Plan, the Village 9 Fire Protection Plan, and the Model Water Conservation Ordinance.

Araucaria heterophyllal Norfolk Island Pine

Cedrus atlantica 'Glauca'/Blue Atlas Cedar

Jacaranda mimosifolial Jacaranda

Lagerstroemia indical Crape Myrtle

Melaleuca linariifolial Flaxleaf Paperbark

5.8 TRAFFIC CALMING

Traffic calming measures promote pedestrian and bicycle safety as well as vehicle safety by controlling the speed and distribution of vehicles travelling through the SPA. All proposed traffic calming features shall require City and Fire Department approval prior to installation. Traffic calming measures implemented in Village 9 include the following:

A. Intersection Bulb-outs

Intersection bulb-outs are described as intersections where the face of curb is projected into the parking lane to narrow the through travel way at the intersection. Bulb outs are incorporated into the street design by replacing parking at the intersection with sidewalk and planting areas as shown in Exhibit 5.25 - Typical Intersection Bulb-out. This configuration creates a narrowing of the travel way and tighter turning movements, forcing the driver to slow down. In addition, bulb-outs improve pedestrian visibility and shorten crossing distances, furthering pedestrian safety. Exhibit 5.26 - Traffic Calming illustrates the conceptual location of intersection bulb-outs in Village 9.

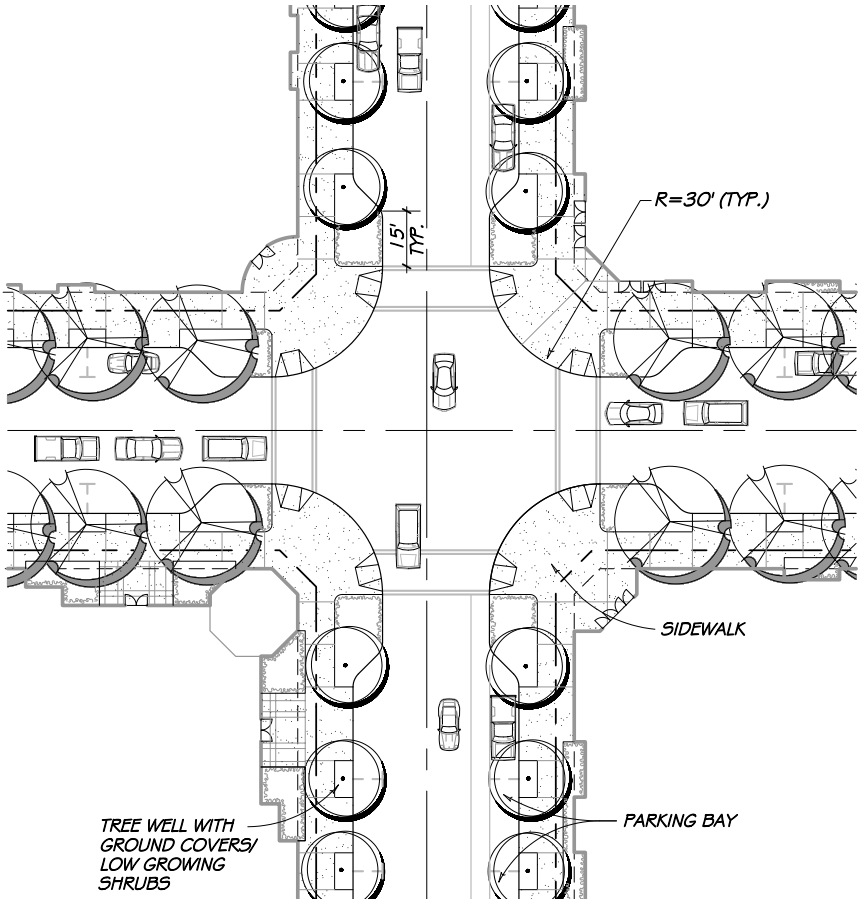


Exhibit 5.25 - Typical Intersection Bulb-out

Legend

- One-way Intersection Bulb-outs
- Four-way intersection Bulb-outs
- Signalized intersection with potential for extended "walk" phase for School crossing

Notes:

1. See Tentative Map for Actual Alignment of Residential Streets
2. SR-125 ramp locations and designs as shown are conceptual. Final location and design to be determined by Caltrans.

Exhibit 5.26 - Traffic Calming

B. Urban Couplet

The Town Center Arterial has been designed as an urban couplet and extends through the heart of the village as Street "A" North and Street "A" South. This couplet acts as a traffic calming devices by separating the arterial roadway into two one-way roadways. The two one-way roads that make up the couplet are able to handle similar volumes of traffic as a traditional two-way arterial; however, the narrower street section creates a more pedestrian oriented environment, activating the street, and changing the driver's perception and comfort level. Furthermore, the couplet has the additional benefit of reducing left turn delays and creating safer turning movements at each intersection, which benefits automobile drivers, bicyclists, and pedestrians.

C. Narrow, Multi-Modal Streets

Narrow, multi-modal streets calm traffic by changing the perception of the vehicle driver. Narrow lanes and the presence of bicycles and buses on the road reduces the comfort level of vehicle drivers, thereby causing them to drive more slowly and cautiously. This creates a safer environment for all modes of transportation, including pedestrians, by heightening the driver's awareness.

D. Multiple Connections

The grid circulation pattern for Village 9 is designed with multiple connections to more evenly distribute traffic, resulting in calmer streets. Multiple connections provide alternate route options, thereby distributing traffic throughout the network rather than funneling all traffic onto one single roadway. Numerous intersections also require vehicles to travel more slowly and make frequent stops, thereby calming traffic further.

E. On-Street Parking

On-street parking contributes to traffic calming by slowing traffic down as drivers search for available parking spaces and enter or leave on-street parking spaces. On-street parking also contributes to pedestrian safety and comfort by creating a buffer between moving traffic and pedestrians, reducing the level of perceived noise on the sidewalk, and reducing the need for alternative parking locations such as surface lots and parking garages. Finally, on-street parking promotes successful retail businesses and pedestrian activity by providing convenient and efficient access to parking and allowing multiple users to reach multiple destinations. Areas with increased activity require drivers to slow down and be more alert of potential conflict with pedestrians.

F. School Crossing

Signalized intersection will be located along Otay Valley Road at the intersections of Street I,A, and B, as shown in Exhibit 5.22 - Traffic Calming, to allow safer pedestrian crossing for school children traveling between the elementary school and residential neighborhoods south of Otay Valley Road. A signalized intersection provides for a safer school crossing than an unsignalized crossing. The pedestrian crossing time will be set based on the width of the intersection and a walking speed of 4 fps. The "Walk" Phase could be set longer to ensure sufficient time for pedestrians to cross. The signal will allocate time during the cycle to_pedestrians and improve visibility when compared to other traffic control for this intersection. Depending upon how the school is situated, it is feasible that the crosswalks at the signalized intersection could be painted yellow indicating a school crossing.

5.9 TRANSPORTATION DEMAND MANAGEMENT (TDM)

Transportation Demand Management (TDM), also called Mobility Management, refers to strategies designed to improve the efficiency of transportation resources. The primary objectives of TDM include:

1. Reducing congestion
2. Conserving of energy and reducing emissions
3. Promoting health and fitness
4. Improving accessibility at all economic levels
5. Improving livability
6. Providing efficient parking
7. Increasing safety
8. Providing affordable transportation

5.9.1 TDM Strategies

The TDM objectives are achieved in Village 9 through the following strategies:

1. Reduce trips and Vehicle Miles Traveled (VMTs) through land use planning and streetscape design including:
    a. Mixed-use development that provides a variety retail shops and services within walking distance of homes and businesses, thereby reducing the need to drive to multiple locations (See Chapter 3)
    b. Compact development to support transit, retail, and services (See Chapter 2 and 3)
    c. Affordable housing to allow access for all income levels (See Appendix H)
    d. Design criteria that result in pedestrian friendly streetscapes to promote walkability (See Chapters 3, 4, and this chapter)
2. Design a multi-modal transportation system that optimizes joint use of the roadway infrastructure for all modes of transportation while reducing congestion and improving safety

3. Design a vehicular circulation system with reduced speeds, managed access, one-way streets (an urban couplet), multiple connections, and intersection improvements that reduce congestion and minimize traffic conflicts
4. Provide infrastructure to support, promote, and prioritize alternative modes including pedestrians, bicyclists, transit, and Low Speed Vehicles (LSVs)
5. Implement traffic calming features to improve pedestrian safety, optimize speeds, and reduce congestion delays
6. Provide more accurate and flexible parking standards to maximize parking efficient and reduce the impact of parking on the pedestrian environment (See Chapter 3)
7. Participation in a Transportation Management Association (TMA) to manage parking and provide transportation services and events

5.9.2 Transportation Management Association (TMA)

Transportation Management Associations (TMAs) are non-profit, member-controlled organizations that provide transportation services in a particular area to reduce VMTs and implement other TDM strategies. TMAs are generally public-private partnerships, consisting primarily of area businesses with local government support. Funding is typically provided through a CFD or other non-revocable funding mechanism.

Village 9 will participate in a TMA that could include the Village 8 University/RTP, other villages, or a geographically broader area if initiated by the regional transportation agency. The TMA may include both non-residential and residential properties, increasing membership and access. The TMA would include public-private partnerships of area businesses to create an institutional framework to provide TMA services. This arrangement will allow small employers to provide commute trip reduction services and financial incentives comparable to those offered by large companies. Commercial properties in Village 9 would be required to participate in the TMA.

The TMA would provide the following services:

1. Parking Management
2. Shared Parking Coordination
3. Priority Parking for HOVs and other Alternative Modes
4. Rideshare Matching and Vanpool Coordination

The TMA may also provide the following additional services:

1. Marketing and Promotion – website, flyers and mailers, maps, contests, community events, kiosks, improved wayfinding, education programs
2. Commuter Financial Incentives – parking cash outs, travel allowances, free/discounted transit/ tollway fares, etc.
3. Alternative Work Schedule Support – flextime, compressed work weeks, staggered shifts

4. Guaranteed Ride Home Services
5. Shuttle Services
6. Special Event Transport Management
7. Telework Support – telecommuting, satellite office/local work center, mobility working, video conferencing, distance learning, internet shopping/errands
8. Transportation Access Guides
9. Wayfinding and Multi-Modal Navigation Tools
10. Car-share Services
11. Bicycle Rentals or Loan Services
12. On-going Coordination with City and/or the regional transportation agency - regarding safety hazards and code enforcement issues that impact both vehicular and non-vehicular modes
13. Implementing the Chula Vista Bikeway Master Plan within Village 9 and other participating villages in conjunction with local advocacy groups and City staff

5.11 ROADWAY PHASING

The SPA Plan Public Facilities Financing Plan (PFFP) establishes the circulation phasing plan and identifies the timing of specific improvements necessary to maintain the levels of services in the City's threshold standards in the Growth Management Element of the Chula Vista General Plan. The PFFP also describes the obligations for the construction, or contributions toward construction, for specific street segments.

The phasing of the circulation plan, including specific access points and internal circulation, bicycle, pedestrian, and road crossings will be determined by the PFFP. Variations to these concepts may occur where safety or efficiency can be enhanced.

5.12 ROADWAY MAINTENANCE

Other necessary street maintenance, including litter removal, weed/trash abatement, and the repair of streets, sidewalks, curbs and gutters, shall be provided by the City of Chula Vista and/or other maintenance entities as determined by the City through its Street Maintenance Program.

Chapter 6

Grading

6 - Grading

Creating attractive slopes adjacent to roadways through thoughtful grading, retaining wall, and landscape design

Providing graceful transitions between planning areas, individual lots, and adjacent uses

6.1 INTRODUCTION

The Land Use and Transportation Element of the Chula Vista General Plan states that the mesas, hilltops, and gently rolling topography in the Chula Vista area offer the best conditions for development. Steeply sloped hills and valleys can serve as resources, linking the developed regions and the important natural features in the area. The goal of the Otay Ranch General Development Plan is to concentrate urban development on the flatter areas and retain the sensitive natural topographic features.

6.2 GRADING REQUIREMENTS

In order to ensure that subsequent grading plans manifest the intent of the City's policies regarding landform grading and hillside development, tentative maps, tentative parcel maps, and final grading plans shall be consistent with the grading design concepts of the Village 9 SPA Conceptual Grading Plan, and shall adhere to the grading standards and policies described herein.

6.2.1 Otay Ranch General Development Plan

The Otay Ranch General Development Plan also contains specific criteria to guide grading in the overall Otay Ranch area. Final grading designs implementing the SPA grading concept are required to incorporate the following:

1. Grading within the SPA shall be subject to Chapter 15.04-Excavation, Grading and Fills of the Chula Vista Municipal Code.
2. Ranch-wide, there shall be preservation of 83% of the existing steep slopes (property that possesses gradients of 25% or greater pursuant to RMP Phase II).
3. Geotechnical investigations shall be provided with each SPA plan.
4. Grading within each village is intended to minimize earthmoving distances and to facilitate phased grading.
5. Naturalized buffering shall be provided as a transition between development and significant existing landforms.
6. Manufactured slope faces over 25 feet in height shall be varied to avoid excessive "flat planned" surfaces.
7. Variable slope ratios not exceeding 2:1 should be utilized when developing grading plans.
8. To complement landform grading, landform planting techniques will be utilized. As in a natural setting, major elements of the landscape are concentrated largely in the concave "drainages," while convex portions are planted primarily with ground cover and minor materials.

6.2.2 Otay Ranch Overall Design Plan

The Otay Ranch Overall Design Plan provides additional guidelines for grading within the project area:

1. When grading in any of the defined scenic corridors, contours shall be carefully modulated and softened to blend with existing natural slopes to create a more natural and irregular appearance.
2. Excessively long, uniform slopes shall be avoided.
3. Contours should be rounded and blended without sharp or unnatural corners where cut or fill slopes intersect a natural canyon or slope.
4. Transitions between new cut and fill slopes and natural slopes should be made by rolling the top or bottom of the new slope to integrate the two conditions.
5. When grading for development or where roadways intersect a natural slope without cut or fill slopes (daylight condition), a rounded top or bottom of the slope should be retained to blend the natural slope with the building pad or road.
6. Create road alignments to meet the natural contours with minimal grading and blending of cut/fill slope with natural topography is required.
7. When feasible, divided roads may be split vertically to soften the impact of grading and to maximize potential scenic views.
8. Landscape graded slopes with native and indigenous plant materials to blend with existing planting when adjacent to new landscaping.

The Otay Ranch Phase 2 Resource Management Plan (RMP) establishes a system to ensure 83% os steep slopes are preserved ranch-wide. According to the Phase 2 Resource Management Plan, application of the 83% preservation standard for existing steep slopes (slope gradient of 25% or greater pursuant to RMP Phase 2) means that 6,350 acres of steep slopes must be preserved ranch-wide and 1,301 acres of steep slopes may be developed.

6.2.3 Steep Slope Analysis

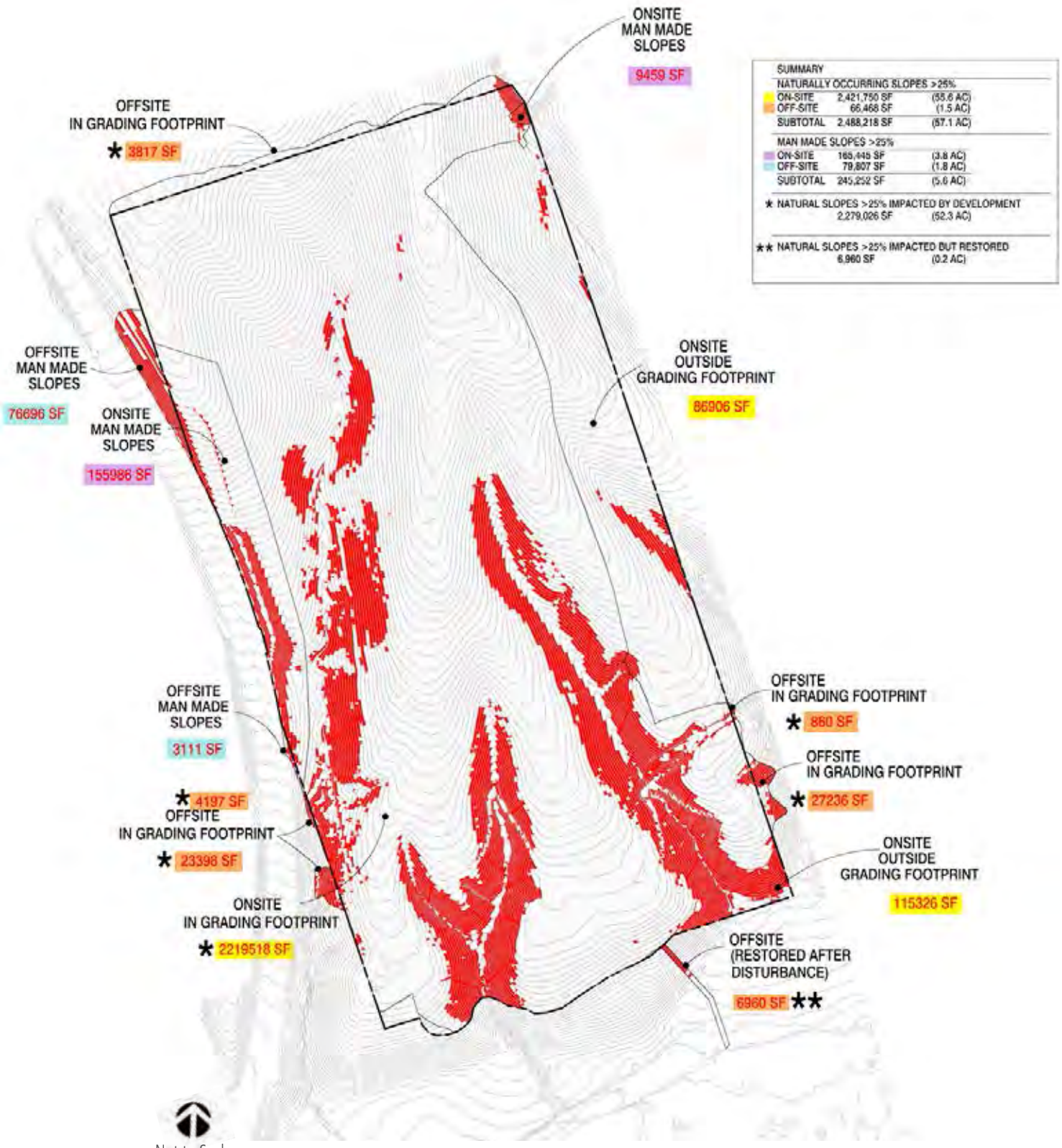
The GDP and RMP establish a Ranch-wide standard for landform modifications that 83 percent of steep slopes (slopes with gradients of 25 percent or greater) shall be preserved within the Otay Valley. Development of the Village 9 SPA Plan would impact approximately 52 acres of steep slopes within the Otay Ranch. Future build-out projections for the Otay Valley, Proctor Valley, and San Ysidro parcels estimate that an additional 1,149-acres of steep slopes will be impacted Ranch-wide, including the 52 acres within Village 9. Combined with existing steep slope impacts (i.e. 255 acres), Ranch-wide impacts are estimated at 1,403 acres. Table 6.1 provides a summary of the projected Ranch-wide impacts to steep slopes at build-out.

Table 6.1- Otay Ranch Steep Slope Impacts

Parcel	Existing Steep Slopes (Slope Gradient ≥ 25%)	Steep Slope Impacts (City of Chula Vista)	Projected Steep Slope Impacts (County of San Diego)
Otay Valley Parcel			
Approved SPA Plans: Villages 1 and 1 West, 2, 4 (Park Portion), 5, 6, 7, 11, and Planning Area 12 (Eastern Urban Center and Freeway Commercial)	350.7	254.6	-
Remaining SPA Plans: Village 3, 4 (Remainder), 8 West, 8 East, 9, 10, University, and Planning Area 18	371.5	282.3(1)	-
Proctor Valley			
Remaining SPA Plans: Village 13, 14, 16, and 19	486.3	-	378.3
San Ysidro Mountains			
Remaining SPA Plans: Villages 15 and 17	560.1	-	488.0
Outside Development Areas	8,052.7	N/A	N/A
Ranch-wide Totals	9,821.3	1,403.2 (combined City and County)	

Notes: Slope impacts are based on best available data including currently proposed projects (SPA Plans/Tentative Maps) and current GDP/SRP development areas. Excludes acreages associated with Wildlife Agency conservation acquisitions that would no longer be developable: (a) 108 acres within Proctor Valley, and (b) 72.1 acres within San Ysidro Mountains. Assumes development will impact 100% of steep slopes (slope gradient ≥ 25%) within current GDP/SRP development areas.

Based on these results, future impacts to steep slopes would exceed the 1993 Otay Ranch GDP/RMP estimate of 1,301 acres (based on 83 percent of the originally estimated 7,651 acres of steep slopes Ranch-wide). As previously discussed however, deviations from the RMP are permissible provided the project's actual impact to steep slopes will not preclude subsequent entitlements from achieving the Ranch-wide preservation standard. In consideration of this, a current assessment of steep slopes using current, detailed topographic information and surveys indicates a total of 9,821 acres of steep slopes exist Ranch-wide. Applying the GDP/RMP requirement for 83 percent steep slope preservation equates to 1,670 acres that could be impacted. As shown in Table 6.1, current and projected impacts to steep slopes could amount to 1,403 acres, which is within the RMP allowances. The 1,403 acres impacted equates to approximately 86 percent preservation. Actual impacts to steep slopes may be less than projected as this analysis conservatively assumes that 100-percent of steep slopes within current GDP development areas would be affected.



