

# **Millenia**

## **Eastern Urban Center (EUC) Sectional Planning Area (SPA) and PC District Regulations (FBC) Otay Ranch GDP**

### **Amendment Pages for Elementary School Site, Street Deletions & Parking**

**August \_\_\_\_, 2016**

*Project Sponsor*

**SLF IV – Millenia, LLC**  
2750 Womble Road, Suite 200  
San Diego, CA 92106  
(619) 794-1205  
tgalarneau@milliniaregroup.com

*Prepared by*

**Cinti Land Planning**  
PMB 101, PO 439030  
San Diego, CA 92143  
Contact: Gary P. Cinti  
(619) 223-7408  
gary@cinti.com

the Main Street District, each will have their own urban park and a residential character, as residential uses will predominate although non-residential uses will also be allowed.

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 ~~An~~ elementary school site. ~~; if needed, is shown as a "overlay" designation within the south-central residential neighborhoods. The underlying dominant land use is residential.~~

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.

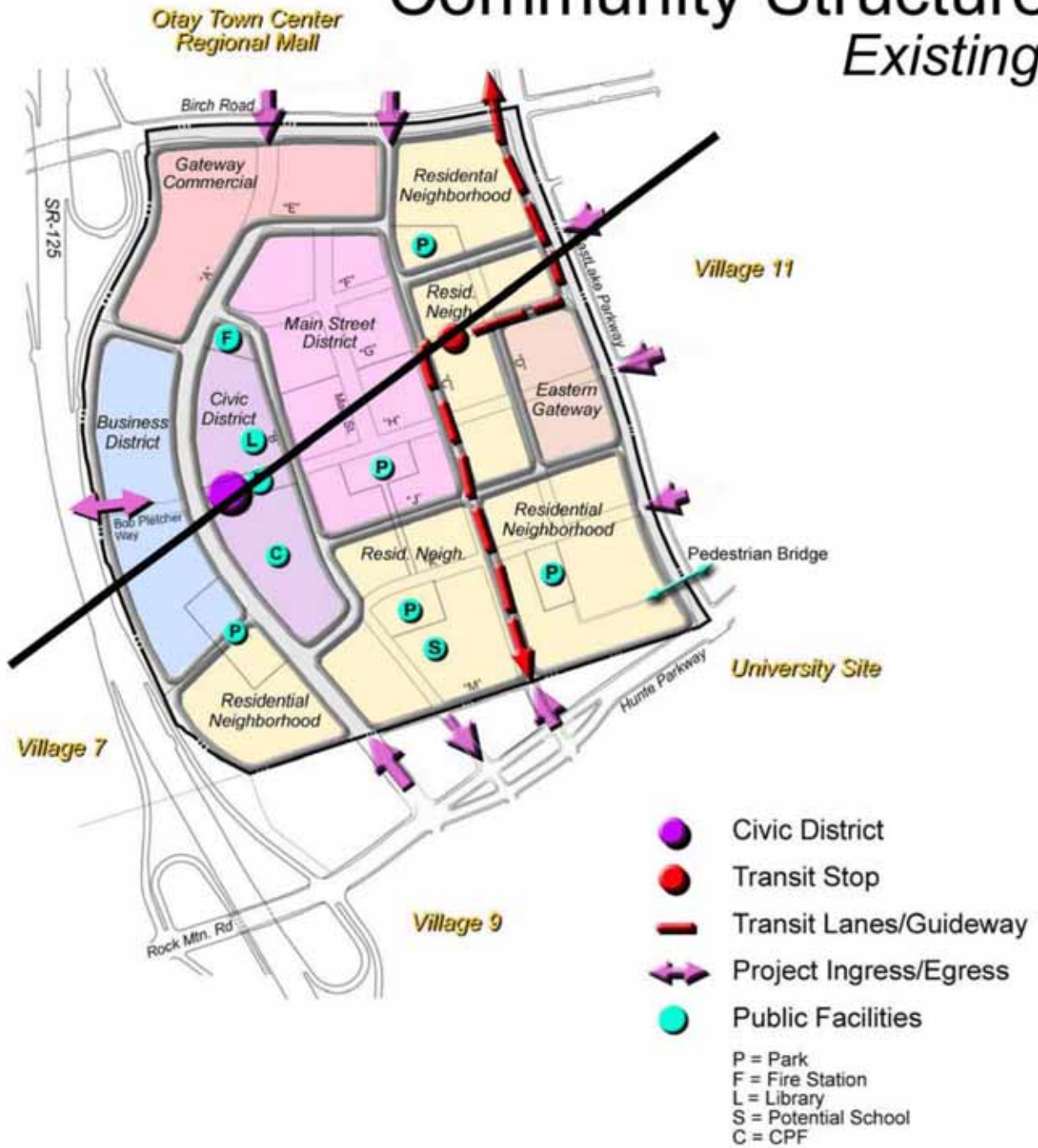
### **1. EUC Districts Descriptions**

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 office and residential uses over ground floor retail. Entertainment is an important component of Main Street, including retail shops, restaurants, bars and cafes, generating activity day and night. Public spaces accommodating

