

Project Description

for the

Proposed Amendment

to

Millenia Sectional Planning Area Plan (SPA)

June 28, 2018

Project Sponsor/Applicant:

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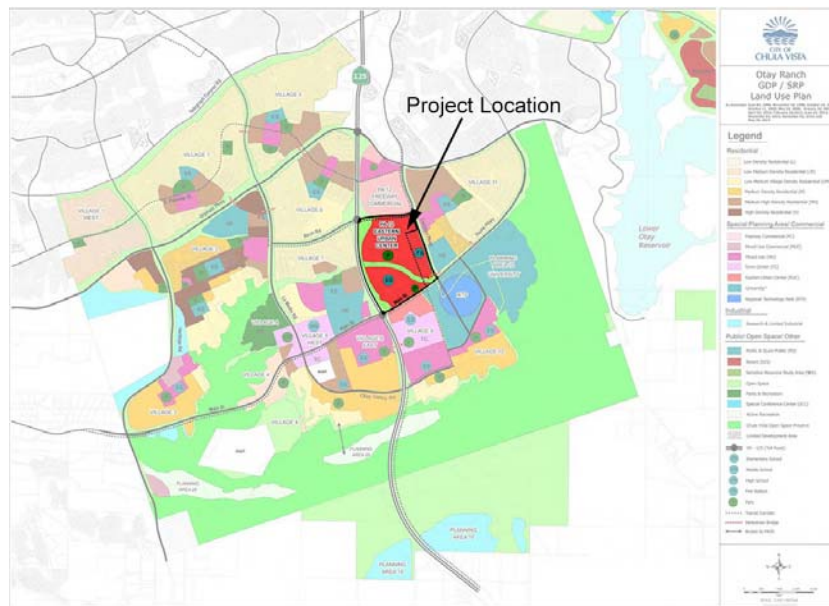
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A. Background and Context of Proposed Project

The proposed project, Otay Ranch Eastern Urban Center (now known as Millenia) Sectional Planning Area (SPA) Plan, is located within the Otay Ranch Planned Community in eastern Chula Vista. The Otay Ranch General Development Plan (GDP) was initially adopted in 1993 to guide the development of the planned community through incremental SPA plans. The Otay Ranch GDP and the Millenia SPA Plan have been amended several times since adoption in response to changes and experiences in the market. Originally, Millenia was intended to provide the location for high intensity uses, with the other Villages providing neighborhood serving centrally located Village Cores. Since, the original GDP was approved a number high intensity development areas have approved in the Otay Valley portion of Otay Ranch in addition to Millenia.

When the plan for the Eastern Urban Center was first adopted, the internet didn't exist, so if you wanted to buy the year's hot toy, the Beanie Baby, you had to go to a store to buy it. You could not use your smart phone to call the store because the iPhone did not exist. It is projected that it will take a similar period of time - twenty plus years or more - to fully build-out Millenia. Just as central business districts and cities evolve over time, so will Millenia. The initial phase is only the first stage of the ultimate development. The intent of this amendment is to update the adopted plan to reflect the initial phases of development and to respond to market changes, while ensuring a degree of flexibility is maintained such that the plan can still respond to future market and lifestyle changes that are difficult or impossible to predict.

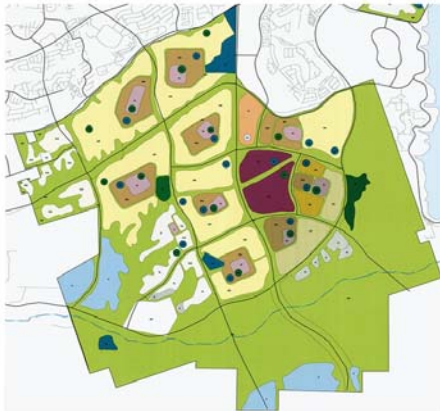


In the original GDP the Otay Ranch GDP had a series of Villages with a central core that contained neighborhood serving commercial, a park and school and the higher densities. Millenia provided the single area where the highest density residential and regional commercial were located. The Otay Ranch Plan has evolved significantly since its initial adoption in 1993. In fact, since the Millenia plan was adopted in 2009, virtually every remaining village in the Otay Valley portion of the plan, has been fundamentally re-planned and those re-planning efforts continue to this day. The

following Exhibits graphically depict how the GDP has changed over time. Conversely, there have been four minor amendments to the Millenia plan since its adoption; however, the intensity and distribution of land uses remained relatively unchanged.

More significant changes occurred in the villages. Instead of having local serving neighborhood core, higher density residential increased dramatically. The total number of multi-family units was increased by over 50%. This increase resulted in significant competition to Millenia within this market area. Millenia was no longer the primary location for multi-family residential.

1993 Otay Ranch GDP



2015 Otay Ranch GDP



General Development Plan Otay Valley Parcel - 1993 to 2015 Residential Comparison

Land Use	1993 GDP			2015 GDP			Percent Change		
	Acres	Units	Avg DU/ac	Acres	Units	Avg DU/ac	Acres	Units	Avg DU/ac
SFD	3383.2	11,173	6.5	3213.9	11,152	10.7	-5%	-0.2%	164.4%
MF		10,918			23,356			53.3%	
Total		22,091			34,508			56.2%	

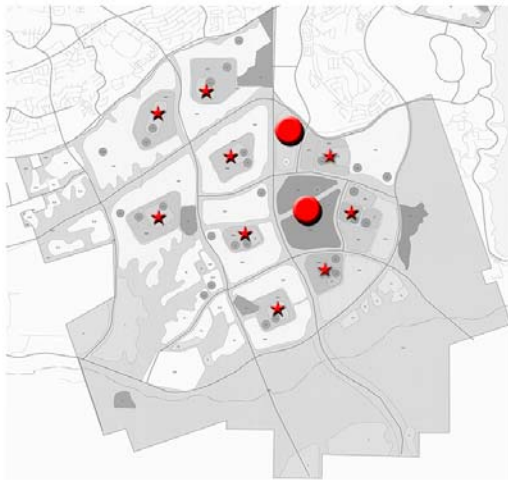
Additionally, the non-residential components of the GDP have changed dramatically. In the original GDP the villages only had neighborhood commercial serving the local village. The current plan includes larger commercial areas located external to the village cores at arterial intersections. The type, size, and location of these commercial areas allows them to compete directly with Millenia to attract community and regional commercial uses. And, with the addition by the City of the Regional Technology Park (University Park and Innovation District), and significant commercial components added to other villages, the role of the Millenia plan as the central hub for future offices uses in the Eastern Territories has been altered.

Creating an urban center in a suburban location always has challenges, but the dispersal of high intensity urban uses -is in direct competition to achieving the original intent of Millenia as being the

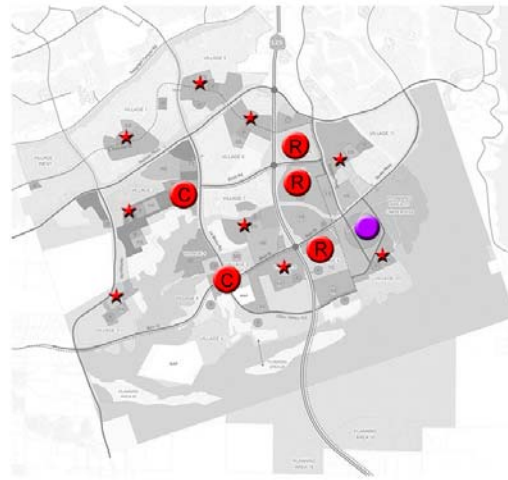
central urban center. Millenia previously had to compete with urban cores in the San Diego region, but now the competition is within the GDP itself. The result of the increased multi-family, commercial, and office within the GDP has changed the Millenia's competitive advantage and will likely hamper or delay its ability to achieve its build-out goals. The proposed amendment recognizes the impact of this disadvantage, as well as the successes achieved in the initial phases of construction, in the build-out land use projections for Millenia.

Non-Residential Competitive Evolution

1993 GDP



2015 GDP



- ★ Neighborhood Serving Commercial
- Community & Regional Serving Comm.
- Regional Tech Park

B. Summary Description

Millenia is currently being implemented with almost a dozen projects completed, under construction, approved, or in the Design Review phase of development. These projects include City parks, a hotel, office, retail, and affordable, rental, mixed-use and for-sale residential, representing virtually every land use type contemplated in the plan. Seventy percent of the private development land has been contracted with merchant builders. Since the SPA Plan was first approved in 2009, it has been amended four times in response to changes in public and private influences and actual market experiences.

The applicant, SLF IV – Millenia, LLC, is the owner and Master Developer of Millenia. The applicant has agreed to implement all the mitigation measures adopted in the certified EIR, even though the project build-out proposed by this amendment may be less than the maximum intensity allowed.

The adopted project implementation documents were designed to allow implementation flexibility using a Form Based Code format. Two provisions of the code were adopted with less flexible prescriptive standards. These include; the maximum/minimum intensity requirements in the Site Utilization Plan and, the minimum height standards for certain areas in the FBC. Based on experiences discovered during implementation, minor amendments to these standards to allow flexibility will enhance the ability of Millenia to be developed with the intended character.

The Site Utilization Plan included a maximum intensity for residential and non-residential development. The unusual feature of these standards was the maximum appeared to be the minimum. Any development at build-out that would not achieve the exact maximum intensity would have appeared to be inconsistent with code. This amendment corrects this provision by allowing a reduced intensity for build-out of the plan for both residential and commercial land uses. The amendments to the SUP also reflect a re-distribution of the remaining commercial land uses to reflect what is expected to be achievable in the short and mid-term retail market.

The other provision in the code, proposed for amendment, is the minimum height standards for six residential parcels designated as five story minimum. A five story residential project has a number of practical restrictions, which would constrain the critical initial project momentum. These parcels are being amended to a new four story designation. Additionally, the permitted height minimums are being adjusted in several of the districts to reflect more contemporary building forms expected in those districts. To facilitate more comprehensive planning and to allow for more latitude in project design and implementation of the main street concepts, the application also introduces the concept of height blending between TM Lots 17 and 18 in the Main Street District and Lots 23 and 24 in the Central Southern Neighborhood District. Illustrations have been added to show how various building features can be used to create building height.

Most of the districts in Millenia are fairly straight forward from a regulatory perspective, but the design guidelines for the Main Street District have always been the most challenging. Since, the original guidelines were adopted the market and evolution of this type of development have evolved. During the initial plan development, a number of projects were reviewed that tried to create a “Main Street” component in their plan. Some were successful, but many suffered from a failed “build it and they will come” approach. The worst thing that can happen is the Main Street to be built and

have numerous vacant store fronts. Such an outcome would not achieve the goal of providing an active, vibrant environment, and worse still, would stigmatize the remainder of the plan.

What is included in the proposed guidelines, is a Main Street plan which provides for ground floor commercial uses, including strategically placed commercial nodes located at intersections, mid-block commercial, live/work opportunities, and creative office and dedicated retail space on the south. East and west sides of the Town Center Park. The intent of this concept is to correctly size, and geographically distribute the commercial uses in the Main Street District to create the intended character while addressing the need for supply of commercial to evolve with demand, avoiding the potential for vacant storefronts or underperforming, or marginal retail uses. Some design illustrations of the proposed Main Street District guidelines are included after the Site Utilization Plan and Height District Exhibits.

The primary exhibits proposed for amendment are provided on the following pages. Adopted exhibits are shown with diagonal line across the exhibit and labeled as “Adopted”. Proposed replacement exhibits are designated as “Proposed”. The application process will involve discussions on the format of the proposed amendment. Following these initial discussions, the related text changes can be completed. These minor details and refinements would not change the impact of the amendment.

The application materials being submitted also include a retail market study and a fiscal study, which analyzes the most conservative target land use scenario. It is also anticipated that a Supplemental Public Facilities Financing Plan (PFFP) will be required. That document will be provided once the target and reserve land uses are determined.

(6/28/2018)

Eastern Urban Center (EUC) Sectional Planning Area (SPA) Otay Ranch GDP

Adopted
September 15, 2009 by Resolution No. 2009-224

Amended
March 5, 2013 by Resolution 2013-03

Amended
August 9, 2016 by Resolution 2016-170

Amended December 6, 2016 by Resolution No. 2016-262 and
by reference to Ordinance No. 3397, dated December 13, 2016

~~strikeout~~ = text deleted **redline** = text added
Note: Some Page number may vary from adopted documents

Draft 6/28/2018

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(6/28/2018)

OTAY RANCH EASTERN URBAN CENTER (EUC) SECTIONAL PLANNING AREA (SPA) PLAN

I. Introduction

A. Background, Scope & Purpose of the SPA Plan

The Otay Ranch Eastern Urban Center (EUC) represents the continued southward and eastward extension of the initial development approved in Otay Ranch Sectional Planning Area (SPA) One, containing Villages One and Five, and the subsequent approval of Villages Six, Seven and Eleven, to the east and west, and the Freeway Commercial Center, immediately to the north, of the project site. The EUC is envisioned to compliment and support the Freeway Commercial area, completing the sub-regional commercial, cultural, social and public services center located in the heart of the Otay Ranch Planned Community as established in the Otay Ranch General Development Plan (GDP). As the urban heart of Otay Ranch, the EUC will contain the highest concentration of retail, employment, residential, civic and cultural uses. The GDP designates the EUC ~~for more than~~ **up to** 3.8 million square feet of commercial space (office & retail), and **up to** 3,313 multifamily housing units.

As further detailed below, this SPA includes only the applicant's ownership in the Eastern Urban Center portion of the area identified as EUC/Planning Area 12 in the Otay Ranch GDP, a planning area which includes the Freeway Commercial area as well. The Freeway Commercial planning area was previously approved for development in a separate SPA plan. The application includes **up to** 2,983 units and ~~up to 3,487,000~~ **3,324,000** square feet of non-residential.

This SPA Plan is consistent with, and implements the land use plans, goals, objectives and phasing policies of the Otay Ranch GDP, as amended in December 2005. This plan implements the GDP policies and addresses existing and planned land uses, public facilities, design criteria, circulation, and other development components for the Otay Ranch Eastern Urban Center SPA. Preparation and approval of this SPA Plan is required by the Otay Ranch GDP pursuant to Title 19, Zoning, of the Chula Vista Municipal Code. The objectives of this plan are to:

- Implement the goals, objectives and policies of the Chula Vista General Plan, particularly the Otay Ranch General Development Plan.
- Implement Chula Vista's Growth Management Program to ensure that public facilities are provided in a timely manner and financed by the parties creating the demand for, and benefitting from, the improvements.
- Foster development patterns which promote orderly growth and prevent urban sprawl.
- Maintain and enhance a sense of community identity within the City of Chula Vista and surrounding neighborhoods of Otay Ranch.

B. Record of Amendments

1. Amendment to the Site Utilization Plan to change the Eastern Gateway District from mixed use to residential and deleting reference to an alternative school site, by Resolution No. 2013-038. *(3/5/13)*
2. Amendment to the Community Structure, Site Utilization Plan and Circulation to relocate the school site and delete certain road segments by Resolution No. 2016-170 *(8/9/16)*
3. Approval to the design for development in the Site Utilization Plan, District I, by the Design Review Committee, and subject to an amendment to FBC Ordinance No.3397, for District I Building Height Regulations.
4. This proposed amendment includes changes to the statistics on the Site Utilization Plan, including the elimination of the “target” intensity category. It also includes revisions to District 6 (Main Street) and a reduction and blending of height regulations for certain lots, including the addition of a 4-story category.

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Public uses are integrated in appropriate locations. A fire station site is indicated within the Civic District while a library site is within the Civic Core along with a public plaza park and an elementary school site.

Access is provided via multiple entries located along each of the arterial streets which bound the planning area. Internal circulation consists of a local street grid which provides multiple routes to any internal location. The public transit system will extend south from the Freeway Commercial center along EastLake Parkway, curve along the edges of the Main Street District, and then separate into a pair of one-way couplets to extend south to Village Nine. The transit stops are located near the heart of the Main Street District. The Gateway Commercial and Business Districts will have tollway exposure adjacent to SR-125.

1. EUC Districts Descriptions

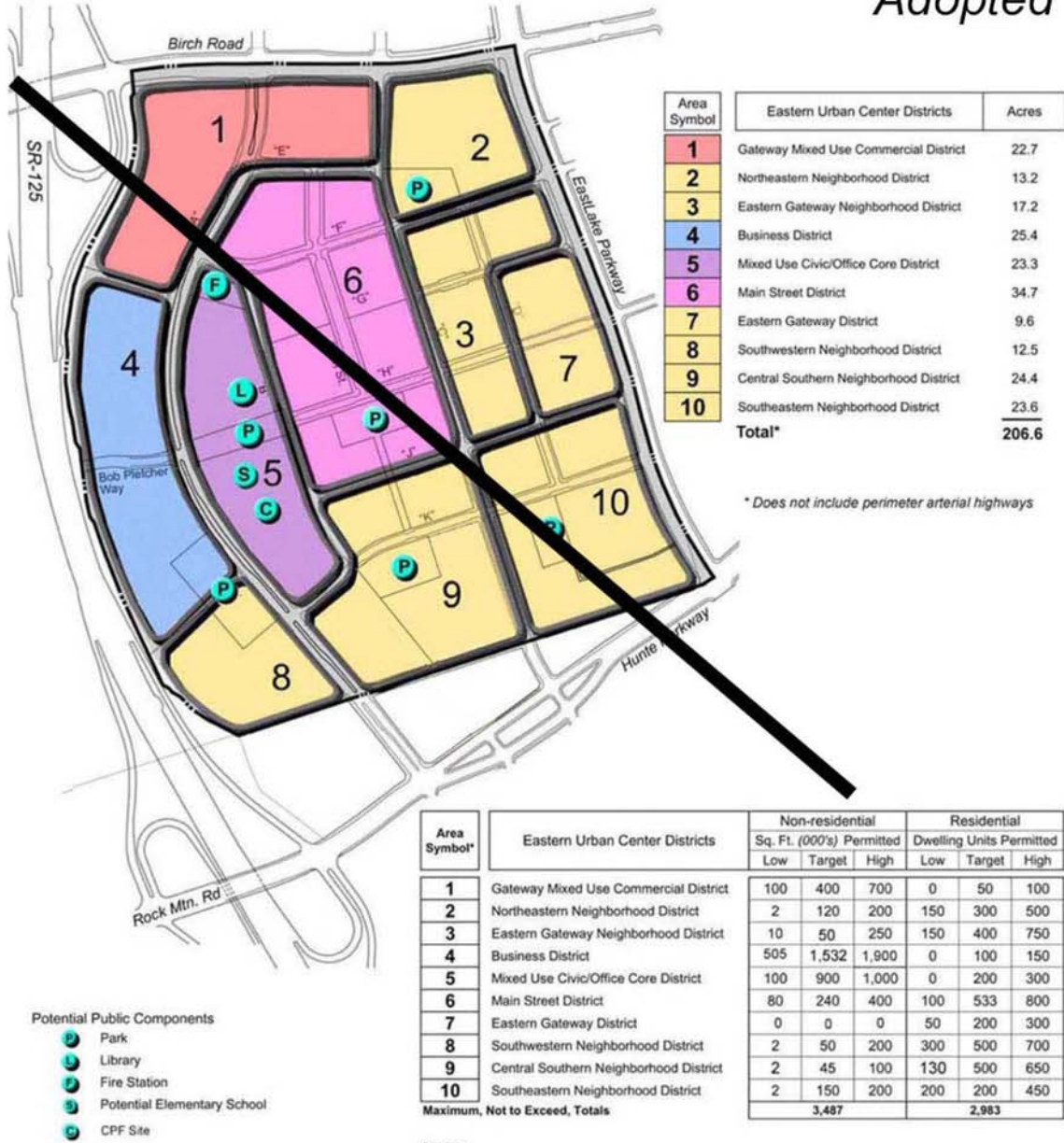
Residential Districts: The EUC accommodates up to 2,983 dwelling units in a variety of urban residential products. While the greatest residential densities will surround the Main Street, the EUC also incorporates a series of residential neighborhoods organized around neighborhood parks. Residents within these neighborhoods will have access to a full array of services, such as a supermarket, drugstore, neighborhood shops and restaurants, and active recreation areas within walking distance. The location of the residential districts in relationship to the Main Street, and the ability to locate non-residential land uses within these districts, will allow neighborhood-serving goods and services to be provided in close proximity to all residential units in the EUC.