Not to Scale

Exhibit 6.1 - Steep Slope Analysis

6.3 GRADING CONCEPT

Exhibit 6.2 - Conceptual Grading Plan provides a preliminary grading concept identifying major slope locations both on and off-site, required to implement the Village 9 SPA. Grading limits cannot extend outside the areas shown on the grading plan without further environmental study. The preliminary grading design is as illustrated by the Conceptual Grading Plan. The grading concept is based on the following objectives:

1. Create efficient man-made landforms that visually respond to natural terrain characteristics by including slope gradients that vary along the length of the slope and slopes that undulate horizontally (curvilinear).
2. Avoid slopes in excess of 2:1 gradient and slopes that do not utilize landform grading in areas that are clearly visible to the public where practical.
3. Create and maintain on- and off-site views in areas where grading will not cause adverse visual, public safety, and environmental impacts.
4. When significant land forms are modified for project implementation, round the land form as much as possible to blend into the natural grade.
5. With the approval of the City Engineer, round the tops and toes of slopes to blend with adjacent topography. When slopes cannot be rounded, utilize vegetation to alleviate sharp angular appearances.
6. Create smooth transitions between the SPA and surrounding properties.
7. Create usable areas that provide for a variety of commercial, mixed-use, and residential land uses.
8. Minimize, where feasible, impacts to sensitive areas adjacent to Wolf Canyon and the Otay River Valley.
9. Create usable park areas acceptable to the City of Chula Vista.

6.4 GRADING PRACTICES

Preliminary soils and geotechnical reports have been prepared for Village 9 and have identified the site as being suitable for development. The proposed raw grading quantity for Village 9 is approximately 6,197,600 cubic yards of balanced cut and fill material. This raw quantity is exclusive of remedial measures that may be required by the soils engineer. Actual quantities will be based on more detailed engineering at the tentative map, grading plan, and final map stages. Exhibit 6.3 - Cut and Fill Map illustrates the estimated locations of cut and fill. At no time shall disturbed soil area of the project site be more than 100 acres for an individual grading permit or a combination of grading permits under associated Tentative Map unless approved by the City Engineer on a case-by-case basis.

Legend

Existing Contour

Proposed Contour

2:1 Maximum Slope

Exhibit 6.2 - Conceptual Grading Plan

Exhibit 6.3 - Cut and Fill Map

6.4.1 Landform Grading

Prior to approval of grading plans, the applicant shall prepare grading and building plans that conform to the landform grading guidelines contained in the grading ordinance, Otay Ranch GDP, and General Plan. The plans shall be prepared to the satisfaction of the Director of Planning and Building and the City Engineer. These plans and guidelines shall provide the following that serve to reduce the aesthetic impact:

1. A landscape design that addresses streetscapes, provides landscape intensity zones, greenbelt edge treatments, and slope treatment for erosion control.
2. Grading concepts that ensure manufactured slopes that are contoured, blend, and mimic the adjacent natural slopes.
3. Landscaping concepts that provide for transition from the manicured appearance of developed areas to the natural landscape in open space areas.
4. Landscaping concepts that include plantings selected to frame and maintain views. Landscaping should not block views created through grading and/or sire design.

6.4.2 Erosion Control

Based on actual conditions at the time of construction, control measures such as berms, interceptor ditches, and vegetation will be used to minimize erosion and protect nearby open spaces and watersheds. All control measures will be consistent with best management practices and shall be subject to all applicable federal, state, and local regulations.

Based on actual field conditions, the erosion potential of slopes will be reduced with erosion control measures such as the following:

A. Construction Measures

1. Schedule construction activities to reduce the amount and duration of soils exposed to wind, rain, runoff, and vehicle tracking.
2. Preserve existing vegetation to the maximum extent practicable.
3. Apply hydraulic mulch, hydroseed, soil binders, straw mulch, geotextiles, or wood mulch to disturbed soils until permanent stabilization measures can be implemented.
4. Create temporary earthen dikes and swales to divert runoff from stabilized and disturbed areas.
5. All grading and/or construction activities shall be conducted in accordance with the required mitigation measures outlined in the EIR and associated Mitigation Monitoring and Reporting Program prepared for Village 9.

B. Permanent Measures

1. Install berms at the tops of all slopes.
2. Include concrete brow ditches in slope design.
3. Provide energy dissipation devices at storm drain outlet points.
4. Landscape slopes and irrigate appropriately to minimize runoff.

Erosion control will be in accordance with best management practices. Project grading permits will provide assurances acceptable to the City Engineer that landscaped slopes will have adequate maintenance to ensure continued viability of landscaping. Generally, except for private lots, slopes which exceed ten feet in height will be maintained by a homeowners' or property owners' association or a Landscape Maintenance District (LMD).

6.5 SLOPE MAINTENANCE

All slopes within Village 9 shall be maintained to improve the appearance of the community, ensure the long-term stability of man-made slopes, and allow for the continued viability of landscaping as specified by the project's grading permits. Slopes shall be maintained by various entities as follows:

1. Private lots - Private Property Owner.
2. Publicly owned lands with slopes exceeding 10 feet in height - Homeowner's Association, Property Owner's Association, Landscape Lighting Maintenance District (LMD), or a landscape maintenance Community Facilities District (CFD).
3. Publicly owned lands with slopes 10 feet in height or less - City of Chula Vista Community Facilities District (CFD).

6.6 GRADING REVIEW

Tentative maps, tentative parcel maps, and grading plans will require conformance to the grading concepts and requirements contained in this SPA, and to all applicable City policies and ordinances.

Prior to grading plan approval by the City Engineer, all grading will be subject to the requirements of the Chula Vista Municipal Code, Grading Ordinance No. 1797, Storm Water Management and Discharge Control Ordinance No 2854, the City of Chula Vista Subdivision Manual, Design and Construction Standards of the City of Chula Vista, San Diego Area Regional Standard Drawings, and Standard Specifications for Public Works Construction.

Prior to issuance of any land development permits including clearing, grubbing, and/or grading, the project proponent shall also comply with applicable mitigation measures outlined in the EIR and the associated Mitigation Monitoring and Reporting Program prepared for Village 9.

Chapter 7

Parks & Open Space

7 - Parks and Open Space

Creating social spaces for the people, families, and the community to gather

Providing places for children to play and facilities for people to recreate

7.1 INTRODUCTION

This chapter serves as the Parks, Recreation, and Open Space Master Plan required by the Otay Ranch GDP. The Parks, Recreation, and Open Space Master Plan designates a variety of parks and open spaces throughout the SPA. This plan implements the goals, objectives, policies and implementation measures of the GDP and the Draft City of Chula Vista Parks Master Plan (Anticipated approval in late November 2013). This network of parks and open spaces shall define the community's character and provide a variety of active and passive recreational opportunities while raising the quality of life for both residents and visitors. Trails linking these parks and open space areas are discussed in Chapter 5, Circulation and Corridor Design.

The City of Chula Vista requires a variety of parks, recreational uses, and open spaces to preserve natural resources and meet the social and recreational needs of the community. Permitted uses for each park and open space area are discussed in Chapter 3, Development Code. Open space areas are identified by the T-1 Transect and are subject to the zone requirements for T-1: Open Space Preserve (OP) and T-1: Open Space (OS).

Exhibit 7.1 - Designated Parks and Open Space identifies and tabulates each park and open space area within the Village 9 SPA. This section also describes the requirements for parks, open space, and slopes and how these requirements have been met through this SPA plan. Additional information regarding the appropriate amenities, landscaping requirements, and other design considerations for each type of park and open space are also provided in the following sections.

Parks

	Classification	Planning Area	Gross Acres	Eligible Acres
	Neighborhood	L	14.8	13.4
	Town Square	C, I	5.1	3.4
	Pedestrian	GG, HH, II	7.6	6.2
	Total Parks		**27.5**	**23.0**

Trails

- Sidewalk
- Village Pathway
- Regional Trail
- Neighborhood Trail
- Planned Transit Station
- Potential Transit Stop
- Future Pedestrian Bridge

Open Space

	Classification	Planning Area	Gross Acres
	Preserve (MSCP)	OS-2, OS-4	4.0
	Perimeter Slopes	OS-1, OS-3	5.6+
	Interior Slopes[1]	TBD	TBD

Notes:
1. Interior slopes to be determined by final grading plan
2. SR-125 ramp locations and designs as shown are conceptual. Final location and design to be determined by Caltrans.

Exhibit 7.1 - Designated Parks, Trails and Open Space

7.2 OPEN SPACE

In accordance with the Otay Ranch Resource Management Plan (RMP), the development of each Otay Ranch Village requires an open space (OS) contribution to the Otay Ranch Preserve. This requirements is equal to 1.188 acres of open space conveyance per one acre of development less the acreage of "common use lands," i.e. local schools, parks, arterial roads, and other lands designated as public use areas. At 1.188 acres of conveyance per developed acre, the anticipated conveyance obligation for Village 9 is approximately 237.8 gross acres as shown in Table 7.1 - Open Space Conveyance Obligation. This acreage is an estimate only; actual acreages shall be determined at the time of final map.

Table 7.1 - Open Space Conveyance Obligation

Development	Gross Acreage
Total SPA	**323.1**
Common Uses not calculated as part of the conveyance obligation	
Schools	- 19.8
Parks (Eligible acres, not including excess acreage from Village 8)	- 23.0
Preserve Area	- 4.0
University	- 50.0
Rights-of-way	- 17.9
SR-125	- 8.2
Total Common Uses	**- 122.9**
Total Developable Land Area (Total SPA minus common uses)	**200.2**
Per Acreage Conveyance	x 1.188
Estimated Total Conveyance Acreage	**237.8[1]**

Note:
1. Actual acreage to be determined by RMP

Approximately 4.0 acres of open space conveyance obligation (parcels OS-2 and OS-4) is provided on-site and will be conveyed into the MSCP Preserve. The remaining open space obligation will be fulfilled in accordance with the RMP requirements prior to Final Map recommendations. Section 7.2.1, Open Space Preserve, provides design standards for open space preserve areas within the SPA.

An additional 5.6 acres of open space is provided as perimeter slopes (OS-1 and OS-3) and consists of Preserve Edge. The actual location of perimeter slopes, internal slopes, and Preserve Edge will be determined by tentative map(s) or final map(s).

7.2.1 Open Space Preserve

Open Space Preserve includes all land designated as T-1: OP, which will be dedicated to the Multiple Species Conservation Plan (MSCP) Preserve as part of the Otay Valley Regional Park. Land use and design of these areas is regulated by the MSCP Subarea Plan, the Resource Management Plan (RMP), and the Greenbelt Master Plan as discussed in Chapter 3, Development Code. These areas are intended to remain unimproved with uses highly restricted. Vegetation will consist of native plants that already occur on site. The Preserve Owner/Manager (POM) is responsible for overseeing the day-to-day and long range MSCP Preserve management activities within the preserve in accordance with the Otay Ranch Resource Management Plan (RMP).

Key Map
(N.T.S.)

Planning Area	Gross Acres
OS-2	3.3
OS-4	0.7
Total	**4.0**

Appropriate Amenities & Facilities

Only under limited circumstances may certain amenities and facilities, as determined by the City to be compatible with the goals and objectives of the City's MSCP Subarea Plan and Otay Ranch RMP, be permitted within the preserve. Any proposed amenities or facilities within the Preserve shall be subject to the prior review and approval of the Deputy City Manager / Development Services Director.

7.2.2 Perimeter Slopes

Perimeter slopes refer to the slopes that occur at the edges of development within the SPA. The portions of these slopes that are located within 100 feet of the MSCP Preserve are part of the Preserve Edge and shall be subject to the requirements of Appendix D - The Village 9 Preserve Edge Plan. The intent of the Preserve Edge is to create a buffer zone between proposed development in Village 9 and the Otay Ranch Preserve, thereby protecting the Preserve from human activity and non-native species. This area also includes Regional Trails (See Section 5.6.16). Perimeter slopes shall be subject to the following requirements:

Planning Area	Gross Acres
OS-1	2.8
OS-3	2.8
Varies	TBD
Total	**5.6+**

Key Map
(N.T.S.)

A. Appropriate Amenities & Facilities

1. Trails and supporting uses such as benches and signage; see section 5.6.16 for regional trail standards
2. No structures other than walls and fences are permitted; All walls and fences shall be built and landscaped to minimize visual impacts on the Preserve, Otay Valley Regional Park, public rights-of-way, and views to open space
3. Amenities and facilities within the Preserve Edge shall be restricted to types that are least likely to impact adjacent biological resources as further described in the Village 9 Preserve Edge Plan (Appendix D)

B. Landscaping

1. The plant list contained in the "Wildland/Urban Interface: Fuel Modification Standards" Appendix L of the City's MSCP Subarea Plan must be reviewed and utilized to the maximum extent practicable
2. Plants within the Preserve Edge shall consist of noninvasive, native plant species in accordance with Appendix A and B of the Village 9 Preserve Edge Plan (Appendix D)
3. Plants shall have an informal character consistent with neighboring planning areas
4. Planting techniques such as clustering of trees and shrubs shall be used to screen or break-up large slope areas
5. Native and drought tolerant species preferred
6. Turf shall not be permitted

7. Landscaping shall be designed to minimize erosion, stabilize slopes, and provide a buffer between development and MSCP
8. Grading techniques shall conform with the requirement of Chapter 6 - Grading
9. See Exhibit 7.2 - Perimeter Slope Tree Palette
10. See Section 8.2.4, Landscaping Water Conservation Ordinance

C. Paving and Surfaces

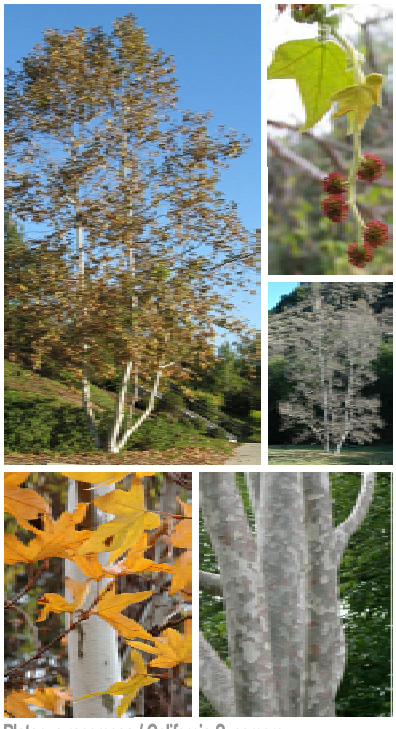
1. All grading of trails shall meet the requirements set forth in Chapter 6 - Grading
2. Trails shall be constructed of decomposed granite; asphalt concrete may be used where appropriate
3. Trails shall be designed in accordance with Section 5.6.14 and Section 5.6.13

D. Lighting

1. Lighting shall be limited to pathways and trails as required for safety
2. Lighting shall be designed to minimize impacts to nearby residential neighborhoods and open space
3. Trails are not required to provide lighting except as determined by the Development Services Director
4. No lighting is permitted within the Preserve Edge.

Quercus agrifolia / Coast Live Oak

Quercus engelmannii / Engelmann Oak



Platanus racemosa / California Sycamore

Exhibit 7.2 - Perimeter Slope Tree Palette

7.2.3 Interior Slopes

Interior slopes refers to the manufactured slopes that occur at the edge of roadways and between planning areas. Although some slopes have been identified in this plan, the actual location and design of these slopes will be determined by future tentative map(s), master precise plan(s), and/or final maps for individual planning areas. Regardless of zone, all interior slopes shall be subject to the following requirements:

Planning Area	Gross Acres
Varies	TBD
Total	**TBD**

Key Map
(N.T.S.)

A. Appropriate Amenities & Facilities:

1. Trails and supporting uses such as benches and signage
2. No structures other than walls and fences are permitted

B. Landscaping

1. Plants shall have an informal character consistent with neighboring planning areas (See Exhibit 7.3- Interior Slope Tree Palette)
2. Planting techniques such as clustering of trees and shrubs shall be used to screen or break-up large slope areas
3. Native and drought tolerant species are preferred
4. Turf shall not be permitted
5. Landscaping shall be designed to minimize erosion and stabilize slopes
6. Grading techniques shall conform with the requirement of Chapter 6 - Grading
7. See Exhibit 7.3 - Interior Slope Tree Palette
8. See Section 8.2.4, Landscaping Water Conservation Ordinance
9. Please also refer to Section 4.8.6 Manufactured Slope Landscaping

C. Paving and Surfaces

1. All grading of trails shall meet the requirements set forth in Chapter 6, Grading
2. Trails shall be constructed of decomposed granite; asphalt or concrete may be used where appropriate

D. Lighting

1. Lighting shall be limited to pathways and trails as required for safety
2. Lighting shall be designed to minimize impacts to nearby residential neighborhoods
3. Trails are not required to provide lighting except as determined by the Development Services Director

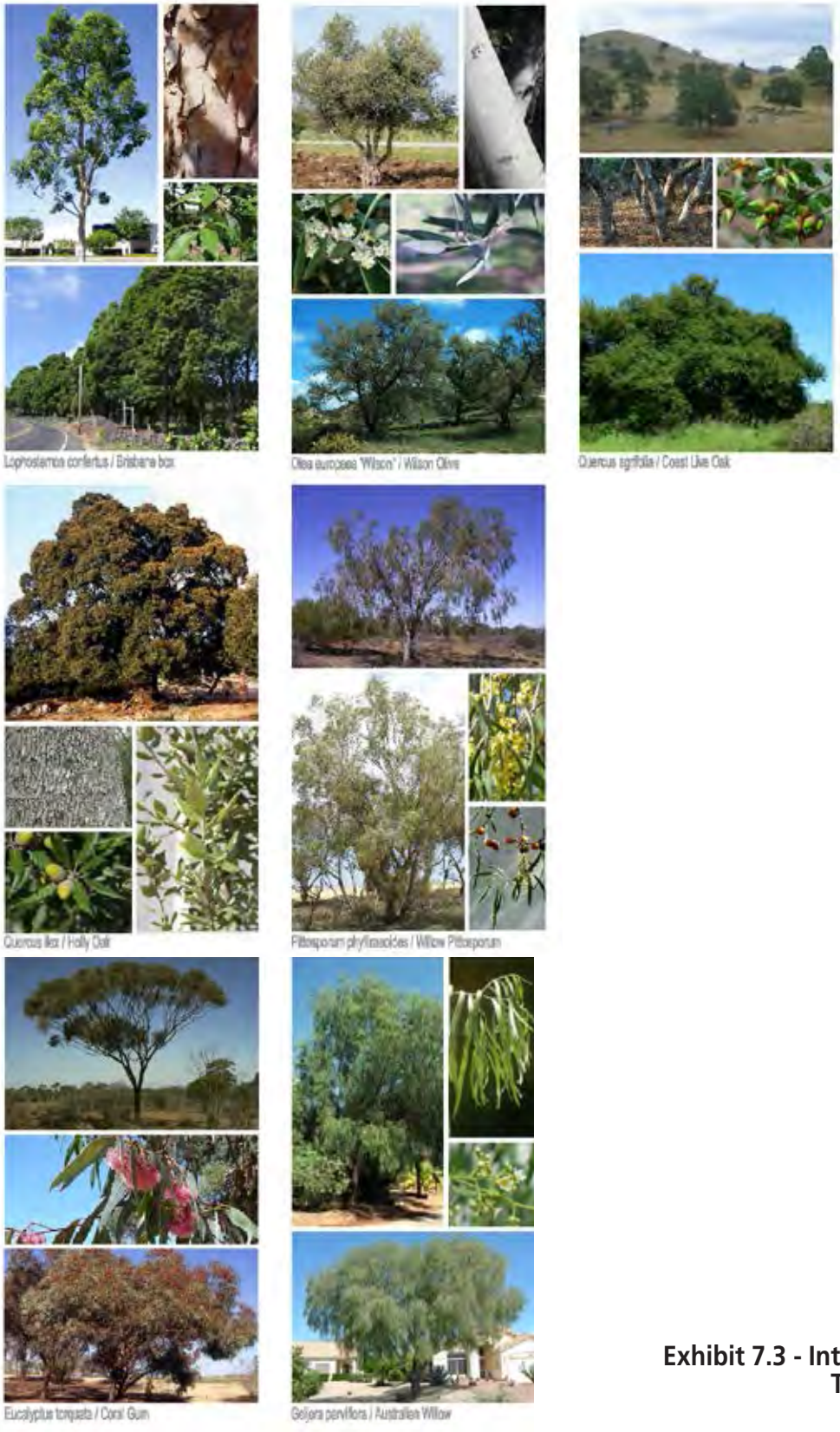


Exhibit 7.3 - Interior Slope Tree Palette

7.3 PARKS

According to the GDP and the Quimby Act, Village 9 is obliged to provide 3 acres of parkland for every 1000 residents. Based on a Village 9 projected resident population of 10,923 persons (2.58 persons per household for the TC and UC Zones, 3.10 persons per household for the UN and NC Zones, and 3.30 persons per household for the NG and NE Zones), 32.8 acres of parkland is required by the GDP. See Table 7.2 - GDP Park Obligation below.

