

OTAY RANCH VILLAGE 8 EAST

Planned Community District Regulations

April 2024

PREPARED FOR:

HOMEFED OTAY LAND II, LLC
1903 Wright Place, Suite 220
Carlsbad, CA 92008

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A Village 8 East Administrative Design Review Checklist

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1. General Provisions



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1. GENERAL PROVISIONS

1.A. PURPOSE & SCOPE

The Village 8 East Planned Community District Regulations ([“PC District Regulations”](#)) are intended to:

- Protect and promote the public health, safety and welfare of the people of the City of Chula Vista.
- Safeguard and enhance the appearance and quality of development in the Village 8 East Sectional Planning Area (“SPA”) of the Otay Ranch General Development Plan (“GDP”) area.
- Provide the social, physical and economic advantages resulting from comprehensive and orderly planned use of land resources.
- Ensure the SPA Plan is prepared and implemented in accordance with the Otay Ranch GDP.
- Implement the Chula Vista General Plan for the East Area Plan.
- Promote the orderly planning and long-term phased development of the Village 8 East portion of the Otay Ranch GDP area.
- Establish conditions which will enable the Village 8 East SPA to exist in harmony within the larger Otay Ranch community.

[These PC District Regulations fully supersede and replace any and all earlier versions or iterations of the Village 8 East Planned Community District Regulations adopted and approved by the City on December 2, 2014, or at any other time.](#)

1.B. 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.

1.C. CONFLICTING ORDINANCES

Whenever the provisions of this ordinance impose more, or less, restrictive regulations upon construction 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 [control and](#) apply.

1.D. ESTABLISHMENT OF ZONING 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 regulate separations between buildings and structures, and to regulate the density of population,

the Village 8 East SPA is hereby divided into the following Zoning Districts as described in **Table 1: Village 8 East Zoning Districts Definitions.**

Table 1: Village 8 East Zoning Districts Definitions

SYMBOL	GENERAL DESCRIPTION
RM-1	Residential Multi-Family One: District which permits housing ranging from 11 to 18 units/acre calculated on a per parcel or per project basis. This may include small lot detached, alley, duplex, townhouse, row house, courtyard/cluster, stacked flats, and other attached or detached multi-family product type configurations.
RM-2	Residential Multi-Family Two: District which permits multi-family attached or detached housing at densities 18 to 27 units/acre calculated on a per parcel or per project basis.
CPF	Community Purpose Facility: District which permits uses established pursuant to the Community Purpose Facilities requirements of the Planned Community Zone.
VC	Village Core: District which permits a single use or combination of uses in either horizontal and/or vertical configurations. These uses may include multi-family residential units and commercial uses such as, but not limited to, retail shops, professional offices, and service commercial. Configurations can vary with residential being on the ground floor and commercial being above ground level. The VC District permits residential densities from 18 to 45 units/acre.
P	Parks: District which permits allowable park uses including community parks, active recreation, neighborhood parks, pedestrian parks, town squares, and private parks.
OS	Open Space: District which permits developed or usable open space and park uses, active recreation, trails, and may include naturalized open space and required water quality and/or detention basins, utilities and other infrastructure.
OSP	Open Space Preserve: District located outside the development area which permits natural, undisturbed and/or restored open space areas which are part of the Otay Ranch Resource Management (“RMP”) /Chula Vista Multiple Species Conservation Plan (“MSCP”) Preserve.
FD	Future Development Area: District for areas designated for development as part of future planning in Village 9. These areas do not have specific land use entitlements as part of the Village 8 East SPA Plan; however, they are reserved for future development. Final land uses to be determined as part of the Village 9 SPA Plan.
CT	CALTRANS s Lots: Areas designated CT are part of the future SR-125 right-of-way. CT lots will be deeded from the Applicant to CALTRANS; therefore, no land uses are assigned to areas designated CT.

1.E. ADOPTION OF ZONING DISTRICT MAP

Land Use Districts and boundaries are established and adopted as shown, delineated and designated on the **Exhibit 2: Village 8 East Zoning District Map**. This map, together with all notations, references, data, district boundaries and other information thereon, is made a part of the Village 8 East SPA Plan and adopted concurrently herewith. The boundaries are intended to align with physical and legal features such as property boundaries, top or toe of slopes and public streets. Refinements to these boundaries are expected during the detailed planning, engineering and design phases and will not require an amendment providing the refinement does not alter the intent.

1.F. DEFINITION OF TERMS

For the purposes of this ordinance, certain words, phrases and terms used herein shall have the meaning assigned to them by Chula Vista Municipal Code (“CVMC”) Title 19 – Planning and Zoning.

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 zoning regulation within Village 8 East SPA not covered by these Planning Community District Regulations or subsequent plan approvals shall be regulated by the applicable section of the CVMC.

The following additional definitions are provided specifically for the Village 8 East SPA:

Accessory Dwelling Unit: Attached or detached residential dwelling unit that provides complete independent living facilities for one or more persons and is located on a lot with a proposed or existing primary residence. An accessory dwelling unit shall have exterior access from the proposed or existing single-family dwelling. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the single-family or multifamily dwelling is or will be situated.

California Room: A California room is integral to the main structure, provides a transition from indoor to outdoor environments and may include options such as a built-in fireplace, pre-wired lighting, or fan fixture for optimum comfort and entertainment. The California room is typically accessed through sliding doors at the rear or side of the home, and the space acts as a transition to the backyard and the entertaining opportunities there. The area is notched into the main dwelling with a solid roof integral to the home. This area shall be considered to satisfy all or a portion of the Private Usable Open Space requirement.

Hollywood Drive: A driveway which leads to a garage located behind the front elevation of the main residence, often narrow and sometimes consisting of two paved driving strips with enhanced hardscape or turf between.

Micro-mobility docking and charging stations: A location where such devices may be parked and/or charged using a charging station; includes fee-based charging facilities.

Porch: A structure attached to the front, side, and/or rear of the main dwelling, has a minimum of two open sides, is covered by a roof and oriented toward the street. This area shall be considered

to satisfy all or a portion of the Private Usable Open Space requirement if minimum dimensions are met.

Semi-private Courtyard/Open Space: An outdoor, or partially outdoor, seating area that may project into the street setback, oriented to the house entry and surrounded on three sides by either the building or low walls/fences. May be a private space for one unit or a shared space among several units. Entire space shall count as Private Usable Open Space requirement if minimum dimensions are met. **Exhibit 1: Conceptual Semi-private Courtyard/Open Space** is one example of how a semi-private courtyard/open space or Private Usable Open Space may be designed; however, the design and/or credit for PUOS shall not be strictly interpreted by or limited to, **Exhibit 1**.



Orange areas are examples of semi-private courtyard/open space

Exhibit 1: Conceptual Semi-private Courtyard/Open Space

Shared Micro Mobility Device: Any transportation device by which a person can be propelled, moved, or drawn, including but not limited to dockless bicycles, electric-assist bicycles and electric and motorized scooters, or similar personal mobility devices which are rented or displayed, offered, or placed for rent in any public area or public right-of-way.

Shared Parking: When parking spaces are shared by more than one user, which allows parking facilities to be used more efficiently. Parking can be shared among different buildings and facilities to take advantage of different peak parking demand periods.

Neighborhood: A Neighborhood is a land use area identified on the Site Utilization Plan in the SPA Plan as a Parcel. References to Parcel or Neighborhood are interchangeable within the Village 8 East SPA Plan and its component documents.

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2. Zoning District Map



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2. ZONING DISTRICT MAP

This chapter consists of the Zoning District Map for Village 8 East included as **Exhibit 2: Village 8 East Zoning District Map**. The original, official Zoning Districts Map shall be kept on file with the City Clerk and shall constitute the original record. Copies of said map shall also be filed with the City Development Services Department.

2.A. RESIDENTIAL ZONING DISTRICT CATEGORIES/INTENT

Village 8 East offers a variety of residential unit types, including both attached and detached homes. Residential densities within Village 8 East range from 11 to 18 dwelling units per acre (RM-1), 18 to 27 dwelling units per acre (RM-2) and 18 to 45 dwelling units per acre (VC). Residential configurations may include a variety of product types from small single family detached homes to stacked flat apartment units which will provide a range of housing choices for Otay Ranch and Chula Vista residents.

2.B. DISTRICT BOUNDARIES

The Zoning District boundaries shown on the map coincide with proposed streets, alleys or lot lines. Minor amendments to these boundaries resulting from the relocation of a boundary street, alley or lot line by the approval of a tentative or final subdivision map shall be incorporated in the Zoning Districts Map as an administrative matter.

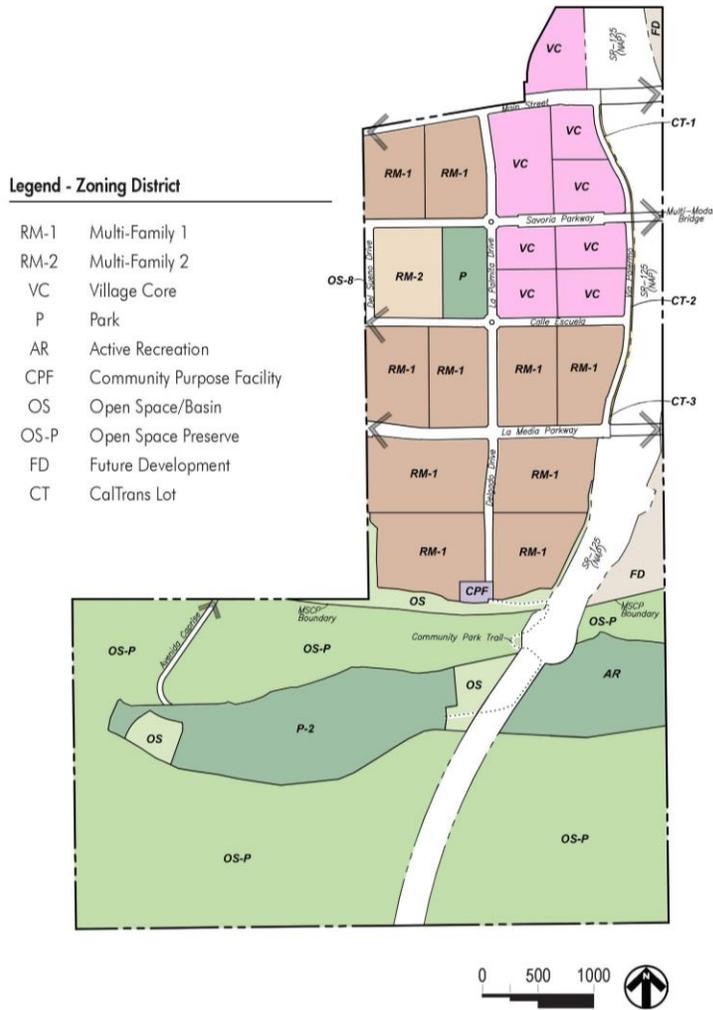


Exhibit 2: Village 8 East Zoning District Map

3. Multi-Family Residential Districts



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3. MULTI-FAMILY RESIDENTIAL DISTRICTS

3.A. PURPOSE

Residential unit types anticipated in the Village 8 East may include any configuration of attached and detached multi-family configurations (including but not limited to small lot single family detached homes) on a per parcel or project basis consistent with the density range established by the applicable zoning district. The Otay Ranch General Development Plan authorizes small lot single family detached in multi-family land use designations.

The purpose of the Village 8 East Multi-Family Residential Districts is to achieve the following:

- Implement the residential policies of the Otay Ranch General Development Plan.
- Reserve appropriately located areas for residential living at a range of dwelling unit densities consistent with the Otay Ranch General Development Plan and with sound standards of public health, safety and welfare.
- Ensure adequate light, air, privacy and open space for each dwelling unit.
- Minimize the effects of traffic congestion and avoid the overloading of public services and utilities by phasing construction of buildings in relation to the land area around them and available infrastructure.
- Protect residential properties from noise, illumination, unsightliness, odors, smoke and other objectionable influences.
- Facilitate the provision of utility service and other public facilities commensurate with anticipated population, dwelling unit densities and service requirements.

3.B. PERMITTED AND CONDITIONAL USES

The matrix of land uses on the following pages indicates the relative permissive status using the following symbols:

"P" = Permitted by right.

"C" = Conditional Use Permit.

A use not listed shall be subject to a use determination by the Zoning Administrator to determine substantial conformance with the purpose, intent, and goals of this SPA Plan.

Table 2: Permitted and Conditional Use Matrix – Multi-Family Residential Districts

Use	RM-1	RM-2	Applicable Regulations
Residential Uses:			
Accessory Dwelling Unit	P	P	CVMC 19.58.022
Active Adult (market rate)	P	P	
Duplex or Triplex Dwelling (all configurations)	P	P	
Family day care home, small or large	P	P	
Factory-built home/mobile home on any lot	P	P	CVMC 19.58.145
Multiple dwellings (4 units and above)	P	P	
Residential Facility as defined in CVMC 19.04	C	C	CVMC 19.58.268
Senior Housing (restricted)			CVMC 19.58.390
Single-family dwelling (detached and attached)	P	P	
Townhouse, Apartment, or other attached dwellings (all configurations)	P	P	
Accessory or Temporary Uses			
Accessory uses and accessory buildings customarily appurtenant to a permitted use	P	P	CVMC 19.58.020
All types of horticulture	P	P	
Community garden	P	P	
Day Care Facility (commercial, serving any age group), nursery or nursery schools, and early childhood development/education facilities	P	P	
Home occupations	P	P	CVMC 19.04
Model homes (temporary)	P	P	
Open space and landscape	P	P	
Private educational facilities, including but not limited to charter schools, elementary schools, secondary and high schools and adult schools.	P	P	
Private Open Space Recreation Facility	P	P	CVMC 19.58.100 and 19.58.270
Public safety facility such as police or fire station	P	P	
Public utility and public service sub-stations, reservoirs, pumping plants and similar installations	P	P	
Recreation facility, size not limited	P	P	CVMC 19.58.100 and 19.58.270
Retail sales for residents and guests only	N	P	CVMC 19.58.270
Temporary tract offices and tract signs	P	P	CVMC 19.58.320
Trails, trail amenities and pedestrian connections (publicly-accessible or private)	P	P	
Wireless Telecommunication Facilities	C	C	CVMC 19.89
Other temporary uses as prescribed in Temporary Uses Section	P	P	CVMC 15.06.040
Unclassified uses unless otherwise listed in this table	C	C	CVMC 19.54

3.B.1. Temporary Uses

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

- Contractor’s Office and/or Storage – Temporary structures including the housing of tools and equipment or that contain supervisory offices used in connection with construction projects.
- Temporary Recycling of Construction Materials – Demolition materials to be reused as part of the construction process, subject to the conditions as may be imposed by the tentative tract map approval and/or the development agreement.
- Temporary Tract/Sales Office/Pavilion – Temporary tract sales pavilion within a commercial mobile home until a model home becomes available for use as a sales office and, as a permitted temporary use, shall not require a conditional use permit.
- Model Homes – Model homes, their garages, parking lots and private recreation facilities are temporary uses and may be used as offices for the first sale of homes within a recorded tract and subsequent similar tracts utilizing the same architectural designs, subject to the regulations of the City of Chula Vista governing said uses and activities. As permitted temporary uses, Model Homes or complexes shall not require a conditional use permit.