Office District: This district will provide a major office campus with the South County region. Occupants will benefit from proximity and visibility to SR-125. The office district is perceived as a complement to other uses in the district, bringing expanded employment opportunities to the community, energizing the Main Street, introducing a significant daytime population, and providing riders for area transit. To promote internal capture, a system of internal vehicular and pedestrian connections (linking plazas and public spaces) will be required to link development parcels, which may vary in size to accommodate different sized businesses. Shared parking will be required to maximize parking-efficiency.

Main Street District: This district will be the most active and urban component of the project, a mixed-use, pedestrian environment that **combines features** office and residential uses over ground floor retail **at key intersections and retail and office uses dispersed in mid-block locations (Refer to FBC 02.04.003) and adjacent to the park at the southern end of the district.** **Entertainment Access and places for residents to gather in restaurants, plazas, and shops** is an important **component function** of the Main Street **District**, including retail shops, restaurants, bars and cafes, generating activity day and night. Public spaces accommodating community events, street fairs, and farmer markets will further make this the “place to be” The urban character of this district will be enhanced with interior plazas, paths, and jogging trails.

(12/6/16) (6/18/18)

Site Utilization Plan Adopted



Notes:
 1. * Numeric Area Symbols do not represent phases.
 2. The allocation of intensity in each district shall be based on the building height regulations in the EUC Form Based Code, Chapter 03.09.002b vi, therein.



Eastern Urban Center OTAY RANCH



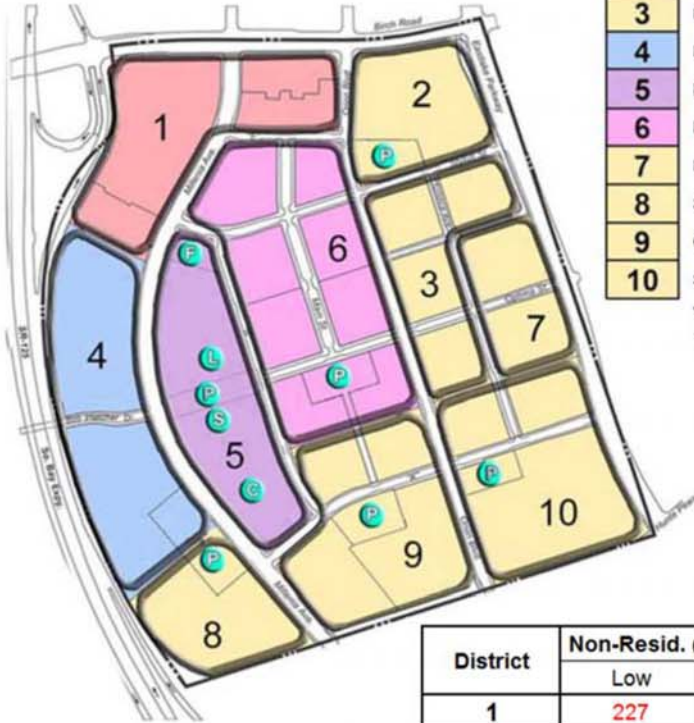
(12/6/2016) (5/9/17)

(6/28/2018)

INTRODUCTION

Proposed

Site Utilization Plan



Area Symbol	Eastern Urban Center Districts	Acres
1	Gateway Mixed Use Commercial District	22.7
2	Northwestern Neighborhood District	13.2
3	Northeastern Neighborhood District	17.2
4	Business District	25.4
5	Mixed Use Civic/Office Core District	23.3
6	Main Street District	34.7
7	Eastern Gateway District	9.6
8	Southwestern Neighborhood District	12.5
9	Central Southern Neighborhood District	24.4
10	Southeastern Neighborhood District	23.6
Total*		206.6

* Does not include perimeter arterial highways

Potential Public Components

- Park
- Library
- Fire Station
- Potential Elementary School
- CPF Site

Notes:

1. The Numeric Symbols do not represent phases.
2. The location of the public component symbols are conceptual only.

District	Non-Resid. (000's Sq. Ft.)*		Residential (DU's)*	
	Low	High	Low	High
1	227	400	0	89
2	2	2	273	273
3	2	5	150	475
4	800	1,900	0	225
5	455	900	0	300
6	80	100	100	601
7	0	0	100	117
8	2	2	253	253
9	0	5	130	350
10	0	10	230	300
Totals	1,568	3,324	1,236	2,983

* Refer to FBC Section 04.05, for Intensity Transfer Provisions.



Exhibit I-6

(12/6/16) (6/18/18)

(6/28/2018)

G. Landscape Design Concepts

As with urban design, the majority of landscape design and treatments for the EUC will be developed or refined at the design review/site plan stage of design. The landscape will have a distinctly urban character, integrating planting with hardscape. The use of drought tolerant plant materials will be emphasized. The SPA-level overall landscape design concept for the Otay Ranch Eastern Urban Center, focusing on pedestrian streetscapes and trail alignments, is shown in the Exhibit II-5 (Landscape Zones). It provides a conceptual design framework that will allow latitude and flexibility within the EUC, while maintaining the overall landscape design goals and objectives throughout the community. Refer also to the FBC for the requirements for a Landscape Master Plan. All plans for public improvements (parks, streets, open space, etc.) will be reviewed and approved by the City Engineer.

The street system contributes to the community structure and the street landscape treatments will be used as community design elements. All plans for public improvements, such as; parks, streets, and open spaces, shall be reviewed and approved by the City Engineer. The peripheral arterials will each have distinctly different dominant tree species and/or planting patterns to create a specific appearance for each street category. As designated in the Otay Ranch Overall Design Plan, streetscapes adjacent to the EUC will have a unique character/design to distinguish the regional urban center location.

The EUC project area has been divided into Landscape Zones in order to differentiate various locations with varying landscape designs. The Landscape Concept Zones are shown on Exhibit II-5 (Landscape Zones). A series of matrices for street trees is included in the Form Based Code. Each zone designated within the EUC shall have distinct landscape character defined by the careful selection of street trees, planting, signage, street furniture, lighting, and in some cases, paving. The creation of these zones will assist in helping residents and visitors in wayfinding within EUC and will help to define the identity of each neighborhood district. The following describes each zone:

1. Zone A - Main Street

The Main Street Zone will support a vibrant atmosphere that **includes a vibrant mix of** ~~consists of mainly ground floor~~ retail, **creative office, live-work units**, services, eating establishments and public spaces. Tables and chairs in the sidewalk café zones, and benches, seat walls and other site furnishings will provide ample opportunity for outdoor seating and gathering. The regional trail will pass through a portion of Main Street and shall be designated by theme elements consistent with the regional trail throughout the EUC. The town square, which will be privately owned and maintained, will serve as a park zone within the retail center. **Design options for the town square need to be incorporated into, and act as an essential design component of, the adjacent commercial.** Informal plantings of shade and ornamental trees will provide a canopy above benches and other seating on the paved promenade below. Large shade trees and small shrubs along the perimeter, that shall be coordinated with the function and visibility required by building tenants, will create a comfortable gathering space when the streets are closed off for community events and festivals. While the Main Street Zone will be one of the most important public places in the EUC, its ownership and/or maintenance may be public, private, or some combination of both, to insure the intended level of quality is maintained.

VII. Public Facilities

A. Introduction

The inclusion of public facilities issues is a distinguishing feature of SPA Plans. This portion of the plan outlines the public facilities which enable the community to function properly.

The Otay Ranch GDP establishes the following goal regarding the provision of public facilities:

GOAL: ASSURE THE EFFICIENT AND TIMELY PROVISION OF PUBLIC SERVICES AND FACILITIES TO DEVELOPABLE AREAS OF OTAY RANCH CONCURRENT WITH NEED.

This chapter outlines the local and regional public facilities necessary to serve the Otay Ranch Eastern Urban Center SPA. The Public Facilities Finance Plan (PFFP) provides additional descriptions of public infrastructure and financing mechanisms planned for each facility. The public facilities described in this section have been sized and designed in response to the planned distribution of land uses shown on Exhibit I-6 (Site Utilization Plan).

This section examines local facilities including water, water conservation, recycled water, sewer, drainage, urban runoff, schools, parks, recreation, open space and trails, law enforcement, fire protection, animal control, civic, library and child care facilities.

This chapter is a summary of the information, recommendations and conclusions contained in other documents. All public services, facilities financing and phasing issues are addressed in the Eastern Urban Center SPA Public Facilities Finance Plan. Additionally, some facilities are the subject of separately prepared master plans which are included in the Technical Appendices. There are two grading options presented in Chapter IV. These alternative would have cause some variation to the provision and location of public facilities. These variations are included herein as alternatives and in evaluated in all technical reports as a part of the project.

The infrastructure provisions in this chapter are based on the maximum build of 3,324, 000 square feet of non-residential and 2,983 dwelling units. Water, sewer, recycled water, and storm drainage shall be built-out to allow for the permitted intensity. Provisions for population based uses (Schools, Parks, and CPF) shall be adjusted, according to the rates specified, as the project is built-out.

Prior to approval of the first final map, a Sub Area Master plan (SAMP) shall be approved by the Otay Water District (OWD) and submitted to the City of Chula Vista. This SAMP will identify the potable and reclaimed water facilities necessary to serve the EUC. Should the SAMP identify facilities, not contemplated in the SPA or PFFP. then the SAMP shall take precedence, but not require an amendment to these documents.

B. Potable Water System

(6/28/2018)

PC DISTRICT REGULATIONS & VILLAGE DESIGN PLAN

Eastern Urban Center Sectional Planning Area (SPA) Otay Ranch GDP

Adopted October 6, 2009 by Resolution No. 2009-224
and by Ordinance No. 3142

Amended March 5, 2013 by Resolution No. 2013-038
and by Ordinance No. 3257

Amended August 9, 2016 by Resolution 2016-170
and by Ordinance 3372 on August 16, 2016

Amended December 6, 2016 by Resolution 2016-261
and by Ordinance No. 3397 on December 13, 2016

DRAFT AMENDMENT

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Regulating Plan Street & Block Identification

Note: This exhibit is included for reference only



- "A" Street Reference Identification
- 27 Block Reference Identification
- P2 Park Reference Identification



Eastern Urban Center OTAY RANCH



Exhibit I-1

INTRODUCTION

01.05.000 Definitions

For the purposes of this ordinance, certain words, phrases and terms used herein shall have the meaning, assigned to them by Title 19 of the City of Chula Vista Municipal Code, except as otherwise specifically defined herein.

When consistent with the context, words used in the present tense include the future; words in the singular number include the plural; and those in the plural number include the singular. The word “shall” is mandatory; the word “may” is permissive.

Any aspect of land use regulation within the Eastern Urban Center SPA not covered by these district regulations or subsequent plan approvals, shall be regulated by the applicable chapter of the CVMC.

The following specific definitions are provided for the Eastern Urban Center SPA:

- 01.05.001 *Average Building Height* (stories): The *average building height* of a parcel shall be determined by dividing the total number of stories (existing and proposed) in a parcel, excluding minor accessory buildings, exceptions identified in Chapter 03, and free-standing parking structures, by the number of buildings in that height district. (Refer also to exceptions and notes on Exhibit III-49, Minimum Average Building Heights.)
- 01.05.002 *Build-to Line* - A *build-to line* is a line designating the location, as a setback line, of the front or side of a building along a street or sidewalk intended to place the structure in close proximity to pedestrian traffic.
- 01.05.003 *Building Type District* is the type of buildings within a district that reflects the dominant land use.
- 01.05.004 *Complete Development* - *Complete development* means actual construction of buildings at the highest intensity (greatest building height, maximum floor area, maximum number of dwelling units, etc.) allowed.
- 01.05.005 CVMC - Chula Vista Municipal Code in effect upon adoption of this ordinance.
- 01.05.006 *EUC* or *EUC SPA* - When consistent with context, *EUC* or *EUC SPA* means that area within the boundaries of the approved Eastern Urban Center Sectional Planning Area Plan. “Millenia” identifies that portion of the EUC included in The SPA Plan and these Planned Community District Regulations.
- 01.05.007 *District* - Unless otherwise referenced to a regulation or exhibit, a district refers to the areas defined in the EUC SPA Site Utilization Plan as districts.
- 01.05.008 *Final Map*: Final Map means either a final subdivision map or a final parcel map prepared in accordance with the Subdivision Map Act and the Subdivision Ordinance. A Final Map may contain a combination of Master Subdivision Lots and Final Map Lots, which shall be clearly designated on the Final Map.
- a. "A" Map or Master Subdivision Map - An "A" Map (also known as a Master Subdivision Map) means a Final Map which subdivides property into large "superblocks." The superblocks (also know as Master Subdivision Lots) are separate legal parcels under the Subdivision Map Act and the Subdivision Ordinance which can be separately sold, leased or financed.

- b. "B" Map - A "B" Map is a Final Map which identifies the maximum number of residential units which may be developed on the Final Map Lots within the subdivided property.
 - c. Final Map Lot - A Final Map Lot is a lot or parcel shown either on: (1) a "B" Map, or (2) an "A" Map, if the "A" Map identifies the maximum number of residential units which may be developed on the Final Map Lot and appropriate sureties are provided for any required public improvements, as identified in the PFFP, for the Final Map Lot.
 - d. Master Subdivision Lot - A Master Subdivision Lot is a lot or parcel shown on an "A" Map.
- 01.05.009 *First Floor or Story* - First *floor* or *story* (street level) means the *floor* level of the building entered from the ground or street level either directly or via stairs, not more than six feet above adjacent pedestrian level grade..
- 01.05.0010 *Form Based Code or FBC* - The entirety of this document and all references.
- 01.05.0011 *Iconic or Landmark Building* - Is a building whose scale, form, materials, use or detailing, present a conspicuous structure that may be used to mark a locality, a boundary, an entry, or turning point.
- 01.05.012 *Initial Build-out* - Refers to the initial development of a parcel or District. Full build-out would include the total development, which may include the Initial build-out plus block concept plans for the ultimate build-out of a parcel or district.
- 01.05.013 *Interim Use* - Interim use is a land use established and maintained prior to *complete development* within a *land use district*. Once an area has reached *complete development*, interim uses are not allowed.
- 01.05.014 *Land Use District/Land Use District Subarea* - *Land use districts* and *land use district subareas* are the areas so identified on the Land Use Districts Map (Exhibit PC-1 herein).
- 01.05.015 *Master Developer* - The *master developer* is the major private landowner, other controlling entity, or designee, of the property within the *EUC SPA* initiating the development process. Unless otherwise noticed, the *master developer* shall be the applicant for initial *EUC SPA* Plan approval or his designated successors in interest. The role assigned to the *master developer* shall transition to a private property owners association as provided for in recorded conditions covenants and restrictions for the *EUC*.
- 01.05.016 *Parcel* - A parcel as used herein is a block identified on Exhibit I-1, Street & Block Identification.
- 01.05.017 *Story and Height* - A *story* is a useable *floor* in a structure, above or below grade, including covered roof decks intended for use by people. The structure's height is measured above grade consistent with the CVMC, but the number of stories includes both above and below grade *floors*. Refer also to CVMC 19.04.276 and 19.04.290.
- 01.05.018 *Subdivision Map Act* - Subdivision Map Act means the California Subdivision Map Act (California Government Code §66410, et seq.)

INTRODUCTION

01.05.020 Tentative Map - Tentative Map means either a tentative subdivision map or a tentative (also known as preliminary) parcel map prepared in accordance with the Subdivision Map Act and the Chula Vista Subdivision Ordinance.

01.05.021 Zoning Administrator (ZA) - The zoning administrator is that position defined in Chapter 19.14.020 CVMC.

01.06.000 Private Agreements

The provisions of this ordinance are not intended to abrogate any easements, covenants, or other existing agreements which are more restrictive than the provisions contained within this ordinance.

01.07.000 Conflicting Ordinances







Whenever the provisions of this ordinance impose more restrictive regulations upon construction, design or use of buildings and structures, or the use of lands/premises than are imposed or required by other ordinances previously adopted, the provisions of this ordinance or regulations promulgated hereunder shall apply.

01.08.000 Establishment of Regulatory Districts

In order to classify, regulate, restrict and separate the use of land, buildings and structures, and to regulate and limit the type, height and bulk of buildings and structures in the various districts, and to establish the areas of yards and other open space areas abutting and between buildings and structures, and to regulate the density of population, the Eastern Urban Center SPA is hereby divided into the following Regulatory Districts:

District 1 - Table of Requirements

Adopted

Dominant Land Use	Business / Retail			
Residential Dwelling Units Permitted	Low	Target	High	
	0	50	100	
Non-Residential Intensity Range (in 000's Sq. Ft.)	Low	Target	High	
	100	400	700	
Building Setback	0'	0'-10'		
				
Minimum Average Building Height	Stories or height in feet			
	1	3		
	25' <i>minimum</i>	40'		
	MH1	MH3		
Building Height Range (stories)	1-7			
				
Access Management Category	No Access	Ltd. Access	Permitted Access	Permitted Right in Right Out
				RI/RO

Note: Refer to "Pedestrian Corridors" exhibit for widths and locations of walks.

Exhibit II-5a

District 1 - Table of Requirements

Proposed

Dominant Land Use	Business / Retail

Residential Dwelling Units Permitted	Low	High
	0	89

Non-Residential Intensity Range (in 000's Sq. Ft.)	Low	High
	227	400

Refer to FBC 04.05 for Intensity Transfer provisions

Building Setback	0'	0'-10'

Minimum Average Building Height	District	MH-1	MH-3
	Height (Stories)	1	3
	Residential Height (Feet)	25	35
	Non-Residential Height (Feet)	25	40

Building Height Range (stories)	1-7

Access Management Category	No Access	Ltd. Access	Permitted Access	Permitted Right in Right Out
	↔	↔	↔	RI/RO

Note: Refer to "Pedestrian Corridors" exhibit for widths and locations of walks.

