

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

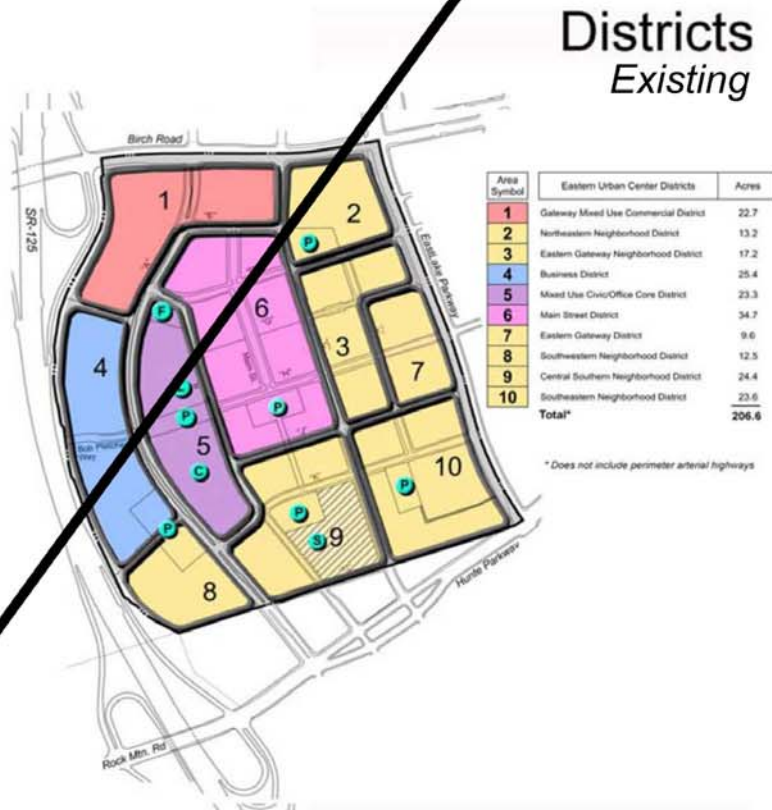


Exhibit II-1

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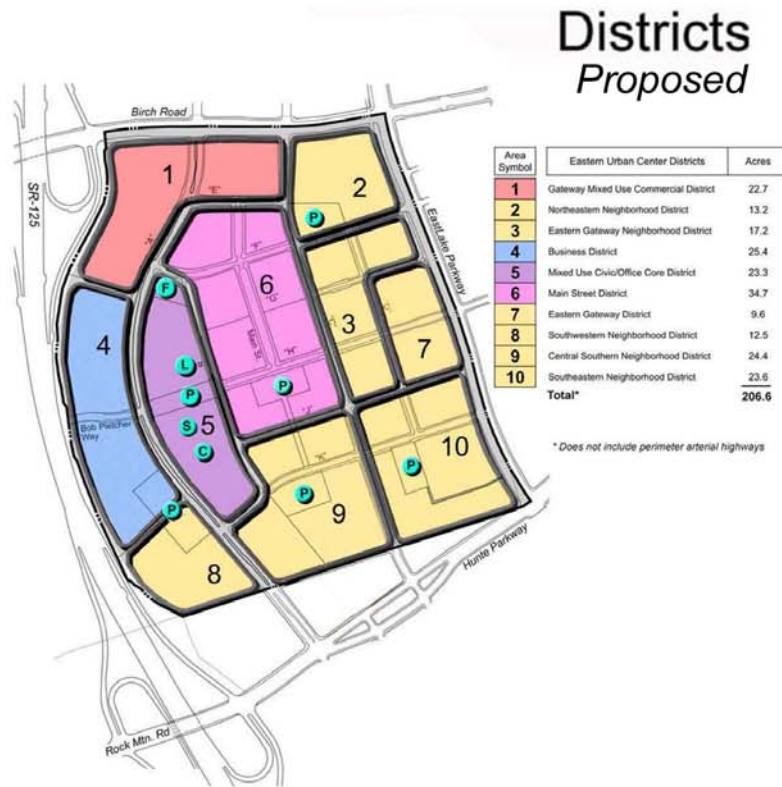