# Community Structure Existing



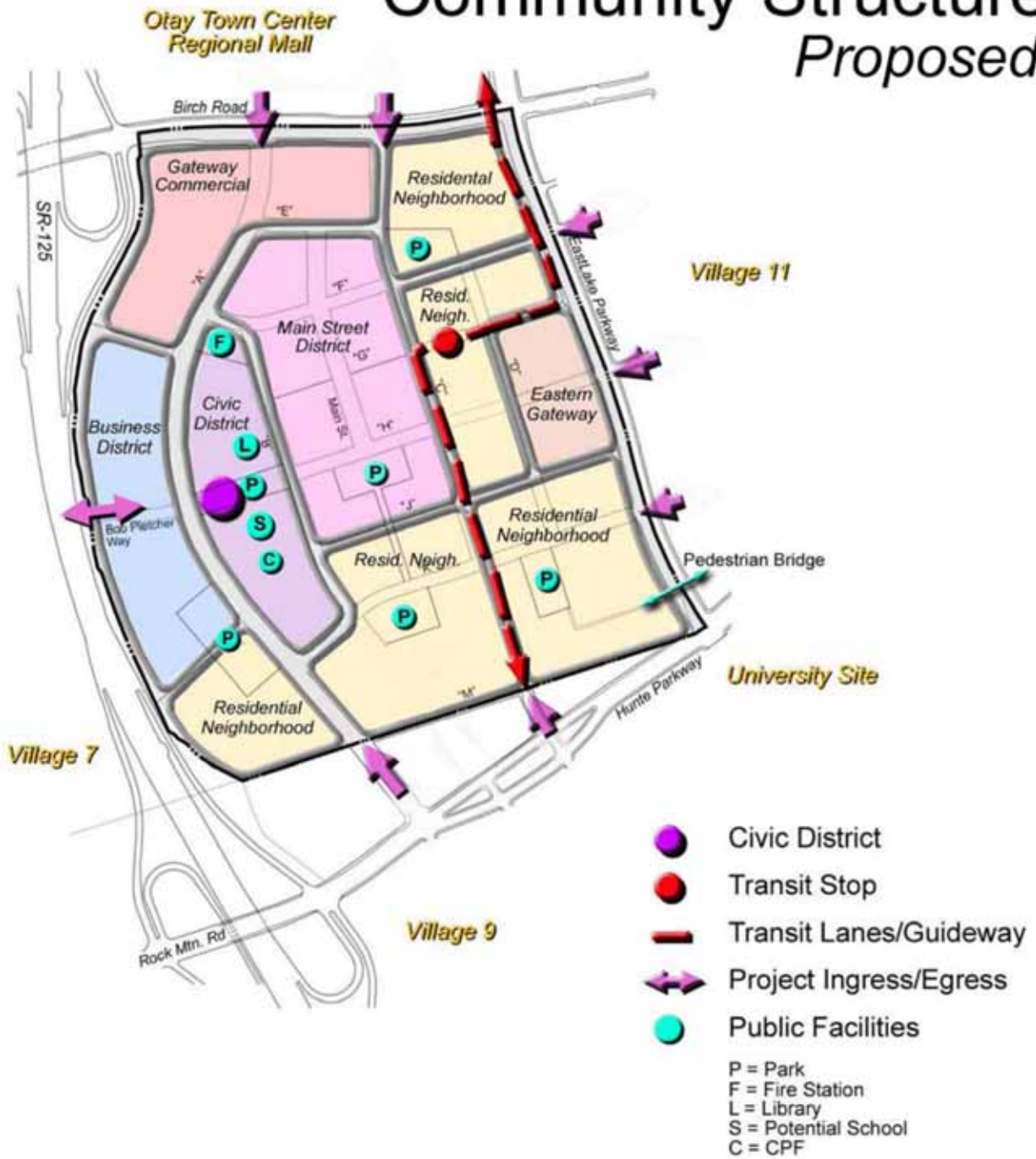
## Eastern Urban Center OTAY RANCH



Exhibit I-4

SPA PLAN

# Community Structure Proposed



**Eastern Urban Center  
OTAY RANCH**

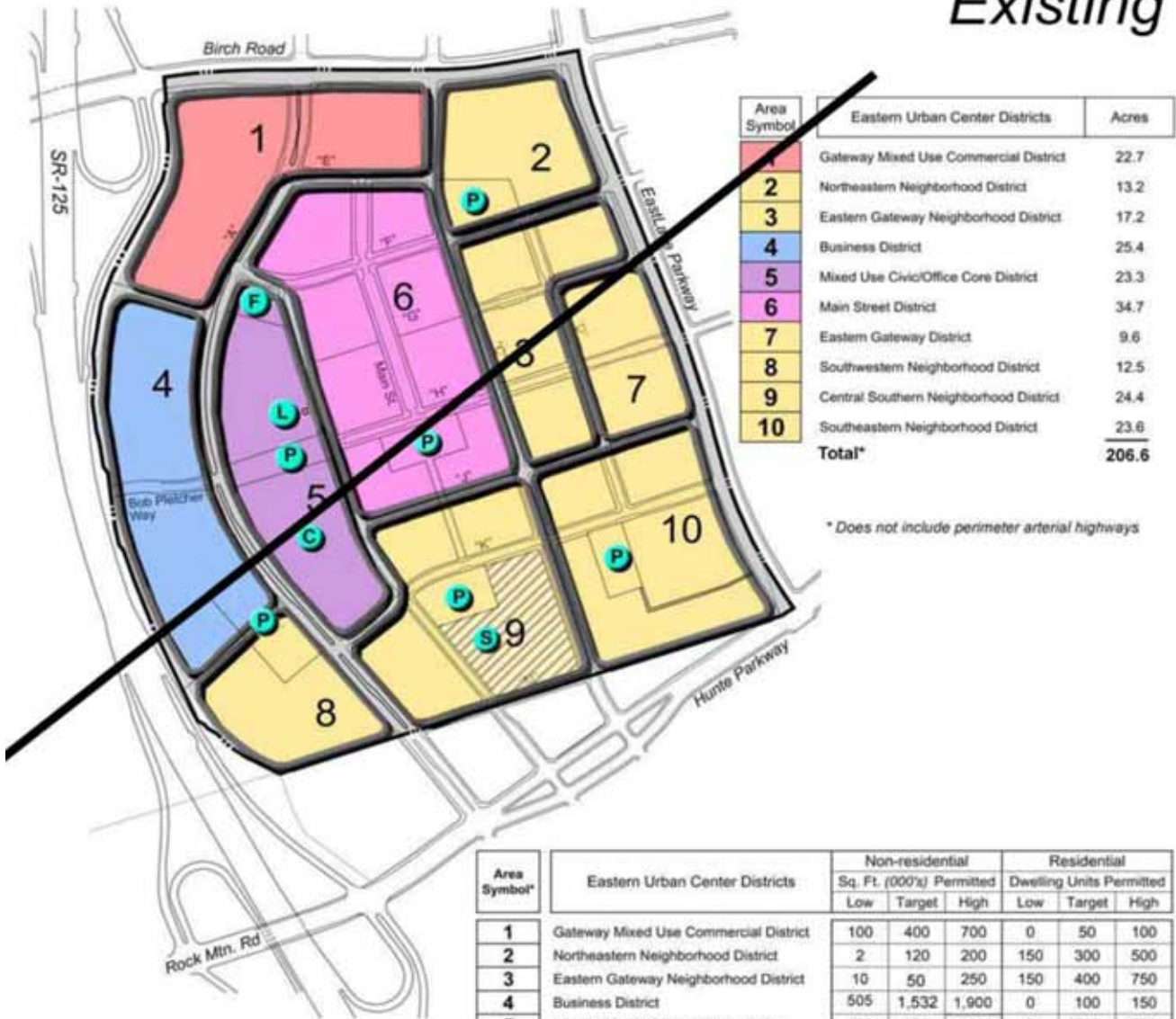


**Exhibit I-4**

SPA PLAN



# Site Utilization Plan Existing



Area Symbol	Eastern Urban Center Districts	Acres
1	Gateway Mixed Use Commercial District	22.7
2	Northeastern Neighborhood District	13.2
3	Eastern Gateway 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
<b>Total*</b>		<b>206.6</b>

\* Does not include perimeter arterial highways

- Potential Public Components
- Park
  - Library
  - Fire Station
  - Potential Elementary School

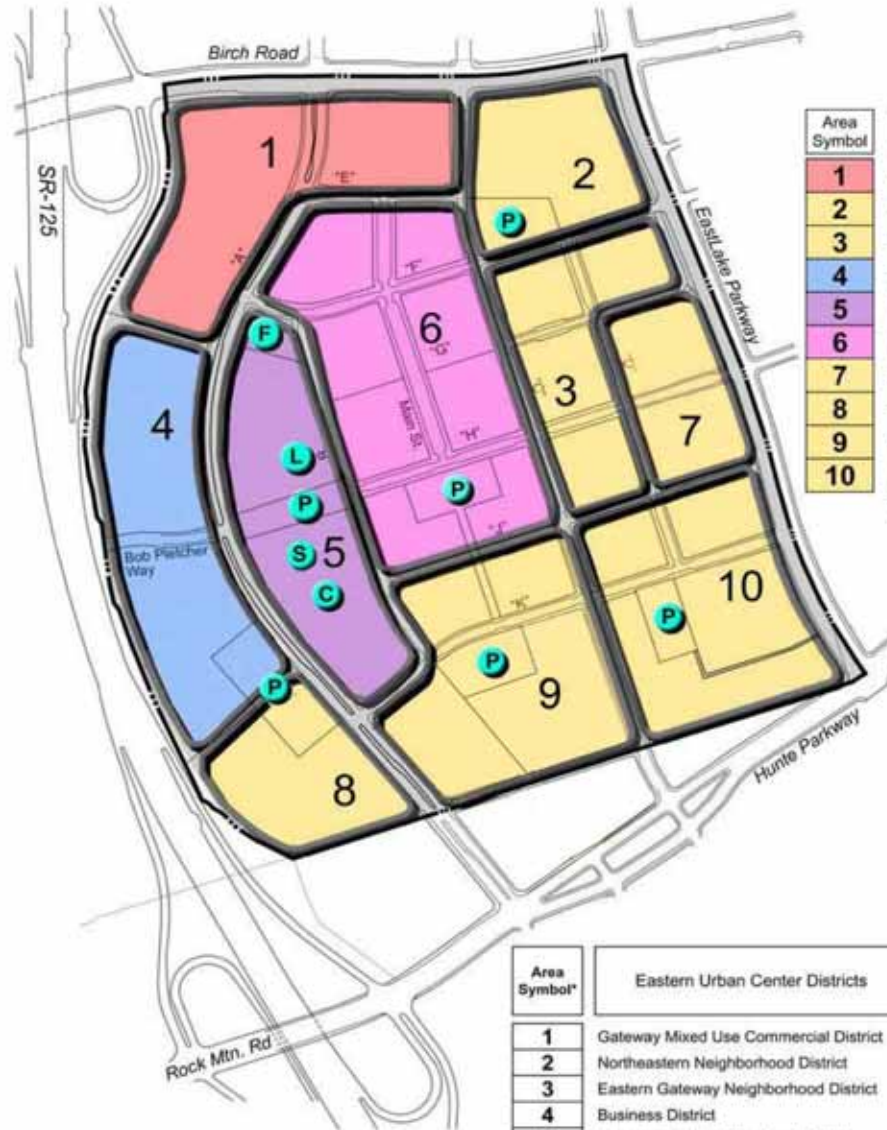
Area Symbol*	Eastern Urban Center Districts	Non-residential			Residential		
		Sq. Ft. (000's) Permitted			Dwelling Units Permitted		
		Low	Target	High	Low	Target	High
1	Gateway Mixed Use Commercial District	100	400	700	0	50	100
2	Northeastern Neighborhood District	2	120	200	150	300	500
3	Eastern Gateway Neighborhood District	10	50	250	150	400	750
4	Business District	505	1,532	1,900	0	100	150
5	Mixed Use Civic/Office Core District	100	900	1,000	0	200	300
6	Main Street District	80	240	400	100	533	800
7	Eastern Gateway District	0	0	0	50	200	300
8	Southwestern Neighborhood District	2	50	200	300	500	700
9	Central Southern Neighborhood District	2	45	100	130	500	650
10	Southeastern Neighborhood District	2	150	200	200	200	450
<b>Maximum, Not to Exceed, Totals</b>		<b>3,487</b>			<b>2,983</b>		

**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.



Exhibit I-6

# Site Utilization Plan Proposed



Area Symbol	Eastern Urban Center Districts	Acres
1	Gateway Mixed Use Commercial District	22.7
2	Northeastern Neighborhood District	13.2
3	Eastern Gateway Neighborhood District	17.2
4	Business District	25.4
5	Mixed Use Civic/Office Core District	23.3
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<b>Total*</b>		<b>206.6</b>

\* Does not include perimeter arterial highways

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

Area Symbol*	Eastern Urban Center Districts	Non-residential			Residential		
		Sq. Ft. (000's)	Permitted		Dwelling Units Permitted		
		Low	Target	High	Low	Target	High
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5	Mixed Use Civic/Office Core District	100	900	1,000	0	200	300
6	Main Street District	80	240	400	100	533	800
7	Eastern Gateway District	0	0	0	50	200	300
8	Southwestern Neighborhood District	2	50	200	300	500	700
9	Central Southern Neighborhood District	2	45	100	130	500	650
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<b>Maximum, Not to Exceed, Totals</b>		<b>3,487</b>			<b>2,983</b>		

Notes:  
 1. \* Numeric Area Symbols do not represent phases.  
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## Eastern Urban Center OTAY RANCH