Exhibit II-5a

District 4 - Table of Requirements

Adopted








Dominant Land Use	Business / Retail		
			
Residential Dwelling Units Permitted	Low	Target	High
	0	100	150
Non-Residential Intensity Range (in 000's Sq. Ft.)	Low	Target	High
	505	1,532	1,900
Building Setback	0'-10'	0-15'+	
			
Minimum Average Building Height	Stories or height in feet		
	1	5	
	25'	70'	
	MH1	MH5	
Building Height Range (stories)	1-7	3-15	
			
Access Management Category	No Access	Ltd. Access	
			

Exhibit II-9a

District 4 - Table of Requirements

Proposed

Dominant Land Use	Business / Retail

Residential Dwelling Units Permitted	Low	High
	0	225

Non-Residential Intensity Range (in 000's Sq. Ft.)	Low	High*
	800	1,900

Refer to FBC 04.05 for Intensity Transfer provisions

Building Setback	0'-10'	0-15'+

Minimum Average Building Height	District	MH-5
	Height (Stories)	5
	Residential Height (Feet)	35
	Non-Residential Height (Feet)	70

Building Height Range (stories)	1-7	3-15

Access Management Category	No Access	Ltd. Access
	↔	↔

Exhibit II-9a

District 5 - Table of Requirements

Adopted

Dominant Land Use	Mixed Use / Civic		
Residential Dwelling Units Permitted	Low	Target	High
	0	200	300
Non-Residential Intensity Range (in 000's Sq. Ft.)	Low	Target	High
	100	900	1,000
Building Setback	0'	0'-5'	0-10'
Minimum Average Building Height	Stories or height in feet		
	1	3	5
	25'	40'	70'
	MH1	MH3	MH5
Building Height Range (stories)	2-7	2-12	
Access Management Category	No Access	Ltd. Access	Permitted Access

Note: Refer to the "Pedestrian Corridors" exhibit for widths and locations.

Exhibit II-13a

District 5 - Table of Requirements *Proposed*

Dominant Land Use	Mixed Use / Civic

Residential Dwelling Units Permitted	Low	High
	0	300

Non-Residential Intensity Range (in 000's Sq. Ft.)	Low	High
	455	900

Refer to FBC 04.05 for Intensity Transfer provisions

Building Setback	0'	0'-5'	0-10'

Minimum Average Building Height	District	MH-2	MH-3	MH-5
	Height (Stories)	2	3	5
	Residential Height (Feet)	NA	35	55
	Non-Residential Height (Feet)	35	40	70

Building Height Range (stories)	2-7	2-12

Access Management Category	No Access	Ltd. Access	Permitted Access

Note: Refer to the "Pedestrian Corridors" exhibit for widths and locations.

Exhibit II-13a

District 5 Requirements

Mixed Use/Office District

Adopted

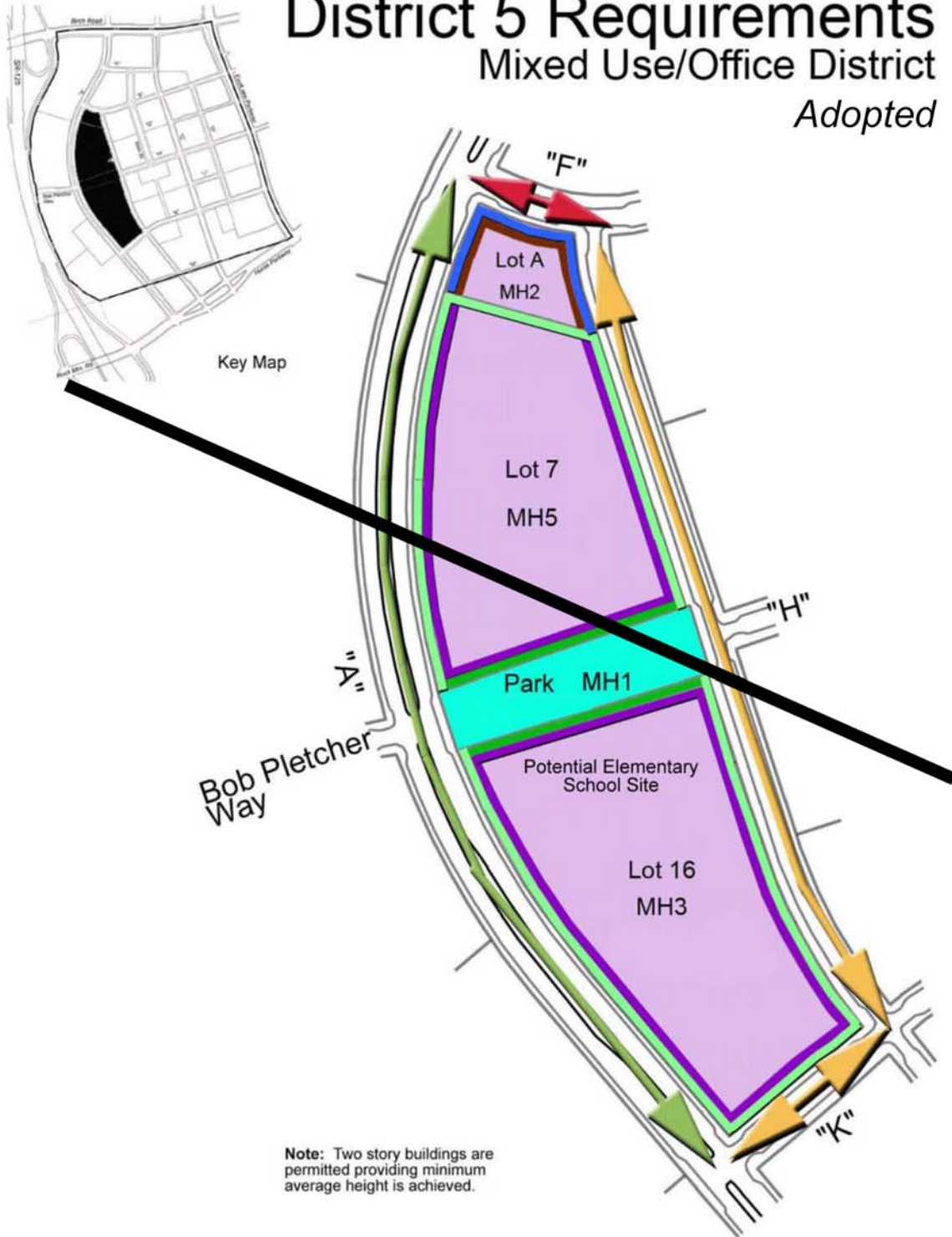


Exhibit II-13b

~~(8/9/2016)~~ (4/12/18)

II-19

EUC PC DISTRICT REGULATIONS

(6/28/2018)

District 5 Requirements Mixed Use/Office District

Proposed



Key Map

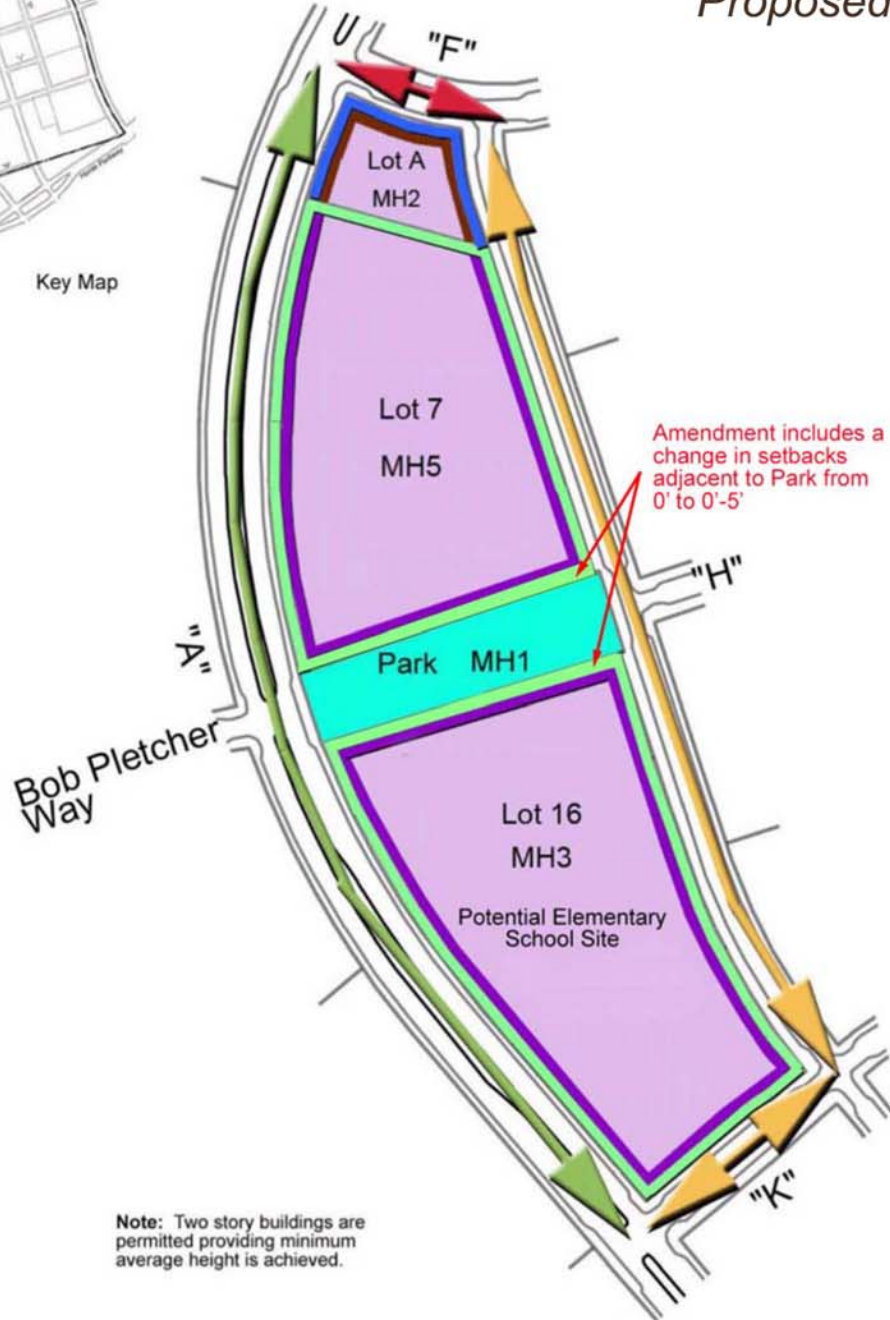


Exhibit II-13b

02.04.000 Main Street District

02.04.001 Character Description

~~This district will be the most active and urban component of the project, a mixed-use, pedestrian environment that combines office and residential uses over ground floor retail. Entertainment is an important component of Main Street, including retail shops, restaurants, bars and cafes, and a potential for a grocery store, generating activity day and night. Public spaces accommodating community events, street fairs, and farmer's markets will further "make this the place to be."~~ **This District will be the most active and urban component of the project, a mixed-use, pedestrian environment that features residential uses over ground floor retail, creative offices, and live-work units at key intersections and dispersed in mid-block locations and adjacent to the Town Square Park. Entertainment and public gathering spaces are important components of Main Street, which may include retail shops, restaurants, bars and cafes, generating activity day and night. Public spaces accommodating community events, street fairs, and farmer's markets will further "make this the place to be."**

02.04.002 Organizing Principles and Urban Design Vision

- a. Continuous 3-4 *story* mixed-use buildings, i.e., office, residential, hotel (uses include ground level retail).
- b. Vibrant, high energy, eclectic "round the clock Main Street" focused mixed use pedestrian-oriented precinct.
- c. Visually interesting secondary entry gateway (portal) from Birch Road.
- d. Special lighting & signage to provide drama and upscale elegance.
- e. High quality pedestrian connections to districts beyond as well as parking with shared parking preferred.



Exhibit II-14

(4/26/2018)

II-20

EUC PC DISTRICT REGULATIONS

(6/28/2018)

02.04.003 Overall

- ~~a. Encourage a complimentary mix of uses throughout the Main Street District to ensure “round-the-clock” activity.~~
- ~~b. Promote a high level of streetscape amenity due to the pedestrian-oriented nature of the Main Street District~~
 - a. Overview: Most historical “main streets” evolve and do not begin with their ultimate mix of uses. The Millenia Main Street District will likewise be implemented and evolve over time.
 - b. For purposes of this section 02.04.003 the following definitions shall apply:
 1. “Commercial” means both Initial Commercial space and Interim Use space
 2. "Initial Commercial" means commercial space constructed as part of initial construction and intended for immediate commercial usage.
 3. “Interim Use” means space designed to the commercial standards described below, but allowed for use as residential subject to the applicable provisions in Section d. below.
 - c. Required Commercial Components of the Main Street District
 1. The minimum amount of commercial shall be 80,000 square feet.
 2. The target amount of commercial shall be 90,000 square feet.
 - d. The main street Commercial square footage may be implemented in phases to coincide with market demand for commercial uses, or implemented in its entirety as part of initial development, at the applicant’s discretion. The following criteria shall apply; however, the City may approve reductions in the target and minimum amount of Commercial (subject to the findings contained in Section 04.05.000), and exceptions to the criteria below for a proposal which advances unique solutions, such as the use of liner retail space, which can provide the desired activation and pedestrian experience with less or alternatively configured physical space.
 1. A target of 90,000 square feet of Commercial space should be provided subject to the provisions below.
 2. Up to 33% of the Commercial square footage can be implemented as live/work residential units or office space.
 3. Up to 10% of Commercial can be provided as dedicated outdoor retail space.
 4. Minimum plate heights for Initial Commercial space including the mixed use commercial space on lots 8,9,14 and 15 should be 15 feet. Minimum plate heights for live-work units constructed as Initial Commercial should be 10 feet.
 5. Commercial spaces should be designed, where possible, in a way that allows these spaces to expand or contract with the housing modules above while incorporating strategies to reduce costs for design, construction and tenant improvements thus avoiding costly steel structures or elevated concrete podium designs.
 6. Live/work and office spaces should be a minimum depth of 30 feet.
 7. Commercial spaces should be a minimum depth 40 feet.

DISTRICT REGULATIONS AND DESIGN GUIDELINES

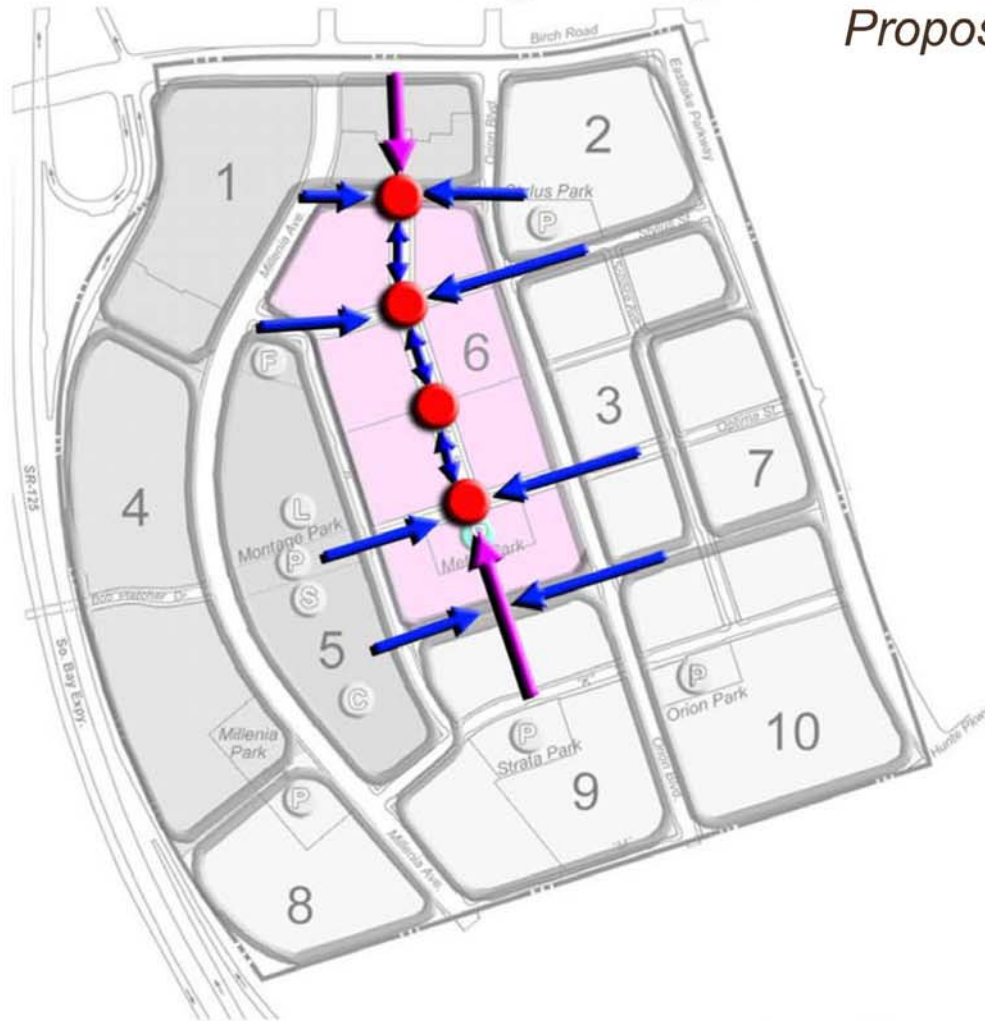
8. The Commercial space on Lots 8,9,14 and 15 may be designed and implemented as a separate, stand-alone project subject to the following:
- a.) This space may be separately final mapped, and designed and implemented separately from the remaining residential-only development on lots 8,9,14 &15.
 - b.) Master Developer shall actively market the commercial opportunity and provide the City with copies of marketing materials for the site.
 - c.) Commercial space may be implemented in a phased manner to coincide with market demand.
 - d.) A minimum of 4,000 square feet of Initial Commercial will be committed as available for retail commercial leasing on each of the four blocks at completion of initial construction on each of the respective blocks (total of 16,000 sf).
 - e.) Other than the Initial Commercial space identified in 8.d.. above, the commercial space on these lots may be implemented as Interim Use for residential. Any space implemented as Interim Use for residential will be required to be actively marketed by the owner to prospective commercial tenants for a maximum period of ten years. Every five years, the owner must submit a third party marketing appraisal to the City to determine the viability of continued marketing of space for commercial tenants.
 - f.) Interim Use building facades should implement design techniques to articulate spaces that can be either retail or residential. Such techniques could include, but are not limited to, a mix of solid materials, varied ceiling heights, pilasters, divided glazing systems, special light fixtures, and covered arcades.
- e. Town Square Commercial. The configuration of the Town Square Park shall be established administratively as a part of the Concept Master Plan process. Please refer to Exhibit II-19b for planning and implementation details for retail in this area.