The following temporary buildings, structures, and uses shall be permitted throughout the life of the SPA development with the location of use subject to approval of the Zoning Administrator:

- Carnivals, Fairs, and Festivals – Temporary carnivals, fairs, and festivals shall be permitted subject to Zoning Administrator approval and the provisions of CVMC 19.58.042.
- Seasonal Sales – Outdoor seasonal sales including Christmas tree lots, pumpkin patches and similar uses shall be permitted subject to Zoning Administrator approval.
- Certified Farmers Market – Shall be permitted subject to Zoning Administrator approval and the provisions of CVMC 19.58.148 and shall not require a Conditional Use Permit. Events on private property shall be at the discretion of the [property owner and/or the entity responsible for the development of the Village 8 East SPA Plan area](#) (“Master Developer”) or Assignee.
- Special events in parks, CPF sites, parking lots and other common gathering spaces; shall not require a Conditional Use Permit. Events on private property shall be at the discretion of the Master Developer or Assignee.

Commented [KS1]: This term “Master Developer” needs to be defined the 1st time it is used in these PC District Regulations.

Commented [RH2R1]: See added text

3.B.2. Interim Uses

Crop farming, tree farming, and nurseries shall be permitted as interim uses in any zoning district, provided the area in which the use will occur has not been subdivided or plotted into any parcel less than one acre in size. Any buildings, including but not limited to, farm buildings, packing sheds and greenhouses shall be permitted by-right.

3.C. MULTI-FAMILY DEVELOPMENT STANDARDS

3.C.1. Design Goals, Principals, and Guidelines

The multi-family residential property development standards are intended to implement specific design goals and principles established in the Otay Ranch GDP. The intent of the GDP village concept land use goals is to “produce a cohesive pedestrian friendly community that encourages non-vehicular trips and fosters interaction amongst residents.” To implement this goal, the land use policies encourage a pedestrian scale and a pedestrian friendly village environment.

Multi-family neighborhoods must be designed to create a “walkable,” inviting environment, both within and outside the boundaries of the development. Pedestrian- oriented features may include orienting the front doors toward the public streets, plotting the buildings so garages are generally not visible from the public streets, integrating strong, well designed pedestrian connections to the public or commonly used streets and adjacent trail networks, providing well designed, inviting common usable open space areas and creating unique, yet compatible, architecture.

The intent of [these](#) PC District Regulations is to fully implement these types of design features for every neighborhood within the Village. For further understanding of these goals, refer to the Village Design Plan and the Village Core Master Precise Plan(s).

3.C.2. General Standards

The general standards found in this section are based on the Otay Ranch GDP. Where the Specific Standards listed below are silent on an issue, the Zoning Administrator is authorized to define a standard consistent with the Otay Ranch GDP, the Chula Vista General Plan, Zoning Ordinance, Design Manual and/or Landscape Manual, as may be appropriate.

3.C.3. Specific Standards

The following Property Development Standards shall apply to all land and buildings, other than accessory buildings, permitted in their respective residential zoning district.

Dimensions and standards are minimums unless otherwise noted, and minor variations may be permitted subject to Minor Administrative Modifications. Refer to Section 10. Implementation and Administration, for further information regarding processing requirements.

Projections into minimum public street setbacks and building separations shall be permitted consistent with State Building and Fire codes, based on building design and fire rating, at the time of application. Section 3.I provides additional details regarding specific projections and limitations.

The SPA Plan Site Utilization Plan identifies a site (“S-1”) for an elementary school east of Del Sueño Drive between Savoria Parkway and Calle Escuela. The S-1 site is designated RM-2 on the Zoning District Map. If the school site is not utilized for school purposes, then the site may be developed for Residential High-density development, consistent with the RM-2 zoning district designation.

All multi-family residential development shall be regulated by the standards of **Table 3: Multi-Family Property Development Standards**, except as modified through a Minor Administrative Modification request. In addition to the standards of this chapter, all development within the

Multi-Family zoning districts shall be consistent with **Chapter 8: Parking Regulations** and **Chapter 9: Comprehensive Sign Regulations**.

Multi-Family Residential Districts shall not be subject to any City adopted multi-family design standards or guidelines and shall not be required to provide enclosed storage space for residential units. Standards not listed in **Table 3** shall not be regulated for residential zones; this includes but is not limited to minimum lot sizes, maximum lot coverage, floor area ratio, minimum yard sizes, building setback other than per State building and fire codes, building setbacks from open space, and accessory structure setbacks.

Table 3: Multi-Family Property Development Standards

Standard ⁽¹⁾	RM-1	RM-2	Notes
Minimum Density	11 du/ac	18 du/ac	Calculated as total dwelling units per parcel OR project area; shall not be calculated on a per-product/home type basis.
Maximum Density	18 du/ac	27 du/ac	
Minimum Lot Area	N/A		Shall not apply
Maximum Lot Coverage	N/A		Shall not apply
Maximum Building Height ⁽²⁾	45 feet	60 feet	See section 3.H Height Exceptions
Minimum Public Street Setbacks⁽²⁾⁽³⁾			
La Palmita Drive	7.5 feet ⁽⁴⁾	N/A	All setbacks are subject to California Building Code ("CBC") and California Fire Code ("CFC") standards based on building design and fire rating; see section 3.I Permitted Building Encroachments & Projections
Main Street	5 feet from toe of slope	N/A	
Calle Escuela	5 feet ⁽⁴⁾ ; 4 feet ⁽⁴⁾ for stoop conditions		
Del Sueño Drive	N/A	5 feet ⁽⁴⁾ ; 4 feet for stoop conditions	
La Media Parkway	7.5 feet ⁽⁴⁾	N/A	
Savoria Parkway	5 feet ⁽⁴⁾ ; 4 feet ⁽⁴⁾ for stoop conditions facing street	5 feet ⁽⁴⁾	
Delgado Drive	5 feet ⁽⁴⁾ ; 4 feet for stoop conditions facing street	5 feet ⁽⁴⁾	
Via Palermo	5 feet ⁽⁴⁾	N/A	
From Street to porch/ patio/courtyard walls	4 feet ⁽⁴⁾		
Minimum Private Drive / Private Drive Aisle Setbacks			
Building to Private Drive	4 feet		Measured from back of sidewalk or parkway
Garage Door to Private Drive	17 feet standard; 5 feet allowed for 35% of Private Drive non-sidewalk condition		Regulates driveway aprons
Garage Door to Private Drive Aisle	3 feet; or ≥17 feet		
Building Separations			
Private Drive Aisle Dimension	30 foot garage door to garage door; 24 foot building separation 2 nd story and above. (See Exhibit 3)		Unless otherwise increased or decreased by CBC/CRC

Standard ⁽¹⁾	RM-1	RM-2	Notes
All Other Building Separations	Subject to CBC, California Residential Code (“CRC”) and CFC standards based on building design and fire rating		
Required Open Space⁽²⁾⁽⁵⁾			
Private Usable Open Space			
Minimum Dimension	6 feet; 60 sq. ft. to qualify	5 feet; 40 sq. ft. to qualify	
Studio/1 Bedroom/2 Bedroom Unit	80 sq. ft. per unit	200 sq. ft. of combined Private and Common Usable Open Space per unit	No dimension shall be less than 5’ to qualify
≥3 Bedroom Unit	120 sq. ft. per unit		
Common Usable Open Space ⁽²⁾⁽⁵⁾	300 sq. ft. per unit		10 foot minimum dimension; CUOS shall be within ¼ mile of the residences to be served
Required Off-Street Parking⁽²⁾⁽⁵⁾			
Studio	1.0 space per unit		
1 and 2 Bedroom Units:	2.0 spaces per unit, covered or garage space		
≥3 Bedroom Units	2 spaces per unit (covered or garage spaces) + 0.25 unassigned space for each additional bedroom over 3		
Guest Parking	1 space per 10 units		
Bicycle Parking	Comply with CalGreen requirements		
(1) All standards are minimums unless otherwise noted. (2) Minor Modifications to standards are permitted subject to Section 10.E: Minor Administrative Modifications. (3) Only public street setbacks shall be regulated. Interior and rear property line setbacks shall not be regulated. Across interior property lines, building separations shall comply with State building and fire codes. Where two or more parcels are developed as a single project, setback shall not be applicable to the property line separating the two parcels; all building separations shall be regulated per building and fire codes. (4) Measured from back of ROW. Required setback is permitted within or to include ‘Landscape Buffer’ noted on the TM and SPA Plan. (5) Parking and common usable open space will be calculated for each parcel; but may be combined and implemented as joint use facilities shared between any adjoining parcels. Requirements are permitted to be calculated in the aggregate across two adjoining parcels per section 3.C.5.			

3.C.4. Site Planning

Considerate planning for multi-family residential is critical to creating an engaging neighborhood setting that promotes livability. Multi-family residential development in the RM-1 and RM-2 zoning districts are subject to the Village Design Plan and the following:

- a) Parcels should be generally planned to engage public streets with front doors or active architecture consistent with the Village Design Plan.
- b) Each parcel or project, when adjoining parcels are planned together, is required to have at least one ‘Private Drive’ as a central feature of the site plan as entry or spine road.
- c) Parking, loading, and storage areas should be limited along ‘Pedestrian Oriented Streets’ frontage and shall be allowed to be located along streets that are not designated ‘Pedestrian Oriented Streets’ in the Village Design Plan.
- d) Private Drive Aisles shall be designed to provide a 24’ drive aisle and 30’ minimum clearance

between garage doors. Planting between units is encouraged, wherever possible. See **Exhibit 3a: Conceptual Multi-Family Private Drive Aisle.**

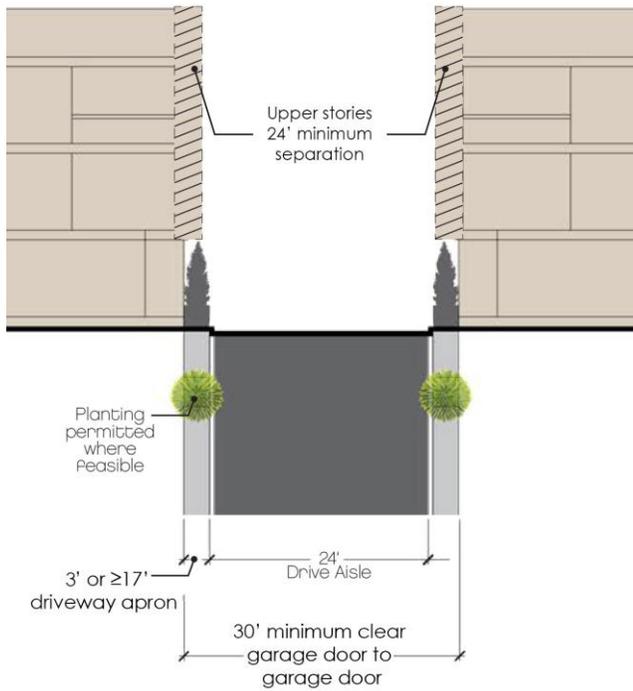


Exhibit 3a: Conceptual Multi-Family Private Drive Aisle

- e) Private typical lot and/or building drainage swales shall be designed in accordance with the current Building Code used by the City of Chula Vista unless otherwise modified based on site-specific geotechnical recommendations, as approved by the Building Official. **Exhibit 3b: Typical Building Drainage Swale Detail** depicts the typical drainage swale design utilized throughout Otay Ranch.

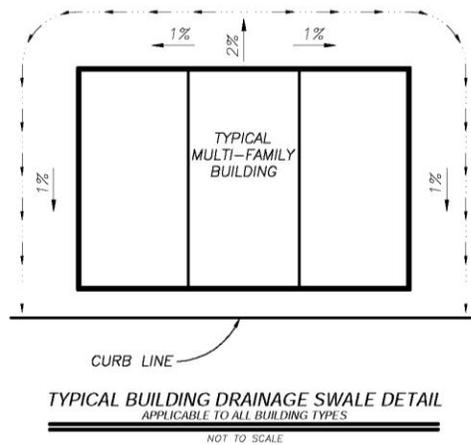


Exhibit 3b: Typical Building Drainage Swale Detail

3.D. OPEN SPACE STANDARDS

Private and common usable open space shall be provided within multi-family neighborhoods consistent with **Table 3: Multi-Family Property Development Standards**, by zoning district and this Section.

3.D.1. Private Usable Open Space

Adequate usable outdoor areas are intended for daily activities such as children's play areas and areas for outdoor gathering, dining, landscaping and gardening.

Private Usable Open Space ("PUOS") may include, but shall not be limited to, the following types of spaces. PUOS shall not be regulated by location; inclusion of these types of spaces on any floor of a building, where minimum dimensions are met, shall qualify.

