

MASTER PRECISE PLAN

Freeway Commercial (South Portion)



Otay Ranch Town Center Sectional Planning Area (SPA)

Adopted , 2024, by Resolution No. 2024-

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**FREEWAT COMMERCIAL
SOUTH PORTION
OTAY RANCH TOWN CENTER
MASTER PRECISE PLAN**

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I. Introduction

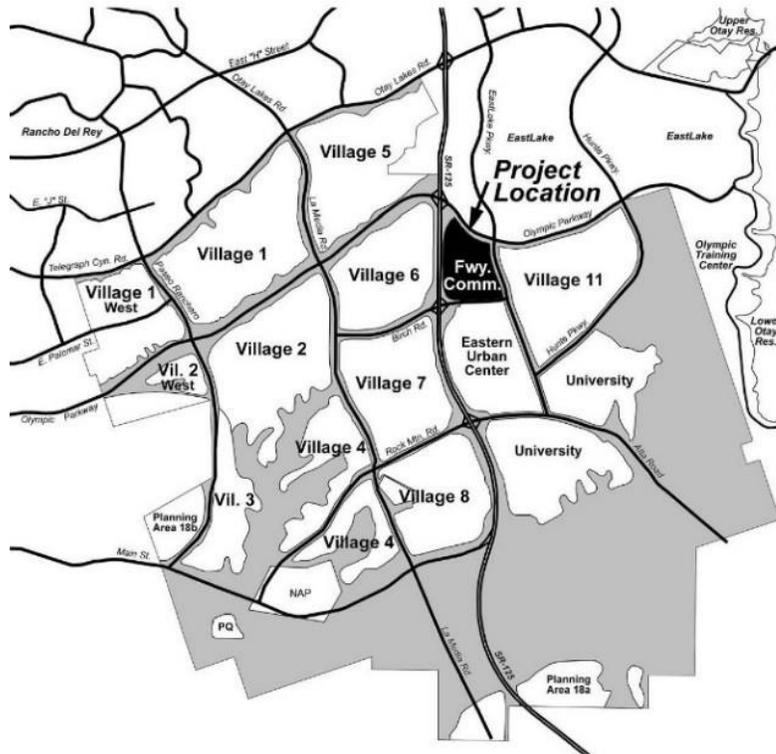
1. Background and Purpose

The Freeway Commercial Sectional Planning Area (SPA) represents a southward and eastward extension of the initial development approved in Otay Ranch SPA One, containing Villages 1 and 5. It also represents an eastward extension of Village 6 and a westward extension of Village 11. Additionally, the Freeway Commercial SPA is an extension of the urban development approved and constructed in the Eastlake Planned Community, located immediately to the north.

The SPA was originally envisioned to be the freeway commercial component of the regional commercial, cultural, social, and public services center of the Eastern Urban Center (EUC). It was also the freeway commercial area in the heart of Otay Ranch as established in the Otay Ranch General Development Plan (Otay Ranch GDP). (Note that the proposed contemporaneous Otay Ranch GDP Amendment renames the southern portion of the Freeway Commercial SPA [FC 1] to Otay Ranch Town Center.)

In 2001, an Otay Ranch GDP amendment separated the EUC and Freeway Commercial components into separate planning areas. In September 2004, the Freeway Commercial SPA Plan was adopted and entitled approximately 1,214,000 square-feet of commercial uses: 867,000 square-feet on the South Portion (FC 1), and 347,000 square-feet on the North Portion (FC 2). In 2006, a portion of the allowed building area in the Otay Ranch Town Center Mall was constructed on FC 1.

Exhibit 1: Location Map

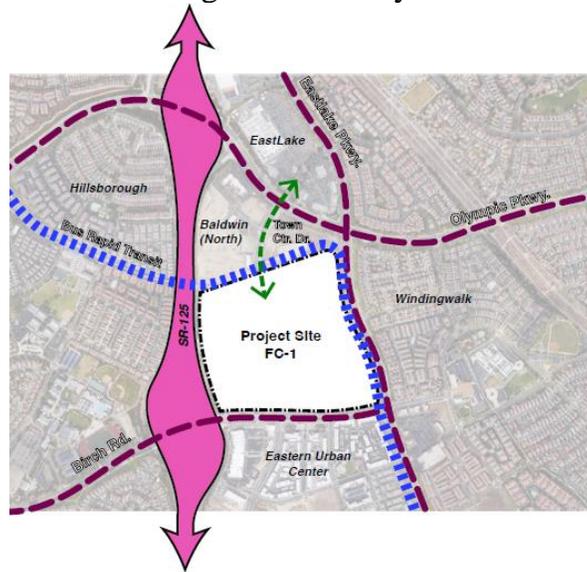


In 2007, SPA amendment was approved which raised the total commercial allowed on FC 1 from 867,000 square-feet to 960,000 square-feet; however, to date, only 816,000 square-feet has been built. In 2015, due to the changed conditions of development, including economic environment and housing market, a General Plan (GP) amendment and Otay Ranch GDP amendment were approved for FC 2 site adding residential land use to the existing freeway commercial SPA (refer to the FC 2 Master Precise Plan, Promenade for details). The SPA Plan amendment to implement the GP and Otay Ranch GDP amendments was approved in 2016 and modified in 2019.

The FC 1 amendment would introduce Mixed-Use/Residential to the northwest quadrant of the FC 1 area of the SPA, including adding ground-floor commercial on the north side of Main Street west of the Town Center Plaza. The provision of up to 840 residential units reinforces the walkability and mixed-use plan of Planning Area 12 (PA 12) of Otay Ranch and reduce the allowed Freeway Commercial area from 960,000 to 816,000 square-feet.

This Master Precise Plan (MPP), required by the Freeway Commercial SPA, provides the entitlement bridge that links the approved policies and land use designations of the Freeway Commercial SPA with subsequent project-level approvals. It serves as a framework document by which future projects are evaluated in accordance with the application and procedures for site plan and design review as specified in Chapter 19.14.420 et. seq., Chapter 19.14.581 et. seq. CVMC and Chapter III of the Otay Ranch Town Center East Design Plan.

Exhibit 2: Existing PA-12 / Otay Ranch FC 1 Site



2. Planning Concept

As mentioned above, the proposed amendment would introduce Mixed-Use/Residential to the northwest quadrant of the FC 1 area of the SPA, including adding ground-floor commercial on the north side of Main Street west of the Town Center Plaza. The provision of up to 840 residential units reinforces the walkability and mixed-use plan of PA 12 of Otay Ranch. When considered in conjunction with the other in SPA area, it enhances the living, working, shopping, and transit options in the area.

Site uses are located to support the project goals and enhance the viability of proposed uses. As a result, the amount, and location of the uses has been prioritized in the site planning process. Site planning responds to the adjacent FC 2 portion of the SPA through the provision of an extension of Town Center Drive which extends southerly from FC 2 into FC 1. This link connects (pedestrian and vehicular) the residential and commercial uses in FC 2 to the residential and commercial uses within FC 1. With visibility and access from surrounding roadways holding equal importance the site that enjoys visibility from SR-125.

Residential uses are located on the northwest portion of the site. This provides direct adjacency to the commercial core of the Otay Ranch Town Center Mall. The location is also proximate to Otay Ranch Village 6 which includes neighborhood serving uses such as parks and schools. Additionally, the Bus Rapid Transit (BRT) bridge provides a pedestrian connection between Village 6 and the Otay Ranch Town Center of less than a ¼-mile. The South Portion of the SPA abuts the EUC on the south side of Birch Road. The close proximity to these neighboring uses, as well as to commercial uses within FC 2, encourages residents to walk to these uses, rather than drive. The proposed residential uses are also within a short walk, approximately 1,000-feet, of the BRT transit stop along Eastlake Parkway at Kestrel Falls Road/Main Street intersection which serves as the main entrance from Eastlake Parkway. This further

encourages residents to reduce automobile use in favor of walking and transit. The high-density mid-rise neighborhood not only creates a sense of place, but also provides a ready source of riders for the public transit system. People who live in transit-oriented development use public transit much more often than people who do not live in a similar situation. The benefits of that are fewer auto trips, less auto congestion, lower air pollution, and a more active lifestyle.

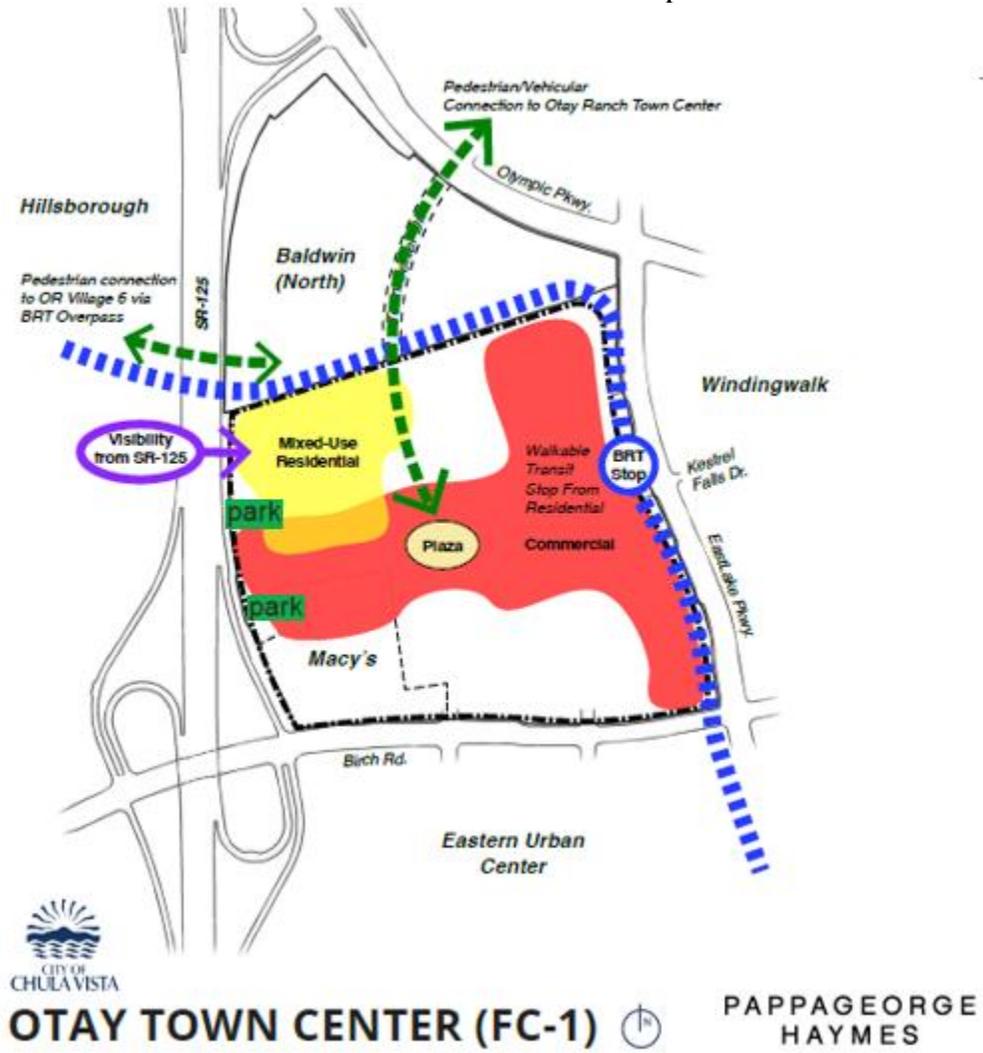
Although residential uses are adjacent to SR-125, buildings will be set back from the western property line to minimize the effects of the freeway. Additionally, the freeway is located well below the level of the residential pad. To create a pedestrian-friendly environment and encourage residents to walk, pedestrian sidewalks and pathways will connect residential and commercial uses to each other and the public spaces. Architecture will be complementary across all uses to further establish a cohesive site design.