Table 7.2 - GDP Park Obligation

Zone	Number of Units	Persons per Household (pph)	Population (Pop)	Required Acreage (3 acres/1000 pop)
TC, UC, UN	2,942	2.58	7,590	22.8
UN, NC	792	3.10	2,455	7.4
NG, NE	266	3.30	878	2.6
	4,000		**10,923**	**32.8**

According to the City of Chula Vista Municipal Code (CVMC) Chapter 17.10, the method used to calculate the amount of actual required park space is 460 square feet developed park land per each single family unit and 341 square feet per each multi-family unit, i.e. mixed use unit. According to this method, Village 9 is obligated to provide approximately 32.0 acres of parkland. See Table 7.3 - CVMC Park Obligation below.

Table 7.3 - CVMC Park Obligation

Zone	Number of Units	Park Coefficient (Square Feet)	Required Acreage
TC,UC,UN,NC	3,734 MU	341	29.2
NG, NE	266 SF	460	2.8
	4,000 Units		**32.0**

In Village 9, park obligations are met through the provision of a neighborhood park, town squares, pedestrian parks, and the credit of excess park acreage from the Village 8 West contribution to the community park. The Village 9 plan provides a 13.4 acres of eligible Neighborhood Park, 3.4 acres of eligible town square, and 6.2 acres of eligible pedestrian parks for a total of 23.0 acres of eligible parkland. Where the 9.6 acres of eligible parkland from Village 8 West is factored in, Village 9 provides a total of 32.6 acres of eligible parkland as shown in Table 7.4 - Village 9 Park Summary. Actual park acreage requirements will be based on the number of residential units (and projected population) approved on all Village 9 final maps.

Table 7.4 - Village 9 Parks Summary

Neighborhood Parks	Gross Aces	Eligible Acres
L	14.8	13.4
Subtotal	**14.8**	**13.4**
Town Squares		
C	3.6	2.8
I	1.5	0.6
Subtotal	**5.1**	**3.4**
Pedestrian Parks		
GG	2.9	1.6
HH	1.3	1.3
II	3.4	3.3
Subtotal	**7.6**	**6.2**
Total	**27.5**	**23.0**
+ Excess Park Acreage from Village 8 West	9.6	9.6
Grand Total	**37.1**	**32.6**

As noted above, excess park acreage from Village 8 West, estimated to be 9.6 acres, shall be applied to satisfy the overall Village 9 park acreage obligation. In concept with the Park Land Dedication Ordinance (CVMC 17.10), the City of Chula Vista Parks and Recreation Plan (PRMP) recognizes the practice of aggregating park acreage obligation from various development areas to create and site community parks and recreation systems that meet the needs of the public by efficiently distributing park types and associated recreation facilities and programs throughout the City. Consistent with PRMP, the Otay Ranch General Development Plan identifies a large-scale Otay Ranch Community Park within the Western Sector of the Otay Ranch Valley Parcel. Partially located within Villages 2,4, and 8 West, the Otay Ranch Community Park represents the aggregation of park obligation from area villages. The portion of the future community park currently located within Village 8 West represents aggregated park acreage obligation from Village 8 and Village 9 West SPA to obligate the dedication of such park acreage (approximately 9.3 acres) from Village 8 West to satisfy a portion of Village 9's park obligation as needed.

Phasing of park facilities, ownership, and maintenance responsibility will be determined by the Public Facilities Financing Plan (PFFP). Actual facilities and amenities within each park will be determined as part of the individual park site master plan process.

7.3.1 Neighborhood Park

The Neighborhood Park is a medium sized park that provides active and passive recreation for the surrounding neighborhood and includes amenities such as small scale multi-purpose play fields, sport courts (lighted), age-appropriate playgrounds, and picnic areas in compliance with referenced City policy documents including, but not limited to, the Chula Vista Parks Master Plan, Parks Facility Master Plan, and the Public Facility Financing Plan.

Key Map
(N.T.S.)

Planning Area	Gross Acres	Eligible Acres
L	14.8	13.4
Total	**14.8**	**13.4**

A. Appropriate Amenities & Facilities:

1. Community Center
2. Age-appropriate play equipment
3. Seating areas
4. Athletic fields
5. Sport courts (lighted)
6. Group Picnic areas
7. Open play areas
8. Trails
9. Gardens
10. Restrooms
11. Parking (required spaces to be determined during the review of the park site Master Plan)
12. Connection to future Pedestrian Bridge
13. Utilize site planning, walls berms, landscaping, and other techniques to minimize noise impacts
14. No permanently installed electronic amplification equipment is allowed

B. Landscaping

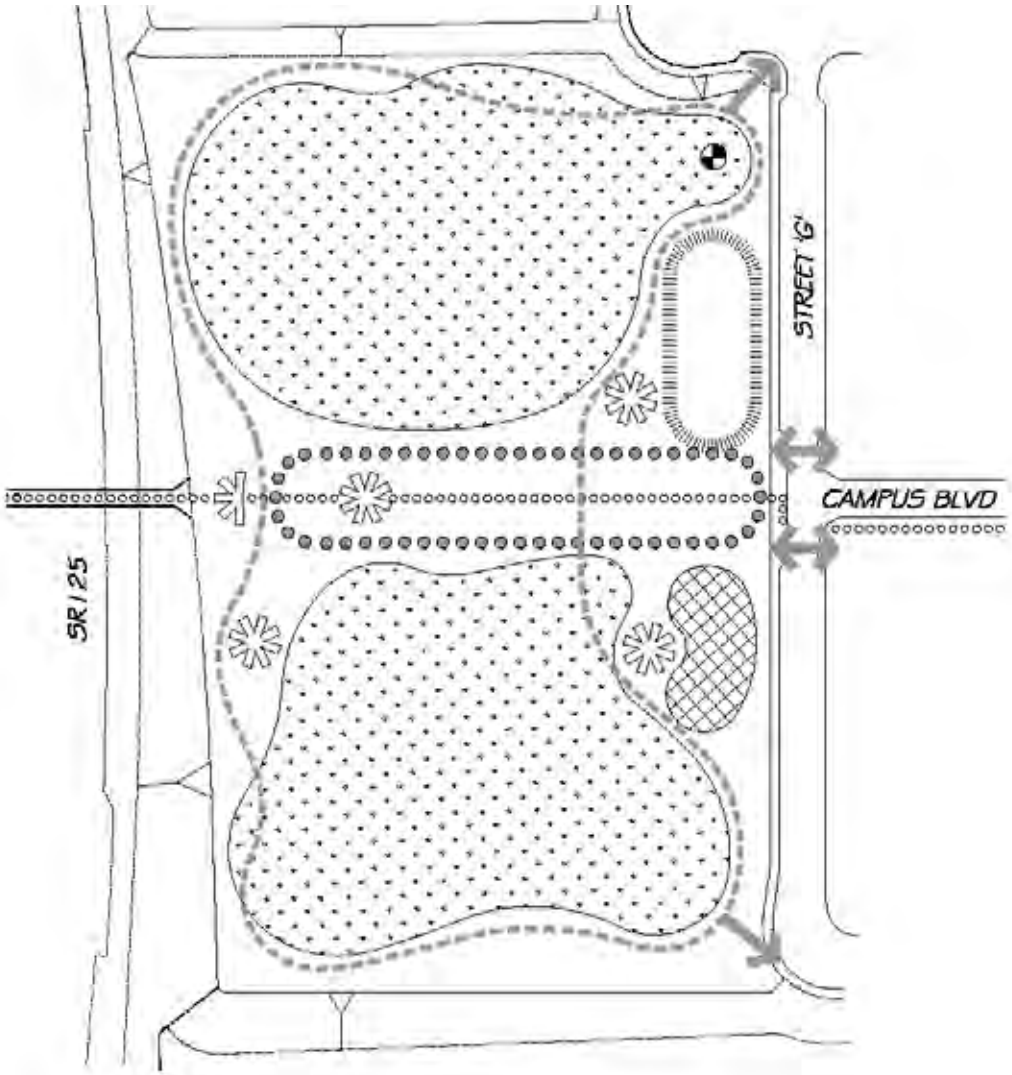
1. Landscaping shall consist of informal clusters of trees and shrubs
2. Landscaping of parks shall include some larger trees capable of providing shade for park users
3. Turf shall be limited to areas anticipated for active recreation, i.e. play fields and informal play areas, to reduce water demand
4. Drought tolerant species are preferred
5. See Section 7.3.4, Park Tree Planting Palette
6. See Section 8.2.4, Landscaping Water Conservation Ordinance

C. Paving and Surfaces

1. Major pathways through the park shall provide ADA accessible routes
2. Minor pathways shall be constructed of stable, pervious materials

D. Lighting

1. Lighting shall occur at activity areas, parking lots, and along major pathways
2. Lighting shall be designed to minimize light spillage onto neighboring properties



LEGEND

- COURT GAMES
- OPEN PLAY
- PLAY AREA
- VILLAGE PATHWAY
- PLAZA
- PICNIC AREA
- VIEW POINT
- COMMUNITY CENTER BUILDING
- PEDESTRIAN ACCESS
- FUTURE PEDESTRIAN BRIDGE
- TRAIL

Notes:

1. Site Plan is for conceptual purposes only. Actual Plan to be determined by the individual park site master plan.

NTS

Exhibit 7.4 - Neighborhood Park Conceptual Plan

7.3.2 Town Squares

A Town Square is a small plazas and open spaces located within a high-density area. These spaces provide relief from the urban fabric. Town squares serve as gathering places and consist of flexible spaces that can be used for multiple functions such as farmer's markets, art shows, and other events. They may also include gardens and urban spaces for quite reflection.

Planning Area	Gross Acres	Eligible Acres
C	3.6	2.8
I	1.5	0.6
Total	**5.1**	**3.4**

Key Map
(N.T.S.)

A. Appropriate Amenities & Facilities:

1. Age-appropriate play grounds
2. Seating areas
3. Flex-spaces
4. Public plazas
5. Water feature, statue, or other focal point feature
6. Open play area
7. Dog park

B. Landscaping

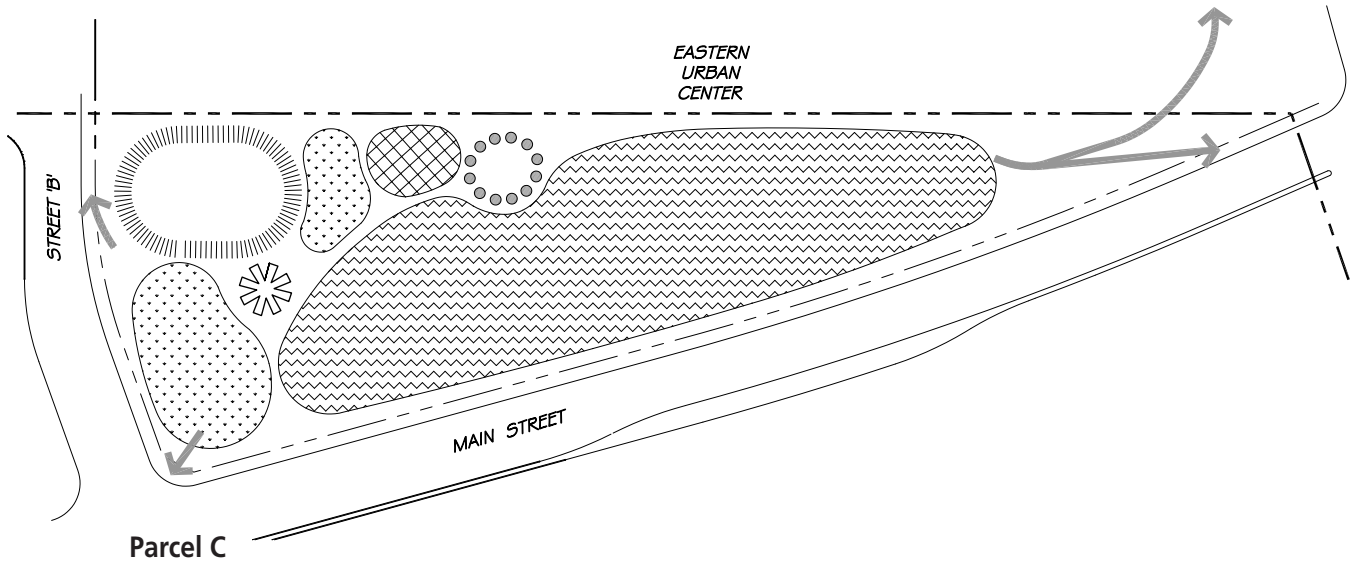
1. Landscaping shall have a more formal character consistent with an urban environment
2. Landscaping of parks shall include some larger trees capable of providing shade for park users
3. Shrub heights shall be limited to maximum visibility
4. Turf shall be limited to reduce water demand
5. Drought tolerant species are preferred
6. See Section 7.3.4, Park Tree Planting Palette
7. See Section 8.2.4, Landscaping Water Conservation Ordinance

C. Paving and Surfaces

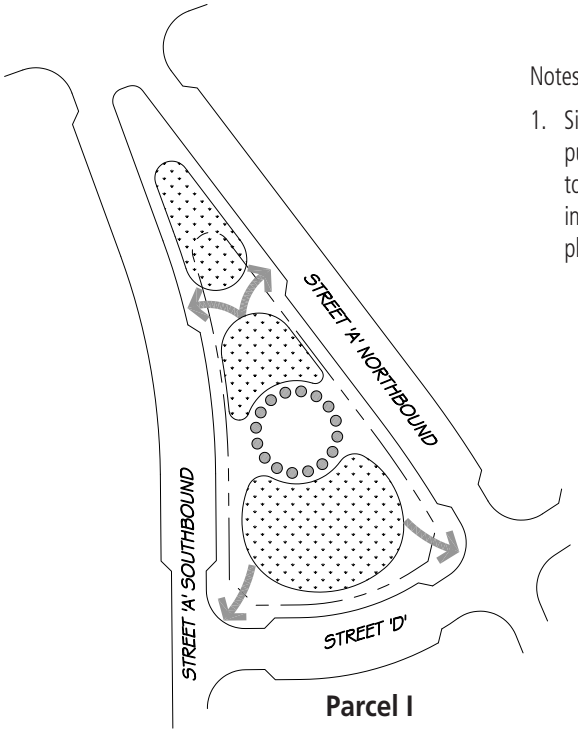
1. Pathways and plaza areas shall be concrete or other hard surface consistent with an urban character
2. Decorative paving is encouraged to define gathering spaces and other special spaces

D. Lighting

1. Lighting shall occur at all major activity areas and along major pathways for nighttime safety
2. Lighting shall be designed to minimize light spillage onto neighboring properties



Parcel C



Parcel I

Notes:

1. Site Plan is for conceptual purposes only. Actual Plan to be determined by the individual park site master plan.

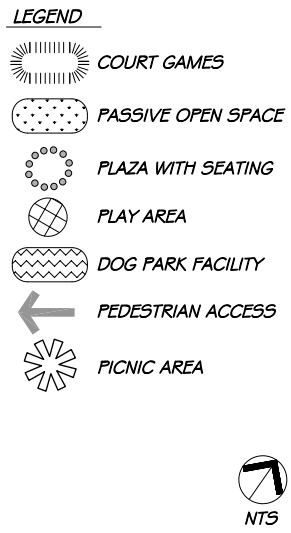


Exhibit 7.5 - Town Square Conceptual Plans

7.3.3 Pedestrian Parks

Pedestrian parks are small parks located within residential neighborhoods. Pedestrian parks are strategically planned throughout the community to provide shared green space, resting places for pedestrians, and visual identity for the adjacent neighborhood. Due to the size and linear shape of these parks, playgrounds and sports courts are not intended for large organized events and groups. No on-site parking will be provided.

Planning Area	Gross Acres	Eligible Acres
GG	2.9	1.6
HH	1.3	1.3
II	3.4	3.3
Total	**7.6**	**6.2**

Key Map
(N.T.S.)

A. Appropriate Amenities & Facilities:

For portions of the pedestrian parks that occur within the Preserve Edge, amenities, facilities, and uses shall be restricted to the types that are least likely to impact adjacent biological resources as further described in the Village 9 Preserve Edge Plan. No structures other than those listed below shall be allowed within the Preserve Edge. Any structures or improvements shall be built and landscaped in such a way as to minimize visual impacts on the Preserve and the Otay Valley Regional Park in conformance with the Village 9 Preserve Edge Plan and the Fire Protection Plan.

Log Crawl, Photo courtesy of
Landscape Structures Inc.

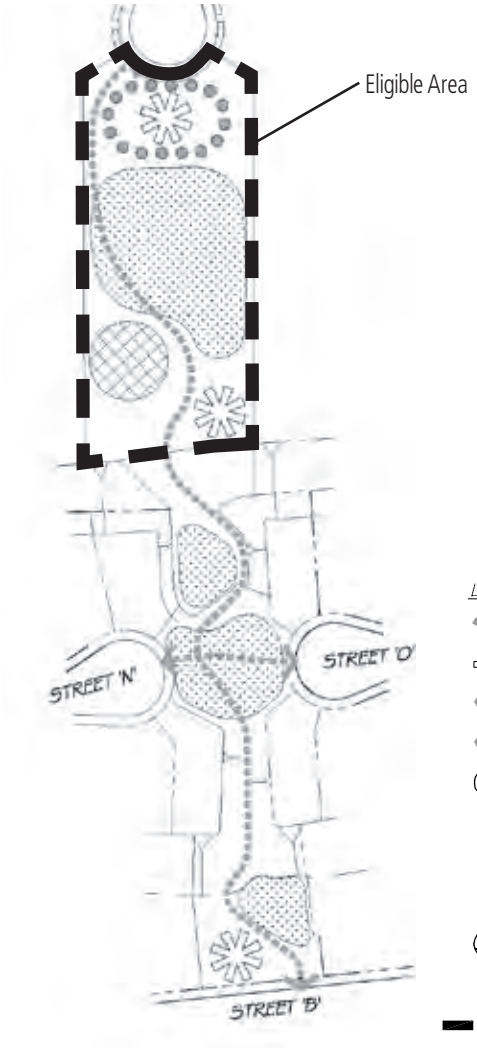
The following amenities and facilitates are permitted:

1. Fencing[2]
2. Walls
3. Age-appropriate play grounds [2][3]
4. Seating areas [2]
5. Trails [3]
6. Open play areas [3]
7. Gardens
8. Sport courts [1][3]
9. Shade structures [2]

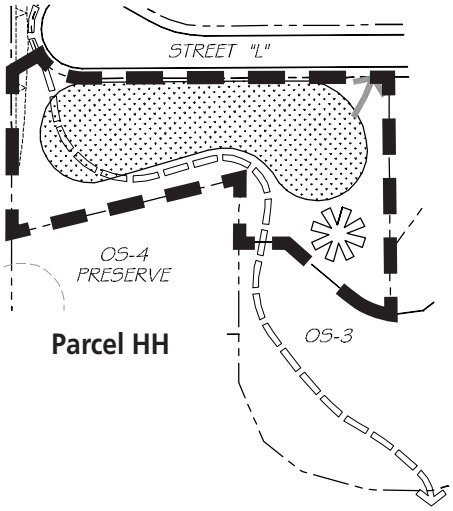
Example of Noncombustible Shade
Structures Made of Steel

Footnotes:
(1) Permitted in GG only
(2) Must be made of non-combustible materials in HH and II
(3) No lighting except as required for safety

(Continued in Page 7-18)



Parcel GG



Parcel HH

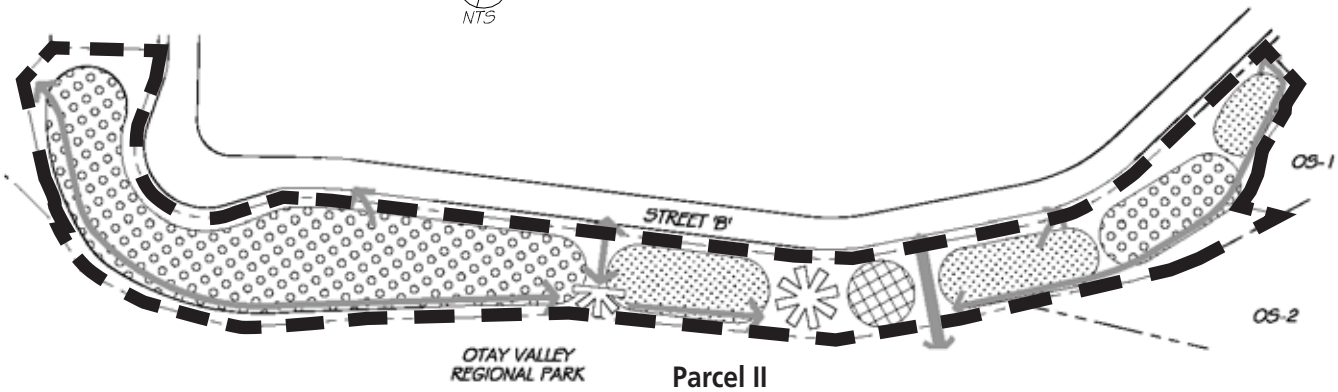
LEGEND

- NEIGHBORHOOD TRAIL
- REGIONAL TRAIL
- PEDESTRIAN ACCESS
- UTILITY ACCESS ROAD
- PASSIVE OPEN SPACE
- PLAY AREA
- PLAZA
- PICNIC AREA
- BOTANICAL DISPLAY AREA
- VIEW POINT
- ELIGIBLE PARK CREDIT AREA

NTS

Notes

1. For Preserve Edge Parcels (Parcels HH and II) play area items include small to medium scale tot lot components, themed play area elements and features, outdoor exercise stations and features, and/or features and components that support jumping, climbing, and exploring and natural creative play opportunities.
2. Site Plan is for conceptual purposes only. Actual Plan to be determined by the individual park site master plan.



