VILLAGE DESIGN PLAN

Village Seven Sectional Planning Area (SPA)
Otay Ranch GDP

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SECTION II.4
VILLAGE DESIGN PLAN

TABLE OF CONTENTS

SECTION PAGE

II.4.1 Introduction II.4.1-1
- II.4.1.1 Background/Purpose
- II.4.1.2 Related Documents/Design Framework
- II.4.1.3 Otay Ranch Village Development Concept
- II.4.1.4 Village Structure
- II.4.1.5 Site Ownership & Project Implementation

II.4.2 Design Review Process II.4.2-1
- II.4.2.1 Introduction
- II.4.2.2 Administrative Design Review
- II.4.2.3 Design Review Committee
- II.4.2.4 Appeals
- II.4.2.5 Special Review Processes

II.4.3 Community Design Concept II.4.3-1
- II.4.3.1 Village Identity & Character
- II.4.3.2 Landscape Concept
- II.4.3.3 Community Fencing
- II.4.3.4 Community Signing
- II.4.3.5 Community Lighting
- II.4.3.6 Community Trails
- II.4.3.7 Community Entries
- II.4.3.8 Street Utilities
- II.4.3.9 Pedestrian Orientation

II.4.4 Residential Design Guidelines: Single Family - Secondary Area II.4.4-1
- II.4.4.1 Site Planning
- II.4.4.2 Grading & Landform
- II.4.4.3 Streetscape Design
- II.4.4.4 Visual Aspect
- II.4.4.5 Architecture
- II.4.4.6. Signage
- II.4.4.7 Lighting
- II.4.4.8 Parking
- II.4.4.9 Landscaping Requirements
- II.4.4.10 Individual Neighborhood Design Criteria

TABLE OF CONTENTS

SECTION PAGE

II.4.5 Residential Design Guidelines: Multifamily II.4.5-1
- II.4.5.1 Pedestrian-oriented Design
- II.4.5.2 Façade Elements
- II.4.5.3 Parking, Carport & Garage Design
- II.4.5.4 Site Planning & Building Plotting
- II.4.5.5 Building Design Concepts
- II.4.5.6 Architecture & Building Design
- II.4.5.7 Landscape
- II.4.5.8 Individual Neighborhood Design Criteria

II.4.6 Non-Residential Design Guidelines II.4.6-1
- II.4.6.1 Architecture, Building Siting, Color & Materials
- II.4.6.2 Screening
- II.4.6.3 Site Furnishings
- II.4.6.4 Lighting & Signage
- II.4.6.5 Individual Neighborhood Design Criteria

II.4.7 Village Core Concept II.4.7-1
- II.4.7.1 Village Core Planning & Design
- II.4.7.2 Village Core Design & Implementation
- II.4.7.3 Village Core Site Planning
- II.4.7.4 Architectural Design Guidelines
- II.4.7.5 Landscape
- II.4.7.6 Lighting
- II.4.7.7 Street Furnishings
- II.4.7.8 Signage
- II.4.7.9 Individual Neighborhood Design Criteria

LIST OF EXHIBITS

EXHIBIT		PAGE
1.1	Overall Conceptual Village Plan	II.4.1-8
1.2	Community Structure	II.4.1-9
1.3	Ownerships	II.4.1-10
1.4	Site Utilization Plan	II.4.1-11
3.1	Design Influences	II.4.3-3
3.2	Sample Architectural Elements	II.4.3-6
3.3	Landscape Concept	II.4.3-8
3.4	La Media Road Streetscape	II.4.3-9
3.5	Rock Mountain Road Streetscape	II.4.3-9
3.6	Birch Road Streetscape	II.4.3-10
3.7	Village Entry Street	II.4.3-11
3.8	Promenade Streets	II.4.3-12
3.9	Conceptual Street Tree Plan	II.4.3-13
3.10	Primary Entry Streetscape	II.4.3-14
3.11	Secondary Village Entry	II.4.3-15
3.12	SR-125 Landscape Buffer	II.4.3-16
3.13	Wolf Canyon Concept Sketches	II.4.3-17
3.14	Landscape Buffer	II.4.3-19
3.15	Fencing Types	II.4.3-28
3.16	Fencing & Entries Plan	II.4.3-29
3.17	Combination Wall & Fence	II.4.3-30
3.18	SR-125 Sound Wall	II.4.3-31
3.19	Signing Guidelines	II.4.3-33
3.20	Major Kiosk Directional Sign-Temporary	II.4.3-34
3.21	Community Facility Signs-Temporary	II.4.3-34
3.22	Sign Lighting	II.4.3-35
3.23	Trails Plan	II.4.3-36
3.24	Project Entry Monument	II.4.3-38
3.25	Pedestrian Orientation	II.4.3-40
4.1	3 Car Garage Configurations	II.4.4-3
4.2	Typical SF3 Lotting	II.4.4-4
4.3	Typical SFD Lotting	II.4.4-5
4.4	Typical SFD Lotting	II.4.4-6
4.5	SF4 Lotting Concept	II.4.4-7
4.6	Major Slope Contouring	II.4.4-8
4.7	Typical Neck Down	II.4.4-10
4.8	Veranda Concept	II.4.4-11
4.9	General Architectural Guidelines	II.4.4-14
4.10	Single Family Detached Locations	II.4.4-16
4.11	Neighborhood R-1 Design Issues Map	II.4.4-18
4.12	Neighborhood R-2 Design Issues Map	II.4.4-20

EXHIBIT		PAGE
5.1	Courtyard Housing	II.4.5-6
5.2	Townhomes with Pedestrian Orientation	II.4.5-7
5.3	Making High Density Multi-family Accessible	II.4.5-8
5.4	Multi-family Housing Locations	II.4.5-11
5.5	Neighborhood R-5 Design Issues Map	II.4.5-13
5.6	Neighborhood R-6 Design Issues Map	II.4.5-15
5.7	Neighborhood R-7 Design Issues Map	II.4.5-17
6.1	Non-Residential Location Map	II.4.6-5
7.1	Village Core Location Map	II.4.7-7
7.2	P-1/S-3 Elementary School/Park Concept Sketch	II.4.7-10

SECTION II.4
VILLAGE DESIGN PLAN

II.4.1 Introduction

II.4.1.1 Background/Purpose

This document is a manual to guide the design of site plans, architecture, and landscape architecture within the Village Seven Sectional Planning Area (SPA) of the Otay Ranch Planned Community. This document meets the requirements set forth in the Otay Ranch General Development Plan/Subregional Plan (GDP) adopted by the City of Chula Vista and the County of San Diego.

The concept for development of Otay Ranch is a carefully fashioned series of "villages," blending neighborhoods, shops, and employment opportunities with parks, schools and other civic facilities to create a community with a shared sense of pride and place. Since the village development concept is essential to the Otay Ranch community vision, Village Design Plans are intended to address the special design considerations which will arise over time with development of each village.

The GDP requires that a Village Design Plan be prepared for each village at the SPA level of planning. The design plan guides development and building/site design by defining the intended character of the village. It is provided to ensure that the quality and fundamental concepts established at the master planning stage are maintained in the final phase of detailed planning and design. The design plan includes guidelines for specific areas of consideration, but more importantly it establishes a design context within which each element contributes to the success of the entire program.

The purpose of this Village Design Plan is to ensure that all development within Village Seven will maintain a high standard of design through consistency with these published guidelines and standards. The requirements of this design plan are consistent with those established for the community as a whole in the Otay Ranch GDP and Overall Design Plan approvals, as well as those approved and implemented in previous development phases of the Otay Ranch Community.

II.4.1.2 Related Documents/Design Framework

The GDP-defined "village" also serves as an implementation tool. The GDP requires that a village or logical combination of adjacent villages be subject to Sectional Planning Area (SPA) Plan approval prior to development. The SPA Plan is intended to provide an increased level of detail to implement the goals, objectives and policies of the GDP for the individual village site and provide the specific development standards. This Village Design Plan is a component of the Village Seven SPA Plan package which also includes the Village Seven SPA Plan, PC District Regulations, Public Facilities and Finance Plan and other submittals, together which detail the development proposed for Village Seven within Otay Ranch.

While the GDP establishes community-wide land use designations and policies, it does not address design issues in any detail. The Otay Ranch GDP in Part II Chapter 1 Section D Land Use Design, Character and Policies provides a foundation and policy direction for the design of all urban villages, including Village Seven. This section of the GDP includes policies which affect village design including village land use, village core, residential and mixed-uses in the village core, secondary areas, transit, street system, parking and parks. The GDP supplements these general policies with specific policies for each village Section F of Part II Chapter 1. These policies have been implemented in the basic land use configuration of Village Seven, as described in the SPA Plan, and will be extended to the site plan/individual building level of project design through use of this design plan.

While the policies of the GDP generically address intended design solutions, the Village Design Plan addresses the diversity and individual design elements which will distinguish each village within the larger community. The Village Design Plan delineates the intended identity of each village by addressing setting, character, sense of place, and pedestrian and transit orientation features, particularly in the Village Core.

As a part of the design implementation process, the GDP also required preparation of a ranch-wide Overall Design Plan to provide the community-wide design context for the various villages and development areas which will comprise the community. This was completed with SPA One, the initial implementation phase for Otay Ranch.

The Overall Design Plan identifies the major design influences which shaped the project, as described in the GDP, and establishes general design guidelines and standards for the community as a whole. The summary below conveys the design approach/philosophy which is to be implemented at the village level through this Village Design Plan.

Overall Design Plan Summary

The overriding design theme for Otay Ranch is to integrate developed areas within the natural environment; creating a network of natural spaces separating and surrounding the villages, while forming the basic structure for the community. The unifying design elements repeat and reinforce the natural landforms and landscapes of the Otay Ranch. These elements are primarily found within open space areas. The transitional environment between the natural areas and the developed villages will reflect a contemporary agrarian theme, more structured than the natural/naturalized areas, yet very appropriate for the region. The village areas will each reflect an individual character and theme, with a more ornamental and urban landscaping theme than the surrounding areas of the Ranch.

1. Overall Design Elements

Design elements are the component parts which can be assembled to create the overall community design framework. Design elements for the Otay Ranch and their role in the Overall Design Plan are (from Chapter III of Overall Design Plan):

- *Riparian Meander - Develop a strong physical and visual relationship with the watercourse system (valleys, lakes, ravines) which courses throughout the Ranch, forming edges, boundaries and open space.*

- *Mountain Landforms - Recognize setting and utilize the mountain landforms to form a dramatic eastern boundary for the Ranch, and on a smaller scale, separate some village areas.*

- *Dominant Skyline Landscape Treatment - Create a landscape-dominant skyline at selected locations to enhance the visual cohesiveness of the Ranch.*

- *Major Streetscapes - Create a streetscape system to provide visual continuity between the three major parcels that compose Otay Ranch. Include variations on a basic theme to respond to street hierarchy and specific site conditions while providing a unifying design element.*

- *Landscape Palette - Formulate and apply a landscape palette of natural, naturalized or indigenous materials, patterns and forms which relate to the region and/or a ranch-like character to open areas and development transition edges.*

- *Signage - Create a signage system that unifies the Ranch and responds to identification needs, yet does not limit individual expression within the villages.*

- *Furnishings - Provide community fixtures and furnishings to complement and reinforce the cohesive community character established by larger scale design elements.*

- *Linkages - Establish a comprehensive regional trail system to accommodate walking, riding, hiking, biking and equestrian uses, as appropriate.*

- *Pedestrian Design - Emphasize pedestrian access and involvement at all levels.*

The Otay Ranch Overall Design Plan should be consulted for further information regarding these design elements and their application within the Otay Ranch project as a whole. The Plan should also be consulted to determine the applicable elements to be considered at any particular location within the Ranch.

2. Grading Guidelines

Although Otay Ranch will be highly urbanized in the Otay Valley Parcel, with significant grading occurring to create developable areas, the setting within which development will occur will remain largely rolling, hilly, open and natural. As outlined in the Overall Design Plan, the landscape concepts are designed to enhance this natural character and integrate it with the development areas. The following grading standards and guidelines from the Overall Design Plan are intended to respect the natural contours and landforms of the area, while recognizing the need to meet efficient, engineered grading standards (from Chapter V Special Design Criteria, A. Grading Guidelines):

- *Where grading for roads or development occurs in any of the defined scenic corridors, contours should be carefully modulated and softened to blend with existing natural slopes to create a more natural and irregular appearance. Excessively long, uniform slopes shall be avoided.*

- *Where cut or fill slopes intersect a natural canyon or slope, contours should be radiused and blended without sharp or unnatural corners.*

- *In all areas where manufactured cut or fill slopes intersect with natural slopes, the transition should be made by rolling the top or bottom of the new slope to integrate the two conditions.*

- *In all areas where grading for development or roadways intersects a natural slope without cut or fill slopes (daylight condition) a rounded top or bottom of slope should be retained to blend the natural slope with the building or road pad. Minimum building setback from natural slopes will take fire protection standards into consideration.*

- *Roadways - Siting of roadways, particularly in scenic corridors, will follow the standards listed above. Additionally, creating road alignments to meet natural contours with minimal grading and blending cut/fill slopes with natural topography will be required. When feasible, divided roads will be split vertically to soften the impact of grading and to maximize potential scenic views.*

- *Landscape - Planting of graded slopes with native and indigenous plant materials will be designed to blend with existing planting when adjacencies occur. The careful massing of the understory and tree forms, both in naturalized and more ornamental zones will visually soften the appearance of graded slopes.*

3. Viewshed Development Guidelines

The Overall Design Plan also includes guidelines which address development visible from the Otay River Valley, Salt Creek and the Otay Lakes. These guidelines do not apply to the Village Seven site because it is not adjacent to any of these natural features.

The unifying, community-wide design elements of the Overall Design Plan provide a framework for the design direction for each village, which is expected to have its own individual identity and sense of place. This Design Plan for Village Seven identifies the applicable provisions of the GDP and Overall Design Plan at the beginning of Chapter 3 Community Design Concept, to establish the framework for the more detailed design provisions to be implemented within the village boundaries.

II.4.1.3 Otay Ranch Village Development Concept

The GDP designates future land uses for the entire Otay Ranch within a framework of open space and major circulation corridors. It also defines the "village" as the fundamental building block for organizing land use within this community framework. The Otay Ranch GDP identifies urban villages, specialty villages, and rural estates areas. Village Seven is an urban village. These villages are transit oriented, with higher densities and mixed uses in the Village Cores. An emphasis is placed on transportation and circulation alternatives to the automobile, including transit (bus and light rail), electric carts, and pedestrian and bicycle facilities.

Roadways and land use connections facilitate bus service to the core and fixed route transit stations. Villages One and Five (comprising SPA One), Village Six, Planning Area Twelve/Eastern Urban Center (EUC) and Village Nine are located on the proposed fixed transit route, and include the highest residential intensities and commercial uses to enhance transit use. Village Seven is not on the fixed route but will include a transit station in the village core, at the heart of the village which will provide connecting service to the fixed route system.

Urban villages are comprised of two basic components: a central area of more intense uses, the Village Core; and, surrounding areas of lower density residential uses, the Secondary Area. The Village Core contains mixed-use, public/quasi-public and medium-high residential land uses and is to serve as the focal point and commercial hub of the village. Village Cores are centered around a main street or plaza, surrounded by retail commercial, residential, or mixed-use buildings. Neighborhood parks and other civic or community uses, such as churches, child care or senior centers are also typically located within the Village Core. The Secondary Area typically contains a series of residential neighborhoods, providing a range of predominately single-family housing opportunities.

This urban, transit village development concept will be implemented in the Village Seven SPA, incorporating specific features and uses as determined by the GDP, project setting, land use commitments and other design determinants.

II.4.1.4 Village Structure

The community structure of the Otay Ranch Village Seven neighborhood, at the broadest level, is established by the Otay Ranch GDP. Village Seven is one of eleven "urban villages" identified in the Otay Ranch GDP for areas located adjacent to existing urban areas. Each urban village includes a man-made or natural feature which provides a unique focus to create a sense of identity. For Village Seven, the focal point is the Wolf Canyon Greenbelt which is adjacent to the commercial hub in the Village Core located in the center of the planning area. This greenbelt implements the Village Greenway identified in the Overall Design Plan as a community-wide open space/trail linkage through the Otay Valley Parcel of Otay Ranch. The Village Greenway is to be located in Wolf Canyon, between Villages Three and Four, extend east through Village Seven, through the Eastern Urban Center (EUC) and Village Eleven to Salt Creek.

The village core is planned to be centered on a mixed use parcel and town square area, including a transit station which will provide transit service which connects to the fixed route system in SPA One (Villages One and Five), Village Six and the Eastern Urban Center, immediately to the east. The fixed route system is to connect to the regional system which currently serves the San Diego metropolitan area, providing an alternative to the automobile for commuting and regional transit. The mixed-use (commercial/residential) area adjacent to the transit station and "town square" will serve as the village focal point. The Neighborhoods (parcels) shown on the Overall Conceptual Village Plan (see Exhibit 1.1) place the mixed-use area (Neighborhood MU-1) and town square (Neighborhood TS-1) within a 5.6 acre square block defined by village streets. A public park, elementary school and multi-family housing sites complete the village core area (see Community Structure Exhibit 1.2).

The Village Seven secondary area is comprised of single family residential areas, a public high school site in the southeastern quadrant, a middle school site in the southwestern corner and three CPF sites between them , at the corner of the intersection of the southern and western village entry streets. Two additional small CPF/park sites are located within the larger single family areas (Neighborhoods R-1 and R-2).

II.4.1.5 Site Ownership & Project Implementation

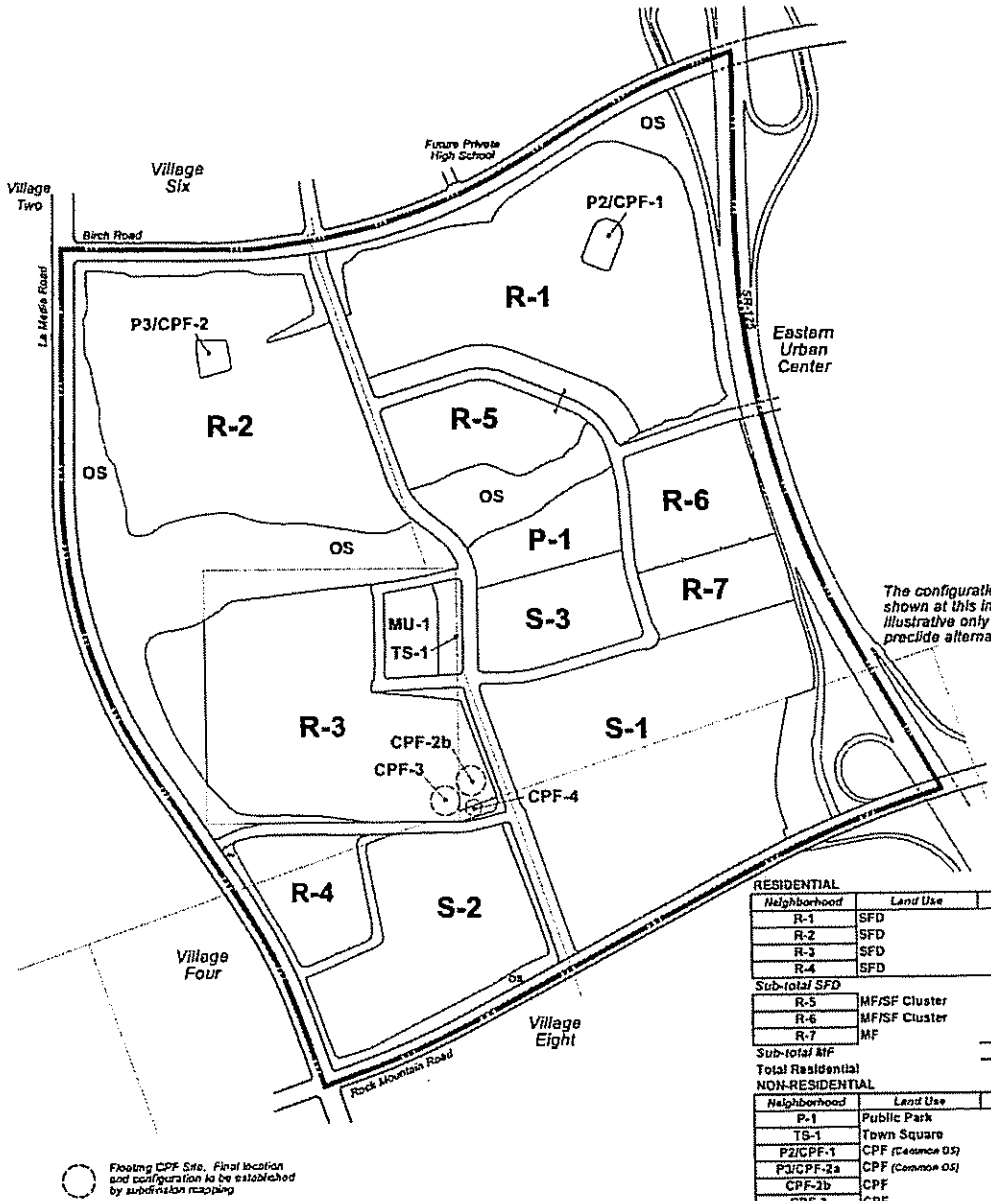
The Village Seven site is comprised of five separate ownerships (see Exhibit 1.3). The Village Seven SPA Plan which includes this Village Design Plan has been cooperatively prepared by the two majority landowners, Otay Project, L.P. (Otay Ranch Company) and McMillin Otay Ranch, LLC. Adoption of the SPA Plan and Village Design Plan will grant development approval only to that property owned by the applicants, as shown on the Site Utilization Plan, Exhibit 1.4. Inclusion of other ownerships will require amendment(s) of this initial SPA approval, as required by the amended Otay Ranch GDP Implementation provisions (Otay Ranch GDP/SRP, Part II, Chapter 1, Section E). Although, the SPA approval is for and focus of this Village Design Plan is on the applicant's portion of the village, some planning issues, particularly context and consistency with other adopted plans, community structure and infrastructure, are more appropriately discussed considering the entire

village. Hence, this Village Design Plan will address some issues with respect to the entire village and others with respect to only the applicant's property. Descriptions of facilities and features outside of the applicant's ownership are provided as conceptual plans which demonstrate how a coherent village as a whole could be implemented. These concepts are subject to revision when the additional landowners' SPA amendment(s), including amendments to this Village Design Plan, are processed.