3. Related Documents

The Otay Ranch GDP defined “village” is guided by several documents which provide increasing levels of detail for implementing the goals, objectives, and policies established by the Otay Ranch GDP, Overall Design Plan, and subsequent Freeway Commercial SPA South Portion, Planned Community (PC) District Regulations, and Design Plan. The Otay Ranch GDP and Overall Design Plan provide community-wide land use designations, policies, and design guidance. The Freeway Commercial Design Plan on the other hand, addresses the design issues particular to this subarea and further refines village identity and character by addressing design issues that are site specific and related to land use, circulation, landscape, and architecture for the Freeway Commercial Planning Area.

Together these documents guide development proposed for the planning area and provide a specific design framework that bridges the gap between the Otay Ranch GDP and individual precise plans.

Exhibit 3: Site Plan Concept





II. DESIGN REVIEW PROCESS

A. Introduction and Summary

The design review process for FC 1 of Otay Ranch PA 12 involves a two-part, integrated procedure: design review and approval by the master developer, and Design Review and approval by the City of Chula Vista. The emphasis of this document is on City review of Design Review submittals following the adoption of this MPP.

B. Master Precise Plan (MPP)

The City of Chula Vista requires preparation and approval of a Design Review Application (site plan, architectural and landscape review) for all development within the Project. The MPP, in conjunction with the SPA Plan and Design Plan, establishes the framework for evaluating these proposals. Individual site plans may vary from the conceptual designs presented in this MPP, subject to Design Review.



Design Review Applications within PA 12 shall be administered following the standard procedures for Design Review as set forth in the Freeway Commercial SPA South Portion PC District Regulations, Village Design Plan, Chula Vista Design Manual and Zoning Ordinance, except as modified or supplemented in this text.

An application for approval of a Design Review application shall be accompanied by all required maps and data that identify the elements of development as listed in Chula Vista Design Manual and Section 19.14.450 of the Zoning Ordinance. All Design Review submittals shall also include materials that demonstrate consistency with the MPP Illustration (see Section III), and Design Review Checklists (see Section IV). In some instances, said plans shall be colored to reflect the architecture and/or landscape plans. Retention of plans and documents shall comply with the City's document retention policies.

C. Design Review

In general, Design Review submittals shall be processed according to the procedures established in the Administrative Procedures Section of the Freeway Commercial Planned Communities District. Only Design Review applications that are consistent with the Freeway Commercial South Portion SPA, Design Plan, and MPP, shall be approved or conditionally approved by the Zoning Administrator. Any project which is inconsistent with the adopted MPP shall require amendment of this document prior to or concurrent with its approval. Design Review applications shall be reviewed by the Zoning Administrator and shall be considered by the Planning Commission only on appeal.

Upon approval of any Design Review application, an annotated illustration of the approved project shall be incorporated as a "hardline" component of the MPP Illustration (see Chapter III) and incorporated into the MPP. This subsequent modification of the MPP Illustration shall be an administrative action and shall not be considered an amendment to the MPP.

D. Park and Plaza Approval Process

The master developer of the Freeway Commercial (FC 1) project will provide and construct 2.56 usable acres of plaza and park space (of the required 6.57-acres) through permanent easement for public usage, as well as the payment of in-lieu park benefit fees for the remaining 4.01 usable park acres, all as discussed in the proposed Development Agreement between the City and Owner. This MPP contains a conceptual plaza design exhibit, plaza program and mandatory site plan elements, which will serve as the basis for the development of a separate Park and plaza construction documents.

III. MASTER PRECISE PLAN



MASTER PRECISE PLAN

A. Purpose/Role

The MPP provides design direction and establishes a detailed framework for the following:

- Building Design/Siting – Locations of proposed structures
- Pedestrian/Vehicle/Transit Access – Identification of pedestrian, bike and vehicle access and circulation.
- Urban character/Architecture/Landscape Architecture – Identification of architectural, landscape architectural style and key urban elements.
- Lighting/Signing/Street Furnishings – Specifications for lighting fixtures, signs, and street furnishings.
- Park and Plaza – overarching goals and objectives and design features of each area.

This document establishes parameters within which design solutions can be developed for FC 1 while ensuring that overall community design objectives are met.

The MPP contains specific mandatory criteria and general design recommendations. Specific mandatory criteria are established for features, elements, and/or items deemed essential in establishing a unifying design theme for FC 1 and for achieving the planning area's intended character and use mix.

General design recommendations are provided to promote a well-designed and functional project, while allowing for individual project expression within the framework of the Freeway Commercial South Portion SPA, Design Plan, and MPPs.



In addition to providing site developers and designers with a framework plan as a basis for their projects, the MPP serves as an important tool for reviewing and evaluating schematic, preliminary and final plans, for individual projects. This document does not provide precise design solutions but merely establishes guidelines to ensure that, over time, FC 1 is developed as a cohesive, integrated community.

Clarification of ambiguities of the provisions of the MPP is at the sole discretion of the Director of Development Services.

B. Guiding Principles

The FC 1 site is planned to be a special focus area for the Otay Ranch Community and surrounding areas served by SR-125 freeway adjacent to the site. From a design/planning perspective, the FC 1 is considered a “village” within the Otay Ranch Planned Community. The amenity and design program for this “village” should create a sense of identity in much the same way that the unique features and themes within the Otay Ranch residential villages have formed their identities.

1. The mix and intensity of residential, retail, office, park, and public uses, all within a 10-minute walking distance of each other, should be designed to encourage mass transit and non-vehicular modes of transportation, providing convenient access for residents, visitors, and employees alike.
2. The area should contain both active and passive uses that consider the needs of children, adolescents, young adults, couples, and the elderly, which are interwoven with work, shopping, and the residential areas.
3. The arrangement of uses within the village should be responsive to market viability and phasing considerations. Uses that can be economically developed early in the development program should be arranged to allow for a logical progression of development within the Project over time.
4. The area shall contain clearly defined architectural gateways and focal elements to provide orientation within the village for visitors and residents alike.

The design criteria provided in the Freeway Commercial, South Portion Design Plan, Chapter II shall be applied in the design of each development parcel.

C. Urban Character

Chula Vista has been undergoing rapid and continuous growth in recent years. There is a tremendous amount of new construction and renovation, all to accommodate the city's growing economy and population. Attractively situated in proximity to commercial services, shopping, recreation facilities, open spaces, schools, and several major transportation arterials, Chula Vista's Otay Ranch is a diverse and exciting place to live.



The proposed FC 1 project is symbolic of the vision for Chula Vista evolving to its fullest potential as South County's diverse urban center. This mixed-use development benefits from its key location at the heart of Otay Ranch, along SR-125, Birch Road, Eastlake Parkway, and Olympic Parkway, ideal for higher density residential community in a walkable urban framework. This project embraces the growth in the Chula Vista metropolitan area by affording consumers with a more diverse range of housing types, transportation modes, accessibility to commercial facilities, and a quality public realm. It creates an active community that is bike and pedestrian-friendly and offers diverse amenities, including shopping, dining and a neighborhood park for community gathering, resulting in a more walkable urban community and mixed uses along the way. The state of California and the City of Chula Vista have pledged to reduce its greenhouse gas emissions to 55% below 2005 levels by 2030, 2017 Climate Action Plan. These driving reductions can be achieved by walking, biking and use of mass transit, but more importantly through the development of new, higher density housing near jobs and commercial centers. The FC 1 project embodies a New Urbanism style development which provides a way to reduce carbon emissions through its compact design and its on-site transit station.



The urban theme and character of FC 1 village is a denser, walkable neighborhood that offers modern smaller-scale living accommodations within walking distance to local shops, dining, and services in the community. A cohesive mix of for-sale and for-rent residential and commercial promotes a sense of community, creates a high-quality environment, and evokes a sense of place for the residents. Most importantly, it provides a great option for Chula Vista residents looking for a more compact and walkable neighborhood as an alternative to a typical suburban-style subdivision, while still offering a comfortable urban lifestyle and family-friendly environment.

As Chula Vista continuously attracts new residents, it is essential to diversify the housing mix that will accommodate a financially diverse population. FC 1 will offer residents a choice of residential products for an urban style living, a mixed-use apartment complex

with 2 to 6 story buildings. The residential buildings are intended to promote a strong connection to pedestrian streets and common public places, encouraging walking, and creating a feasible alternative to driving. These residential uses are adjacent to Main Street and/or Town Center Drive and are designed around people, to promote sidewalk activity, and provide eyes on the street, which are essential elements of an urban village.



Abstract Spanish with elements of Contemporary California is the defining architectural style linking the entire project. It is readily identified with the lively urban lifestyle, but still rooted in history. Architectural elements such as awnings, balconies, and trellises are appended to the buildings for interest and reducing mass. In keeping with its historical roots, the buildings will employ mostly exterior plaster, but accented with wood siding of various hues and finishes to add interest. Furthermore, to avoid monolithic buildings of the same continuous height, the buildings are topped with gable and hipped roof elements adjacent to flat, parapet roofs, adding to the contemporary nature of the style.

D. Design Components

FC 1 consists of primary components. They are as follows:

- Commercial (C)
- Mixed-Use/Residential (MU/R)
- Town Center Plaza (TCP)

The guidelines contained in the Freeway Commercial South Portion Design Plan shall be applied to the design of these areas unless specified herein.

1. Commercial

The existing Commercial development remains the focal point of the Otay Ranch Town Center. The Main Street is the primary east-west driveway – extending westerly from Kestrel Falls Road to Aqua Verde Avenue - where it becomes a pedestrian connection through the center of the planning area. A pedestrian mall extends north and south from the round-about near the east end of the commercial core. Additionally, there are other north-south pedestrian connections between Main Street and the residential

buildings and the other commercial uses. There are several commercial buildings adjacent to Eastlake Parkway between Kestrel Falls and Birch Roads. The BRT station is located on the north side of the main entry to the Otay Ranch Town Center, adjacent to Eastlake Parkway.

It is anticipated that periodic improvements will be made to the Commercial area as shopping trends evolve, tenants change, and building, landscape, and hardscape maintenance is needed.

2. Mixed-Use/Residential

The Mixed-Use/Residential area will be beautifully landscaped with impressive 2-6 story residential buildings fronting Main Street and in proximity of the Town Center Plaza. Buildings fronting on Main Street are required to have ground-floor commercial facing Main Street. Other buildings are encouraged to include ground-floor commercial space; however, it is not required. These buildings will create a network of “shared” streets and paseos encourage residents to socialize and connect with each other, while also offering natural pedestrian connections across the site. A variety of public spaces will be provided including pocket parks, each one uniquely landscaped. These public spaces will contribute to creating a sense of place by encouraging a variety of social activities that bring the community together.