- Stoop
- Porch
- Balcony
- Roof deck
- Courtyard (exterior or interior)

- California Room (entire CA Room square footage qualifies as PUOS)
- Outdoor kitchens
- Patio (shaded/roofed but unenclosed permitted)
- Pool, jacuzzi, soaking tub or other water feature for an individual unit

PUOS shall meet the following requirements:

- Generally level (< 5% grade)
- PUOS may be located within a required setback.
- Landscaped and/or hardscaped spaces

All PUOS features may be located on any elevation to qualify as long as the minimum dimensions are met. Dimensions are considered to be free of footing, railing, or encroachments; all usable space shall be counted and door swing areas shall not be considered encroachments.

3.D.2. Common Usable Open Space

Common Usable Open Space (“CUOS”) are indoor, outdoor, or partially enclosed spaces that provide an amenity, gathering spaces, or recreational area for a neighborhood or parcel. Required CUOS shall be permitted to be calculated for the entire parcel or project when adjoining parcels are planned together and not separated by a public street. Common useable open space shall not be counted or allocated to a specific housing product when more than one housing product is planned in a parcel or project.

CUOS may be comprised of passive (i.e., landscaping) and/or active features which may include, but are not limited to, any of the following spaces/amenities that serve more than one (1) residential unit and have not been counted as a PUOS:

- Amphitheater or performance space
- Balcony
- Co-working space
- Courtyard (exterior or interior)
- Game area
- Garden, community or otherwise
- Lawn area
- Outdoor kitchens
- Patio (shaded/roofed but unenclosed permitted)
- Play area/structure
- Plaza
- Pool, jacuzzi, soaking tub or other water feature
- Roof deck

- Seating area
- Shade structures

CUOS shall meet following criteria:

- Within ¼ mile of the residences to be served.
- No dimension less than 10 feet, may be located within a required setback.
- Recreational building(s), including clubhouse, gyms, etc. with amenities, services, and/or gathering spaces, shall count toward CUOS requirements.
- Generally level (< 5% grade)

3.E. ACCESSORY BUILDINGS, STRUCTURES AND USES

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

Attached and detached accessory buildings and structures (enclosed or open), except accessory dwelling units, shall meet all of the requirements for location of the main structure as constructed or required by the zone or as allowed by the building and fire code, whichever is less restrictive. Such accessory buildings shall not be allowed to encroach into required street setbacks, except as otherwise permitted herein:

- a) Detached accessory buildings may be located consistent with building and fire codes and shall not encroach into any fuel modification zones.
- b) Open structures shall be permitted in any location, except they shall not encroach into required public street setbacks.
- c) Architectural features which constitute non-usable floor space such as fire places, media niches or book shelf areas on exterior walls, eaves, awnings, chimneys, balconies, stairways, wing walls, etc. be subject projection allowances per the building and fire code.

3.F. ACCESSORY DWELLING UNIT (“ADU”)

ADUs shall be subject to CVMC Section 19.58.022, Accessory Dwelling Units.

3.G. RECIPROCAL USE EASEMENTS

Reciprocal use easements, including ‘zero setback’ conditions are permitted on all building configurations. Buildings may be plotted as follows consistent with building and fire code standards:

- a) Zero Lot: One building is plotted directly on a side or rear lot line with zero setback (“zero lot line”), to allow the neighboring lot a larger private side yard space. A reciprocal use easement (“RUE”) is granted for drainage and allows the property owner limited access to maintain building walls, foundations, and drainage facilities when required. (See **Exhibit 4.**)
- b) RUE Lot: Buildings are plotted with conventional setbacks from side or rear lot line but fencing is constructed and an RUE is granted to allow the benefitting property owner utilization of the adjacent lot’s side yard as private yard space. This configuration may be more desirable than a zero-lot configuration for fire rating of walls in construction. (See **Exhibit 4.**)

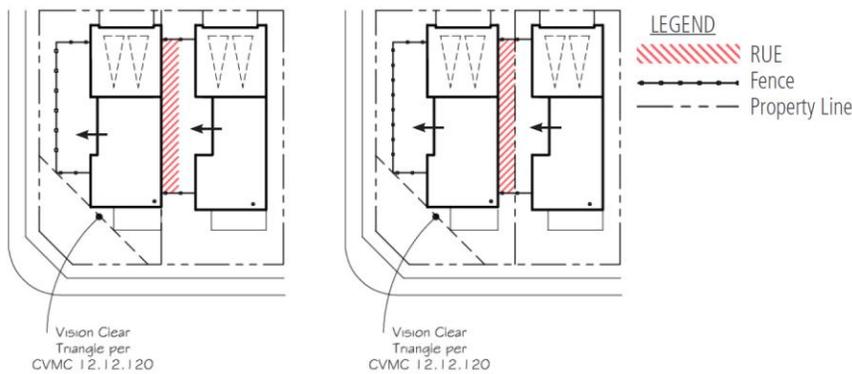


Exhibit 4: Zero Lot Line/RUE Configuration

3.H. HEIGHT EXCEPTIONS

Height regulations, exceptions and encroachments are permitted subject to this section. The following shall apply to all Multi-family Residential zoning districts:

- a) Height limitations specified within this SPA shall not apply to spires, belfries, cupolas, clock towers, domes, monuments, weather vanes, windmills, chimneys, flagpoles, parapet walls extending not more than four (4) feet above the limiting height of the buildings, elevator shafts, stairwells accessing roofs and other similar architectural elements.
- b) Height limitations shall also not apply to places of public assembly in churches, schools and other permitted public and semi-public buildings, provided that these uses are located on the ground floor of such buildings.
- c) Height limitations shall also not apply to appurtenances such as fire and hose towers, distribution and transmission towers, lines and poles, water tanks, masts and aerials, cellular towers, and mechanical equipment.
- d) Mezzanine floors shall not be counted as a story when determining building height.
- e) Height exceptions and encroachments must be implemented in conformance with applicable building code requirements.

3.I. PERMITTED BUILDING ENCROACHMENTS AND PROJECTIONS

Encroachments or projections into building setbacks from public right-of way, building separations, and/or public right-of-way are permitted subject to this section. The following shall apply to all Multi-family Residential zoning districts:

- a) All above and below ground encroachments into the Public right-of-way shall require an Encroachment Agreement. Site Plan Review shall provide evidence to the satisfaction of the Zoning Administrator and City Engineer that public safety will not be jeopardized or can be mitigated by the encroachment.
- b) Projections and building undulations shall be permitted consistent with the applicable building and fire code. Projections and undulations shall be identified on architectural plans and code standards called out.
- c) Encroachments shall not conflict with public utilities, Village Pathways, and Regional Trails. Where necessary, utility easements may be reduced or expanded to accommodate utility infrastructure.
- d) Buildings shall not encroach into intersection CVMC Vista Municipal Code Section 12.12.120, Vision Clearance – Intersection Requirements.
- e) “Outdoor living spaces” include cantilevered balconies, walled and/or raised courtyards, porches, stoops and California Rooms are all permitted to encroach into building separations as long as they comply with building and safety codes.
- f) Subterranean parking structures shall be permitted to extend into the public right-of-way directly under the sidewalk/Village Pathway/parking up to the back of the curb. Such structures shall not interfere with public utilities.

3.J. MULTI-FAMILY DISTRICT PERFORMANCE STANDARDS

3.J.1. Utilities

- a) All utility connections shall be designed to coordinate with the architectural elements of the site so as not to be exposed to public view except where required by the utility provider.
- b) Pad mounted transformers and/or meter box locations shall be included in the site plan. Appropriate screening treatment such as berms, walls, and/or landscaping shall be used to screen utility appurtenances from public view to the greatest extent possible, as approved by each utility provider.
- c) Power lines and cables, except for temporary use, shall be installed underground.
- d) Utility vaults shall be placed within public rights-of-way to the greatest extent practical.
- e) Underground utilities may be installed in common open space areas if they do not impact use of the open space area.

3.J.2. Noise

All uses shall comply with the provisions of CVMC Chapter 19.68, Performance Standards and Noise Control. As a matter of practice, the City of Chula Vista also implements the noise compatibility guidelines and CNEL thresholds of the City of San Diego.

3.J.3. Energy Conservation

- a) Buildings shall be located on the site to provide adjacent buildings with adequate solar access, when practical
- b) Buildings shall be designed in accordance with the Village 8 East Non-renewable Energy Conservation Plan
- c) Buildings shall be designed to comply with the Village 8 East Air Quality Improvement Plan

3.J.4. Parking, Loading and Storage

In addition to the standard of Chapter 8. Parking Regulations, the following shall apply to all residential zoning districts.

- a) Required parking shall be permitted to be calculated for the entire parcel or entire project when adjoining parcels are planned together and not separated by a public street. Unassigned and guest parking spaces shall not be counted or allocated to a specific housing product when more than one housing product is planned in a parcel or project.
- b) No motorized or non-motorized vehicles shall be parked, stored, or kept in the street setback or front yard, except in the driveway or on a paved area adjacent to the driveway.
- c) No storage or display of vehicles for sale by a motor vehicle dealer is permitted in a residential driveway or on a residential street.
- d) Recreational vehicles (including campers, boats, and trailers) shall only be parked in designated areas that are fully screened from view of the public street.
- e) Loading activities shall be located and operated so that they do not disturb neighboring

residents.

- f) Loading activities shall be located and operated so that they do not conflict with vehicle movements on public streets.
- g) Storage areas shall be screened from public view.

3.J.5. Access

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

3.J.6. Common Facilities

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

3.J.7. Hazardous Materials

Hazardous Materials shall be subject to CVMC Chapter 8.34 Regulation of Hazardous Materials.

3.J.8. Storm Water

All development shall be reviewed and required to conform to the Development and Redevelopment Projects Storm Water Management Standards/Requirements of the City of Chula Vista.

4. Village Core District



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4. VILLAGE CORE DISTRICT

4.A. PURPOSE

The Village Core area is intended to function as the social, commercial and activity center for the village as mandated in the Otay Ranch GDP. In order to serve this function, a broad range of uses are permitted to enable living in a setting that may include single use or combined uses such as residential, commercial, public and quasi-public, and stand-alone commercial uses.

The Village Core District is included in the Planned Community District Regulations to achieve the following:

- Provide areas for office, retail and service establishments offering commodities and services required by residents of the village.
- Protect village core properties from noise, odor, smoke, unsightliness and other objectionable influences incidental to commercial uses.
- Provide an opportunity for a mix of uses and quasi- public community support facilities.
- Encourage commercial and residential uses concentrated for the convenience of the public and for a more mutually beneficial relationship to each other.
- Provide adequate space to meet the needs of modern commercial activity, including off-street parking and loading areas.
- Promote high standards of site planning, architectural and landscape design for office and commercial developments within the City of Chula Vista.

4.B. PERMITTED AND CONDITIONAL USES

The Village Core (“VC”) zoning district is designed to encourage a broad mix of uses to enable the provision of neighborhood goods and services. Uses may be combined on a single parcel or within a single building or combination of buildings, in a horizontal or vertical configuration. Horizontal configurations may include more than one use side by side in a building or single uses in adjacent separate buildings. While a mix of uses is allowed within the VC zoning district, each parcel is not required to include more than one use. Parcels, buildings and projects within the VC zoning district shall be permitted to be single use that may or may not include non-residential components or a mixed of permitted uses in any horizontal or vertical configuration.

The Site Utilization Plan for Village 8 East allocates 20,000 square feet of ~~commercial/retail~~non-residential uses to the Village Core per Table 4: Permitted and Conditional Use Matrix – Village Core; however, any one parcel or project shall not be required to include a minimum amount of ~~commercial~~non-residential uses.

The matrix of land uses on the following pages indicates the relative permissive status using the following symbols:

“P” = Permitted

“C” = Conditional Use Permit

A use not listed in **Table 4: Permitted and Conditional Use Matrix** shall be subject to a use determination by the Zoning Administrator to determine substantial conformance with the purpose, intent and goals of this SPA Plan.

Table 4: Permitted and Conditional Use Matrix – Village Core

Use	VC	Applicable Regulations
Office		
Art/photography/music/maker studio	P	
Banks & Financial institution or office	P	
Business professional, sales and services office	P	
Educational or University offices or supportive uses	P	
Medical, dental & health services (all types and practices including urgent care)	P	
Pharmacy associated with medical, dental or health services	P	
Telework, co-working spaces, and similar uses	P	
Veterinary Clinic/Animal Hospital (small animals only)	P	
Parking garage or lot/shared parking facility	P	
Personal Services		
Beauty, barber, salon, tanning establishments (and similar services), day spa	P	
Dance / Physical Fitness studio or health club, or similar	P	
Dry cleaner storefront (off-site processing only/no perchloroethylene)	P	
Laundry/coin-operated service	P	
Massage Therapy	P	CVMC 5.36
Palm/Psychic Reading Service	P	
Personal Services	P	
Tailor/Seamstress/Shoe Repair	P	
Tattoo Parlor / Body Modification	P	
General Retail and Service Commercial Uses		
Art gallery / Library / Museum / Exhibition Space	P	
Arcade and electronic games	P	CVMC 19.58.40
Bakery / Candy / Confectioner / Deli	P	
Bar/Cocktail Lounge (with or without live entertainment)	P	CVMC 19.58.075 & 5.26
Bicycle sales and repair	P	
Carwash	P	CVMC 19.58.060
Catering establishment	P	
Certified Farmers’ Market (temporary use)	P	CVMC 19.58.148
Commercial recreation (billiard/pool hall/batting cages/bowling alley/card room/similar)	P	CVMC 19.58.040
Equipment rental (enclosed in building)	P	