Parcel II

Exhibit 7.6 - Pedestrian Park Conceptual Plans

B. Landscaping Palettes

1. Landscaping shall have a more informal character consistent with surrounding residential neighborhoods
2. Turf shall be limited to reduce water demand
3. Drought tolerant species are preferred
4. See Section 7.3.4, Park Tree Planting Palette
5. Portions of Parcels HH and II are subject to the Village 9 Preserve Edge Plan
6. See Section 8.2.4, Landscaping Water Conservation Ordinance

Example of View Point

C. Paving and Surfaces

1. All pathways shall be constructed of stable, pervious materials

Mushroom Steppers, Photo courtesy of Landscape Structures Inc.

D. Lighting

1. Lighting shall occur at activity areas, parking lots, and along major pathways
2. Lighting shall be designed to minimize light spillage onto neighboring properties
3. Lighting is not permitted in the Preserve Edge (Portions of HH and II)

Pinnacle Climber, Photo courtesy of Landscape Structures Inc.

7.3.4 Park Tree Planting Palette

Exhibit 7.7 - Park Tree_Planting Palette provides a palette of trees for parks located outside the Preserve Edge. Portions of parks located within the Preserve Edge, shall be subject to the landscaping requirements of the Appendix D - Preserve Edge Plan and Appendix F - Fire Protection Plan.

Exhibit 7.7 - Park Tree Planting Palette (Continued on Next Page)

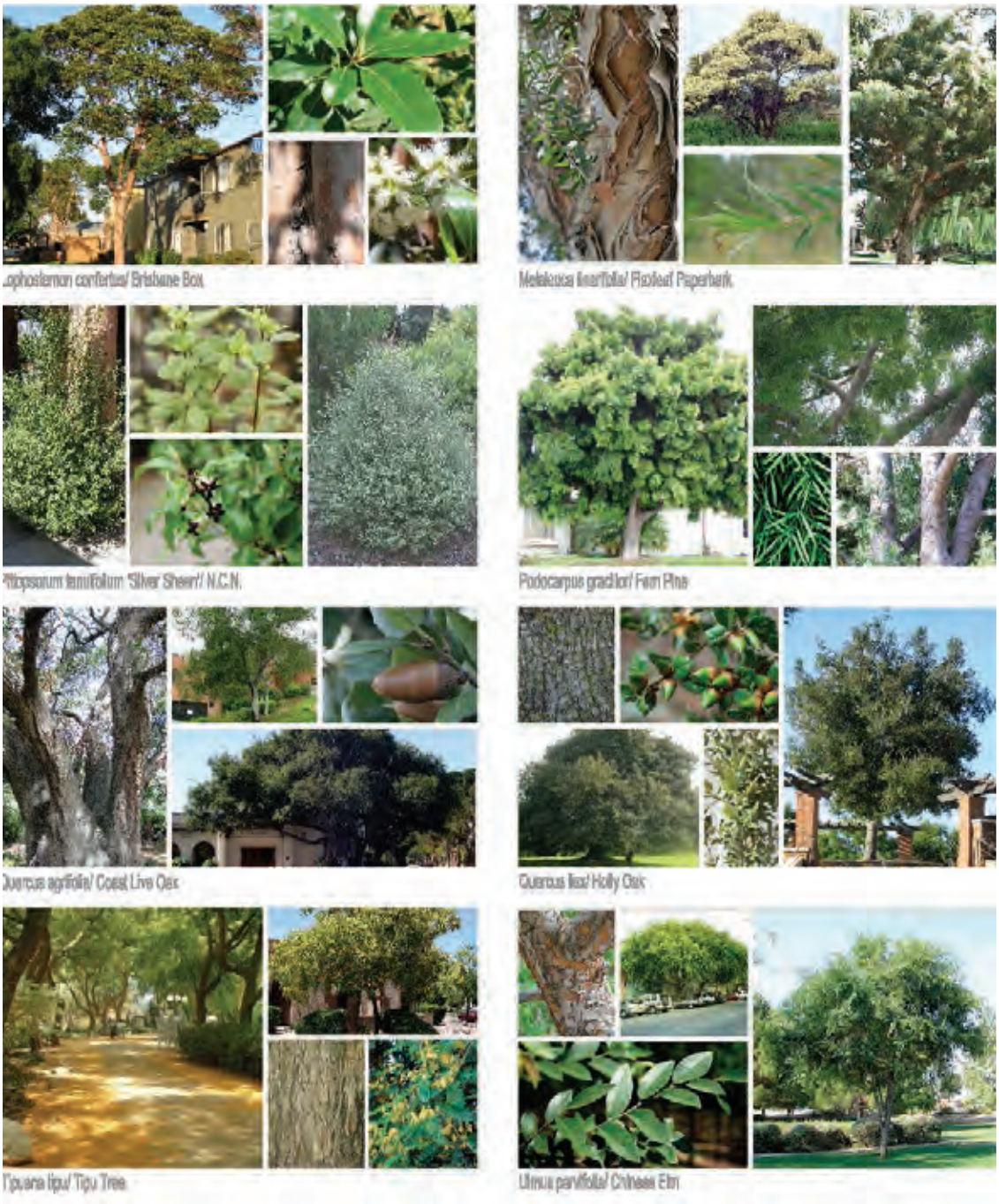


Exhibit 7.7 - Park Tree Planting Palette (Continued)

Chapter 8

Public Utilities & Services

8 - Public Utilities & Services

8.1 INTRODUCTION

The public utilities and services chapter provides a brief summary of the utility systems and public services necessary to support new development within Village 9. The Public Facilities and Financing Plan (PFFP) and utility master plans provide more detailed explanations of these backbone facilities and assign responsibilities for construction and financing.

Public utility systems, facilities, and services have been designed based upon the projected land uses and intensity of development proposed within the SPA and surrounding areas. Facilities are sized according to estimated demands and necessary distribution. The design and phasing of facilities may be modified during the tentative map and final map process with the City's approval in order to reflect the actual number of units, corresponding population projections, and construction phasing.

8.2 WATER SUPPLY AND MASTER PLAN

Water service and facilities for the SPA are addressed in the December 2010 Final Overview of Water Service prepared by Dexter Wilson Engineering, Inc. In accordance with the GDP and SPA requirements, the water plan demonstrates compliance with state and local agency requirements and the ability to serve the SPA. A summary of key points related to water service are provided below.

8.2.1 Water Supply

1. Senate Bill 610 principally applies to the California Water Code and requires the California Environmental Quality Act process to include documentation to definitively establish water availability.

2. California Senate Bills 221 and 610 were approved on October 9, 2001 and became effective January 1, 2002. Senate Bill 221 primarily applies to the Subdivision Map Act and requires the lead agency (City of Chula Vista), in considering a tentative map, to verify that the public water supplier (Otay Water District) has sufficient water supplies available to serve the project. To meet the requirements of Senate Bills 221 and 610, the City of Chula Vista has formally requested that the Otay Water District provide a Water Supply Assessment and Verification Report for the project. The Water Supply Assessment and Verification Report was approved by Otay Water District on January 5, 2011.
3. The SPA is located within the boundaries of the Otay Water District (OWD), which is the local agency responsible for providing water service. OWD is a member agency of the San Diego County Water Authority who, in turn, is a member agency of the Metropolitan Water District. The SPA is already within the boundaries of these agencies for water service, but will be required to annex into OWD Improvement Districts 22 and 27 prior to receiving service.
4. The project is within the Central Service Area of OWD. Water service to the project will be supplied from the 624, 711, and 980 pressure zones. The 624 Zone service will be supplied to Village 9 by the extension of pipelines in Main Street to the west of the project and the construction of an on-site 711/624 Zone pressure reducing station.
5. The 711 Zone portion of the project will be served by connects to the existing system at the intersection of Eastlake Parkway and Main Street/Hunte Parkway.
6. The 980 Zone will be supplied by connecting to existing lines in Eastlake Parkway to the east and in the EUC to the north.
7. OWD has three existing reservoirs in the 624 Zone. These reservoirs are supplied by OWD Connections 10 and 12 to the San Diego County Water Authority aqueduct. A 711 Zone pump station lifts water from the 624 Zone to the 711 Zone reservoirs. A 16 million gallon 711 Zone reservoir was built in recent years such that OWD has adequate storage to serve the ultimate projected development in this zone. There are two existing reservoirs in the 980 Zone with a combined capacity of 10 million gallons. No additional reservoir storage will be required to supply water to Village 9.

8.2.2 Potable Water Demand

1. Domestic water demand for the SPA is estimated to be 1.43 mgd. OWD will require a subarea master plan of water prior to the approval of final engineering plans for the project to better establish water demands and facility requirements. A water supply assessment will also be completed to assure that sufficient supplies are planned to be available as demand is generated for the project.
2. Exhibit 8.1 - Conceptual Potable Water Master Plan provides the recommended distribution system required to meet demands within the SPA.

Legend

	Existing 980 Zone Water
	Proposed 980 Zone Water
	Existing 711 Zone Water
	Proposed 711 Zone Water
	Proposed 624 Zone Water
	City of San Diego Water
W116	OWD CIP No.

Notes:

1. Exhibit illustrates conceptual backbone infrastructure only. See Tentative Map(s). for actual alignment.
2. Conceptual Plan differs slightly from Overview of Water Service Report dated December 2010 because of SR-125 ramp realignments.

Exhibit 8.1 - Conceptual Potable Water Master Plan

8.2.3 Recycled Water Supply and Master Plan

1. Current OWD policies regarding new subdivision development requires the use of recycled water where available. Consistent with the Otay Ranch GDP, it is anticipated that recycled water will be used to irrigate street parkway landscaping, parks, manufactured slopes, and landscaped areas of commercial and multi-family residential sites.
2. The project is in the 680 and 944 Zones for recycled water service. The primary source of recycled water to the SPA will be the South Bay Water Reclamation Facility. From this plant, the recycled water system consists of a series of pump stations, transmission piping, and storage reservoirs that provide recycled water to the area.
3. The existing recycled water system that will serve the project involves the extension of the existing system from the intersection of Eastlake Parkway and Hunte Parkway to the project. A plan to distribute recycled water within the project is depicted in Exhibit 8.2 - Conceptual Recycled Water Master Plan.
4. The use of recycled water directly offsets potable water use, making it an important component in the attempt to meet water supply challenges in the region. Village 9 is expected to offset potable water usage by an average of 0.125 mgd by utilizing recycled water where feasible.
5. Recycled water requirements for the project will be coordinated by the Otay Water District and City of Chula Vista. Phased construction of recycled water facilities, based on the OWD approved master plan, will be incorporated into the PFFP and/or subdivision map conditions to assure timely provision of required facilities.
6. In conformance with the Otay Ranch GDP and the Chula Vista Growth Management Plan, a Water Conservation Plan is provided with this SPA Plan as Appendix G - Water Conservation Plan.
7. Irrigation of open space areas adjacent to the MSCP shall be carefully designed to prevent recycled water from draining into and impacting the MSCP open space area.

8.2.4 Landscaping Water Conservation Ordinance

1. The Water Conservation Plan for Otay Ranch Village 9 (Appendix G) is addressed in the December 2010 study, prepared by Dexter Wilson Engineering, Inc.
2. The Village 9 project will promote water conservation through the use of low water use plumbing fixtures and the use of recycled water for the irrigation of parks, open space slopes, schools, parkway landscaping, and the common areas of multi-family residential and commercial sites.
3. In response to the new State Water Conservation in Landscaping Act, the City of Chula Vista adopted a New Model Water Ordinance, CVMC Section 20.12, which went into effect on January 1, 2010. This ordinance calls for greater efforts at water conservation and more efficient use of water in landscaping. The requirements of this ordinance shall be implemented into the design of Village 9.

Legend

- Existing 927 Zone Water
- Proposed 927 Zone Water
- Proposed 680 Zone Water
- Potential Recycled Water Use Area (See Tentative Map(s) for actual areas)

Notes:

1. Exhibit illustrates conceptual backbone infrastructure only. See Tentative Map(s). for actual alignment.
2. Conceptual Plan differs slightly from Overview of Water Service Report dated December 2010 because of SR-125 ramp realignments.

Exhibit 8.2 - Conceptual Recycled Water Master Plan

8.3 SEWER SERVICE

1. Sewer service and facilities are addressed in the December 2010 Final Overview of Sewer Service prepared by Dexter Wilson Engineering, Inc. Sewer service to the project site is provided by the City of Chula Vista. Chula Vista operates and maintains its own sanitary sewer collection system that connects to the City of San Diego's Metropolitan Sewer System.
2. The City of Chula Vista's Subdivision Manual establishes sewage generation factors based on population multipliers used to project sewage flows. The average daily flow into the Salt Creek/ Otay River basin from the SPA is estimated to be 1.09 mgd. All of Village 9 can be served by constructing 8-inch through 15-inch gravity sewer lines to convey flow south to a single point of connection with the Salt Creek Interceptor.
3. Since the EUC will not convey flows through Village 9, on-site facilities have been sized to serve the needs of the project only. A sewer stub has been planned to accommodate flows from the future university. Once these flows, if any, have been determined, the impact on the Village 9 system will be evaluated. The project will be required to pay development impact fees as connections are made that convey flows to the Salt Creek Interceptor.
4. Sewer facilities required to serve the SPA will be constructed in phases. The phasing and financing requirements are addressed in the PFFP and/or subdivision map conditions to assure timely provision of required facilities. Sewer facilities are illustrated on Exhibit 8.3 - Conceptual Sanitary Sewer Master Plan.

Legend

- Existing Salt Creek Interceptor
- Proposed Gravity Sewer

Notes:

1. Exhibit illustrates conceptual backbone infrastructure only. See Tentative Map(s). for actual alignment.
2. Conceptual Plan differs slightly from Overview of Water Service Report dated December 2010 because of SR-125 ramp realignments.

Exhibit 8.3 - Conceptual Sanitary Sewer Master Plan

8.4 STORM DRAIN & URBAN RUNOFF

8.4.1 Drainage

Hunsaker & Associates has prepared the Village 9 Preliminary Drainage Study to assesses and compare drainage for both the existing and proposed development conditions within the SPA. In conformance with GDP and SPA policies, the Drainage Study provides a detailed hydrological analysis and demonstrates the effectiveness of proposed design solutions shown in Exhibit 8.4- Conceptual Storm Drainage Master Plan to mitigate the impacts of storm drain and urban runoff within the SPA. Key elements of the Drainage Plan are as follows:

1. Existing runoff from the project site drains in a southerly direction to the adjacent Otay River. Development of the Village 9 site will not alter the existing tributary watershed of the aforementioned Otay River.
2. Urban runoff from the proposed Village 9 site and a small portion of the Eastern Urban Center development located to the north of the Village 9 site will be conveyed via a storm drain system which conveys flow directly to the Otay River.
3. To ensure that no erosion is caused within the existing finger canyons located within the Village 9 project site, the storm drain system as illustrated in Exhibit 8.4 - Storm Drainage Master Plan will convey storm water directly to the receiving Otay River.
4. The proposed storm drain outlet location will incorporate full energy dissipation measures to ensure that the potential for erosion conditions is fully mitigated.
5. Due to the impacts of Savage Dam and Lower Otay Reservoir, the Otay River below the dam is exempt from hydromodification according to the San Diego Reservoir Quality Control; Hydromodification Management Plan.
6. Due to the impacts of the Savage Dam and Lower Otay Reservoir on 60% of the watershed, an increase in the peak 100-year event flows will not have a negative impact on the Otay River Watershed Agreement Technical Report.

8.4.2 Urban Runoff

Development of the SPA will implement all necessary requirements for water quality as specified by state and local agencies. All development will meet the requirements of the City's Standard Urban Storm Water Mitigation Plan (SUSMP), the Jurisdictional Urban Runoff Management Plan (JURMP), and the Storm Water Management and Discharge Ordinance (as specified in the City of Chula Vista Development and Redevelopment Storm Water Management Standards/Requirements Manual).

At this time, the proposed Village 9 site development includes the construction of roadways, infrastructure (including storm drain and utilities), and the mass grading of pads for future development. Of these improvements, only the construction of paved roadways and sidewalks will create increased urban runoff.

Legend

- Proposed Storm Drain
- Limit of Hydraulic Basin
- Existing Discharge Point
- Hydraulic Basin 1
- Hydraulic Basin 2
- Hydraulic Basin 3

Notes:

1. Exhibit illustrates conceptual backbone infrastructure only. SeeTentative Map(s) for actual alignment
2. For off-site limits of drainage basins, see Drainage Report

Exhibit 8.4 - Conceptual Storm Drain Master Plan

Therefore, water quality treatment will be necessary only for these improvements as currently proposed. Additional water quality measures will be required in the future as the mass graded pads are developed; such measures will meet all state and local agency standards for the treatment of urban runoff at that time.

Bio-retention based BMPs (Best Management Practices) are proposed within the Village 9 SPA to treat urban runoff pollutants generated via the proposed roadways and sidewalks. To ensure that all runoff contained within the storm drain systems are treated prior to entering the storm drains, these BMPs will be located throughout the site at the proposed storm drain inlet locations. Urban runoff will be treated in conformance with the Village 9 Water Quality Technical Report. Permeable pavement/pavers are proposed within the parking areas of the other backbone roadways to address water quality. The residential roadways will route run-off through the landscaping located in the adjacent parkways. Bio-retention facilities located in the front of single family residential lots shall be dedicated as an easement to the City to allow access and conduct inspections and to restrict property owners from changing the geometry and landscaping of these BMPs.

Low Impact Development (LID) practices will also be incorporated within the roadway and sidewalk design in accordance with state and local requirements to ensure that, to the maximum extent practicable (MEP), requirements are met for water quality with the Village 9 SPA.

8.5 DRY UTILITIES

Dry utilities will also be extended underground into the SPA primarily in streets and other public easements. Telephone, cable television, and internet service is provided by several companies including Cox Communications, Time Warner, and AT&T. Gas and electric service is provided by San Diego Gas and Electric, a subsidiary of Sempra Energy.

Continued focus on the Energy Strategy and Action Plan, which addresses demand side management, energy efficient and renewable energy outreach programs for businesses and residents, energy acquisition, power generation, and distributed energy resource and legislative actions, and continuing implementation of the CO_2 Reduction Plan will lessen the impacts from energy.

8.6 DEVELOPMENT PHASING

Development of the SPA will be completed in the multiple phases to ensure construction of necessary infrastructure and amenities for each phase as the project progresses. Exhibit 8.5 - Conceptual Phasing Plan reflects anticipated market demand for a variety of housing types and commercial uses.

The Conceptual Phasing Plan is non-sequential. This recognizes that sequential phasing is frequently inaccurate due to unforeseen market changes or regulatory constraints; therefore, this SPA and the associated Public Facilities Financing Plan (PFFP) permits non-sequential phasing by imposing specific facilities requirements, per the PFFP, for each phase to ensure that the SPA is adequately served and City threshold standards are met. Public parks and schools shall be phased as needed.

Plan. Area	MF Units	SF Units	C'ml Sq. Ft (K)
Orange			
G	0	0	0
I	0	0	0
J	0	0	0
M	80	0	29
N	57	0	52
P	80	0	29
Q	57	0	52
T	34	0	32
W	0	0	0
X	0	0	0
AA	0	72	0
DD	0	47	0
EE	0	26	0
HH	0	0	0
OS-3	0	0	0
OS-4	0	0	0
Subtotal	**308**	**145**	**194**
Blue			
D	448	0	278
E-1	183	0	115
E-2	168	0	101
F	136	0	0
L	0	0	0
S-1	104	0	0
S-2	58	0	0
V	142	0	0
Subtotal	**1,239**	**0**	**494**
Yellow			
CC	128	0	0
R-1	80	0	29
R-2	80	0	29
U-1	58	0	0
U-2	58	0	0
Y-1	54	0	0
Y-2	50	0	0
Z-1	61	0	0
Z-2	45	0	0
BB	0	89	0-
FF	0	32	0
GG	0	0	0
II	0	0	0
OS-1	0	0	0
Subtotal	**614**	**121**	**58**
Purple			
A	380	0	235
B-1	183	0	115
B-2	136	0	101
C	0	0	0
H-1	188	0	115
H-2	226	0	130
K-1	148	0	0
K-2	152	0	0
O-1	80	0	29
O-2	80	0	29
Subtotal	**1,573**	**0**	**754**
TOTAL	**3,734**	**266**	**1500 K**

Exhibit 8.5 - Conceptual Phasing Plan

The Conceptual Phasing Plan is consistent with the PFFP. The PFFP implements the City of Chula Vista Growth Management Program and Ordinance. The intent of the document is to ensure that the phased development of the project is consistent with the overall goals and policies of the City's General Plan, Growth Management Program, and the Otay Ranch GDP. The proposed phasing and actual construction timing of the SPA may be modified subject to compliance with provisions of the PFFP (See Appendix A).

8.7 PUBLIC SCHOOLS

This section serves as the SPA's School Master Plan, as required by The Otay Ranch GDP. The size and number of school facilities is determined by applying the student generation rates for mixed use, multi-family, and single family dwelling units, as shown in Table 8.1 - School Obligations. Elementary school generation rates were negotiated with the Chula Vista Elementary School District. High school and middle school student generation rates were negotiated with Sweetwater Union High School District:

Table 8.1 - School Obligations

		Elementary School		Middle School		High School	
Use (Zone)	**Units**	**Rate**	**Students**	**Rate**	**Students**	**Rate**	**Students**
Mixed Use (UC,TC,UN,NC)	3,734	x 0.2091	781	x 0.0810	302	x 0.1171	437
Multi-Family/Clustered Single Family (NG)	161	x 0.4114	66	x 0.0936	15	x 0.1939	31
Single Family (NC)	105	x 0.4114	43	x 0.0936	10	x 0.1939	20
Total	**4,000**		**890**		**327**		**488**

Based on the number of units projected by this SPA Plan and the negotiated generation rates provided by the Chula Vista Elementary School District and the Sweetwater Union High School District, schools will need to provide educational services for approximately 890 new elementary school students, 327 new middle school students, and 488 new high school students. This section provides a brief description of how these students will be accommodated. The PFFP provides additional information regarding the phasing and funding of educational facilities proposed within Village 9.