Town Center Drive will extend from FC 2 as a significant street leading residents and visitors to the Town Center Plaza and the core of the Otay Ranch Town Center. Town Center Drive is both a shared pedestrian/vehicle connection as well as pedestrian mall and will be treated prominently with primary and secondary gateway elements, beautiful landscaping, including street trees and a large central median, and angled parking to support what will become an urban shopping and dining experience for all residents and visitors to enjoy.

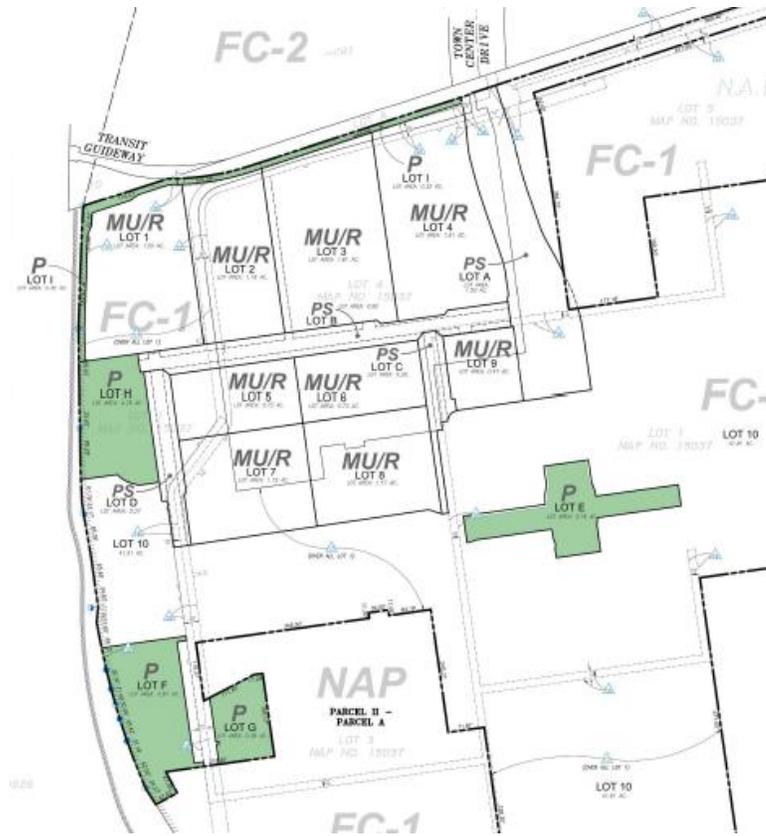
3. Town Center Plaza and Park Areas

The Town Center plaza serves as the primary pedestrian entry to the Commercial core for the residential units in FC 1 and FC 2, to the north. The Plaza is a flexible space with enhanced paving such as pavers or decorative concrete. There is space for food trucks or mobile vending operations to enter the plaza. Large communal tables provide a space for retail workers, residents, and shoppers to have lunch or dinner during vending hours or for picnicking and gathering at other times. Adjacent to this space is a small low-use water feature employing misters or a similar water conscious feature to add interest to the park. To keep the plaza active and usable for long-periods of time a small comfort station with restrooms is provided on the west side of the park. This element allows for the accommodation of large events, as well as potential storage or small concessions.



In addition to the plaza, three (3) park areas are included in the MPP. Two spaces south of Main Street on both sides of Vista Miguel Avenue and one space north of Main Street on the west side of Vista Miguel Avenue. These park areas will be privately

owned with a public access easements. It is anticipated that each space will have differing forms and functions, including passive areas with ample landscape and pedestrian amenities.



E. Master Precise Plan Illustration

The MPP Illustration, Exhibit4, graphically depicts a generalized design solution for FC 1 and conceptually illustrates the overall land use, diversity, and building/parking/open space/pedestrian relationships.

Exhibit 4: FC 1 Master Precise Plan Illustration



F. Site Plan and Architectural Review

Site plans and architecture for FC 1 must be consistent with the MPP Illustration and the site-specific design criteria contained in this document. While projects will be evaluated for consistency with this document, findings for consistency need not be made based on identical appearance with the MPP Illustration but on compatibility with the character, content, and intent of the plan.

Site plans and architectural drawings shall be consistent with the MPP Illustration in the following areas:

- Access and circulation patterns, both non- vehicular and vehicular (including parking);
- Major landscape, hardscape, signing, color, and material themes;
- Complementary architectural design, building scale, and orientation; and
- Design Plan Elements/Site Design Guidelines in Chapter IV.

Each Site Plan and architectural submittal shall include a depiction of the adopted MPP Illustration with the proposed project incorporated into the exhibit. The applicant shall annotate this exhibit to identify the design features that demonstrate consistency with the

MPP Illustration. Should the proposed Precise Plan necessitate refinements or minor adjustments the proposed refinements or adjustments shall be identified. Design refinements to the plan may be approved by the Zoning Administrator or Director of Development Services prior to submittal of any site plan and architectural drawing.

Site plans and architectural drawings shall be reviewed for consistency with the guidelines contained in the Freeway Commercial, South Portion, Design Plan and this document.

G. Mandatory Site Plan Elements

Certain mandatory site plan elements are required to implement community design themes or functions within FC1. The mandatory site plan elements are listed below, by Design Component, for convenience and are graphically depicted on Exhibit 6 on page 39:

1. Commercial (C)



As noted above, the Commercial portion of FC 1 is development and will remain as a critical element of the SPA. The existing SPA allocated 960,000 square-feet of commercial development for the Otay Ranch Town Center. To date, approximately 669,700 square-feet have been constructed which leaves approximately 290,300 square-feet remaining to be built; however, with the approval of the Freeway Commercial SPA amendment, the allowable commercial square-footage will be reduced to 816,000. Implementation of the remaining building area shall be consistent with the existing design of the Otay Ranch Town Center, within FC 1.

2. Mixed-Use/Residential (MU/R)



The Mixed-Use/Residential component is comprised of residential and mixed-use buildings. This component shall:

- Architectural gateway elements on the building's corner at the intersection of Town Center Drive and the dedicated BRT right-of-way.
- Village landscape accents, such as special trees and landscaping, lighting, or public art along Town Center Drive, the Otay Ranch Town Center pedestrian mall, and adjacent to the Town Center Plaza. The design surrounding buildings and open spaces to create a sense of place at this node.

Architectural Gateway Elements

These elements help to create a building that becomes most prominent and may include, but is not limited to, vertical architectural elements, such as 2-3 story round or square towers, elaborated chimney tops, 1-2 story covered porches, open or roofed balconies and parapets. These buildings may also include enhanced facade materials, details and finishes at appropriate locations.

Village Landscape Elements

These elements help to create a building that is more prominent and may include, but is not limited to, pedestrian scale architectural and landscape elements, such as trellis covered walkways and/or seating areas, arched entry features, colonnades, small outdoor plazas, special lighting, and enhanced paving and landscape materials.

3. Town Center Plaza and Parks (P)

The Town Center Plaza and Park component is comprised of a plaza and park spaces totaling 2.56 usable acres (P), as well as the payment of in-lieu park benefit fees for the remaining 4.01 usable park acres, all as discussed in the proposed Development Agreement between the City and Owner. This Park component shall include the following elements, and shall be consistent with the City's Landscape Manual, Parks and Recreation Master Plan, Design Manual, Shade Tree Policy, Street Tree Policy, Subdivision Manual, CVMC Chapter 17.10, CVMC Chapter 20.12 Landscape Water Ordinance, and Park Facilities Guidelines:

Program

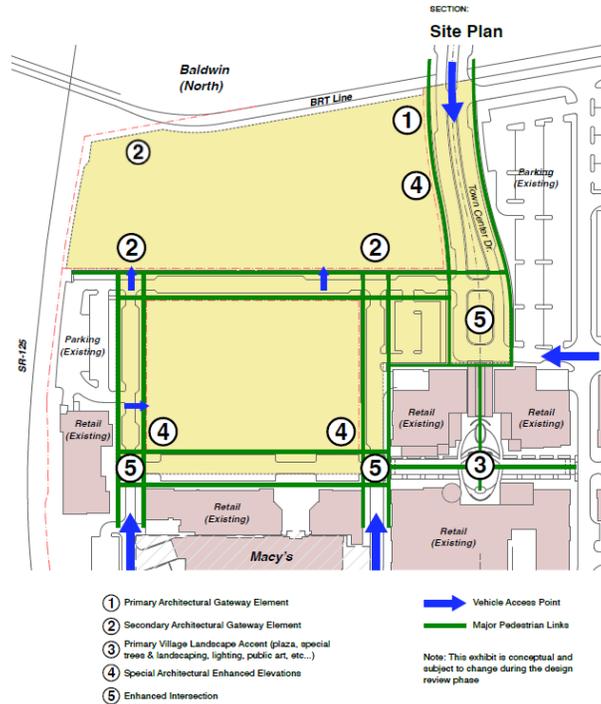
- Provide a highly amenitized urban plaza that will serve a wide range of user groups such as City of Chula Vista residents, retail employees, residents of all ages in the adjacent developments, and consumers from the adjacent commercial and lifestyle center.
- Provide park spaces are located strategically to increase usage by residents and visitors. The spaces are intended to allow a variety of uses, such as dog park, passive enjoyment, and some active recreation within an urban environment.



- Consider Chula Vista and Otay Ranch's existing and proposed plaza system as a whole to avoid conflict or duplication of nearby park programs. Such as interactive water features, active recreation, and sports fields, which are provided by surrounding parks.
- Create flexibility in the design. Given the variety of users, this will become a key component. A physical space that allows the plaza to be transformed for events and various activities is integral to the plaza. These activities could be coordinated by a variety of different user groups including

the mall, the City, adjacent residential complex, surrounding businesses, or other groups. Activities could include, but is not limited to, inflatable or temporary play, movies, concerts, farmer’s markets, art fairs, or similar uses that will activate the area.