Use	VC	Applicable Regulations
Gasoline service station	P	CVMC 19.58.280 (throughput less than 3.6 million gallons/year)
General retail sales and services (enclosed in building) i.e., Jewelry, Sporting Goods, Music, Home Goods, Bookstore, Camera and Video, Toys, Office Supplies, Gifts, Clothing (New), Art and Art Supply Store, Department Store, Fabric and Craft Store, Furniture Store, Super Market, Grocery, etc.	P	In an enclosed building; excludes lumber
Hotel or motel	P	CVMC 19.58.210
Kiosk / Mobile Units	P	
Mobile Food Facilities	P	CVMC 19.58.440
Outside Sales and Display – permanent and temporary (excluding outdoor storage)	P	CVMC 19.58.370
Outdoor seating and dining, with or without alcohol	P	
Pet Day Care/Pet Hotel	C	CVMC 19.58.190
Pet store/Pet Grooming	P	
Restaurant, Sit Down or Take Out with or without alcohol and /or live entertainment	P	
Reverse Vending Machine	P	
Sale of Alcohol/Liquor Store	C	
Social or Fraternal Organizations	P	CVMC 19.58.100
Theater (Motion Picture/Independent Film/Live Performance)	P	
Other Uses		
Ambulance/Emergency Services	P	CVMC 19.58.110 & 19.58.245
Animal Hospital	P	CVMC 19.58.050
Broadcasting/Recording Studio	P	
Day Care Facility (Commercial)	P	
Family day care home, small or large	P	
Educational Tutoring Facility	P	
Fire/Police Station	P	
Mini-storage, public storage	P	Fully enclosed, not adjacent to a 'Pedestrian-Oriented Street' per the VDP
Private or Public School/Educational Facility	P	
Public Agency or Educational Facility	P	
Religious or Spiritual Institution	C	CVMC 19.58.110
Temporary Uses as prescribed in Section 4.B.1	P/C	
Unclassified uses	C	CVMC 19.54
Water Quality Basin	P	
Recreational Facilities		
Athletic Fields and Sport Courts	P	
Trails & Associated Signage	P	
Community garden	P	
Community Center/Recreation Center (public or private)	P	CVMC 19.58.100
Community Purpose Facilities	P	
Parks/Playgrounds and open space (public or private)	P	
Picnic Areas, Benches, Barbecue Facilities	P	
Swim Center / Community Pool (public or private)	P	
Trails, trail amenities and pedestrian connections (public-	P	

Use	VC	Applicable Regulations
accessible or private)		
Accessory Uses	P	
Residential Uses		
Accessory Dwelling Units	P	
Active Adult (market rate)	P	
Assisted Living/Nursing Home/Convalescent Home	P	CVMC 19.58.110
Group Residence (Dormitories, Boarding Houses, etc.)	P	
Home Occupation	P	
Duplex or Triplex Dwelling (all configurations)	P	
Mixed-use residential	P	
Multi-Family units (4 units or more, all configurations)	P	
Residential Facility	C	CVMC 19.58.268
Senior Housing (market rate and restricted)	P	CVMC 19.58.390
Single-Room Occupancy	P	CVMC 19.58.265
Townhouse, Apartment, or other attached dwelling (all configurations)	P	

4.C. TEMPORARY USES

4.C.1. Construction and Sales

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

- a) Contractor’s Office and/or Storage – Temporary structures including the housing of tools and equipment or that contain supervisory offices used in connection with construction projects.
- b) Temporary Recycling of Construction Materials – Demolition materials to be reused as part of the construction process, subject to the conditions as may be imposed by the tentative tract map approval and/or the development agreement.
- c) Temporary Tract/Sales Office/Pavilion – Temporary tract sales pavilion within a commercial mobile home until a model home becomes available for use as a sales office and, as a permitted temporary use, shall not require a conditional use permit.
- d) Model Homes – Model homes, their garages, parking lots, and private recreation facilities are temporary uses and may be used as offices for the first sale of homes within a recorded tract and subsequent similar tracts utilizing the same architectural designs, subject to the regulations of the City of Chula Vista governing said uses and activities. As permitted temporary uses Model Homes or complexes shall not require a conditional use permit.

4.C.2. Permitted throughout SPA Plan Area

The following temporary buildings, structures, and uses shall be permitted throughout the life of the SPA development with the location of use subject to approval of the Zoning Administrator:

- a) Carnivals, Fairs, and Festivals – Temporary carnivals, fairs, and festivals shall be permitted subject to Zoning Administrator approval and the provisions of CVMC Section 19.58.042.
- b) Seasonal Sales – Outdoor seasonal sales including Christmas tree lots, pumpkin patches, and similar uses shall be permitted subject to Zoning Administrator approval.
- c) Certified Farmers Market – Shall be subject to the provisions of CVMC Sections 19.58.148 and 19.54; shall not require a Conditional Use Permit. Events on private property shall be at the discretion of the Master Developer or Assignee.
- d) Special events in parks, CPF sites, parking lots and other common gathering spaces shall be permitted pursuant to a separate agreement between the Applicant and the City shall not require a Conditional Use Permit. Events on private property shall be at the discretion of the Master Developer or Assignee.

4.C.3. Interim Uses

Crop farming, tree farming, and nurseries shall be permitted as interim uses in any zoning district, provided the area in which the use will occur has not been subdivided or plotted into any parcel less than one acre in size. Any buildings including but not limited to farm buildings, packing sheds, and greenhouses shall be permitted by-right.

4.D. VILLAGE CORE DEVELOPMENT STANDARDS

4.D.1. Design Goals, Principals, and Guidelines

The Village Core property development standards are intended to implement specific design goals and principles established in the Otay Ranch GDP. The intent of the GDP village concept land use goals is to “produce a cohesive pedestrian friendly community that encourages non-vehicular trips and fosters interaction amongst residents.” To implement this goal, the land use policies encourage a pedestrian scale and a pedestrian friendly village environment.

Village Core parcels must be designed to create a “walkable,” inviting environment, both within and outside the boundaries of the development. Pedestrian- oriented features may include orienting the front doors toward the public streets, thoughtful plotting of residential and non-residential uses to create quality relationships, plotting the buildings so garages are generally not visible from the public streets, integrating strong, well designed pedestrian connections to the public or commonly used streets and adjacent trail networks, providing well designed, inviting common usable open space areas and creating unique, yet compatible, architecture.

The intent of [these](#) PC District Regulations is to fully implement these types of design features for every neighborhood within the Village. For further understanding of these goals, refer to the Village Design Plan and the Village Core Master Precise Plan(s).

4.D.2 General Standards

The general standards found in this section are based on the Otay Ranch GDP. Where the Specific Standards listed below are silent on an issue, the Zoning Administrator is authorized to define a standard consistent with the Otay Ranch GDP, the Chula Vista General Plan, Zoning Ordinance, Design Manual and/or Landscape Manual, as may be appropriate.

The Village Core zoning district shall be regulated by the development standards of **Table 5: Village Core Property Development Standards**, except as modified in the Village Core Master Precise Plan or through Minor Administrative Modifications. As development types and configurations evolve, these standards may be applied to a variety of building configurations consistent with building and fire code standards by building type and fire rating.

An approved Village Core Master Precise Plan (“MPP”) shall be prepared and include all parcels within the Village Core zoning district prior to approval of the first Design Review Permit, as defined in Section 10.G.1 of these PC District Regulations, within the Village Core. This MPP shall be prepared in accordance with the Village 8 East SPA Plan, Village Design Plan and City standards. Projects within the Village Core will be evaluated based on substantial conformance with the intent of the MPP; updates to the MPP shall not be required.

4.D.3. Specific Standards

In addition to the standards in this chapter, all development within the Village Core zoning district shall be consistent with the standards in Chapter 8. Parking Regulations, and Chapter 9. Comprehensive Sign Regulations.

Development within the Village Core Zoning District shall not be subject to any City adopted multi-family or mixed-use design standards or guidelines and shall not be required to provide enclosed storage space for residential units. Standards not listed in Table 5 shall not be regulated in the Village Core zoning district; including but not limited to maximum lot coverage, minimum private yard size, building setbacks except as required by State building and fire codes, building setbacks from open space and accessory structure setbacks. Floor Area ratio shall not be applicable to residential development.

Minor variations to the standards in Table 5 may be permitted subject to Minor Administrative Modification . Refer to Chapter 10. Implementation and Administration, for further information regarding processing requirements.

Table 5: Village Core Zoning District Development Standards

Standard ⁽¹⁾	VC Zoning District	Notes
Minimum Density	18 du/ac.	Calculated as total dwelling units per parcel or project area; shall not be calculated on a per-product/home type basis
Maximum Density	45 du/ac.	
Maximum Building Height ⁽²⁾	60 feet	See section 4.H. Height Exceptions
Non-Residential Square Footage Maximum	20,000 sq. ft.	Combined maximum for all VC parcels
Minimum Lot Area	N/A	No minimum lot size
Floor Area Ration (“FAR”)	N/A	FAR shall not be regulated
Minimum Public Street Setbacks⁽²⁾⁽³⁾		
North of Main Street	5 feet ⁽⁴⁾	All setbacks are subject to CBC and CFC based on building type and fire rating
South of Main Street	10 feet from toe of slope	
La Palmita Drive	7.5 feet ⁽⁴⁾	
Savoria Parkway	3 feet ⁽⁴⁾	
Via Palmero	5 feet ⁽⁴⁾	
Calle Escuela	5 feet ⁽⁴⁾ ; 4 feet ⁽⁴⁾ for stoop conditions	

Standard ⁽¹⁾	VC Zoning District	Notes
From Street to porch/patio/courtyard walls	4 feet ⁽⁴⁾	Fences allowed at back of ROW/property line
Minimum Private Drive / Private Drive Aisle Setbacks		
Building to Private Drive	4 feet	Measured from back of sidewalk or parkway
Garage Door to Private Drive	≤5 feet, or ≥17 feet	
Garage Door to Private Drive Aisle	3 feet; or ≥17 feet	
Building Separations		
Private Drive Aisle Dimensions	30 foot garage door to garage door; 24 foot building separation 2 nd story and above. See Exhibit 5	Unless otherwise increased or decreased by CBC/CRC; see Section 4.I Permitted Building Encroachments & Projections
All Other Building Separations	Subject to CBC and CFC standards based on building design and fire rating	
Required Open Space^{(2),(5)}		
Non-Residential Use	None required	
Residential Uses		
Private & Common Open Space	200 sq. ft. of combined Private and Common Open Space per unit	CUOS shall be within ¼ mile of the residences to be served
PUOS Minimum Dimension	5 feet minimum width or depth; minimum of 40 sq. ft.	
CUOS Minimum Dimension	10 foot minimum dimension; no minimum sq. ft. requirement	
Required Off-Street Parking^{(2),(5)}		
Attached & Detached Residential	Per Unit Parking	Covered space may be a garage or other covered space See section 4.J.3 and Chapter 8
Studio	1 space per unit	
1 and 2 Bedroom Units:	1.5 spaces per unit (1 covered assigned)	
≥3 Bedroom Units:	2.0 spaces per unit (1 covered and assigned) + 0.25 unassigned space for each additional bedroom over 3	
Guest Parking	1 space per 12 units	
Non-Residential	In addition to the above, each commercial use shall provide parking consistent with current ITE standards, or as reduced through a shared parking plan with residential in any zone.	
<p>(1) All standards are minimums unless otherwise noted.</p> <p>(2) Minor modifications to standards are permitted subject to Section 10.E Minor Administrative Modifications.</p> <p>(3) Only public street setbacks shall be regulated. Interior and rear property line setbacks shall not be regulated. Across interior property lines, building separations shall comply with State building and fire codes. Where two or more parcels are developed as a single project, setback shall not be applicable to the property line separating the two parcels; all building separations shall be regulated per building and fire codes.</p> <p>(4) Measured from back of ROW, setback is permitted within or to include 'Landscape Buffer' noted on the TM and SPA Plan.</p> <p>(5) Parking and common usable open space may be joint use facilities shared between parcels. Requirements are permitted to be calculated in aggregate across two adjoining parcels consistent with Section 4.E and 4.J.3.</p>		

4.D.4. Site Planning

Considerate planning for the Village is critical to creating an engaging neighborhood setting that promotes livability. All development in the Village Core zone is subject to the following:

- a) Parcels shall be planned to engage public streets with front doors, pedestrian pathways, plazas or gathering spaces, or active architecture (may be side-on conditions) consistent with the Village Design Plan.
- b) Parking, loading, and storage areas should be limited along ‘Pedestrian Oriented Streets’ frontage and shall be allowed to be located along streets that are *not* designated ‘Pedestrian Oriented Streets’ in the Village Design Plan.
- c) Private Drive Aisles shall be designed to provide a 24’ drive aisle and 30’ minimum clearance between garage doors. Planting between units is encouraged, wherever possible. See **Exhibit 5a: Conceptual Village Core Private Drive Aisle**.

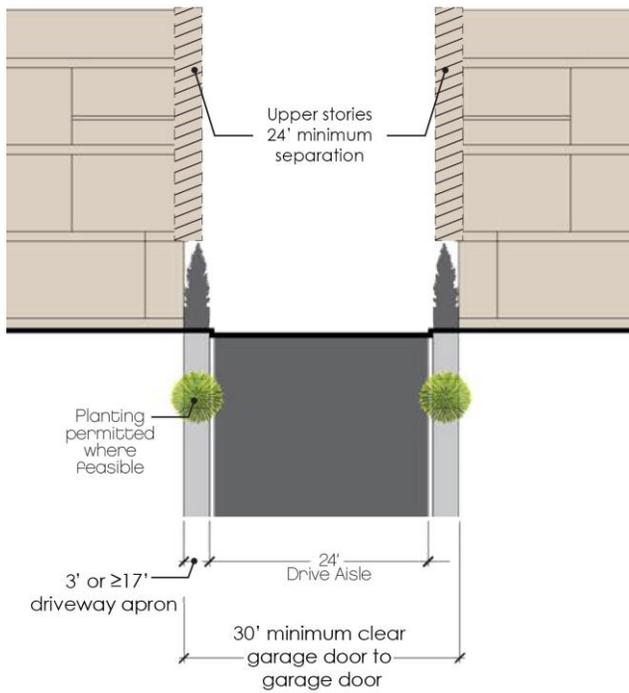


Exhibit 5a: Conceptual Village Core Private Drive Aisle

- d) Private typical lot and/or building drainage swales shall be designed in accordance with the current Building Code used by the City of Chula Vista unless otherwise modified based on site-specific geotechnical recommendations, as approved by the Building Official. **Exhibit 5b: Typical Building Drainage Swale Detail** depicts the typical drainage swale design utilized throughout Otay Ranch.