The primary design issue created by this ownership pattern is providing design guidance for the mixed-use/town square focal point planned within the Village Core. This site is not within the applicants' ownership and hence is not addressed beyond the conceptual level in this plan. Site specific design guidance for these sites, as well as other areas, shown as "undesignated" of the Site Utilization Plan shall be included in the future amendment(s) to include those sites in the approved SPA. Such amendments shall also establish procedures and submittal requirements for any specialized design review/planning approval process proposed for the essential village core component(s).

Overall Conceptual Village Plan

(in Site Utilization Plan format)



RESIDENTIAL

Neighborhood	Land Use	Acres	du/ac	DU
R-1	SFD	50.7	6.8	346
R-2	SFD	50.5	7.4	375
R-3	SFD	43.0	6.3	273
R-4	SFD	10.1	5.8	59
Sub-total SFD		154.3	6.8	1,053
R-5	MF/SF Cluster	17.4	7.6	132
R-6	MF/SF Cluster	12.5	15.4	193
R-7	MF	8.0	15.4	123
Sub-total MF		*37.9*	*11.8*	*448*
Total Residential		192.2	7.8	1,501

NON-RESIDENTIAL

Neighborhood	Land Use	Acres	
P-1	Public Park	7.8	*(7.0 ac net req'd)*
TS-1	Town Square	1.9	
P2/CPF-1	CPF *(Casanova OS)*	1.1	
P3/CPF-2a	CPF *(Common OS)*	0.7	
CPF-2b	CPF	1.0	
CPF-3	CPF	1.1	
CPF-4	CPF	0.2	
S-1	High School	55.8	*(50.0 ac net req'd)*
S-2	Middle School	25.6	*(25.0 ac net req'd)*
S-3	Elem. School	11.1	*(10.0 ac net req'd)*
MU-1	Mixed Use/Comm.	3.7	
OS	Open Space	80.5	
Cir.	Circulation	62.9	
Total Non-Residential		233.2	
~~VILLAGE TOTAL~~		424.4	3.5 1,501

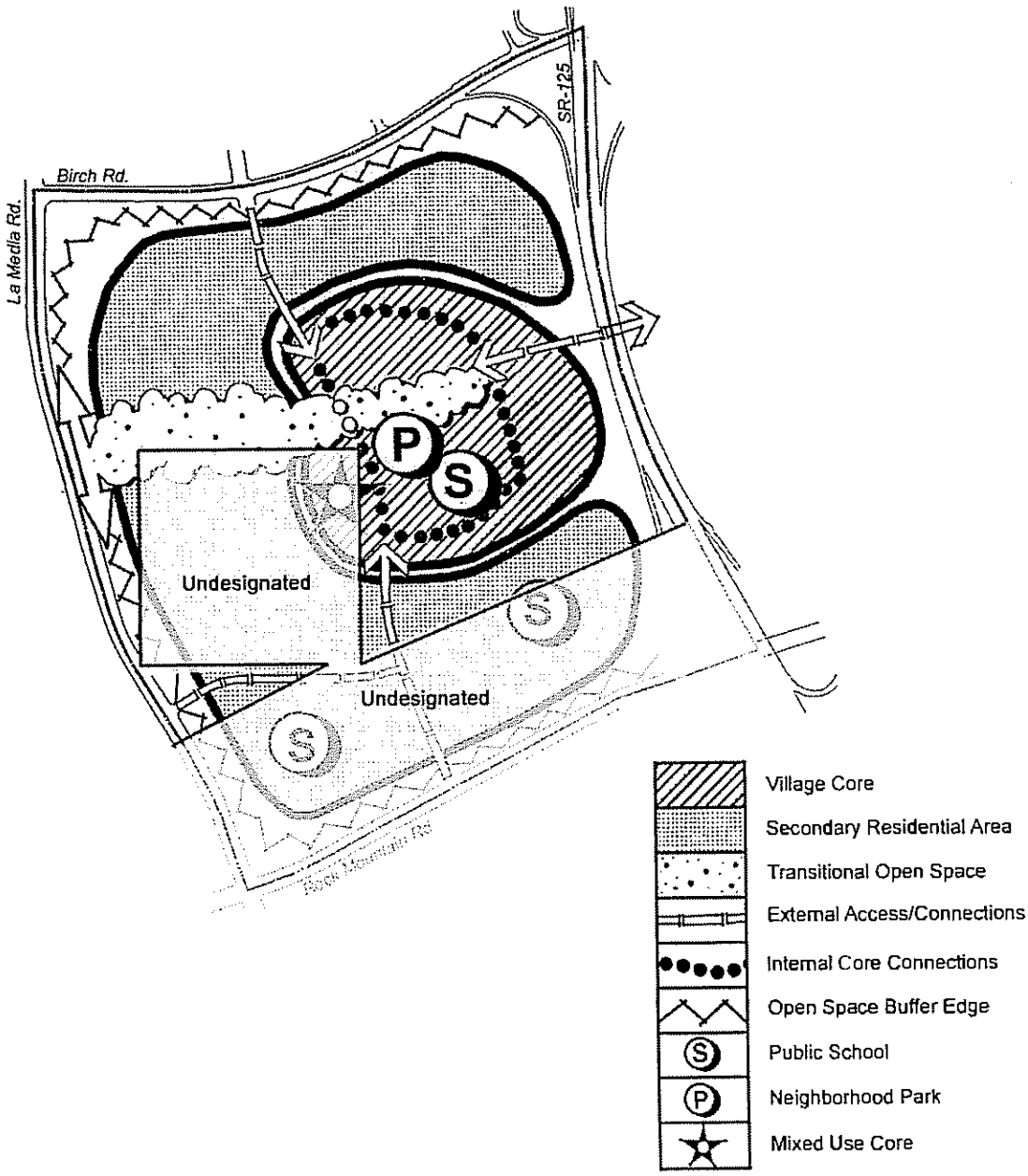
CITY OF CHULA VISTA **Vista Verde** Village Seven - Otay Ranch

Civil Land Planning

8/24/04

Exhibit 1.1

Community Structure



CITY OF CHULA VISTA

Vista Verde

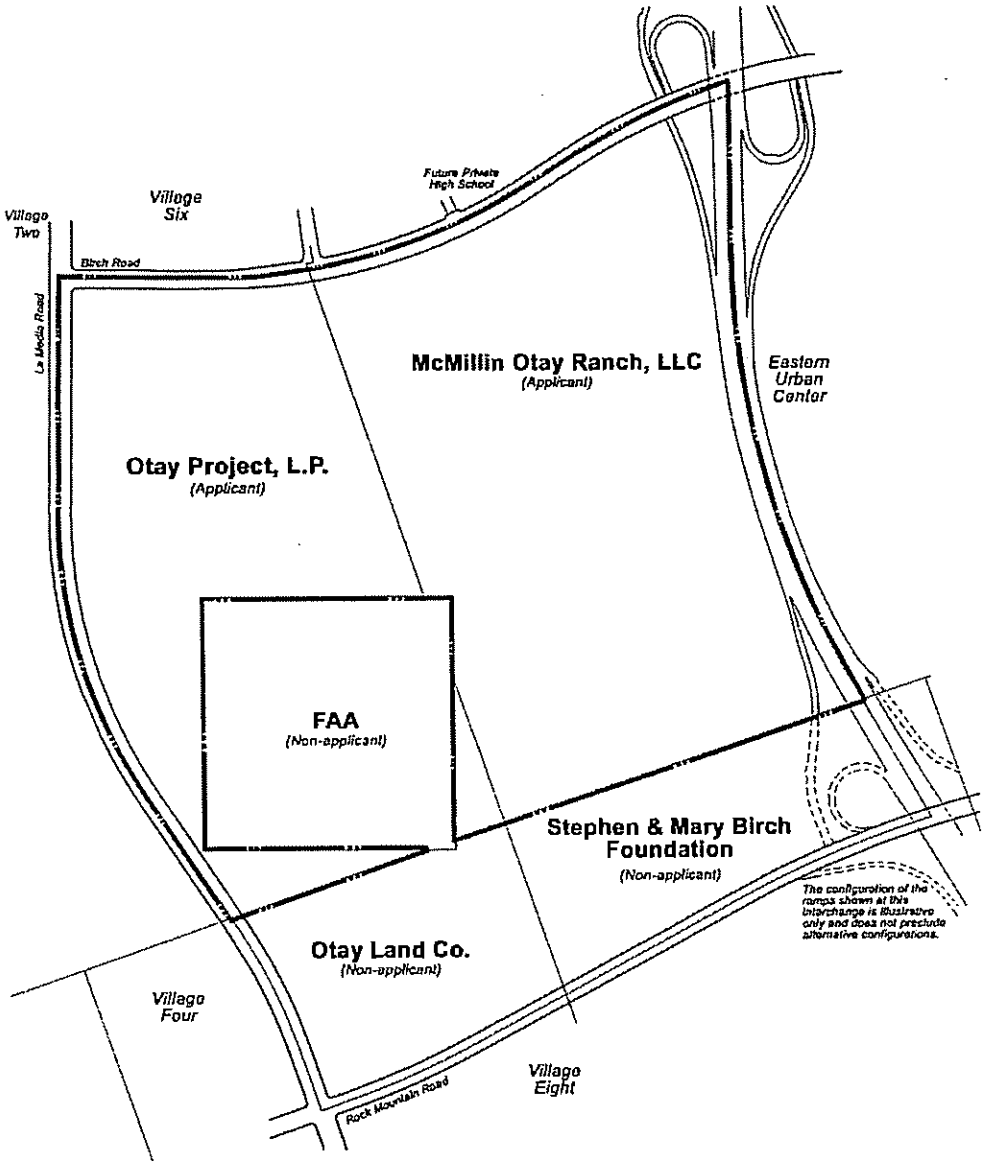
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Exhibit 1.2

Ownerships



CITY OF CHULA VISTA

Vista Verde

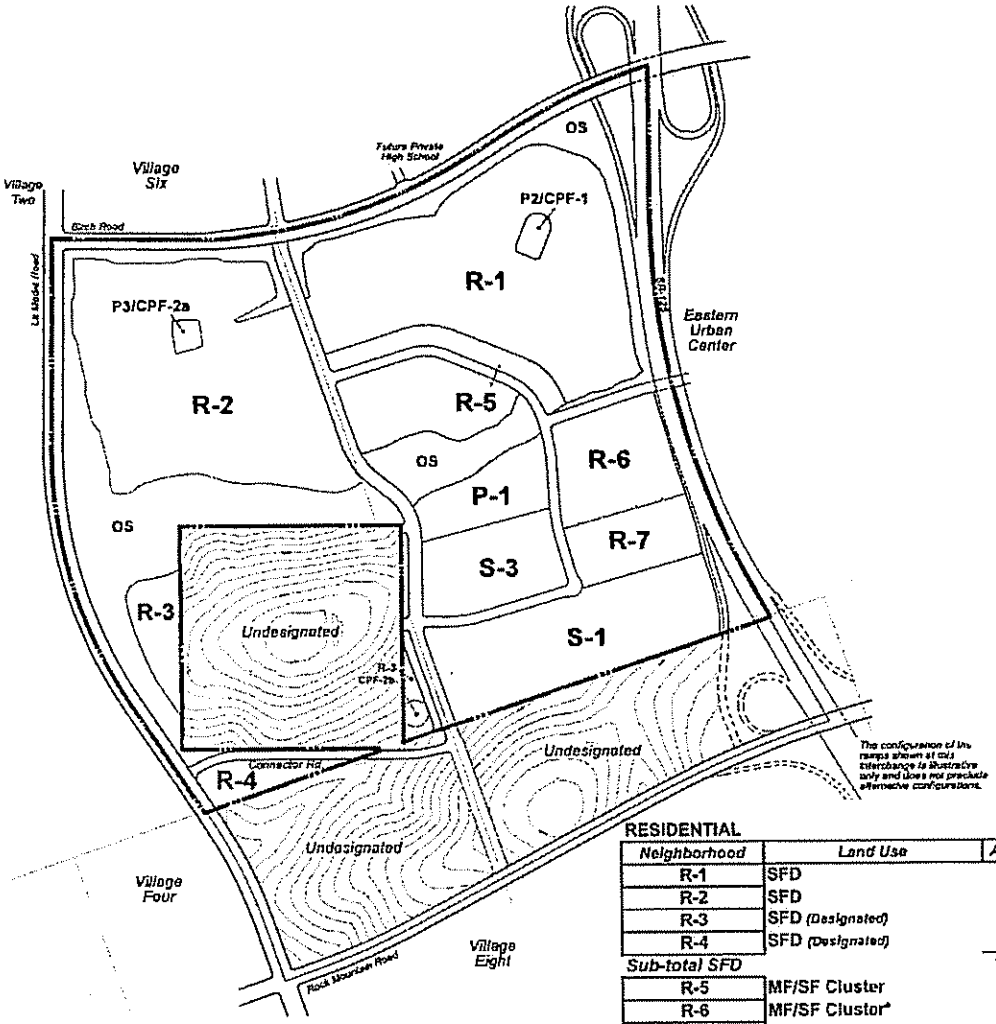
Village Seven - Otay Ranch

Land Planning

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Exhibit 1.3

Site Utilization Plan



RESIDENTIAL

Neighborhood	Land Use	Acres	du/ac	DU
R-1	SFD	50.7	6.8	346
R-2	SFD	50.5	7.4	375
R-3	SFD *(Designated)*	5.3	4.2	22
R-4	SFD *(Designated)*	3.1	4.2	13
Sub-total SFD		*109.6*	*6.9*	*756*
R-5	MF/SF Cluster	17.4	7.6	132
R-6	MF/SF Cluster*	12.5	15.4	193
R-7	MF*	8.0	15.4	123
Sub-total MF		*37.9*	*11.8*	*448*
Total Residential		147.5	8.2	1,204

NON-RESIDENTIAL

Neighborhood	Land Use	Acres
P-1	Public Park	7.6 *(7.0 ac req'd)*
P2/CPF-1	CPF *(Common OS)*	1.1
P3/CPF-2a	CPF *(Common OS)*	0.7
CPF-2b	CPF	1.0
S-1	High School *(Designated)*	23.4
S-3	Elem. School	11.1
OS	Open Space *(Designated)*	47.8
Undesignated	Undesignated Uses	121.3
Clr.	Circulation	62.9
Total Non-Residential		276.9
VILLAGE TOTAL		424.4

** Refer to SPA Text for provisions to blend these two parcels.*

CITY OF CHULA VISTA

Vista Verde

Village Seven - Otay Ranch

Citi Land Planning

8/24/04

Exhibit 1.4

II.4.2 Design Review Process

II.4.2.1 Introduction

The design review process includes two integrated procedures: design review and approval by the master developer and review and approval by the City of Chula Vista. Essentially the process requires the builder to formulate the design for his Neighborhood and review it with the master developer prior to formal application and review of final designs by the City. The City of Chula Vista development standards are provided in the Village Seven Planned Community (PC) District Regulations. Standards and regulations for residential uses are in Section II.3.3, those for mixed-use/commercial uses in Section II.3.4 and Administrative Procedures, including those for Design Review, are in Section II.3.9. The City's Park and Recreation Department shall review all public and private parks for conformance with all applicable City of Chula Vista standards.

A. Master Developer Review Process

The review requirements of the master developer are intended to ensure that the builder's proposed product and designs meet the standards and criteria for the village and the entire planned community. The items to be included in the builder's design submittal package to the Master Developer are covered by private agreements between the builder and developer.

Following acceptance of the builders schematic design, a continuing exchange of information will be expected as the design is finalized and the City's review process begins. Final, approved plans shall be provided to the master developer for his records.

B. City of Chula Vista Design Review Process

The requirements of the City are fairly typical and are further detailed below, but each builder should contact the City for current, specific requirements. The design review process with the master developer should be initiated prior to formal review by the City.

The standards and requirements for Site Plan, Architectural Approval and Design Review shall be as provided for in the Otay Ranch Village Seven PC District Regulations. Additional, specific requirements for application and review procedures are published in the City's Zoning Ordinance.

The City has also published a "Landscape Manual" which describes the landscape review process and provides some guidelines for landscape design from the City's perspective. The Manual also includes specific standards for landscape and irrigation improvements which shall be implemented in Village Seven.

II.4.2.2 Administrative Design Review

The Zoning Administrator is authorized to consider and approve, disapprove or modify applications on several subjects as provided in Section II.3.9 of the Village Seven PC District Regulations and

Section 19.14.030 of the Chula Vista Zoning Code, specifically including: site, architectural, and landscape plan approval.

II.4.2.3 Design Review Committee

The Design Review Committee shall review plans as required by Section II.3.9 of the Village Seven PC District Regulations, and as generally provided for herein unless otherwise specified in the Village Seven SPA Plan. They shall base their findings on the City's Design Manuals and this Village Design Plan. Refer to the Village Seven PC District Regulations and Sections 19.14.581 through 19.14.600 of the City's Zoning Ordinance for additional information.

II.4.2.4 Appeals

A decision of the Design Review Committee or Zoning Administrator may be appealed to the Planning Commission. Such an appeal shall be filed within ten days after the decision as provided for in Section 19.14.583 of the City's Zoning Ordinance.

II.4.2.5 Special Review Processes

In addition to the individual neighborhood review, there is a requirement for coordinated planning of neighborhoods R-6 and R-7, as depicted on the Site Utilization Plan. The first Design Review submittal for either neighborhood shall include a conceptual coordinated site plan for both neighborhoods. The boundary between these two parcels shall then be established by the first Design Review approval. Dwelling units may be transferred between the two neighborhoods, providing it does not exceed the combined total units permitted.

Also, the Site Utilization Plan only provides development designations for portions of Neighborhoods R-3 and R-4. The bulk of these neighborhoods are located adjacent to "undesignated" property which must be added to the approved SPA Plan prior to development. Because of this, no specific design guidance is provided for these sites. Future Village Design Plan amendments shall provide design guidance for these entire neighborhoods when the complete neighborhood becomes a part of the approved SPA Plan.

II.4.3 Community Design Concept

The character of the Otay Ranch Village Seven neighborhood at the broadest level is established by the Otay Ranch General Development Plan and the design framework of the Overall Design Plan. The GDP designates future land uses for the entire Otay Ranch within a framework of open space and major circulation corridors. It also defines the "village" as the fundamental building block for organizing land use within this community framework. Villages are comprised of two basic components; a central area of more intense uses, the Village Core, and surrounding areas of typically residential uses, the Secondary Area.

The Village Core contains commercial, public/quasi-public, mixed-use and medium-high residential land uses and serves as the focal point and commercial hub of the village. Village Cores are centered around a main street or plaza, surrounded by retail/commercial, residential, or mixed-use buildings. Neighborhood parks and other civic or community uses, such as churches, child care or senior centers are also located within the village core. The Secondary Area contains a series of residential neighborhoods located outside of the Village Core, providing a range of predominately single-family housing opportunities.

During the preparation of these ranch-wide plans, numerous community design features and policies were established or considered. As individual villages are developed, attention to these pre-established criteria is necessary to successfully execute the intended design. The design concept for Village Seven begins with the framework of the Overall Design Plan. The applicable provisions of that plan are noted in the discussion below.

II.4.3.1 Village Identity & Character

Village Seven is located within the Otay Valley Parcel framed by regional arterial roads, Birch Road on the north, SR-125 on the east, Rock Mountain Road on the south and La Media on the west. Design concepts, including landscape palettes, have been established for each of these routes, except Rock Mountain Road, with previous studies and approvals. Village Seven is the first development area to border on Rock Mountain Road and hence a future SPA segment of Village Seven approval will establish the design for this road. La Media, Rock Mountain Road and Birch Road are "Ranch Theme Streets." The SR-125 freeway has its own landscape/design concept. These streetscape designs serve as "Unifying Elements" which reinforce the regional setting of the Otay Valley Parcel and create a consistent community level design framework. Village Seven will implement these established designs at its perimeter.