Exhibit 5: Site Plan Elements

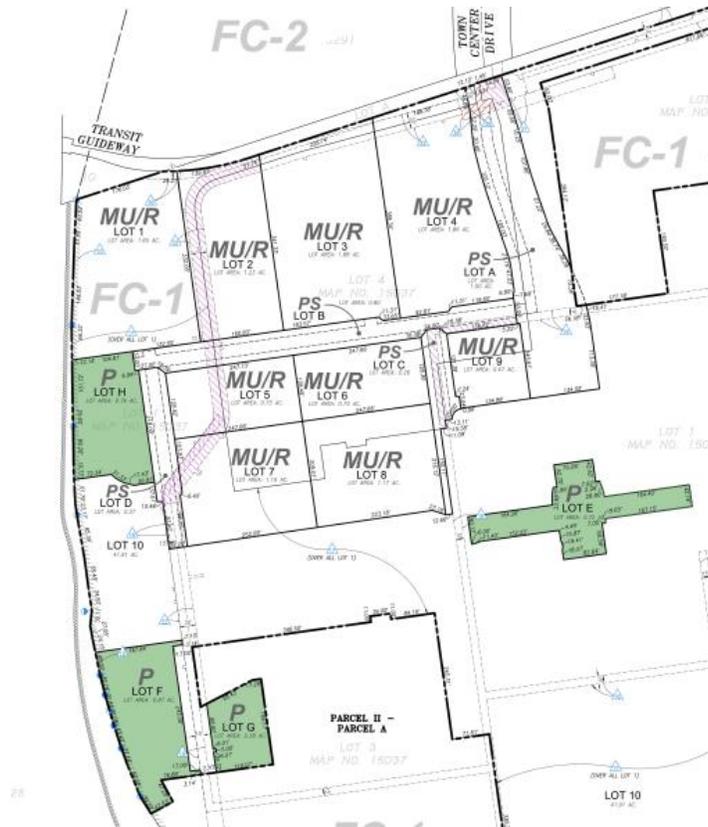


Connections

- Enhance connections to adjacent uses and provide good pedestrian linkages to other amenities. Provide pedestrian paths with connections to the intersections on all sides. Pedestrian paths must meet the required dimensions per the Landscape Manual.
- The Plaza is located at the southern terminus of Town Center Drive with residential buildings and the Town Center Plaza fronting to the west and commercial uses to the south. Streetscape enhancements are encouraged along these edges that interface seamlessly with the plaza and tie together the entire planning area into one complimentary landscape experience.
- Implement safe pedestrian crossings and opportunities to provide traffic calming measures to allow for pedestrian movement from the adjacent development to the plaza and parks.
- Provide a pedestrian path from the intersection of the BRT/Town Center Drive around the MU/R – adjacent to the BRT pathway to the west then south along

the west side of the development through to the retail area.

- Activate the plaza and park areas with residential dwelling units, where possible. This frontage and interface with the plaza will become a key component, not only increasing the desirability of these residential units, but also providing enhanced surveillance and safety in the plaza, as these residents will have a sense of ownership for the plaza and keep an eye on its safety.



Design

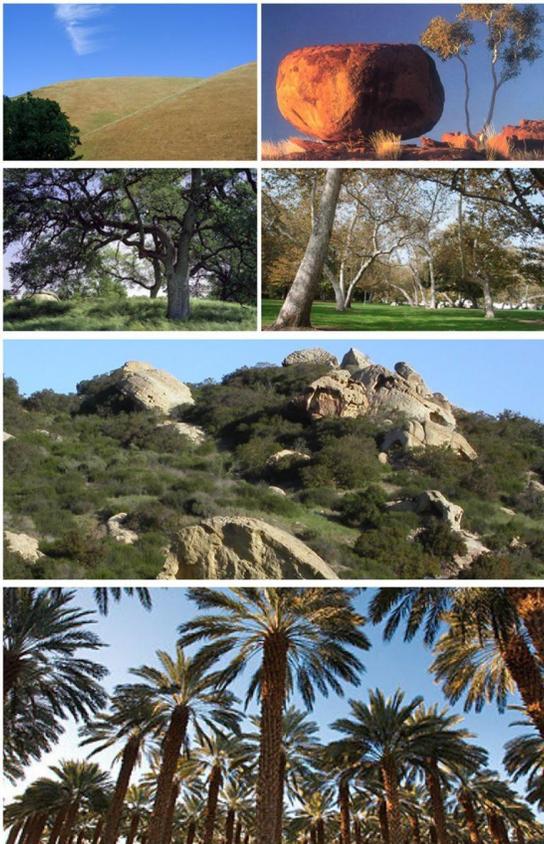
- Highlight surrounding views such as Mt. San Miguel to the north, Otay Mountains to the east, and the palm allee connection at the south of Otay Town Center. Features that provide character, influence the orientation of the plaza, provide wayfinding elements for pedestrians, and will contribute to a unique sense of place for the plaza should be highlighted, enhanced, and expanded upon as the plaza and adjacent areas develop.
- Provide provocative and unique design elements that reflect the adjacent uses and features that are grounded in the Chula Vista and Otay Ranch surroundings.
- Encourage the parks and plaza to be well designed, functional, and easily maintained and operated.



Exhibit 6: Town Center Plaza Conceptual Design



- Legend:
- 1 Lawn - 5,000
 - 2 Landform w/ Amphitheater
 - 3 Adventure Play
 - 4 (E) Water Feature
 - 5 Stage
 - 6 Communal Seating on DG
 - 7 Tree Allée
 - 8 Bioswale w/ bridges
 - 9 Gateway Trellis



Natural Park Character



Park Programming and Amenities



Flexible & Temporary Uses



IV. SITE DESIGN GUIDELINES

Site Design Guidelines



The preceding chapters identified the FC 1 Village, described the Design Review processes, and presented an overview of the design components and MPP. This Chapter provides additional detailed guidelines for the urban character of FC1. Projects will be evaluated for consistency with the following design elements:

1. Building Design/Siting;
2. Pedestrian/Bicycle/Vehicle/Transit Access;
3. Architecture/Landscape Architecture; and
4. Lighting/Signage/Street Furnishings.

Projects must also demonstrate consistency with the exhibits in this document. These exhibits must be consulted to determine vehicular and pedestrian access requirements as well as required site plan elements for FC1.

The following sub-sections provide an overview of the urban character of FC1, followed by a series of exhibits and discussion of the guidelines and required/desired responses to be addressed in the Design application.

A. Specific Requirements for Primary Design Components

1. Town Center Drive

- a) Town Center Drive is the most significant street, running through the center of the planning area alongside Town Center Park. This beautiful tree-lined street will serve as the gateway into the planning area, the Otay Ranch Town Center Mall and the urban center beyond. As visitors and residents enter FC-2, they will enjoy

a wonderful park-like experience. Here they are encouraged to enjoy a shopping and dining experience along Town Center Drive.

b) Building Design & Siting

These guidelines should be applied to the buildings along Town Center Drive. Special attention shall be given to buildings along the Town Center Drive, where initial impressions of the planning area will be established.



- Multiple story building: 2-6 stories
- Retail commercial storefronts and/or residential amenities are encouraged on the ground-floor with residential above.
- Buildings are to be set close to the street to encourage interaction between building activities and passersby and to enhance the urban character of the area.
- Building corners shall be well defined with vertical elements to help define public spaces and improve orientation within this district.
- Storefronts shall incorporate display windows to create interest and encourage window shopping along the pedestrian walk.



c) Pedestrian/Bicycle/Vehicle/Transit Access

- Provide wide sidewalks to accommodate outdoor cafe seating, benches, and a leisurely shopping experience.
- Interior courtyards, paseos, promenades, and plazas are encouraged to provide more opportunities for social gathering and pedestrian connections throughout the community.
- Provide parking along Town Center Drive for vehicular access to shopping and dining activities.
- Provide dedicated bike lanes

d) Landscape Architecture

The streetscape merges the character of the Town Center Plaza and Otay Town Center, combining the naturalized and organic feel of the park with modern and more formal feel of the Town Center. The plant palette is comprised of formal rows of Mexican Fan Palms piercing through the park canopy of Mission Pepper Trees and Coast Live Oaks. A double row of the fan palms is placed on the east side of Town Center Drive to align with the entry allee of palms at Otay Town Center.



- Planting in along Town Center Drive is modern with historical pieces that tie the character to ranch history of Otay.
 - Street trees are large and a mix of Mexican Fan Palms as well as Mission Pepper Trees and Coast Live Oaks.
 - Street trees are planted in a row along the walk to create a canopy and provide a distinct pedestrian zone away from the street.
 - Streetscape design along the park edge shall be more irregular and organic as an attempt to blend the park design with the streetscape.
- Paving should be distinct for Town Center Drive.
 - There is a distinct pedestrian zone that provides inviting access to plazas and retail storefronts.

B. General Requirements

The preceding chapters describe specific FC 1 requirements. The following guidelines and requirements apply to all components within the planning area unless specified otherwise.

1) Architecture

The architectural vocabulary selected for FC 1 has been designed to reflect a contemporary interpretation of the character of the area, expressed with modern architectural forms and materials. This vocabulary will complement the existing surrounding areas while providing a distinct feeling and sense of arrival for this mixed-use neighborhood.



The residential buildings of this new neighborhood will feature strong and simple massing that is distinctly residential in character. Each block is intended to have its own flavor, implemented by shifts in material and details, color and pattern of fenestration. In order to emphasize the pedestrian-oriented nature of Otay Ranch Town Center, the base of each residential block will be scaled and differentiated from the mass above via material and color cues. Additionally, the top of the buildings is envisioned as having distinctive bands, or projections that are symbolic of a traditional cornice, but handled in a modern and contemporary way. Balconies and other recesses will provide a distinctive rhythm and serve to break down each building's massing into smaller, visually accessible divisions. Some buildings will include visual references to traditional Southern California vernacular and Spanish styles, without overt historical recall.



Example traditional Spanish



Example Contemporary

Example of derived Contemporary Spanish elevation.



The following architectural guidelines shall apply to buildings proposed within FC1:

a) Building Massing and Scale



Layered building walls provide massing relief.

Contemporary Southern California Vernacular:

- Plan and building forms are bold and simple with strong vertical and horizontal accent elements.
- Building form and architectural features define private and common open space (i.e., patios, balconies, courtyards)

- Varying or layered wall planes should be incorporated on the ground floor to reduce overall building volume and articulate elevations. Layered wall planes may include cantilevered masses or balconies, recessed masses or inset balconies, arcades, colonnades, volume spaces, common open spaces, inset entries, projecting exterior stairs, or similar offset massing features.

General Guidelines:

- Buildings shall use simple massing forms that convey solid construction techniques. The design of all front or pedestrian-oriented building elevations shall clearly convey a distinct base, middle, and cornice feature.
- Building massing shall be broken up subtly into smaller units to engage the streetscape with pedestrian-scaled features.
- Elevations shall be articulated to reduce the box-like appearance and visual impact of repetitive rooflines.
- In larger buildings or groups of buildings, massing shall be accented with pronounced horizontal or vertical massing features. This may include a tower element, vertical stair element, horizontal colonnade or horizontal succession of porches or trellis features, a colonnade, projecting eaves, accented vertical parapet or offset parapets, or similar design features.
- Along Town Center Drive, architecture shall be designed with entries, glazing, and/or pedestrian-scaled articulation to create a pedestrian-friendly streetscape experience.
- Large, uninterrupted wall planes are prohibited. Where entries, windows, glazing, or other articulating features are not feasible, elevations shall be broken up with the use of wall plane offsets, change in materials, and/or change in color.

b) Roof Form

Contemporary Southern California Vernacular:

- Roofs are typically flat and contemporary in character but may include canted or angled edges or details where appropriate. Accent elements may include tower forms or setbacks as associated with stairwells or roof rooms. Overall roof design should be a well composed combination of these elements:

- Contemporary roof forms and materials:
 - Parapet walls
 - Horizontal projections
 - Broad or exaggerated eave overhang
- Pronounced contemporary parapet and cornice treatments are encouraged, complementary to the design vocabulary.
- Prohibited: Roofs comprised on a single form, such as all hip roofs.