8.7.1 Elementary Schools

To fulfill the educational need of new elementary school students within Village 9, two elementary school sites have been reserved. Both of these sites may be developed as an elementary school if selected by the school district. Planning Area W on the Site Utilization Plan consists of 11.9 acres of land located in the NC Zone. Planning Area G, consist of 7.9 acres of land located in the UN Zone. Each site is large enough to accommodate approximately 750 students.

Both school sites will be reserved for acquisition by the school district as described in the PFFP. Construction timing of the school and selection of the school site will be determined by the school district. Until such time that the school is completed, students residing within Village 9 will attend schools in neighboring villages as determined by the school district. If the school district decides not to pursue one or both of the sites, the site(s) not selected by the school district will revert to mixed use pursuant to Section 9.3.2.B and an alternative site will be identified, which may require a revision to the SPA and/or a SPA Amendment.

8.7.2 Middle Schools and High Schools

Middle School students residing in Village 9 will likely attend one of the planned middle schools located in Village 11 or Village 8 West.

High school students residing in Village 9 would currently be located within the attendance area of Olympian High School located in Village 7. Enrollment at this school is expected to exceed capacity before Village 9 is constructed. The School District has planned another high school at the intersection of Eastlake Parkways and Hunte Parkway in Village 11.

8.7.3 Continuing Education

Provisions for continuing education are not required by the Otay Ranch GDP; however, Village 9 is located approximately 3 miles from Southwest College and is immediately adjacent to the University/RTP. In addition, the CPF sites designated as Planning Areas J and X provide opportunities for educational facilities, which could include on-going education.

8.8 CHILD CARE FACILITIES

The SPA plan provides a variety of opportunities for child care services. These facilities can be divided into two main categories: Family day care homes and facility based child care.

8.8.1 Family Day Care Homes

Family day care homes are home based child care services provided within private residences. The SPA land use regulations recognize two types of home-based child care facilities. Small family day care homes (SFDCH) that serve up to 6 children and large family day care homes (LFDCH) serving 7-12 children.

Both types of facilities are permitted or conditionally permitted within residential, mixed-use, and CPF sites in Village 9. Please refer to Chapter 3, Development Code, to determine which zones permit these types of uses. All family day care homes are also subject to the California Code of Regulations, Title 22, Division 12, Chapter 3, Section 102417 and all other state and local regulations.

8.8.2 Facility-Based Child Care

Facility based childcare refers to child care services provided by non-profit, governmental, religious, community, educational, or commercial facilities. These facilities are often provided as an accessory land use but may also be the primary land use. Locating child care services near other compatible land uses is consistent with efficient land use planning and the neo-traditional principles of Otay Ranch.

A conditional use permit may be required depending upon the land use designation of the property and the size of the facility. Please refer to Chapter 3, Development Code, to determine which zones require a conditional use permit for these types of facilities. The State of California also regulates the licensing, application procedures, administrative actions, enforcement provisions, continuing requirements, and physical environment of these facilities. All facility-based child care facilities are also subject to these and all other applicable state and local regulations.

8.9 POLICE, FIRE, AND EMERGENCY SERVICES

Life safety services are one of the most important services needed to support the community. Adequate facilities, personnel, and response times ensure the long-term health and well being of the community. The following section describes how these services will be provided for in Village 9.

8.9.1 Police Protection

The Chula Vista Police Department (CVPD) will provide law enforcement services to Village 9. The CVPD currently provides police service to the project area from its existing police facility in downtown Chula Vista. Maintaining the current rate of 1.07 sworn police officers per 1000 population will require adding approximately 12 sworn officers to support the projected population in Village 9. Based on current policy, no police substations are required in Village 9; however, they are permitted in the NC, UN, TC, and UC Zones. All future development within Village 9 shall comply with applicable Crime Prevention Through Environmental Design (CPTED) and Chula Vista Police Department Standards.

8.9.2 Fire Protection

Village 9 will be served by the City of Chula Vista Fire Department. The closest existing fire stations to Village 9 are Fire Station 7, located at 1640 Santa Venetia Road; Fire Station 6, located at 605 Mt. Miguel Road; and Fire Station 8, located at 1180 Woods Drive. The EUC, located northeast of Village 9, includes a proposed fire station.

Additional fire equipment, staff, and facilities required to serve the increased population proposed by the SPA Plan are identified in the PFFP. Although no fire station sites are identified on the Site Utilization Plan, fire stations are a permitted use in the NE, NG, NC, UN, TC, and UC Zones. Appendix F - Fire Protection Plan and Appendix D - Preserve Edge Plan have also been prepared in conjunction with this SPA Plan to identify fire prevention measures such as fuel modification zones, and architectural controls. All subsequent development applications shall be subject to these plans and the review and approval of the Fire Department.

8.9.3 Emergency Medical Services

Currently, American Medical Response (AMR) provides contract emergency medical services for the City of Chula Vista, National City, and Imperial Beach. There are 5 American Medical Response South County paramedic units: 2 allocated in Chula Vista, 2 in National City, and 1 in Imperial Beach. Village 9 and the surrounding area will be served through this contract arrangement by the City of Chula Vista.

8.9.4 Emergency Disaster Plan

The GDP requires all SPA plans to provide an "Emergency Disaster Plan" that addresses the various hazards that have the potential for disrupting communities, causing damage, and creating casualties within the area. Possible natural disasters include earthquakes, floods, fires, landslides, and tropical storms. There is also the threat of man-made incidents such as war, nuclear disasters, hazardous materials spills, major transportation accidents, crime, fuel shortages, terrorism, or civil disorder. The Village 9 SPA addresses these disaster situations by implementing the following services already available in the area:

1. San Diego County Emergency Plan: This comprehensive emergency management system provides for a planned response to disaster situations associated with natural disasters, technological incidents, and nuclear defense operations. The plan includes operational concepts relating to various emergency situations, identifies components of the Emergency Management Organization, and describes the overall responsibilities for protecting life and property and assuring the overall well-being of the population. The plan also identifies the sources of outside support that might be provided (through mutual aid and specific statutory authorities) by other jurisdictions, state and federal agencies, and the private sector.
2. Unified San Diego County Emergency Services Organization: Consists of San Diego County and the cities within the county. It was established in 1961 and provides for "preparing mutual plans for the preservation of life and property and making provisions for the execution of these plans in the event of a local emergency, state of emergency, and to provide for mutual assistance in the event of such emergencies."
3. California Disaster and Civil Defense Master Mutual Aid Agreement: As provided for in the California Emergency Services Act, this agreement was developed in 1950 and adopted by California's unincorporated cities and by all 58 counties. This statewide mutual aid system is designed to ensure that adequate resources, facilities, and other support is provided to jurisdictions whenever their own resources prove to be inadequate to cope with a given situation. San Diego County is located in Mutual Aide Region 6 of the State system.
4. Unified County Emergency Services Organization: The City of Chula Vista has comprehensive agreements with the Bureau of Land Management, California Department of Forestry, California Conservation Corps, Urban Search and Rescue Corps, San Diego County Fire Mutual Aid, and other agencies in conjunction with the California Disaster and Civil Defense Master Mutual Aid Agreement. Village 9 is incorporated into Chula Vista's existing emergency disaster programs, including all fire and emergency services and mutual aid agreements.
5. Community Emergency Response Team (CERT) Program: The City of Chula Vista provides a CERT program that offers training to citizens to teach them how to effectively and efficiently respond to emergency situations without placing themselves or others in unnecessary danger. CERT training includes lessons on managing utilities, putting out small fires, providing basic emergency medical aid, searching and rescuing victims safely, effectively organizing volunteers, and collecting disaster information to support first responders.

8.10 LIBRARY SERVICES

The City Library Master Plan identifies library services, which are provided by the City of Chula Vista. The plan establishes a standard of 500 square feet of adequately equipped and staffed library facilities per 1,000 residents. Based on the projected population, Village 9 generates a demand for 5,465 square feet of additional library facilities within the City. This demand will be satisfied by participation in the City's Public Facilities Development Impact Program as identified in the PFFP.

8.11 CIVIC FACILITIES

The City of Chula Vista Civic Center serves the civic needs of the community. The Civic Center was recently expanded and currently supports existing development within the City of Chula Vista. As the City continues to grow, additional expansion of these facilities may be required to accommodate staff. Therefore, the Village 9 SPA is subject to the City's Development Impact Fee (DIF) Program, which may be used for expansion of the Civic Center and construction of other civic facilities in the future.

8.12 ANIMAL CONTROL FACILITIES

Animal health and regulatory services will be provided by the City of Chula Vista. There are currently no impact fees imposed to finance animal control facilities.

8.13 INTEGRATED SOLID WASTE MANAGEMENT

Solid waste management services for the City of Chula Vista are provided by Allied Waste Management. Solid waste is collected curb-side once a week and transported to the Otay Landfill in the City of Chula Vista. Otay landfill currently has a projected life span of 20 years.

Allied Waste Management also provides a comprehensive recycling program with the City of Chula Vista for residential, commercial, and industrial generators. This program includes the following:

1. Curbside, commingled recycling of newspapers, plastics, aluminum, glass, cardboard, and metals.
2. Curbside collection of green vegetation yard wastes that are recycled into mulch for redistribution.

Residents can dispose of household toxics and E-waste at the South Bay Regional Household Hazardous Waste Collection facility, located at 1800 Maxwell Road.

The State of California has mandated the at least 50% of the solid waste generated by a City or County be diverted from landfills. Additionally, the State has set per capita disposal rates of 5.3 pounds per person per

day for the City of Chula Vista. To maintain these targets the following programs must be implemented per Chula Vista Municipal Code Sections 8.23 Solid Waste and Recycling Contract or Franchise; 8.24 Solid Waste and Litter; 8.25 Recycling and 19.58.340 Trash Enclosures:

1. All new construction and demolition projects in the City are required to divert from landfill disposal 100 percent of inert waste, to include asphalt, concrete, bricks, tile, trees, stumps, rocks, and associated vegetation and soils resulting from land clearing, and not less than 50 percent of the remaining waste generated, via reuse or recycling, unless a partial or full diversion exemption has been granted pursuant to CVMC 8.25.095, in which case the diversion requirement shall be the maximum feasible diversion rate established by the Waste Management Report Compliance Official for the project (CVMC 8.25.020(O6)). Contractors will be required to put up a performance deposit and prepare a Waste Management Report Form to ensure that all materials are responsibly handled. Upon verification that the diversion goals have been met the performance deposit will be refunded (CVMC 8.25.095).
2. The City of Chula Vista's Recycling and Solid Waste Planning Manual, adopted by City Council, provides information for adequate space allocated to recycling and solid waste within individual projects, based upon the type of project and collection service needed. Allied Waste Services/ Republic Services is the City of Chula Vista contracted service provider for all commercial, industrial, and residential services within the city limits.
3. Plans are subject to approval by the City Manager or designee, who is the Environmental Services Program Manager in the Public Works Department.
4. Additionally, the City of Chula Vista encourages the use of compost materials to be incorporated into the soil of all new construction projects to improve soil health, water retention, less water run off, and filtration of water run-off prior to entering storm drains and creeks on the way to San Diego Bay. The yard trimmings collected in Chula Vista are composted at the Otay Landfill and may be available for purchase.

8.14 REGIONAL FACILITIES

The Otay Ranch General Development Plan requires all new development within Otay Ranch to meet the demands for regional services and facilities by participating in a regional impact fee program (if such a program is implemented) and/or by reserving land or facilities for regional service programs. Village 9 will contribute an equitable financial share to the following services for Otay Ranch in accordance with the PFFP:

1. Arts and Cultural Facilities
2. Cemeteries
3. Health and Medical Facilities
4. Community and Regional Purpose Facilities
5. Social and Senior Services
6. Correctional Facilities
7. Justice Facilities.

Chapter 9

Implementation & Administration

9 - Implementation & Administration

9.1 IMPLEMENTATION

9.1.1 Purpose

The purpose of this chapter is to define certain administrative procedures and requirements and provide clear instruction and notice to property owners and developers within Village 9 SPA regarding permit and plan approvals. These regulations use the standard procedures provided in the Chula Vista Municipal Code Section 19.14 except where special procedures are required or defined herein.

The administration of the Village 9 SPA Plan shall be as provided for in Chula Vista Municipal Code Section 19.48.090 et. seq. Whenever the provisions of this SPA conflict with or provide different rules, standards, or procedures from those in Titles 12 (Streets and Sidewalks), 18 (Subdivisions), or 19 (Zoning and Specific Plans) of the City's Municipal Code, the provisions of this chapter shall prevail. On matters within those titles on which this chapter is silent, the existing titles apply.

9.1.2 Amendments

Changes to the boundaries of the transect and zoning districts shall be made by ordinance and shall be reflected on the official Village 9 SPA Regulating Plan as provided in Exhibit 3.2 - Regulating Plan. Minor changes resulting from the approval of a tentative or final map shall be made to the Zoning Districts Maps as an administrative matter.

9.1.3 Effect of Regulations

The provisions of Chapter 3, Development Code, governing the use of land, buildings, structures, the size of yards, the height and bulk of buildings, standards of performance, and other provisions are hereby declared to be in effect upon all land included within the boundaries of each and every zoning district established by the Development Code.

9.1.4 Multiple Applications

When an applicant applies for more than one permit or other approval for a single development, the applications shall be consolidated for processing and shall be reviewed by a single decision maker or decision-making body pursuant to the requirements of Chula Vista Municipal Code Section 19.14.050.

9.2 SPA INTERPRETATION

9.2.1 Substantial Conformance

The Zoning Administrator may determine an application is in substantial conformance to the adopted SPA document, subject to the findings below:

1. The proposed project or use is substantially consistent with the Chula Vista General Plan and adopted policies of the City.
2. The proposed project or use is substantially consistent with the Village 9 SPA Plan and its purpose and intent. Land use and circulation pattern are generally consistent. Statistical variations such as site area calculations shall be less than 10%.
3. The proposed project or use meets the provisions of Chapter 3, Development Code, governing the use of land, buildings, structures, the size of yards, the height and bulk of buildings, standards of performance, and other provisions. Any deviation from these standards shall require a variance.
4. The proposed project or use substantially complies with Chapter 4, Community Design; the Village 9 Landscape Master Plan (See Section 9.3.6), and applicable Master Precise Plans (See Section 9.3.7). Some deviation from standards and guidelines are permitted as long as the overall project meets the overall design intent and vision specified in Chapter 4; the Village 9 Landscape Master Plan (See Section 9.3.6), and applicable Master Precise Plans (See Section 9.3.7).
5. The proposed project or use will not, under circumstances of the particular case, be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity.
6. The proposed project or use is substantially consistent with the principles and overall quality of design established for the Otay Ranch Planned Community.

The Zoning Administrator shall set a reasonable time for the consideration of each application to the applicant and to other interested persons as defined in the Chula Vista Municipal Code Chapter 19.14, Administration Procedures - Permits- Applications - Hearings - Appeals. In the event objections or protests are received, the Zoning Administrator shall set the matter for public hearing as provided therein.

9.2.2 Clarification of Ambiguity

If ambiguity arises concerning the proper classification of a particular parcel within the meaning and intent of Chapter 3, Development Code, or Chapter 4, Community Design, or if ambiguity exists with respect to height, yard requirements, area requirements, or zoning district boundaries as set forth herein, the Zoning Administrator shall make a determination clarifying said ambiguity based upon the pertinent facts and the intent of the SPA. A decision rendered by the Zoning Administrator concerning said ambiguity may be appealed in accordance with the appeal procedure set forth in the Chula Vista Municipal Code Section 19.14.100. For ambiguities that arise from applications requiring a public hearing by a decision making body other than the Zoning Administrator, the determination of the Zoning Administrator shall be forwarded to the appropriate decision making body as a recommendation.

9.2.3 Definition of Terms

For the purposes of this SPA document, certain words, phrases, and terms used herein shall have the meaning assigned to them by Appendix A - Glossary. Words, phrases, and terms not defined in Appendix I - Glossary shall be defined by Chula Vista Municipal Code..

9.3 REVIEW PROCESS

This section includes the distinct administrative processes and procedures for reviewing the design and development of new buildings and uses within the Village 9 SPA Additional permits may be required and shall be subject to and processed in accordance with the Chula Vista Municipal Code Section 9.3.1

9.3.1 Preliminary Review

The Master Developer shall participate in a preliminary design review process prior to application submittal to the City until final build out has been achieved. The preliminary review by the Master Developer is for recommendation only. Each application to the City shall be accompanied by this recommendation from the Master Developer to City staff for approval, modification, or denial of the proposed project. This process is intended to add an extra level of review and compliance with previously adopted plans.

In addition, it is strongly encouraged that project applicants request a pre-application meeting with planning staff to review the scope of the project and the required applications and submittal materials. The pre-application meeting will be subject to the City of Chula Vista fee schedule.

9.3.2 Level and Scope of Reviews

A. Design Review

1. Design review is intended to provide sufficient detail in site planning, architectural design, and landscape architectural design to enable a specific development project design to be reviewed with respect to compliance with the Village 9 SPA Plan, the Village 9 Landscape Master Plan (See Section 9.3.6), and applicable Master Precise Plans (See Section 9.3.7). Typically, Design Review will be performed on a parcel but may also include a group of buildings so long as a conceptual design of the entire parcel is provided. Because of the importance of design context and continuity of streetscapes, Design Review submittals shall be required to address the entire Planning Area as shown on the Site Utilization Plan on which the proposed project is located at a conceptual level. This conceptual planning provides assurance that options for the logical build-out can occur, but is not specifically adopted as a constraint on other alternatives that may be considered in the future, so long as they are in substantial conformance with the Design Review Approval. Any projects found not to be in substantial conformance by the Zoning Administrator may apply for an amendment to the previous Design Review approval with the Planning Commission.
2. Another alternative is the consideration of phased intensification. A building complex may intensify over time as a planned intensification. This phasing may be approved with the initial Design Review application at the option of the applicant if the Design Review application is for a partial build-out of a planning area in compliance with the Village 9 Landscape Master Plan (See Section 9.3.6), and applicable Master Precise Plans (See Section 9.3.7).
3. The scope of the Design Review shall be limited to compliance with the provisions of this Code and related SPA documents as specifically provided for in Chula Vista Municipal Code Section 19.14.582. Village 9 is intended to be a vibrant urban environment with a wide variety of uses, activities, and urban design features that will serve as a transition from the EUC and proposed University/RTP to promote a pedestrian-friendly 24-hour living environment with proximity to shopping, entertainment, transit, and employment opportunities. In such an environment, the overriding design goals are high quality design and excellent functionality. This Form-based Code provides the basis for future development. Adherence to any specific architectural style or any set of preconceived design solutions beyond what is specific in the Village 9 Landscape Master Plan (See Section 9.3.6), and applicable Master Precise Plans (See Section 9.3.7) is neither required nor desired . The Design Review process requires a determination that a project is in compliance with the Village 9 SPA Plan, the Village 9 Landscape Master Plan (See Section 9.3.6), and applicable Master Precise Plans (See Section 9.3.7).

4. Because of the wide range of appropriate design options within Village 9, any Design Review submittal that meets the prescriptive standards of the Village 9 SPA, the Village 9 Landscape Master Plan (See Section 9.3.6), and applicable Master Precise Plans (See Section 9.3.7) shall be deemed to be in conformance with the SPA unless evidence is presented to refute the conclusion. Any and all design revisions or conditions applied to a proposed project by the Planning Commission, Zoning Administrator, or other reviewing and approving body, will only be made in order to meet the Village 9 SPA design objectives. Any determination made by the appropriate decision making body that the proposed decision is in conflict with the Village 9 SPA Plan shall clearly identify the specific objective, policy or design statement that is found to conflict with said design. The fact that a proposed design is not illustrated in the Village 9 SPA Plan is not evidence of a conflict. The Village 9 SPA Plan utilizes multiple examples of Building Types to convey a sense of design character specifically to avoid a requirement for a specific design. Substantial evidence of conflict requires that the design proposal be inconsistent with the design character conveyed by the multiple examples.
5. Major Design Review is for projects that include more than 20,000 square feet (more than 30,000 square feet in the UC Zone) of non-residential building area and multi-family residential projects consisting of more than 10 dwelling units (more than 200 dwelling units in the UC Zone). Major Design Review requires approval by the Planning Commission.
6. Minor Design Review is for projects that include 20,000 square feet or less (30,000 square or less in the UC Zone) of non-residential building area and residential projects consisting of 10 or fewer dwelling units (200 or fewer dwelling units in the UC Zone). Minor Design Review requires approval by the Zoning Administrator.