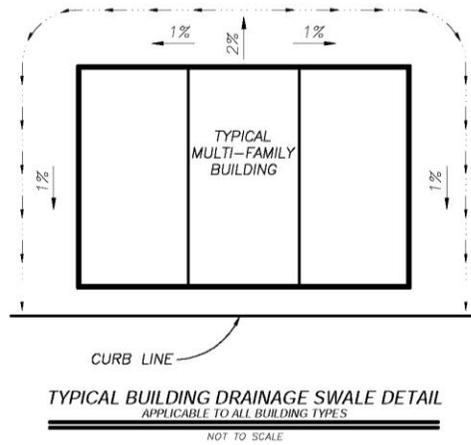


Exhibit 5b: Typical Building Drainage Swale Detail

4.E. OPEN SPACE STANDARDS

Private and common usable open space, for residential units, shall be provided consistent with **Table 5: Village Core Zoning District Development Standards** for development within the Village Core that includes residential units. A total of 200 square feet of combined Private and Common Usable Open Space is required per unit.

4.E.1. Private Usable Open Space

Private Usable Open Space (“PUOS”) may include, but shall not be limited to, the following types of spaces.

- Stoop
- Porch
- Balcony
- Roof deck
- Courtyard (exterior or interior)
- California Room
- Outdoor kitchens

- Patio (shaded/roofed but unenclosed permitted)
- Pool, jacuzzi, soaking tub or other water feature for a single unit

PUOS shall meet the following criteria:

- a) PUOS shall not be regulated by location; inclusion of these types of spaces on any floor of a building, where minimum dimensions are met, shall qualify.
- b) All PUOS features may be located on any elevation to qualify as long as the minimum dimensions are met. Dimensions are considered to be free of footing, railing, or encroachments; all usable space shall be counted, door swing areas shall not be considered encroachments.
- c) PUOS shall meet the following requirements:
 - Generally level (< 5% grade)
 - PUOS may be located within a required setback
 - Street setback areas landscaped and/or hardscaped spaces
- d) Non-residential uses and components of buildings or parcels containing a mix of uses (residential and non-residential) shall not be required to provide PUOS.

4.E.2. Common Usable Open Space

Common Usable Open Space (“CUOS”) may be indoor, outdoor or partially enclosed spaces that provide a developed amenity, gathering space or recreational area for a neighborhood or parcel. Required common useable open space shall be permitted to be calculated for the entire parcel or entire project when adjoining parcels are planned together and not separated by a public street. Common useable open space shall not be counted or allocated to a specific housing product type when more than one housing product type is planned in a parcel or project.

CUOS may be comprised of passive (landscaping) and/or active features which may include, but is not limited to any of the following that serve more than one (1) unit and has not been counted as a PUOS:

- Amphitheater or performance space
- Balcony
- Co-working space
- Courtyard (exterior or interior)
- Game area
- Garden, community or otherwise
- Lawn area
- Outdoor kitchens
- Patio (shaded/roofed but unenclosed permitted)
- Play area/structure
- Plaza
- Pool, jacuzzi, soaking tub or other water feature
- Roof deck
- Seating area
- Shade structures

CUOS shall meet following criteria:

- a) Within ¼ mile of the residences to be served;
- b) No dimension less than 10 feet, may be located within a required setback.
- c) Recreational building(s) with amenities, services, and/or gathering spaces shall count toward CUOS.
- d) Generally level (< 5% grade)
- e) Non-residential uses and components of mixed-use building or parcels shall not be required to provide CUOS.

4.F. ACCESSORY BUILDINGS, STRUCTURES AND USES

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

Attached and detached accessory buildings and structures (enclosed or open), except ADUs, shall meet all of the requirements for location of the main structure as constructed or required by the zone or as allowed by the CBC, RBC and CFC, whichever is less restrictive. Such accessory buildings shall not be allowed to encroach into required street setbacks, except as otherwise permitted herein:

- a) Detached accessory buildings may be located consistent with the CBC, RBC, and CFC, and shall not encroach into any fuel modification zones.
- b) Open structures shall be permitted in any location, except they shall not encroach into required public street setbacks.
- c) Architectural features which constitute non-usable floor space such as fire places, media niches or book shelf areas on exterior walls, eaves, awnings, chimneys, balconies, stairways, wing walls, etc. be subject to projection allowances per the CBC, RBC and CFC.

4.G. ACCESSORY DWELLING UNITS

ADUs shall be subject to the CVMC Section 19.58.022 Accessory Dwelling Units.

4.H. HEIGHT EXCEPTIONS

Height regulations, exceptions and encroachments are permitted subject to this section. The following shall apply to the Village Core zoning district:

- a) Height limitations specified within this SPA shall not apply to spires, belfries, cupolas, clock towers, domes, monuments, weather vanes, windmills, chimneys, flagpoles, parapet walls extending not more than 4 feet above the limiting height of the buildings, elevator shafts, stairwells accessing roofs and other similar architectural elements.
- b) Height limitations shall also not apply to places of public assembly in churches, schools and other permitted public and semi-public buildings, provided that these uses are located on the ground floor of such buildings.
- c) Also including appurtenances such as fire and hose towers, distribution and transmission

towers, lines and poles, water tanks, masts and aerials, cellular towers, and mechanical equipment.

- d) Mezzanine floors shall not be counted as a story when determining building height.
- e) Height exceptions and encroachments must be implemented in conformance with applicable building code requirements.

4.I. PERMITTED BUILDING ENCROACHMENTS AND PROJECTIONS

Encroachments into building setbacks from public right-of-way, building separations, and/or public right-of-way are permitted subject to this section. The following shall apply to the Village Core zoning district:

- a) All above and below ground encroachments into the Public right-of-way shall require an Encroachment Agreement. Design Review shall provide evidence to the satisfaction of the Zoning Administrator and City Engineer that the public safety will not be jeopardized or can be mitigated by the encroachment.
- b) Projections and building undulations shall be permitted consistent with the applicable building and fire code. Projections and undulations shall be identified on architectural plans and code standards called out.
- c) Encroachments shall not conflict with public utilities, Village Pathways, and Regional Trails. Where necessary, utility easements may be reduced or expanded to accommodate utility infrastructure.
- d) Buildings shall not encroach into intersection visibility triangle setbacks for corner conditions as defined in CVMC Section 12.12.120, Vision Clearance - Intersection Requirements.
- e) “Outdoor living spaces” include cantilevered balconies, walled and/or raised courtyards, porches, stoops and California Rooms are all permitted to encroach into building separations as long as they comply with building and safety codes.
- f) Encroachments for first floor awnings: An awning adjacent to a commercial use on the first floor may extend into the public right-of-way/adjacent pedestrian corridor, subject to an Encroachment Agreement.
- g) Subterranean parking structures shall be permitted to extend into the public right-of-way directly under the sidewalk/Village Pathway/parking up to the back of the curb. Such structures shall not interfere with public utilities.

4.J. PERFORMANCE STANDARDS

4.J.1. Utilities

- a) All utility connections shall be designed to coordinate with the architectural elements of the site so as not to be exposed to public view except where required by the utility provider.
- b) Pad mounted transformers and/or meter box locations shall be included in the site plan with an appropriate screening treatment such as berms, walls, and/or landscaping as approved by each utility provider.

- c) Power lines and cables, except for temporary use, shall be installed underground.
- d) Utility vaults shall be placed within public rights-of-way to the greatest extent practical.
- e) Underground utilities may be installed in common open space areas if they do not impact use of the open space area.

4.J.2. Noise

All uses shall comply with the provisions of CVMC Chapter 19.68, Performance Standards and Noise Control. As a matter of practice, the City of Chula Vista also implements the noise compatibility guidelines and CNEL thresholds of the City of San Diego.

4.J.3. Energy Conservation

- a) Buildings shall be located on the site to provide adjacent buildings with adequate solar access, when practical
- b) Buildings shall be designed in accordance with the Village 8 East Non-renewable Energy Conservation Plan
- c) Buildings shall be designed to comply with the Village 8 East Air Quality Improvement Plan

4.J.4. Parking, Loading And Storage

In addition to the standard of Chapter 8. Parking Regulations, the following shall apply to all Village Core zones.

- a) Required parking shall be permitted to be calculated for the entire parcel or entire project when adjoining parcels are planned together and not separated by a public street. Unassigned resident and guest parking spaces shall not be counted or allocated to a specific housing product when more than one housing product is planned in a parcel or project.
- b) No motorized or non-motorized vehicles shall be parked, stored, or kept in the street setback or front yard, except in the driveway or on a paved area adjacent to the driveway.
- c) No storage or display of vehicles for sale by a motor vehicle dealer is permitted in a residential driveway or on a residential street.
- d) Recreational vehicles (including campers, boats, and trailers) shall only be parked in designated areas that are fully screened from view of the public street.
- e) Loading activities shall be located and operated so that they do not disturb neighboring residents.
- f) Loading activities shall be located and operated so that they do not conflict with vehicle movements on public streets.
- g) Storage areas shall be screened from public view.

4.J.5. Access

Reciprocal ingress and egress, circulation, and parking arrangements shall be required to facilitate

the ease of vehicular movement between adjoining properties.

Common Facilities

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

4.J.6. Hazardous Materials

Hazardous Materials shall be subject to CVMC 8.34 Regulation of Hazardous Materials.

4.J.7. Storm Water

All development shall be reviewed and required to conform to the Development and Redevelopment Projects Storm Water Management Standards/Requirements of the City of Chula Vista.

5. Open Space and Parks Districts



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5. OPEN SPACE AND PARKS ZONING DISTRICTS

5.A. PURPOSE

The Parks (“P”), Open Space (“OS”) and Open Space Preserve (“OSP”) zoning districts are intended for natural open space areas, manufactured/developed open space areas, landscaping, recreation and public uses within the SPA Plan area. There is no lot size requirement or other size limitation in the P, OSP and OS zoning districts.

The OS and P districts are included in the Planned Community District Regulations to achieve the following purposes:

- Provide focal points for community and neighborhood activities.
- Provide for sustainable public/quasi-public and recreational uses.
- Provide recreation and public use opportunities, such as trails and pathways.

The OSP district is exclusively for the MSCP area to achieve the following purposes:

- Promote natural community linkages among Otay Ranch villages and the University.
- Preserve, enhance and manage natural resources.
- Preserve vistas and conserve viewpoint areas for the enjoyment of future generations.
- Establish edges to help define communities.
- Promote public health and safety.

5.B. PERMITTED & CONDITIONAL USES

Park spaces in Village 8 East may be privately owned, operated and maintained consistent with the Village 8 East Parks Agreement and/or Development Agreement. Private operators and public or private special events by reservations and/or leases shall be permitted in the neighborhood park and community park within Village 8 East. Any recreation center (including buildings or roof structures of any kind) within a park in Village 8 East shall qualify as eligible for sale or serving of alcoholic beverages pursuant to CVMC 2.66.040.

Parks and recreational facilities within Village 8 East that are privately owned and maintained shall be permitted to host temporary events, including events that allow sale or solicitation for sale of merchandise, food and beverages.

Vending vehicles, including but not limited to mobile food trucks, shall be allowed on privately owned and maintained park property and the streets adjacent to such property pursuant to CVMC 19.58.440. Other use allowances, restrictions, or CVMC exemptions are addressed in a separate agreement between the applicant/developer and the City.

Active recreation uses are permitted within the Open Space Preserve designated areas, consistent with the Otay Ranch GDP and Chula Vista MSCP Subarea Plan.

The matrix of land uses below indicates the relative permissive status using the following symbols:

“P” = Permitted.

“C” = Conditional Use Permit

“N” = Use Not Permitted.

A use not listed shall be subject to a use determination by the Zoning Administrator to determine substantial conformance with the purpose, intent and goals of this SPA Plan.

Table 6 : Permitted and Conditional Use Matrix – Open Space and Parks Districts

Use	ZONING DISTRICT		
	P	OS ⁽²⁾	OSP
Agricultural Uses			
All types of horticulture	P	P	N
Arboreta - horticultural garden	P	P	N
Agricultural corps	P	P	N
Community gardens	P	P	N
Public and Semi-public Uses			
Bicycle and Pedestrian Trails and Associated Signage	P	P	P ²
Active Recreation	P	N	P ²
Essential public services, including but not limited to: schools, libraries, museums, public libraries, public works facilities, cultural arts, interpretive centers and other civic uses ⁽¹⁾	P	N	N
Facilities per Parks, Recreation, Open Space and Trails Master Plan	P	P	N
Commercial Recreation ⁽³⁾	P	N	P ²
Sale of merchandise, food and beverages ⁽³⁾	P	N	N
Unclassified uses	N	P ⁽⁴⁾	N
Water Quality/Detention Basins	P	P	P ²
Temporary uses	P	N	N
Special events	P	P ⁽⁴⁾	N
Incidental concessions	P	P ⁽⁴⁾	N

¹ Essential public facilities permitted per requirements of Chula Vista MSCP Subarea Plan, including planned and future facilities. Schools, Libraries, public works facilities, cultural arts and other civic uses are considered non-utility uses and are not permitted.

² Subject to the Otay Ranch Resource Management Plan and Chula Vista MSCP Subarea Plan requirements. The Chula Vista Greenbelt Trail located within the OSP Zoning District is a multi-use trail that accommodates pedestrian, bicycle and equestrian use.

³ Permitted consistent with separate agreement between the Applicant and the City.

⁴ Limited to OS-7 in conjunction with trails and/or publicly accessible open space.

5.C. PROPERTY DEVELOPMENT STANDARDS

5.C.1. Site Planning

All development proposals in the Open Space and Park Districts shall be reviewed on a case-by-case basis to determine appropriate buffering and setbacks. All permanent signs, including any required signs (such as monument and dedication signage, *etc.*), shall be included in the review and specifically approved. Neighborhood and community-level signs included in the Village 8 East SPA Plan shall be permitted in areas designated in the SPA Plan. Chula Vista Greenbelt Trail signage shall meet the requirements of the Greenbelt Master Plan.

5.C.2. Landscaping

All landscaping shall meet the requirements of the City of Chula Vista Landscape Manual and the Chula Vista Landscape Water Ordinance.