General Guidelines:

- Rooflines and pitches, ridgelines and ridge heights should create a balanced form to the architecture and elevation.
- Rooftop mechanical equipment shall be screened from view of adjacent and the freeway.

c) Architectural Features and Materials

Contemporary Southern California Vernacular:



- Contemporary architectural features and materials shall be used.
- Stucco should be the predominant wall material articulated with projecting or recessed openings.
- Use of wood, stone, siding, non-reflective metal, change in stucco texture, or similar traditional or contemporary material accent is encouraged.



- Front entries are typically less pronounced than in historical styles; however, entries should be articulated by trim, form, or overhangs for resident identification.
- Overhangs may project at any angle coherent with the architectural design of the building; overhangs shall be designed to be obviously Spanish or Contemporary, not non-descript.

General Guidelines:

- To convey a cohesive and understandable architectural character, developments along the same street or within a complex shall include buildings of similar but varying height and share one or more distinctive elements: materials, window style, door style, detailing, porches, arcades, overhangs, roofing, color, etc.
- The highest use pedestrian areas (i.e., courtyards, plazas, primary streets) shall have the highest level of design detail. All other elevations shall be consistent in architectural vernacular.



Traditional Spanish door and window treatments.



Contemporary door and window treatments.

- Carefully consider the diameter, height, and width of columns and arches. Supports shall be scaled to be visually appropriate in relation to the supported arch or upper floor mass.
- Carefully consider the placement of stucco control joints on elevation design to ensure they visually reinforce the building's architecture.
- Accent materials and/or colors should be used to enhance the architectural character.
- Colors and materials shall be designed as an integral feature (including placement, scale/sizing, and transitions) of the overall architecture. Offset massing features are appropriate for changes of materials and colors.
- Overhangs shall be sized to be functional in providing pedestrian shade and articulating shadow for the elevation.

Doors, Windows & Shutters:

- Generally, doors and windows should be vertically proportioned. Placement of these features shall be balanced to provide a visually understandable elevation; use of multiple different sized, shaped, and offset windows is discouraged.
- Doors are encouraged to be protected, via recess or projection, and accented as primary features of the elevation making individual units recognizable.
- Windows shall be consistently treated or trimmed; either all traditional with recesses or surrounds, or all contemporary with little to no trim. Combining traditional and contemporary windows styles on a single elevation is discouraged.

d) Other Features

Contemporary Vernacular Style:

- Architecture shall provide traditional shade, indoor and outdoor spaces, and people- gathering areas such as a plaza, courtyard, enhanced shared streets, and/or paseo. Features and design used to create these spaces may be Spanish or Contemporary in design.
- Overhead features that create a sense of enclosure and encourage visitors to linger and enjoy the area are desirable aspects of plazas and pedestrian areas. Features such as trellises, canopies, arcades, projecting features, and roof overhangs achieve these objectives and provide a measure of weather protection when necessary.

General Guidelines:



- Exterior stairs shall visually read as a volume integral to the building, or as a significant defined architectural accent.
- All accessory structures (i.e., exterior stairs, carports, freestanding garages, collection area walls, mechanical equipment screening walls, recreation building, bathrooms, etc.) shall be architecturally integrated with the development.
- Landscape and hardscape features shall be incorporated into the design of plazas, courtyards, enhanced shared streets, and paseos wherever practical to soften the pedestrian experience.
- Seating, outdoor eating areas, and shopping entries are encouraged along Town Center Drive in conjunction with non-residential uses.
- Privacy walls, space defining features, and pedestrian gates shall be designed and located for ease of building and unit access.
- Gutters and downspouts shall be integrated into the architecture (blending with the adjacent wall or highlighted as a design feature) and be channeled into adjacent planting or recharge areas wherever possible.
- Refuse, recycling, and storage containers shall be completely screened. No collection or storage area shall be visible from a perimeter street or located between a street and front elevation of a building; exact location shall be determined at Individual Precise Plan level.

Mixed-Use/Residential Design

- Large massing or wall expanses shall be broken by layered wall planes, material or color breaks, and design features that create a pedestrian-scaled elevation.
- A minimum of 50% of any store front or live/workspace should be comprised of glazing, subject to design review.
- Large unbroken expanses of glass or other shiny or reflective surfaces are prohibited.

Enhanced Shared Streets

To provide a quality pedestrian experience, enhanced shared streets may be incorporated in the site plan design.

- Shared streets are narrow, intimate spaces that balance vehicular access and service functions with active building frontages that create an inviting pedestrian experience.
- Elevations facing the shared streets shall be treated as the front of the building.
- Enhanced paving coordinated use of materials, and landscaping should be used in these spaces to promote walkability and an intimate atmosphere.



Enhanced paving and landscaping add texture and pedestrian-friendly features.

The following building specific guidelines apply to structures located within FC 1 and shall be applied by building type as described below.

- Building Type A Defined: Includes all buildings except those designated residential (mixed-use buildings).
- Building Type R Defined: Includes residential designated buildings.

Exhibit 7: Building Materials and Finishes

	<i>PREFERRED</i>		<i>ACCEPTABLE</i>		<i>PROHIBITED</i>		Notes
	A	R	A	R	A	R	
ROOFING							
Flat Concrete Tile							Rich, dark colors (reds & browns) A maximum of 10%-20% of the roof surface area may be of metal Must be painted
Galvanized Corrugated Metal							
Galvanized Metal Fascia							A maximum of 10%-20% of the roof surface area may be of a metal
Wood Fascia							
Slate							
Copper							
S Barrel Tile							
Pan Mission Tile (round or flat)							
Colored Ceramic Roofing Tiles							
Bitumen							
Wood Shake							
Wood Shingles							
Asphalt Shingles							
EXTERIOR WALLS AND SIDING							
Stone/Veneer							Per architect's recommendation
Community Block							
Brick Veneer							Horizontal or vertical
Wood Battens							
Wood Shingles							
Chain Link							
STUCCO							
Smooth Trowel Finish							Traditional character Stain finish or painted, warm colors Anodized Stain finish or painted, warm colors
Modern American							
Splatter Finish							
Pebble Dash							
Machine Applied Color Coat							
Floated Finish (adobe like)							
WINDOWS							
Multi-Paned							
Wood Mullions							
Metal Mullions							
Wood Shuttered							
Large Expanse of Glass							
STOREFRONT							
Multi-Paned							
Wood Mullions							
Metal Mullions							
Large Expanse of Glass							

Building Type

Building Type A - Includes all buildings except those designated multi-family residential.

Building Type R - Includes multi-family residential designated buildings.

Building Type	PREFERRED		ACCEPTABLE		PROHIBITED		Notes
	A	R	A	R	A	R	
AWNINGS							
Canvas							Simple angled surface Anodized - Color to match arch.
Sheet Metal							
Plastic							
Domed							
Internally Lit							
TRELLISES							
Must Complement Building Architecture if Attached							
Metal							Anodized Stain finish, warm colors
Wood							
ARCADES							
Must Complement Building Architecture							
Stone							Per architect's recommendation Stain finish, warm colors Smooth hand-trowel finish, light colors Accents only
Wood							
Stucco Finish							
Ceramic Tile Accents							
American Modern Stucco Finish							
Splatter Stucco Finish							
Pebble Dash Finish							
DOORS							
Wood Framed							Stain finish or painted, warm colors Galvanized metal painted Galvanized metal painted Galv. metal painted/non-street front Galvanized metal painted Galvanized metal frame painted
Metal Framed							
Louvered							
Roll-up							
Steel							
Glass							
Non-Tempered Glass							
COLUMNS							
Stone/Veneer							Per architect's recommendation Stain finish, warm colors Smooth hand-trowel finish Anodized Accents only
Wood							
Concrete							
Metal							
Ceramic Tile Accents							
Raw Metal							
Stucco							
GATES							
Metal							Galvanized and painted Painted
Wrought Iron							
Steel (Preferred)							
Raw Metal							
Wood							
Chain Link							

C. Landscape Architecture

A framework of Landscape Character Zones is used to create both connections and destination places. Landscape elements include not only planting but elements such as pedestrian pathways, streetscape, creation of shade through structure or trees, and the delineation of small and large gathering spaces. Also included are details such as seating, lighting, paving, signage and functional qualities like fencing, railing, and walls (freestanding and retaining).

Trees shall be incorporated into the pedestrian plazas and pathways, planted flush to ground level with overhead branches creating canopies and shade where needed. All public landscaping within the public right-of-way shall be approved by the City and installed in accordance with City standards.

General landscaping guidelines are as follows:



- Informal or asymmetrical plan layout may be combined with formal plan layout.
- Environmental factors (i.e., provision of deciduous trees allow for summer shade and winter sun on southwesterly exposures) should be taken into consideration.
- Horticulture specifics to be considered include soil type, water availability, type of maintenance available, etc.
- Low water use plant material is highly encouraged.
- Adjacent parking areas shall be buffered from the pedestrian paths with landscape screening.
- Parking lots shall be designed to incorporate the “orchard concept” of tree planting.

1) Places

The connecting framework of streets and park landscape form places that derive their character from the various individual residential and hotel product types. The intent is to give the residents and shoppers in each community a unique sense of place in each location, while also connected to the entire neighborhood.

- Each place should relate to the architectural character of the area providing distinction between different areas.
- The distinctions could include different color palettes in paving, planting, etc. but should remain subtle rather than overt.
- Street furnishings should remain constant throughout the village to connect each individual place to their larger neighborhood.

2) Pedestrian Paving

The following paving guidelines apply to all areas:

- The ground surface should be broken up into appropriately scaled geometric patterns which are related to the design of the



Decomposed Granite

building, to the general area within which the building is located and to plantings.

- Enhanced concrete, pavers, stone, decomposed granite, tile, and brick are the preferred surface materials. Where concrete is used, it should be appropriately colored and textured.
- Large uninterrupted paved horizontal surfaces should be broken up and closely coordinated with the design of adjacent structures.

Paving materials are subject to the following additional requirement:

Sidewalk & Streetscape Paving

- Conventional sidewalk: natural color concrete - light broom finish.

Pedestrian Pathways

- Enhanced finished concrete paving
- Concrete paving with exposed aggregate
- Stabilized decomposed granite pathways
- Wood or recycled plastic decking
- Flagstone

Plazas & Special Outdoor Areas:

- Natural stone paving complimentary to color and material palette for Otay Ranch.
- Interlocking pavers, pattern, and color compatible with Otay Ranch palette



Enhanced Concrete



Concrete Pavers

- Natural Stone Unit Pavers.
- Integral colored concrete (natural stone colors) with textured finishes
- Stamped or patterned concrete (natural stone colors)
- Fired clay pavers
- Pre-cast concrete pavers (natural stone finishes and colors).

- Ceramic tile accents
- Stabilized decomposed granite
- Saltillo tiles (or colored stamped concrete to imitate Saltillo tiles)

Prohibited Materials

- Common gravel
- Asphalt or asphaltic concrete
- Intense primary colored paving

Note: Asphalt or asphaltic concrete is permitted in parking lots and drive aisles throughout the Village Core.