~~02.04.004 Site Planning~~

- ~~a. Establish a strong relationship between buildings and Main Street, placing the building at or near the sidewalk edge (i.e. reinforce the street wall).~~
- ~~b. Emphasize ground floor retail frontage, although horizontal mixed use is permitted, along Main Street, potential residential and boutique hotel with minimal retail uses on the side streets at primary intersection.~~
- ~~b. Highlight ground floor pedestrian-oriented uses around Town Square Plaza to activate the space~~

Main Street District Organizing Connections

Proposed



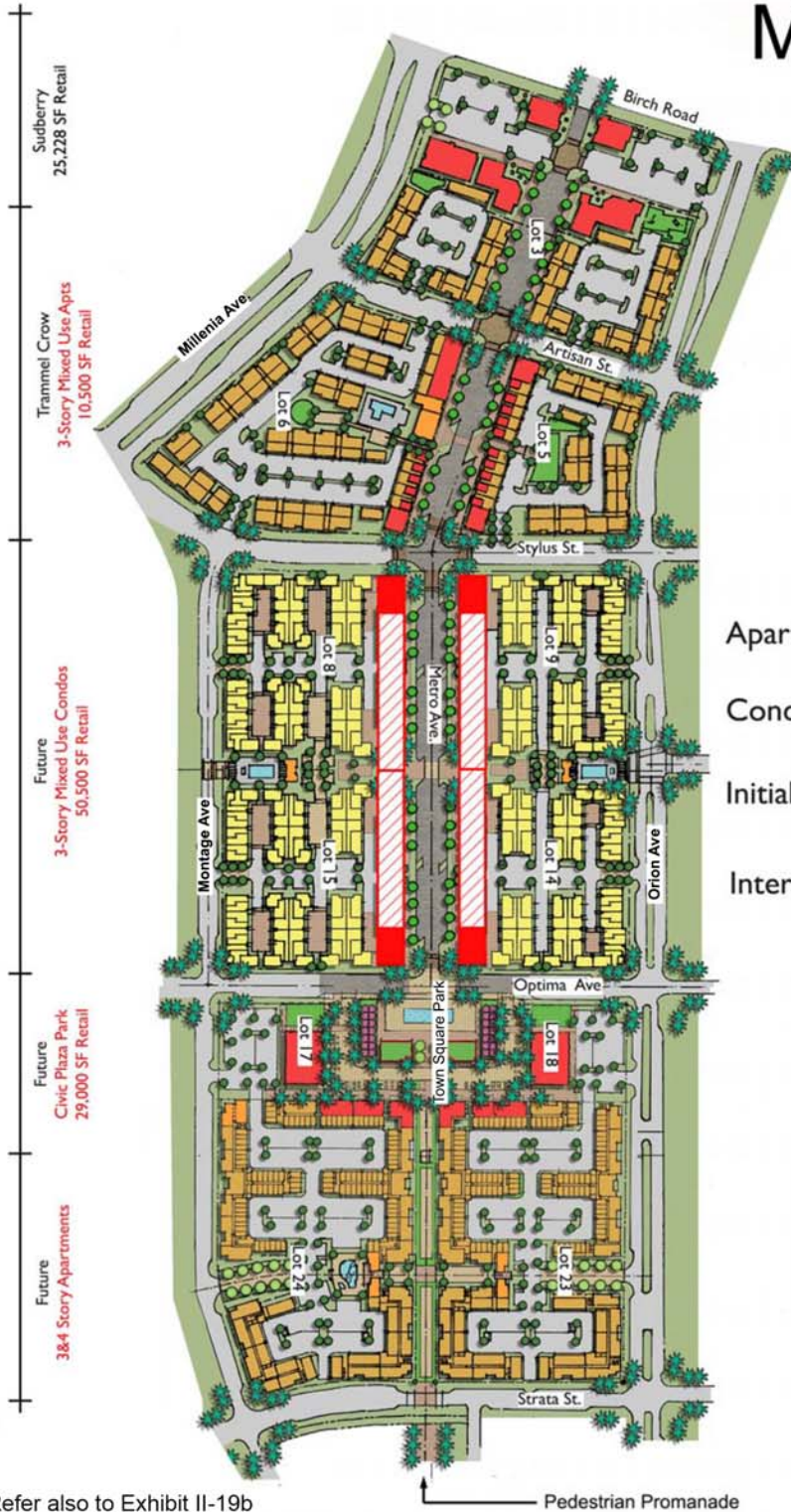
-  Northern & Southern Portals
-  Pedestrian & Vehicular Access
-  Gathering Places/Required Commercial Nodes
-  Main Street District

Exhibit II-14b

DISTRICT REGULATIONS AND DESIGN GUIDELINES

- 02.04.0034 Overall
- a. Encourage a complimentary mix of uses throughout the Main Street District to ensure “round-the-clock” activity **it is an attractive place for neighbors to gather.**
 - b. Promote a high level of streetscape amenity due to the pedestrian-oriented nature of the Main Street District
- 02.04.0045 Site Planning
- a. Establish a strong relationship between buildings and Main Street, placing the building at or near the sidewalk edge (i.e. reinforce the street wall).
 - b. ~~Emphasize ground floor retail frontage, although horizontal mixed use is permitted, along Main Street, potential residential and boutique hotel with minimal retail uses on the side streets at primary intersection:~~
 - b. Highlight ground floor pedestrian oriented **uses detailing around Town Square Plaza Main Street Park to activate the space, which may include; plazas, outdoor eating and gathering places, and facilities for community events.**
- 02.04.0056 Architecture
- a. Introduce pedestrian-scaled design elements at street level, including inviting entrances, ~~transparent windows, coordinated canopies and awnings;~~ **which may include; fenestration, trim, door detailing, planters, lighting, signage, and address numbering.**
 - b. Maintain a high degree of street-level **interesting design features, transparency;** ~~featuring regular openings (frequent entrances), expansive storefront windows, engaging window displays, and opportunities for outdoor dining.~~ **which may include; elevation variations, awnings, directional and address signing, and street lighting.**
 - c. Encourage distinctive and innovative ~~storefront design and signage~~ while maintaining compatibility with the overall building character and urban street scene.
 - d. Storefront Transparency: Storefronts ~~along and plazas along Main Street intersections~~ **shall be inviting with transparency and outdoor seating and gathering areas.** ~~be comprised of a minimum of 70% transparent glazing and a maximum of 30% solid wall. This standard shall apply to the ground floor leasable space of storefronts. Variation may be considered in order to accommodate individual specific use restaurant concepts while keeping in mind the need to maximize transparency in a manner consistent with the use as an attraction to Main Street pedestrians. adjacent storefronts.~~
- 02.04.0067 Landscape

Main Street Illustrative Proposed



- Apartments
- Condos
- Initial Commercial
- Interim Use

Lot numbers shown are from final Map 16081, Chula Vista Tract 09-03

Note: This exhibit is an artist's conception of the build-out of the Main Street District in Millenia, District 6. It represents only one of various alternatives that would be consistent with the intended vision of Millenia.

Refer to Section 02.04.000 Main Street District for specific requirements.

Refer also to Exhibit II-19b

Pedestrian Promenade

Exhibit II-16

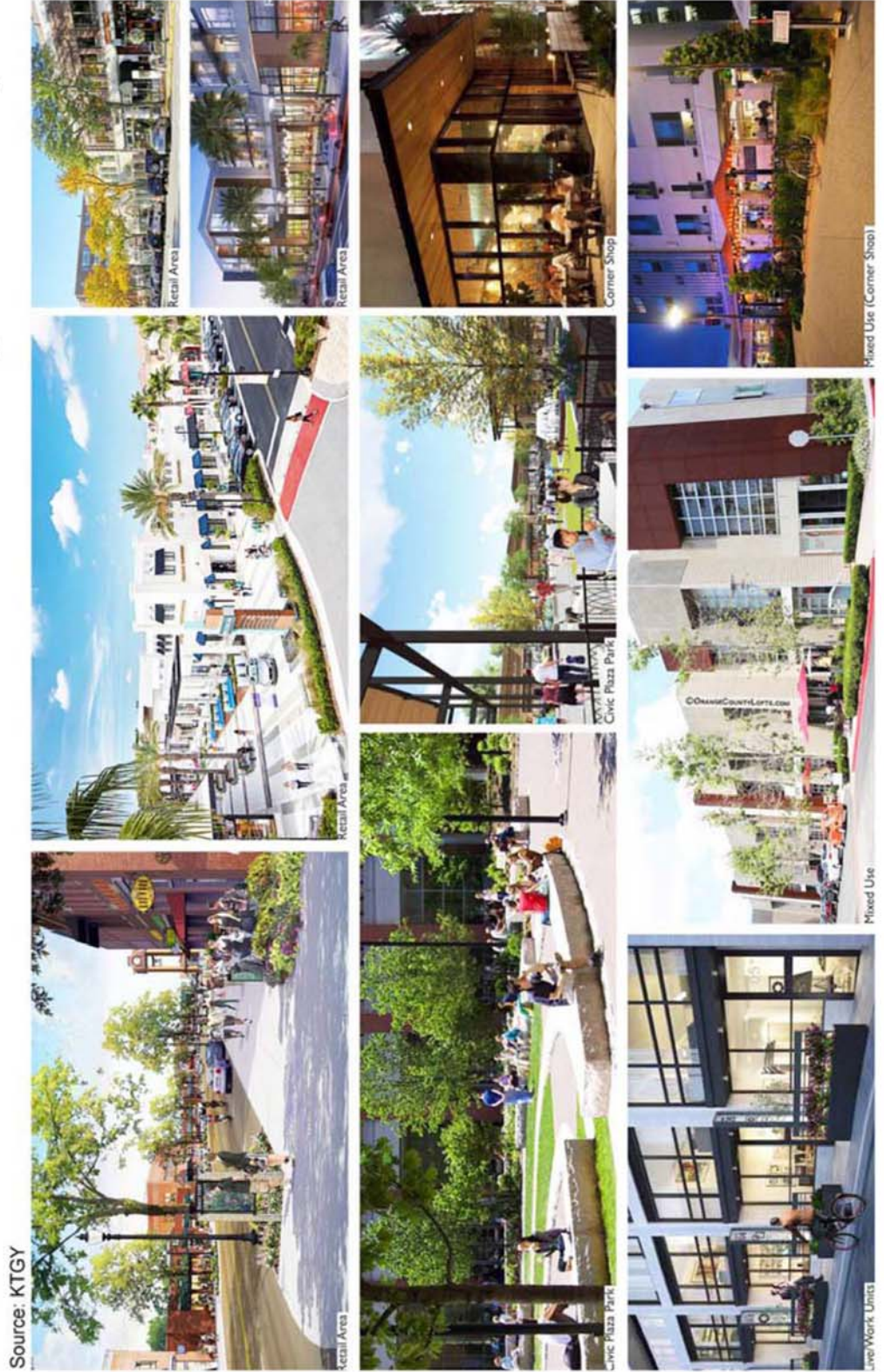
(8/9/2016) (6/18/18)

II-27

EUC PC DISTRICT REGULATIONS

(6/28/2018)

Main Street District Design Concepts



Source: KTG

Exhibit II-17a

(8/9/2016) (4/12/18)

II-27a

EUC PC DISTRICT REGULATIONS

(6/28/2018)

Main Street District Block End Gathering Places



Source: KTG

Exhibit II-17b

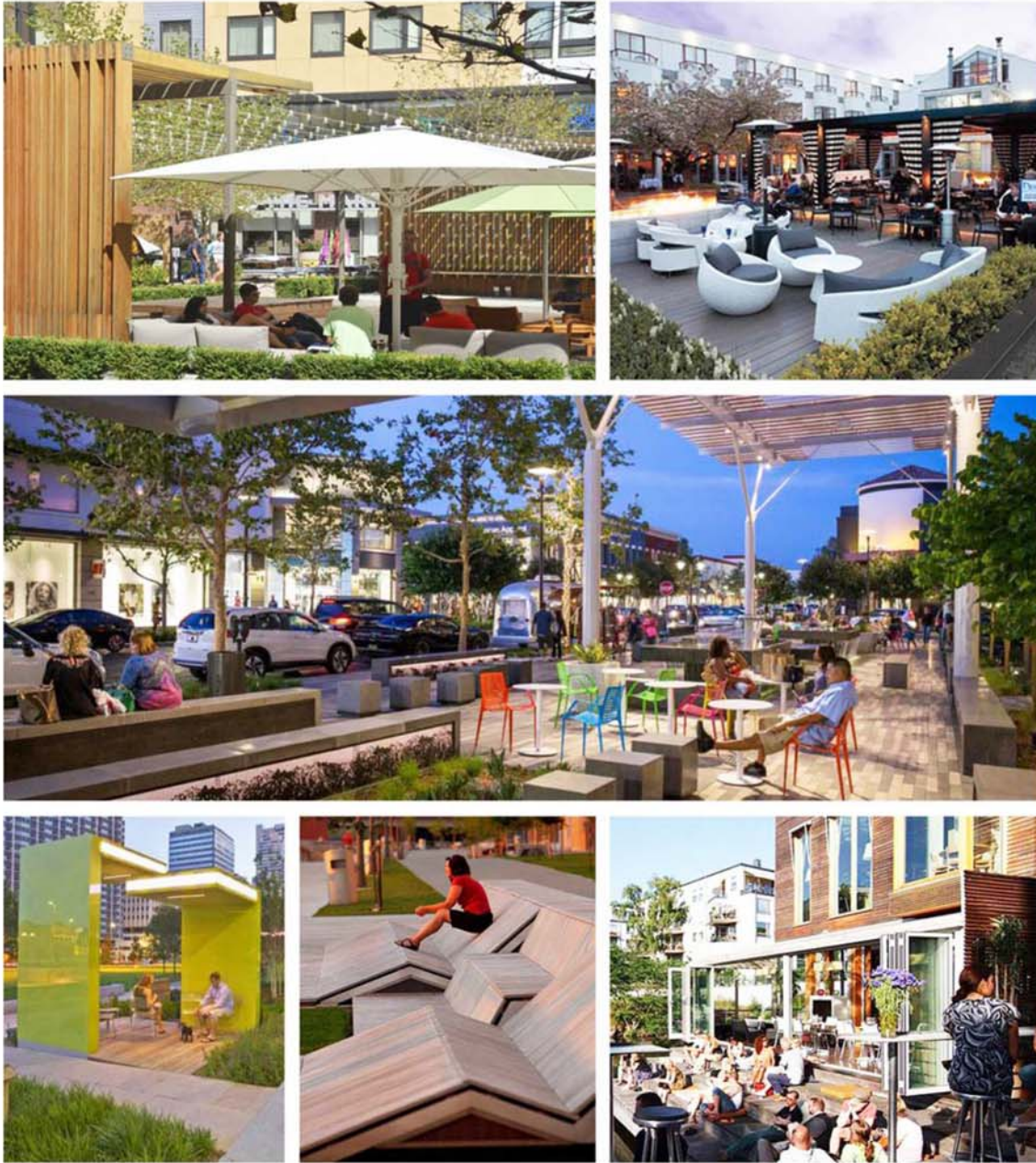
~~(8/9/2016)~~ (4/12/18)

II-27b

EUC PC DISTRICT REGULATIONS

(6/28/2018)

Main Street District Pocket Plaza Concepts



Source: KTG

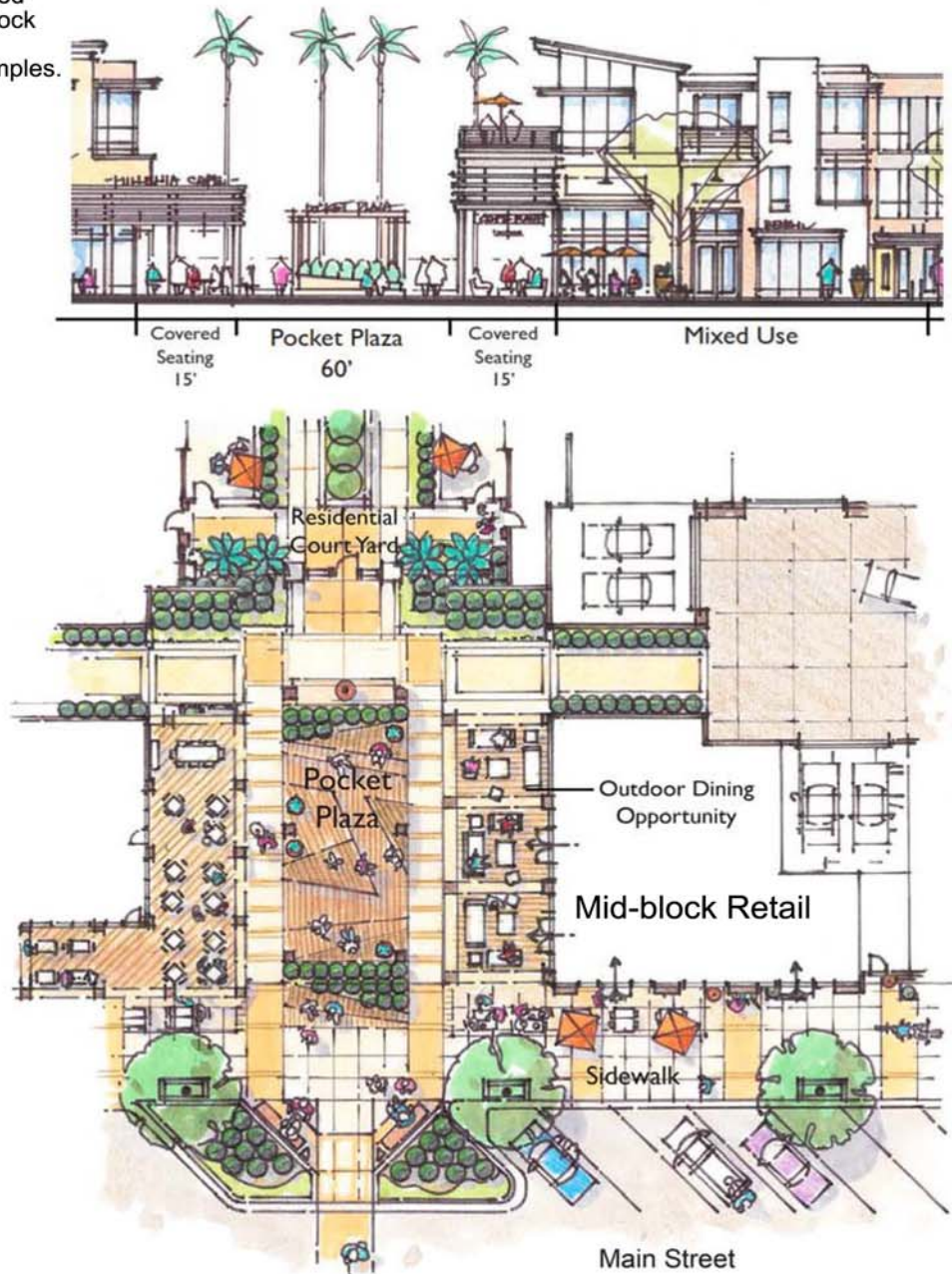
Exhibit II-17c

Main Street District

Mid-Block Retail & Plaza along Metro Ave.