Exhibit II-1

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



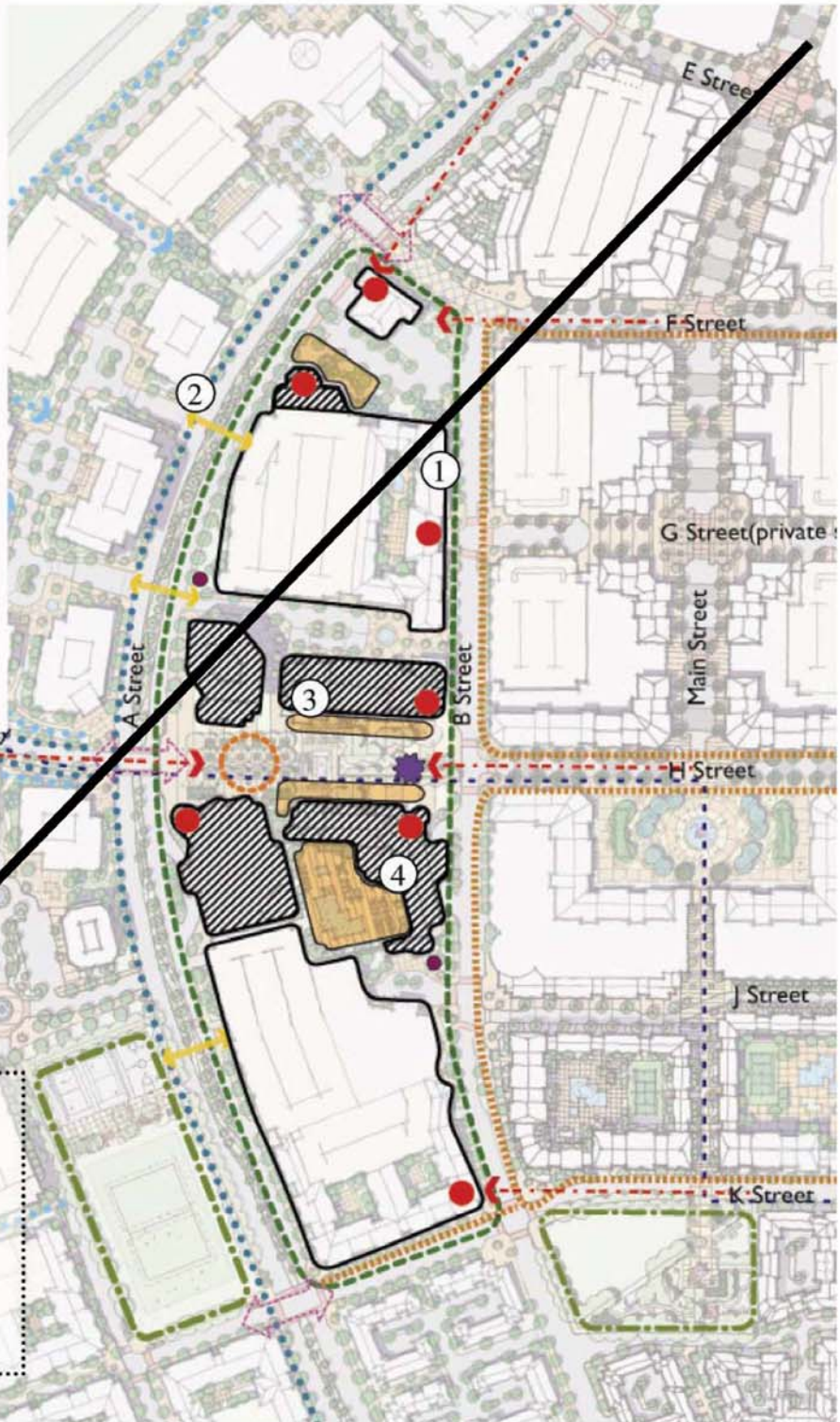
Exhibit I-1

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

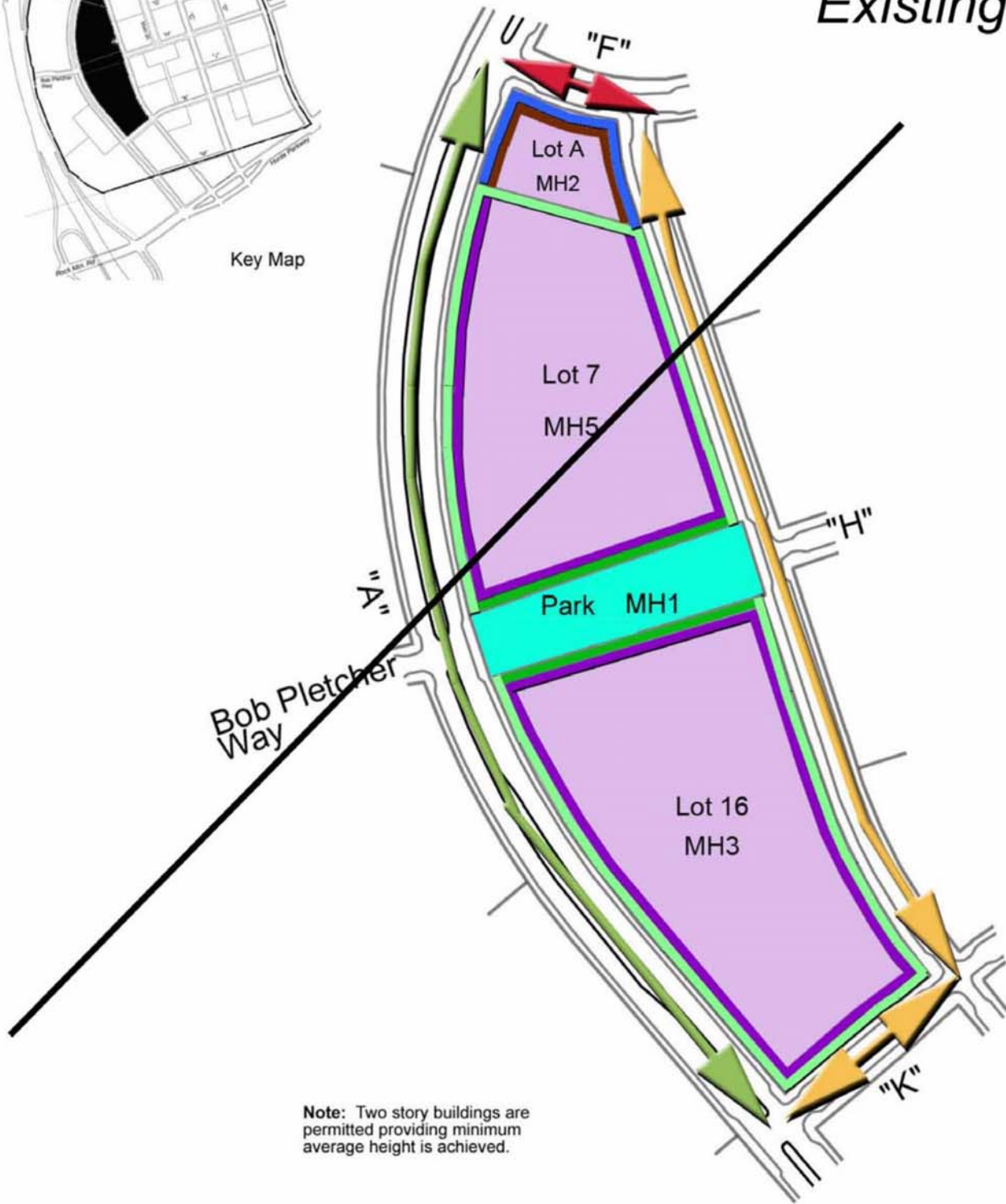
District 5 Requirements