5.C.3. Accessory Uses & Buildings

Accessory uses and accessory buildings customarily appurtenant to a permitted use are allowed subject to the requirements of Chapter 19.58 CVMC (Uses).

5.D. PERFORMANCE STANDARDS

All uses in the Open Space and Parks zoning districts shall conform to the performance standards provided in CVMC Chapters 19.66 (Uses: Performance Standards) and 19.68 (Uses: Performance Standards and Noise Control) and other pertinent City ordinances and policies.

- 1) Hiking and biking trails and related facilities, including signage, are permitted within the P and OS zoning districts; and are permitted, subject to Administrative Approval, in the OSP zoning district.
- 2) All uses within the “P” zoning district shall be subject to compliance with the following:
 - Village 8 East SPA Plan, Chapter V, Parks, Recreation, Open Space and Trails Master Plan
 - The final park design pursuant to a separate agreement between the Applicant and the City.
 - Signage shall be provided in areas adjacent to the MSCP to the satisfaction of the Development Services Director and/or Preserve Owner Manager.

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6. Community Purpose Facility District



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6. COMMUNITY PURPOSE FACILITY ZONING DISTRICT

6.A. PURPOSE

CVMC Section 19.04.055 (Definitions: Community Purpose Facility) defines “Community Purpose Facility” as “...a structure or site for certain non-profit assembly, or recreation purposes, as well as ancillary uses such as a parking lot within a planned community.”

The Village 8 East Community Purpose Facility (“CPF”) obligation shall be partially satisfied through a private recreation facility designated CPF site within the CPF zoning district. The balance of the CPF obligation shall be satisfied pursuant to a separate agreement between the Applicant and the City of Chula Vista.

Alternative Compliance is subject to the discretion of the Development Services Director. An alternative compliance mechanism (e.g. providing square footage within a building that will accommodate CPF uses or constructing a facility for CPF uses) may be approved, provided such alternative mechanism meets all the requirements of CVMC Section 19.48.025.

6.B. PROPERTY DEVELOPMENT STANDARDS

All development in the CPF zoning district shall be regulated by the standards of **Table 7**, except as modified through Minor Administrative Modification.

Table 7: CPF Zoning District Property Development Standards

Standard	CPF Zoning District
Maximum Building Height ⁽¹⁾	36 feet
Setbacks ⁽¹⁾	Per California building and fire code requirements; however, in no case shall a setback of more than 10 feet be required, except as required for compliance with California building and fire code
Required Parking	Not required for private recreation
¹ Standards are subject to Section 10.E Minor Administrative Modifications.	

6.C. PERFORMANCE STANDARDS

- 1) Setback areas adjacent to the public street shall be landscaped and/or hardscaped. All planting and irrigation shall be in accordance with the City’s Landscape Manual and the Landscape Water Conservation Ordinance. All landscaping shall be maintained in a healthy thriving condition, free from weeds, trash and debris.
- 2) All ground mounted mechanical equipment, including heating and air conditions units and trash receptacle areas, shall be completely screened from surrounding properties by a wall or fence, or shall be enclosed within a building. No material or equipment so screened shall have a height greater than the enclosing wall, fence or building. Structural and design plans for any screening required under the provisions of this section shall be approved by the Development Services Director.
- 3) All roof appurtenances including, but not limited to, air conditioning units, and mechanical equipment shall be shielded and architecturally screened from view from adjacent public streets and residential uses on adjacent parcels, to the greatest extent feasible.
- 4) All light sources shall be shielded in such a manner that the light is directed away from streets or adjoining properties. Illuminators should be integrated within the architecture of the building, wherever possible.
- 5) All utility connections shall be designed to coordinate with the architectural elements of the site so as not to be exposed except where required by utility providers. Pad mounted transformers and/or meter box locations shall be included in the site plan with an appropriate screening treatment.
- 6) No use shall be permitted which creates odor in such quantities as to be readily detectable beyond the boundaries of the site

7. Other Zoning Districts



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7. OTHER ZONING DISTRICTS

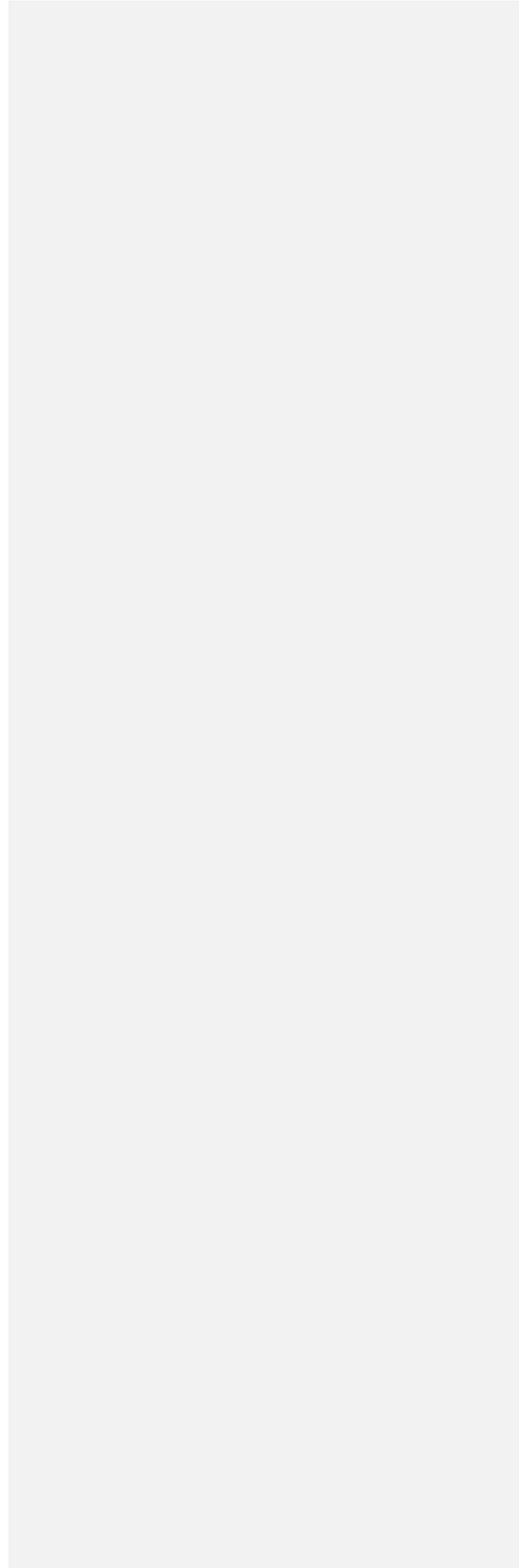
7.A. FUTURE DEVELOPMENT LOTS

Properties within the Future Development (“FD”) zoning district are located east of SR-125. The development regulations and land uses proposed for properties designated FD will be established at the time of application.

7.B. CALTRANS LOTS

Properties within the CALTRANS Lots (“CT”) zoning district are located west of SR-125 within the future SR-125 ROW. Upon completion of the CALTRANS Right-of-way Decertification Process, the CALTRANS Lots will be deeded by the Applicant to CALTRANS. There are no land uses assigned to these areas.

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8. PARKING REGULATIONS



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8. PARKING REGULATIONS

8.A. PURPOSE

All regulations set forth in this section are for the purpose of providing convenient parking spaces for vehicles. These parking requirements are to be considered as the minimum necessary for such uses permitted by the respective zoning district.

The intent of these regulations is to provide adequately designed parking areas with sufficient capacity and adequate circulation to minimize traffic congestion and promote public safety. It shall be the responsibility of the developer, owner or operator of the specific use to provide and maintain adequate parking.

8.B. GENERAL PROVISIONS

All parking shall be provided as specified by the applicable building configuration. Additional parking standards are identified in **Table 8: Parking Standards** and as follows:

Table 8: Parking Standards

Standard	All Zones	Notes
Driveway Apron (Private Drive Aisle)	3 feet minimum or 17 feet or greater	Dimensions between 3 feet and 17 feet prohibited
Driveway Apron (from public street)	Prohibited	Private driveways shall not take access from public streets
Single Residential Garage / Carport Space	10 feet wide x 20 feet deep	Free of any obstructions
Tandem Garage (counts as 2 spaces)	10 feet wide x 40 feet deep	Free of any obstructions
Non-Residential Parking Space	9 feet wide x 19 feet deep	Spaces with a depth of 17 feet and 2 feet of overhang onto curb are permitted to fulfill this requirement. Wherever a 2-foot overhang occurs, a minimum 48-inch pedestrian walkway shall be maintained with minimal impacts to planting areas.
Parallel Parking Space	23 feet x 9 feet	
Compact Parking Space	7.5 feet wide x 15 feet deep	Compact spaces may be used to fulfill up to 25% of the required parking for commercial and unassigned attached residential spaces.

8.C. RESIDENTIAL GARAGES AND DRIVEWAYS

- a) All garage doors shall be automatic roll up doors.
- b) All parking configurations are permitted including tandem, underground, interior car lifts (parking stacked vertically by mechanical device) and other innovative parking configurations designed to maximize space. All parking spaces that provide parking for a vehicle, including these configurations or similar configurations, shall count as one space toward required parking.
- c) Each parking space that meets the minimum dimension shall count as one space; tandem configurations shall count as two spaces.
- d) Parking spaces beyond those required per zone property development standards (garage, enclosed, covered, or unenclosed spaces) may be sized to accommodate standard cars, compact cars, or Neighborhood Elective Vehicles (“NEVs”).

8.D. PRIVATE DRIVES & PRIVATE DRIVE AISLES

- a) Private Drives interior to RM-1 and RM-2 zoning districts shall be required to have, at minimum, a 4-foot sidewalk on one side and a 6-foot parkway on both sides. On-street parking along Private Drives is encouraged but not required; 6 foot wide parallel parking permitted. See Private Drive cross section in Village Design Plan
- b) All Private Drive Aisles shall be two way and have a minimum width of 24 feet clear for travel and fire access; see **Exhibit 4**.
- c) All parking spaces, drive approaches, and Private Drive Aisles shall be designed for adequate maneuverability with a minimum back-up distance of 24 feet. See **Exhibit 4**.

8.E. VEHICLE PARKING SPACES

- a) Parking spaces shall not obstruct access to other units or their designated parking space(s).
- b) Handicapped parking shall be provided in accordance with Title 24, California Handicap Accessibility Requirements.
- c) Parking spaces shall not obstruct sidewalks, trails, or other pedestrian corridors.
- d) Parking aisles shall meet the minimum widths specified in the City of Chula Vista Parking Table.

8.F. BICYCLE PARKING

- a) Bicycle parking located within buildings, garages or private yard spaces that are not accessible to the public shall be considered secure spaces and do not require additional security devices. All other bicycle parking shall be permanently anchored with the ability to secure both the wheels and the frame and shall meet the requirements of CalGreen.

- b) Bicycle parking facilities shall be located pursuant to the requirements of CalGreen and in highly visible areas to the greatest extent feasible in order to minimize theft and vandalism and encourage use.
- c) Bicycle parking shall be located to prevent parked bicycles from blocking sidewalks and other pedestrian corridors, maintaining a minimum of 4 feet for pedestrians to pass.
- d) Bicycle parking provided in garage spaces shall not encroach into required vehicle parking areas.

8.G. PAVING

- a) All off-street parking areas, including driveways and parking lots, shall be constructed with a durable and dustless surface.
- b) Porous paving is permitted for surface lots if properly engineered.
- c) All surface parking areas shall be designed in accordance with the Village 8 East SWQMP.

8.H. PARKING AREA LIGHTING

- a) Lighting shall be provided in all parking areas for safety.
- b) Lighting shall be designed to minimize light spillage onto adjacent properties.
- c) Lighting shall meet the requirements of CVMC Section 19.62.120 Parking Areas-Lighting Arrangements.

8.I. SURFACE PARKING LOT SCREENING AND LANDSCAPING

- a) Provide a minimum 5-foot setback with landscape and/or hardscape between parking lots and adjacent buildings.
- b) Provide a 6-foot minimum landscape buffer setback between parking areas and public streets.
- c) Any approved combination of planting, walls, and/or decorative features, which are visually compatible with the community aesthetic values, may be utilized to screen parking from public view.
- d) The total non-garage parking area shall be landscaped in accordance with the City's Landscape Manual and Shade Tree Policy #576-19.
- e) All planting areas, walls, fences and services areas shall be separated from parking areas by one-foot horizontal concrete curb or step out consistent with City standards.

8.J. PARKING STRUCTURES

- a) Stand-alone above-ground parking structures are only permitted in the VC Zoning District.
- b) Subterranean parking structures are permitted in any zoning district provided they do not encroach into public rights-of-way.

8.K. PARKING LOT AND PARKING STRUCTURE ACCESS

- a) Entries into parking lots and structures shall be designed to be convenient and easy to find through location and/or signage.
- b) Adequate vehicle stacking distance at entrances to paid or gated parking facilities shall be provided to reduce traffic impacts on adjacent public streets. The maximum driveway width along public streets is 24 feet.
- c) Parking lot/structure entry design, including stacking and secondary access, shall be reviewed at the site plan level.

9. COMPREHENSIVE SIGN REGULATIONS



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9. COMPREHENSIVE SIGN REGULATIONS

9.A. PURPOSE

The purpose of these regulations is to establish a coordinated exterior signage program achieving a unified and cohesive overall appearance. Identity signage is a major factor in creating and preserving the character of Village 8 East. In addition to the requirements of this section, all signage shall comply with applicable portions of CVMC Sections 19.60.005-300, 19.60.500 and 19.600-930. In instances where these regulations conflict with the CVMC, the regulations contained herein shall take precedent.

Most signage will occur within the Village Core zoning district but there will be a need for additional identifying signs on multi-family neighborhoods and other uses located outside of the Village Core. The signage design of Village 8 East must be respectful of the surrounding area yet have a distinctive character that reflects the mix of uses and village setting. Signage within residential areas shall complement the adjacent architecture and surrounding neighborhood.