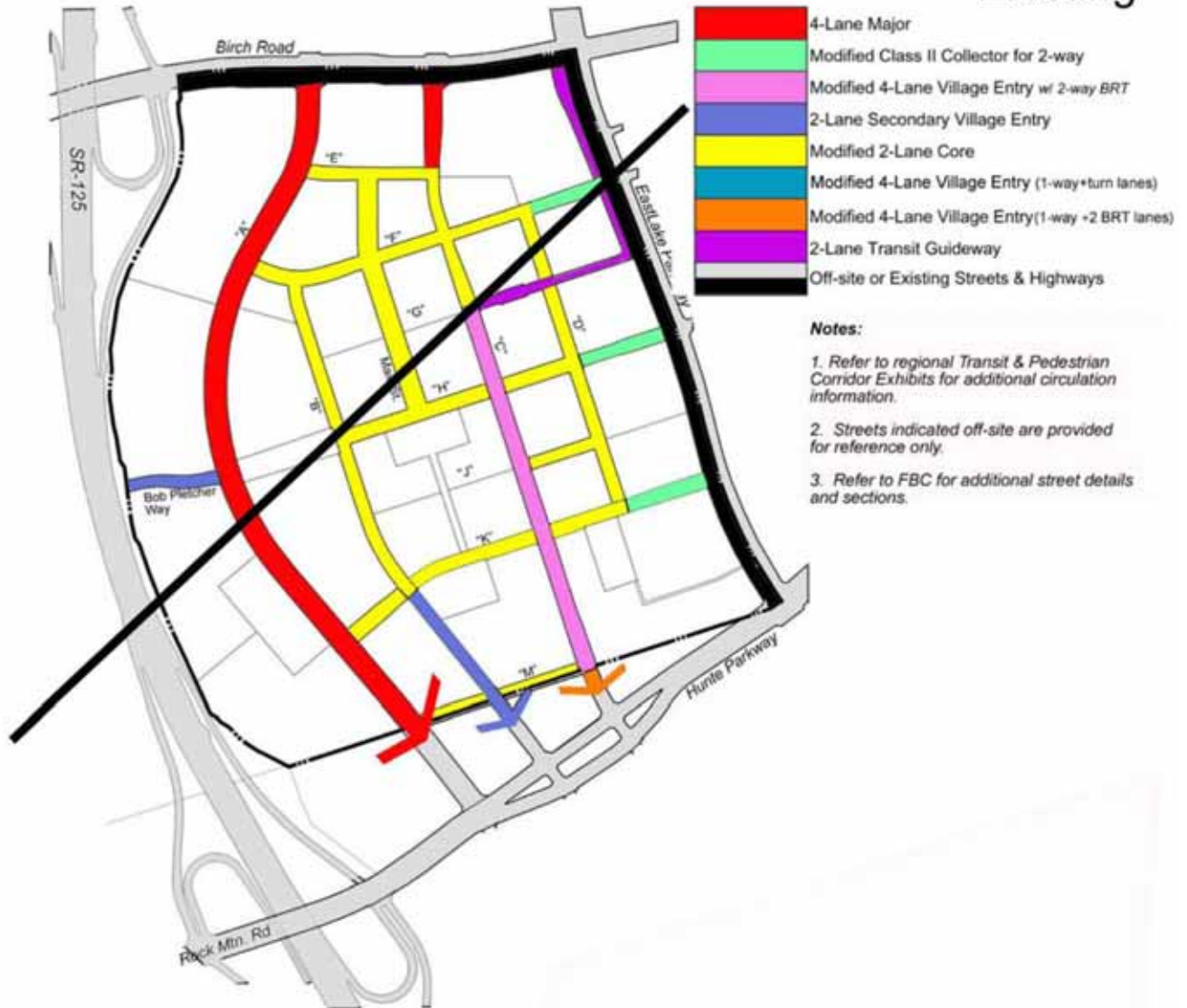


Exhibit I-6

SPA PLAN



# Circulation *Existing*



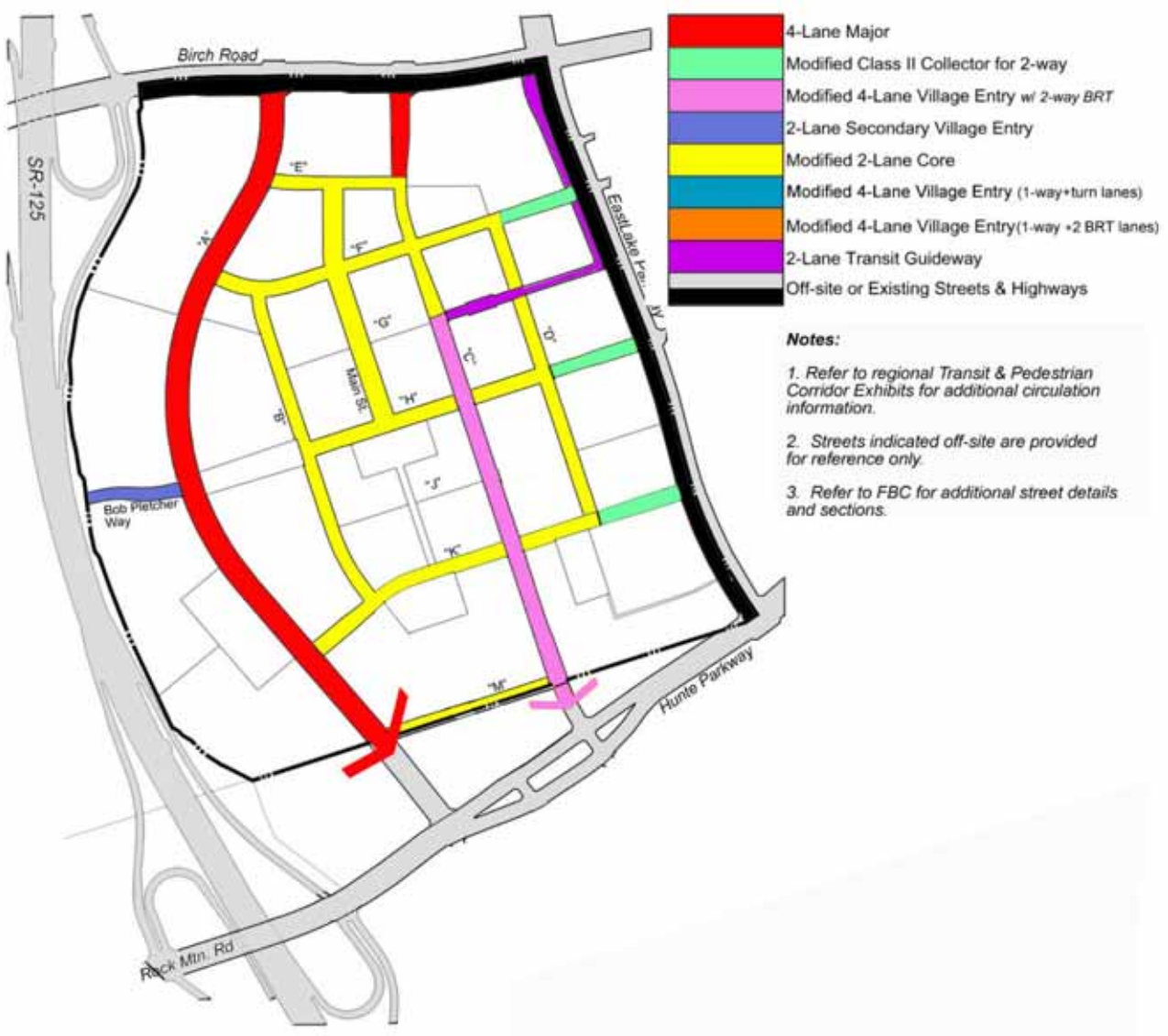

## Eastern Urban Center OTAY RANCH



Exhibit III-3

SPA PLAN

# Circulation *Proposed*

**Eastern Urban Center**  
**OTAY RANCH**

Urban Design: RTKL  
Civil Land Planning  
San Diego, CA (619) 553-7443



**Exhibit III-3**



Table F  
Student Generation

Grade	Generation Rate	Dwelling Units	Students
K-6 - Elementary	0.2091	2,983	624
7-8 - Middle School	0.063	2,983	188
9-12 - High School	0.095	2,983	283
<b>TOTAL STUDENTS</b>			<b>1,095</b>
Source: CVESD & SUHSD			

The General Plan/GDP update, approved in December 2005, indicated the potential for a combined high school/middle school, when is being constructed by the District, adjacent to the EUC in Village 11. An additional high school is available immediately west of the EUC in Village 7. An urban elementary school site of five to six acres is shown as an overlay in District 9 5 on the EUC Site Utilization Plan. ~~The Site Utilization Plan also indicates District 10 is an alternative location if District 9 is rejected by the school district.~~ The project sponsor has school mitigation agreements with both school districts. Any units and non-residential intensity displaced by a school will be reallocated to any part of the plan, east of street "B" and north of street "K". This reallocation shall be accomplished as an administrative intensity transfer, as provided for in Chapter IV of the EUC Form Based Code.

## H. Child Care Facilities

The Otay Ranch GDP establishes the following goal for child care facilities:

*GOAL: PROVIDE ADEQUATE CHILD CARE FACILITIES AND SERVICES TO SERVE THE OTAY RANCH PROJECT AREA.*

The Otay Ranch GDP establishes the following threshold for child care facilities:

*Threshold: Identify sites for child care and pre-school facilities adjacent to or as part of public and private schools, religious assembly uses, village center employment areas, residential areas, and other locations deemed appropriate.*

The City of Chula Vista has adopted the Chula Vista General Plan policy direction for the provision of adequate child care facilities necessary to serve existing and future developed areas in the City.

Child care uses may be allowed as a primary or an accessory use. Facility-based (not in a home) child care may be conducted by non-profit, quasi-public organizations or commercial providers. In

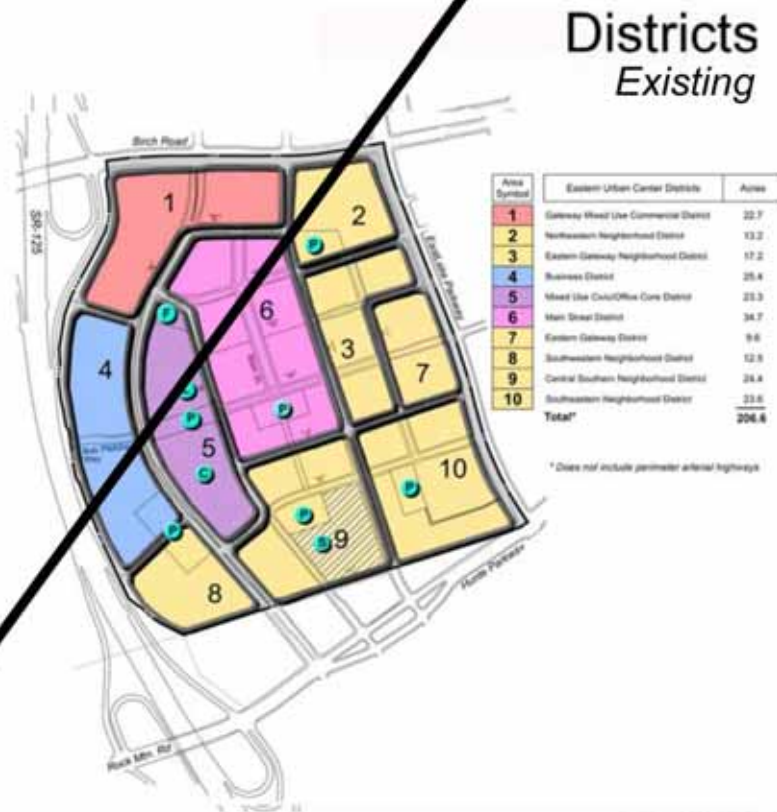
# Chapter 02 District Regulations and Design Guidelines

## 02.00.000 Purpose and Intent

The purpose of this Chapter is to provide regulations and design guidelines for each of the ten *EUC* Districts. It is intended that these regulations and guidelines are used to supplement the other requirements in the *FBC* and related documents.