The Overall Design Plan also identifies the location of community and village entries as well as trail and greenbelt connections to adjacent villages. The "Village Greenway" is designated as an open space/trail connection through Village Seven. The Village Greenway is a community-wide open space/trail linkage through the Otay Valley Parcel of Otay Ranch. It is to be partially located in Wolf Canyon, extending east from Village Four through Village Seven, through the Eastern Urban Center (EUC) and Village Eleven to Salt Creek. Trail connections are to be provided from the Village Seven Core to the cores of each of the adjacent villages, including Village Four to the west and the Eastern Urban Center (EUC) to the east.

The design influences on Village Seven are detailed in Section II.2.2.1 of the SPA Plan. The primary influences are the physical characteristics of the site and planned or developing uses on adjacent sites (see Design Influences, Exhibit 3.1).

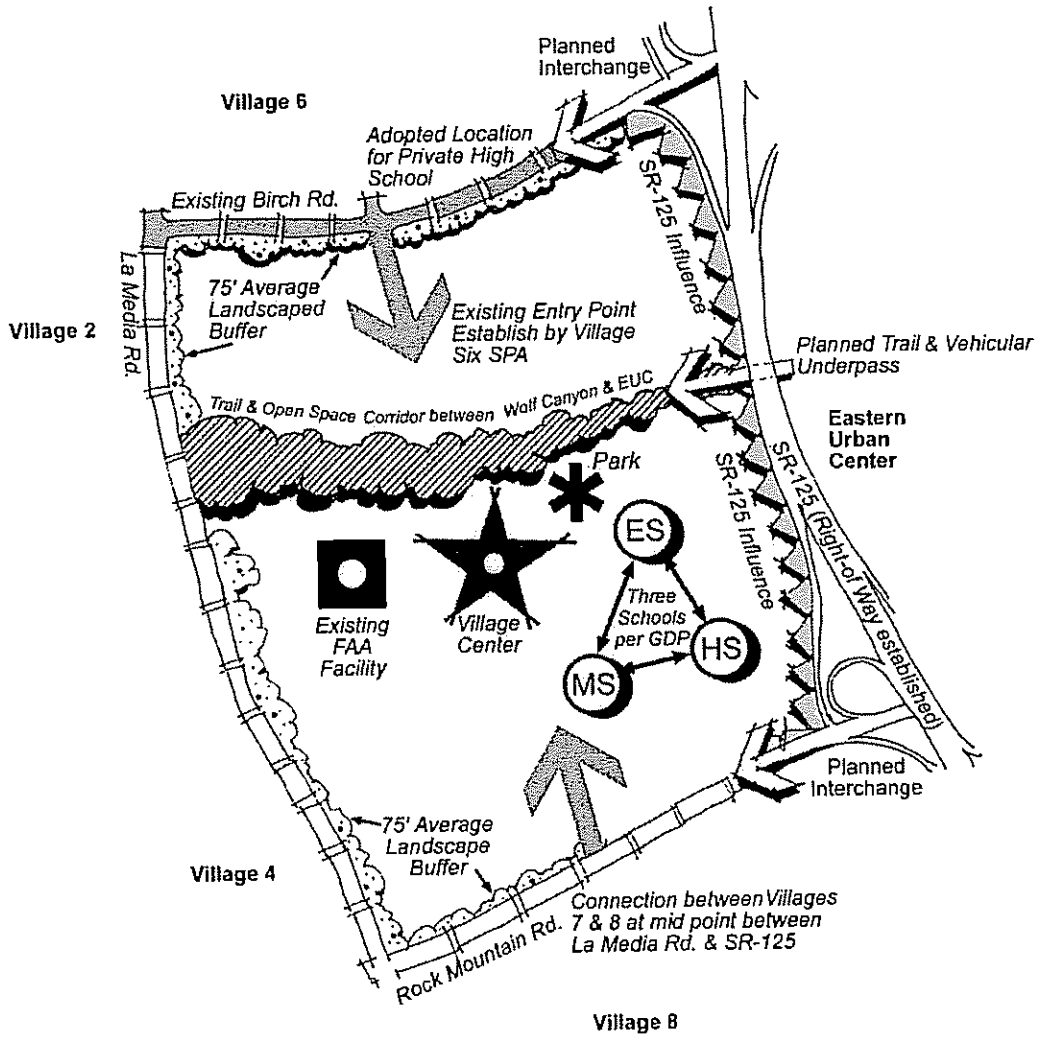
Village Seven is an urban village. The village core is located in the central portion of the village and includes multi-family residential units, an elementary school, a neighborhood park site, and, eventually, mixed-use/town square sites. As noted earlier, the town square and mixed-uses sites are not included in the initial SPA approval, nor are other "undesignated" areas on the Site Utilization Plan (Exhibit 1.4), and will need to be added via a formal SPA amendment. They are discussed here as future features within the village, as depicted on the Overall Conceptual Village Plan, Exhibit 1.1. The town square feature would provide a focal point for the village center and reflect a pedestrian orientation and urban character due to its proximity to higher-density residential and commercial uses. The Core is connected to the village entries by promenade streets. A promenade street also serves the multi-family neighborhoods within the village core. The secondary area includes single-family residential neighborhoods, with a range of lot sizes and product types, two school sites, high school and middle school, and three CPF sites located at the intersection of the southern village entry street and western village entry street (see Exhibits 1.1, 1.2 and 1.4).

The land use plan for Village Seven is consistent with the pedestrian and transit oriented guidelines provided in the Otay Ranch GDP. The plan includes a more intense Village Core area which includes a commercial area proximate to a transit stop. The surrounding Secondary Area includes a range of housing.

The intent of the GDP village concept land use goals are 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.

Pedestrian-oriented development in residential neighborhoods has several basic components. In single-family neighborhoods, homes are located closer to the sidewalk and have pedestrian-oriented features such as porches to promote interaction between neighbors and encourage safer neighborhoods. "Veranda" style porches on corner lots, balconies and semi-private courtyards further promote this interaction. Garages doors fronting on the street are limited and have a greater required setback (recessed) from the street so that the pedestrian experiences the architectural design of the building, not the garage door. The pedestrian street experience is enhanced by limiting curb cut widths, thereby reducing driveway paving and increasing landscaping across the front of the residential lots. "Hollywood" driveways are recommended design solutions. Front doors should be visible from the street and must have strong entry features facing the street that enhance the pedestrian experience. Walkways that go directly from the front door to the sidewalk instead of the driveway emphasize the pedestrian orientation of the house to the street. Side street entry garages separate the pedestrian-oriented front of the house from the auto entrance.

Design Influences



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Vista Verde

Village Seven - Otay Ranch

Cinti Land Planning

6/14/04

Exhibit 3.1

Multi-family neighborhoods are within the Village Core and should be designed to discourage use of automobiles and create a "walkable" inviting environment, both within and outside the boundaries of the development. Pedestrian-oriented features include orienting the front doors toward the streets, paseos and pathways; plotting the buildings such that garages are generally not visible from the public or commonly used streets; integrating strong, well designed pedestrian connections to the public or commonly used streets and adjacent trail systems via an inner trail/sidewalk network; the inclusion of well designed, inviting common usable open space areas; and, unique, yet compatible, architectural styles that implement the concepts in this Village Design Plan.

Consistent with the design objective of accentuating the relationship of Otay Ranch with its natural setting and the character of the region, a community design theme of "California Heritage" will be continued from SPA One (Villages One and Five to the north) and Village Six, also to the north. This theme is consistent with the ranching and agrarian images described in the Overall Design Plan. It is also compatible with the new urbanism community design concepts promoted in the village development concept of the GDP. As detailed below, this design theme is not a specific style of architecture which can be strictly interpreted. It is purposely more of a character statement which encompasses a wide range of styles appropriate for the Otay Ranch setting.

The California Heritage theme is based on several presumptions. First is that California, specifically Southern California, has a unique historical context which can be expressed in building design and is worth replicating. This theme will embrace the past and adopt basic principles from successfully built examples in the region, historic Southern California communities such as portions of Los Angeles, Santa Barbara, and San Diego. This theme can provide flexibility in design while allowing the community to age gracefully and accommodate changing land uses. Lastly, this design theme builds on the setting, landscape and other community framework elements from the Overall Design Plan, and provides a synergy of aesthetic elements - location, landscape, and high visibility buildings - to make a statement greater than the individual elements.

As with intensity of development, there will be a range in execution of the design theme. The strongest interpretation and highest level of detailing should occur at the Village Core and greater range of design interpretation within the Secondary Area. The most visible and intensive uses, commercial and civic buildings at the Village Core, should most strongly convey the community design theme. Core residential uses would reflect the theme but be less strict in its execution, especially smaller buildings and lower density product types. Low density single family development and other uses in the Secondary Areas should have styles complementary to the theme but need not implement any specific requirements.

While not a specific architectural style, the California Heritage design theme can embrace a variety of specific styles: Spanish Colonial, Mission, Ranchouse, Bungalow, Moorish, Agrarian, *etc.* In general, California Heritage architecture will reflect the climate and materials indigenous to Southern California. The architectural feeling should be relaxed, simple and somewhat rustic. Building massing should be generally horizontal and "rambling" in feeling. In larger buildings or groups of buildings, horizontal massing should be interspersed with vertical elements such as two story

components and towers. Larger towers should signify focal elements and meeting/activity places. The accompanying sketches in Exhibit 3.2 depict how various elements from a few specific styles can be adapted to be consistent with the California Heritage community design theme.

The following guidelines summarize the principles of design for architecture:

- The architecture should be responsive to the hot dry climatic conditions of Otay Ranch. Shade should be an important element for building design, indoor and outdoor spaces, and people-gathering areas. Buildings should be constructed using materials of good insulating value.

- A variation of building height and massing, whether in groups of buildings or within individual buildings, should be achieved.

- All buildings should be composed of a base, middle and cap.

- Roof forms should reflect the historical heritage architectural vernacular.

- Windows, entries and doors should vary in size shape and detail.

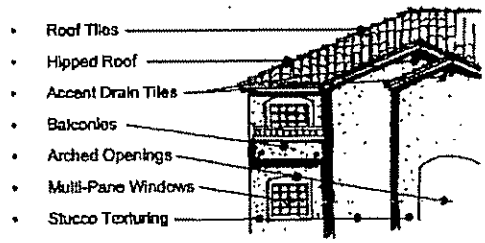
- Second floor, pedestrian used spaces should be opened up to view as much as possible for easy access and convenient identification and, where possible, to provide second floor connections to other buildings by use of bridges.

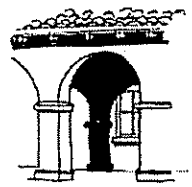
- Certain standardized architectural elements should be required in all buildings within a individual Core area or complex. A building need not exactly copy the style of its neighbors but it should address and/or share certain fundamental architectural characteristics. Architectural style along the same street or within a complex should include buildings of similar height and share one or more distinctive elements: materials, window style, door style, detailing, porches, arcades, overhangs, roofing, color, *etc.* These design components will be defined in the Master Precise Plan process for the Village Core.

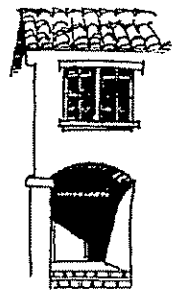
- The highest use pedestrian areas should have the highest level of design detail (*e.g.*, courtyards and plazas).

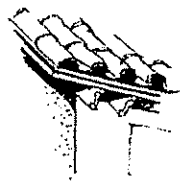
Sample Architectural Elements
California Heritage

Elements of "Spanish Colonial"

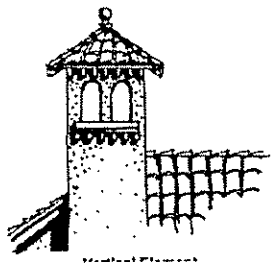


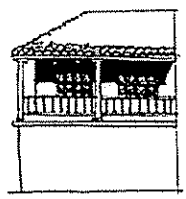


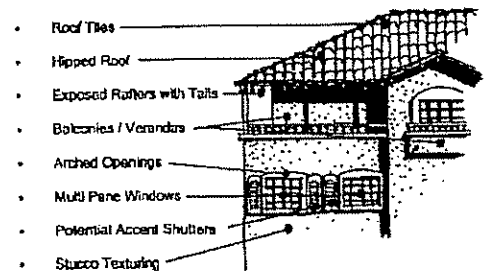




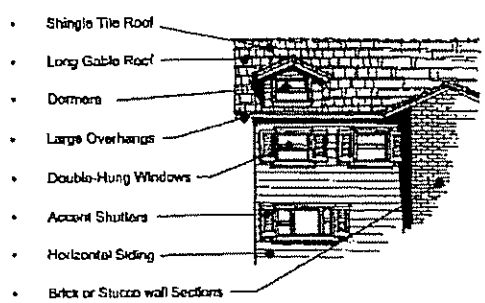
Elements of "Mission" Style

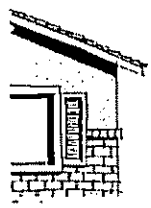






Elements of "Ranch" Style





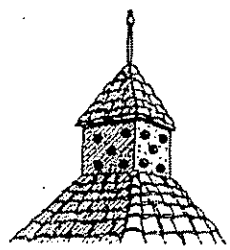


Exhibit 3.2

The following site planning principles relate to the California Heritage theme and good design practice:

- Projects should promote the design theme by utilizing courtyards or plazas as focal points.

- Parking lots, walkways and courtyards should be designed at a scale that provides value in close proximity, and does not overwhelm pedestrian users. This is intended to promote pedestrian and bicycle movement and reduce the impersonal expansiveness of large spaces.

- Each project should provide a well articulated, identifiable entry sequence for the pedestrian and vehicular user, from street to building. Project entries and connections to and into buildings should be enhanced with landscaping, hardscape detail and accented architectural design.

- All service and loading areas should be accessed from an alley or rear parking area. No loading should occur on the street or pedestrian oriented sides of a building. No garage type loading doors shall be located on a building facade directly facing a public street.

- Outdoor refuse or storage containers shall be completely screened with walls, trellis, gates and/or planting that is consistent with the design of the surrounding development. No refuse collection or storage areas shall be located between a street and the front of a building.

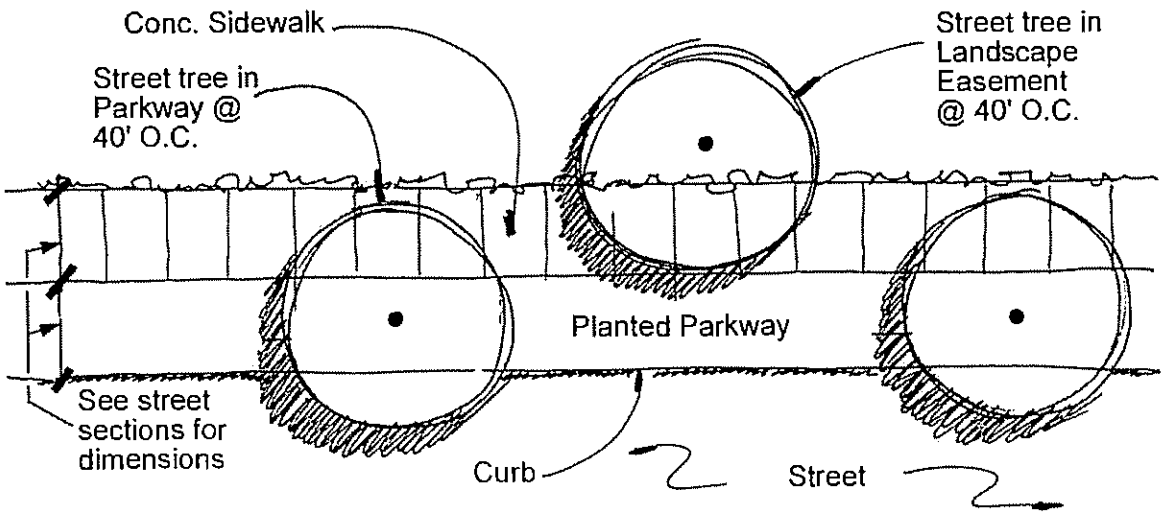
- Mechanical and electrical equipment, utility connections, and antennas should be mounted within the interior of a building whenever practical. When interior mounting is not practical, equipment shall be screened from public view with landscaping.

II.4.3.2 Landscape Concept

The purpose of the General Landscape Plan is to establish the overall landscape theme of the Otay Ranch Village Seven community. Since multiple property owners will be responsible for the planning and implementation of landscape improvements, this information will provide the general guidance necessary to implement a consistent landscape appearance on key streets, entries, open spaces and slopes, and to achieve a visually compatible landscape that is well balanced in water and maintenance demands. All developers will create a unified landscape theme with seamless transitions between landscape elements at the boundaries of land ownership in conjunction with an approved landscape master plan..

The Landscape Concept Plan (Exhibit 3.4) provides a design framework, which provides some latitude and flexibility to individual projects while maintaining the community's overall landscape goals and objectives. Landscape will be used to reinforce the design patterns established by the land use plan. These patterns include the definition of neighborhood, streetscapes, entries, community landmarks and any special landscape areas that are required. The two landowners shall strive for seamless transitions between landscape elements at their ownership boundaries.

The Promenade Streets, the Entry Streets, and Arterial Highways have a featured side of the street intended for pedestrians. This side of the street, which shall be identified during the Tentative Map process, shall have a staggered double row of street trees on one side to shade pedestrians. Exhibit 3.3 illustrates this concept. Parkway and sidewalk dimensions may vary with the particular street.

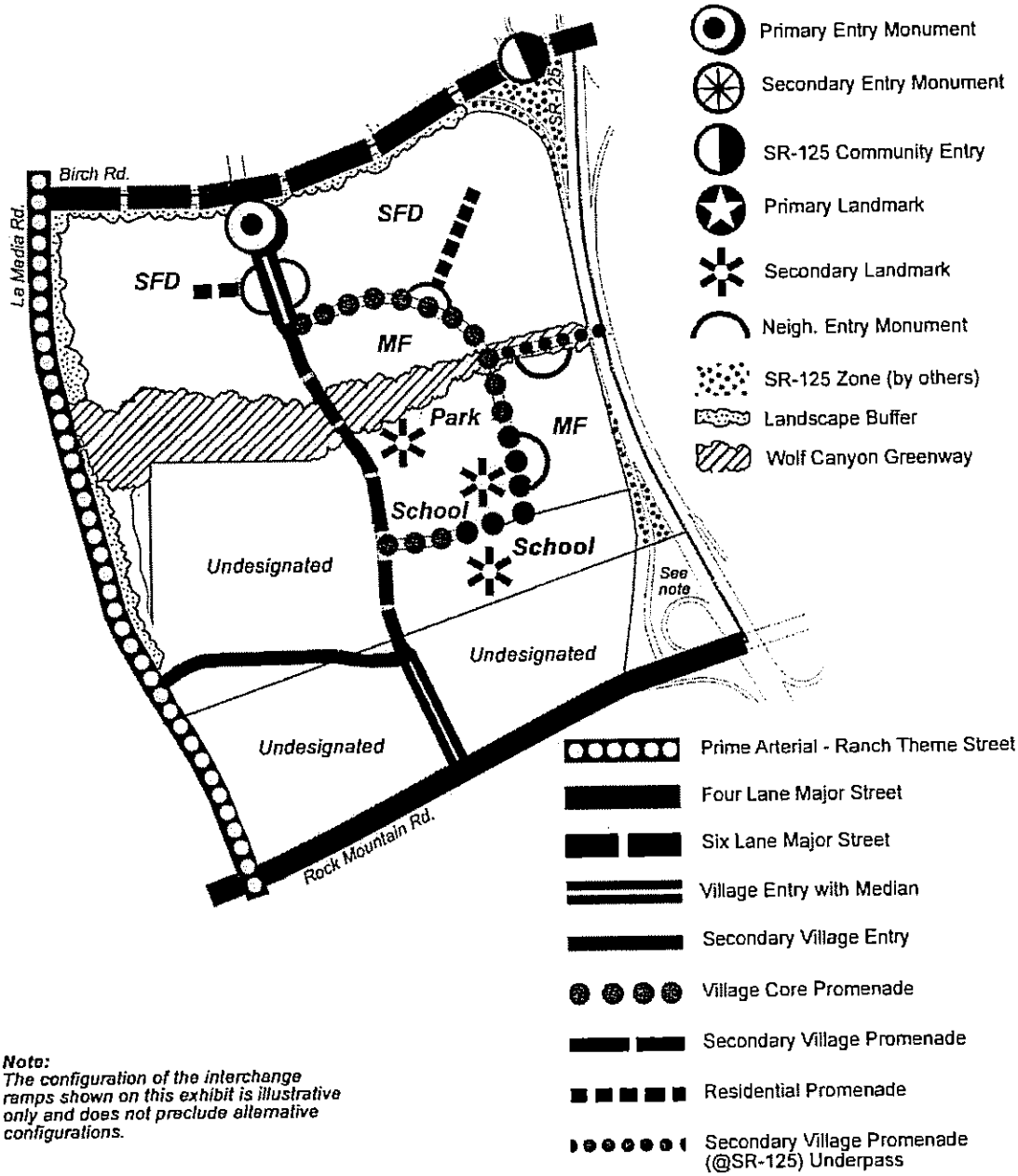


Staggered Double Row of Trees on Featured Side of Street

(Applies to featured side of Promenade, Entry Streets, and Arterial Highways)

Exhibit 3.3

Landscape Concept



Note:
The configuration of the interchange ramps shown on this exhibit is illustrative only and does not preclude alternative configurations.