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

9.B. GENERAL SIGNAGE REQUIREMENTS

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

9.C. MAJOR AND MINOR IDENTIFICATION

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

9.C.1. Freestanding Signs

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

The following apply to all Freestanding Signs:

- a) Pylon signs are vertically oriented signs where the width of the sign panels shall not extend beyond the width of the architectural support elements. Single support (pole) signs are not allowed.

- b) Monument signs are low profile signs where the sign width is mounted on the ground as a solid architectural element. Monument signs shall be designed with the width of the base of the sign equal to or more than the width of the sign face. They shall be located within a landscape area whenever possible and the signs shall be in proportion to the size of the area where they are located.

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

9.C.2. Gateway Signs

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

9.C.3. Wall and Projecting Signs

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

- a) Wall signs shall consist of individual letters attached to a building without visible supports or raceways. They shall be securely attached to the building while not obscuring the building's ornamental features.
- b) Projecting or blade signs shall be placed perpendicular to the first floor building wall with a minimum vertical clearance of eight feet. In an arcade situation, the sign shall be hung from the ceiling. One blade sign will be allowed per business along each street frontage. Illumination shall be limited to external (spot lights) or decorative (gooseneck, etc.) types. Projecting signs shall be securely attached to the building fascia or canopy with an attractive and decorative support.
- c) Window signs are permanent signs placed directly on or behind the glass. Signage shall not cover more than 25% of the window area of each street frontage, excluding glass doors, or one square foot per one foot of frontage, whichever is less. One window sign is permitted per framed first floor window area of each street frontage. Illumination shall be limited to external (spot lights) or decorative (gooseneck, etc.) types.
- d) Awning signs are painted or printed directly onto a cloth, glass, or metal awning. Metal or glass awnings shall have a matte finish and fabric awnings shall be a solid color. Awnings shall be designed to project over doors and windows – not as a continuous feature extending over multiple windows, doors, and architectural piers. Shed style awnings without end panels are preferred. Limit signage awnings to business name, logo, and/or address numbers. Backlit awnings are not permitted.

9.D. CHANGEAGE SIGNAGE

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

9.D.1. Temporary Signs

Temporary signage is used to identify and direct traffic to special events or specific products during construction and sales periods. These signs will be subject to sign permit approval for specified periods of time. Types of temporary signs include product identification signs, secondary directional signs, future facility signs, and flags.

Paper, cardboard, Styrofoam, stickers, and decals are not acceptable forms of temporary signage.

9.D.2. Marquee Signs

Marquee signs are typically used to provide information about current showings or events for theaters, casinos, ticket outlets, live entertainment uses, schools, and CPF. These types of signs will only be allowed within the Village Core Zone or at school and CPF sites. Marquee signs may be manual or electronic.

9.D.3. Pageantry

Pageantry signage includes flags, kiosks, banners, and similar temporary or permanent (but changeable) elements. Pageantry signage is only permitted in the Village Core and shall be subject to approval of the Planning Director.

The intent is to allow regular changes to the pageantry in terms of content for a variety of purposes including special events and other community information. Pageantry may be located within the right-of-way, within setbacks, or on private lots.

- a) Pageantry shall not conflict with public sidewalks.
- b) Pageantry shall not include flashing, flickering, rotating or moving lights.
- c) Pageantry shall be limited to locations identified by the Master Developer.
- d) Signs located within the public right-of-way shall require an Encroachment Agreement from the City of Chula Vista. The Encroachment Agreement shall include a signage program which complies with CVMC and SPA requirements. The program shall be managed by a responsible sign contractor and contain provisions for insurance, permit fees, bonds, and maintenance to the satisfaction of the Development Services Director/City Engineer.
- e) Flags and banners are not permitted as permanent signage but can be approved on a temporary basis with a special event permit.

9.D.4. PORTABLE SIGNS

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

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

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

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

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

9.E. DIRECTIONAL SIGNAGE

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

9.F. ILLUMINATION OF SIGNS

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

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

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10. IMPLEMENTATION AND ADMINISTRATION



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10. IMPLEMENTATION AND ADMINISTRATION

10.A. PURPOSE

The purpose of this section is to define certain implementation and administrative procedures to provide clear instructions and notice to Village 8 East property owners and builders regarding permit and plan approvals. These [PC District Regulations](#) use the standard procedures provided in CVMC Chapter 19.14, except where special procedures are required or defined herein.

The administration of the Village 8 East SPA Plan shall be as provided for in CVMC Section 19.48.090 et. seq. Whenever the provisions of ~~these~~ [PC District Regulations](#) ~~SPA~~ conflict with or provide different rules, standards, or procedures from those in CVMC Titles 12 (Streets and Sidewalks), 18 (Subdivisions), or 19 (Zoning and Specific Plans), the provisions of ~~these~~ [PC District Regulations](#) ~~chapter~~ shall prevail. On matters within those [CVMC](#) titles on which ~~these~~ [PC District Regulations](#) ~~chapter~~ is silent, the existing [CVMC](#) titles shall apply ~~and control~~.

10.B. AMENDMENTS

Changes to the boundaries of the zoning districts shall be made by ordinance and shall be reflected on the official Village 8 East Zoning District Map as provided in **Exhibit 2**. Minor changes resulting from the approval of a tentative or final map shall be made to the Zoning District Map as an administrative matter. Approval of a zone change requires affirmative action following a public hearing by both the Planning Commission and City Council in accordance with the provisions of CVMC Chapter 19.12 (Legislative Zoning Procedure).

10.C. EFFECTS OF REGULATIONS

The provisions of Chapter III, Multi-Family Residential Districts, Chapter IV Village Core Districts, Chapter V Open Space & Parks Districts, Chapter VI, Community Purpose Facility, Chapter VII Future Development District governing the use of land, buildings, structures, building setbacks, building height, performance standards and other provisions are hereby declared to be in effect upon [and shall apply to](#) all land included within the boundaries of each and every zoning district established by these ~~PC~~ [Planned Community](#) District Regulations.

10.D. MULTIPLE APPLICATIONS

When an applicant applies for more than one permit or other approval for a single development, the applications shall be consolidated for processing and shall be reviewed by a single decision maker or decision-making body pursuant to the requirements of CVMC Section 19.14.050.

10.E. MINOR ADMINISTRATIVE MODIFICATION

The development standards herein are intended to promote quality development within Village 8 East. In order to support adaptability to development, design, and market standards, Minor Administrative Modifications to development standards may be permitted pursuant to this section. As identified in **Table 9: Minor Administrative Modifications**, specific property and development standards of each zoning district may be modified administratively by the Zoning Administrator.

Minor Administrative Modifications shall be identified as part of the Design Review Permit Application for a parcel or project.

10.E.1. Minor Modification Requirements

- a) Upon determination by the Zoning Administrator that the modification(s), as authorized by **Table 9: Minor Administrative Modifications**, is consistent with the intent of the Village 8 East SPA Plan, the identified standards may be modified administratively through a Design Review Permit.
- b) The project description for the Design Review submittal shall include a description of any Minor Administrative Modification including the standard for modification, percent modification and applicable SPA Plan section references.
- c) The Minor Administrative Modification shall be submitted to the Master Developer for review and approval. The Master Developer Approval Letter shall include specific approval or denial of the requested Minor Administrative Modification.

Table 9: Minor Administrative Modifications

Standard	Administrative Modification
Building Height	10% of height by feet
Building to Street Setback	15% from minimum
Open Space (private or common usable)	15%
Guest Parking	5%
Required Parking	5%
Wall/Fence Height	10% consistent with safety standards

Applications that exceed the limits identified in **Table 9** shall be subject to a Variance or SPA Plan Amendment.

10.F. SPA PLAN INTERPRETATION

10.F.1. Substantial Conformance

The Zoning Administrator may determine an application is in substantial conformance with the adopted SPA document, subject to the following findings:

- a) The proposed project or use is substantially consistent with the Chula Vista General Plan and adopted City policies.
- b) The proposed project or use is substantially consistent with the Village 8 East SPA Plan and its purpose and intent. Land use and circulation patterns are generally consistent. Statistical variations such as site area calculations shall be less than 10%.
- c) The proposed project or use meets the provisions of these PC District Regulations governing the use of land, buildings, structures, building setbacks, building height, performance standards and other provisions.
- d) The proposed project or use substantially complies with the Village 8 East Landscape Master Plan and Village Core Master Precise Plan, as applicable. Some deviation from standards and guidelines are permitted as long as the project meets the overall design intent

and vision specified in the Village 8 East Design Plan, as applicable.

- e) The proposed project or use will not, under circumstances of the particular case, be detrimental to the health, safety or general welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity.
- f) The proposed project or use is substantially consistent with the principles and overall quality of design established for the Otay Ranch Planned Community.

The Zoning Administrator shall set a reasonable time for the consideration of each application to the applicant and to other interested persons as defined in CVMC 19.14 – Administrative Procedures – Permits – Applicants – Hearings – Appeals. In the event objections or protests are received, the Zoning Administrator shall set the matter for public hearing as provided therein.

10.F.2. Clarification of Ambiguity

If ambiguity arises concerning the proper classification of a particular parcel within the meaning and intent these PC District Regulations or the Village Design Plan, or if ambiguity exists with respect to height, setbacks/building separation, lot area requirement or zoning district boundaries as set forth herein, the Development Services Director shall make a determination clarifying said ambiguity based upon the pertinent facts and the intent of the SPA. For ambiguities that arise from applications requiring a decision by the Zoning Administrator or public hearing by a decision-making body other than the Zoning Administrator, the determination of the Zoning Administrator shall be forwarded to the appropriate decision-making body as a recommendation.

10.F.3. Site Utilization and Mapping Refinements

The SPA Plan and [these](#) PC District Regulations provide guidance for development at the subdivision and improvement levels and are the basic reference for determining permitted land uses, densities, total units and required public facilities. The SPA Plan does not intend to be used in a manner that predetermines the development solution for each and every parcel. It is intended to reflect the City’s intent for determining the intensity, design and desired character of use for Village 8 East. The development parcels, open space parcels and internal circulation indicated on the Site Utilization Plan are conceptual. Adjustments to these configurations may occur as part of the tentative map and final map approval process. Modifications to the SPA Plan exhibits and text, to reflect adjustments based on an approved tentative or final map, may be accomplished without a formal SPA Amendment.

Further, the SPA Plan is not a guarantee that a certain dwelling unit yield will be achieved on each parcel. Parcels are not required to achieve the ‘Estimated Density’ identified in the Site Utilization Summary Table. However, the minimum and maximum density specified in the land use district designation for each parcel shall apply. The final dwelling unit yield of any parcel shall be determined by field conditions, site plan and Design Review Permit, and a number of external factors that influence the design and density of individual projects; submittal of an updated Unit Tracking Table shall be required.

10.G. REVIEW PROCESS

This section includes the unique administrative procedures for Master Developer and City

Administrative Design Review of the design and development of new buildings and uses within the Village 8 East SPA Plan area. Additional permits may be required and shall be subject to and processed in accordance with the CVMC.

10.G.1. Administrative Design Review

The purpose of Administrative Design Review, as defined herein, is to evaluate an application for consistency with the use regulations and property development standards of the zoning district per [these](#) PC District Regulations. It is not a purpose of the Design Review process to control design character in a manner that individual initiative is constrained in the layout of any particular building or parcel(s) and substantial additional expense incurred; rather, it is the intent of Design Review to achieve the overall objectives and standards of [these](#) PC District Regulations and CVMC, as applicable.

The development standards contained in these PC District Regulations, combined with the Village Design Plan, Village Core Master Precise Plan (if applicable) and the CVMC set an appropriate level of regulations and objective design standards to ensure quality development of Village 8 East and approval of a Design Review Permit. Therefore, within Village 8 East, Design Review shall be an administrative process applicable to all development in the Multi-Family, Village Core and Community Purpose Facility zoning districts, [and the City Zoning Administrator is authorized to review and issue a design review permit](#) where the application [for such a permit](#) is consistent with the following:

- Village 8 East SPA Plan
- PC District Regulations, including Minor Administrative Modification
- Master Developer Approval Letter

10.G.2. Administrative Design Review Process

Master Developer Review: Prior to filing a Design Review Permit application with the City, the builder/applicant shall submit all application materials to the Master Developer for review, comment and potentially modification. The Master Developer shall review the materials for compliance with the design guidelines found in the Village Design Plan and Village Core Master Precise Plan (applicable to VC zoning district only). The Master Developer shall prepare a letter indicating Master Developer approval, requirement for modification or denial of the proposed project. The Applicant shall submit a copy of the Master Developer Approval Letter to the City with the Design Review Permit application package. No Design Review Permit application shall be submitted to the City without a Master Developer Approval Letter.

City of Chula Vista Review: The Administrative Design Review is intended to ensure a proposed project complies with the minimum requirements set forth in the Village 8 East development regulations and to ensure a high-quality community is implemented. The Design Review Permit is not intended to control design character in a manner that stifles individual initiative or creativity during preparation of the site plan or that results in substantial additional processing time or expense; but rather the City's review is intended to confirm that the proposed project meets the minimum objectives and standards of these PC District Regulations, Village 8 East SPA Plan, Village Design Plan, Village Core Master Precise Plan (VC zoning district only) and CVMC. Village 8 East Administrative Design Review Permit applications shall be subject to the standard City Master Fee Schedule (Chapter 14-100 Planning Fees), as may be revised by the City annually each October.

Administrative Design Review Permit shall:

- a) Be implemented through the Zoning Administrator and processed consistent with CVMC Section 19.14.583 through 19.14.600, except as modified by these PC District Regulations; other sections of CVMC Chapter 19.14 shall not apply unless specifically noted in this chapter.
- b) Not be subject to Planning Commission or City Council review, unless an appeal is [timely and properly](#) filed per CVMC 19.14.588 with the City of Chula Vista.
- c) Not include review of architectural design, color and materials information. Black and white architectural elevations shall be included in the Design Review submittal package to demonstrate compliance with applicable CBC, CRC and CFC only. See **Appendix A** for specific Design Review requirements.