This Chapter identifies six dominant land use categories and each of the *EUC* districts that fall within each of those categories. Districts correspond to those identifies in Exhibit II-1 (Districts). Refer also to Chapter III for additional requirements and exceptions. The requirements for each district include a range of urban form guidelines and then concludes with a diagram indicating district specific regulations, including:

- a. Land use
- b. Permitted intensity
- c. Pedestrian corridor widths
- d. Building setbacks
- e. Building height regulations
- f. Access management regulations
- g. Parking requirements



**Exhibit II-1**

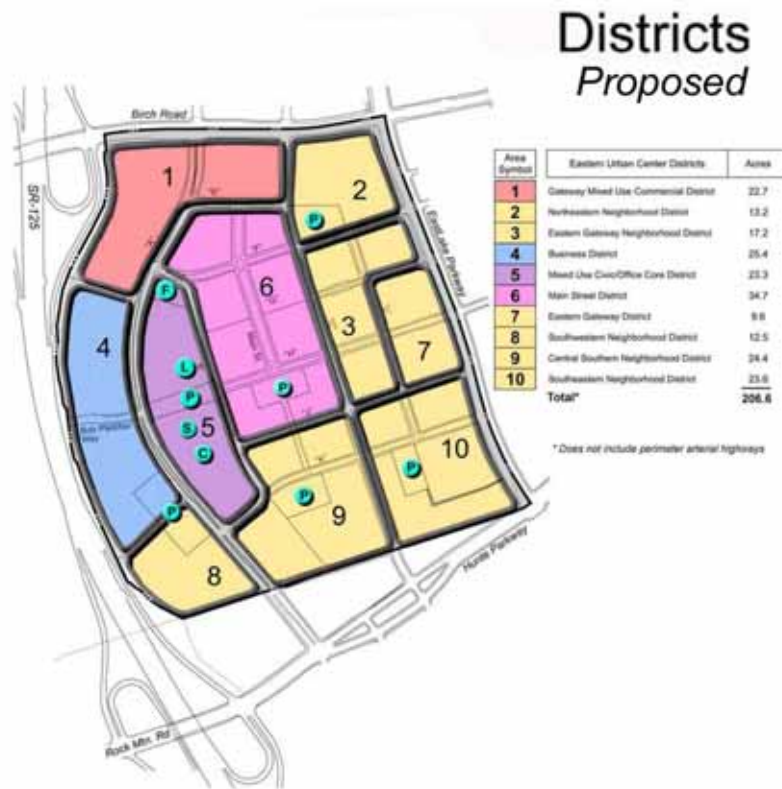
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- a. Land use
- b. Permitted intensity
- c. Pedestrian corridor widths
- d. Building setbacks
- e. Building height regulations
- f. Access management regulations
- g. Parking requirements



**Exhibit II-1**



# Regulating Plan

## Street & Block Identification

### *Existing*



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



**Eastern Urban Center**  
**OTAY RANCH**



**Exhibit I-1**

# Regulating Plan

## Street & Block Identification

### *Proposed*



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



**Eastern Urban Center**  
**OTAY RANCH**



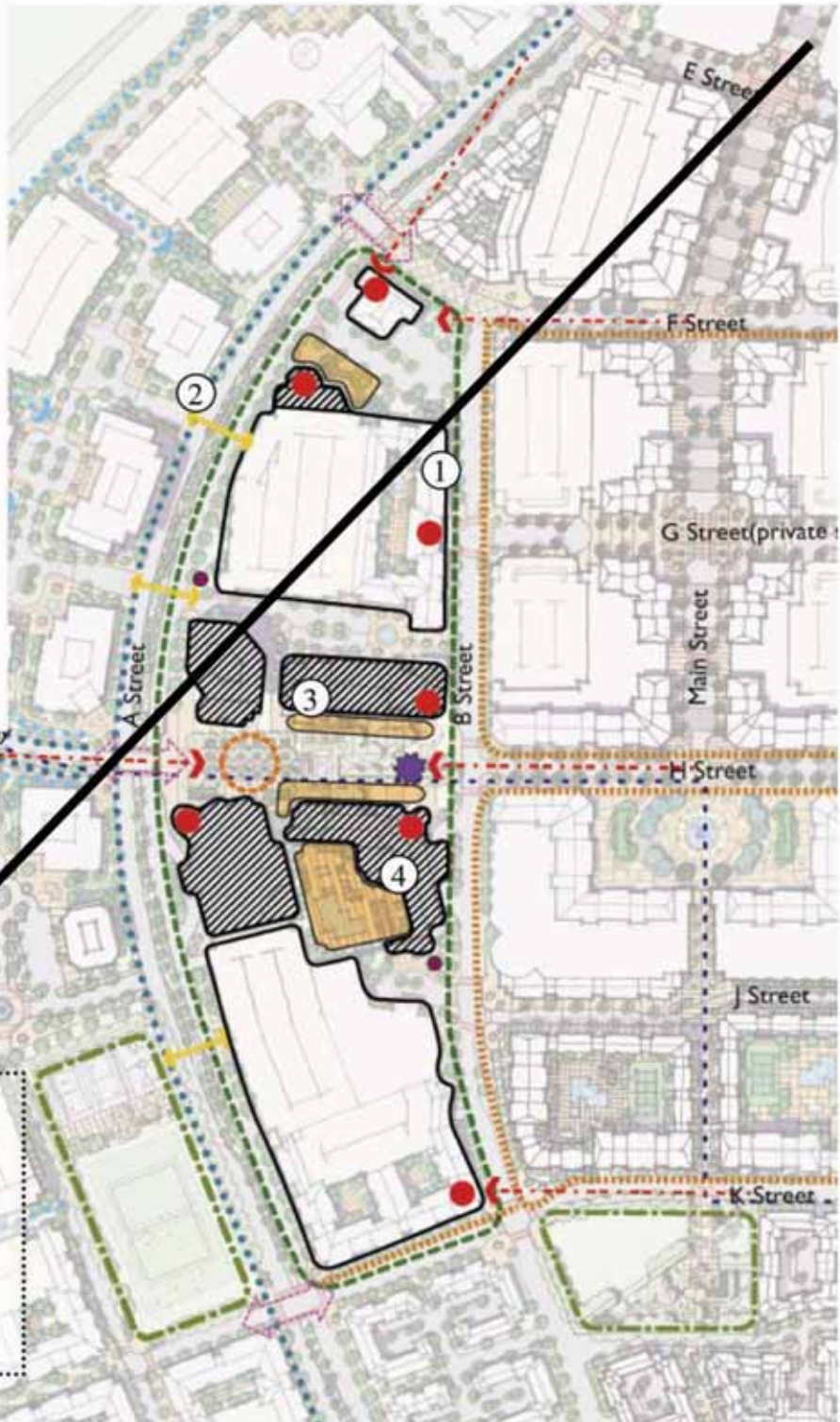
**Exhibit I-1**

# Existing

- Mixed-Use Civic/Office Urban Design Diagram (Design Framework Plan)

**Legend**

- Iconic Architecture
- Portals or Entries on Street
- Plaza
- Public Art / Iconic Element
- - - - District Boundary
- - - - Important Views
- Pedestrian Links across Street 'A' to Business District
- · · Jogging Path
- · · Connection to existing Sidewalk
- · · · · Circuit Walk / Park Promenade
- - - Regional Trail
- Coordinated Access between Business and Civic Districts
- Potential Outdoor Cafe
- Conceptual Building Footprint
- ▨ Active Ground Floor / Transparency
- Urban Park



- Number Legend:**
1. Front entries along "B" street
  2. Coordinate access with Business District
  3. Front buildings on both sides of Civic Plaza Park. Blend edges with seamless integration of uses.
  4. Taller buildings permitted in all areas of this district.

**Exhibit II-12**



# Proposed.

## Mixed-Use Civic/Office Urban Design Diagram (Design Framework Plan)

### Legend

- Iconic Architecture
- Portals or Entries on Street
- Plaza
- Public Art / Iconic Element
- District Boundary
- Important Views
- Pedestrian Links across Street 'A' to Business District
- Jogging Path
- ... Connection to existing Sidewalk
- ..... Circuit Walk / Park Promenade
- Regional Trail
- Coordinated Access between Business and Civic Districts
- Potential Outdoor Cafe
- Conceptual Building Footprint
- Active Ground Floor / Transparency
- Urban Park



### Number Legend:

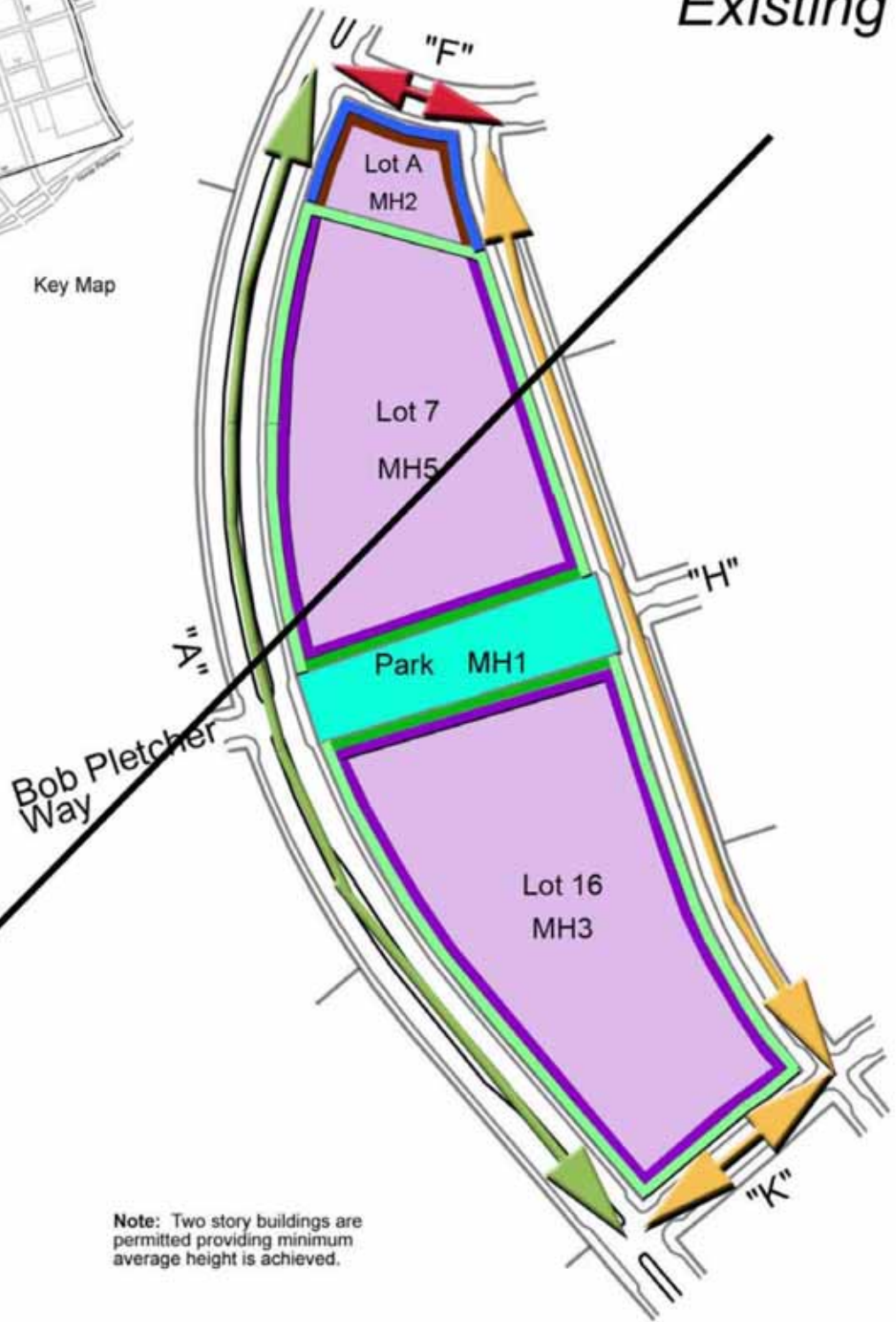
1. Front entries along "B" street
2. Coordinate access with Business District
3. Front buildings on both sides of Civic Plaza Park. Blend edges with seamless integration of uses.
4. Taller buildings permitted in all areas of this district.
5. Potential elementary School. Coordinate with district to determine need. The site design/location shall provide adequate park, pedestrian, and vehicular access.