Mixed Use/Office District

Existing



Key Map



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

Exhibit II-13b

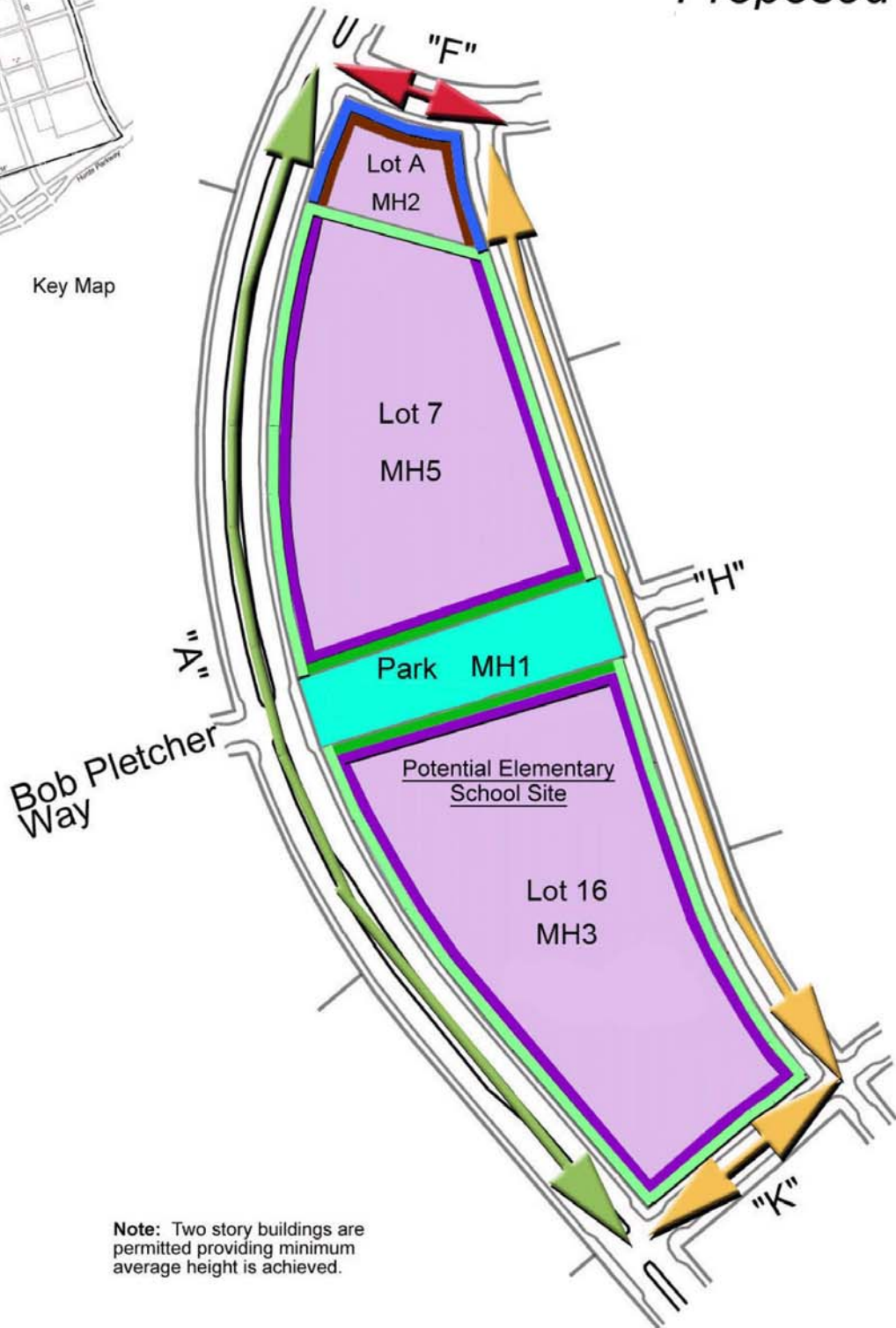
District 5 Requirements

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)