3) Walls and Fencing

Freestanding patio and/or landscape walls and retaining walls



Agave attenuata

Where open or solid fence/wall treatments are visible and/or adjacent to a public right-of-way, the approved Otay Ranch wall shall be used. Heights are limited to 6-feet (6') except where a combination retaining wall and wall/fence are within 4-foot (4') of each other the height may be as high as 8-1/2-feet (8'-6"). Sound barriers taller than 8-1/2-feet (8'-6") must be a combination of a wall at 8-1/2-feet (8'-6") and berm. Other fence/wall treatments are subject to the following:

Permitted Materials

- Decorative steel or aluminum (with approved finishes)
- Natural Stone
- Gabion
- Otay Ranch natural stone
- Pre-cast concrete
- Cast in place concrete
- Corten Steel
- Plaster coated block wall to match adjacent building(s)



Muhlenbergia rigens

Prohibited Materials

- Wood structural walls
- Chain link ¹
- Plastic
- Other “styles” not in keeping with the architectural theme



Schinus molle

¹ Chain link fencing permitted in public parks only.

4) Plant Materials

*Permitted Plant Materials*²:

Town Center Drive

Trees such as:

Quercus Agrifolia	Coast Live Oak
Platanus Racemosa	California Sycamore
Washingtonia Robusta	Mexican Fan Palm

Shrubs & Groundcover

Agave Deserti	Desert Agave
Carex Divulsa	European Grey Sedge
Muhlenbergia Capillaris	Regal Mist Pink Muhly Grass
Salvia Dorrii	Desert Sage
Senecio Serpens	Blue Chalksticks



Quercus agrifolia

² This list is not exhaustive. Other plant materials may be proposed, subject to approval of the Director of Development Services and the Fire Marshal

BRT Frontage

Trees such as:

Quercus suber	Cork Oak
Tipuana tipu	Tipu

Shrubs & Groundcover such as:

Agave attenuata	Foxtail Agave
Anigozanthos	Kangaroo Paw
Calliandra spectabilis	
Muhlenbergia rigens	Deer Grass
Baccharis pilularis	Coyote Brush

D. Lighting/Signage/Street Furnishings

1) Lighting

Complimenting the landscape zones, the lighting concept for the planning area highlights not only the character of the area but is appropriately matched to the zoning distinctions.

Each lighting zone will provide the appropriate lighting standards for the use of the areas as well as adhere to the character of the space and surrounding architecture. The lighting zones (Exhibit 24) are as follows:



- Town Center Drive: primarily pole lighting for vehicular traffic with smaller scale lighting for pedestrian circulation along the sidewalk but includes fixtures that create a sense of arrival to the project.
- Residential: lighting in this zone is primarily for safety and security. Lighting consists primarily of pedestrian scale lighting and building mounted lights.
- Shared Streets: lighting in this zone also focuses on safety and security lighting as well as pedestrian scale lighting along the shared street frontage.
- Residential Parking: lighting for these zones consist of safety and security lighting within the parking lot for vehicular and pedestrian circulation.
- Plaza: the plaza lighting shall consist of a wide arrange of light fixtures to provide safety and security within the park at night. Special lighting will also be provided for the various amenity areas and to serve events and activities that will occur in the plaza, such as the amphitheater, splash pad, public plaza, event lawn, as well as lighting for the pedestrian paths.

General lighting guidelines are as follows. All lighting located within the public right-of-way shall be approved by the City of Chula Vista and installed in accordance with City standards.

a. Purpose

At night, lighting is an integral component of this built and natural environment. It is important that illumination is intelligently planned to complement this environment, is subtle and avoids over lighting and provides a cohesive appearance for the community. Safety and security for persons and property are also of paramount concern, and it is necessary to recognize the importance of quality of light versus quantity.

The goal of this guideline is to promote a high standard of quality for lighting in the community, and to assist Planning Commission, Planning staff, architects, lighting designers, and applicants with an understanding of the

concepts behind good lighting design and a means to achieve that goal by establishing parameters to enable reviewers to determine that the intent of the guidelines has been met.

b. General Guidelines

- Lighting fixtures shall be appropriate to the style of architecture or aesthetically concealed from view.
- Illumination levels shall be appropriate to the type of use proposed, the architectural style of the structure and the overall neighborhood.
- Lighting shall be designed to control glare, minimize light trespass onto adjacent, minimize direct upward light emission, promote effective security, and avoid interference with safe operation of motor vehicles. The minimum intensity needed for the intended purpose shall be used. This paragraph is not intended to preclude the use of decorative lantern fixtures with visible lamps, provided that they meet other provisions of these guidelines.
- Lighting of building facades shall be considered for appropriateness.
- Blinking, moving, or changing intensity of illumination; illumination of roofs; and internal illumination of awnings are prohibited. Strings of small lights attached to buildings are not generally allowed except for temporary holiday installations between the last week of November and the first week of January of the following year. However, string lights may be utilized in trees and within plaza/gathering areas.
- In all residential areas, illumination levels shall be compatible with residential uses. Lighting for commercial installations proximate to residential uses should be designed to be compatible with residential illumination levels.
- Lighting of signs shall be consistent with these guidelines.
- Other laws or ordinances may require minimum illumination levels for specific applications and may conflict with these guidelines. In such cases, those laws or ordinances shall govern.



c. Specific Guidelines

Parking Lots and Traffic Areas

Goal: To provide a cohesive and homogeneous general illumination for parking lots and traffic areas that is similar to the color quality of incandescent lighting.

- The use of Deluxe High-Pressure Sodium (HPS) lamps is encouraged to provide high color rendering ability.
- To meet minimum industry-recommended light levels for safety and uniformity but avoid glare and over lighting. Design review boards may approve higher light levels than stated below, where necessary in limited areas, for additional safety and security.
- To promote the use of cut-off type fixtures for area lighting, and decorative lanterns for lower-level accents.
- Lighting shall be HPS, Standard or Deluxe.
- Lamps in cut-off type fixtures should be a maximum of 400-watts. Horizontal lamp mounting and flat glass lens are preferred over vertical lamp mounting. ‘Sag’ or ‘drop’ lenses result in excessive glare and are not acceptable. Additional shielding of fixtures may be required as determined by the Planning Commission to avoid fixture glare viewed from adjacent residential.
- Lamps in decorative lantern type fixtures should be a maximum of 100-watts.
- Fixtures should be in scale with the proposed pole height. Elevations of the building with poles and fixtures superimposed shall be provided for review.
- Pole lighting fixtures shall also be shown on the landscape plan to demonstrate coordination of fixtures and tree planting.
- Lighting installations shall be equipped with controls for photocell on and timer off. Plans submitted shall specify the off time proposed. This requirement shall not preclude a provision for reduced light levels or reduced number of fixtures for after-hours security.

Exterior Sales and Service Areas

- Lighting shall be HPS, Metal Halide (MH), or Fluorescent.
- Pole mounted fixtures shall have 400-watt maximum HPS or MH lamp in cut-off type fixtures. Horizontal lamp mounting and flat glass lens are preferred over vertical lamp mounting. ‘Sag’ or ‘drop’ lenses result in excessive glare and are not acceptable.

Additional shielding of fixtures shall be required as determined by the design review board to avoid fixture glare viewed from adjacent residential.

- Fixtures should be in scale with the proposed pole height. Provide an elevation of the building with poles and fixtures superimposed.
- Lighting installations shall be equipped with controls for photocell on and timer off. Plans submitted shall specify the proposed off time. This requirement shall not preclude a provision for reduced light levels or reduced number of fixtures for after-hours security.
- Fixtures mounted in service station canopies should be fully recessed, where feasible, and with flush or recessed diffusers. Where the underside of a canopy is sloping, fixtures should be of a type to permit aiming straight down. All fixtures shall be designed to control glare.
- Pole lighting fixtures shall also be shown on landscape plan to demonstrate coordination of fixtures and tree planting.

Landscape and Building Lighting

- Lighting should be HPS, MH, Fluorescent, or Incandescent. Mercury Vapor (MV) may be used for illuminating landscaping.
- Landscape and building lighting should be carefully shielded to avoid view of the source and aimed to avoid spill light onto adjacent or into the night sky.
- Lighting should be subtle. HPS, MH, or MV sources should not exceed 175-watts, and incandescent sources should not exceed 300-watts.
- Lighting installations shall be equipped with controls for photocell on and timer off. Plans shall specify the off time proposed. This requirement shall not preclude a provision for reduced light levels or reduced number of fixtures for after-hours security.

Security Lighting

- Security lighting is exterior lighting installed solely to enhance the security of people and property.
- Security lighting should meet the above guidelines, and especially should be designed to control glare and direct view of illumination sources, and to confine illumination to the property on which the fixtures are located.

- Lighting fixtures that are aimed at a building are much more effective for security than fixtures that are mounted on the building and that can blind observers of the property (police, neighbors, or others).
- Security lighting shall be HPS or Incandescent.

d. Exceptions to Guidelines

- Nothing in these guidelines shall preclude the Planning Commission from reviewing and approving, or conditionally approving, an exception to these guidelines. Exceptions may include, but are not limited to, illuminance level, illumination source, or pole height. The design review board shall include findings in their approval, such as references to historical authenticity, special circumstances, existing installation, or other similar findings as deemed appropriate. The approval of an exception shall not be construed to establish a precedent.
- Sport court lighting and security lighting within public parks are exempt from lighting guidelines.

2) Signage

a) General Guidelines

These general sign guidelines apply to all signs within FC1.

- All signs must comply with and incorporate all the standard provisions of CVMC 19.60.050, excepting that digital signs and kiosks are permitted.
- Signs must be thoughtfully designed, placed, and proportioned to the individual architectural facade on which they are placed. Care in the design and installation of store signs will enhance customer’s appreciation of individual tenants and contribute to the project’s overall success.
- Natural stone, masonry and metal shall be incorporated in the permanent signs when feasible.
- All signs shall be in scale with the surrounding buildings. Colors and materials shall be compatible with the established architectural and landscape architectural vernacular.
- All permanent signs shall be made of durable rust-inhibited materials.



- No wall signs (in windows or in exterior of windows) shall cover windows, frames, stripes, or other architectural details. Wall signs shall fit comfortably into open wall surfaces leaving ample margins.
- No fascia signs shall be allowed on angled walls or mansard roofs, or on equipment screens.
- Sign structures, supports and hardware shall be concealed or integrated into the signage design. Architectural screening surrounding signposts shall not be calculated as part of the sign face area.
- All logo images and type styles shall be accurately reproduced on all signs. Lettering which approximates type styles is not acceptable. A sign that incorporates logos, business identity and/or designates the type of business (e.g., Jewelry, Flowers, Coffee, etc.) is encouraged.
- All dimensional letters shall be affixed individually and without visible means of attachment, unless attachments make an intentional statement. No lighted signs or light fixtures shall have exposed conduits or raceways.
- Temporary ground monument signs, as well as permanent monument signs which are perpendicular to the street, shall be allowed in the public right-of-way with an encroachment permit. When signs are present in setback areas, signs shall be positioned to maintain safe sight distances at entrances to the public right-of-way.