10.G.3. Administrative Design Review Permit Submittal Requirements

In addition to the Design Review Permit application, all Design Review applications shall include the following information/materials and all items outlined in **Appendix A**:

- Completed Design Review submittal checklist, see Appendix A, to facilitate City review
- Master Developer Approval Letter
- Updated Unit Tracking Matrix (Attachment A of the SPA Plan)

10.G.4. Parcel Unit Count (Unit Tracking Table)

The Village 8 East Site Utilization Plan and Tentative Map provide the general design intent of the Village 8 East SPA Plan; however, the SPA Plan recognizes the need for flexibility in planning to accommodate future development constraints and changing market demands. The SPA Site Utilization Summary and the Village 8 East Tentative Map Site Utilization Table (Sheet 1) provide 'Estimated Units' for each parcel. Estimated Units are provided for planning purposes only, do not represent the final unit count for each parcel and shall not be a factor in establishing the final unit count for any parcel. The final unit count for any given parcel shall only be regulated by the minimum and maximum density established for the applicable zoning district, shall be reviewed as part of the Administrative Design Review process and documented in the Unit Tracking Table as part of the application.

Any unit count consistent with the following shall be considered consistent with the SPA Plan and [these](#) PC District Regulations; a unit transfer or reallocation process shall not be required.

1. Unit count is consistent with the permitted density range of the applicable zoning district; density shall be calculated as total units per project acreage, density shall not be calculated on a per product or home type basis.
2. The cumulative unit count of the application and all previous approvals does not exceed the 3,276 residential units or 20,000 square feet of non-residential space as approved for Village 8 East.

The Unit Tracking Table, as updated for each approved project, shall be part of the SPA Plan administrative record to maintain an accurate count of approved units.

If the S-1 school site is accepted by the school district, then the residential units associated with the school site per the Village 8 East Site Utilization Summary table are permitted to be reallocated to any parcel in Village 8 East.

Establishing the unit count for any parcel during project application shall not be subject to review by the Planning Commission or City Council *unless* the total number of authorized units within Village 8 East is exceeded.

10.H. INTENSITY TRANSFERS BETWEEN VILLAGES

Residential units, non-residential square footage and CPF obligations may be transferred among Otay Ranch villages and planning areas (e.g. Villages 2 West, 3, a portion of 4, 8 West, 8 East, 9 and 10 and Planning Areas 10/University and 20), as permitted by the City Council pursuant to the expressed terms set forth by agreement, ordinance or such other manner approved by City Council. No transfer shall result in exceeding the maximum number of residential units or non-residential square footage shown in an approved SPA Plan or tentative map without a revised SPA Plan and tentative map approved by the City Council.

The following findings are required:

- 1) The units transfer between villages is consistent with the village design policies and the Entitlements for the village into which the units are being transferred;
- 2) The total number of entitled units among the villages is not exceeded;
- 3) Public facilities and infrastructure including schools and parks are provided based on the final number of units within each village or parcel and the Applicant shall agree to pay any additional fees resulting from said transfer;
- 4) The planned identity of the villages is preserved including the creation of pedestrian friendly and transit- oriented development, as applicable;
- 5) Preserve conveyance obligations shall be based on the final map development area;
- 6) The Intensity Transfer application is supported by the minimum necessary technical study to establish the applicable capacities of the project EIR have not been exceeded, if necessary, to the satisfaction of the Development Services Director and that substantiate adequate infrastructure exists to support the intensity transfer.
- 7) The Master Developer approves of the unit count as documented in the Master Developer

review letter.

- 8) The resulting density of both the granting and receiving parcels shall be consistent with the applicable zoning district density range specified for each parcel.

10.I. PERMITS, VARIANCES AND ZONING APPLICATIONS

The following permits, variances and zoning applications shall be subject to the applicable procedures described in CVMC Section 19.14~~4~~:

- Conditional Use Permits¹;
- Variances;
- Home Occupations

10.J. SUBDIVISION STANDARDS AND PROCEDURES

Tentative maps, parcel maps and final maps shall be consistent with the development standards set forth in the Village 8 East SPA Plan, and these ~~Planned Community~~ District Regulations and shall be processed in accordance with the procedures and submittal requirements set forth in CVMC Title 18.

10.K. VILLAGE 8 EAST LANDSCAPE MASTER PLAN

The Master Developer shall submit a Village 8 East Landscape Master Plan (“~~LMPP~~”) to the City for review and approval. The purpose of the Landscape Master Plan is to provide an overall basis for reviewing specific landscape design at the site planning and public improvements stages. Except for the provisions set forth herein, the requirements for the application, review and approval process shall comply with CVMC Section 19.14.485.

10.L. VILLAGE CORE MASTER PRECISE PLAN

The Master Developer shall submit a Village Core Master Precise Plan to the City for review prior to or concurrent with submittal of the first Design Review application within the Village Core Zoning District. The MPP shall be subject to Administrative Design Review and must be approved by the Zoning Administrator prior to approval of the first Administrative Design Review in the VC Zoning District.

The purpose of the MPP is to coordinate the spatial relationships between buildings, structures, landscaping and public spaces as well as to ensure a unified design theme for signage, lighting and street furnishings within the Village Core in order to implement the vision of creating a pedestrian friendly Village 8 East core. The MPP provides an overall basis for reviewing Design Review applications and proposed public improvements within the Village Core. Except for the provisions set forth herein, the requirements for the applicant, review and approval process of the MPP shall comply with the Otay Ranch GDP, Page II-63. No other Master Precise Plans shall be required within the Village 8 East SPA Plan area.

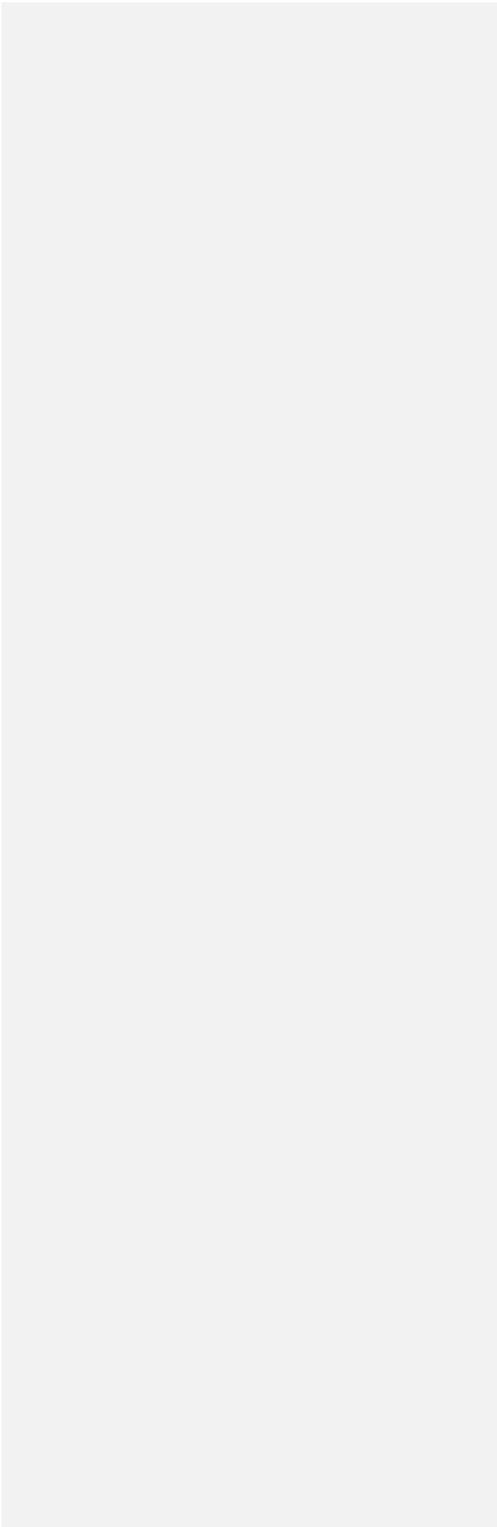
Commented [KS3]: What land use proposal would trigger a CUP within this SPA?
Some additional text and explanation may be required here..

Commented [RH4R3]: Please refer to Tables 2, 4 and 6 for uses per zoning district. Added footnote for clarity

¹ See Tables 2, 4 and 6 for a list of uses by zoning district subject to a Conditional Use Permit.

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11. Enforcement



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11. ENFORCEMENT

11.A. ENFORCEMENT

The City shall enforce the Planned Community District Regulations contained herein in accordance with the Implementation & Administration authority provided by the City’s Charter and the CVMC.

11.B. MONITORING AND UPDATES

As provided in the Village 8 East SPA Plan, a range of residential densities are planned within the Village 8 East SPA. As provided in Section 10.G.3. of these PC District Regulations, Unit Reallocation between parcels may occur during development. These changes must be monitored to ensure compliance with the overall approvals of the project and the provision of certain population-based public facilities. Changes that include an increase in the number of residential units may require a corresponding increase in such facilities and a decrease in residential units may require a corresponding decrease in facility requirements.

In order to ensure continuing compliance with required standards, the Master Developer and Development Services Director shall maintain an administrative record including the Unit Tracking Table beginning with the initial SPA Plan approval. The administrative record documents the assignment of residential units and non-residential square feet to the various Village 8 East parcels and the intended compliance strategy for population based public facilities. This record shall be updated with each Administrative Design Review approval as an administrative action following such approval.

The Unit Tracking Table reflecting approved or pending unit counts shall be provided by the Master Developer to the Zoning Administrator at the time of each Administrative Design Review application. After approval, the ~~Development Services Director~~City of Chula Vista shall maintain the Unit Tracking Table as the official monitoring records in both written and in digital form, accessible to other City departments and the Village 8 East Master Developer and Builders.

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***Appendix A: Village 8 East Administrative Design Review
Submittal Checklist***

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Administrative Design Review

SUBMITTAL CHECKLIST:

Please review and indicate items included in your submission (Y = Yes, N = No, N/A = Not Applicable). Only items listed below are required to complete Design Review.

Y	N	N/A	ITEM
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Review <u>Fees/Deposits - See Master Fee Schedule</u>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>Completed Application Form (check Variance if applicable)</u>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>Sewer Intake Form</u>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>Project Information Form 6-2020</u>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Master Developer Approval Letter
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Village 8 East Unit Tracking Table
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Minor Administrative Modification (if any)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Civil Site Plan (provided on a flash drive AND an online link to all documents)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A. Project location, legal description, and Assessor's Parcel Number (APN)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B. Lot size (square footage, acres)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	C. Property owner's name and address
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	D. Name of person/firm (Architect/Engineer) that prepared the plans & preparation date
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	D. Provide a Vicinity Map & North Arrow
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	E. Boundaries of subject property with dimensions and setbacks between public right-of-way & edge buildings (Per Village 8 East PC District Regulations)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	F. All existing & proposed buildings/structures
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	G. Distance between buildings & structures per applicable Building / Fire Code. Include applicable Building / Fire Code utilized, standards and effective building separations
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	H. Provide property zoning/land use and adjacent zoning/land use per the applicable Sectional Planning Area (SPA) Plan(s)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	I. Provide use and square footage for each building
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	J. List number of existing/proposed dwelling units, types of dwelling units (Multi-Family attached, detached), number of bedrooms, density of all units within the project.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	K. Show existing and proposed retaining walls (indicate height and materials)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	L. Parking Layout: existing parking, required parking calculations (residential per Village 8 East PC District Regs and non-residential per ITE Parking standards), dimensions of parking spaces, pedestrian pathways, and loading area(s)

Otay Ranch Village 8 East

Y	N	N/A	ITEM
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	M. Floor area ratio (FAR) (Commercial uses only)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N. Label adjacent streets, alleys, properties and structures
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	O. Fire Truck Turning and Access Exhibit
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	P. Trash enclosure with screening and dimensions for common trash service and trash bin and types for individual trash service. Trash Truck Turning and Access Exhibit (Refer to Recycling and Solid Waste Planning Manual)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Q. Provide conceptual on-site utility layout
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	R. Provide calculations for Common Usable Open Space and Private Usable Open space and show conceptual locations
			S. Provide proposed cubic yards of earthwork (required for > 250 CY)
			T. One (1) cross section for each boundary edge (public ROW, open space, adjacent parcel boundary if applicable); maximum of 4 cross sections
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Conceptual Architectural Site Plan
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A. Provide square footage for each unit & total building area
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B. Label interior use and square footage of each area or room of the building
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	C. Trash enclosure(s) detail including building materials, design and dimensions, type and size of bins
	<input type="checkbox"/>	<input type="checkbox"/>	D. Provide black and white elevations for all four sides of each new building (N/S/E/W) for Building / Fire Code consistency
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	E. Provide Building height(s) - existing and proposed
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	F. Provide all exterior building materials - on each elevation to demonstrate compliance with applicable Building and Fire Codes only
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Conceptual Landscape Site Plan
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A. Provide a landscape plan with exterior lighting, planting, accessory structures
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B. Provide lot coverage for proposed landscape (minimum 15% required for new construction or any proposed site improvements)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	C. For minor changes to the site, provide any landscape improvements, existing/proposed planting, or note there will be no changes to the landscaping of the site
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	D. Provide all walls, fences, etc. (indicating height, design and materials)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	E. Provide existing and proposed freestanding signs
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	F. Provide conceptual site lighting plan / photometric analysis for sport courts, parks areas adjacent to sensitive habitat, etc.)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	G. Provide common open space conceptual design plan
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	H. Provide a concept statement of Compliance with Chula Vista Landscape Water Conservation Ordinance

Otay Ranch Village 8 East

Y	N	N/A	ITEM
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	I. Provide a conceptual Design Statement w/ "Landscape Design Objective"
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	J. Provide a conceptual Irrigation Statement
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Environmental/Technical Studies (based upon project scope)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A. Noise/Acoustical Study (i.e. carwashes, mixed-use, major roadway adjacent)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B. Lighting/Photometric Plan (sports fields, parks adjacent to sensitive habitat, etc.)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	C. Phase 1 Environmental Analysis (vacant land, former gas stations, etc.)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	D. Other (specify)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Engineering Reports (for new construction)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A. Geotechnical Report/Soils Report
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B. Stormwater Quality Compliance Memo

Note: Sewer, water, and storm drain sizing shall be reviewed during final engineering and shall not be required for design review.