B. Intensity Transfer :

1. Intensity Transfer is an administrative process, conducted by the Zoning Administrator to ensure that Village 9 SPA does not exceed the maximum level of intensity.
2. The Site Utilization Summary is intended to provide the general design intent of the Village 9 SPA; however this SPA recognizes the need for flexibility in planning to accommodate future development constraints and market demands. Notwithstanding the foregoing, unless a proposed project is exactly consistent with the target intensity shown for that planning area on the Site Utilization Plan, an intensity transfer is required. Any transfer of intensity between planning areas within the same land use is permitted provided said transfer is consistent with the SPA Plan, the circulation system, and the technical studies of the associated EIR as related to infrastructure; the overall target intensity of 4,000 residential units and 1,500,000 square feet of non-residential floor area is not exceeded; and a combined total of 500,000 square feet (or 33%) of the non-residential floor area is maintained in the remaining planning areas found in that land use. Any other type of transfer shall require a SPA Amendment. The Zoning Administrator shall approve or deny the proposed intensity transfer subject to the following findings and conditions:
    a. The resulting density of both the granting and receiving planning areas shall be consistent with the density ranges specified for each area.
    b. The overall SPA intensities shall not be exceeded.
    c. The Neighborhood Builder has received a letter of recommendation for approval, modification, or denial of the intensity transfer from the Master Developer.
    d. The planned identity of Village 9 SPA is preserved including the creation of pedestrian friendly and transit oriented development
    e. The Neighborhood Builder has provided supporting technical studies, if necessary, to the satisfaction of the Zoning Administrator, that substantiate adequate infrastructure exists to support the intensity transfer.
    f. Public facilities and infrastructure including schools and parks shall be provided based on the final number of units and the applicant shall agree to pay any additional fees resulting from said transfer. Preserve conveyance obligation shall be based upon the final map development area.
    g. The overall target intensity of 4,000 residential units and 1,500,000 square feet of non-residential floor area is not exceeded; and a combined total of 100,000 square feet of retail commercial is maintained within Village 9.

3. If a shift of Community Purpose Facility (CPF) sites or square footage/acreage between planning areas occurs, a SPA Amendment shall be required. The total square footage/acreage for Community Purpose Facility sites shall meet the Village 9 SPA Community Purpose Facility obligation.
4. Transfers of intensity to unused school sites if the site is not accepted by the school district shall be as follows:
    a. Parcel G shall revert to "Mixed Use (MU) - 10-45 du/ac" site utilization.
    b. Parcel W shall revert to "Mixed Use (MU)- 10-27 du/ac" site utilization.
5. Transfers between Villages. Unused intensity may be transferred between Villages as permitted by City Council pursuant to the expressed terms set forth by agreement, ordinance, or such other manner approved by City Council.
6. No transfer shall exceed the maximum number of units shown on an approved Tentative Map without a revised Tentative Map approved by the City Council.

C. Site Plan and Architectural Review

Site Plan and Architectural Review shall be completed pursuant to the requirements and procedures set forth in Chula Vista Municipal Code Section 19.14.420-480.

D. Summary of Discretionary Review

Table 9.1 - Discretionary Permit Matrix for Village 9 SPA summarizes the review authority for each step of approval.

Table 9.1 - Discretionary Permit Matrix

Approving Authority: A
Recommendation Authority: R

	City Council	Planning Commission	Zoning Administrator	Administrative Staff
Administrative CUP (A)	A	R	R	R
Adoption/Amendment to SPA	A	R		R
Environmental Documents	A[4]	R/A[4]		R/A[4]
Tentative Subdivision Map	A	R		R
Parcel Map (4 lots/units of less)[1]	A			R
Final Map[1]	A			R
Conditional Use Permit (CUP)		A	R	
Major Design Review[2]		A		
Minor Design Review[3]			A	
Intensity Transfers			A	
Sign Program			A	R
Temporary Use Permit				A
Site Plan & Architectural Review				A
Appeals[5]	A			

1. Action Item Only; No public hearing.
2. Projects that include more than 20,000 square feet (30,000 square feet in the UC Zone) of non-residential building area, residential projects consisting of more than 10 multi-family dwelling units (more than 200 units in the UC Zone)
3. Projects that include 20,000 square feet or less (30,000 square or less in the UC Zone) of non-residential building area and residential projects consisting of 10 multi-family or fewer dwelling units (200 or fewer dwelling units in the UC Zone)
4. Environmental documents must be approved by the approving body which has jurisdiction over the project.
5. Appeals shall be reviewed in accordance with CVMC 19.14.583

9.3.3 Submittal Requirements

A. Design Review:

Design Review shall comply with the procedures and requirements set forth in Chula Vista Municipal Code Section 19.14.581 through 19.14.600, except as follows:

1. In the UC Zone, Major Design Review shall be defined as projects that include more than 30,000 square feet of non-residential building area and residential projects consisting of more than 200 multi-family dwelling units.
2. In the UC Zone, Minor Design Review shall be defined as projects that include 30,000 square or less of non-residential building area and residential projects consisting of 200 or fewer dwelling units.
3. In all zones, findings and actions of both the Planning Commission and the Zoning Administrator shall be based upon the provisions of this SPA.

Submittal items shall include the following:

1. Completed City of Chula Vista Development Services Department Application Checklist and all required submittal items listed therein.
2. Completed Village 9 Design Review Compliance Checklist (see Exhibit 9.1), which shall be used to evaluate the proposed project's conformance with the adopted Village 9 SPA Plan, the Village 9 Landscape Master Plan (See Section 9.3.6), and applicable Master Precise Plans (See Section 9.3.7)
3. Other required Documents, Exhibits, and Plans:
    a. Lighting Plan including location, type, and hooding devices (if any) to shield adjoining properties.
    b. Color and Materials Board.
    c. Site Photographs.
    d. Written statement, and/or exhibits as applicable, indicating compliance with applicable required EIR mitigation measures; and SPA and subdivision conditions of approval.
4. Additional items required with application and to be updated upon project approval include the following:
    a. Completed monitoring tables, as required herein; including: Residential and Non-residential Monitoring Tables.
    b. Planning area build-out concept plans if project does not include an entire planning area.
    c. Technical studies or information as required to demonstrate CEQA compliance or compliance with City Regulations.

Exhibit 9.1 - Village 9 Design Review Compliance Checklist

- ☐ Has the project complied with all of the submittal requirements for Design Review (Chapter 9)?
- ☐ Building Height: Is the building height consistent with the Transect Standards (Chapter 3)?
- ☐ Building Setback: Is the building setback from the street consistent with the Transect Standards (Chapter 3)?
- ☐ Building Use: Are the proposed uses within the building consistent with the Permitted Land Uses for the Transect (Chapter 3)?
- ☐ Intensity: Is the intensity consistent with the Site Utilization Plan (SPA Plan) and the latest Intensity Monitoring Tables (Appendix J)?
- ☐ Intensity Transfer: Will an Intensity Transfer be required? If so, has the Zoning Administrator approved the transfer?
- ☐ Parking: Does the building provide adequate parking spaces for the intended uses, based on (circle one):
    a. A shared or managed parking program previously approved;
    b. An adequate shared or managed parking program submitted with the application;
    c. Conventional City parking standards; or,
    d. Building Type Standards (Chapter 3)
- ☐ Parking circulation design: Is the design of parking circulation, gates, backup spacing, turning radii, and stacking distances adequate for the intended use(s)?
- ☐ Parking Space Sizes: Are the parking space sizes adequate for the use(s) intended?
- ☐ On Street Parking: If on street parking is being used to satisfy part of the parking requirement, have these spaces been used for a previously approved project?
- ☐ Parking Structure: If a parking structure is proposed that fronts on the street, has the street level been designed to enhance a pedestrian's experience by (circle all that apply):
    a. Appearance softened with landscaping;
    b. Street level shops or uses other than parking structure;
    c. Architecturally treated to provide an attractive finished look or art wall; or,
    d. Other acceptable technique.
- ☐ Loading Areas: Are the loading areas designed to minimize disruption to pedestrian and vehicular traffic?

Exhibit 9.1 - Village 9 Design Review Compliance Checklist (Continued)

- ☐ Trash: Are trash receptacles adequately located out of or screened from public view?
- ☐ Encroachments: If encroachments into the public right-of-way are being proposed, do these encroachments create any unacceptable public risks that are not addressed by the application? Has an encroachment permit been submitted?
- ☐ Parks: Is the project consistent with the park requirements?
- ☐ Affordable Housing: Is the project consistent the Village 9 SPA Affordable Housing Plan?
- ☐ Subdivision: Does the project comply with the Conditions of Approval for the subdivision?
- ☐ Landscaping: Does the project comply with the landscape requirements and the Village 9 Landscape Master Plan (See Section 9.3.6), and applicable Master Precise Plans (See Section 9.3.7)?
- ☐ Lighting: Does the Lighting Plan describe the location, type, and shielding required to minimize impacts to adjoining properties (See Section 4.2.5)?
- ☐ Architecture: Is the architectural design consistent with the community design requirements for each Transect (Chapter 4)?
- ☐ Pedestrian System: Does the project integrate with the pedestrian system?
- ☐ Relationship to the University/RTP: Is the project consistent with the strategic framework policies in the GDP?
- ☐ Property Ownership: Does the project require approval from other property owners and has this approval been submitted (Chapter 9)?
- ☐ Recommendation: Has a recommendation for approval, modification or denial of the proposed project been provided from the Master Developer (Chapter 9)?
- ☐ Monitoring Tables: Have the Monitoring Tables been provided as required (Chapter 9)?
- ☐ Design Review: Does the project require Design Review by the Planning Commission or Zoning Administrator (Chapter 9)?
- ☐ Water Quality: Do the plans demonstrate consistency with any applicable approved on-site Best Management Practices (BMPs) and Low Impact Development (LID) features in conformance with the City's Storm Water Manual?

B. Intensity Transfers

Application for Intensity Transfers shall be made to the Zoning Administrator by written request together with supporting documentation, a fee, or deposit in accordance with the City fee schedule for Design Review, along with an agreement to pay any additional costs that may be required to review the application.

1. The Neighborhood Builder shall be required to submit the following items (number as required for Design Review):
    a. Written project description with statistics indicating the scope of the intensity transfer from and to which planning area;
    b. Updated Site Utilization table;
    c. Letter of recommendation for approval, modification, or denial of the intensity transfer from the Master Developer
    d. Written evidence of approval from all property owners that are affected by the proposed intensity transfer;
    e. Written statement(s) or updated reports from qualified professionals indicating that the transfer will not exceed the capacity of planned infrastructure;
    f. Written statement and/or applicable exhibits demonstrating compliance with applicable required EIR mitigation measures, and SPA and subdivision conditions of approval.
2. After intensity transfer is approved, the Neighborhood Builder shall provide the updated SPA documents (text, tables, and exhibits) in the number determined by the Development Services Director.

The Zoning Administrator shall take one of the actions listed below:

    a. Approve the application as submitted;
    b. Approve the application with certain conditions;
    c. Deny the application.

The action of the Zoning Administrator on an intensity transfer may be appealed in the same manner as provided for an appeal of a Design Review action. The Zoning Administrator shall approve the transfer by dating and signing the Intensity Monitoring Tables submitted by the Neighborhood Builder and attaching any applicable conditions of approval. Copies of approved Monitoring Tables shall be maintained with the Village 9 SPA documents as Appendix J. Approval of Intensity Transfers are not subject to review by the Planning Commission and shall occur prior to approval of the Design Review application.

C. Site Plan and Architectural Review

Site Plan and Architectural Review shall comply with the provisions set forth in the Chula Vista Municipal Code Section 19.14.420

9.3.4 Permits, Variances, and Zoning Applications

The following permits, variances, and zoning applications shall be subject to the applicable administrative procedures described in Chula Vista Municipal Code Section 19.14:

A. Conditional Use Permits.
B. Zoning Permits.
C. Variances.
D. Home Occupations.

9.3.5 Subdivisions Standards and Procedures

Tentative Maps, Parcel Map, and Final Maps shall be consistent with the development standards set forth by the Village 9 SPA document and shall be processed in accordance with the procedures and submittal requirements set forth in Title 18 of the City of Chula Vista Municipal Code and the Subdivision Map Act.

9.3.6 Landscape Master Plan

The Master Developer shall submit a Village 9 Landscape Master Plan. The Village 9 Landscape Master Plan may exclude mixed use areas from the Landscape Master Plan if all of the requirements for a Landscape Master Plan are provided within the applicable Master Precise Plan(s). A reference shall be added to the The Village 9 Landscape Master Plan directing the reader to the applicable Master Precise Plan(s).

The purpose of the Landscape Master Plan is to provide an overall basis for reviewing specific landscape design at the site planning and public improvements stages. Except for the provisions set forth herein, the requirements for the application, review, and approval process shall comply with Chula Vista Municipal Code Section 19.14.485.

9.3.7 Master Precise Plans

The Master Developer shall submit a Master Precise Plan(s) for each mixed use zone (UC,TC, UN, and NC zones). Master Precise Plans may be combined for more than one mixed use zone. The purpose of these Master Precise Plans is to coordinate the spatial relationship between buildings, structures, landscaping, and public spaces as well as ensure a unified design theme for signage, lighting and street furniture in order to implement the SPA's vision of creating a pedestrian friendly urban environment. The Master Precise Plan shall also illustrate probable vehicular access points to individual planning areas, conceptual pedestrian connectivity through individual planning areas and throughout the zone, and anticipated connectivity and physical relationships to neighboring zones. The Master Precise Plans provide an overall basis for reviewing specific site plan applications and proposed public improvements within each mixed use area; Therefore, A Master Precise Plan for the applicable zone shall be approved prior to the approval of any Design Review Application within that Zone. No other Master Precise Plans shall be required within the Village 9 SPA.

9.4 ENFORCEMENT

The City shall enforce the Development Code contained herein in accordance with the enforcement authority provided by the City's Charter and Municipal Code

9.5 MONITORING AND UPDATES

As provided in the Village 9 SPA Plan, a range of residential and non-residential intensities are planned within the Village 9 planning areas. As provided in Section 9.3.1.B of this SPA document, transfers between planning areas may occur during development. These changes must be monitored to ensure compliance with the overall approvals of the project and the provision of certain population-based public facilities. Changes that include an increase in the number of residential units will require a corresponding increase in such facilities and a decrease in residential units will require a corresponding decrease in facility requirements.

In order to ensure continuing compliance with required standards, the Development Services Director shall maintain an administrative record beginning with the initial SPA Plan approval. The administrative record documents the assignment of intensity to the various Village 9 planning areas and the intended compliance strategy for population based public facilities. This record shall be updated with each design review approval and/or intensity transfer as an administration action following such approval. The required monitoring tables are provided as Appendix J, along with a Record of Design Review Approvals.

The current administrative monitoring record and the associated changes, if any, shall be provided to the decision making body at the time of each design review approval and/or density/intensity transfer. No proposal that would jeopardize compliance with population based public facility standards shall be approved. The Neighborhood Builder for any Design Review application must submit the proposed monitoring tables. After approval, The Development Services Director shall maintain these as the official monitoring records in Appendix J, and in digital form, accessible to other City Departments and to Village 9 Neighborhood Builders.

Chapter 10

GDP Compliance

10 - GDP Compliance

10.1 INTRODUCTION

The adopted Otay Ranch General Development Plan establishes goals and objectives for land use; mobility; housing; parks, recreation, and open space; public facilities; safety; phasing; and resource protection, conservation and management. This chapter provides a re-statement of the GDP goals and objectives followed by an explanation of how they are implemented by the Village 9 SPA Plan.

10.2 LAND USE

Goal: **Develop comprehensive, well-integrated and balanced land uses that are compatible with the surroundings.**

Objective: Provide a well-integrated land use pattern which promotes a balance of both housing and employment opportunities, while enhancing the unique environmental and visual qualities of the Otay Ranch.

Objective: Provide a wide range of residential housing opportunities, from rural and estate homes to high-density multi-family projects and affordable housing. Provide a balanced and diverse residential land use pattern for the Otay Valley Parcel which promotes a blend of multi-family and single-family housing styles and densities, integrated and compatible with other land uses in the area.

Objective: Provide development patterns complementary to the adopted plans and existing development of the adjacent communities.

Implementation:

The land use plan for Village 9 supports these GDP goals and objectives by providing a diverse range of housing and employment opportunities. The plan adheres to the GDP specific directives for Villages 9 that creates an intensified village (composed of mixed-use, commercial, community purpose, elementary school, neighborhood park, town square, and residential land uses) and residential neighborhoods that offer a variety of housing styles and densities.

The organization of the land uses within Village 9 meets the objectives of integration and compatibility of land uses within villages and with adjacent communities. Housing and employment are combined as "mixed uses" in Village 9. Village 9 proposes compatible and integrated uses and circulation south of the present EUC designation. The Town Center is designed to engage the University/RTP with compatible land use and circulation plans for Village 9.

The Villages 9 plan support the objective of enhancing the unique environmental and visual qualities of Otay Ranch. The Village 9 SPA Plan generally conforms to the natural topography of the site and maintains views towards open space and distant mountains.

Goal: Environmentally sensitive development should preserve and protect significant resources and large open space areas.

Objective: Provide land use arrangements which preserve significant natural resource areas, significant landforms and sensitive habitat.

Implementation:

These goals and objectives will be met through preservation of open space areas in the southerly portions of Village 9. Village 9 is sited within land area designated for development that does not contain significant natural resources. Transect planning has been applied to the site to create a gradual transition toward lower densities in areas adjacent to the Otay River Valley and MSCP Preserve. Proposed development adjacent to these areas consists of compatible uses with appropriate design, landscaping, drainage, and other development standards sensitive to the environment. Furthermore, as part of the development process, Otay Land Company has contributed significant land dedications for protection of the adjacent environmentally sensitive land in the MSCP Preserve.

Goal: Reduce reliance on the automobile and promote alternative modes of transportation.

Objective: Develop villages and town centers which integrate residential and commercial uses with a mobility system that accommodates alternative modes of transportation, including pedestrian, bicycle, low-speed/neighborhood electric vehicle, bus, rapid transit, and other modes of transportation.

Objective: Develop residential land uses which encourage the use of alternative modes of transportation through the provision of bus and rapid transit right-of-way, and the inclusion of a bicycle and pedestrian network.

Objective: Commercial uses should be sized to meet the needs of the immediate and adjacent villages and town centers. Village and town center commercial land uses preempt large regional commercial opportunities within villages and town centers and relegate them to the EUC or freeway commercial areas.

Objective: Develop the Eastern Urban Center to promote alternative modes of transportation. Specifically, through the provision of light rail right-of-way and the incorporation of multi-model access from residential neighborhoods and villages.

Implementation:

Land uses within Village 9 are designed to provide for the daily needs of the residents by including uses such as mixed use, community purpose facility, park, and school uses. The provision for a land use mix that minimizes the need for automobile travel coupled with the pedestrian-oriented design of the village are two ways the plan meets the GDP goals and objectives. Village 9 provides for future dedicated transit lanes along Otay Valley Road and Street B as well as portions of Main Street. Two stops are planned, one for each direction of travel, at Street B and Campus Boulevard. Four potential additional stops have been identified at Street A and Main Street and at Street A and Otay Valley Road.

Goal: Promote Village and Town Center land uses which offer a sense of place to residents and promotes social interaction

Objective: Organize Otay Ranch into villages and town centers, each having its own identity and sense of place.

Objective: The design of the Otay Ranch should promote variety and diversity at the village or town center scale, while providing a sense of continuity through the use of unifying design elements.

Objective: Promote a diverse range of activities and services to encourage a mixture of day/night and weekday/ weekend uses.

Implementation:

Village 9 meets these goals and objectives by providing an intensified village. Land uses within the village include commercial/mixed use, community purpose facilities, elementary school, park, and a variety of residential housing types. The land uses, coupled with a set of design guidelines that control the quality and appearance of buildings and landscaping create the Village identity and true sense of place. Community is created as people come to live, work, shop, and play in the village. The village will incorporate ranch-wide design elements such as signage, the Village Path, and landscaping to connect it with the other villages.

Goal: Diversify the economic base within Otay Ranch.

Objective: Create an economic base that will ensure there is adequate public revenue to provide public services.

Objective: Create an Eastern Urban Center within the Otay Valley Parcel and encourage the development of a retail base for the planning area, but not to the detriment of existing regional and local commercial centers.

Objective: Create a Regional Technology Park (RTP) and other business parks that offer employment opportunities for area residents which complements, rather than substitutes for industrial development on the Otay Mesa.

Implementation:

The Village 9 site plan contributes to the economic base with a broad range of neighborhood-serving businesses. Village 9's Town Center and applicable portions of the EUC development will provide a significant employment center for the area. The EUC and Town Center will provide the opportunity for large employers to locate jobs within walking distance of a diverse mix of housing, retail and transit. Mixed-use development provides clear diversification of non-residential uses, in an exciting urban setting.

Goal: Promote synergistic uses between the villages and town centers of the Otay Ranch to provide a balance of activities, services and facilities.

Objective: Develop individual villages and town centers to complement surrounding villages/town centers.

Objective: Select villages/town centers to provide activities and uses which draw from surrounding villages/town centers. Uses serving more than one village, such as a cinema complex, should be located in a village core or town center that has convenient access to adjacent villages/town centers.

Implementation

Village 9 will provide a balance of activities, services, and facilities within the UC and TC zones. These land uses provide commercial and mixed uses, such as retail, restaurants, etc., which will serve surrounding villages, the future University, and the RTP.

Goal: Organize land uses based upon a village/town center concept to produce a cohesive, pedestrian friendly community, encourage non-vehicular trips, and foster interaction amongst residents.