Exhibit II-12

# District 5 Requirements

## Mixed Use/Office District

### Existing



Note: Two story buildings are permitted providing minimum average height is achieved.

Exhibit II-13b



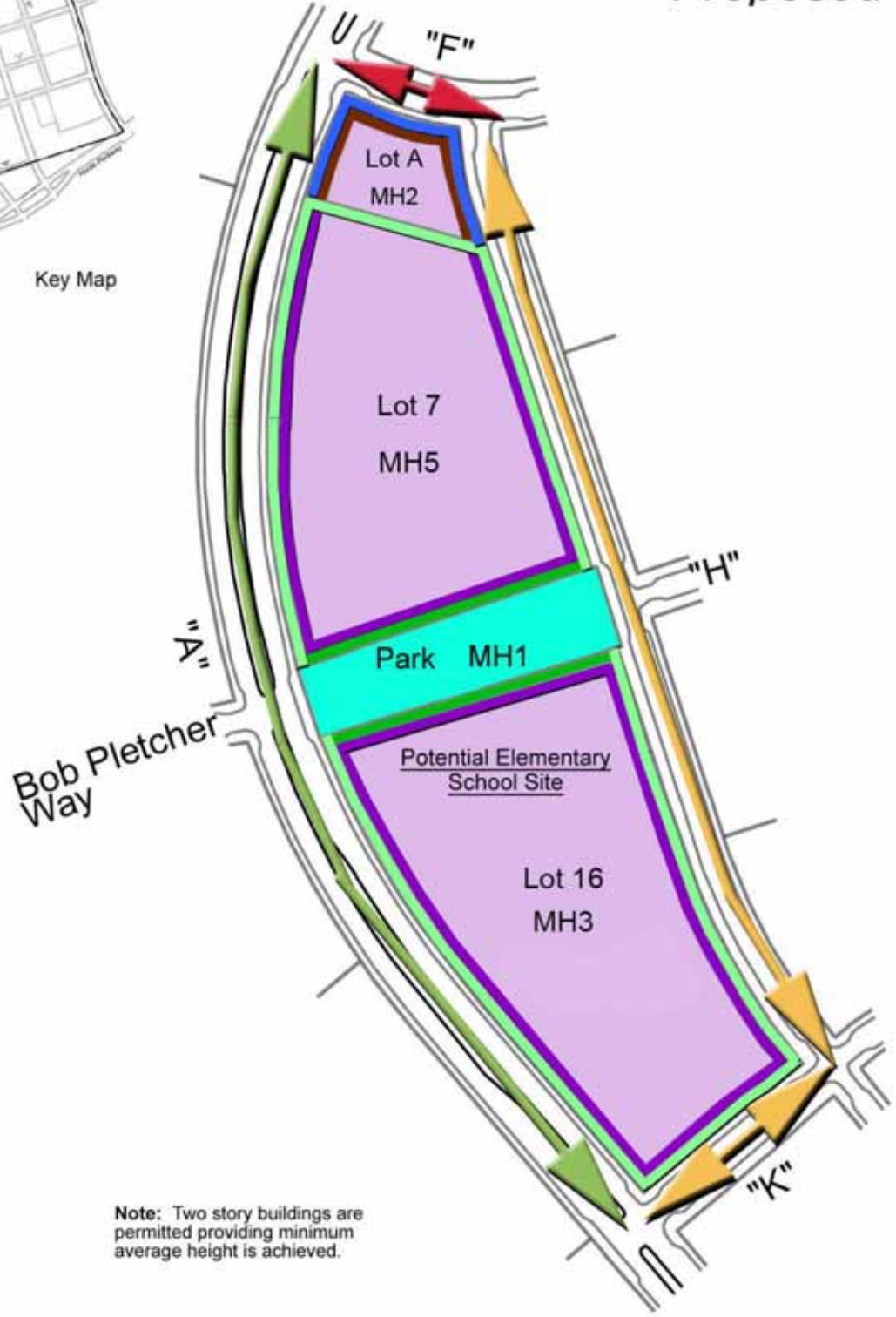
# District 5 Requirements

## Mixed Use/Office District

### *Proposed*



Key Map



**Note:** Two story buildings are permitted providing minimum average height is achieved.



# Existing

- Central Southern Neighborhood District Urban Design Diagram (Design Framework Plan)

**Legend**

- Portals or Entries on Street
- ⊛ Public Art / Iconic Element
- - - - District Boundary
- · - · - Important Views
- · · · · Jogging Path
- · · · · Connection to existing Sidewalk
- · · · · Circuit Walk / Park Promenade
- · - · - Regional Trail
- Arterial Open Space
- Conceptual Building Footprint
- Urban Park



**Number Legend:**

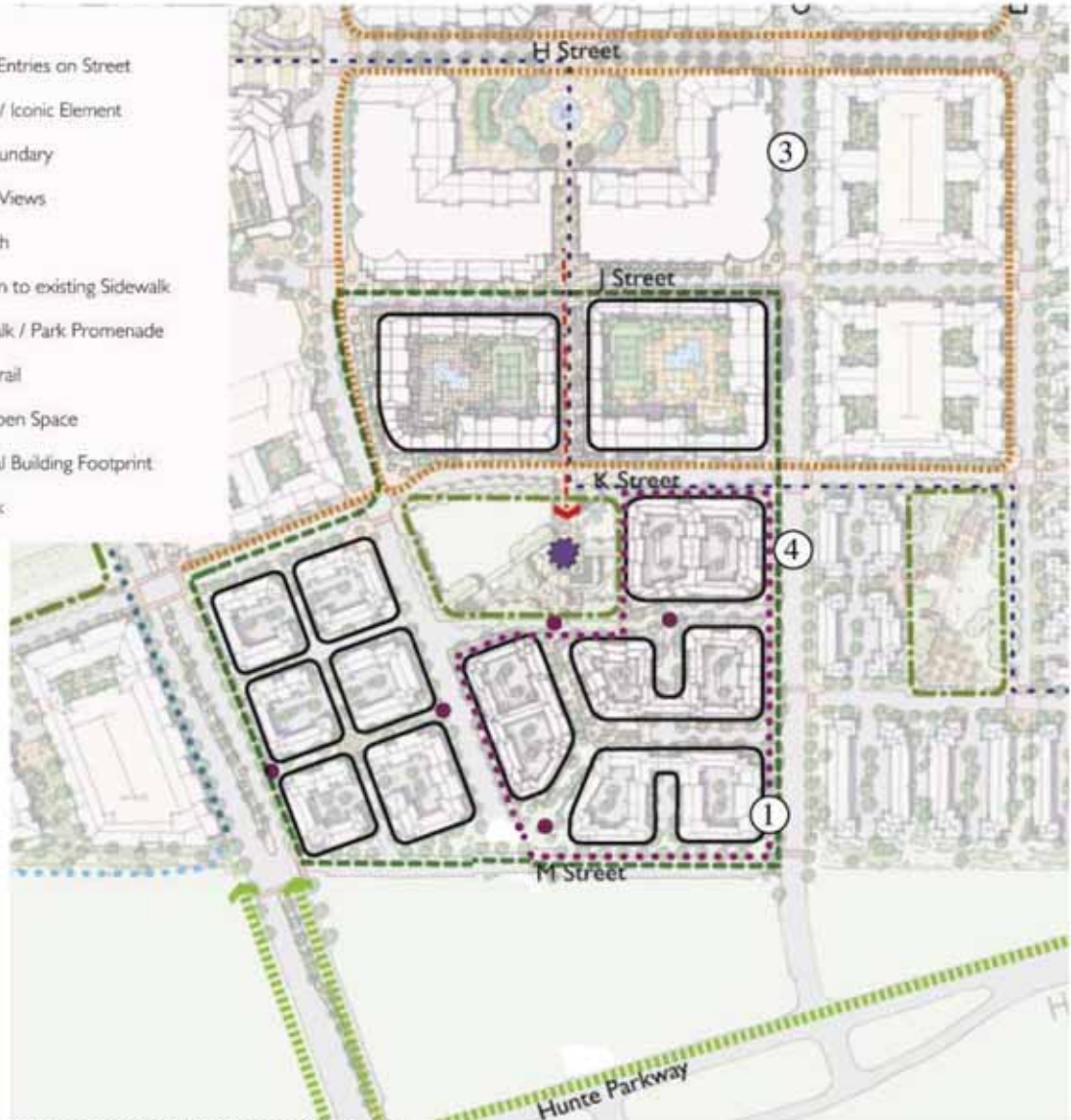
1. Extend street grid with streets, drives, or paseos
2. Potential Elem. School. Coordinate with district to determine need. The site design/location shall provide adequate pedestrian and vehicular access. School may be in the CS District as an alternative location to be determined by the school district. Park and school should develop strong connections.
3. Transit Guideway with limited access b/w parcels to the north and south. Widen setback for safety if pedestrian corridor is adjacent to Transit Guideway.
4. Create urban character along edge, but front doors are not required to front on Transit Guideway.