CONCEPT:

The mid-block retail & pocket plazas are created to provide an activated destination at mid-block locations. Refer to Exhibit II-16 for examples.



Note: This exhibit is an artist's conception of the development of Millenia, District 6. It represents only one of various alternatives that would be consistent with the intended vision for Millenia.

Source: KTGy

Exhibit II-17d

(8/9/2016) (6/20/18)

II-27d

EUC PC DISTRICT REGULATIONS

(6/28/2018)

Main Street District Mixed Use at Town Square Park



Source: KTG

Exhibit II-17e

Main Street Scene Showing Pocket Plaza & Building Heights



Exhibit II-17f

Note: This exhibit is an artist's conception of the development of Millenia, District 6. It represents only one of various alternatives that would be consistent with the intended vision for Millenia.

Source: KTG

~~(8/9/2016)~~ (6/20/18)

II-27f

EUC PC DISTRICT REGULATIONS

(6/28/2018)

District 6 - Table of Requirements

Adopted

Dominant Land Use	Mixed Use			
Residential Dwelling Units Permitted	Low	Target	High	
	100	533	800	
Non-Residential Intensity Range (in 000's Sq. Ft.)	Low	Target	High	
	80	240	400	
Building Setback	0'-5'			
	[Green bar]			
Minimum Average Building Height	Stories or height in feet			
	1	3		
	25'	40'		
	MH1	MH3		
Building Height Range (stories)	1-7	2-7	2-12	
	[Orange, Brown, Purple bars]			
Access Management Category	No Access	Ltd. Access	Dedicated Transit Lane	Permitted Access
	[Red arrow]	[Green arrow]	[Blue arrow]	[Yellow arrow]

Exhibit II-19a

District 6 - Table of Requirements

Proposed

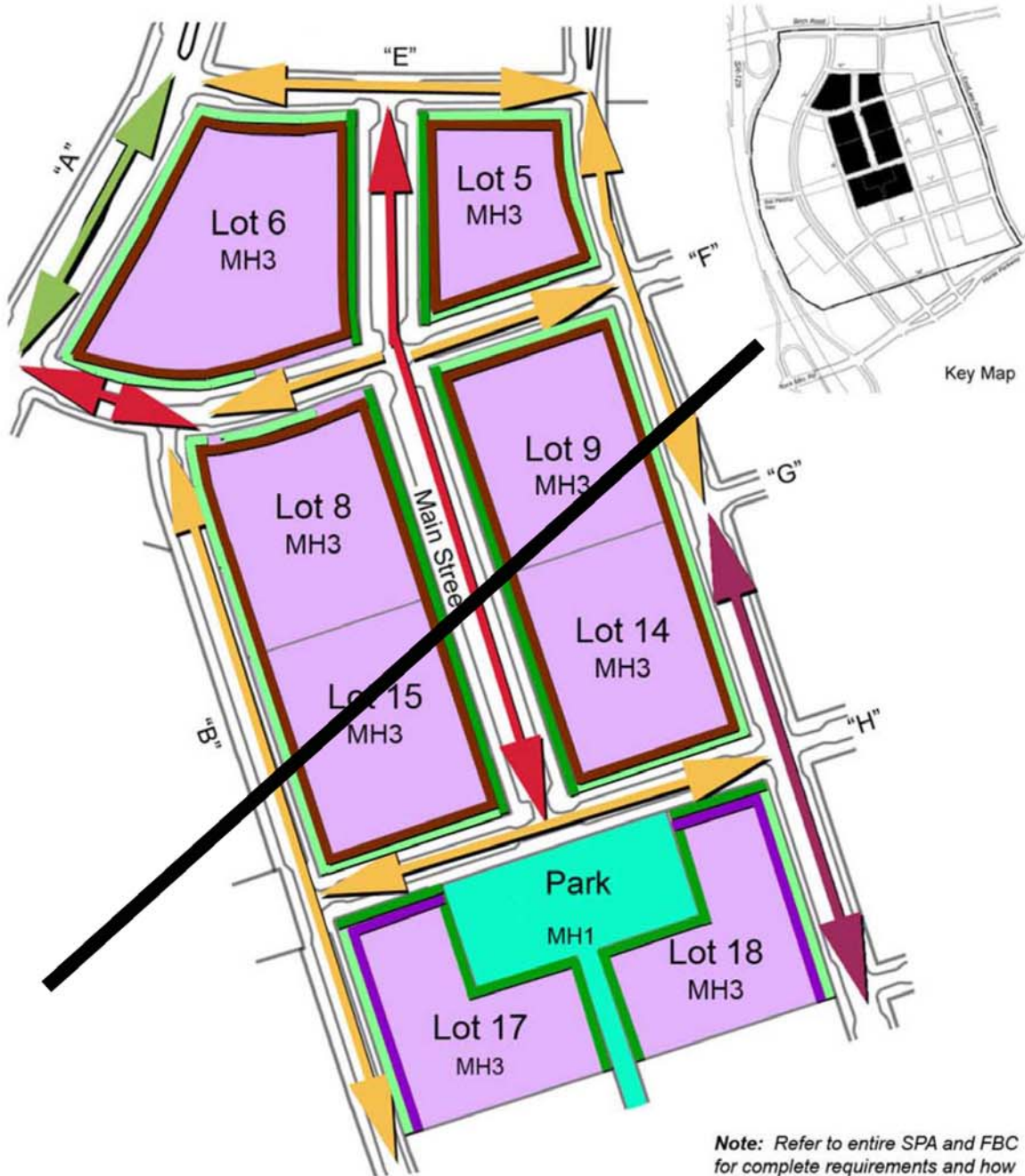
Dominant Land Use	Mixed Use			
Residential Dwelling Units Permitted	Low 100	High 601		
Non-Residential Intensity Range (in 000's Sq. Ft.)	Low 80	High 100		
Refer to FBC 04.05 for Intensity Transfer provisions				
Building Setback	0'	0'-5'		
Minimum Average Building Height	District	MH-1	MH-3	
<i>(Refer also to Exhibit III-49 for additional information. MH-1 applies to retail fronting Park P-3 and retail at intersections on Main Street.)</i>	Height (Stories)	1	3	
	Residential Height (Feet)	25	35	
	Non-Residential Height (Feet)	25	40	
Building Height Range (stories)	1-7	2-7	2-12	
Access Management Category	No Access	Ltd. Access	Dedicated Transit Lane	Permitted Access

Exhibit II-19a

District 6 Requirements

Main Street District

A



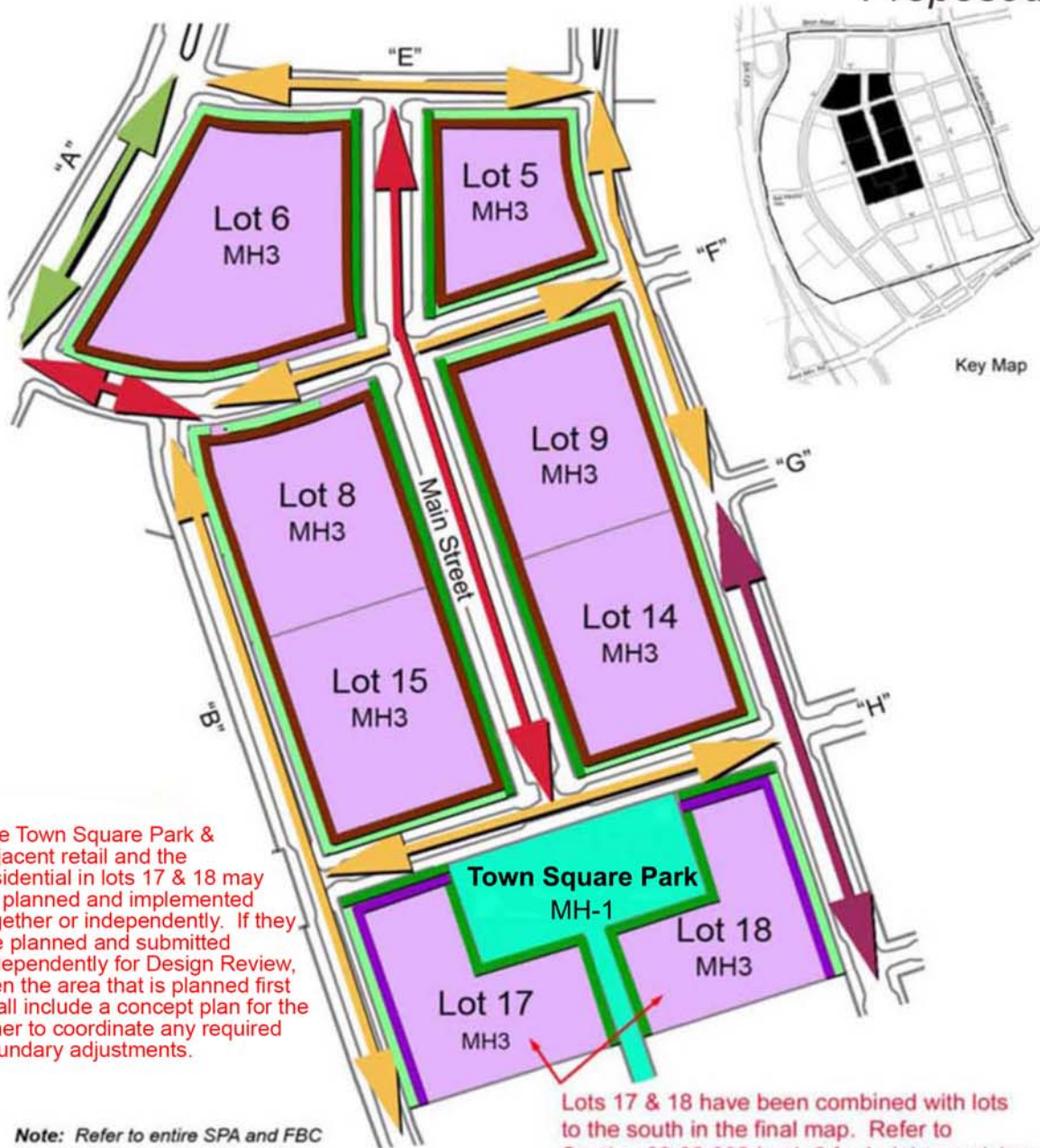
Note: Refer to entire SPA and FBC for complete requirements and how to apply those specified on this exhibit.

Exhibit II-19b

District 6 Requirements

Main Street District

Proposed



The Town Square Park & adjacent retail and the residential in lots 17 & 18 may be planned and implemented together or independently. If they are planned and submitted independently for Design Review, then the area that is planned first shall include a concept plan for the other to coordinate any required boundary adjustments.

Note: Refer to entire SPA and FBC for complete requirements and how to apply those specified on this exhibit.

Lots 17 & 18 have been combined with lots to the south in the final map. Refer to Section 03.08.002 b. vi. 6 for height provisions

Exhibit II-19b

District 7 - Table of Requirements Adopted








Dominant Land Use	Residential		
Residential Dwelling Units Permitted	Low	Target	High
	50	200	300
Non-Residential Intensity Range (in 000's Sq. Ft.)	Low	Target	High
	0	0	0
Building Setback	0'-5'	0'-10'	0-15'+
			
Minimum Average Building Height <i>(Refer also to exceptions in Chapter 03.09.002b vi, herein and Exhibit III-49 for additional requirements.)</i>	Stories		
	or height in feet		
	2		
	40'		
Building Height Range (stories)	Min 3		
			
Access Management Category	No Access	BRT Route Managed Access	Permitted Access
			

Exhibit II-23a

District 7 - Table of Requirements

Proposed

Dominant Land Use	Residential

Residential Dwelling Units Permitted	Low	High
	100	117

Non-Residential Intensity Range (in 000's Sq. Ft.)	Low	High
	0	0

Refer to FBC 04.05 for Intensity Transfer provisions

Building Setback	0'-5'	0'-10'	0-15'+

Minimum Average Building Height	District	MH-3
	Height (Stories)	3
	Residential Height (Feet)	35
	Non-Residential Height (Feet)	40

Building Height Range (stories)	2-12

Access Management Category	No Access	BRT Route Managed Access	Permitted Access
			

Exhibit II-23a

District 2 - Table of Requirements

Adopted

Dominant Land Use	Residential				
Residential Dwelling Units Permitted	Low	Target	High		
	150	300	500		
Non-Residential Intensity Range (in 000's Sq. Ft.)	Low	Target	High		
	2	120	200		
Building Setback	8-10'				
Minimum Average Building Height	Stories or height in feet				
	1	3			
	25'	40'			
	MH1	MH3			
Building Height Range (stories)	1-7	3-7			
Access Management Category	No Access	Ltd. Access	Dedicated Transit Lane	Permitted Access	Right in, Right out
	↔	↔	↔	↔	R/RO

Exhibit II-28a

District 2 - Table of Requirements

Proposed

Dominant Land Use	Residential

Residential Dwelling Units Permitted	Low	High
	273	273

Non-Residential Intensity Range (in 000's Sq. Ft.)	Low	High
	2	2

Refer to FBC 04.05 for Intensity Transfer provisions

Building Setback	0'-10'

Minimum Average Building Height	District	MH-1	MH-3
	Height (Stories)	1	3
	Residential Height (Feet)	25	35
	Non-Residential Height (Feet)	25	40

Building Height Range (stories)	1-7	3-7





Access Management Category	No Access	Ltd. Access	Dedicated Transit Lane	Permitted Access	Right in Right Out
					RI/RO

Exhibit II-28a

District 3 - Table of Requirements

Adopted

Dominant Land Use	Residential				
Residential Dwelling Units Permitted	Low	Target	High		
	150	400	750		
Non-Residential Intensity Range (in 000's Sq. Ft.)	Low	Target	High		
	10	50	250		
Building Setback	0-5'	0'-10'			
Minimum Average Building Height (Refer to Section 03.09.002b vi for exceptions)	Stories or height in feet				
	3	5			
	40'	70'			
	MH3	MH5			
Building Height Range (stories)	2-7	3-12			
Access Management Category	No Access	Ltd. Access	BRT Route Managed Access	Dedicated Transit Lane	Permitted Access

Exhibit II-30a

Note: Refer to Exhibit "Pedestrian Corridors" for widths and locations

District 3 - Table of Requirements

Proposed

Dominant Land Use	Residential				
Residential Dwelling Units Permitted	Low 150	High 475			
Non-Residential Intensity Range (in 000's Sq. Ft.)	Low 2	High 5			
Building Setback	0'-5'	0'-10'			
Minimum Average Building Height <i>(Refer to Exhibit III-49 for exceptions)</i>	District	MH-3	MH-4		
	Height (Stories)	3	4		
	Residential Height (Feet)	35	40		
	Non-Residential Height (Feet)	40	50		
Building Height Range (stories)	2-7	3-12			
Access Management Category	No Access	Ltd. Access	BRT Route Managed Access	Dedicated Transit Lane	Permitted Access

Exhibit II-30a

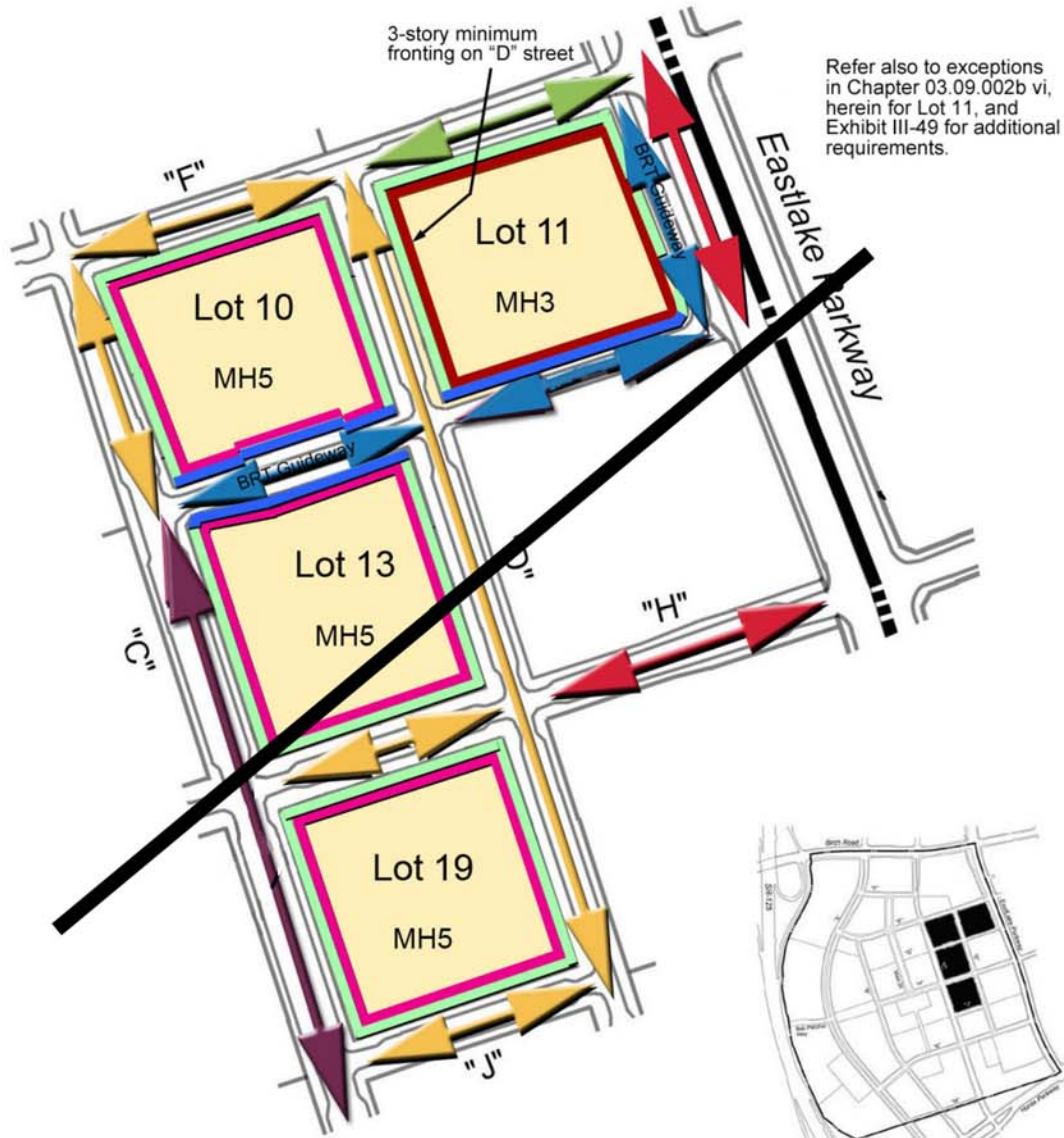
Note: Refer to Exhibit "Pedestrian Corridors" for widths and locations