Implementation:

Village 9 incorporates the village concept in an intensified land use pattern. All neighborhoods of Village 9 are connected by an extensive trail and pathway system. These trails and pathways reinforce a pedestrian friendly concept as well as promote the use of alternative modes of transportation. By reducing the need for the automobile, residents will have opportunities to interact with their neighbors and others as they walk or ride to their destinations. The location of medium and high-density residential, elementary school, shopping, work, entertainment, and neighborhood park uses near the Town Center will also encourage non-vehicular trips.

10.3 MOBILITY (GDP SECTION II.2.8.1)

Goal: Provide a safe and efficient transportation system within Otay Ranch with convenient linkages to regional transportation elements abutting the Otay Ranch.

Objective: Ensure timely provision of adequate local circulation system capacity to respond to planned growth, maintaining acceptable levels of service (LOS).

Objective: Plan and implement a circulation system such that the operational goal of Level of Service "C" for circulation element arterial and major roads and intersections can be achieved and maintained outside villages cores and town centers. Sections of Main Street and internal village streets/roads are not expected to meet this standard.

Objective: Encourage other transportation modes through street/road design standards within the village, while accommodating the automobile. Design standards are not focused on achieving LOS standards or providing auto convenience.

Objective: Provide an efficient circulation system that minimizes impacts on residential neighborhood and environmentally sensitive areas.

Implementation:

Streets surrounding and internal to Village 9 are designed in compliance with the goals and objectives of the GDP. Street design and phasing strives to provide balanced, efficient, and appropriate levels of service for all modes of transportation. The Village circulation system provides for accommodation of public transportation. Internal streets will be designed to accommodate bicycles and a series of pedestrian paths are provided throughout the Village to provide alternatives to automobile travel.

Goal: Achieve a balanced transportation system which emphasizes alternatives to automobile use and is responsive to the needs of residents.

Objective: Study, identify, and designate corridors, if appropriate, for transit facilities.

Objective: Promote alternative forms of transportation, such as bicycle and low speed electric vehicle paths, riding and hiking trails, and pedestrian walkways as an integral part of the circulation system.

Implementation:

The land plan for Village 9 has been created to de-emphasize the automobile and adapt transit opportunities, with a balanced transportation system. Pedestrian circulation is a key design component. The Village 9 SPA has provided for future transit along Otay Valley Road, Street B, and a portion of Main Street.

10.4 HOUSING (GDP SECTION II.2.8.2.)

Goal: Create a balanced community exemplified by the provision of a diverse range of housing styles, tenancy types and prices.

Objective: Provide a variety of housing opportunities sufficient to meet a proportionate share of the Regional Share allocation of housing.

Objective: Each Otay Ranch Village will proportionately assist the appropriate land use jurisdiction to meet or exceed Otay Ranch's share of the 5-year Regional Share allocation as provided by each jurisdiction's Housing Element.

Implementation:

The Village 9 land plan meets these goals and objectives of the regional share allocation of housing by providing a wide variety of housing types, including affordable housing. Proposed housing includes apartments, townhomes, condominiums, attached housing (duplexes and/or triplexes), small lot single-family, and conventional lot single family residential.

Goal: The provision of sufficient housing opportunities for persons of all economic, ethnic, religious and age groups, as well as those with special needs such as the handicapped, elderly, single parent families and the homeless.

Objective: Ensure that the Otay Ranch provides housing opportunities sufficient to meet a proportionate share of identified special housing needs, and applies fair housing practices for all needs groups in the sale, rental, and advertising of housing units.

Implementation:

Village 9 contains a wide variety of housing types ranging in density from low-medium to high. The variety of housing types will accommodate families, singles, and those with special housing needs, including the handicapped and the elderly. The project is required to meet all State of California handicap accessibility requirements. Fair housing practices will be employed in the sale, rental, and advertising of all units. In addition, an Affordable Housing Program has been prepared in conjunction with this SPA document. A minimum of 10% or all units within the SPA will be income qualified housing. See Appendix H - Affordable Housing Plan.

10.5 PARKS, RECREATION, OPEN SPACE (GDP SECTION II.2.8.3)

Goal: **Provide diverse park and recreational opportunities within Otay Ranch which meet the recreational, conservation, preservation, cultural and aesthetic needs of project residents of all ages and physical abilities.**

Objective: Identify park, recreational and open space opportunities, where appropriate, to serve the South County region and San Diego County as a whole.

Objective: Maximize conservation, joint uses and access and consider safety in the design of recreational facilities.

Objective: Provide neighborhood and community park and recreational facilities to serve the recreational needs of local residents.

Implementation:

One neighborhood park and several urban and pedestrian parks provide residents of all ages and physical abilities with both active and passive recreational opportunities. In addition, common open space areas are required for all multi-family uses within the SPA.

10.6 CAPITAL FACILITIES (GDP SECTION II.2.8.4)

Goal: Assure the efficient and timely provision of public services and facilities of developable areas of Otay Ranch concurrent with need.

Objective: Ensure that the pace and pattern of residential, commercial and other non-residential development is coordinated with the provision of adequate public facilities and services.

Objective: Permit development only through a process that phases construction with the provision of necessary infrastructure prior to or concurrent with need.

Objective: Development projects shall be required to provide or fund their fair share of all public facilities needed by the development.

Objective: "Enhanced Services" may be provided to specified geographic areas of the Otay Ranch. These are services that exceed the normal or standard level of services provided to the jurisdiction as a whole.

Objective: The City of Chula Vista and the County of San Diego shall enter into a Master Property Tax Agreement covering all annexations within an agreed-upon geographic area in Otay Ranch. That Agreement shall consider the distribution of property tax revenues, as well as the allocation of total project revenues between the City and the County in accordance with the following policies.

Objective: As a general guideline, efforts should be made to keep the effective tax rate (ETR), including all property taxes and special assessments, not to exceed 2.00 percent of the assessed value of the property.

Objective: Monitor the impacts of growth and development on critical facilities and services to ensure that necessary infrastructure is provided prior to or concurrent with need.

Implementation:

The Village 9 SPA meets these goals and objectives through development of a Public Facilities Finance Plan (PFFP). The PFFP ensures that development phases are served with infrastructure improvements on an as needed basis. The developer will participate in fair-share funding of facilities.

10.6.1 Drainage Facilities

Goal: Provide protection to the Otay Ranch project area and surrounding communities from fire, flooding and geologic hazards.

Objective: Individual projects will provide necessary improvements consistent with the National Flood Insurance Program, Drainage Master Plan(s) and Engineering Standards.

Objective: Storm Water flows shall be controlled and conveyed based on statistical models and engineering experience, as specified in the City Engineering Standards consistent with NPDES Best Management Practices.

Objective: Reduction in the need for construction of flood control structures

Objective: Preservation of the floodplain environment from adverse impacts due to development.

Objective: Require onsite detention of storm water flows such that existing downstream structures will not be overloaded.

Implementation:

The grading and drainage plans for Village 9 meet these goals and objectives by sizing drainage facilities appropriately to convey the generated flows as required. The development limits will avoid encroaching into floodways to decrease the potential of flood damage and minimize impact to flood plains. The plans provide for protection of adjacent, lower elevation sensitive habitats.

10.6.2 Sewerage Facilities

Goal: Provide a healthful and sanitary sewerage collection and disposal system for the residents of Otay Ranch and the region, including a system designed and constructed to accommodate the use of reclaimed water.

Objective: The ongoing planning, management and development of sewerage conveyance, treatment and disposal facilities to adequately meet future demands.

Objective: Assure that wastewater treatment plans are consistent with sewerage master plans.

Objective: Sewage disposal systems should maximize the provision and utilization of reclaimed water.

Implementation:

The sewage system plan for Village 9 is in compliance with the Otay Ranch master plans for sewer and recycled water. If the City Engineer makes the findings that there is no capacity in the Sewer Treatment System, building permits may not be issued.

10.6.3 Integrated Solid Waste Management Facilities

Goal: Provide solid waste facilities and services which emphasize recycling of reusable materials and disposal of remaining solid waste so that the potential adverse impacts to public health are minimized.

Objective: Reduce the volume of waste to be landfilled by 30% by 1995 and by 50% by 2000.

Implementation:

During construction, solid waste disposal and recycling of materials will adhere to best management practices and city standards. A recycling/drop-off center will be located within the mixed-use area. This central location will encourage residents and businesses to participate in recycling programs.

10.6.4 Urban Runoff Facilities

Goal: Ensure that water quality within the Otay Ranch project area is not compromised.

Goal: Ensure that the City of San Diego's water rights within the Otay River watershed shall not diminish.

Implementation:

The drainage plan for Village 9 provides for management and containment of urban runoff in conformance with City and regional environmental protection standards. The project shall comply with the hydromodified control requirements of the National Pollutant Discharge Elimination System (NPDES) Municipal Permit issued by the San Diego Regional Waster Quality Control Board; the Development Storm Water Manual; and in particular with the CVMC Chapters 143.20 and 15.04.

The second goal does not apply to Village 9.

10.6.5 Water Facilities

Goal: Ensure an adequate supply of water for build-out of the entire Otay Ranch project area; design the Otay Ranch project area to maximize water conservation.

Objective: Ensure an adequate supply of water on a long-term basis prior to the development of each phase of the Otay Ranch Project Area.

Objective: Ensure infrastructure is constructed concurrently with planned growth, including adequate storage, treatment, and transmission facilities, which are consistent with development phasing goals, objectives and policies, and the Service/Revenue Plan.

Objective: Ensure that water quality within the Otay Ranch Project Area is not compromised, consistent with NPDES Best Management Practices, and the RWQCB Basin Plans.

Objective: Promote water conservation through increased efficiency in essential uses and use of low water demand landscaping.

Objective: Encourage suppliers to adopt a graduated rate structure designed to encourage water conservation.

Implementation:

Water facilities will be phased in conformance with street improvements and sewer facilities. A Water Conservation Plan is incorporated as part of the SPA Plan and Tentative Map approval process. See Appendix G - Water Conservation Plan. Recycled water will be used to irrigate appropriate spaces within parks and open space areas.

10.6.6 Water Reclamation Facilities

Goal: Design a sewerage system which will produce reclaimed water. Ensure a water distribution system will be designed and constructed to use reclaimed water. Construction of a "dual system" of water supply will be required for all development where reclaimed water is used.

Objective: Encourage development of public and private recreational uses that could utilize reclaimed water.

Implementation:

A Recycled Water Plan has been prepared and incorporated as part of the SPA approval process. The Sub Area Master Plan (SAMP) for the project includes recycled water facilities. See Final Overview of Water Services for Otay Ranch Village 9 prepared by Dexter Wilson Engineering, Inc., December 2010.

10.6.7 Arts and Cultural Facilities

Goal: Plan sites for facilities dedicated to the enhancement of the arts at the community level that can contain indoor and outdoor facilities capable of supporting community theater, training and exhibition of art and sculpture, musical training and concerts, film and cultural festivals, public meetings, and other community events.

Implementation:

The Village 9 SPA Plan provides potential areas for indoor and outdoor facilities including neighborhood parks, pedestrian and urban parks, and two community purpose facility sites. These facilities are able to accommodate art and cultural events. In addition, the TC zone permits art galleries and studios as potential uses.

10.6.8 Cemetery Facilities

Objective: Identify and preserve adequate cemetery sites to serve the Otay Ranch Project Area.

Implementation:

A cemetery site is not proposed in Village 9.

10.6.9 Child Care Facilities

Goal: Provide adequate child care facilities and services to serve the Otay Ranch project area.

Objective: Identify sites for child care and pre-school facilities adjacent to or part of public and private schools, religious assembly uses, employment areas, and other locations deemed appropriate.

Implementation:

Childcare facilities are accommodated within the mixed use neighborhoods, the elementary school sites, and/or the neighborhood park. Small family day care facilities are also a permitted use within residential areas, provided adequate outdoor play area and other design guideline and development regulations criteria are met. Large family day care facilities are permitted subject to a conditional use permit.

10.6.10 Health and Medical Facilities

Goal: Ensure provision of and access to facilities which meet the health care needs of Otay Ranch residents.

Objective: Identify a general location within Otay Ranch for public and private health service organizations, charities, and private adult care and mental care facilities.

Implementation:

Health care offices and clinics are permitted uses within the mixed-use UN, TC and UC zones. Senior care homes are conditionally permitted use in all zones.

10.6.11 Community and Regional Purpose Facilities

Goal: Designate areas within the Otay Ranch project area for religious, ancillary private educational, day care, benevolent, fraternal, health, social and senior services, charitable, youth recreation facilities, and other County regional services.

Implementation:

The UN, TC and UC zones in Village 9 and two designated Community Purpose Facility sites provide potential locations for community ad regional purpose facilities. Parks are also available to share facilities with community-serving organizations.

10.6.12 Social and Senior Services Facilities

Goal: Ensure that Otay Ranch project area residents have adequate access to sources of governmental and private social and senior service programs.

Objective: Social and senior service facilities should be sited within Otay Ranch to either provide direct service access or to provide community service information to each village to educate the public regarding available services.

Objective: Siting of new facilities and expansion of existing social or senior services facilities will be planned to most effectively serve the clients of each social and senior service activity as part of a comprehensive social and senior delivery system.

Implementation:

Social and senior service needs can be met within allowable use areas and mixed-use town centers including the mixed use commercial, private recreation facility, and park land uses. Shared use may be available with the schools. Senior housing is a permitted use within all zones except open space zones. Senior care homes are a conditionally permitted use in all zones.

10.6.13 Animal Control Facilities

Goal: Ensure that the community of Otay Ranch is served by an effective animal control program that provides for the care and protection of the domestic animal population, safety of people from domestic animals, and the education of the public regarding responsible animal ownership.

Objective: Participate in programs to provide animal control facilities sufficient to provide adequate shelter space per Otay Ranch dwelling unit.

Implementation:

Village 9 will make provision for participation in City programs for animal control.

10.6.14 Civic Facilities

Goal: Assure the efficient and timely provision of public services and facilities to developable areas of the Otay Ranch project area concurrent with need, while preserving environmental resources of the site and ensuring compatibility with the existing character of surrounding communities. Integrate different types of public facilities where such facilities are compatible and complementary.

Implementation:

This goal will be met through implementation of the Village 9 Public Facilities Finance Plan.

10.6.15 Correctional Facilities

Goal: Prevent injury, loss of life and damage to property resulting from crime occurrence through the provision of justice facilities.

Objective: Make provisions for justice facilities, including jails, courts, and police facilities adequate to serve the Otay Ranch Project Area.

Implementation:

Village 9 does not contain justice facilities but police facilities can be located in the TC zone. A county correctional facility is located across Otay River in San Diego County.

10.6.16 Fire Protection and Emergency Services Facilities

Goal: Provide protection to the Otay Ranch project area and surrounding communities from the loss of life and property due to fires and medical emergencies.

Objective: Provide sufficient fire and emergency service facilities to respond to calls within the Otay Ranch urban communities within a 7-minute response time in 85% of the cases.

Implementation:

This goal will be met through implementation of the Public Facilities Finance Plan. Additionally, the circulation design of Village 9 facilitates emergency vehicle access to all areas of the village. A Fire Protection Plan has also been prepared in conjunction with this SPA and is included as Appendix F - Fire Protection Plan.

10.6.17 Justice Facilities

Goal: Prevent injury, loss of life and damage to property by having adequate justice facilities to serve Otay Ranch residents.

Objective: Cooperate with the County to identify an equitable funding method for the development of justice facilities based on the needs of Otay Ranch and their benefit to Otay Ranch residents.

Objective: Justice facilities serving Otay Ranch residents will be sited in appropriate locations and in a timely manner, irrespective of jurisdictional boundaries.

Objective: Enhance public safety by utilizing land use and site design techniques to deter criminal activity.

Implementation:

Village 9 does not contain justice facilities. The design of Village 9 fosters community interaction and awareness that is intended to deter criminal activity. Design techniques include "eyes on the street" orientation of commercial, mixed use, and residential uses toward the street and placement of parks and paths as focal points in the community. These techniques minimize hidden locations where criminal activity may occur.

10.6.18 Law Enforcement Facilities

Goal: Protection of life and property and prevention of crime occurrence.

Objective: Make provisions for criminal justice facilities, including jails, courts, and police facilities adequate to serve the Otay Ranch Project Area.

Objective: Enhance conditions for public safety by utilizing land use and site design techniques to deter criminal activity and promote law enforcement.

Objective: Site law enforcement facilities to appropriate locations in order to serve the population.

Implementation:

Village 9 will contribute its fair share to the Otay Ranch law enforcement facilities as identified in the PFFP.

10.6.19 Library Facilities

Goal: Sufficient Libraries to meet the information and education needs of Otay Ranch residents.

Objective: Provide high quality and contemporary library facilities and services, which meet the needs of the entire Otay Ranch Project Area.

Objective: City of Chula Vista: 500 square feet of adequately equipped and staffed library facilities per 1,000 population.

Objective: County of San Diego: 350 square feet (gross) of adequately equipped and staffed regional/area library facilities per 1,000 population.

Objective: Otay Ranch libraries will be equitably financed by all new development that will benefit from the facilities.

Implementation:

Library facilities will be provided in the EUC, within the proposed, adjacent University, and are a permitted use on both CPF sites. In addition, all development within Village 9 is subject to a Development Impact Fee, which is used to fund improvements such as libraries and other public facilities.

10.6.20 School Facilities

Goal: Provide high quality, K-12 educational facilities for Otay Ranch residents by coordinated planning of school facilities with the appropriate school district.

Goal: Coordinate the planning of adult educational facilities with appropriate district.

Objective: School facilities shall be provided concurrently with need and integrated with related facility needs, such as childcare, health care, parks, and libraries, where practical.

Objective: Provide school district with 12- to 18-month development plan and 3- to 5-year development forecasts so that they may plan and implement school building and/or allocation programs in a timely manner.

Implementation:

Two potential elementary school sites are provided within Village 9. Adult education facilities could be accommodated in the mixed use and commercial facility sites, as a shared use with the public schools, or within the adjacent university. All other educational needs will be met through use of existing or planned educational facilities in adjacent villages.

10.7 AIR QUALITY (GDP SECTION II.2.8.5)

Goal: Minimize the adverse impacts of development on air quality.

Implementation:

Appendix B - Village 9 Air Quality Improvement Plan provides measures to meet this goal. The plan addresses improvement measures including job/housing balance, transit access, alternative travel modes, building construction methods, and educational programs. The SPA has been designed to offer residents numerous alternative methods of transportation, including public transit and pedestrian walks, which connect to the other village cores as well as to other areas outside of the villages. A mix of uses promotes walking and decreases car trips and air pollution.

10.7.1 Commuter Trip Management

Goal: Create a safe and efficient multi-modal transportation network which minimizes the number and length of single passenger vehicle trips.

Objective: Minimize the number and length of single passenger vehicle trips to and from employment and commercial centers to achieve an average of 1.5 persons per passenger vehicle during weekday commute hours.

Implementation:

The Village 9 SPA Plan incorporates a planned regional transit-corridor, accommodating a bus line and stops with an extensive pedestrian path system and has been designed to accommodate bicycles. Employment and commercial centers are located within the UC and TC zones Close proximity between work, shopping, and public facilities reduces long trips out of the community for these needs and higher residential densities reduce trips substantially by making walking and transit viable alternatives.

10.7.2 Capacity Improvements

Objective: Expand the capacity of both the highway and transit components of the regional transportation system to minimize congestion and facilitate the movement of people and goods.

Implementation:

Village 9 will contribute to highway and transit improvements through the Transportation Development Impact Fee ("TDIF").

10.7.3 Bicycle System Design

Objective: Provide a safe, thorough and comprehensive bicycle network which includes bicycle paths between major destinations within, and adjacent to, Otay Ranch

Implementation:

The Village 9 SPA plan requires bicycle access to internal streets. A network of bicycle lanes along major perimeter roads offer routes to destinations outside of the village.

10.7.4 Road Design

Objective: Design arterial and major roads and their traffic signals to minimize travel time, stops and delays.

Implementation:

The major roads surrounding and internal to Village 9 have been designed in accordance with city standards. Traffic signals will be located to facilitate traffic flow and to provide access to neighboring land uses.

10.7.5 Planning and Land Development

Goal: Land development patterns which minimize the adverse impacts of development on air quality.

Objective: Encourage mixed use development to promote linking of trips, reduce trip length and encourage alternative mode usage.

Implementation:

Village 9 is designed to maximize mixed-use development and in accordance with village concepts that promote alternatives to automobile use. The Village Pathway system and Regional Trail system as well as the internal streets are designed to accommodate bicycles and encourage alternate modes of transport.

10.7.6 Transit Route and Facility Design

Objective: Facilitate access to public transit.

Implementation:

Pedestrian and bicycle paths are designed to link Village 9 to public transit lines. A planned transit stop is located at Street B and Campus Boulevard and additional bus stops are possible around and/or within the village to offer residents and area employees an alternative mode of transportation. The exact location of transit stops is a function of the transportation agency.

10.7.7 Pedestrian Design

Objective: Encourage pedestrian traffic as an alternative to single vehicle passenger travel.

Implementation:

An extensive system of trails and pathways are provided in Village 9. These trails and pathways link to destinations such as the town center, schools and parks, and adjacent villages. These facilities encourage residents to walk rather than drive. The mixed-use UC, TC, and UN zones encourage pedestrian activity through design by combining uses within walking distance.

10.7.8 Building Design

Objective: Locate and design buildings within cores to facilitate transit and pedestrian access.

Implementation:

Buildings within Village 9 are clustered to minimize walking distances and are oriented to the street to encourage pedestrian access. Walkways and paths link to future public transit.

10.7.9 Parking Management

Objective: Manage parking facilities transit, ridesharing and pedestrian access.