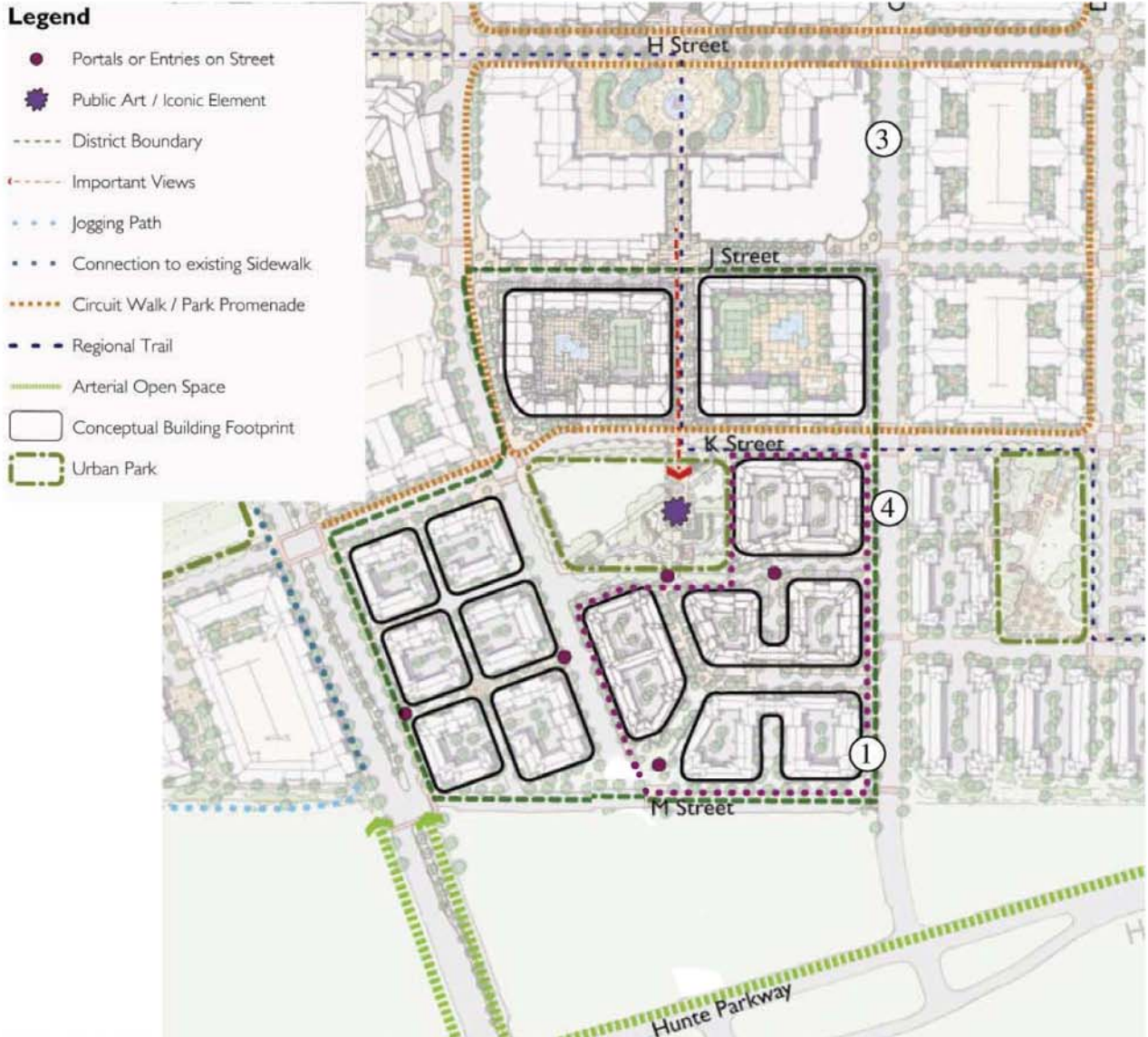


Exhibit II-33

District 9 Requirements

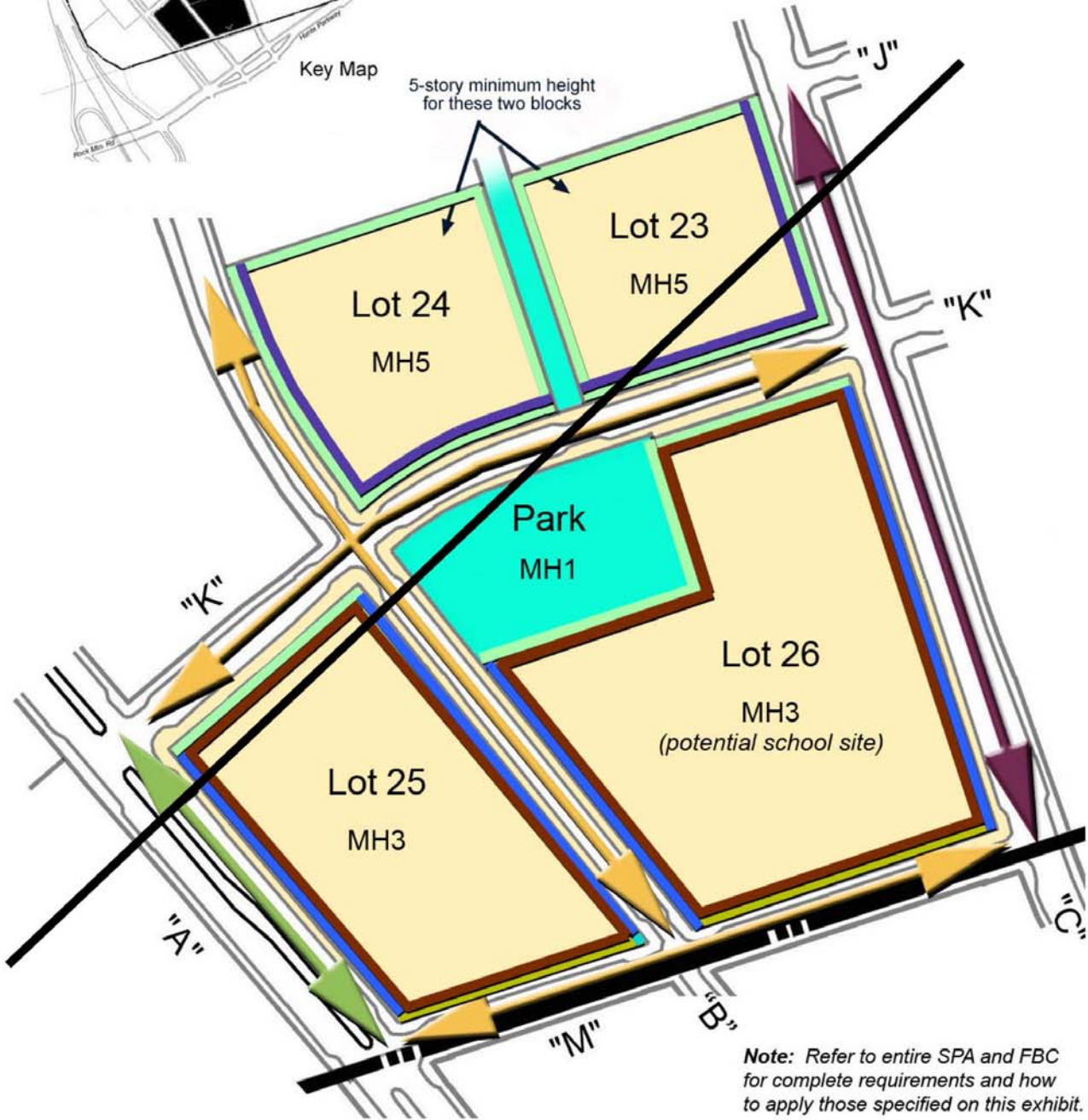
Central Southern Neighborhood District

Existing



Key Map

5-story minimum height
for these two blocks



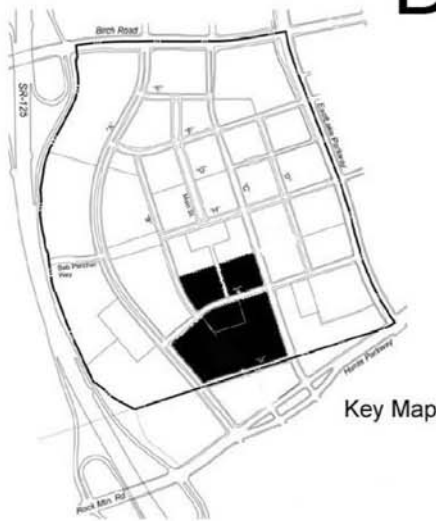
*Note: Refer to entire SPA and FBC
for complete requirements and how
to apply those specified on this exhibit.*