DISTRICT REGULATIONS AND DESIGN GUIDELINES

District 3 Requirements

Eastern Gateway Neighborhood District

Adopted



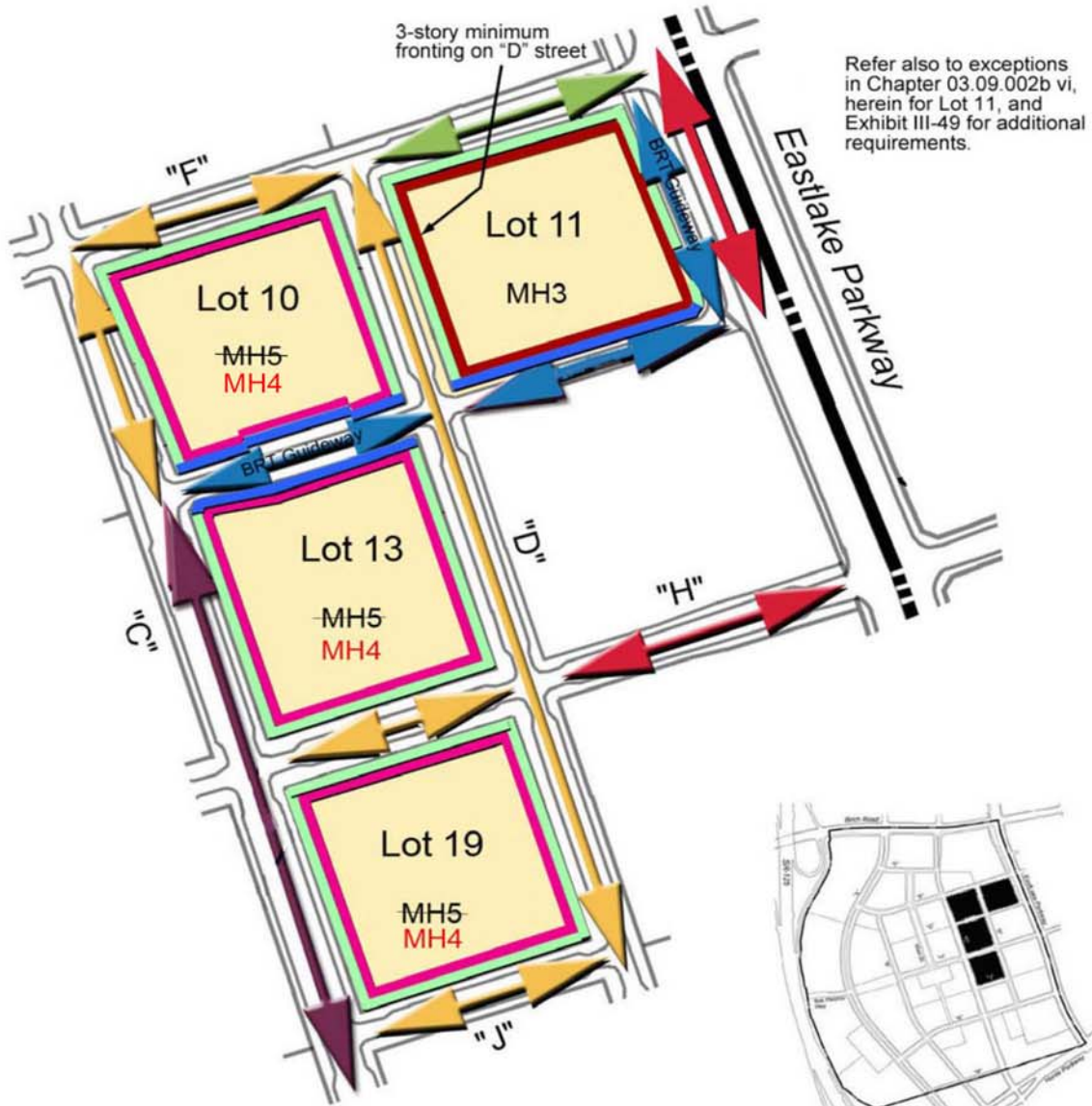
Note: Refer to entire SPA and FBC for complete requirements and how to apply those specified on this exhibit.

Exhibit II-30b

District 3 Requirements

Eastern Gateway Neighborhood District

Proposed



Note: Refer to entire SPA and FBC for complete requirements and how to apply those specified on this exhibit.

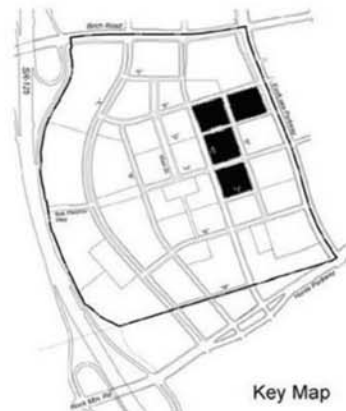


Exhibit II-30b

District 8 - Table of Requirements

Adopted

Dominant Land Use	Residential		
Residential Dwelling Units Permitted	Low	Target	High
	300	500	700
Non-Residential Intensity Range (in 000's Sq. Ft.)	Low	Target	High
	2	50	200
Building Setback	0'-10'		
Minimum Average Building Height	Stories or height in feet		
	1	3	
	25'	40'	
	MH1	MH3	
Building Height Range (stories)	1-7	3-12	
Access Management Category	Ltd. Access		
	← →		

Exhibit II-32a

District 8 - Table of Requirements

Proposed

Dominant Land Use	Residential

Residential Dwelling Units Permitted	Low	High
	253	253

Non-Residential Intensity Range (in 000's Sq. Ft.)	Low	High
	2	2

Refer to FBC 04.05 for Intensity Transfer provisions

Building Setback	0'-10'

Minimum Average Building Height	District	MH-1	MH-3
	Height (Stories)	1	3
	Residential Height (Feet)	25	35
	Non-Residential Height (Feet)	25	40

Building Height Range (stories)	1-7	3-12

Access Management Category	Ltd. Access
	

Exhibit II-32a

District 9 - Table of Requirements

Adopted

Dominant Land Use	Residential		
Residential Dwelling Units Permitted	Low	Target	High
	130	500	650
Non-Residential Intensity Range (in 000's Sq. Ft.)	Low	Target	High
	2	45	100
Building Setback	0'-5'	0'-10'	0-15'+
Minimum Average Building Height	Stories		
	or height in feet		
	1	3	5
	25'	40'	70'
	MH1	MH3	MH5
Building Height Range (stories)	1-7	2-7	5-7
Access Management Category	Ltd. Access	BRT Route Managed Access	Permitted Access

Note: Refer to Exhibit, "Pedestrian Corridors" for widths and locations.

Exhibit II-34a

District 9 - Table of Requirements

Proposed

Dominant Land Use	Residential

Residential Dwelling Units Permitted	Low	High
	130	350

Non-Residential Intensity Range (in 000's Sq. Ft.)	Low	High
	0	5

Refer to FBC 04.05 for Intensity Transfer provisions

Building Setback	0'-5'	0'-10'	0-15'+

Minimum Average Building Height	District	MH-1	MH-3	MH-4
	Height (Stories)	1	3	4
	Residential Height (Feet)	25	35	45
	Non-Residential Height (Feet)	25	40	50

Building Height Range (stories)	1-7	3-12

Access Management Category	Ltd. Access	BRT Route Managed Access	Permitted Access

Note: Refer to Exhibit, "Pedestrian Corridors" for widths and locations.
Refer to Section 03.09.002 b (vi)(6) for Lots 23 & 24

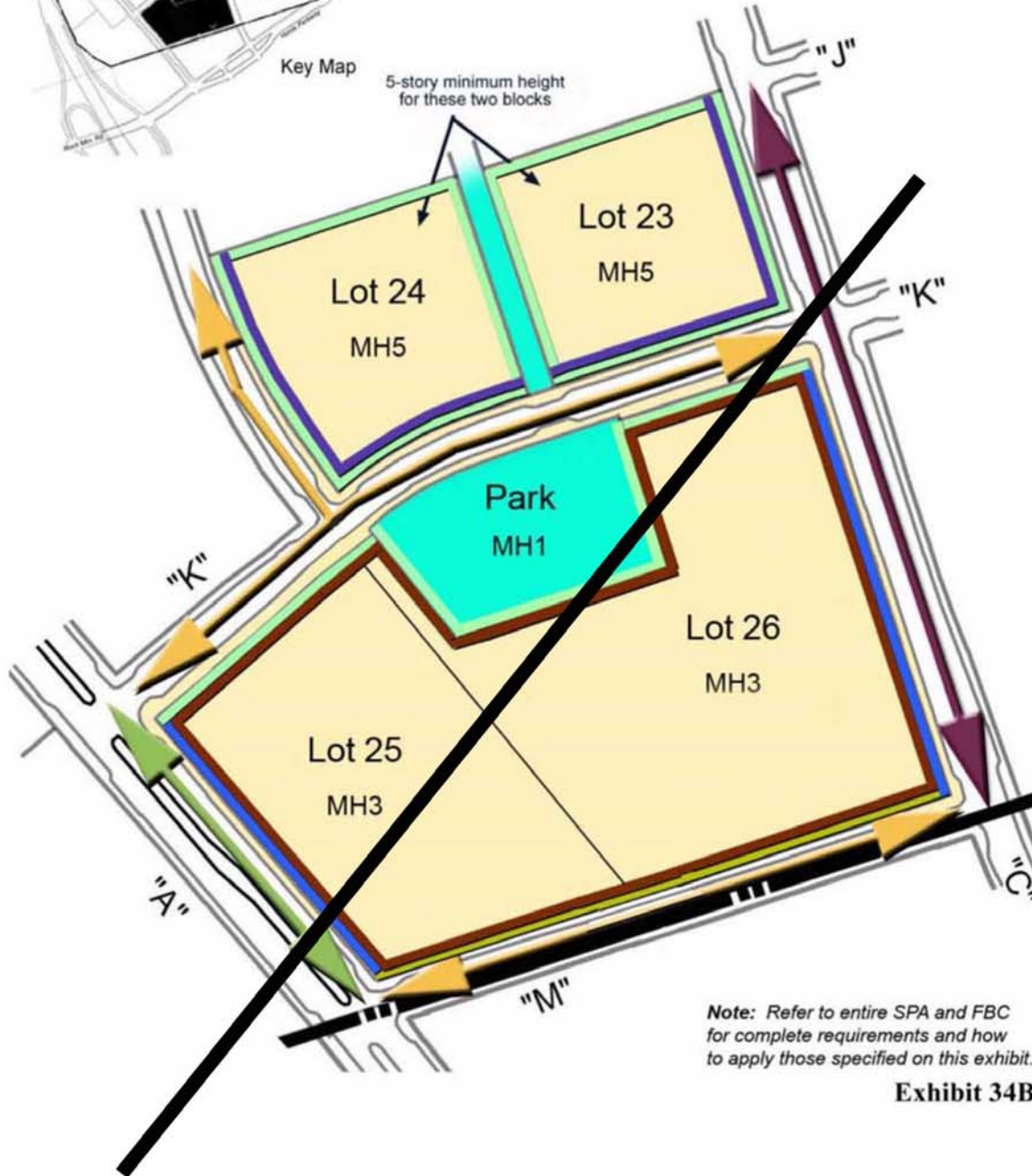
Exhibit II-34a

DISTRICT REGULATIONS AND DESIGN GUIDELINES

District 9 Requirements

Central Southern Neighborhood District

Adopted



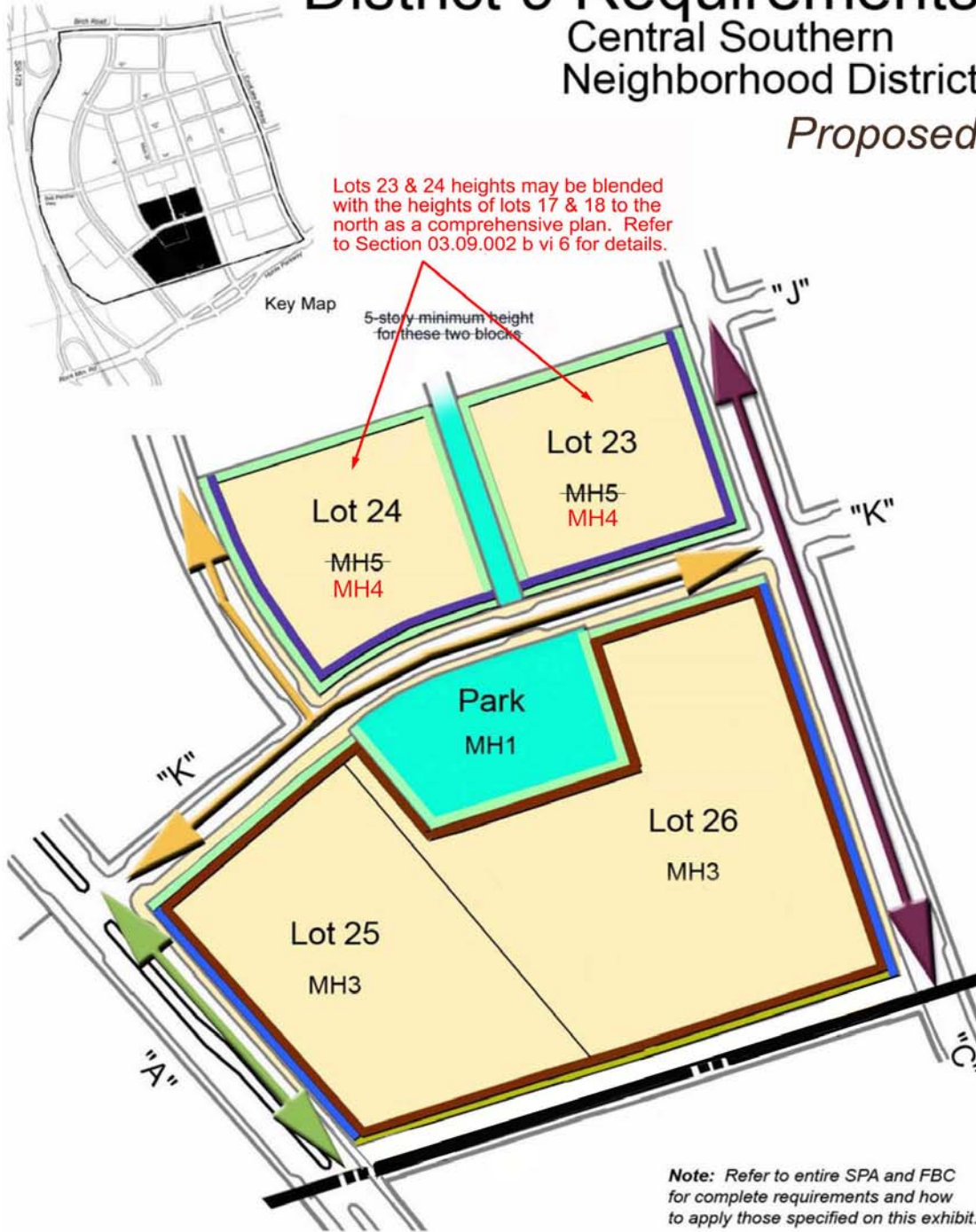
~~(8/9/2016)~~ (4/12/18)

II-57

EUC PC DISTRICT REGULATIONS

(6/28/2018)

District 9 Requirements Central Southern Neighborhood District *Proposed*



Note: Refer to entire SPA and FBC for complete requirements and how to apply those specified on this exhibit.

Exhibit 34B

District 10 - Table of Requirements

Adopted











Dominant Land Use	Residential			
Residential Dwelling Units Permitted	Low 200	Target 200	High 450	
Non-Residential Intensity Range (in 000's Sq. Ft.)	Low 2	Target 150	High 200	
Building Setback	0'-5' 	0'-10' 	0-15'+ 	
Minimum Average Building Height <i>Note: The minimum building height in Lot 27 is 3-story</i>	Stories or height in feet			
	1 25'	3 40'	5 70'	
	MH1	MH3	MH5	
Building Height Range (stories)	1-7 	2-7 	3-12 	
Access Management Category	No Access 	Lid. Access 	BRT Route Mgmt Access 	Permitted Access 

Exhibit II-36a

District 10 - Table of Requirements

Proposed

Dominant Land Use	Residential

Residential Dwelling Units Permitted	Low	High
	230	300

Non-Residential Intensity Range (in 000's Sq. Ft.)	Low	High
	0	10

Refer to FBC 04.05 for Intensity Transfer provisions

Building Setback	0'-5'	0'-10'	0-15'+

Minimum Average Building Height	District	MH-1	MH-3	MH-4
	Height (Stories)	1	3	4
	Residential Height (Feet)	25	35	45
	Non-Residential Height (Feet)	25	40	50

Building Height Range (stories)	1-7	2-7	3-12

Access Management Category	No Access	Ltd. Access	BRT Route Mgmt Access	Permitted Access
	←→	←→	←→	←→