**Exhibit II-33**

# Proposed • Central Southern Neighborhood District Urban Design Diagram (Design Framework Plan)

**Legend**

- Portals or Entries on Street
- ⊛ Public Art / Iconic Element
- - - - District Boundary
- ⋯ Important Views
- ⋯ Jogging Path
- ⋯ Connection to existing Sidewalk
- ⋯ Circuit Walk / Park Promenade
- ⋯ Regional Trail
- Arterial Open Space
- Conceptual Building Footprint
- ⊞ Urban Park



**Number Legend:**

1. Extend street grid with streets, drives, or paseos
2. Potential Elem. School. Coordinate with district to determine need. The site design/location shall provide adequate pedestrian and vehicular access. School may be in the CS District as an alternative location to be determined by the school district. Park and school should develop strong connections.
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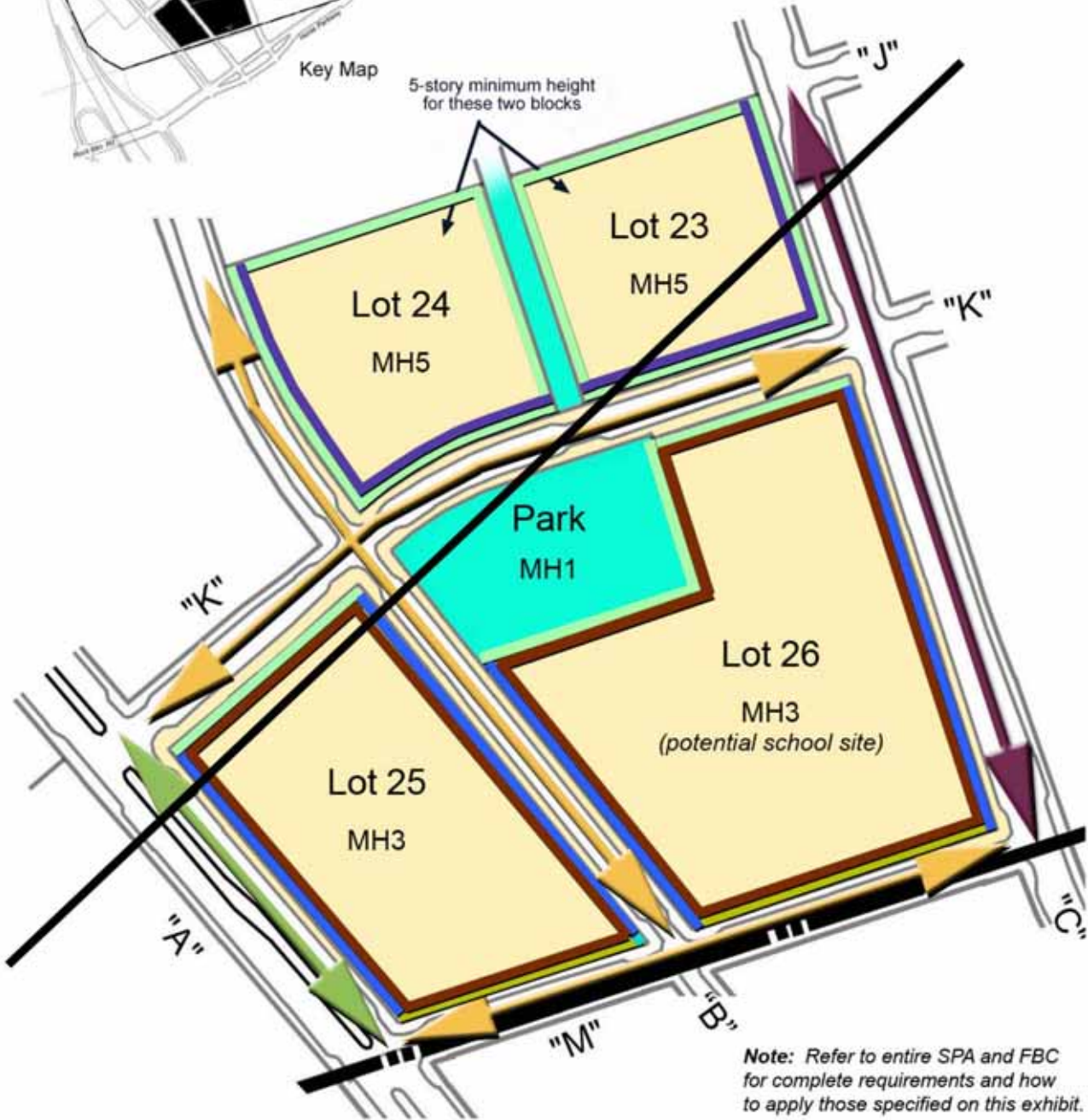
**Exhibit II-33**



# District 9 Requirements

## Central Southern Neighborhood District

*Existing*



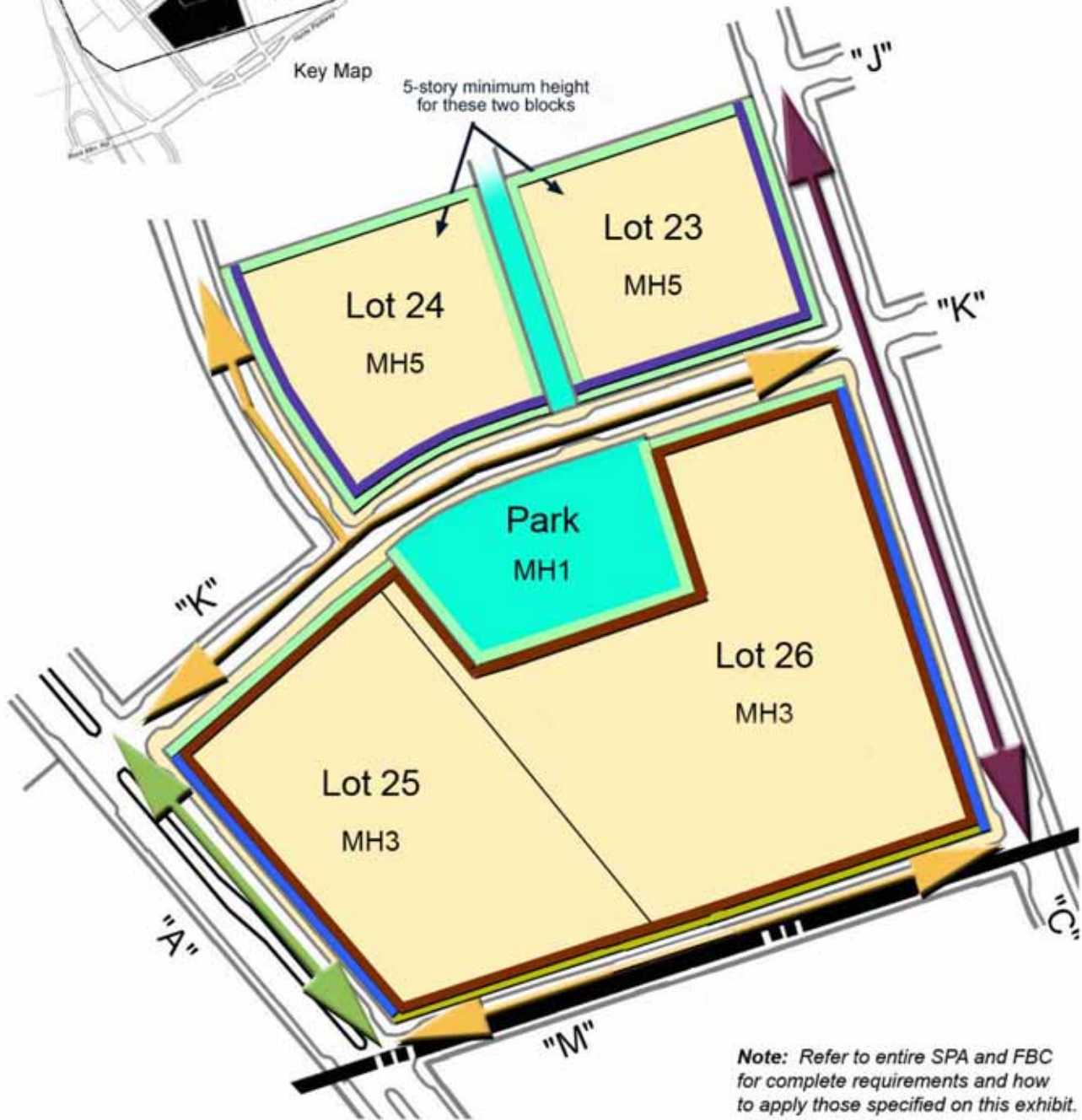
**Exhibit 34b**



# District 9 Requirements

## Central Southern Neighborhood District

*Proposed*



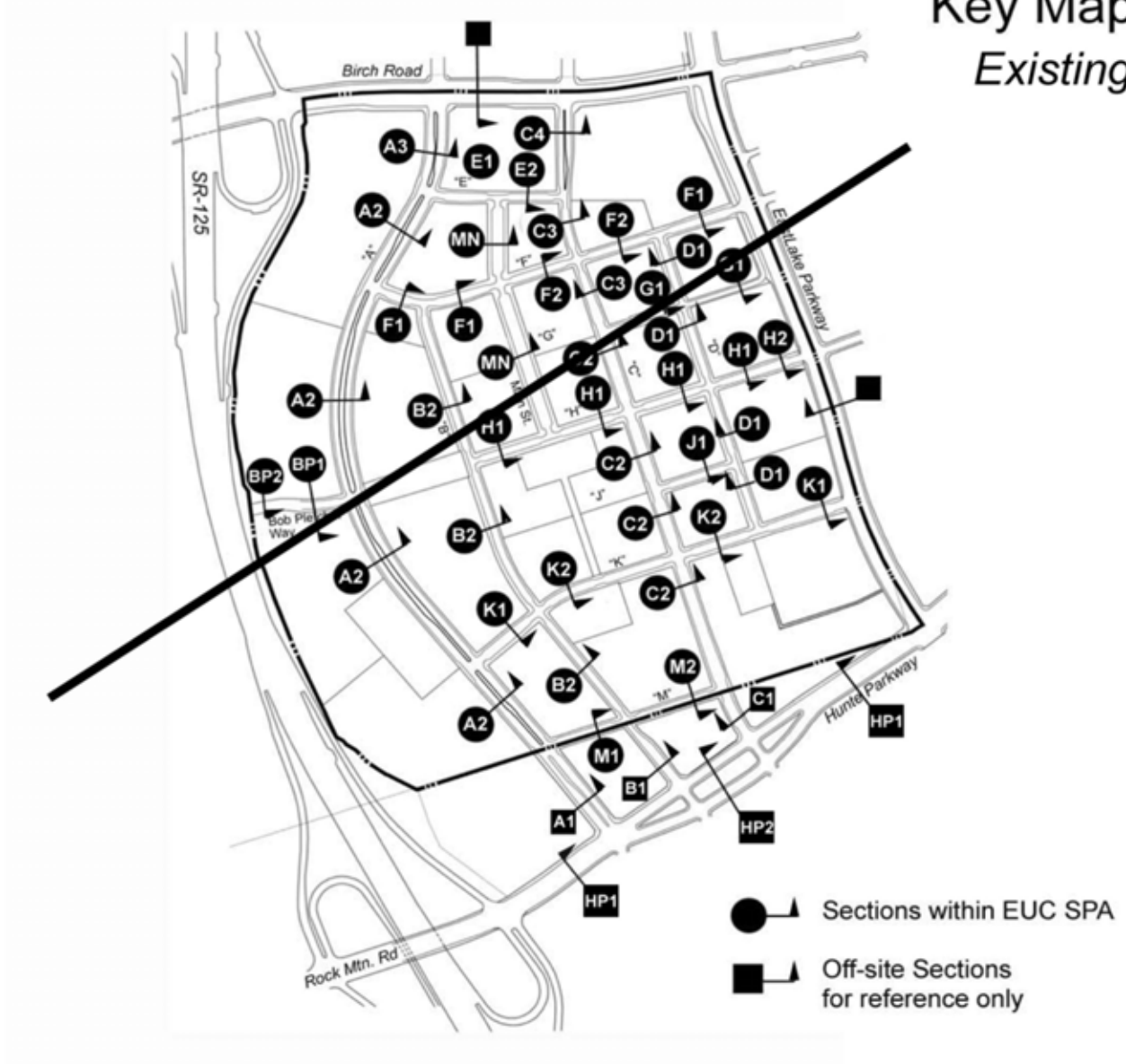
*Note: Refer to entire SPA and FBC for complete requirements and how to apply those specified on this exhibit.*