Objective: Manage parking facilities to encourage a reduction in the number of single vehicle trips.

Implementation:

Parking areas within Village 9 will be located to maintain a pedestrian-oriented streetscape and to provide direct access. Parking will be provided along public streets and within private lots and/or structures. Parking districts are encouraged in the UC and TC zones.

10.7.10 Street Configuration

Objective: Configure internal village streets to give pedestrian traffic a priority.

Implementation:

Village 9 streets are designed for direct access and pedestrian comfort with sidewalks, landscaping, and street furnishings. Streets are narrow to slow traffic and de-emphasize the automobile. Bulb-outs at intersections are intended to reduce vehicle speed and improve pedestrian visibility and accessibility.

10.7.11 Particulate Emissions

Objective: Minimize particulate emissions, which are the result of the construction process.

Implementation:

This objective will be met through construction practices that control fugitive dust, minimize simultaneous operation of construction vehicles and equipment, and use low-polluting equipment to meet the AQMB (Air Quality Management Board) standards. See Appendix B - Air Quality Improvement Plan.

10.7.12 Energy Conservation

Objective: Minimize fossil fuel emission by conserving energy. (See Energy Chapter 10. Section E.)

Implementation:

Village 9 is designed to provide alternate modes of travel and reduce vehicle trips to reduce fossil fuel emissions. See Appendix C - Nonrenewable Energy Conservation Plan.

10.8 NOISE (GDP SECTION II.2.8.6)

Goal: Promote a quiet community where residents live without noise which is detrimental to health and enjoyment of property.

Goal: Ensure residents are not adversely affected by noise.

Objective: Otay Ranch shall have a noise abatement program to enforce regulations to control noise.

Implementation:

The Village 9 SPA Plan establishes thresholds for various uses within the SPA. Sound abating features, such as masonry walls and dual-glazed windows, will be provided as needed. City standards for noise regulation and abatement shall be enforced. See the Noise Technical Report prepared by PBS&J.

10.9 SAFETY (GDP SECTION II.2.8.7)

Goal: Promote public safety and provide public protection from fire, flooding, seismic disturbances, geologic phenomena and man made hazards in order to:

- **Preserve Life, Health and Property;**
- **Continue Government Functions and Public Order;**
- **Maintain Municipal Services; and**
- **Rapidly Resolve Emergencies and Return the Community Normalcy and Public Tranquility.**

10.9.1 General Public Safety

Objective: Provide for the continuity of government and public order.

Objective: Maintain public services and ensure the rapid resolution of emergencies.

Objective: Minimize social and economic dislocations resulting from injuries, loss of life and property damage.

Implementation:

Future applications for development within Village 9 will be required to utilize the recommendations of technical studies, city codes and ordinances, and other policies and regulations to plan for development that will promote the protection of life and property.

10.9.2 Seismic Disturbances

Objective: Provide public protection from earthquakes, rockslides, and liquefaction in order to minimize loss of life, injury, property damage and disruption or community social and economic activity.

Implementation:

Site grading and construction shall be in accordance with the Uniform Building Code and the Association of Structural Engineers of California to minimize the effect of seismic shaking.

10.9.3 Floods

Objective: Prevent property damage and loss of life due to seiches, dam failure and heavy rains.

Objective: Preservation of the floodplain environment from adverse impacts due to development.

Implementation:

Village 9 is not located within a floodplain. Storm water flows shall be controlled and conveyed in accordance with the Tentative Map Drainage Study for Otay Ranch Village 9 prepared by Hunsaker and Associates dated December 15, 2010.

10.9.4 Geologic Phenomena

Objective: Prevent property damage and loss of life due to landslides, rock falls, and erosion.

Implementation:

Development within Village 9 is required by the SPA to utilize grading, erosion control, and SWPPP (Storm Water Pollution Prevention Practices) that are consistent with this objective and meet regulations and codes.

10.9.5 Fire, Crime, Health Emergency, and Hazardous Substances

Objective: Prevent property damage and loss of life due to fire, crime or hazardous substances.

Implementation:

Village 9 is planned to reduce potential affects of fire through adequate water supply, street design that facilitates emergency vehicle access, fuel-modification landscape techniques, and adequate location of fire facilities. See Appendix F - Fire Protection Plan. Crime prevention is addressed through optimization of community interaction and street activity and a minimization of secluded areas that could foster crime. City codes and policies will be implemented and enforced to minimize potential effects of hazardous substances.

10.10 GROWTH MANAGEMENT (GDP SECTION II.2.8.8)

Goal: Develop Otay Ranch villages to balance regional and local public needs, respond to market forces, and assure the efficient and timely provision of public services and facilities concurrent with need.

Objective: Coordinate the timing of the development of Otay Ranch villages to provide for the timely provision of public facilities, assure the efficient use of public fiscal resources and promote the viability of the existing and planned villages.

Implementation:

Village 9 will be developed in phases that balance market forces with implementation of the necessary services and facilities, as identified by the Public Facilities Finance Plan.

10.11 RESOURCE PROTECTION, CONSERVATION & MANAGEMENT (GDP SECTION II.2.8.9)

Goal: Establishment of an open space system that will become a permanent preserve dedicated to the protection and enhancement of the biological, paleontological, cultural resources (archaeological and historical resources), flood plain, and scenic resources of Otay Ranch, the maintenance of long-term biological diversity, and the assurance of the survival and recovery of native species and habitats within the preserve, and to serve as the functional equivalent of the County of San Diego Resource Protection Ordinance (RPO).

Objective: Identify sensitive and significant biological, cultural, paleontological, agricultural, and scenic resources within Otay Ranch that require protection and/or management.

Objective: Preserve sensitive and significant biological, cultural, paleontological, flood plain, visual, and agricultural resources.

Implementation:

Sensitive resources identified during SPA environmental analysis will be preserved as required.

10.11.1 Enhance and Restore Sensitive Resources

Objective: Enhance, restore, and re-establish sensitive biological resources (species and habitats) in disturbed areas where the resources either formerly occurred or have a high potential for establishment.

Implementation:

Coastal Sage Scrub (CSS), Maritime Sage Scrub (MSS), and Jurisdictional Wetlands/Waters will be restored offsite within the Otay Ranch Preserve in the project vicinity (Otay River Valley) consistent with the Otay Ranch GDP/EIR, Otay Ranch RMP, and MSCP Subarea Plan/EIR.

10.11.2 Wildlife Corridors

Objective: Establish functional connections for onsite resources and integrate the Preserve into a larger regional system.

Implementation:

Village 9 respects the MSCP Preserve boundary. The project also conveys preserve lands in accordance with the GDP.

10.11.3 Preserve Management and Maintenance

Objective: Effectively manage the Preserve to protect, maintain, and enhance resources in perpetuity.

Implementation:

Preserve land will be maintained and preserved in accordance with the City's RMP (Resource Management Plans).

10.11.4 Resource Preserve Land Uses

Objective: Identify permitted land uses within the Preserve.

Implementation:

Resource Preserve Land Uses include passive recreation and linear utility corridors as identified by the Otay Ranch GDP/EIR, Otay Ranch RMP, and MSCP Subarea Plan/EIR.

10.11.5 Resource Preserve - Adjacent Land Uses

Objective: Identify allowable uses within appropriate land use designations for areas adjacent to the Preserve.

Implementation:

Land uses adjacent to the Preserve are consistent with the GDP and are outlined in Appendix D - Preserve Edge Plan.

10.11.6 Regulatory Framework for Future Uses

Objective: Provide a regulatory framework for future permitting by resource agencies and amendments to the RMP.

Implementation:

Chapter 3: Development Code requires all uses within the T-1: OS zone be subject to regulatory agency review and approval.

10.11.7 Physical Resources

A. Mineral Resources

Goal: Encourage the completion of the extraction of mineral resources before conflicts with planned development could occur.

Objective: Extract mineral resources so as not to impair other conservation efforts.

Implementation:

Mineral extraction is not permitted in Village 9.

B. Soils

Goal: Minimize soil loss due to development.

Objective: Identify development activities, which present a large potential to create excessive runoff or erosion.

Implementation:

Landform grading, slope stabilization, vegetation protection, revegetation and other techniques are required by the SPA to meet these goals and objectives.

C. Steep Slopes

Goal: Reduce impacts to environmentally sensitive and potential geologically hazardous areas associated with steep slopes.

Objective: Research existing slope conditions prior to land development activities.

Implementation:

Final grading plans for Village 9 will be based on geotechnical studies The site grading design will terrace the property to follow the natural grade elevation change. Manufactured slope heights and forms will be in conformance with city ordinances and policies.

D. Floodways

Goal: Preserve floodways and undisturbed flood plain fringe areas.

Objective: Restore and enhance highly disturbed floodways and flood plains to regain former wildlife habitats and retain/restore the ability to pass 100-year flood flows.

Objective: Preserve floodways and undisturbed flood plain fringe areas in their natural state where downstream development will not be adversely affected.

Implementation:

The development plans for Village 9 will avoid encroaching into floodways and minimize impact to flood plains.

E. Energy Conservation

Goal: Establish Otay Ranch as a "showcase" for the efficient utilization of energy resources and the use of renewable energy resources.

Objective: Reduce the use of non-renewable energy resources within Otay Ranch below per capita non-renewable energy consumption in San Diego County.

Implementation:

The design of Village 9 encourages walking, bicycling, and public transit use to lower energy consumption. Air Quality and Water Conservation Plans have been prepared in conjunction with this SPA Plan and will contribute to efficient use of resources. See Appendix B - Air Quality Improvement Plan and Appendix G - Nonrenewable Energy Conservation Plan

F. Land Use

Objective: Provide land use patterns and protect features which result in the conservation of non-renewable energy resources.

Implementation:

The land use pattern of Village 9 and its relationship to surrounding land uses promotes walking and cycling as alternatives to more energy consumptive automobile use. The Water Conservation Plan and landscape design will promote efficient use of water.

G. Water Conservation

Goal: Conserve water during and after construction of Otay Ranch.

Objective: Reduce CWA water use within Otay Ranch to a level that is 75% of County-wide, 1989 per capita levels.

Objective: Create a comprehensive framework for the design, implementation and maintenance of water conserving measures, both indoor and outdoor.

Objective: Develop an extensive water restoration and recycling system throughout the developed areas of Otay Ranch.

Objective: Investigate traditional and non-traditional uses for reclaimed water and identify potential restraints for reclaimed water use.

Objective: Comply with the water conservation standards and policies of all applicable jurisdictions.

Implementation:

Village 9 will adhere to the provisions of Appendix G - Water Conservation Plan.

H. Astronomical Dark Skies

Goal: Preserve dark-night skies to allow for continued astronomical research and exploration to be carried out at the County's two observatories, Palomar Mountain and Mount Laguna.

Objective: Provide lighting in heavily urbanized areas of the Otay Valley Parcel which ensures a high degree of public safety.

Objective: Provide lighting in less urbanized areas, which helps to preserve county-wide dark-night skies, and is consistent with more rural lighting standards prevalent in non-urbanized areas of San Diego County.

Implementation:

Lighting within Village 9 will adhere to city ordinances and standards.

I. Agriculture

Goal: Recognize the presence of important agricultural soils both in areas subject to development and within the preserve.

Objective: Encourage effective utilization of agricultural soils located within the Preserve.

Implementation:

Community gardens are permitted within all residential, mixed use, parks, and CPF sites in accordance with the GDP policies for implementing these goals and objectives.

10.12 STRATEGIC FRAMEWORK POLICIES

The GDP requires compliance with the following Strategic Framework policies be outlined as findings in the GDP Compliance Chapter. The SPA should provide general concept illustrations or schematic designs as to how proposed developments will satisfy the requirements of the Strategic Framework policies. The required design review checklist for compliance with the strategic framework is provided in Appendix J.

1. Land Use Planning Policies:

- Provide an analysis that assures compatibility with adjacent villages, conformance with all public facility plans (including parks), and consistency with the Resource Management Plan (RMP) within any University development plan.

Implementation:

This Policy relates to the University Development Plan, which is not part of this SPA Plan.

- Achieve the appearance of a seamless edge between the University and the adjacent Village Nine through use of compatible building forms, massing and community character, and attention to appropriate transitions.

  Implementation:

  The Village 9 SPA Plan includes form based development standards and design guidelines that require building forms, massing, and building orientation that relate directly to the University. Furthermore, the proposed street pattern and Campus Boulevard have intentionally been designed to allow for future connection to the University. The entire SPA Plan and it's permitted uses are centered upon the concept of creating a University-oriented Town Center that will serve as a an extension of the University/RTP and offer lifestyle amenities such as retail, housing, entertainment, and similar uses that support the RTP workforce, students, and University faculty. Refer to Chapters 3 and 4.

- Ensure the provision of a broad range of housing types, densities, and unit sizes, including both for-sale and rental, within Village Nine to support the needs of university students, faculty, and area employees.

  Implementation:

  The Village 9 SPA Plan has a broad transect that allows for a wide variety of housing types ranging from traditional single family detached homes to small studio apartments. These are described in the Building Configuration Standards provided in Chapter 3.

- Promote the development of land uses that may be shared by the University, RTP, and residential community, such as libraries, art galleries, cultural and performing arts facilities, and similar uses.

  Implementation:

  The Village 9 SPA Plan allows for all of these uses. See Chapter 3.

- Ensure that University supporting land uses such as commercial retail services, offices, and faculty/staff/student housing within University Village Nine.

  Implementation:

  The Village 9 SPA Plan allows for all of these uses. See Chapter 3.

- Provide RTP supporting land uses such as ancillary professional office and service businesses within Village Nine and the EUC as necessary to support the primary research and development and light manufacturing uses of the RTP.

  Implementation:

  The Village 9 SPA Plan allows for all of these uses.

- Ensure that land uses that can be shared between the University Campus and the adjoining Village Nine be concentrated along the University Campus/Village Nine Town Center edge, such as art galleries; cultural facilities; retail; entertainment, food service; and similar uses.

  Implementation:

  The Village 9 SPA Plan allows for all of these uses within each zone adjacent to the University. See Chapter 3.

- Ensure that employment and civic, cultural, and recreational opportunities that are complementary to the creation of the University and RTP planning area will be provided in the Village Nine similar to but not in conflict with those provided in the EUC.

  Implementation:

  Each permitted and conditionally permitted use, as provided in Chapter 3's permitted uses tables, was carefully evaluated to ensure that the use supports but does not conflict with the University, RTP, and the EUC. See Chapter 3.

- Preclude the development of regional serving, large-format retail, automobile sales and service, and comparable uses that are not supportive of the intense pedestrian activity that will be created within the Village Nine Town Center.

  Implementation:

  None of these uses are permitted within the Village 9 Town Center. See Chapter 3.

- Concentrate the highest residential densities within the EUC and Village Nine Town Center along the transit corridor.

  Implementation:

  The highest densities are located in the EUC, the Town Center and the adjacent mixed use areas. These densities front Main Street and Street B, the transit corridor. See Chapter 3.

- Allow residential density of up to 45 dwelling units per acre within the Village Nine Town Center and EUC planning areas, and encourage this density where the Town Center falls within the one-quarter-mile radius of transit station/stops.

  Implementation:

  The highest densities are located in the EUC, the Town Center and the adjacent mixed use areas. These densities front Main Street and Street B, the transit corridor. See Chapter 3 and Chapter 5.

- Reduce the intensity of development as it transitions from the Village Nine Town Center to the Mixed-Use Residential, Medium Density and Low Medium Density Residential Village planning areas adjacent Otay Valley Road.

  Implementation:

  The regulating plan establishes a transect that transitions density from lowest to highest, with the lowest densities located adjacent to the preserve and the highest within the EUC. See Chapter 3.

2. Mobility and Pedestrian-Orientation Policies:

- Establish a permeable edge between the University Campus and Village Nine through the development of an urban street grid network that includes a central spine road connecting the University Campus and to the Village Nine Town Center.

  Implementation:

  The circulation pattern for Village 9 consist of a grid pattern of streets that allow for future connections to the University. Campus Boulevard serves a the central spine road and has been designed as a transitional space that can serve as a venue for street fairs and other community and University events while providing a direct link the campus. See Chapter 5.

- Establish a grid system of streets and the village pathway that will provide access between villages by connecting the urban street grid and pedestrian network between Village Nine and the University Campus.

  Implementation:

  The circulation pattern for Village 9 consist of a grid pattern of streets that allow for future connections to the University. The village pathway is located within the Campus Boulevard right-of-way, providing a direct connection from the University Campus, through the Town Center and Neighborhood Park, to the Pedestrian Bridge that crosses SR-125 to Village 8 East. See Chapter 5.

- Establish a consistent design and development standard for urban sidewalks, landscaping and street furniture that will enable the creation of an urban environment that supports a strong urban street wall that is established through development code requirements for height, massing and scale of buildings forms.

  Implementation:

  Chapter 3, Development Code, provides Form-Based Code development standards that regulate the design of sidewalks, landscaping, building placement, and building height to create an urban environment. Chapter 4, Community Design, provides design guidelines that further reinforce this urban design intent in the design of street furniture, massing, and scale.

- Locate a transit station in proximity to the University Campus and RTP within the Village Nine Town Center.

  Implementation:

  A transit station has been provided at the intersection of Street B and Campus Boulevard, immediately adjacent to the Town Center and the University. See Chapter 5.

- Incorporate pedestrian-oriented retail uses in the ground floor of public parking structures where adjacent to public streets or pedestrian-oriented spaces to ensure a continuous pedestrian-oriented environment between the EUC, Village Nine, and Planning Area 10.

  Implementation:

  Design guidelines for parking lots and structures, as discussed in Chapter 4, call for design elements that improve the pedestrian streetscape including the provision of ground floor retail uses.

- Provide accessible shuttle service and/or local transit routes and shelters beyond the mass transit service areas and the transit stations to serve all residents and businesses in the EUC, Village Nine, and Planning Area 10.

  Implementation:

  The transit plan provided in Chapter 5 includes panned and potential transit stops within a 1/4-mile of all homes and businesses within Village 9. See Chapter 5.

- Establish a network of streets, pedestrian and bicycle paths throughout the residential areas of Village Nine that connect to Planning Area 10, EUC and surrounding open spaces.

  Implementation:

  The grid pattern of streets have been designed to provide short block, multiple connections, and completer streets that accommodate vehicles, pedestrians and bicycle paths throughout Village 9 and connect to the University and the EUC. In addition, a series of multi-use trials have been designed to provide pedestrian and bicycle connections to the MSCP Preserve. See Chapter 5.

- Foster a continuous development of an interconnected street grid street system between the Village Nine and Planning Area 10, which consists of narrow streets with appropriately sized sidewalks to encourage pedestrian activity.

  Implementation:

  The grid pattern of streets have been designed to minimize curb-to-curb dimensions and vehicle travel lanes to create narrow, pedestrian friendly streets. An urban couplet has been designed through the Town Center to accommodate arterial traffic without the need for a broad, two-way arterial street. See Chapter 5.

- o Incorporate a consistent community design program of street furniture; landscaping; lighting; signage; and other amenities along the sidewalks and public places located in Village Nine, and Planning Area 10. Buildings shall not be setback or sited away from sidewalks, pathways, urban parks and plazas to stimulate a high level of pedestrian activity.

  Implementation:

  Chapter 3, Development Code, provides Form-Based Code development standards that regulate the design of sidewalks and building placement to create an urban environment. Chapter 4, Community Design, provides design guidelines that further reinforce this urban design intent in the design of street furniture, landscaping, lighting, and signage. The design of these element will be finalized as part of the Village 9 Final Design Plan.

- o Establish greenway and greenbelt linkages between Village Nine, EUC, and Planning Area 10 to surrounding open spaces.

  Implementation:

  The sidewalks provided on every street within the SPA as well as the Regional Trails and neighborhood trails have been designed to provide access between the Village 9, the EUC, and Planning Area 10. See Chapter 5.

- o Provide a pedestrian bridge over SR-125 to complete the linkage of the village path circulation system between the villages west and east of SR-125. This bridge will directly connect Village Nine and Planning Area 10 with Village Eight.

  Implementation:

  A pedestrian bridge has been provided at the neighborhood park that crosses SR-125, linking Village 9 and GDP Planning Area 10 to Village 8. See Chapter 5.

3. Infrastructure and Grading Policies:

- o Ensure the coordination, design, and sizing of infrastructure needs such as sewer, water, roads and other utilities in order to maximize infrastructure economies between the development to occur within Planning Area 10 and Village Nine.

  Implementation:

  The conceptual utility infrastructure plans provided in Chapter 8 are based upon Utility Master Plans that consider anticipated development in Planning Area 10. The roadway system has been intentionally design to provide multiple connection points to Planning Area 10 and right-of-ways have been sized according to the Traffic Report, which also considers future development in the area.

- Coordinate mass grading plans between property ownerships, villages and/or planning area boundaries in order to avoid the creation of large slopes that would form barriers to connecting circulation streets, pedestrian paths, paseos, trails, or infrastructure utilities.

  Implementation:

  Grading plans have been carefully designed to maximize compatibility with adjacent sites and minimize large sloes that would prohibit the connection of streets, paths, paseos, trails, or infrastructure utilities.

- Provide circulation connection opportunities to adjacent property ownerships, villages and/or planning areas such that there would appear to be a seamless pattern of grid streets, village pathways, paseos and trails between the Planning Area 10 and Village Nine. See Chapter 6.

  Implementation:

  The circulation pattern for Village 9 consist of a grid pattern of streets that allow for future connections to the University. See Chapter 5.