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Vista Verde

Village Seven - Otay Ranch

Civil Land Planning
8/14/04

Exhibit 3.4

Note: Refer also to the Trails Plan, Exhibit 3.24.

All development in Otay Ranch Village Seven shall comply with all the requirements stated in the Chula Vista Landscape Manual adopted by Resolution No. 17735 in November 1994 and the City of Chula Vista "Landscape Plan Review Checklist" dated November 2003.

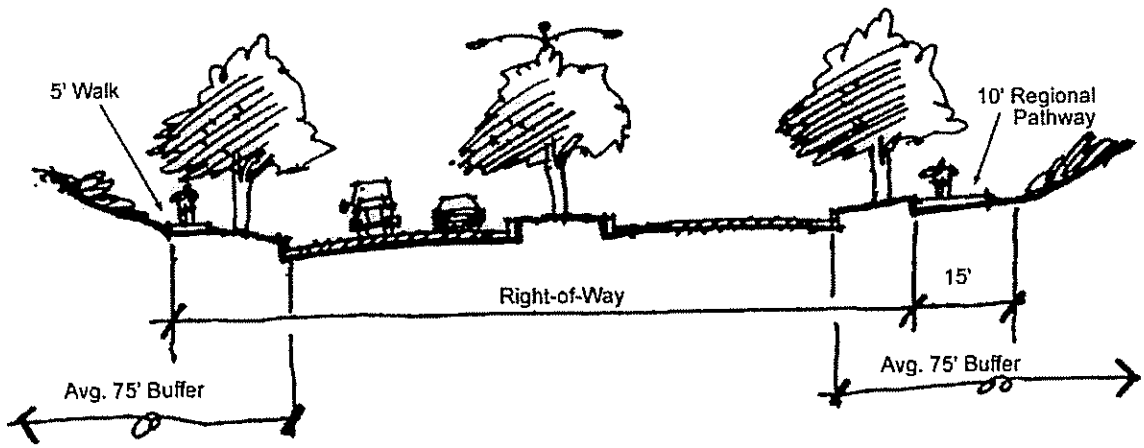
Elements of the Landscape Concept include:

Prime Arterial Streets: A theme tree shall be used along the entire street and within the median. The tree shall conform to the existing Otay Ranch Theme on the adjacent properties.

La Media Road: Theme trees shall be located along both edges of the street and within the median. The palette shall be as follows:

Theme Tree: *Schinus molle* - California Pepper Tree - (24" box minimum at 40' O.C. maximum - Formal rows)

Groundcover: *Rosmarinus officinalis* - 'Collingwood Ingram' and 'Huntington Carpet'



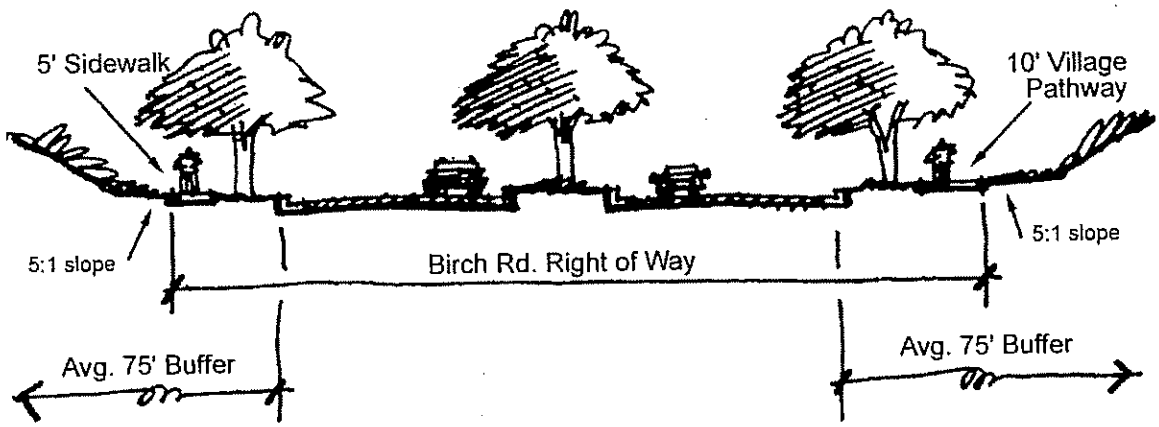
La Media Road Streetscape

Exhibit 3.5

Note: Refer to SPA Plan Street Sections for dimensions. Landscape Master Plan shall set locations for tree setbacks from curb.

Major Streets (Birch Road): The major street, shall have evergreen trees running along both sides of the street and within the median. These trees shall blend with SR-125 intersection landscape design at Birch Road and Rock Mountain Road, and the Eastern Urban Center (EUC) landscape design. The palette is as follows:

Trees:	*Schinus molle* - California Pepper Tree (24" box minimum size at 40' O.C. maximum)
Shrubs:	*Ceanothus* species - Wild Lilac
	Cotoneaster parneyi - Cotoneaster
	Grevillea noellii - Grevillea
	Rhaphiolepis indica - India Hawthorn
Groundcover:	*Lantana montevidensis* - Trailing Lantana
	Rosmarinus officinalis 'Collingwood Ingram' - Rosemary
	Rosmarinus officinalis 'Huntington Carpet' - Rosemary



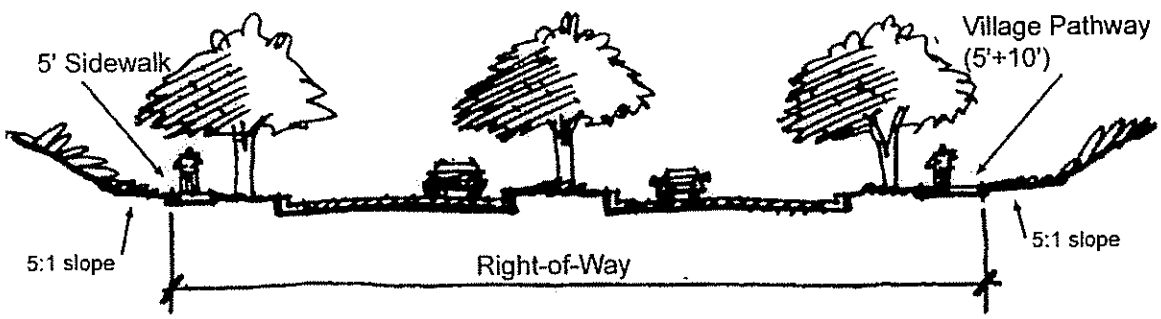
Birch Road Streetscape

Exhibit 3.6

Note: Refer to SPA Plan Street Sections for dimensions

Primary Village Entry, Secondary Village Entry, Core Promenade, Village Promenade, and Residential Promenade Streets: Canopy trees shall be used along the entire length of the street to add pedestrian scale and provide shade for all users. The design will have three forms: 1) in the Core area, tree wells at the curb will be used; 2) a parkway adjacent to the curb shall be used in residential area; and, 3) village entry areas shall have medians incorporated into the design. Designs call for a double row of canopy trees on one side of the road and a single row of trees on the opposite side. The third form incorporates median tree, shrubs, and ground covers. The palette is as follows:

Trees:	See Conceptual Street Tree Plan
Shrubs:	Per Landscape Master Plan
Groundcovers:	Turf (Marathon III at accent areas only)
	Myoporum species - Myoporum
	Lantana species - Lantana
	Gazania Hybrid - Gazania
	Pelargonium peltatum Balcon (at accent areas only)

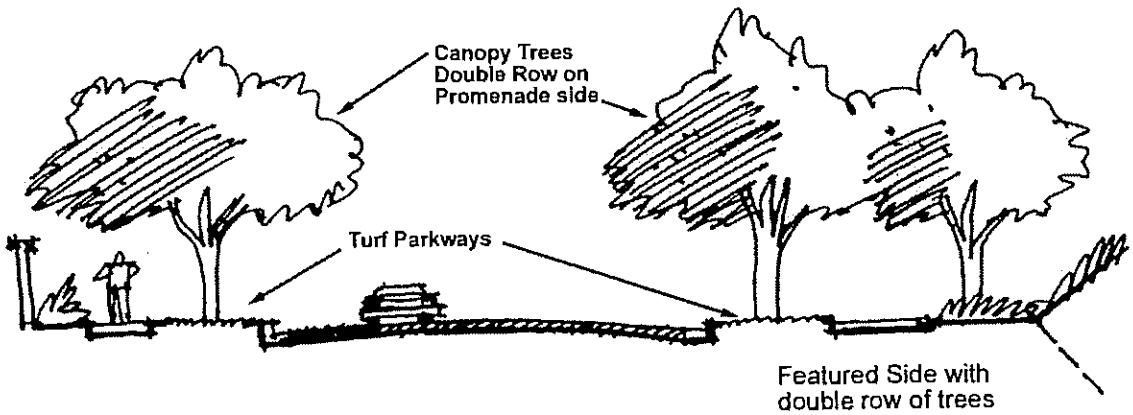


Village Entry Streetscape

Exhibit 3.7

No *te*

: Refer to SPA Street Sections Plan for dimensions



Note: *Refer to Sections in SPA PLan for dimensions*

Source: ONA

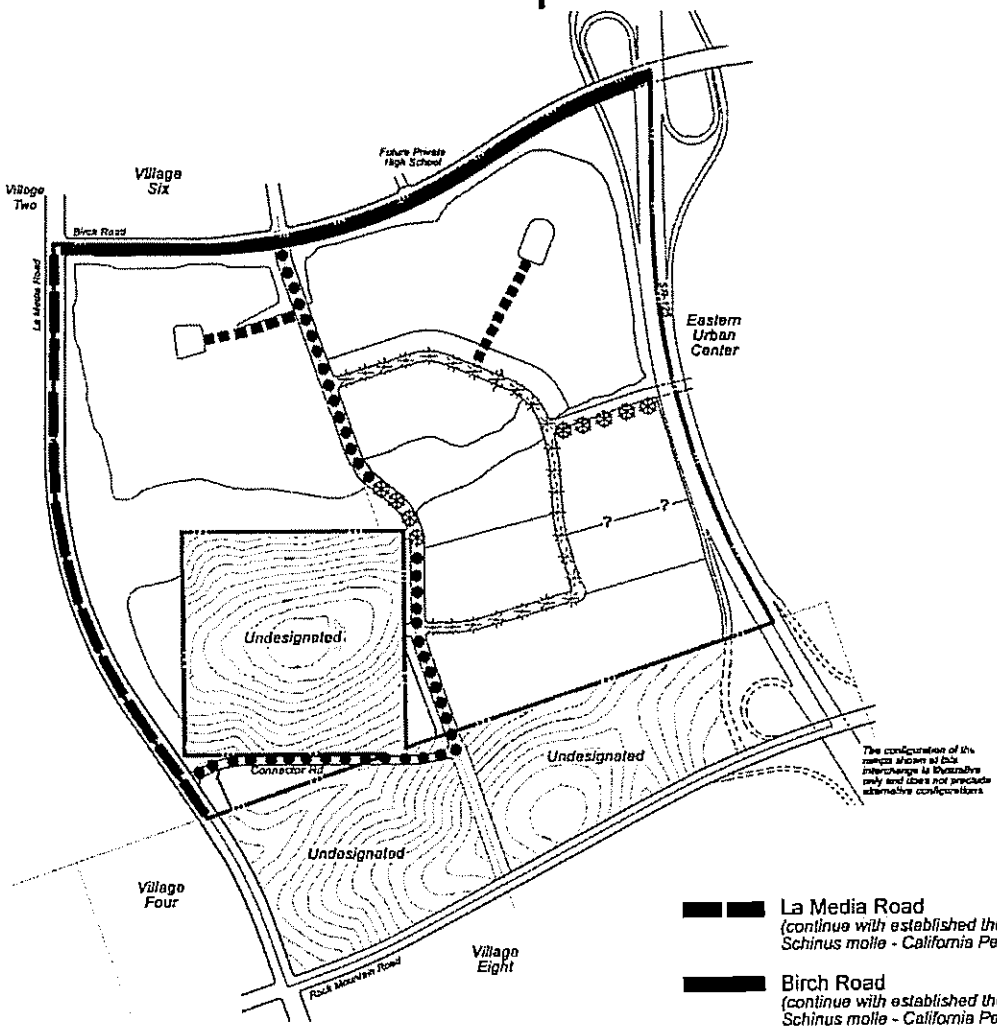
Promenade Streets

Note: Village Promenade and Residential Promenade Streets have variation in widths, but are conceptually equivalent. Refer to SPA Plan for dimensions.

Exhibit 3.8

Note: Village Promenade and Residential Promenade Streets have variation in widths, but are conceptually equivalent. Refer to SPA Plan Street Sections for dimensions.

Conceptual Street Tree Plan



La Media Road
(continue with established theme)
Schinus molle - California Pepper Tree

Birch Road
(continue with established theme)
Schinus molle - California Pepper Tree

Village Entry Street
Koelreuteria bipinnata - Chinese Flame Tree

Core Promenade Street
Podocarpus gracilior - Fern Pine

Residential Promenade
Pyrus calleryana 'Aristocrat' - Ornamental Pear

Special Landscape Zone
(Streets related to Wolf Canyon)
Platanus racemosa-Western Sycamore

Note: *All trees to be at 40' O.C. max. in formal rows. Feature side of streets to have second row of trees, staggered, also at 40' O.C. max.*

CITY OF CHULA VISTA

Vista Verde

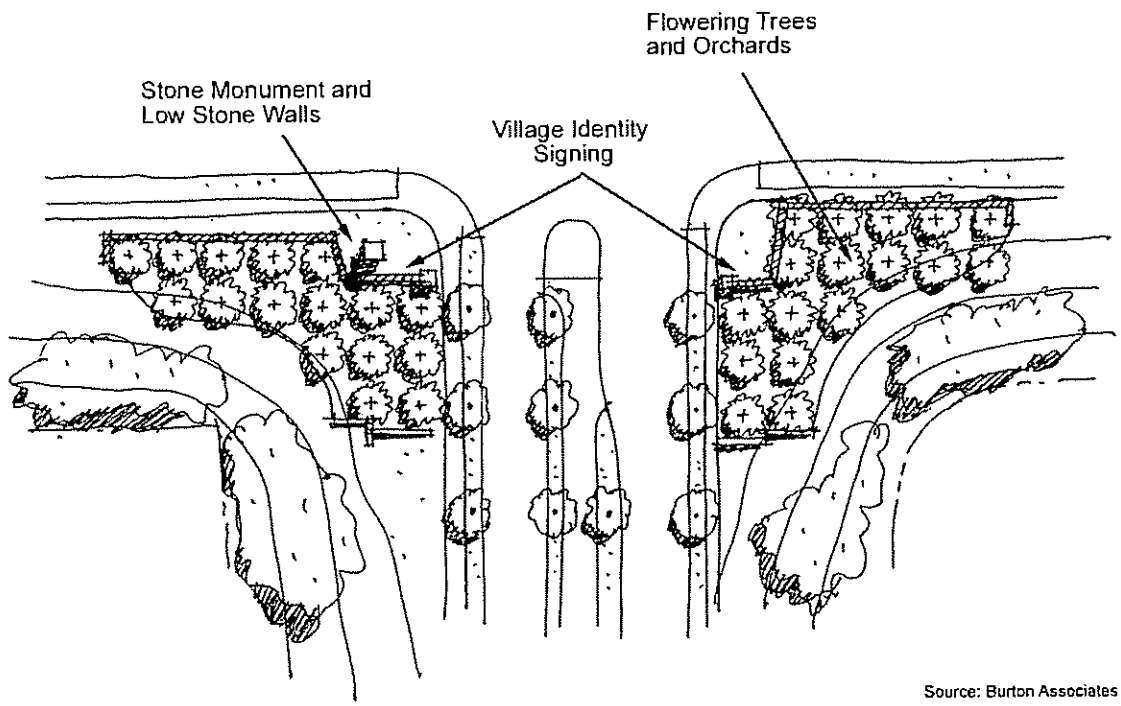
Village Seven - Otay Ranch

Source: ONA, Inc.
Civil Land Planning
6/30/04

Exhibit 3.9

Entries: These areas are the main points of entry to Village Seven. A tree that differs from the surrounding entry area will provide a unique accent statement and feeling of arrival at this entry point. The landscape design for the Village Entries shall provide enhanced plantings that will provide a focal point. The palette is as follows:

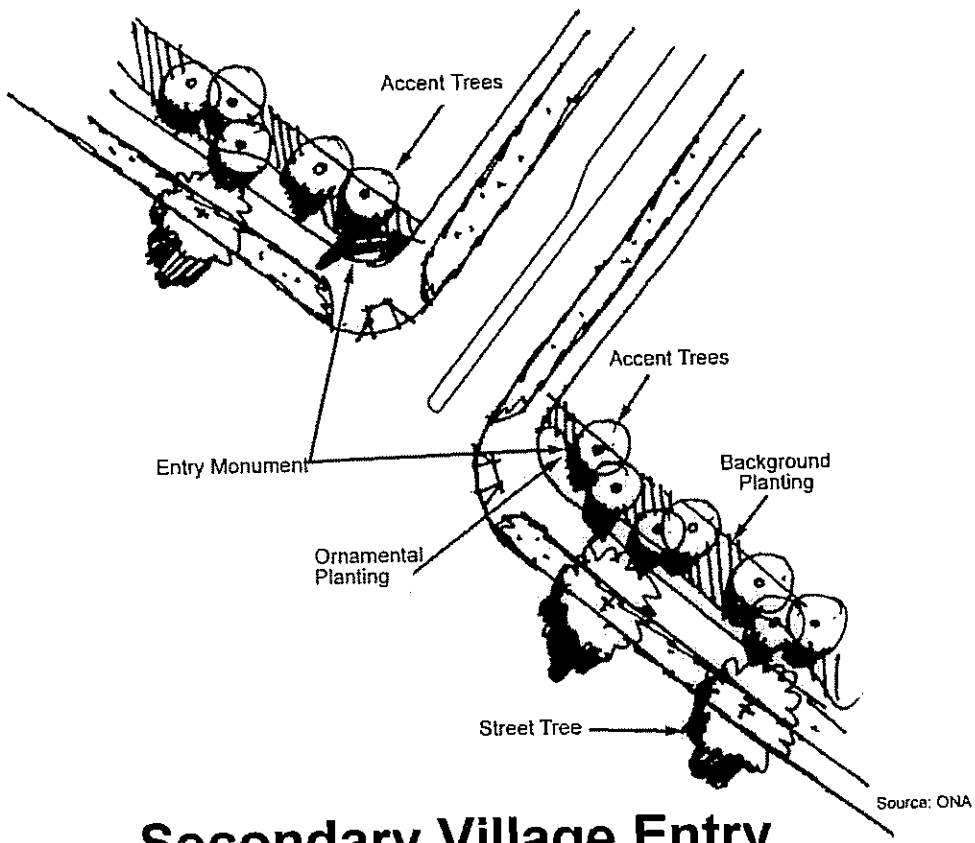
Trees:	*Jacarandas acutifolia* - Jacaranda - 24" -36" box
Shrubs:	*Agapanthus africanus* - Lily-of-the-Nile - 1 gallon
	Hemerocallis hybrid - Evergreen Daylily - 1 gallon
	Phormium tenax 'Bronze Baby' - New Zealand Flax - 5 gallon
	Phormium tenax 'Tom Thumb' - New Zealand Flax - 5 gallon
Groundcover:	*Myoporum species* - Myoporum - size and spacing dependent on species
	Gazania hybrids - flats @ 12" O.C.
	Pelargonium peltatum Balcon - flats @ 12" O.O.



Source: Burton Associates

Primary Entry Monument

Exhibit 3.10



Secondary Village Entry

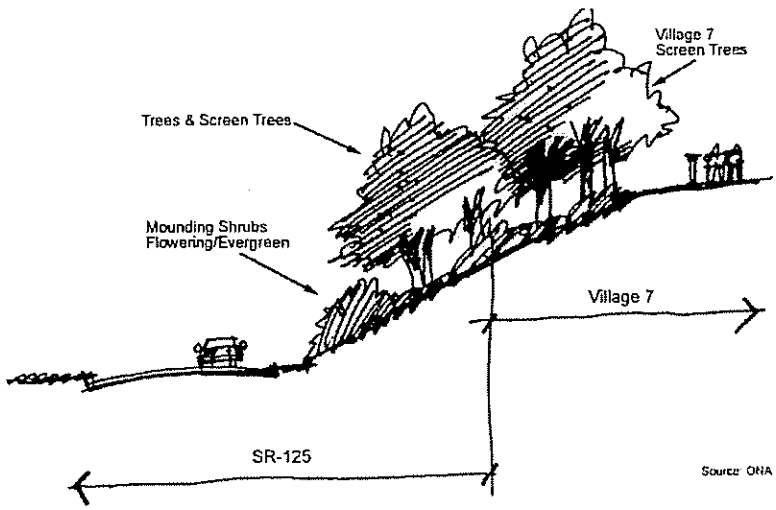
Exhibit 3.11

Note: Refer to Section II.4.3.7 Community Entries for additional detail on Entry Elements

Special Landscape Zones (SR125): This area will act as a buffer zone between the residential homes, schools, park and the freeway. It will screen the view of the freeway and somewhat attenuate the traffic noise The design for landscaping in this area must follow the criteria stipulated in the "State Route 125 Design Guidelines" prepared by DeLorenzo Inc. (dated June 21, 1999).