- The ground surrounding monument signs may be bermed, and walls with signs attached may be stepped, if necessary, to elevate the signs.
- Vinyl lettering is prohibited on pedestrian-oriented signs.
- Indirect lighting (e.g., edge lighting or front lighting) shall be arranged so that the light source is not visible from any normal viewing angle (e.g., from the street, sidewalk, parking lot, and storefront approach or from other perimeter locations). In the case of hanging or projecting signs, visibility of light sources shall be minimized as much as possible.
- Silhouette-illuminated or backlit forms shall be free of lighting leaks.
- Underwriter's Laboratory-approved labels shall be affixed to all electrical fixtures.
- Surfaces with color mixes and hues prone to fading (e.g., pastels, fluorescent, complex mixtures, and intense reds, yellows, and purples) shall

be coated with ultraviolet-inhibiting clear coat in a matte, gloss, or semi-gloss finish.

- Joining of materials (e.g., seams) shall be finished in such a way as to be unnoticeable.
- Visible welds shall be continuous and ground smooth.
- Rivets, screws, and other fasteners that extend to visible surfaces shall be flush, filled and finished to be unnoticeable.
- Finished surfaces of metal shall be free from canning and warping.
- All sign finishes shall be free of dust, orange peel and drips, and shall have a uniform surface conforming to the highest standards of the industry.
- Only professional sign fabricators and installers approved by the landlord who are well qualified in the techniques and procedures required to implement the sign design concept shall be used.
- Any building with double frontage shall have addresses on both frontages.

b) Specific Requirements

Town Center Drive

A unified thematic sign program is required for the signs.

The specific sign guidelines that follow pertain to the Commercial and Retail uses unless noted otherwise, and supplement but do not replace the Comprehensive Sign Regulations found within the PC District Regulations for Freeway Commercial South Portion SPA.

Signs may be designed within a neo-traditional, eclectic context, encompassing a diversity of design styles, as a collection of the best elements from the past, present, and future.



Tenant signs should be sculptural as well as informative. They should be imaginative, combining, or juxtaposing forms, finishes, and lighting to make a statement that extends beyond the meaning of words and letters. Signage should contain both unified and contrasting elements so that storefronts display a sense of dynamic tension that sparks interest and excitement while achieving compatibility with the architectural vernacular.

A variety of sign types and treatments is encouraged for each tenant storefront, including:

- Multi-media signs, combining two or more materials, forms, and lighting techniques.
- Innovative technologies (e.g., laser and fiber optics).
- Fusion of contemporary with traditional elements to create a unique, avant-garde appearance.

Commercial/Mixed Use:

- Two ground or monument signs identifying the name of the center and no more than two anchor tenants. Monument signs for individual tenants is not permitted.
- One wall or marquee sign per street frontage identifying the center and each individual tenant.
- Ground monument sign maximum 50 square-feet per side and six feet in height per street frontage.

Primary Store Tenant Identification:

- All tenants are allowed one primary identification sign typically located above the store entrance in a specific area within the confines of the tenant's storefront.
- Most suites have building elevations facing multiple exposures and they must incorporate one additional primary identification sign per exposure, subject to City's and Landlord's approval.
- Signs may identify the business name and a minimum generic word description of the service.
- Sign size is based upon the tenant's leased frontage, as measured in a straight line from lease line to lease line for each elevation. Tenants are allowed one (1) sign per store frontage.



A minimum of one of the approved sign types for use within the commercial areas shall be provided for each storefront public entrance. These basic sign types approved for the commercial areas are described below:

Blade Signs

Blade signs, which are suspended or which project perpendicular to the storefront, enhance the pedestrian experience. Blade signs shall incorporate expressive, non-traditional graphic forms. Playful combinations of geometric shapes are encouraged. Designs are encouraged which enrich the pedestrian environment with a creative use of color and material combined with a strong store name identification. The following requirements shall apply when blade signs are used:

- One blade sign is permitted per street front.
- Blade signs may be illuminated or non-illuminated. Illuminated signs may have an internal or external light source.
- Bracket design shall be highly creative and shall be integrated with the form of the sign face to create a unified design
- The blade sign may not be the primary store identification sign and will not be included in the calculation for the overall sign area permitted/required.



Other Sign Styles

Creative and imaginative signage is strongly encouraged and will be the standard upon which all sign design submittals are reviewed/approved.



There are many acceptable sign treatments, however a mixed-media, three-dimensional approach combining several different fabrication and lighting techniques is preferred. Tenants are strongly encouraged to consider the specific architectural style of their facade, the overall concept of the project, the scale of the proposed sign and the critical viewing angles, sight lines, and surrounding architectural treatments, when designing appropriate graphics and signs for the storefront.

Acceptable sign styles include:

- Five-inch (5”) deep standard channel letters.
- Front and halo five-inch (5”) illuminated channel letters (Note: acrylic face, internally illuminated channel letters will not be permitted unless successfully used as a part of a three-inch (3”) deep halo illuminated letters.
- Mixed media/3-dimensional signs using images, icons, logos, etc.



- Signs painted gold, silver, or copper leaf.
- Neon accents will be approved at the discretion of the City and the Landlord and should be proposed only if a part of the overall tenant design concept.
- Dimensional, geometric shapes;
- Sand blasted, textured, and/or burnished metal-leaf faced dimensional letters, pin mounted from facade;
- Signs mounted to hard canopies, eyebrows or other projecting architectural elements utilizing screens, grids, or mesh and/or etched, polished, patina or abraded materials;

Notes: Mixed Media signs are signs employing two or more illumination and fabrication methods (for example, halo lit reverse channel letters with exposed neon accents).

Although simple rectangular cabinet signs are generally not allowed, mixed media signs may be composed of several elements, one of which may be a cabinet. With the City's and Landlord's approval, complex shaped (i.e., polyhedron) sign cabinets may be used alone if they incorporate dimensional elements such as punch-thru letters and/or exposed neon.

Type Styles and Logos

The use of logos and distinctive type styles is encouraged for all tenant signs. Sign lettering should be combined with other graphic and/or dimensional elements denoting the type of business. The typeface may be arranged in one or two lines of copy and may consist of upper and/or lower-case letters.

Prohibited Sign Styles & Elements

- Unadorned rectangular cabinet signs with translucent or opaque faces
- Temporary wall signs.
- Window signs of any type including box signs hanging in display windows, are not allowed.
- Gold leaf treatment on windows, box signs and exposed neon window displays without approval.
- Signs using trim-cap retainers that do not match the color of the letters and logo returns (polished gold, silver or bronze trim caps are not permitted);

- Pre-manufactured signs, such as franchise signs, which have not been modified to meet these criteria;
- Paper, cardboard or styrofoam signs, stickers, or decals hung around or behind storefronts;
- Flashing, oscillating, animated lights, or other moving sign components, excepting digital signs.
- Rooftop signs or signs projecting above roof lines or parapets;
- Advertising or promotional signs on parked vehicles;
- Exposed raceway, unless it forms a creative design element of the sign.

Colors

The following guidelines are for selecting colors for Tenant’s signing. The colors of the underlying architecture must be considered when choosing sign colors.

- Signs may incorporate regionally and nationally recognized logo colors.
- Sign colors should be selected to provide sufficient contrast against building background colors;
- Sign colors should be compatible with and complement building background colors;
- Sign colors should provide variety, sophistication and excitement;
- Color of letter returns shall match the face of the letter or match the wall surface color.
- Interior of open channel letters should be painted dark when placed against light backgrounds;
- Accent neon colors should complement related



- Signs using trim-cap retainers that do not match the color of the letters and logo returns (polished gold, silver or bronze trim caps are not permitted);
- Pre-manufactured signs, such as franchise signs, which have not been modified to meet these criteria;

- Paper, cardboard or styrofoam signs, stickers, or decals hung around or behind storefronts;
- Flashing, oscillating, animated lights, or other moving sign components, excepting digital signs.
- Rooftop signs or signs projecting above roof lines or parapets;
- Advertising or promotional signs on parked vehicles;
- Exposed raceway, unless it forms a creative design element of the sign.

Lighting

Tenant signs should be creatively illuminated using a variety of lighting techniques. One or more of the following are allowed:



- Front and halo illuminated channel letters
- Halo illuminated pin-mounted reverse channel letters;
- Reverse channel neon with silhouette illumination
- Fiber optics
- Incandescent light bulbs;
- Internally illuminated signs with seamless opaque cabinets and pushed-thru lettering and/ or neon.
- Cove Lighting

Note: Exposed neon tube may not be less than 13 mm in diameter.

All front lighting must be baffled and obscured from direct visibility with recessed channels, which are fully integrated into the building facade elements. Decorative shrouds or housing which are custom designed and fabricated to maintain or enhance the architectural integrity of the building may be used to conceal “off the shelf” standard fixtures subject to the City’s and landlord’s approval. Visible standard (non-custom) “gooseneck” lamps and similar fixtures will not be approved. All housings and post for exposed neon signs must be painted to match or complement the building facade color immediately behind and adjacent to the sign.

Address Signs

Varied solutions are encouraged: window addresses, addresses inset in pavement and address signs on doors or awnings. The following provisions shall apply:

- Each tenant shall provide an address sign at their primary entrance
- Letter heights shall be 3-inch minimum and 6-inch maximum
- Any building with a double frontage shall have address signs on both frontages.

Non-Commercial Areas

Two basic sign types are approved for use within FC1. They are described below.

1. Freestanding Monument Signs: Single or double-sided, freestanding monuments located perpendicular or parallel to the street near a site entrance or on a corner.
2. Wall Mounted Signs: Signs incorporated into entry walls and located on one or both sides of a site entry.

Allowable sign area shall be as regulated by the City of Section 19.60.530 CVMC.

Public & Quasi-Public Uses

Pursuant to Chapter 19.60.595 CVMC (Signs: Other Zones), one wall sign, not to exceed thirty-two (32) square-feet in size or one monument sign, not to exceed thirty-two (32) square-feet in area and six-feet (6') in height is permitted. One wall sign per street frontage shall be provided.

Other Public and Quasi-Public Uses

One wall or monument sign not to exceed thirty-two (32) square feet in area.

Residential Signs

Sign area and requirements shall be as regulated by the Chapter 19.60 CVMC Signs or as otherwise approved by the City of Chula Vista.

Temporary On-Site Subdivision Signage

Temporary billboards, directional signs and staff-mounted flags are allowed in FC 1, as shown on Exhibit 24. Such signs shall be for the identification of a subdivision, price information and the Builder's name, address, and telephone number.