Exhibit 34b

District 9 Requirements

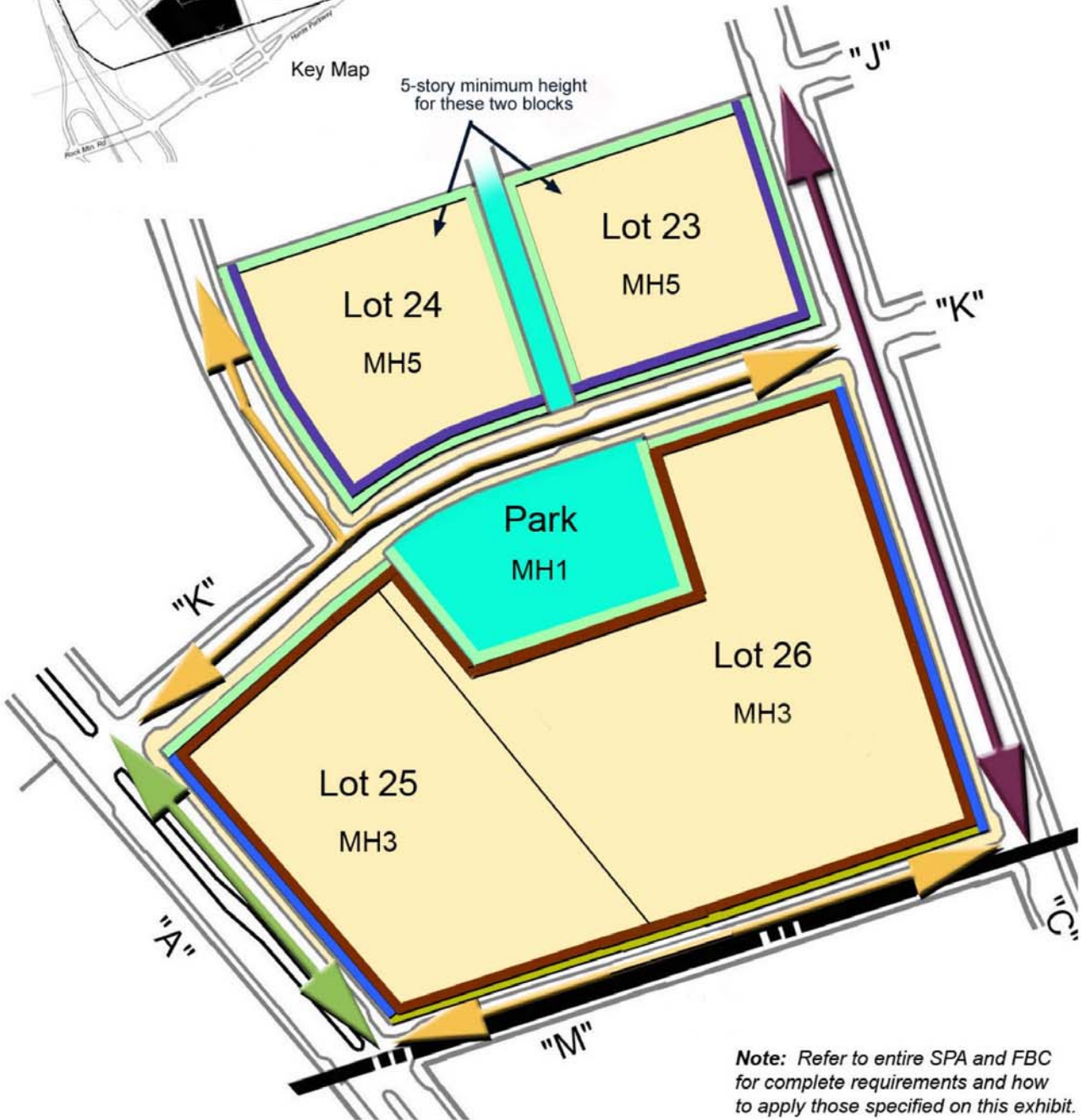
Central Southern Neighborhood District

Proposed



Key Map

5-story minimum height
for these two blocks



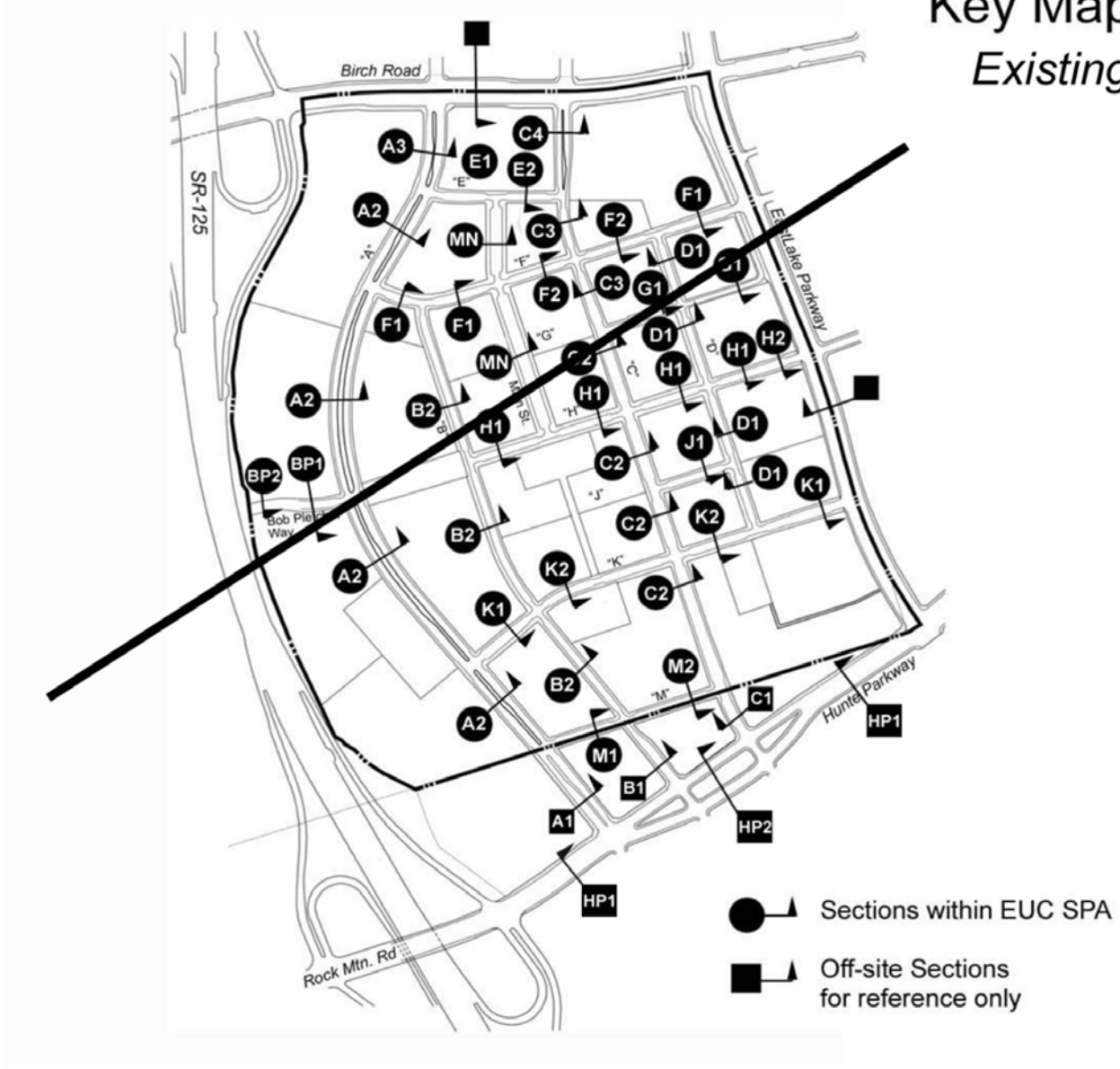
Note: Refer to entire SPA and FBC for complete requirements and how to apply those specified on this exhibit.