Trees:	*Eucalyptus sideroxylon* - Red Iron Bark - 15 gallon
	Pinus halepensis - Aleppo Pine - 15 gallon & 24" box
	Populus nigra 'Italica' - Lombardy Poplar - 15 gallon & 24" box
Shrubs:	*Abelia grandiflora* - Glossy Abelia - 5 gallon
	Cotoneaster parneyi - Cotoneaster - 5 gallon
	Grevillea noellii - Grevillea - 5 gallon
	Pittosporum tobira - Mock Orange - 5 gallon
	Raphiolepis indica - India Hawthorn - 5 gallon
Groundcover:	*Bacharis pilularis* - Dwarf Coyote Brush - flat @ 15" O.C.
	Myoporum species - Myoporum - flats @ 3' O.C.

Where SR125 intersects with Birch Road and Rock Mountain Road, blend the landscape plant materials to avoid - a distinct line between the different landscape zones.



SR-125 Landscape Buffer

Exhibit 3.12

Wolf Canyon Landscape: Wolf Canyon is the most significant open space in Village Seven and is a crucial component of the Chula Vista Greenbelt. This greenbelt is a system of connected open space that surrounds the entire City.

The landscaping at Wolf Canyon will provide an interesting contrast within Village Seven. While most of the streets reflect a ranch theme with a formal arrangement of trees. Wolf Canyon will be developed into a rustic, natural, informal setting.

Conceptual Landscaping plans for Wolf Canyon are provided as Exhibits 3.13 and 3.14. These concepts may be refined during coordination with Federal, State, and local agencies. A Wolf Canyon Landscape Master Plan, covering an applicants entire ownership, shall be a required component of their Landscape Master Plan requirement.

The canyon will include landscaping with native and drought tolerant plants. The canyon bottom will have landscaped drainage basins with native riparian plants. The immediate adjacent slopes will include native Western Sycamore trees, Coast Live Oak trees, and native shrubs and ground covers. The higher slopes will be planted with native and drought tolerant plants. These slopes adjacent to residences will be planted in fire resistant plants and in accordance with the City of Chula Vista Fire Department requirements.

A decomposed granite trail/service drive on the southern edge will provide recreation and maintenance access. It will be a critical link in the Chula Vista Greenbelt trail system.

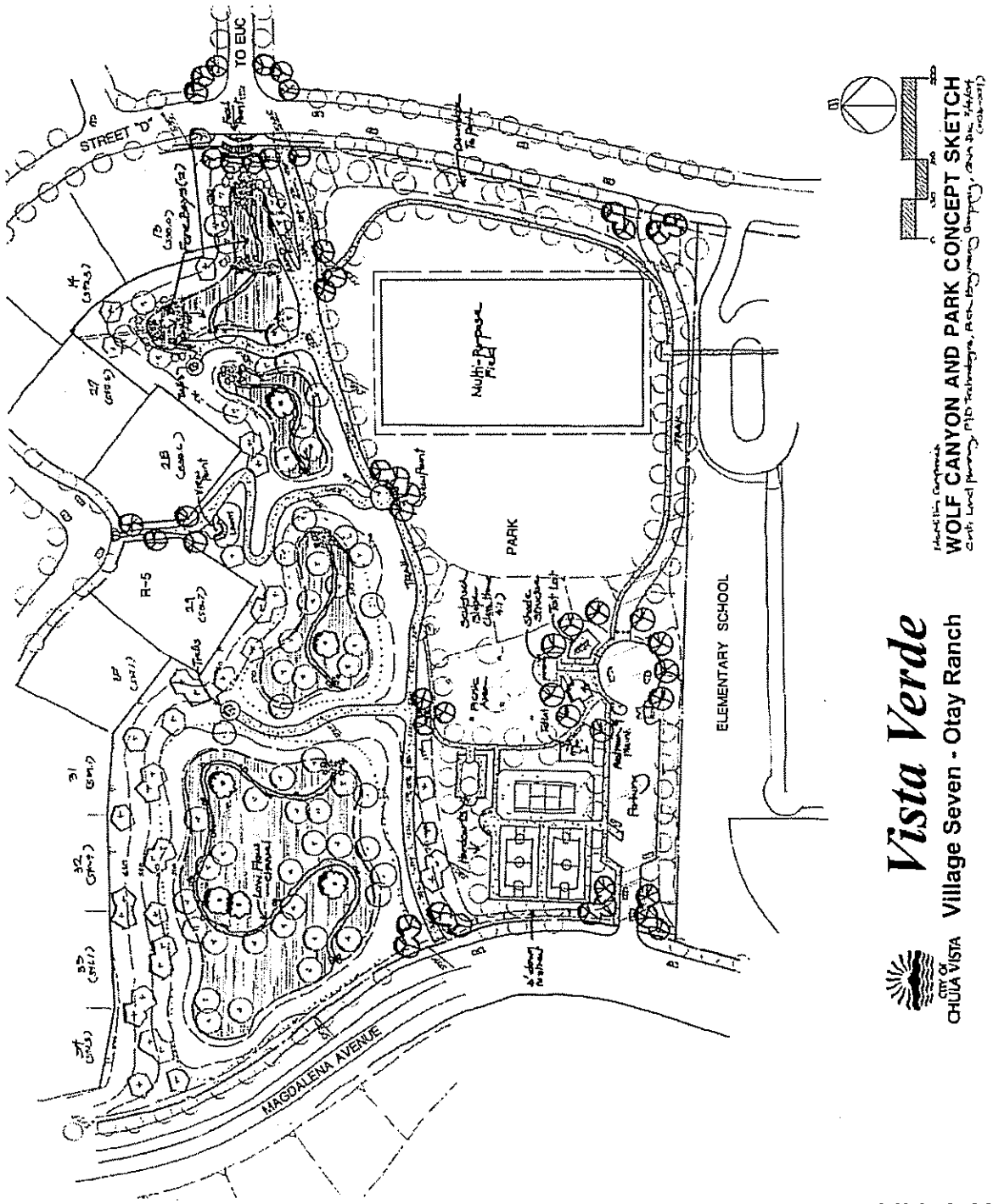


Exhibit 3.13
Wolf Canyon (Eastern Portion)

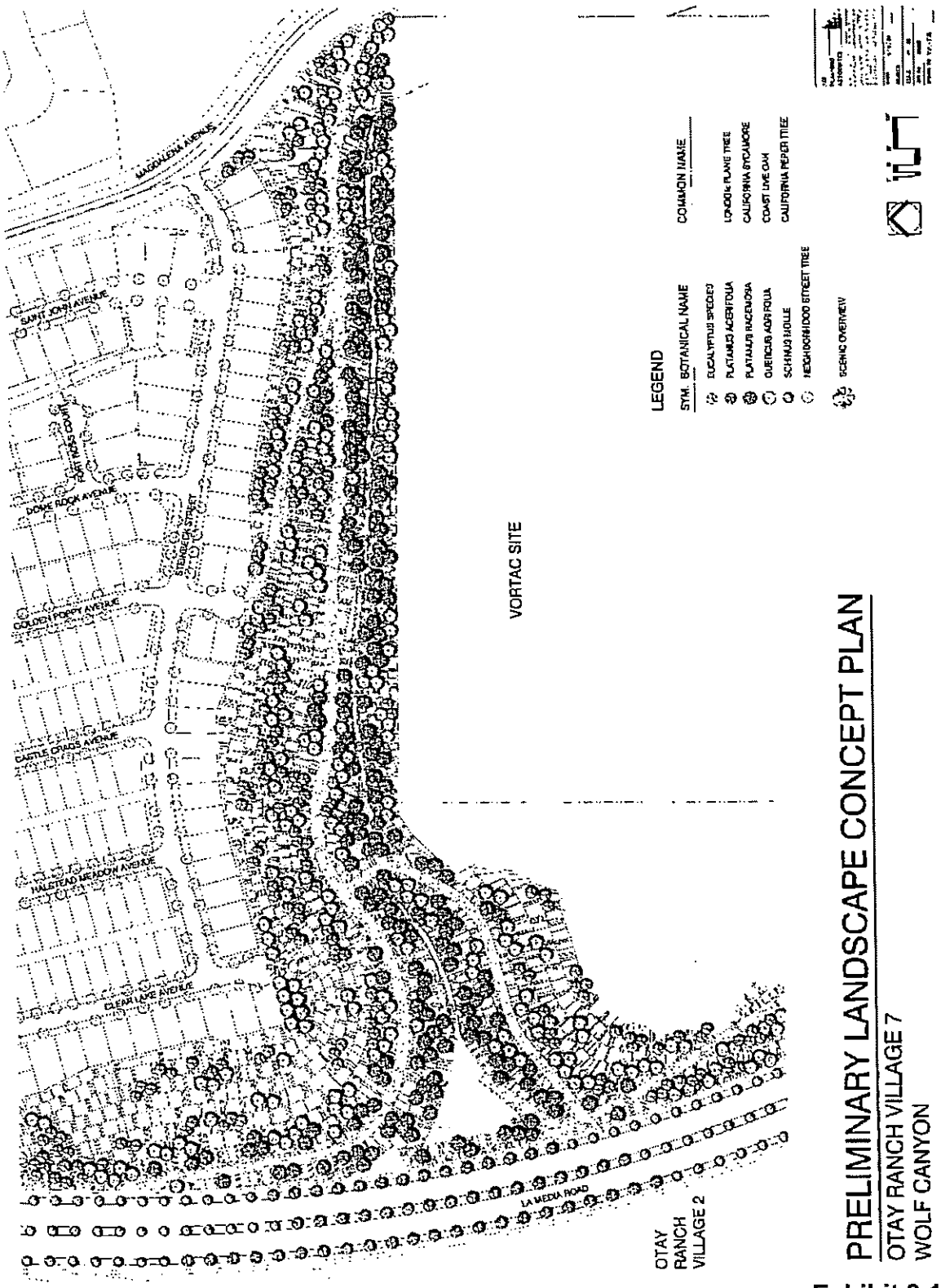


Exhibit 3.14
Wolf Canyon (Western Portion)

Landscape Buffer: The buffer is open space landscaping that surrounds Village Seven. It provides a landscape screen between the residents and the busy Prime Arterial and Major Streets. The buffer will be within the view corridor for travelers along the arterial streets. The buffer will also act as a transition area between the manufactured open space within the development area and any native or naturalized areas. The palette is as follows:

La Media Road

Trees:
Albizzia julibrissin - Silk Tree - 15 gallon
Eucalyptus nicholii- Nichol's Willow Leafed Peppermint - 15 gallon
Melaleuca quinquenervia - Cajeput - 15 gallon
Quercus agrifolia - Coast Live Oak - 15 gallon - 24" box
Tristania conferta - 15 gallon-24" box

Shrubs:
Ceanothus 'Concha' - Wild Lilac - 1 gallon
Cistus purpureus - Orchid Rockrose - 1 gallon
Cotoneaster species - Cotoneaster - 1 gallon
Heteromeles arbutifolia - Toyon - 1 gallon
Melaleuca nesophila - Pink Melaleuca - 1 gallon
Rhaphioepis indica 'Ballerina' - India Hawthorn - 1 gallon
Rhaphioepis indica 'Clara' - India Hawthorn - 1 gallon

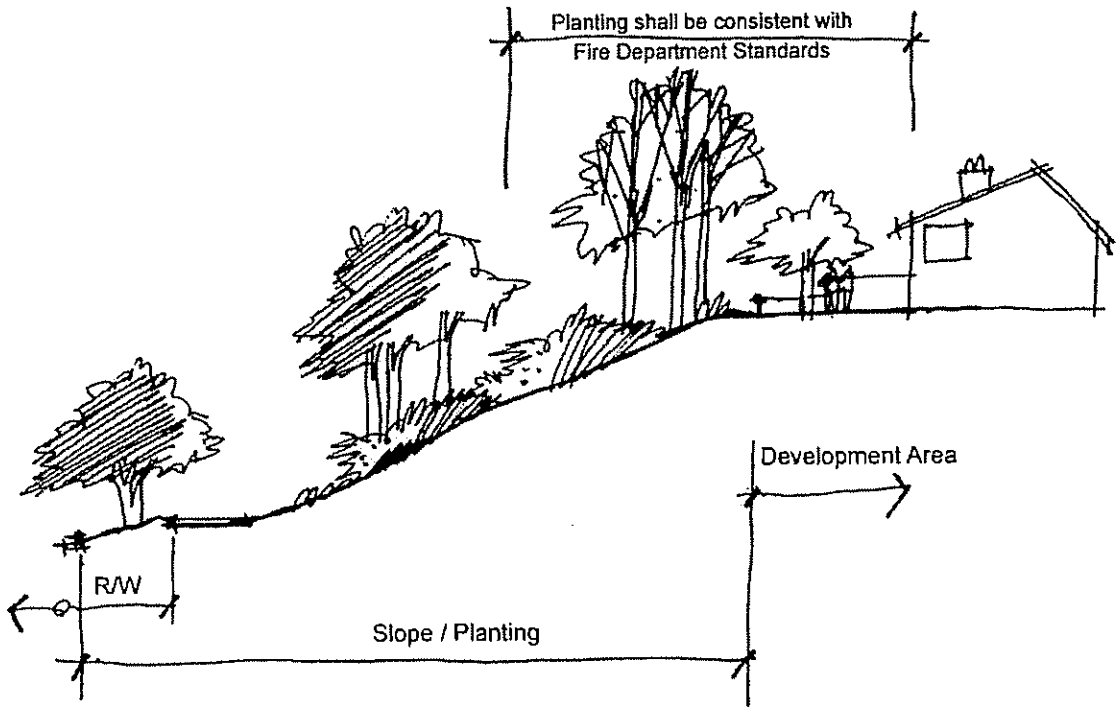
Groundcover:
Myoporum species - Myoporum - flats @ 3' O.C.
Lantana montevidensis - Lantana - 1 gallon @ 10' O.C.
Hydroseed mix - As determined by Landscape Master Plan

Birch Road

Trees:
Eucalyptus sideroxylon - Red Iron Bark - 15 gallon
Koelreuterria bipinnata - Chinese Flame Tree - 15 gallon
Melaleuca quinquenervia - Cajeput - 15 gallon
Pinus eldarica - Afghan - 15 gallon - 24" box

Shrubs:
Ceanothus 'Concha' - Wild Lilac - 1 gallon
Cistus purpureus - Orchid Rockrose - 15 gallon
Cotoneaster parneyii - Cotoneaster - 1 gallon
Grevillea noellii - Grevillea - 1 gallon
Rhaphioepis indica 'Clara' - India Hawthorn - 1 gallon

Groundcover:
Myoporum species - Myoporum - flats @ 3' O.C.
Lantana montevidensis - Lantana - 1 gallon @ 10' O.C.
Hydroseed mix - As determined by Landscape Master Plan



Landscape Buffer

Exhibit 3.15

Plant Materials List/Type of Landscaping (Landscape Codes)

Landscape areas will be planned coded to create a community landscape that is sensitive to visual impacts, water conservation and maintenance requirements. For example, entries which are visibly prominent, will require higher water and maintenance levels, while landscape buffers will require less. For purposes of consistency, the codes for landscape areas are similar to the City of Chula Vista's open space coding system. There is some variation for suitability to the project. The Landscape Master Plan shall include a plan that uses the following codes.

Code 1: Ornamental or high maintenance landscape - Areas containing permanent irrigation planted in ground cover, shrubs, and trees shall be kept weed free. Any areas not fully covered with planted groundcover are to be replanted and grown to fully cover the area during the normal growing season. Weeding is necessary to create a well manicured appearance.

Code 2: Lawn Areas - Lawn areas with automatic irrigation systems. Maintenance is necessary to create a well manicured appearance.

Code 3: Irrigated and Erosion Control Slopes and Other Area - Areas containing permanent irrigation systems initially planted with groundcover or hydroseed mix, shrubs, and trees from containers, shall be kept weed free as required. The intent is to maintain healthy, weed free, vegetation for slope stabilization, landscape buffers and transitions, and other landscape areas.

Code 4: Non-irrigation or temporary irrigated native or drought tolerant areas - Areas containing plant materials to be naturalized. Temporary irrigation may be required for establishment. Vegetation may be selectively cut back as appropriate to the plant species. Not to exceed twice per year.

Code 5: Undisturbed open space.

A recommend list of plant materials follows. Species are broken down by plant type and landscape code. Additional plants, as listed in the City of Chula Vista Landscape Manual - Appendix "A" and other plants, may be added in the Landscape Master Plan, subject to approval.

Otay Ranch Village Seven Plant Materials List						
TREES		**LANDSCAPE CODES**				
BOTANICAL	**COMMON**	**1**	**2**	**3**	**4**	**5**
Albizia julibrissen	Silk Tree	X		X		
Arbutus unedo	Strawberry Tree			X	X	
Cassia leptophylla	Gold Medallion Tree	X		X		
Cercis occidentalis	Western Redbud				X	
Cinnamomum camphora	Camphor Tree	X		X		
Chitalpa tashkentensis	Tashkent Chitalpa	X		X		
Eucalyptus species	Eucalyptus			X	X	
Geijera parvifolia	Australian Willow	X		X		
Jacaranda acutifolia	Jacaranda	X		X		
Koelreuteria bipinnata	Chinese Flame Tree	X		X		
Lagerstroemia hybrids	Crape Myrtle	X		X		
Lyonothamnus floribundus asplenifolius	Catalina Ironwood			X	X	
Melaleuca linarifolia	Flaxleaf Paper Bark	X		X		
Melaleuca quinquenervia	Cajeput Tree	X		X		
Metrosideros excelsus	New Zealand Christmas Tree	X		X		
Olea europaea 'Wilsonii', 'Swan Hill'	Olive	X		X		
Palms	Various Types	X		X		
Pinus species	Pine	X		X	X	
Pistachia chinensis	Chinese Pistache	X		X		
Platanus racemosa	California Sycamore			X	X	
Podocarpus gracilior	Fern Pine	X		X		
Populus nigra 'Italica'	Lombardy Cottonwood			X		
Prunus lyonii	Catalina Cherry			X	X	
Pyrus calleryana "Aristocrat", 'Bradford'	Ornamental Pear	X		X		
Quercus agrifolia	Coast Live Oak				X	
Quercus engelmanni	Engelmann Oak				X	
Salix goodlingii	Goodlingii Black Willow				X	
Salix lasiolepis	Arroyo Willow				X	
Salix lucida ssp. lasiandra	Lance Leaf Willow				X	
Tabebuia avellandae	Pink Trumpet Tree	X		X		
Tristania conferta	Brisbane Box	X		X		
Ulmus parvifolia	Evergreen Elm	X		X		
Washingtonia robusta	Mexican Fan Palm	X		X		

Otay Ranch Village Seven Plant Materials List						
SHRUBS		**LANDSCAPE CODES**				
BOTANICAL	**COMMON**	**1**	**2**	**3**	**4**	**5**
Abelia grandiflora	Glossy Abelia	X		X		
Agapanthus africanus	Lily-of-the-Nile	X				
Arbutus unedo 'Compacta'	Dwarf Strawberry Tree			X	X	
Arctostaphylos species	Manzanita				X	
Artemisia californica 'Grey Canyon'	Canyon Grey Sage Brush				X	
Baccharis pilularis	Coyote Brush			X	X	
Ceanothus species	Wild Lilac			X	X	
Cistus species	Rockrose			X	X	
Cotoneaster species	Cotoneaster	X		X		
Eriogonum species	Buckwheat				X	
Escallonia species	Escallonia	X		X		
Fremontodendron species	Flannel Bush				X	
Grevillea noellii	Grevillea	X		X		
Hemerocallis hybrids	Daylily	X		X		
Heteromeles arbutifolia	Toyon			X	X	
Lantana montevidensis	Lantana	X		X		
Leptospermum scoparium	New Zealand Tea Tree	X		X		
Limonium perezii	Statice	X		X		
Melaleuca nesophila	Pink Melaleuca	X		X		
Myrica californica	Pacific Wax Myrtle				X	
Nandina domestica	Heavenly Bamboo	X		X		
Phormium tenax	New Zealand Flax	X		X		
Prunus ilicifolia	Hollyleaf Cherry				X	
Raphiolepis indica	India Hawthorn	X		X		
Rhamnus californica	Coffeeberry				X	
Rhus integrifolia	Lemonade Berry				X	
Salvia species	Sage			X	X	
Simmondsia chinensis	Jojoba			X	X	
Tecomaria capensis	Cape Honeysuckle			X		
Xylosma congestum	Xylosma			X		

Otay Ranch Village Seven Plant Materials List						
GROUNDCOVERS		**LANDSCAPE CODES**				
BOTANICAL	**COMMON**	**1**	**2**	**3**	**4**	**5**
Arctostaphylos species	Manzanita				X	
Baccharis pilularis 'Twin Peaks'	Dwarf Coyote Brush			X	X	
Baccharis pilularis 'Pigeon Point'	Dwarf Coyote Brush			X	X	
Bougainvillea species	Bougainvillea	X		X		
Gazania hybrid	Gazania	X		X		
Hydroseed Mixes (vary)					X	
Iceplant species	Iceplant	X		X		
Lantana montevidensis	Trailing Lantana	X		X		
Marathon III or approved equal	Various lawn types		X			
Myoporum species	Myoporum	X		X		
Pelargonium peltatum 'Balcon'	Ivy Geranium	X				
Ribes species	Currant				X	
Rosmarinus officinalis 'Collingwood	Rosemary	X		X		
Rosmarinus officinalis 'Huntington Carpet'	Roesemary	X		X		

Other plants listed in "Appendix A" of the Chula Vista Landscape Manual may be added. Additional plants may be added, subject to approval, of the Landscape Master Plan.