**Exhibit 34B**

# Street Sections

## Key Map

*Existing*



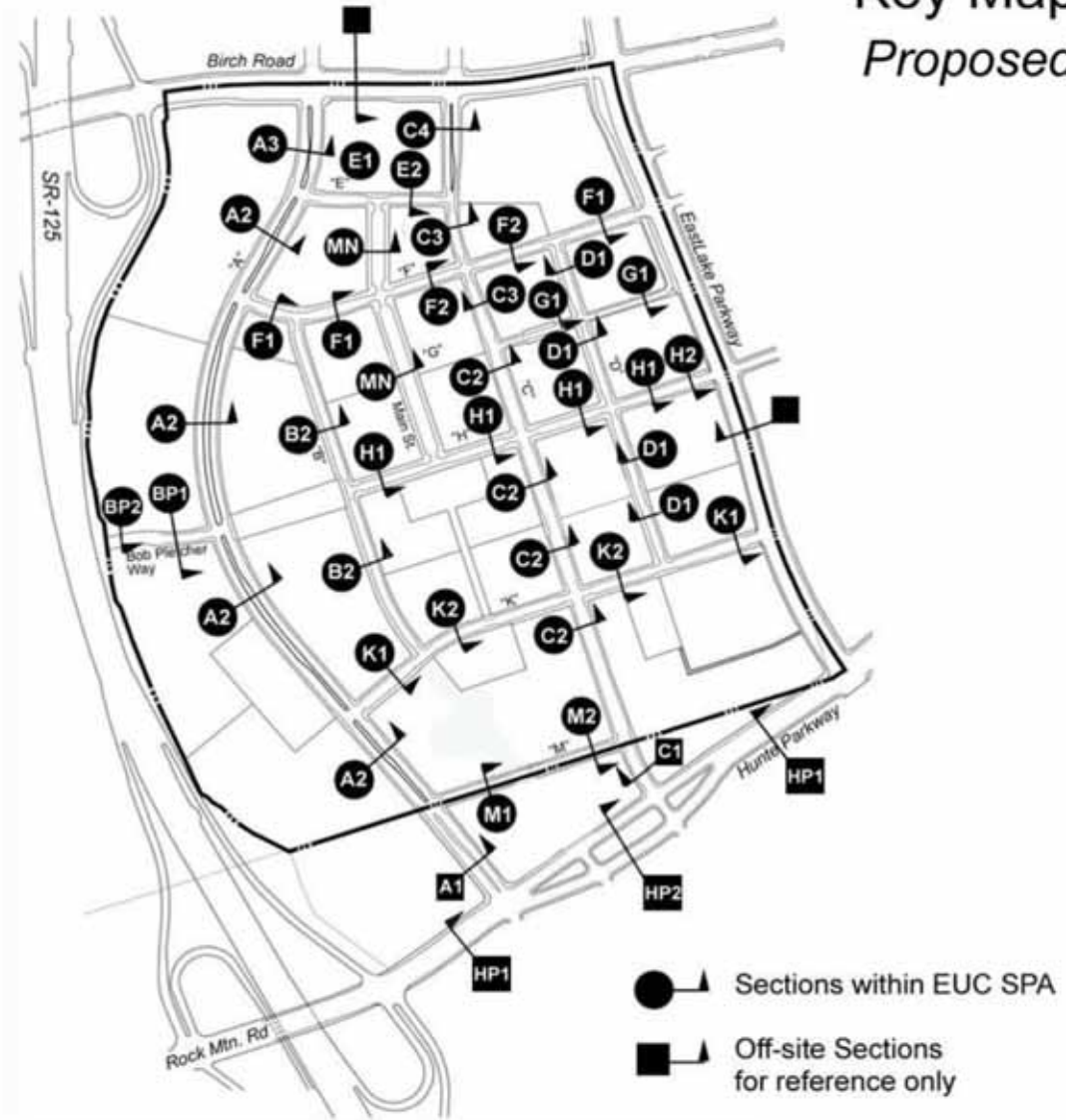
## Eastern Urban Center OTAY RANCH

Source: PDC  
Urban Design: RTKL  
Cinti Land Planning  
San Diego, CA (619) 223-7488

**Exhibit III-12**

EUC PC DISTRICT REGULATIONS

# Street Sections Key Map *Proposed*



## Eastern Urban Center OTAY RANCH

Source: PDC  
Urban Design: RTKL  
Civil Land Planning  
San Diego, CA (619) 523-7400

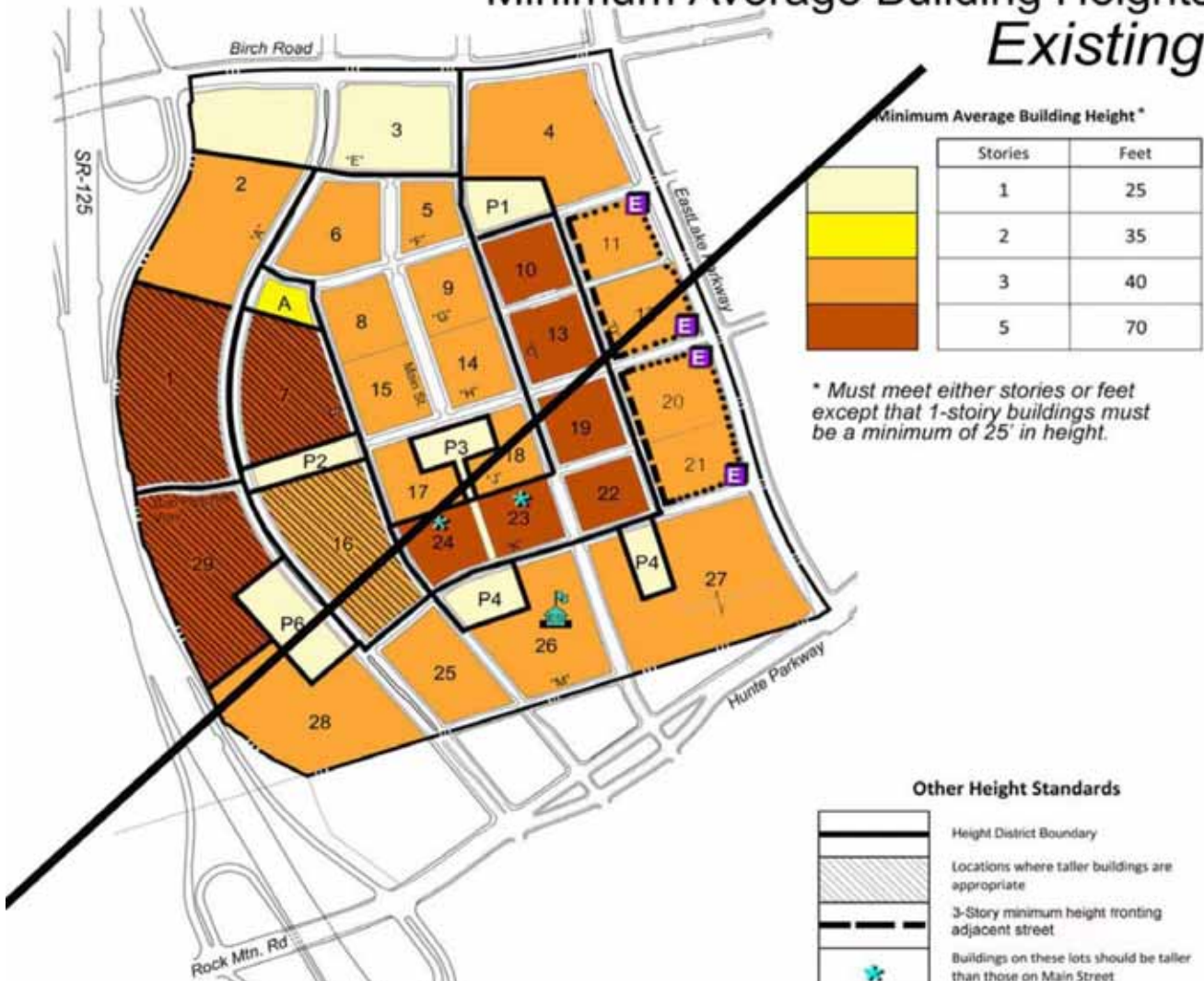
Exhibit III-12

EUC PC DISTRICT REGULATIONS



# Regulating Plan

## Minimum Average Building Heights Existing



Minimum Average Building Height \*

Stories	Feet
1	25
2	35
3	40
5	70

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

### Other Height Standards

- Height District Boundary
- Locations where taller buildings are appropriate
- 3-Story minimum height fronting adjacent street
- Buildings on these lots should be taller than those on Main Street
- Potential school location, which does not factor in to height averaging 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 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 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 vi, herein



### Exhibit III-49

III-68

EUC PC DISTRICT REGULATIONS

# Regulating Plan

## Minimum Average Building Heights

### Proposed



Minimum Average Building Height\*

Color	Stories	Feet
Light Yellow	1	25
Yellow	2	35
Orange	3	40
Dark Orange	5	70

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

#### Other Height Standards

	Height District Boundary
	Locations where taller buildings are appropriate
	3-Story minimum height fronting adjacent street
	Buildings on these lots should be taller than those on Main Street
	Potential school location, which does not factor in to height averaging calculations.
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**Eastern Urban Center**  
**OTAY RANCH**



**Exhibit III-49**

**03.15.000 Parking Standards**

## 03.15.001 Parking Principles:

- a. Encourage a “Park once, walk further” environment.
- b. Parking should not be over-prescribed.
- c. Total parking demand will consider walkability, transit and mixed use reductions
- d. Shared Parking, when feasible, should be mandatory
- e. Parking should be actively managed to maximize efficiency

## 03.15.002 Parking Requirements - General:

Parking space requirements shall be as provided for herein, or as ~~determined by~~ consistent with an approved Parking Management Plan. The Parking Management Plan shall consider shared parking opportunities and time of day and day of the week differences in peak parking demand to accurately project the total amount of parking required to meet total demand at any one time. All available on-street parking spaces shall be counted towards satisfying a project’s total required parking.