Exhibit II-36a

DISTRICT REGULATIONS AND DESIGN GUIDELINES

District 10 Requirements

Southeastern Neighborhood District

Adopted

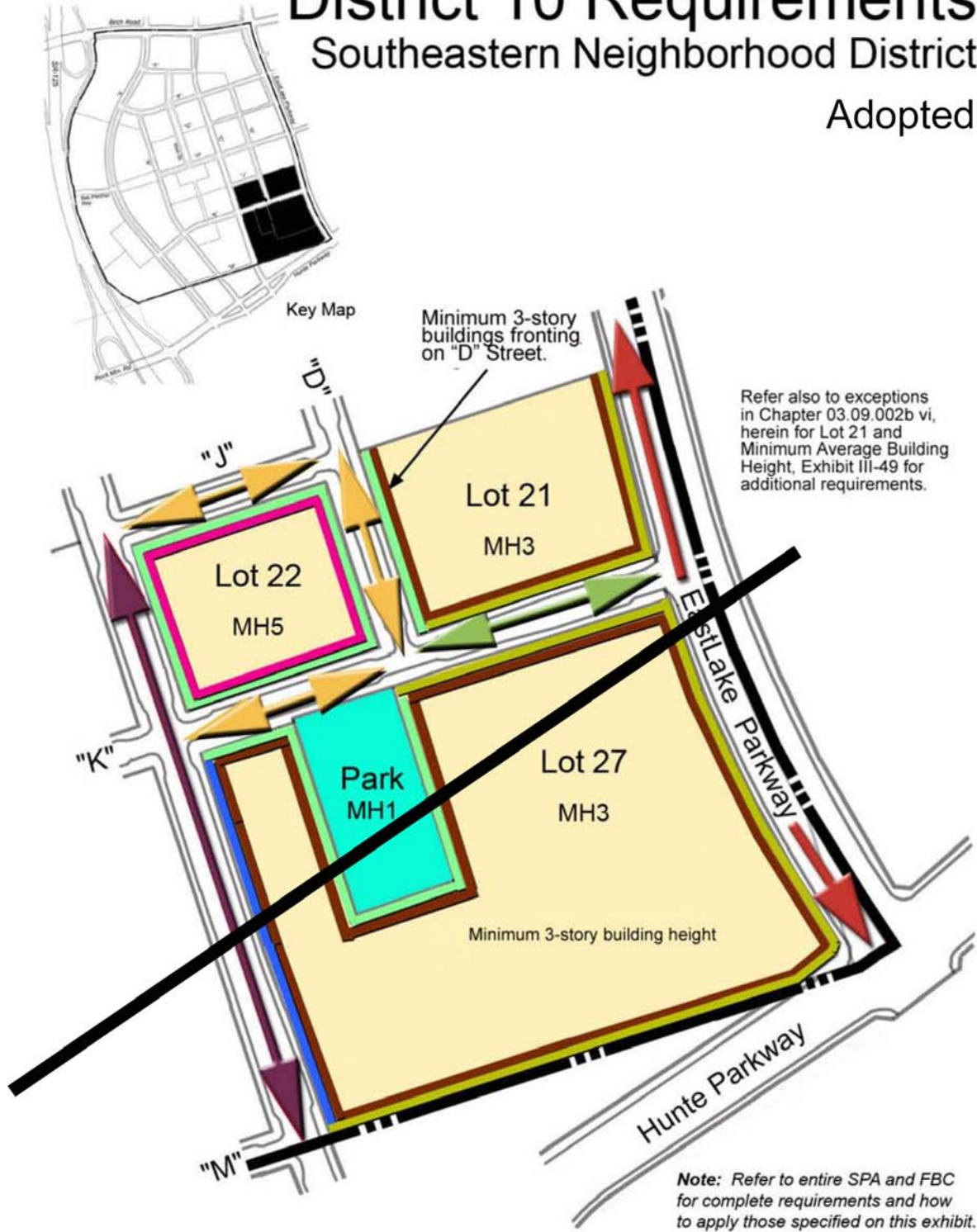


Exhibit II-36b

DISTRICT REGULATIONS AND DESIGN GUIDELINES

District 10 Requirements

Southeastern Neighborhood District

Proposed

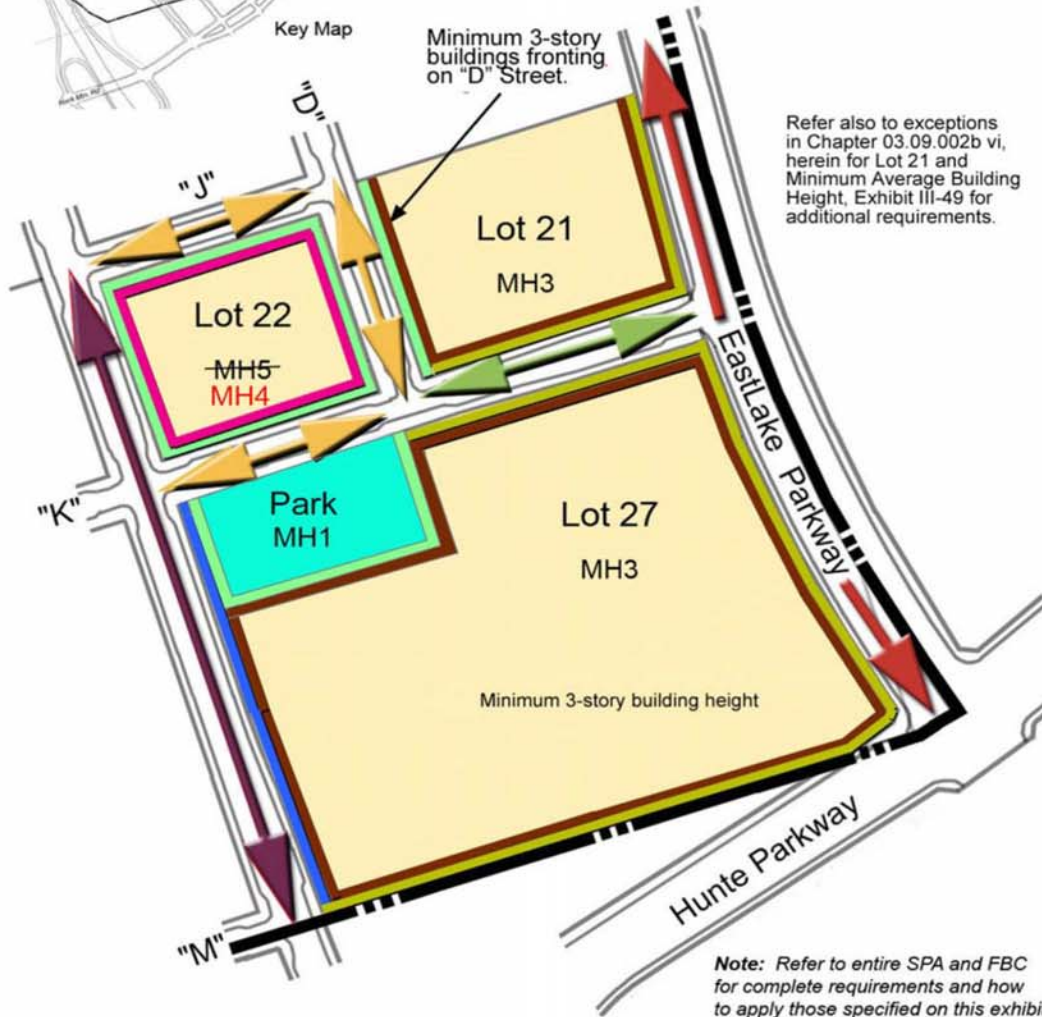


Exhibit II-36b

(8/9/2016) (1/17/18)

II-61

EUC PC DISTRICT REGULATIONS

(2/23/2018)

(6/28/2018)

GLOBAL REGULATIONS AND DESIGN PROVISIONS

- (d) Along the “F” Street frontage of lot 11, to enhance the urban appearance and to provide a transition to the 3-story buildings of the “D” Street frontage;
- (4) All 2-story buildings fronting internal streets and main pedestrian corridors, such as along the BRT lane, shall feature high quality urban architecture in accordance with the applicable District Design Guidelines and Design Regulations, Residential, Building Typologies and Section 03.10.000 - Architectural Design Guidelines of the EUC Form Based Code.
- (5) All building heights shall be determined in accordance with Section 03.09.002 of this Form Based Code.
- (6) Provision for height district blending: As shown on Exhibit I-4, lot numbers 17 and 24 are west of the Regional Trail, south of Metro Park, and lot numbers 18 and 23, are east of the Regional Trail. Lots 17 and 24 are designated 3-story and 4-story respectively. Lots 18 and 23 are also designated 3-story and 4-story respectively. The 3-story and 4-story height districts for lots 17 and 24 may be blended as a mix of 3 and 4 story buildings, all 3-story, or all 4-story, providing they are approved as a comprehensive plan for both lots. This height determination shall be as approved during Design Review and shall be based on the overall design meeting the intended urban character rather than height as the sole design determinant. This height district flexibility is also permitted for lots 18 and 23. Notwithstanding this provision for height blending, covered decks on 3-story buildings will not be counted as a story for any of these lots. Additionally, Lots 23 and 24 shall be limited to a minimum building heights of 3-stories.

Building Height Determinants

Variations & Design Considerations

Stepped down building heights creates form and interest to overall building.

Varying heights and vertical color changes emphasizes height and adds interest



Four stories with varying heights add interest. Where a building features multiple heights, the dominant building mass (>50%) shall provide the height measurement for height averaging.

A story is the useable area between the floor and the ceiling in a structure

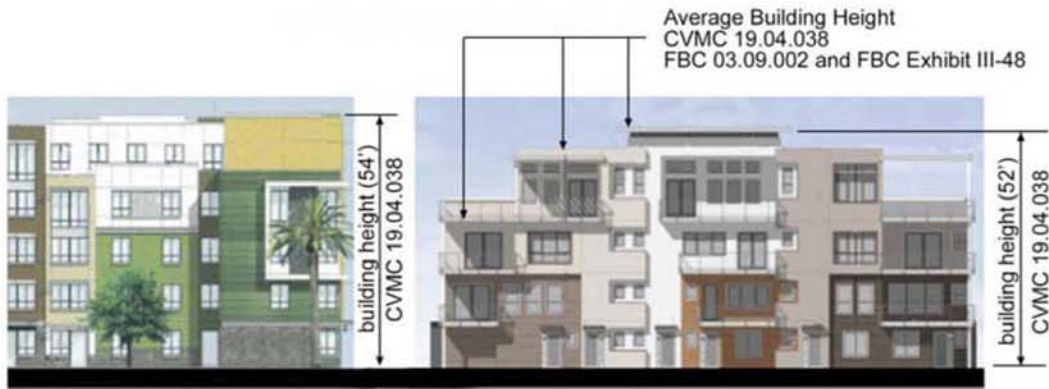


Note: This exhibit is an artist's conception that only represents one of many design solutions that would be consistent with the intended vision for Millenia. Refer to Section 03.09.002 b vi (6) for certain exceptions on covered roof decks.

Exhibit III-48a

Building Height & Stories

Regulatory References



5-Story Chelsea Product

4-Story Product

Building Height

FBC Exhibit III-49 establishes Minimum Building Height. It must meet either the minimum height feet or stories.



Building Stories

Note: This exhibit is an artist's conception that only represents one of many design solutions that would be consistent with the intended vision for Millenia. Refer to Section 03.09.002 b vi (6) for certain exceptions on covered roof decks.

Exhibit III-48b

DISTRICT REGULATIONS AND DESIGN GUIDELINES

Building Heights 4-5 Story Transitions

Proposed

(8/9/2016) (6/28/18)

(6/28/2018)



III-68c



Front Elevation - 4 Story "Millenia 6-Plex" Project

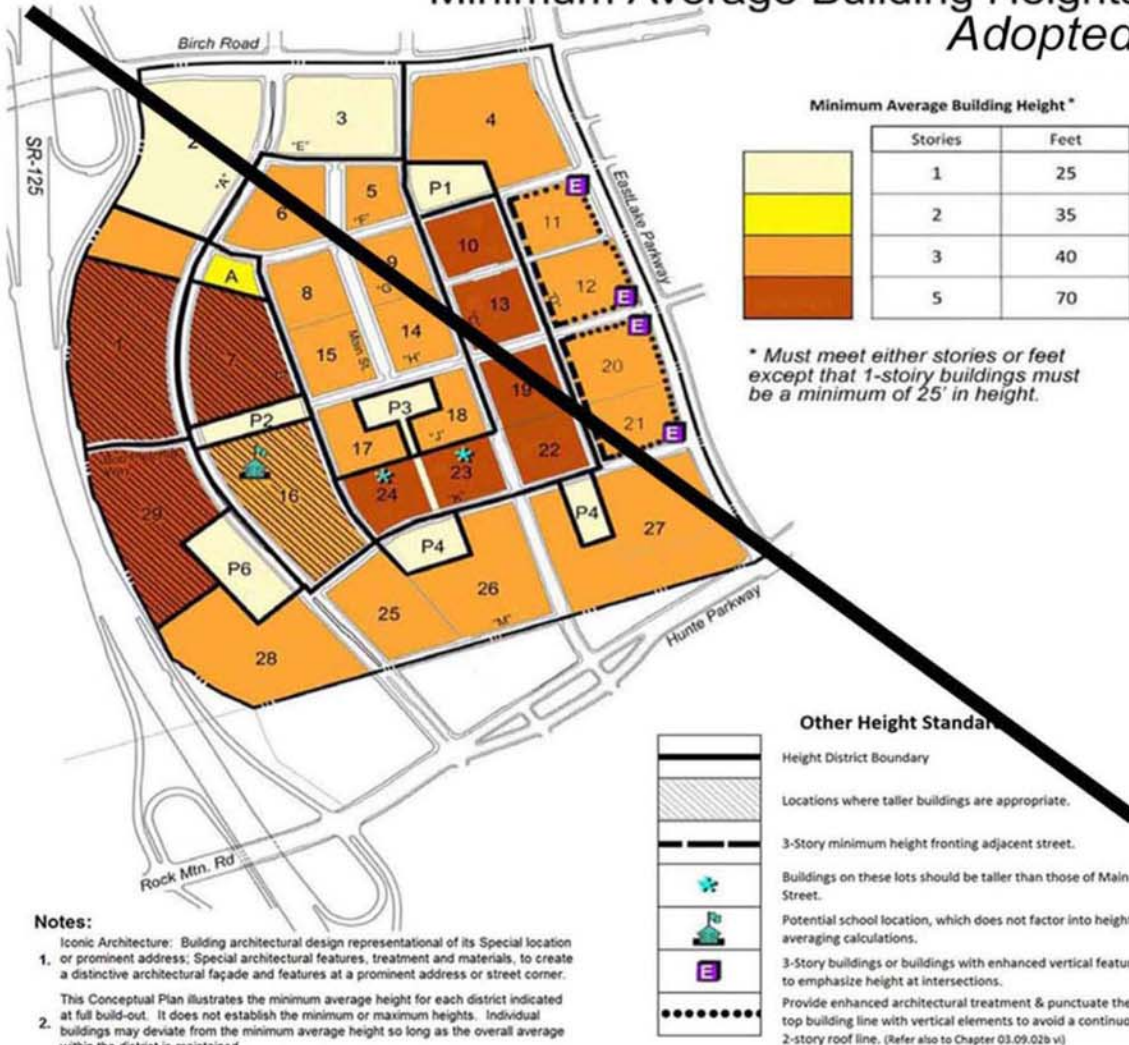
Front Elevation - 5 Story "Chelsea" Project

Exhibit III-48c

Note: This exhibit is an artist's conception of the development of Millenia, District 6. It represents only one of various alternatives that would be consistent with the intended vision for Millenia.

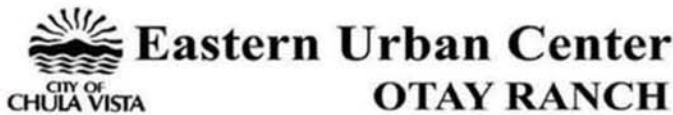
Regulating Plan

Minimum Average Building Heights Adopted



Notes:

1. Iconic Architecture: Building architectural design representational of its Special location or prominent address; Special architectural features, treatment and materials, to create a distinctive architectural façade and features at a prominent address or street corner.
2. This Conceptual Plan illustrates the minimum average height for each district indicated at full build-out. It does not establish the minimum or maximum heights. Individual buildings may deviate from the minimum average height so long as the overall average within the district is maintained.
3. The average heights include parking within the building, but excludes separate parking structures or accessory structures. Refer to the text in this chapter for additional explanation and methods of calculating height.
4. Refer also to Chapter 02 for the minimum and maximum building height standards for each street frontage.
5. Refer also to exceptions in Chapter 03.09.002b v, herein.



Urban Design: RTKL
Cinti Land Planning
12/13/16
Exhibit III-49

Regulating Plan

Minimum Average Building Heights

Proposed












Minimum Average Building Height Districts*

Stories	Height in Feet	
	Residential	Non-residential
1	25	25
2	30	35
3	35	40
4	45	50
5	55	70

* Must meet either stories or building height in feet, except that 1-story buildings must be a minimum of 25' in height.

Other Height Standards

-  Height-District-Boundary
-  Lot ID Number (refer also to Section 03.09.002 b. vi. 6)
-  Locations where taller buildings are appropriate.
-  3-Story minimum height fronting adjacent streets.
-  Buildings on these lots **may be higher** than those on Main Street
-  1 Story Retail permitted fronting the park. (Refer to Note 6)
-  Potential School location, which does not factor into average building height calculations.
-  3- story buildings or buildings with enhanced vertical features to emphasize height at intersections.
-  Provide enhanced architectural treatment & punctuate the top building line with vertical elements to avoid a continuous 2 story roof line (Refer also to Chapter 03.09.02b vi)

Notes:

1. Iconic Architecture: building architectural design representational of its special location or prominent address; special architectural features; treatment and materials, to create a distinctive architectural facade and feature at prominent address or street corner.
2. This conceptual plan illustrates the minimum average height for each district indicated at full build-out. It does not establish the minimum or maximum heights. Individual buildings may deviate from the minimum average height so long as the overall average within the district is maintained.
3. The average heights include parking within the building, but excludes separate parking structures or accessory structures. Refer to the text in this chapter for additional explanation and methods of calculating height.
4. Refer also to chapter 02 for the minimum and maximum building height standards for each street frontage.
5. Refer also to Exceptions in Chapter 03.09.02b vi, herein.
6. Retail fronting Park P-3 need not satisfy the building height in feet and shall be excluded from the building height averaging calculations.
7. Refer also to the Tables of Requirements for more height regulations.



4/10/18

Exhibit III-49

(12/13/2016) (6/20/18)

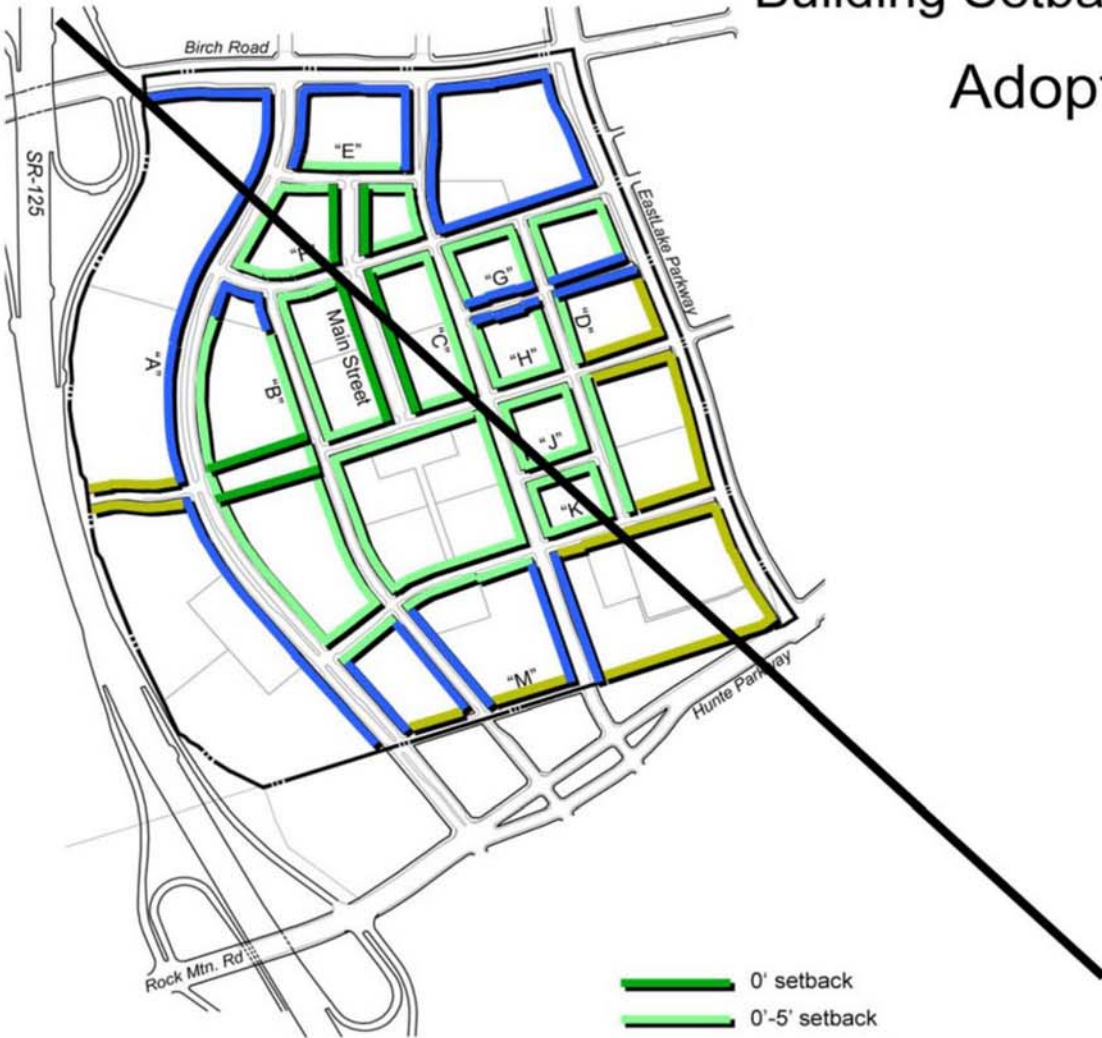
III-69

EUC PC DISTRICT REGULATIONS

(6/28/2018)

Regulating Plan Building Setbacks

Adopted



- 0' setback
- 0'-5' setback
- 0'-10' setback
- 0'-15'+ setback

Note: Setbacks shall be measured from the street right-of-way or property line. Refer to text for additional description of setback standards.