Slope/Erosion Control

The general intent of the slope erosion control program is to protect newly created slopes or denuded areas from erosion or unsightliness. Dust abatement is also a concern. All slope erosion control planting shall conform to the requirements of the City of Chula Vista Landscape Manual, Chula Vista Municipal Code, and the Planning and Building Department Standards.

Generally, five types of erosion control planting may exist subject to the direction and approval of the City of Chula Vista:

Type 1 - Permanent slope areas where permanent automatic irrigation systems, trees, shrubs and groundcovers are required.

Type 2 - Permanent individual homeowner lots slopes where permanent manual irrigation systems, trees, shrubs and/or ground covers are required.

Type 3 - Permanent slope areas to be naturalized. One-gallon trees and shrubs with hydroseeded groundcover will be required. Irrigation requirements will be at the direction of the City of Chula Vista. Options area as follows:

No irrigation, install during the rainy season
Permanent automatic irrigation systems
Temporary automatic or manual systems

Type 4 - Fire retardant slopes where fire retardant plant materials are used between structures and native or naturalized slopes.

Type 5 - Temporary slopes or flat areas where hydroseed shall be installed during the rainy season. No irrigation is required. Plant materials should vary in height and be planted informally to soften the slope and avoid a hard edge.

Landscape and Irrigation Standards

Standards have been established for the planning of irrigation systems and landscaping. Some of these are municipal standards, while others are specific to the Otay Ranch Community. The City of Chula Vista has specific standards in its Landscape Manual, which must be met on all projects. Additionally, the City may have specific standards related to each individual project. The city and Master Developer also have specific standards in those common areas where the Otay Ranch Community Association will assume eventual maintenance responsibility. Trees will be staked in accordance with industry standards or the San Diego Regional Standard Drawings.

Streetscape and common area landscape shall be planted to the following minimum standards:

- Groundcovers shall be used to eventually cover the entire planting area (flatted material at the appropriate spacing or hydroseed at naturalized or drought tolerant areas, with City and Landscape Master Developer approval).

- Spreading shrubs shall be used to eventually cover a minimum of fifty percent (50%) of the area at mature growth. Shrub and groundcovers shall be selected subject to approval.

- Tree plantings shall consist of the trees designated herein and other approved trees (subject to City and Master Developer approval).

- All trees will be staked in accordance with industry standards or San Diego County Regional Standards. Type, size and installation of trees in the City right-of-way are subject to City approval.

- All irrigation systems shall conform to the requirements of the City of Chula Vista, Otay Water District, County of San Diego - Department of Environmental Health, and the Master Developer.

- Irrigation systems shall be designed to allow separate areas of maintenance responsibility. For example, separate systems and meters for:

  -Private entity or association
  -Governmental agency
  -Community Facilities District (CFD)
  -Private individual
  -Other

- Open space maintenance district and privately maintained landscape within the City right of way irrigation shall be coordinated with the City of Chula Vista. The system shall conform to standard equipment and installation techniques. This shall also apply to privately maintained landscape within this right-of-way.

- Equipment shall be located and installed to minimize negative visual impact. Low precipitation sprinkler heads should be utilized for optimum coverage and maximum water conservation.

- All irrigation systems shall be fully automatic with the exception of individual homeowner properties.

- All landscape maintenance shall conform to the City Landscape Manual, community requirements and project CC&R's (if any).

- Maintenance is divided into the following categories of responsibility:

-Individual property ownership
-Governmental agency
-Community Facilities District
-Owner's Association

II.4.3.3 Community Fencing

One of the most dominant visual elements of a community is its fencing. It is essential for this element to be aesthetically pleasing and provide continuity in design to unify the various architectural styles within individual neighborhoods into a single community theme.

Fences and walls can serve many functions including security, identity, enclosure, privacy, noise attenuation, *etc.* However care must be exercised in the design of fencing in order to avoid long, boring or awkward sections of fencing. It is intended that the available fencing types be combined to attract interest and provide variety. Using a combination of open and solid styles, changing angles and directions is encouraged. Long straight runs of a single fence style is monotonous and inappropriate.

The Ranch-wide theme will be maintained through a comprehensive system of walls and fences. Community theme walls provide screening, sound attenuation, security and neighborhood identity. The perimeter wall theme continues the ranch identity at project edges and entryways which will be carried throughout Otay Ranch. The elevations of the community fencing program are illustrated in Exhibit 3.15. These are to be used for all fencing indicted on the Fencing Plan. Fencing for town-home and multi-family projects are not specified on the Fencing/Entries Plan (Exhibit 3.16), because the placement of such fences will be a design detail of each individual site plan in these areas. However, any fencing proposed in these attached residential neighborhoods shall use the same fencing style as indicated for the single family detached areas.

Each type of fence serves a particular purpose. The sound wall is a masonry wall intended to provide noise mitigation and privacy. An open wall is used where a physical barrier is needed, but a view needs to be preserved. Within Otay Ranch, wrought iron fencing between the theme pilasters is proposed as the open wall. Pilasters should be provided at each property line intersection for internal fencing within twenty-five feet of a promenade street. Along the Village perimeter fronting arterials, pilasters should be placed at all grade beaks and to break up straight runs exceeding 150 feet.

Exterior fences should be designed and placed according to the following guidelines:

1. Walls should be made of a textured surface material that is compatible with the design of the neighborhood area.

2. The monotony of a long wall should be broken by visual relief through periodically recessing the wall or constructing pilasters.

3. Landscaping, such as trees, shrubs or vines, should be used to soften the appearance of the wall.

4. Walls which serve as a subdivision exterior boundary should be limited to six feet in height from the highest finished grade, unless otherwise required by the Environmental Impact Report.

5. Walls used as rear or side yard walls should be constructed up to six feet in height depending upon the conditions that exist, unless otherwise required by the Environmental Impact Report.

6. Combined solid fencing, walls and open fencing may be used to create interest. Masonry walls are required only where necessary for noise attenuation.

7. Fencing design should avoid long continuous runs. Jogging the fence line to avoid monotony is encouraged.

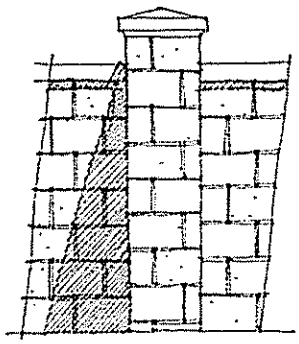
8. Sound wall fencing, where required, should be used to mitigate adverse noise impacts on residential units and be built to the height specified in the Noise Analysis.

9. Landscape planting should be used to supplement and soften fencing and obscuring long lengths of fence with vines and shrubs is encouraged.

10. Open fencing should be used in the rear or side yard between homes when privacy is not a consideration and the fence is visible from the street (*i.e.*, rear slope fencing).

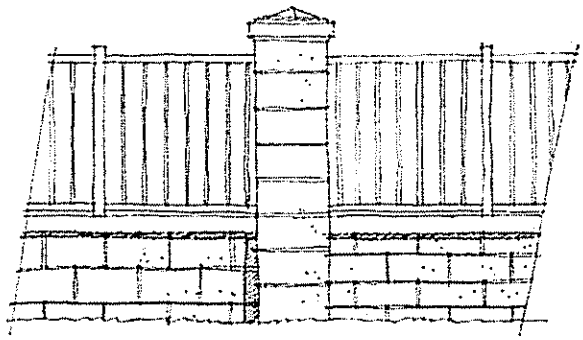
11. Where side or rear yard fencing abuts a promenade street, changes in plane and/or elevation are encouraged.

Fencing Types

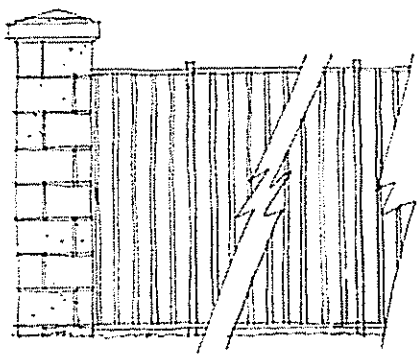


Solid Split Face Block Theme Wall/Pilaster

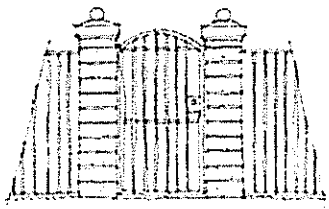
Notes:
1. Split Face Block Walls and Pilasters shall be consistent with the existing walls used in adjacent Village Six.
2. Fencing shall have maximum height of 6' except where required for noise attenuation, where the maximum height may be increased to 8 1/2'.
3. Wood Fencing shall not be used for any fencing with significant public exposure.



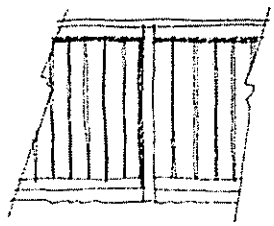
Partially Open Theme Wall



Open View Fence



Gated Fence



Internal Wood Fence

CITY OF CHULA VISTA

Vista Verde

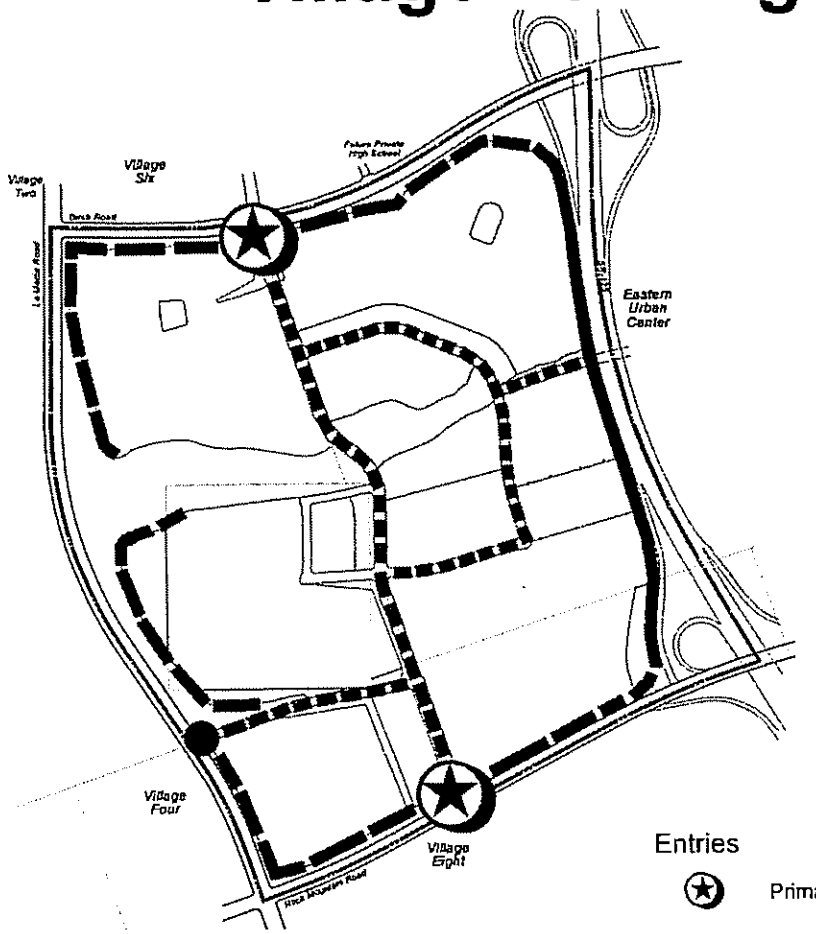
Village Seven - Otay Ranch

Cinti Land Planning

7/31/03

Exhibit 3.16

Village Fencing & Entries



Entries

- Primary Entry
- Secondary Entry

Community Fencing

- SR-125 Sound Wall/Berm
- Village Perimeter Fencing *(Sound wall where required)*
- Internal Streets requiring any adjacent fencing *(where used)* to be theme fencing.

Note:
Fencing indicated should be solid masonry, except where a noise analysis and views permit open fencing to be used.

CITY OF CHULA VISTA

Vista Verde

Village Seven - Otay Ranch

Civic Land Planning
3/22/04

Exhibit 3.17

Combined Wall and Fence Guidelines

The combining of a conventional fence on top of a retaining wall can result in combined wall height that is not desirable. The combining of walls is generally discouraged. Where necessary, it shall be within the combined limits indicated in the sketch below.

Combination Wall & Fence

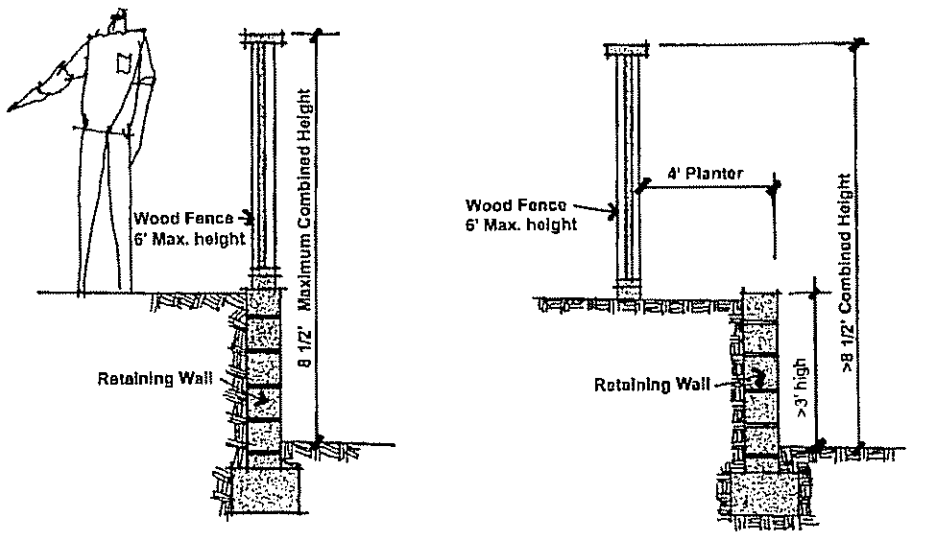
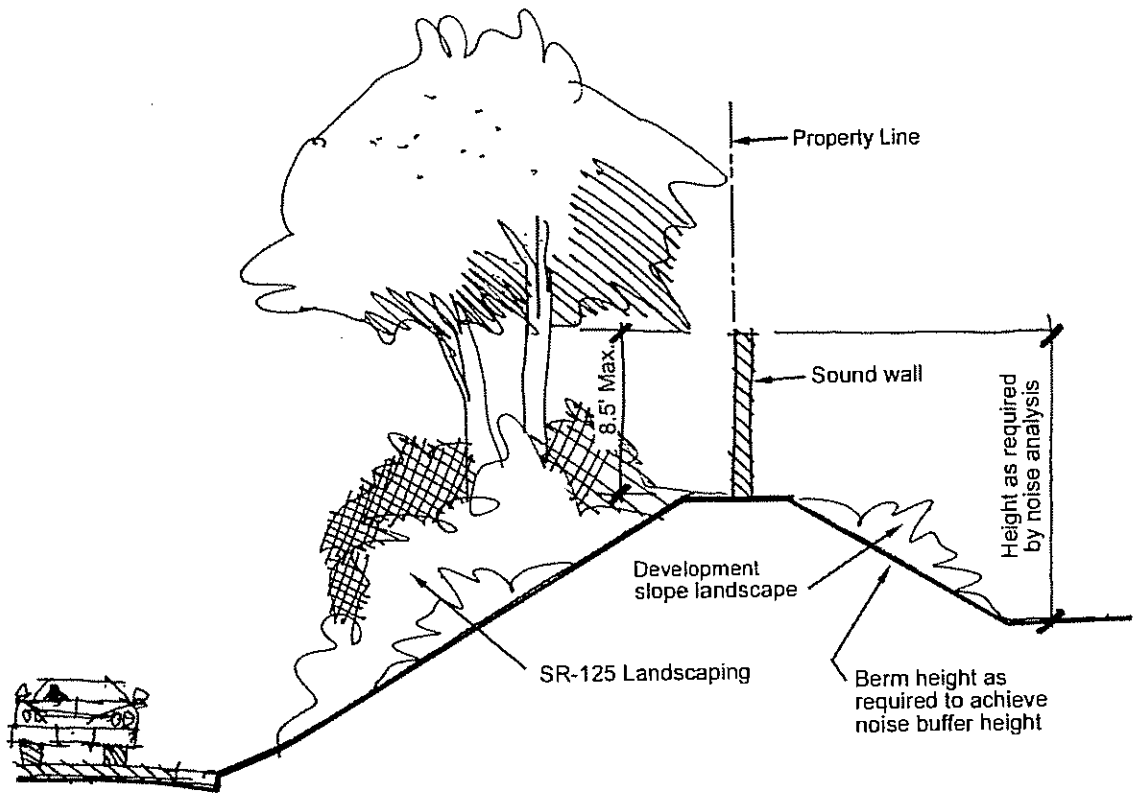


Exhibit 3.18

A special condition of combined berm and wall is proposed for noise attenuation along the SR-125 village edge. This design concept is depicted in Exhibit 3.18 below.



SR-125 Sound Wall

SR-125 Sound Wall Exhibit 3.19

II.4.3.4 Community Signing

The purpose of a planned sign program is to provide a continuity of design which will contribute to an integrated, well-planned, high quality environment. Community and neighborhood entry sign locations are identified on the Fencing & Entries Plan, Exhibit 3.16.

Permanent signs include:

1. Community Entry - Entry sign should be a large scale, monument type sign, creating a major statement. Materials used should be compatible with landscape and hardscape elements. Entry sign could be illuminated.

2. Neighborhood Entry - Neighborhood entry sign should relate its use of materials and styling to the neighborhood thematic treatment.

3. Identification Sign (for parks, libraries, schools, *etc.*) - Sign should be low key, monument type sign, with single or double face. Materials will be consistent with the thematic treatment for the major neighborhood or district in which it exists.

4. Street Name Sign - A sign to identify street names and inform the viewer shall be provided consistent with the standards of the City of Chula Vista.

5. Community Trail Sign - A sign to identify and direct traffic, vehicular and pedestrian, to special community trails such as bicycling and jogging. Form should be small scale, freestanding, consistent with community signs.

Temporary signs will be used to identify and direct traffic to specific neighborhoods and products during construction and sales periods. These signs will be subject to permit approval for specified periods of time.

Temporary signs include:

1. Village Entry/Identification Sign - A sign to identify the village/entry during residential sales period when permanent signs may not be constructed due to multiple landowner/phasing issues.

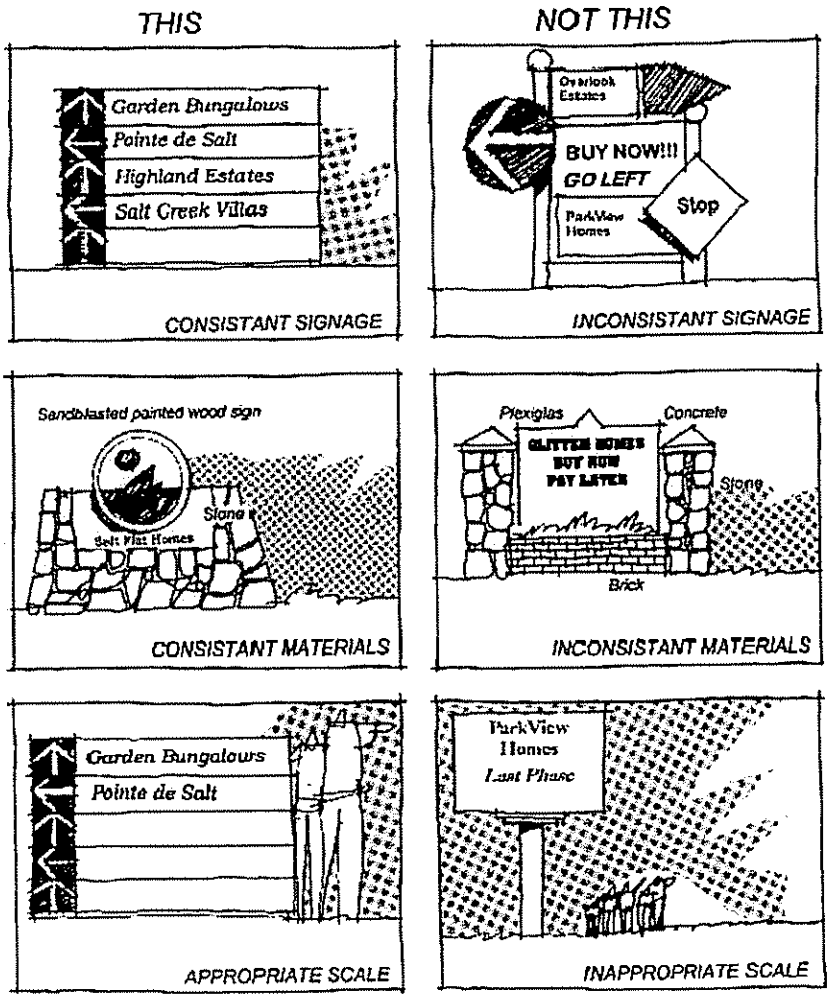
2. Neighborhood/Product Directional Sign - A sign to direct vehicular traffic to specific neighborhoods and/or products in the context of the merchandising program. Constructed of painted plywood panels on wood support posts.