~~The Director of Development Services shall approve and adopt the Parking Management Plan, including the subsequent parking rates which appear in Table III-A, herein. The Director of Development Services shall also have the authority to administratively amend and replace Table III-A to reflect updates made in the Parking Management Plan, which shall incorporate the parking rates adopted by City Council Ordinance \_\_\_\_\_ and reflected in Table III-A herein. Once the Parking Management Plan is adopted, all subsequent revisions to parking rates in Table III-A, herein and in the Parking Management Plan, shall require prior review and approval by the Planning Commission until such time as the Parking District Council transfers from the Master Developer to the Community Association. Following this transfer, further revisions to parking rates shall be approved by the Director of Development Services.~~

## 03.15.003 Parking Rates:

~~Reduced Parking Base Rates:~~ Table III-A (Parking Rates) for the EUC are established based on the following national parking standards. These standards are intended to be implemented in conjunction with the approved Parking Management Plan. In calculating required parking for a single use, the highest number of parking spaces (weekday vs. weekend) shall be used. For mixed use, multiple use or shared use scenarios the sum of the required spaces for all uses shall be determined for both the weekday and weekend scenarios, with the larger of the two governing.

For uses not identified in the table below, parking rates shall be determined by using the provisions outlined in General Note 3 of Table III A with appropriate adjustments made by a registered traffic engineer to account for the mixed use and transit-oriented nature of the EUC.



**Table III-A  
Parking Rates**

Land Use	Parking Rate Unit	Period	
		Weekday	Weekend
<del>Hotel</del>	<del>per room</del>	<del>1.04</del>	<del>0.97</del>
<del>Office</del>	<del>per 1,000 sf</del>	<del>2.54</del>	<del>0.25</del>
<del>Retail Center - Stores/Shops</del>	<del>per 1,000 sf</del>	<del>3.10</del>	<del>3.76</del>
<del>Retail Center - Restaurants</del>	<del>per 1,000 sf</del>	<del>14.68</del>	<del>18.00</del>
<del>Fire Station</del>	<del>22 spaces total</del>	<del>n/a</del>	<del>n/a</del>
<del>Police Station [c]</del>	<del>per 1,000 sf</del>	<del>2.54</del>	<del>2.54</del>
<del>Library [a]</del>	<del>per 1,000 sf</del>	<del>2.23</del>	<del>2.47</del>
<del>Residential Units (Med &amp; High Density) - includes visitor spaces</del>	<del>per du</del>	<del>1.85</del>	<del>1.85</del>
<del>Fitness Center</del>	<del>per 1,000 sf</del>	<del>5.31</del>	<del>4.90</del>
<del>Central Recreation Center [b]</del>	<del>per 1,000 sf</del>	<del>5.31</del>	<del>4.90</del>
<del>Elementary School</del>	<del>per seats</del>	<del>0.06</del>	<del>0.0</del>

Source: Urban Land Institute "Shared Parking", Second Edition (with adjustments reflecting the mixed use and transit nature of the EUC)

**Notes:**

[a] Library base rates are from ITE Parking Generation. Monthly & Time of Day usage patterns are from ULI retail rates.

[b] For the purpose of this analysis, ULI rates for health club are applied due to similar uses as the recreation center.

[c] ULI rates for office (>500 ksf) are applied to the police station.

**Proposed TABLE III A  
PARKING RATES**

LAND USE	PARKING RATES	
	WEEKDAY	WEEKEND
<b>COMMERCIAL CENTER</b>		
Community Shopping Center (<400,000 sq.ft.) <sup>c</sup>	3.6/ksf GLA	4/ksf GLA
<b>COMMERCIAL (Stand-Alone Land Uses)</b>		
<b>Retail</b>		
Bank	5/ksf GLA	5/ksf GLA
<b>Restaurants<sup>a, c</sup></b>		
Fine/Casual dining (Quality Restaurant)	18/ksf GLA	20/ksf GLA
Family Restaurant (High-Turnover/Sit-down Restaurant)	10.5/ksf GLA	15/ksf GLA
Fast-Food Restaurant, including coffee shops with or without drive-through window <sup>b</sup>	15/ksf GLA	14/ksf GLA
Nightclubs	16.5/ksf GLA	19/ksf GLA
<b>Cineplex</b>		
Multiplex movie theater	0.2/seat	0.29/seat
<b>Performing Arts Theaters and Arenas</b>		
Performing Arts Theater (Live Theater	0.37/seat	0.4/seat
Sports arenas, authoriums, assembly halls	0.29/seat	0.29/seat
<b>Health Clubs and Entertainment/Party Venues</b>		
Health/Fitness Club	7/ksf GLA	5.75/ksf GLA
Bowling Alleys	5/lane	5/lane
<b>Hotels</b>		
Hotel	1.04/room	0.97/room
<b>OFFICE</b>		
General Office (<150,000 sq. ft.)	3.33/ksf GLA	0.38/ksf GLA
General Office (>150,000 sq. ft.)	2.8/ksf GLA	0.353/ksf GLA
Medical/Dental Office	5/ksf GLA	0.38/ksf GLA
Government Office Building	6.13/ksf GLA	0.6/ksf GLA
<b>RESIDENTIAL</b>		
Apartment	1.65/du	1.65/du
Residential condominium/townhouse		
< 4 bedrooms	1.85/du	1.85/du
5+ bedrooms	1.85/du +0.5/bedroom >4	1.85/du +0.5/bedroom >4
Senior adult housing-attached <sup>d</sup>	0.66/du	0.66/du
Assisted living	0.33/bed	0.33/bed

*continued on following page with footnotes*

**Proposed TABLE III A (continued)**

**PARKING RATES**

<b><u>LAND USE</u></b>	<b><u>PARKING RATES</u></b>	
	<b><u>WEEKDAY</u></b>	<b><u>WEEKEND</u></b>

**RESIDENTIAL (Continued)**

<u>Live-Work Units (Commercial component &lt;50% of total GFA)</u>	<u>1.85/du</u>	<u>1.85/du</u>
<u>Live-Work Units (Commercial component &gt;50% of total GFA)</u>	<u>1.85/du + 30% of corresponding rate for non-residential use</u>	<u>1.85/du + 30% of corresponding rate for non-residential use</u>

**Footnotes:**

- a** For enclosed proprietary outdoor dining spaces, up to 200 square feet, is exempt from minimum parking requirements. Above 200 square feet, a minimum of 5 spaces per ksf should be provided. All sidewalk cafes within public right-of-way are exempt from minimum parking requirements
- b** Fifteen (15) spaces minimum.
- c** For shopping centers with dining and entertainment land uses, the ULI recommends the following methodology for determining the appropriate parking rate to apply:

<b><u>If Dining/Entertainment Uses in Shopping Center equals:</u></b>	<b><u>Parking Requirement</u></b>
<u>Less than 10% of GLA</u>	<u>Apply shopping center parking rates, as-is, to the total GLA</u>
<u>10%-20% of GLA</u>	<u>Increase parking rate by 0.03 for every 1% above 10%</u>
<u>Greater than 20% of total GLA</u>	<u>Use the stand-alone dining and entertainment land use rates for the dining and entertainment land use GLA and the shopping center rate for the remaining GLA. Conduct a parking study.</u>

- d** Senior adult housing at market rate (not affordable)

**General Notes:**

- 1** ksf GLA = 1,000 square feet of gross leasable area. Gross leasable area is the amount of floor space available to be rented in a commercial property. It is the total floor area designed for tenant occupancy and exclusive use (including any basements, mezzanines, or upper floors), but not including areas such as utility, roof access or fire service rooms accessible from the outside of the lease space.
- 2** du = dwelling unit
- 3** For any land use not listed in above, the developer will have options, such as using a parking ratio published by ITE, ULI or the City of Chula Vista Municipal Code for similar land use, using the parking ratio obtained from a project-specific study, a case study, or conducting a parking survey at an existing site to determine an appropriate parking rates.



~~Once a Parking Management Plan has been adopted, the parking rates and ratios for projects within the parking district shall be per the approved Parking Management Plan.~~

Projects requesting parking at a higher rate than those shown in the table above ~~or those dictated by an approved Parking Management Plan,~~ are required to submit a parking study, approved by the parking district as part of their Design Review application.

- (2) Approve the application with certain conditions;
- (3) Deny the application.

#### **04.06.000 Subdivision Standards and Procedures.**

The following subdivision standards and procedures shall apply to the Eastern Urban Center (EUC): Refer also to Chapter 01.05.000 for additional definitions (*italicized* herein)

- 04.06.001 *Tentative Maps.* A *Tentative Map* need not show the number or configuration of the multiple Final Maps proposed or the number or configuration of the lots or parcels to be created by the Final Maps. All *Tentative Maps* shall have a note that states: "Planning Area Unit Count must conform to the EUC SPA Plan."
- 04.06.002 *Final Maps.* Multiple Final Maps may be filed on an approved *Tentative Map*. These Final Maps may cover all of or any portion of the land described in the approved *Tentative Map*. The number and configuration of the lots created by the Final Maps may differ from what was shown on the approved *Tentative Map*. More lots or parcels may be shown on the Final Maps than were shown on the approved *Tentative Map*. With the approval of the Director of Planning and Building Development Services and the City Engineer, ~~additional~~ public streets may be added or deleted shown on the Final Maps without a new or amended *Tentative Map* regardless of whether they were shown on a *Tentative Map*. Any streets added or deleted shall updated administratively on the primary exhibits of the SPA and FBC, as determined by the Director of Planning and Building. None of these circumstances shall be cause for a Final Map to be found not to be in substantial compliance with the previously approved *Tentative Map*. No new or amended *Tentative Maps* shall be required for Final Maps found to be in substantial compliance h the approved *Tentative Map* for the area covered by the Final Map.
- 04.06.003 *"A" Maps and "B" Maps.* One or more "*A*" Maps may be filed on an approved *Tentative Map* to subdivide portions of the Eastern Urban Center into *Master Subdivision Lots* and *Final Map Lots*. The *Master Subdivision Lots* may be further subdivided with one or more "*B*" Maps. "*B*" Maps which are in substantial compliance with the approved *Tentative Map* may be filed on *Master Subdivision Lots*