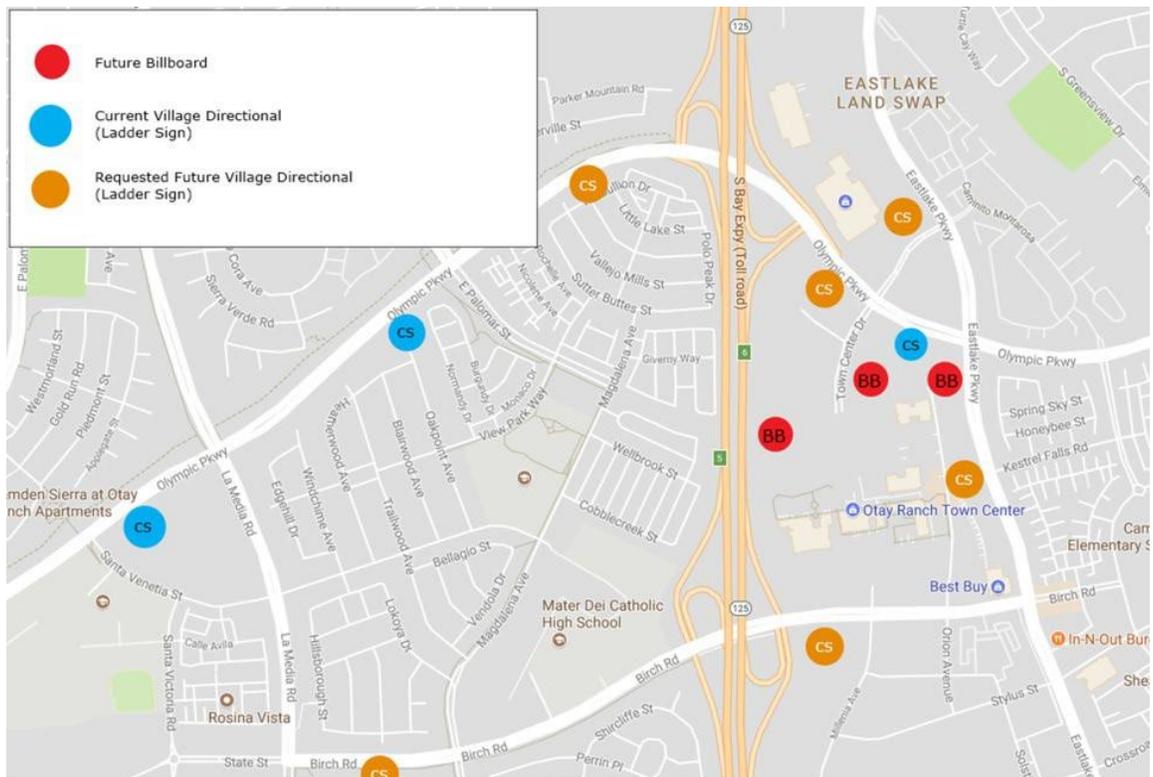
Billboards shall not exceed 400 square-feet on each side. Directional signs shall not to exceed 64 square-feet in total area for two (2) sides or 32 square-feet for one (1) side and a total overall height of twelve-feet (12') may be permitted on each street frontage of each neighborhood.

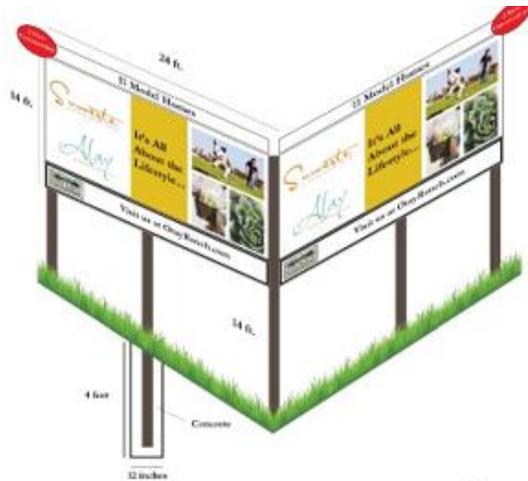
Temporary signs installed in the City public right-of-way shall require an encroachment permit from Land Development Department. There shall be no visibility obstructions within five feet from any driveway. Said signage shall be allowed until the units within the subdivision are sold out, or a period of

thirty-six months, whichever comes first. Extensions of twelve-months (12) may be approved by the Development Services Director/Zoning Administrator prior to the expiration date.

Such signs shall be removed within thirty (30) calendar days from the date of the final sale of the land and/or residences. Signs shall be maintained in good repair.

Exhibit 8: Temporary Subdivision Signage Program





14' x 24' Lifestyle
Billboard Sample

c) Submittals

There is a formal process for the design review and approval of signs within Otay Ranch, FC1. This process involves review by GGP-Otay Ranch L.P. and the City of Chula Vista to determine conformance with these guidelines. In addition, it shall be the owner or tenant's responsibility to submit a sign permit application to the City of Chula Vista, at which time plans will be reviewed by city staff to assure consistency with these sign guidelines and other City codes and ordinances.

Preliminary Design Submittal & Review

The owner or tenant shall submit two (2) sets of preliminary drawings of any proposed sign to GGP-Otay Ranch L.P. or designated representative for review. The submittal must include:

- Storefront or building exterior elevations at 1/2-inch scale clearly identifying the materials and lighting and the size and location of each sign for which a concept design is being proposed.
- Scaled colored mock-up of the front elevation of each sign type indicating sizes, materials, and lighting techniques.
- Materials, colors, details, and form for each sign, as well as its integration into the overall storefront will be evaluated.

Submittals deemed unacceptable shall be revised and resubmitted before proceeding with final plans.

Final Design & Working Drawings

Once preliminary designs are approved, the owner or tenant may proceed with the submittal of final designs and working drawings. A full set of final plans must be approved by GGP-Otay Ranch L.P. and City of Chula Vista prior to

issuance of a sign permit, if required, pursuant to Chapter 19.60.030 CVMC (Signs: Intent). No alterations, additions, or changes may be made without review and approval by GGP-Otay Ranch L.P. and the City of Chula Vista.

The following plans and information shall be submitted in triplicate:

- Dimensioned scaled drawings depicting front elevations, side views and sections for all signs (including copy layouts).
- Specifications for materials, colors, finishes, coatings, typestyles, lighting techniques, means of attachment, structural elements, and details.
- Storefront or building elevation showing exact location, size, and placement of each sign on the building.

3) Street Furnishings

General Guidelines

Street furniture, depicted on the next page, has been selected for the Freeway Commercial Southareas to provide a continuity of design unique to the Village. Deviations from the approved street furniture may be allowed if determined to be in substantial compliance with the examples contained in exhibit 27. General street furniture requirements are listed below:

News racks and trash & recycling containers are to be located on diagonal corners to allow for access from both sides of both streets at each intersection.

Newspaper Vending Cabinets, bicycle hitching posts, trash and recycling containers, benches, and Village Pathway lighting fixtures are to be as specified herein.

Exhibit 9: Street Furnishings

<p style="text-align: center;">Pedestrian Light:</p> 	<p style="text-align: center;">Beacon Viper small</p>	<p style="text-align: center;">Street Light:</p> 	<p style="text-align: center;">Beacon Viper small</p>
<p style="text-align: center;">Trash Receptacle:</p> 	<p style="text-align: center;">Maglin 32-Gallon Trash Receptical MLWR200</p>	<p style="text-align: center;">Recycle Receptacle:</p> 	<p style="text-align: center;">Maglin 32-Gallon Trash Receptical MLWR200</p>
<p style="text-align: center;">Seat Wall:</p> 	<p style="text-align: center;">C.I.P. Concrete or Natural Stone wall</p>	<p style="text-align: center;">Bollard:</p> 	<p style="text-align: center;">Maglin 35" high round fluted steel unlighted bollard #MTB 500</p>
<p style="text-align: center;">Bike Rack:</p> 	<p style="text-align: center;">Stainless steel bike rack 'Montana' by Santa and Cole, available through Landscape Forms</p>	<p style="text-align: center;">Precast Concrete Pavers:</p> 	<p style="text-align: center;">4 x 16" precast concrete pavers Akeerstone with ground and shot finish.</p>
<p style="text-align: center;">Tree Grate:</p> 	<p style="text-align: center;">5' Square 'Market Street' cast iron tree grate by Ironsmith</p>	<p style="text-align: center;">Trench Grate:</p> 	<p style="text-align: center;">6" 'Market Street' cast iron trench grate by Ironsmith</p>
<p style="text-align: center;">Directional Signage:</p> 	<p style="text-align: center;">CODA Fingerpost by Marshalls (or similar)</p>		

V.DESIGN REVIEW CHECKLISTS

DESIGN REVIEW CHECKLISTS



This chapter summarizes the important site planning and design issues for each of the various Individual Precise Plan areas within PA 12. They do not address phasing of development, construction responsibility, or other important implementation or site development issues not addressed in this MPP. These issues will arise in the review of each Design Review Submittal and are addressed in the Freeway Commercial South Portion SPA, PFFP and/or other adopted planning documents and agreements.

The conceptual designs depicted on overall and individual parcel graphics have been prepared based on the most current information available. Subsequent changes may be proposed based on changing market conditions and other considerations.

Checklists follow for the following Plan Areas:

A. MIXED-USE BUILDINGS

Location:

Fronting Main Street, west of Aqua Verde Avenue.

Planned Use:

- Mixed-use with storefront retail commercial (facing Main Street and the Town Center Plaza) with residential above.
- 2-6 story residential.

Permitted Use:

- As permitted by the Freeway Commercial SPA and the Otay Ranch Town Center “PC District Regulations.”

Mandatory Site Plan Elements:

- Primary architectural gateway element on the southeast corner of building at Main Street.
- Secondary architectural gateway element on building corners facing the Otay Town Center Plaza.
- Provide centralized common open space

Building Design/Siting:

- Retail commercial storefront appearance for the ground floor of buildings adjacent to all significant public spaces, such as along the Main Street and the Otay Town Center Plaza.
- Upper floors should contain a generous amount of windows and balconies.

Pedestrian/Bicycle/Vehicle/Transit Access:

- Encourage multi-modal street design. Enhance the pedestrian and cyclist experience.
- Neighborhood streets should promote a social street life experience.
- Angled parking along Town Center Drive.
- Pedestrian circulation should be designed to promote pedestrian connections to the transit station.

Urban Character:

- All buildings should create a sense of place by following a unique character and theme for Town Center Drive, Town Center Plaza, and other significant public spaces.

B. RESIDENTIAL BUILDINGS

Location:

West side of Town Center Drive.

Planned Use:

- 2-6 story residential
- Mixed-use is allowed, but not required, with storefront amenity space or retail commercial and residential above.

Permitted Use:

- As permitted by the Freeway Commercial SPA and Otay Ranch Town Center “PC District Regulations”

Mandatory Site Plan Elements:

- Primary architectural gateway element on the building’s corner at the intersection of Town Center Drive with BRT right-of-way (south).
- Special architectural enhanced elevations on all building facades along Town Center Drive and facing Town Center Plaza.
- Provide centralized common open space

Building Design/Siting:

- Residential amenity or retail commercial storefront appearance for the ground-floor of buildings is encouraged, but not required.
- Upper floors should contain a generous amount of windows and balconies.

Pedestrian/Bicycle/Vehicle/Transit Access:

- Encourage multi-modal street design. Enhance the pedestrian and cyclist experience.
- Neighborhood streets should promote a social street life experience.
- Angled parking along Town Center Drive.
- Well defined pedestrian circulation with pedestrian connection to nearby transit station

Urban Character:

- All buildings should create a sense of place by following a unique character and theme for Town Center Drive, Town Center Plaza, and other significant public spaces.