3. Product Identification Sign - A sign to identify a specific residential product, sales complex or information center.

4. Secondary Directional Sign - A small sign to direct the viewer to specific areas within a product such as parking, sales office and models.

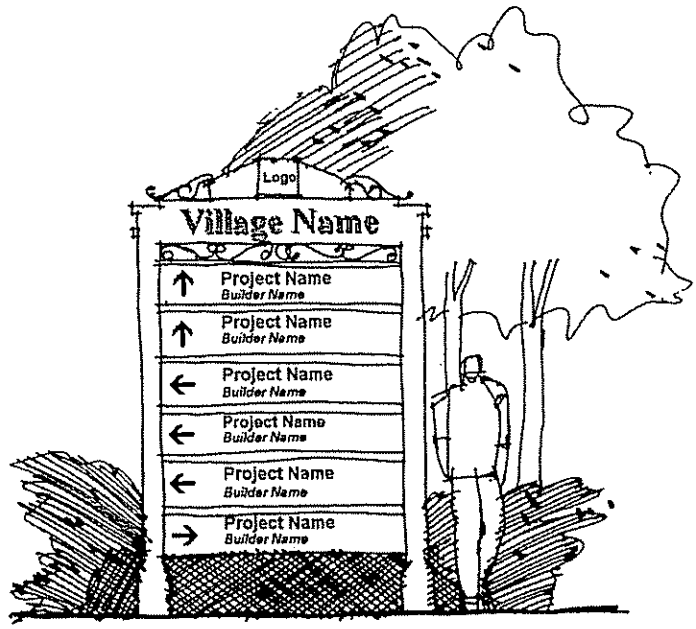
5. Future Facility Sign - A sign which informs the viewer, through symbol and verbal reinforcement, of the various future building sites in Otay Ranch indicating opening dates, building names and phone numbers, consisting of painted plywood sign panels supported on wood posts.

The following illustrations provides some guidance in the design of signs; additional, more specific sign regulations will be implemented by the master developer. Signs are addressed in the Otay Ranch Village Seven PC Regulations, which should be consulted for specific sign restrictions (*e.g.*, sizes, permit requirements, prohibitions, *etc.*). A sign program for the Village Core will be included in the Master Precise Plan for that area. Signs directed to pedestrians should be appropriately located and scaled to pedestrian routes.



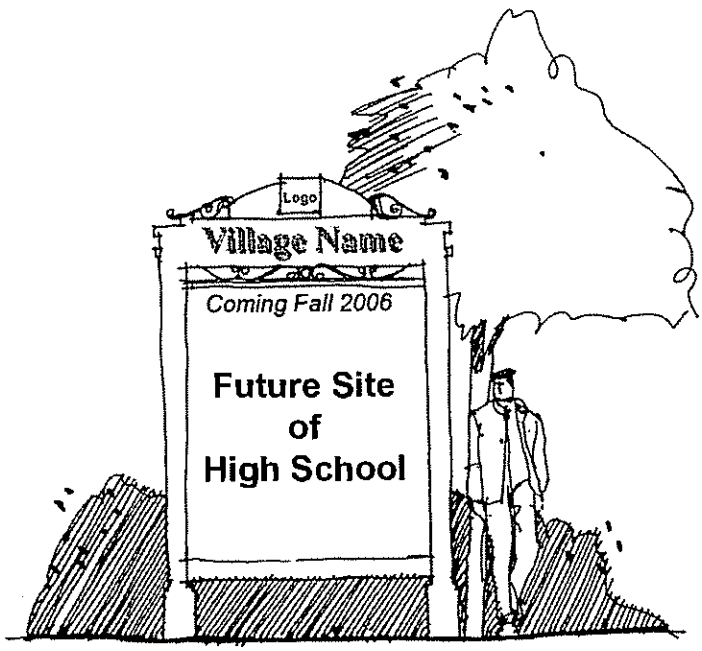
Signing Guidelines

Exhibit 3.20



Major Kiosk Directional Sign - Temporary
(10.5'h x 6.5'w max.)

Exhibit 3.21



Community Facility Signs - Temporary

Exhibit 3.22

II.4.3.5 Community Lighting

The design issue of "lighting" includes street lighting, as well as, building and landscape accent lighting, and sign illumination. Three basic principals should be considered in the provision of lighting:

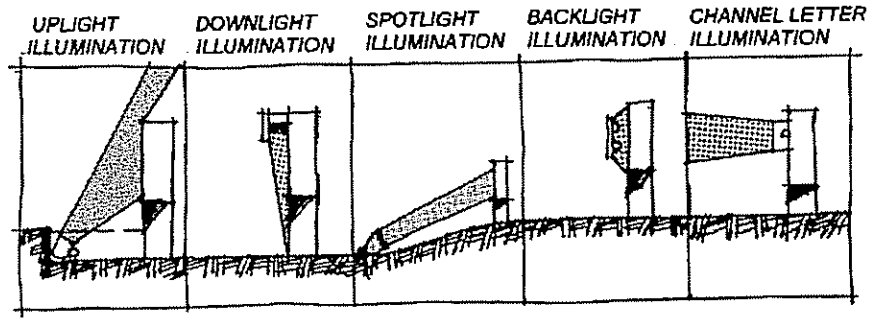
1. Street lights should provide a safe and desirable level of illumination for both motorists and pedestrians without intruding into residential areas.

2. Lighting fixtures should relate to the human scale especially in pedestrian areas.

3. Lighting and lighting fixtures should complement the design and character of the environment in which they are placed.

All street lighting shall conform to City standards or an approved theme lighting program, and shall be approved by the City Engineer.

Lighting for community facilities and recreation areas shall be considered as an element of Site Plan Review. Any such lighting which will illuminate a residential area past the hour of 10:00 p.m. shall be clearly identified on the site plan. Lighting standards and fixture design determinations for the Village Core will be addressed in the Master Precise Plan prepared for that area. Lighting in pedestrian areas should be appropriately scaled.



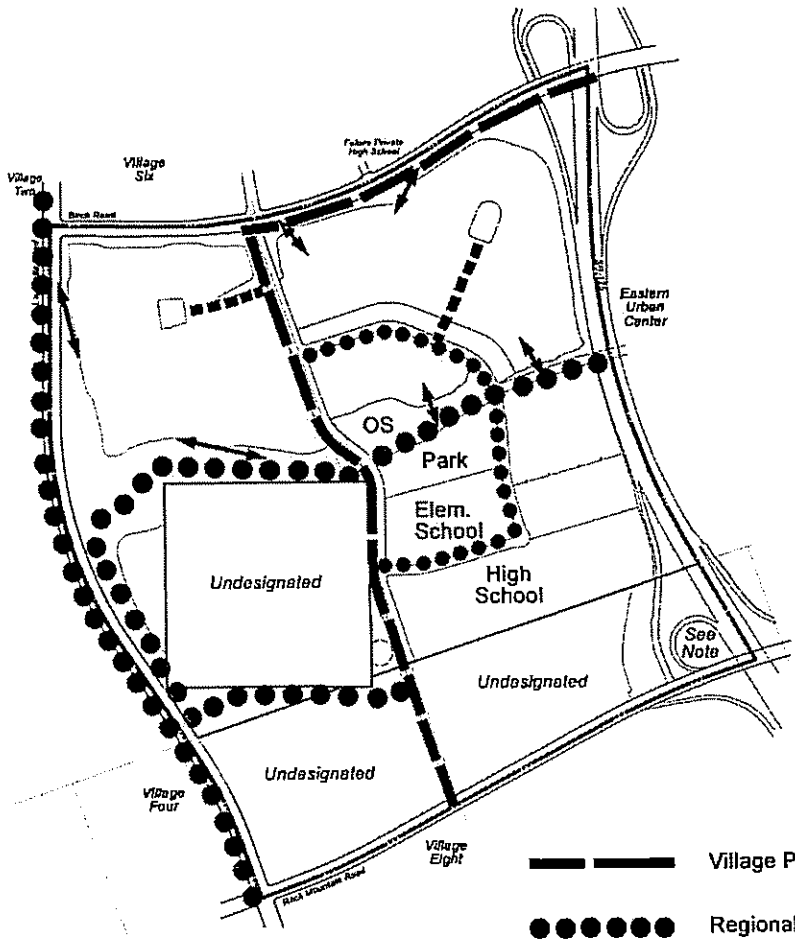
Sign Lighting

Exhibit 3.23

II.4.3.6 Community Trails

Off-street trail routes connect to the community-wide trail system of Otay Ranch as illustrated in Exhibit 3.23, Trails Plan. The placement of trails adjacent to streets is illustrated in the street sections plans provided in Chapter 3, Circulation, of the Village Seven SPA Plan and the streetscape sketches in the previous Landscape Concept portion of this chapter.

Trails



Village Pathway *(10' + 5')*

Regional Trail *(10' - D.G. in Wolf Canyon)*

Village Core Promenade *(6')*

Residential Promenade *(6')*

Potential Trail Connector to Residential
(To be established at Tentative Map level)

Trail Connection Notes:

1. The Village Pathway is intended to connect the existing Village Pathway in Village 6 to a future Village Pathway in Village 8.
2. The Regional Trail is intended to connect the trail in the EUC to the north-south Regional Trail along La Media Road to access Villages 1, 2, 4, 5, 6 & 8. It is also intended to provide access to the planned Community Parkwest of La Media Road.

CITY OF CHULA VISTA

Vista Verde

Village Seven - Otay Ranch

Civil Land Planning 6/30/04

Exhibit 3.24

II.4.3.7 Community Entries

Entries serve two primary purposes. The first is informational; they identify the community or neighborhood. To this end, entry signs must be clearly readable to the motorists and not so overly sculpted and landscaped that their basic message becomes obscured.

The second purpose is to provide unifying design accents throughout the community. If each project or neighborhood attempted to compete for attention via their entries, the overall unity of the community would be decreased. Therefore, there will be a common design treatment for all entries to reinforce the overall sense of community.

Entry monumentation will be provided by both the master developer and individual builders. There are two primary types: major entries and minor entries. The approximate location of these entries is depicted on the Fencing & Entries Plan, Exhibit 3.16.

Primary Entry

Primary entries are those which are identified in the overall Design Plan and provide primary access to the Village. These entries are located along Birch Road and Rock Mountain Road. These entries should be designed to convey a sense of arrival. Each should clearly state that "This is the entrance to Village Seven." The entry will include design features that are consistent with community wall materials. Entry design should flow with the terrain and appear to be an extension of adjacent landforms. The entry shown is an example of an appropriate entry, the actual entry design will be determined through a cooperative effort between the two property owners within the initial SPA approval area.

Secondary Entry

Secondary entries also provide access to Village Seven but are of a smaller magnitude than the primary entry. A typical entry with special monumentation and landscape planting, is illustrated below. These entries should be designed to create a portal and convey a sense of arrival. They will be located at the village entries from La Media Road. These entries will identify the specific village within the overall community. A typical minor entry illustration follows. The entry shown is an example of an appropriate entry, the actual entry design will be determined through a cooperative effort between the two property owners within the initial SPA approval area.



Project Entry Monument

(Primary: 6.5' h x 18' w max.)
(Secondary: 5' h x 14' w max.)

Exhibit 3.25

NOTE:

This exhibit depicts the general character and scale of the Entry Monument. The final design of the monument will be established as a part of the Landscape Master Plan.

II.4.3.8 Street Utilities

Street utilities include all of the various objects generally found adjacent to the street such as: fire hydrants, post boxes, bus benches, utility company boxes, trash receptacles, sprinkler and traffic signal control boxes, *etc.* Two principal design issues should be considered in regard to these objectives. The first is their overall aesthetic appeal or their contribution to the overall design of the community. The second issue is the location of street furniture in relation to the sidewalk.

In the majority of cases, street furniture is designed for basic utility, ease of maintenance, and service longevity. Because of this, and the fact that they are located for easy service access, street furniture can be intrusive and detract from the aesthetic quality created by other design elements. The often conflicting requirements of the project designer and service provider necessitate close coordination and cooperation between the builder and service company in regard to the installation of such items.

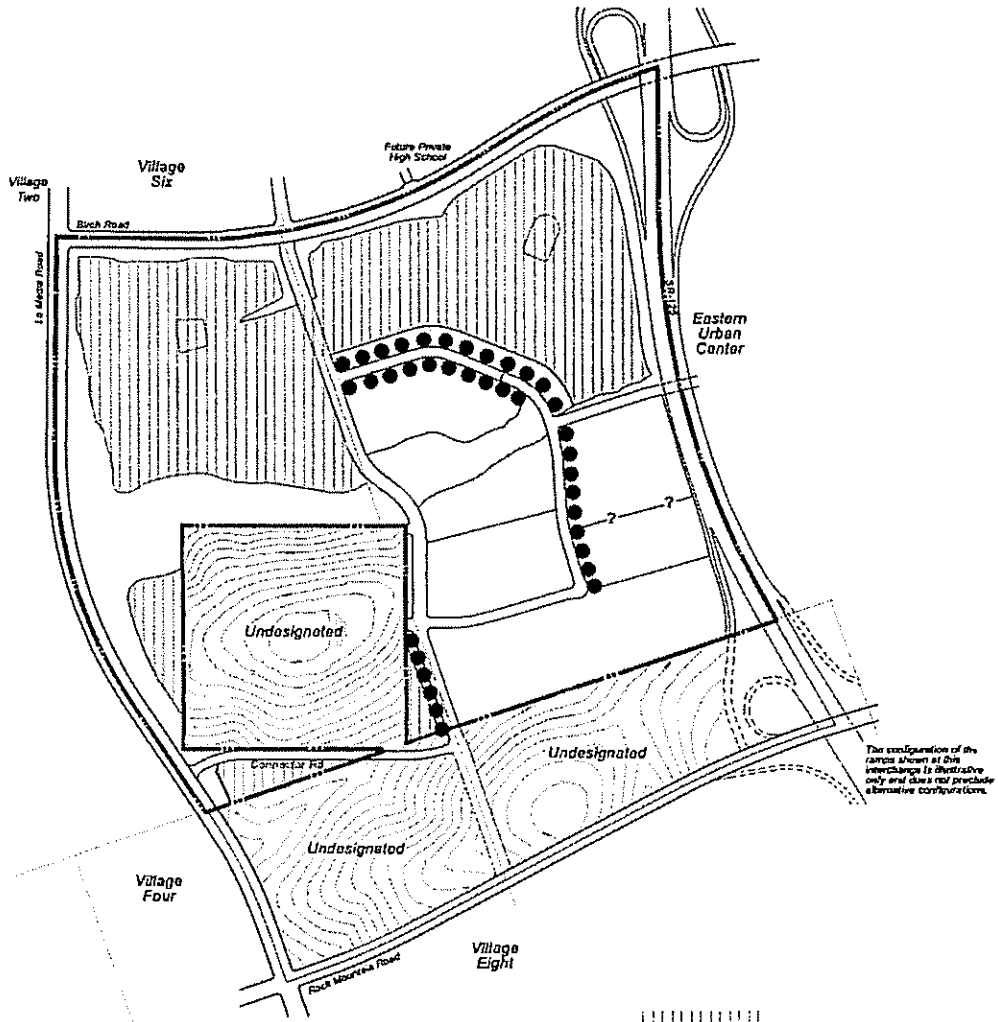
Design standards vary with the various street furniture items and the agencies involved. In some cases the standards are fairly strict, while in others, ample room exists for negotiation. As an example, the Postal Service requires ganged, curb-side post boxes for new single family detached developments. This may be provided by several rural-type boxes at a single location, or the installation of Neighborhood Delivery Collection Box Units (NDCBU) supplied by the Post Office. However, the facade or structure surrounding these boxes can be designed to suit any motif, allowing the designer to integrate the required unit into the character of the neighborhood. Similar post box standards have been established for other residential and commercial/industrial uses. As an example of rigid requirements, the standards for fire hydrants are strictly applied due to their importance to the safety of residents.

When designing for street utilities, every effort should be made to reduce potential adverse aesthetic impacts. Techniques to be considered include landscape screening, construction of a facade, use of neutral or complimentary colors, and undergrounding, where possible. Screening shall be approved by the Chula Vista Planning and Building Department.

II.4.3.9 Pedestrian Orientation

One key design element in Village Seven is pedestrian orientation. Pedestrian orientation means that wherever possible, the residents of the homes should have access, both visual and physical, to the pedestrian trails and walks. And, conversely, the pedestrians should have a connection to access the entry to the homes. Home entries should not be hidden along a narrow side passage, but be clearly accessible to pedestrians. For most residential streets this is a simple matter of placing the home entry in a location that is visible from the sidewalk, but where these streets are steep or heavily traveled this may not always be possible. This is particularly true for primary internal circulation streets, many of which function similar to a collector. The exhibit, Pedestrian Orientation, on the following page indicates the "front door access" should be provided on these primary internal streets.

Pedestrian Orientation



Single Family Detached Locations with Local Street Pedestrian Orientation

Core Area & SFA or MF Housing with Front Entry Edge where feasible.

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Vista Verde

Village Seven - Otay Ranch

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6/14/04

Exhibit 3.26

II.4.4 Residential Design Guidelines: Single Family - Secondary Area

This chapter addresses the design issues associated with typical single family residential development. Such uses are typically located in the Secondary Area of the village, away from the Village Core, per the GDP village development concept. The design topics addressed in this chapter are applicable to all single family projects and shall be implemented in unless superseded by special features noted in Section II.4.6, Village Core guidelines.

II.4.4.1 Site Planning

Tract subdivision construction in single-family detached areas should be based upon the following criteria:

1. A minimum of three housing plans should be provided each with a minimum of three facade treatments which vary entry, window type and treatment, exterior materials and color.

2. Roof style, material and height should be varied.

3. Single-family detached residential lots and setbacks should encourage variety in the design, orientation and placement of homes, wherever practical.

4. Front yard building setbacks should be varied to avoid a monotonous pattern of houses.

5. Side yard setbacks should be varied to create greater solar access, provide more useful private open space in side yards, and avoid monotonous pattern of houses.

6. The appropriateness of lots backing to other than major arterials will be reviewed with individual tract maps or site plans. When deemed appropriate, lots backing up to collector streets should be set back from the street right-of-way to permit adequate landscaped buffers along the street frontage.

Building Placement

Building placement on a lot is to a large extent controlled by the setbacks established for each of the residential land use districts within Village Seven. These standards are found in Section II.3.3 of the Village Seven PC District Regulations. It should be stressed that the standards are based on prototypical lotting concepts and are not intended to constrain more creative solutions to spatial relationships (*e.g.*, non-perpendicular lot lines, open space easements, *etc.*) that may be approved at the Tentative Map stage. Small lot and cottage products (potentially in SF4 and RM1 land use districts) which are subject to Site Plan and Design Review are not required to meet the criteria applied to standard subdivisions outside the PC District. Additional flexibility for reduced street frontage, lot depth and width, *etc.* are appropriate within the context of the transit oriented planned community as long as the spirit and intent of the SPA Plan and PC Regulations are met and the

quality of development is not adversely affected. The evaluation of these criteria by City staff will be accomplished during Site Plan and Design Review.

Building siting guidelines for SF3 and SF4 products are provided on the following pages in Exhibits 4.1 - 4.5. Important architectural considerations are also noted on the sketches.

Three Car Garages

Three car direct entry garages are limited by the following criteria:

1. Only one model in a single family detached project may offer a three car direct entry garage.

2. Front loaded three car garages allowed on minimum 60 foot wide lots only.

3. Front loaded three car garages shall not occur on adjacent lots or in a repetitive pattern within the project.

4. Driveway width for a front loaded three car garage is 16 feet or the minimum required for adequate turning movements, subject to Design Review. (Refer also to PC Regulations, Section II.3.3.4)

5. The single car garage door in front loaded three car garage situations shall be offset from the two car garage door by three feet and a turf or enhanced paving stip shall be located between the doors. The single car garage shall have a Hollywood driveway with turf or enhanced paving.