Exhibit 34B

Street Sections

Key Map

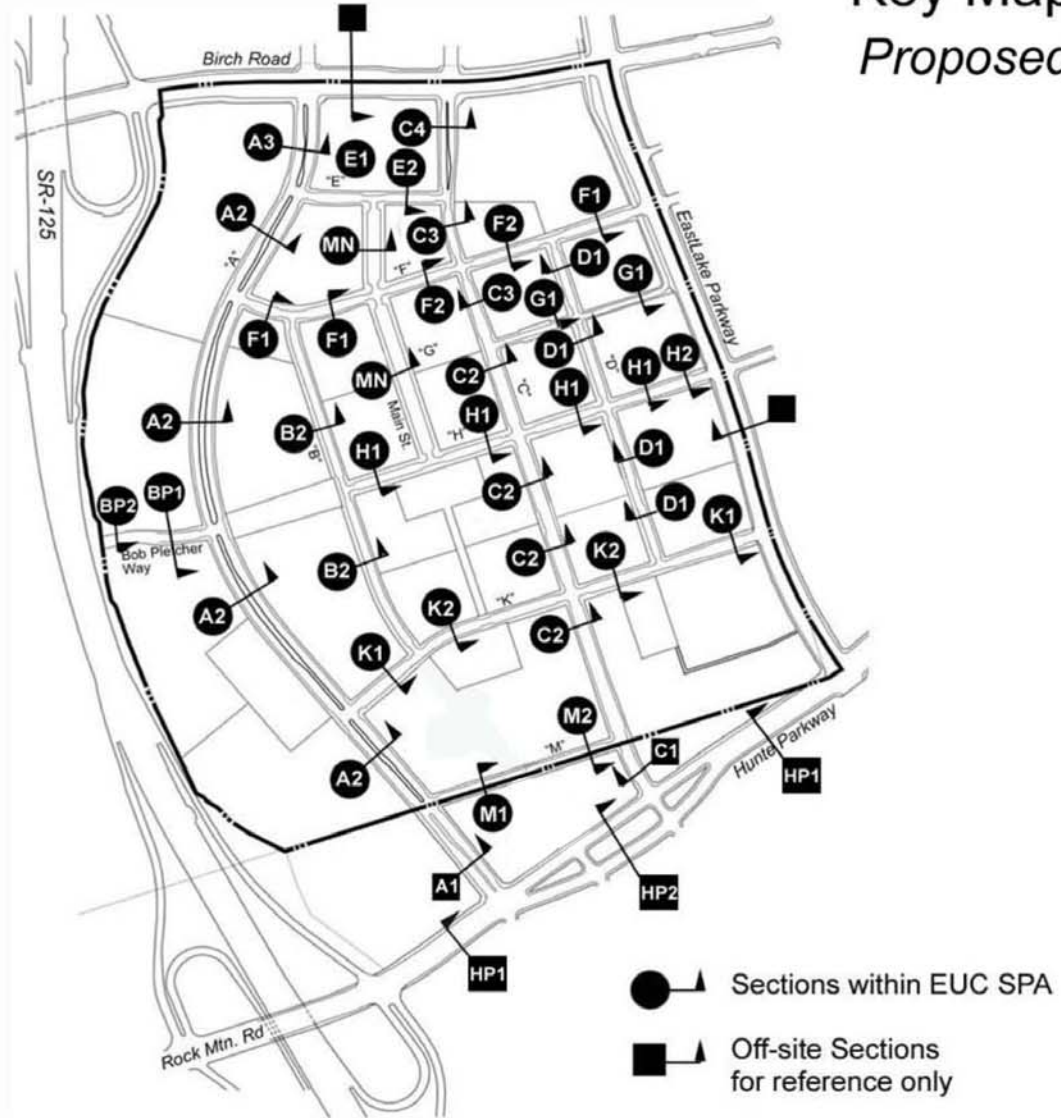
Existing



Source: PDC
Urban Design: RTKL
Cinti Land Planning
San Diego, CA (619) 223-7408

Exhibit III-12

Street Sections Key Map *Proposed*



Eastern Urban Center OTAY RANCH

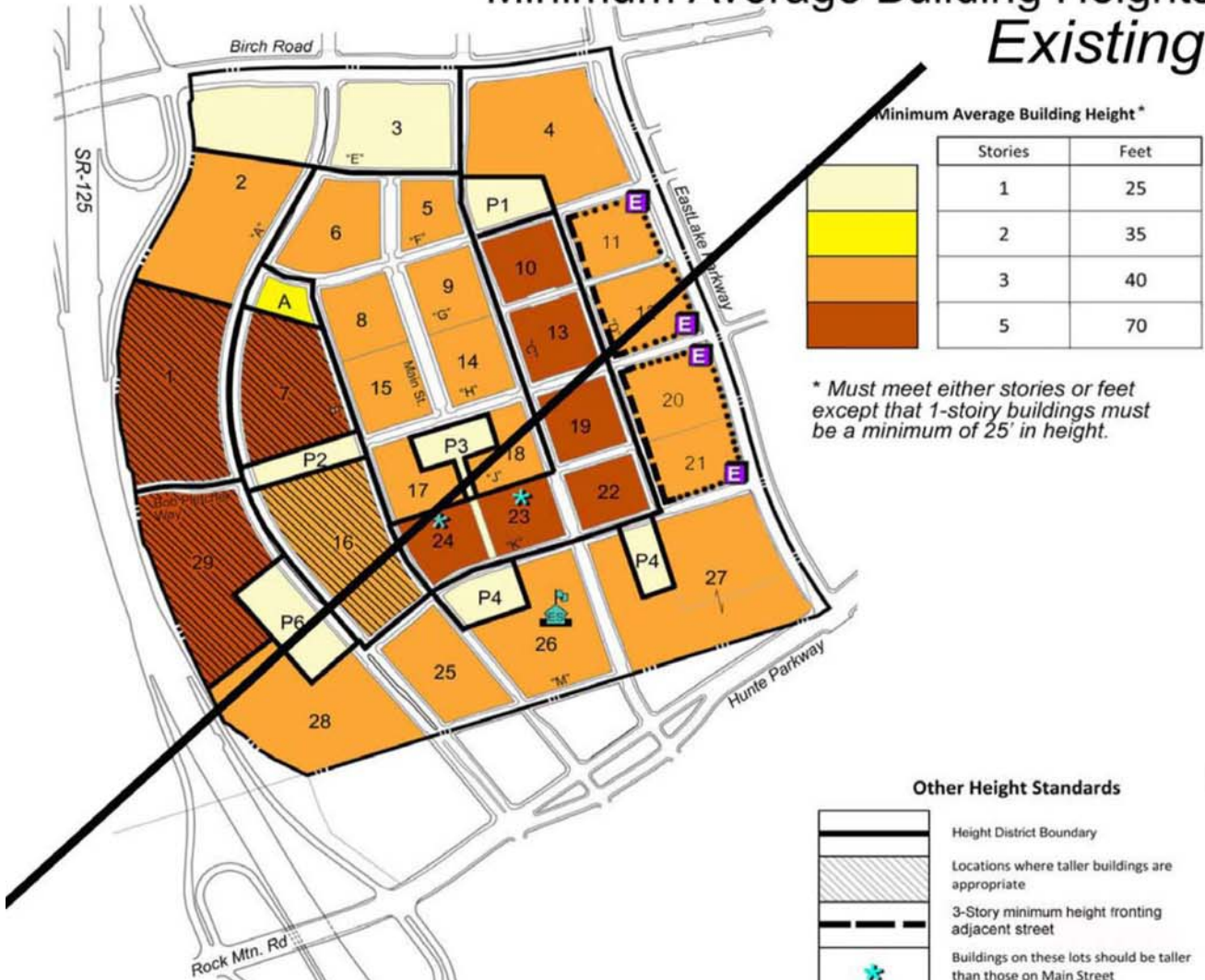
Source: PDC
Urban Design: RTKL
Cinti Land Planning
San Diego, CA (619) 223-7455

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



Eastern Urban Center

OTAY RANCH

Urban Design: RTKL
Cinti Land Planning
San Diego, CA (619) 223-7408
3/5/13

Exhibit III-49

III-68

EUC PC DISTRICT REGULATIONS

Regulating Plan

Minimum Average Building Heights

Proposed



Minimum Average Building Height*

Minimum Average Building Height*	Stories	Feet
	1	25
	2	35
	3	40
	5	70

* Must meet either stories or feet except that 1-stoory 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
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Eastern Urban Center
OTAY RANCH

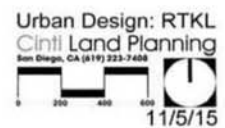


Exhibit III-49

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

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
COMMERCIAL CENTER		
Community Shopping Center (<400,000 sq.ft.) ^c	3.6/ksf GLA	4/ksf GLA
COMMERCIAL (Stand-Alone Land Uses)		
Retail		
Bank	5/ksf GLA	5/ksf GLA
Restaurants^{a, c}		
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 ^b	15/ksf GLA	14/ksf GLA
Nightclubs	16.5/ksf GLA	19/ksf GLA
Cineplex		
Multiplex movie theater	0.2/seat	0.29/seat
Performing Arts Theaters and Arenas		
Performing Arts Theater (Live Theater	0.37/seat	0.4/seat
Sports arenas, authoriums, assembly halls	0.29/seat	0.29/seat
Health Clubs and Entertainment/Party Venues		
Health/Fitness Club	7/ksf GLA	5.75/ksf GLA
Bowling Alleys	5/lane	5/lane
Hotels		
Hotel	1.04/room	0.97/room
OFFICE		
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
RESIDENTIAL		
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 ^d	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

LAND USE	PARKING RATES	
	WEEKDAY	WEEKEND

RESIDENTIAL (Continued)

<u>Live-Work Units (Commercial component <50% of total GFA)</u>	<u>1.85/du</u>	<u>1.85/du</u>
<u>Live-Work Units (Commercial component >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:

<u>If Dining/Entertainment Uses in Shopping Center equals:</u>	<u>Parking Requirement</u>
<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*