Eastern Urban Center OTAY RANCH



Exhibit III-52

~~(8/9/2016)~~ (5/9/17)

III-75

EUC PC DISTRICT REGULATIONS

(6/28/2018)

Regulating Plan Building Setbacks

Proposed



- 0' setback
- 0'-5' setback
- 0'-10' setback
- 0'-15'+ setback

Note: Setbacks shall be measured from the street right-of-way or property line. Refer to text for additional description of setback standards.



Eastern Urban Center OTAY RANCH

Urban Design: RTKL
Cinti Land Planning
San Diego, CA (619) 223-7408
10/6/2017
Exhibit III-52

(8/9/2016) (7/31/17)

(6/28/2018)

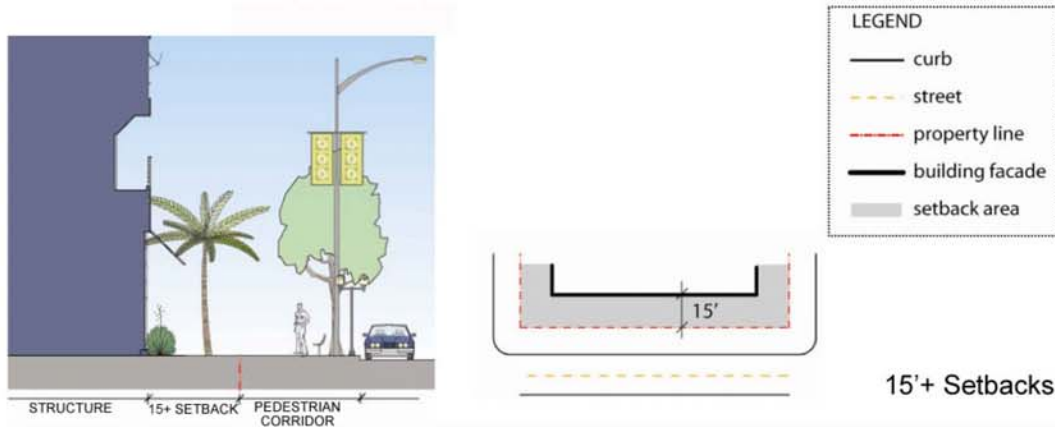


Exhibit III-54

- b. Exceptions: The Building Setbacks Map, Exhibit III-52, conceptually presents average building setbacks at full build-out. Exceptions or deviations from this diagram may be accommodated through the design review process. The following conditions will be considered for an exception:
- i. Building recessions or projections to accommodate iconic architectural elements consistent with locations specified in the urban design diagrams.
 - ii. Building forecourts, recessed building and shop entries, or recessions to accommodate outdoor dining (especially at locations identified in the urban design diagrams) provided that these recessions do not extend across a majority of the building facade, and no more than 30% of the building facade where the urban design diagram specifies an active ground floor within the Main Street District.
 - iii. Other minor facade modulations that create building interest providing the projection or recession is not in excess of three (3') feet. This is not intended to limit canopies, awnings, balconies, or similar features.
 - iv. Minor deviations to accommodate a straight wall or a curving roadway, provided there is a consistent building edge that approximates the setback line to the extent feasible, while allowing for other exceptions as noted herein.
 - v. Deviations to highlight or differentiate a civic or landmark / iconic building, provided that this does not amount to more than one exception per block face, typically associated with a public plaza.
 - vi. Non-typical setbacks conditions described under Building Placement Typologies, including:
 - (1) building setbacks to accommodate a public plaza;
 - (2) commercial setbacks along arterials and perimeter four-lane roads that require auto-oriented visibility and access, allowing parking lots with a landscape buffer fronting the street'
 - (3) breaks in the building wall to accommodate occasional mid-block paseos and passages.
 - vii. **Setback deviations as necessary to accommodate slopes or grade differences along the street or building setback line, and unique operational characteristics (queuing, access or other factors) which preclude them from meeting setbacks.**

ADMINISTRATION

specified in Chapter 02, herein;

- iii. That the project is otherwise consistent with the character description and design vision (Chapter 02) for the district in which the proposed project is located;
- iv. That the project applicant has received a recommendation for approval of the intensity transfer from the *Master Developer*, and written approval from all property owners that would have any change in their intensity.

04.04.003 Site Plan and Architectural Review: Site Plan and Architectural Review shall include those requirements specified in Chapter 19.14.420 *et. seq.* CVMC.

04.05.000 Intensity Transfers

04.05.001 Purpose: The purpose and intent of the Eastern Urban Center is to create a vibrant mixed use center serving Otay Ranch and surrounding areas in Eastern Chula Vista. The Site Utilization Plan provides a range of residential and non-residential intensities in ten districts, which provide some latitude in the proportion of residential and non-residential uses intended for the *EUC*. There may be development proposals where the intended character and purpose of the *EUC* can be maintained, yet result in inconsistencies with the total intensity established for a particular district, or for the total intensity of all districts. To provide for these instances, the following regulations are established to permit and regulate these transfers of intensity. ~~Every project, other than those at the target intensity, shall require an intensity transfer to insure that the maximum intensity is achieved at full maturity. Any reduction in low or target intensity in any district must be met with a corresponding increase in another district and vice versa.~~

04.05.002 ~~Transfers~~ **Development** within **the** Intensity Range of a District

Any development within a District's intensity range is permitted and shall be considered consistent with the intended character for that district. As projects are approved, during Design Review, their intensity shall be administratively entered on the Monitoring Tables provided for in Chapter V.

~~Unless a proposed project is exactly consistent with the target intensity shown on the Site Utilization Plan, an intensity transfer is required. If it is within the intensity ranges for intensity indicated, then it shall be assumed to be consistent with intended *EUC* character. Notwithstanding this presumption, the Zoning Administrator shall approve the proposed intensity transfer as an administrative matter, is subject to the~~

~~(8/9/2016)~~ (6/18/18)

IV-12

(6/28/2018)

following findings:

-
- ~~a. That the transfer maintains the intended mixed use character of the *EUC*;~~
 - ~~b. That a corresponding increase or decrease in another district is included in the proposed transfer so that overall SPA intensities will not be exceeded or reduced;~~
 - ~~c. That the project applicant has received a recommendation for approval of the intensity transfer from the *Master Developer*; and;~~
 - ~~d. That the project applicant has received a recommendation for approval of the intensity transfer from the *Master Developer*, and written approval from all property owners that would have any change in their intensity.~~

04.05.003 Transfers of Intensity Between Districts

There are two provisions for transfers that exceed the high end of a District's range and one provision for development below the low end of a District's range, as follows:

- a. Development that exceeds the high end of a District's range by 10%. Development may be administratively approved up to 10% above the high end of the District's range by a corresponding equal reduction in another district.
- b. Development that exceeds the high end of a District's range by greater than 10% may be approved by the Zoning Administrator as an administrative matter. The Zoning Administrator approval shall be based on the following findings:

~~Transfers of intensity between districts above the high end of any district's intensity range may be approved by the Zoning Administrator as an administrative matter. The Zoning Administrator approval shall be based on the following findings:~~

- ~~i. That the transfer maintains the intended mixed use character of the *EUC*;~~
- ~~ii. That the transfer is consistent with the urban design concepts and the district principles outlined in the *FBC*;~~
- ~~iii. That a corresponding increase or decrease in another district is included in the proposed transfer so that overall SPA intensities will not be exceeded or reduced;~~
- ~~iv. That the project applicant has provided supporting technical studies, to the~~

~~(8/9/2016)~~ (6/18/18)

IV-12b

(6/28/2018)

satisfaction of the Zoning Administrator, that indicate adequate infrastructure will exist to support the intensity transfer;

- v. That the project applicant has agreed to provide any necessary amended documents reflecting the intensity transfer for the public record; and,
- vi. That the project applicant has received a recommendation for approval of the intensity transfer from the *Master Developer*, and written approval from all property owners that would have a change in their intensity.

- c. The low end of a District's range shall be considered the minimum level of development which is acceptable within a particular district, with only one exception. That exception is in District 4. Initial development in District 4 may be approved with an initial development of 500 KSF, providing an ultimate block plan is approved demonstrating the low end of District 4 (800 KSF) can be achieved.

04.05.004 Application and Review Process for Intensity Transfers

The application shall be made to the Zoning Administrator by written request together with supporting documentation, a fee or deposit as in accordance with the City fee schedule, along with an agreement to pay any additional costs that may be required to review the application.

- a. The applicant shall be required to submit twenty-four sets of the following items, the receipt of which shall constitute a complete application:
 - i. Written project description with statistics adequately indicating the scope of the intensity transfer from and to which planning area;
 - ii. A strikeout underline version of any text, table, or exhibit from the complete SPA documents that will be affected by the intensity transfer;
 - iii. Written approval of the transfer from the *Master Developer*;
 - iv. Written statement(s) from professionals indicating that the transfer will not exceed the existing and planned infrastructure;
 - v. Written statement, and/or applicable exhibits demonstrating compliance with applicable required EIR mitigation measures; and SPA and subdivision conditions of approval;

~~(8/9/2016)~~ (6/18/18)

IV-12c

(6/28/2018)

Adopted

Residential Intensity Monitoring Program

Updated as of: _____ Zoning Administrator's Signature _____

Land Use District (from Site Utilization Plan)	Projected Residential Intensity		Actual Residential DU's (Based on Actual Design Review Approvals)	Approved Within Site Util. Plan Range (yes/no)	DU Transfers		Notes	
	Low	Target			High	Transferred In		Transferred Out
Gateway Mixed Use District	0	50	100	0	yes	0	0	
NE Neigh. Dist.	150	300	500	0	yes	0	0	
NE Neigh. Dist.	150	400	750	0	yes	0	0	
Business Dist.	0	100	150	0	yes	0	0	
Mixed Use Civic/ Office Core Dist.	0	200	300	0	yes	0	0	
Main Street Dist.	100	533	800	0	yes	0	0	
E. Gateway Dist.	50	200	300	0	yes	0	0	
SW Neigh. Dist.	300	500	700	0	yes	0	0	
Central So. Neigh. Dist.	130	500	650	0	yes	0	0	
SE Neigh. Dist.	200	200	450	0	yes	0	0	

Exhibit V-1

(3/5/13) (5/9/17)

(6/28/2018)

Residential Intensity Monitoring Program

Updated as of: _____ Zoning Administrator's Signature

District	Land Use District (from Site Utilization Plan)	Projected Residential Intensity (DU's)		Units based on actual Design Review approvals	DU Transfers		Notes
		Low	High		Transferred In	Transferred Out	
1	Gateway Mixed Use District	0	89				
2	NW Neigh. Dist.	273	273				
3	NE Neigh. Dist.	150	475				
4	Business Dist.	0	225				
5	Mixed Use Civic/ Office Core Dist.	0	300				
6	Main Street Dist.	100	601				
7	E. Gateway Dist.	100	117				
8	SW Neigh. Dist.	253	253				
9	Central So. Neigh. Dist.	130	350				
10	SE Neigh. Dist.	230	300				
Totals		1,236	2,983				

Proposed

Note: Refer to Chapter 04.05 for transfer provisions

Exhibit V-1

(3/5/13) (6/18/18)

(6/28/2018)

Adopted

Non-Residential Intensity Monitoring Table

Updated as of: _____ Zoning Administrator's Signature _____

Land Use District (from Site Utilization Plan)	Non-Residential Intensity (in 000's Sq. Ft.)			Actual Development Square Feet (Based on Actual Design Review Approvals)	Approved Within Site Util. Plan Range (yes/no)	Square Feet Transfers		Notes
	Low	Target	High			Transferred In	Transferred Out	
Gateway Mixed Use District	100	400	700	0	yes	0	0	
NW Neigh. Dist.	2	120	200	0	yes	0	0	
NE Neigh. Dist.	10	50	250	0	yes	0	0	
Business Dist.	505	1,532	1,900	0	yes	170	0	March 5, 2013 by Ord # 3142 and reso #2013-038
Mixed Use Civic/Office Core Dist.	100	900	1,000	0	yes	0	0	
Main Street Dist.	80	240	400	0	yes	0	0	
E. Gateway Dist.	0	0	0	0	yes	0	170	March 5, 2013 by Ord # 3142 and reso #2013-038
SW Neigh. Dist.	2	50	200	0	yes	0	0	
Central So. Neigh. Dist.	2	45	100	0	yes	0	0	
SE Neigh. Dist.	2	150	200	0	yes	0	0	

Exhibit V-2

(3/5/13) (5/9/17)

(6/28/2018)

Proposed

Non-Residential Intensity Monitoring Table

Updated as of: _____ Zoning Administrator's Signature _____

District	Land Use District (from Site Utilization Plan)	Non-Residential Intensity (in 000's Sq. Ft.)		Square Feet (in 000,s Sq. Ft.) Based on Actual Design Review Approvals	Square Feet Transfers		Notes
		Low	High		Transfers In	Transfers Out	
1	Gateway Mixed Use District	227	400				
2	NW Neigh. Dist.	2	2				
3	NE Neigh. Dist.	0	5				
4	Business Dist.	800	1,900				
5	Mixed Use Civic/ Office Core Dist.	455	900				
6	Main Street Dist.	80	100				
7	E. Gateway Dist.	0	0				
8	SW Neigh. Dist.	2	2				
9	Central So. Neigh. Dist.	0	5				
10	SE Neigh. Dist.	0	10				
Totals		1,566	3,324				

Note: Refer to Chapter 04.05 for transfer provisions.

Exhibit V-2

(3/5/13) (6/18/18)

Adopted

Community Purpose Facility Compliance Monitoring Program

Updated as of: _____ Signature of Zoning Administrator: _____

Land Use District (Neighborhood)	Target Units Estimated	Pers/DU Factor	Estimated Population	Estimated CPF Req'd. (Acres: 1.39/1000)	Actual Units Approved (Design Review)	Actual CPF Required (Acres)	CPF Acres Provided	CPF Req'mt Satisfied (yes/no)
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Off-Site CPF Credit Transfer from Previous Projects 9.34

Gateway Mixed Use District	50	2.58	129	0.18	0	0.00	0.00	yes
NW Neigh. Dist.	300	2.58	774	1.08	0	0.00	0.00	yes
NE Neigh. Dist.	400	2.58	1032	1.43	0	0.00	0.00	yes
Business Dist.	100	2.58	258	0.36	0	0.00	0.00	yes
Mixed Use Civic/ Office Core Dist.	200	2.58	516	0.72	0	0.00	0.00	yes
Main Street Dist.	533	2.58	1375	1.21	0	0.00	0.00	yes
E. Gateway Dist.	200	2.58	516	0.72	0	0.00	0.00	yes
SW Neigh. Dist.	500	2.58	1290	1.79	0	0.00	0.00	yes
Central So. Neigh. Dist.	500	2.58	1290	1.79	0	0.00	0.00	yes
SE Neigh. Dist.	200	2.58	516	0.72	0	0.00	0.00	yes
Total	2,983	2.58	7,696	10.70	0	0.00	9.34	
Excess (- Deficit)							-1.36	

Notes:

1. The deficit may be satisfied by providing 1.36 acres of CPF land or an equivalent amount of floor area within a mixed use building at the rate of 10,000 square feet of floor area per one acre of CPF land required (13,600 Sq. Ft. total). Required parking shall be provided for the CPF use in addition to the required floor area.
2. The population per dwelling units is based on the coefficient established by the Otay Ranch GDP.

Exhibit V-3

~~(3/5/13)~~ (5/9/17)

(6/28/2018)

Proposed

Community Purpose Facility Compliance Monitoring Program

Updated as of: _____ of Zoning Administrator: _____

Land Use District (Neighborhood)	Permitted Units	Pers/DU Factor	Estimated Population	Actual CPF Req'd. (Acres: 1.39/1000)	Actual Units Approved (Design Review)	CPF Acres Provided (credit)	CPF Req'mt Satisfied (yes/no)
Off-Site CPF Credit Transfer from Previous Projects						9.34	
1	Gateway Mixed Use District	0-89	2.58				
2	NE Neigh. Dist.	273-273	2.58				
3	Eastern Gateway Neigh. Dist.	150-475	2.58				
4	Business Dist.	0-225	2.58				
5	Mixed Use Civic/ Office Core Dist.	0-300	2.58				
6	Main Street Dist.	100-601	2.58				
7	Eastern Gateway Dist.	100-117	2.58				
8	SW Neigh. Dist.	253-253	2.58				
9	Central So. Neigh. Dist.	130-350	2.58				
10	SE Neigh. Dist.	230-300	2.58				
Total	1,236-2,983		0	0.00		0.00	

Notes:

1. The deficit may be satisfied by providing 1.36 acres of CPF land or an equivalent amount of floor area within a mixed use building at the rate of 10,000 square feet of floor area per one acre of CPF land required (13,600 Sq. Ft. total). Required parking shall be provided for the CPF use in addition to the required floor area.
2. The population per dwelling units is based on the coefficient established by the Otay Ranch GDP.

Exhibit V-3

~~(3/5/13)~~ (6/18/18)

(6/28/2018)