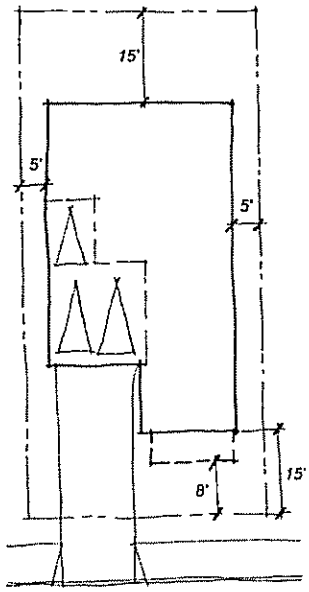
6. The garage doors shall include glass and a coach light shall be provided at the garage entry.

7. Living space should extend 4½ feet in front of the garage facade and a porch is required on the house.

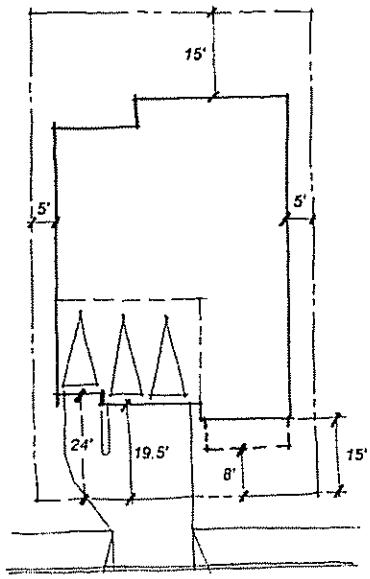
8. No three car side entry garages.

3 Car Garage Configurations

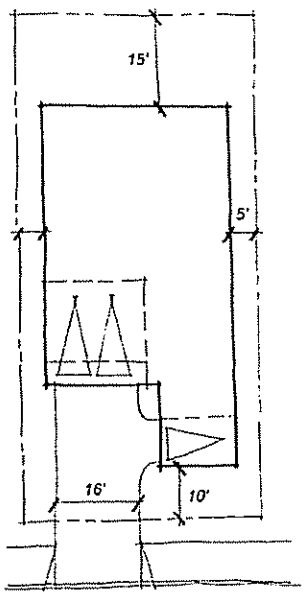
Note: *Refer to PC District Regulations for detailed setback regulations by Land Use District*



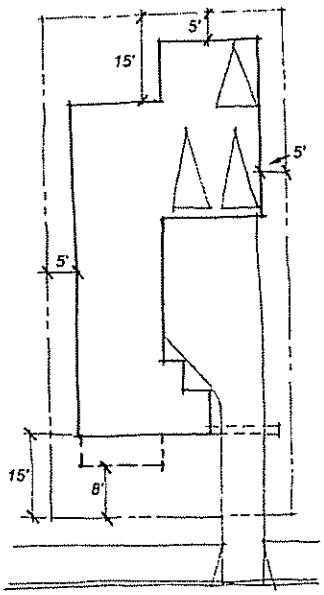
3-Car Direct Entry Tandum



3-Car Direct Entry
(with required Hollywood Drive)

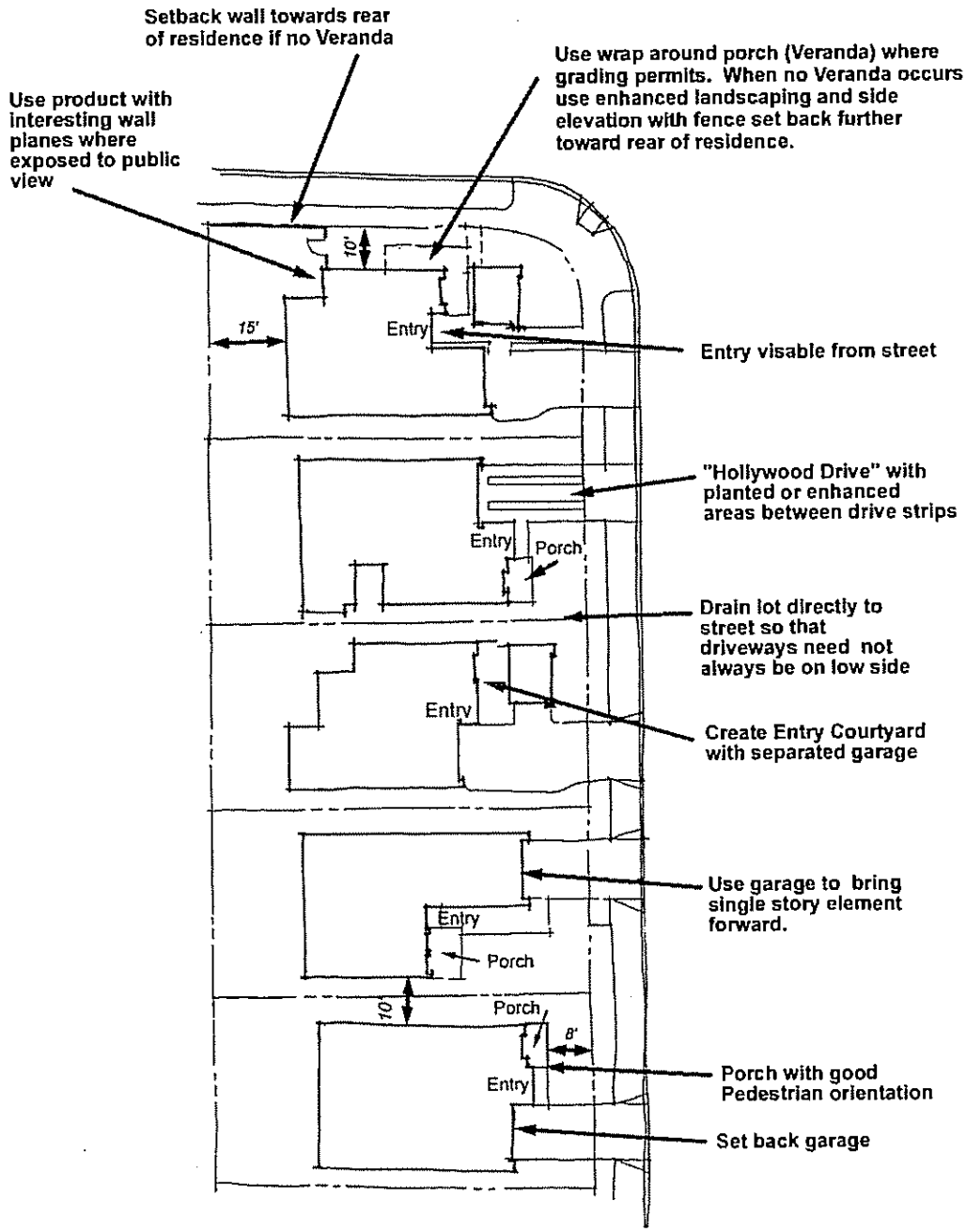


3-Car Split with Side-on



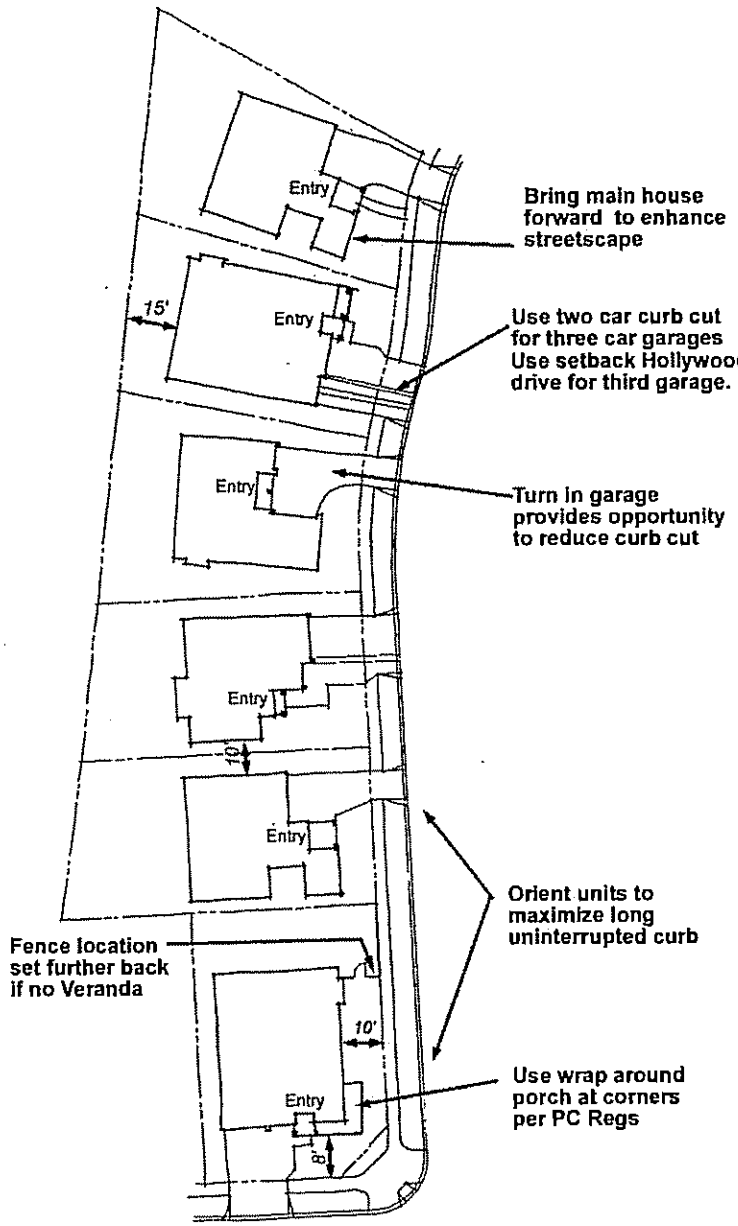
3-Car Deep Setback Tandum

Exhibit 4.1



Typical SF3 Lotting *(60' wide pads shown)*

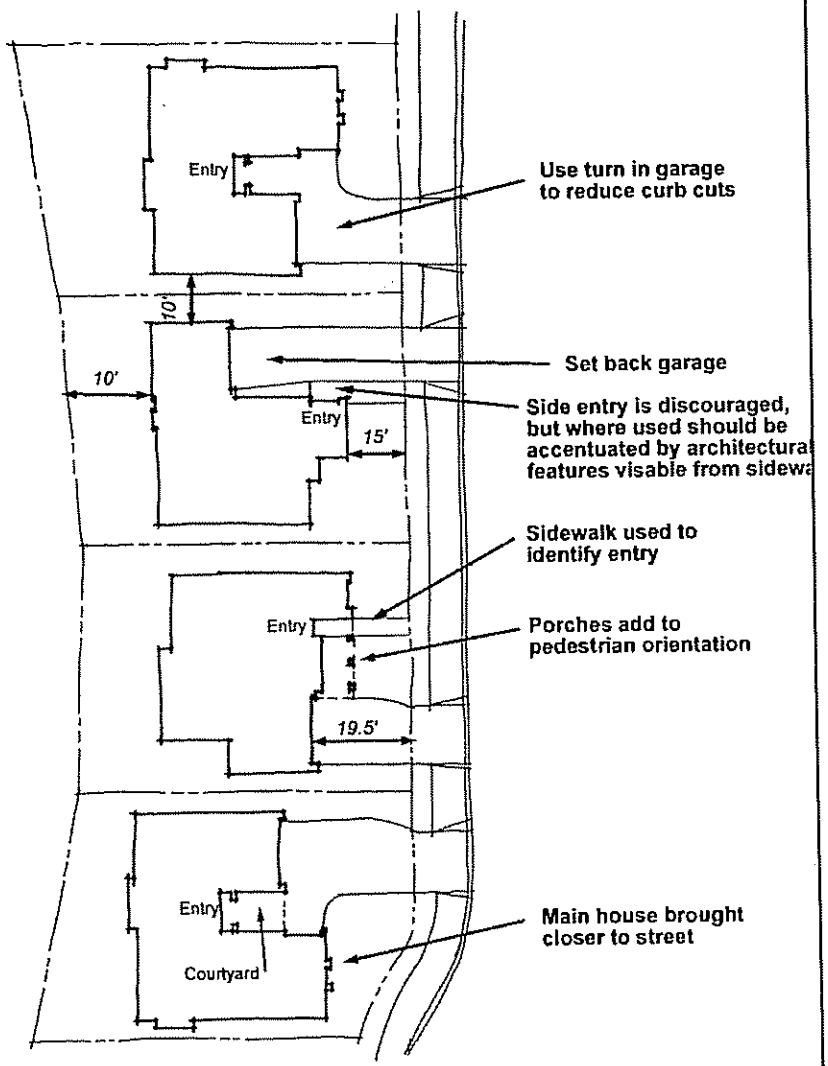
Exhibit 4.2



Note:
No 3 car direct entry garages on lots <60' wide.

Typical SFD Lotting *(50' wide pads shown)*

Exhibit 4.3



Typical SFD Lotting *(65'x85' pads shown)*

Exhibit 4.4

Single Family Detached < 50' Lot Width

(Two Variations)

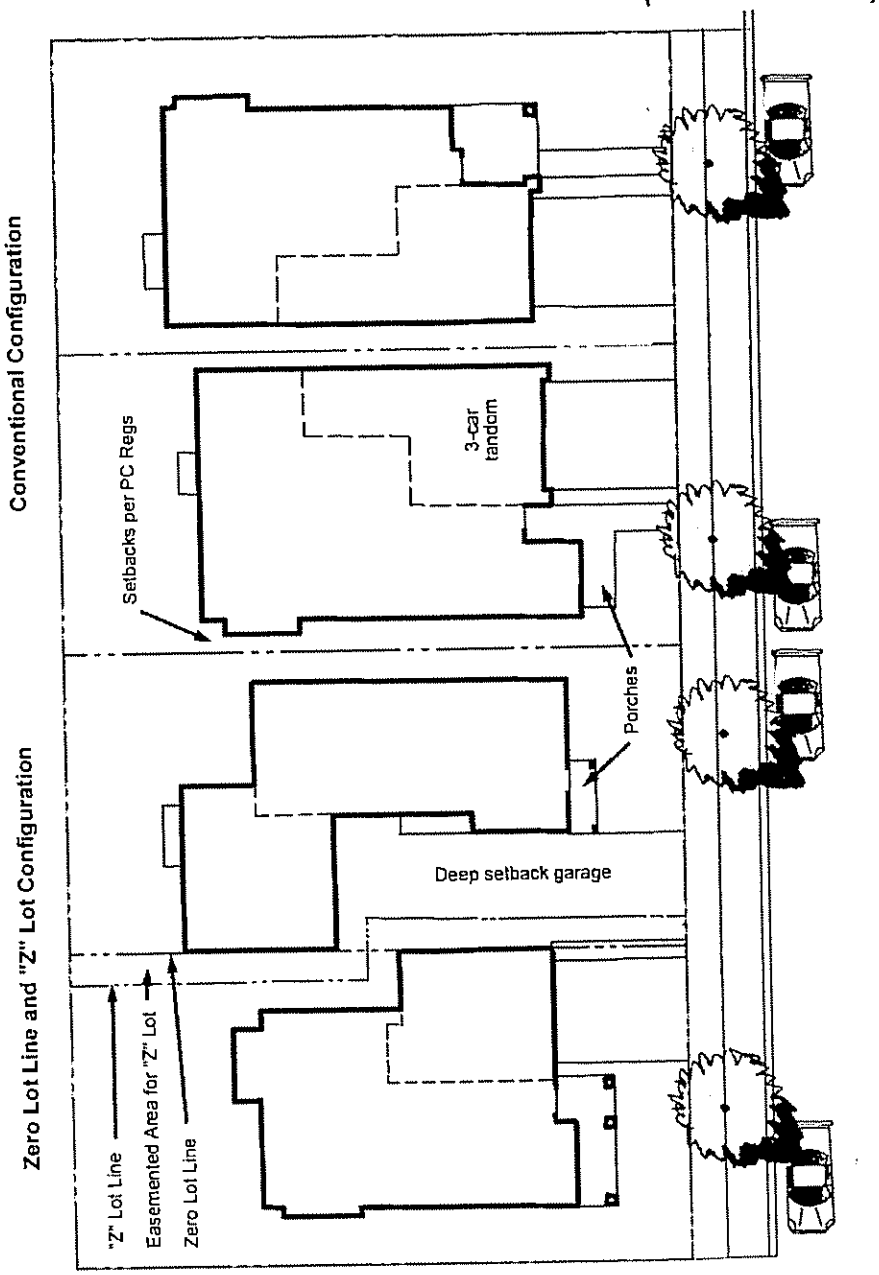


Exhibit 4.5

Yard Restrictions

Careful attention to maintaining continuity of design during initial construction can be negated by subsequent individual homeowner improvements. Enclosed additions, patio structures, decks, storage sheds, fencing and other similar homeowner improvements are of particular concern. Yet, restrictions such as setbacks, coverage, materials, *etc.* must relate to the particular type of lot and residence involved. In order to both control these homeowners improvements and, at the same time, relate the restrictions to the particular characteristics of the housing/lot type involved, a "Homeowner Improvements Manual" shall be a required component of mandated Design Review for small lot single family projects (lots less than 5,000 sf). This supplement will detail for each housing type, the specific restrictions on the size and location of balconies, covered patios, enclosed additions, or storage buildings. In addition, specific guidance and restrictions shall be provided for materials, colors and design characteristics. This supplement shall be officially adopted as a component of the Design Review approval. And to insure continued conformance, it will also become a component of the recorded CC&R's given to each new home purchaser.

II.4.4.2 Grading & Landform

Attention to detail in the execution of grading is important at both the mass grading and detail grading levels. The Village Seven SPA Plan includes design standards for grading (see Section II.2.4 of the SPA Plan). Exhibit 4.6 below illustrates two contour grading techniques which can be implemented along significant slope banks, particularly on the perimeter slopes adjacent to community level roads and trails.

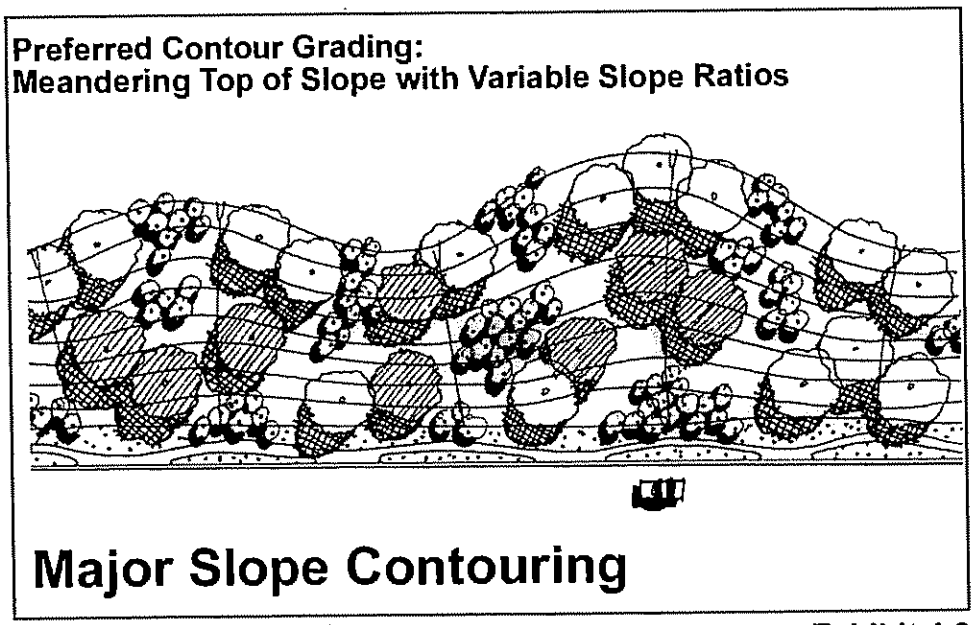


Exhibit 4.6

II.4.4.3 Streetscape Design

See Landscaping Concept Section II.4.3.2 for landscape and street furnishing elements of the streetscape design. The building component of the streetscape should incorporate pedestrian oriented features since the residential street is also the pedestrian way in the Secondary Area. Pedestrian oriented design includes attractive architecture, pedestrian oriented features (particularly entries and porches) and a minimization of utilitarian areas at the street (see also Visual Aspect, below). In addition, traffic calming measures such as the "neck down" illustrated in Exhibit 4.7 should be considered to improve pedestrian comfort at major internal street intersections.

Sixty-six percent (66%) of all single-family detached houses shall have at least one of the following pedestrian oriented features: porch, veranda, porch/veranda combination, semi-private courtyard, and/or balcony, gateways, trellises, porte-cocheres, large picture windows, or any combination thereof. Porches, verandas, semi-private courtyards, gateways, trellises, porte-cocheres, large picture windows, and/or balconies shall be required on all single-family detached houses. Alternative pedestrian oriented features may be substituted with Design Review approval. Guidance for a wrap-around porch is sketched on the Exhibit 4.8.

II.4.4.4 Visual Aspect

Buildings within the development should have a variety of sizes, shapes, colors and materials used to promote interest in the built environment. However, the densities designated for the SPA will generally promote one and two story single family homes. These structures placed within the planned community design structure (see Chapter II.4.3 for community design concepts) will promote a high quality suburban appearance.

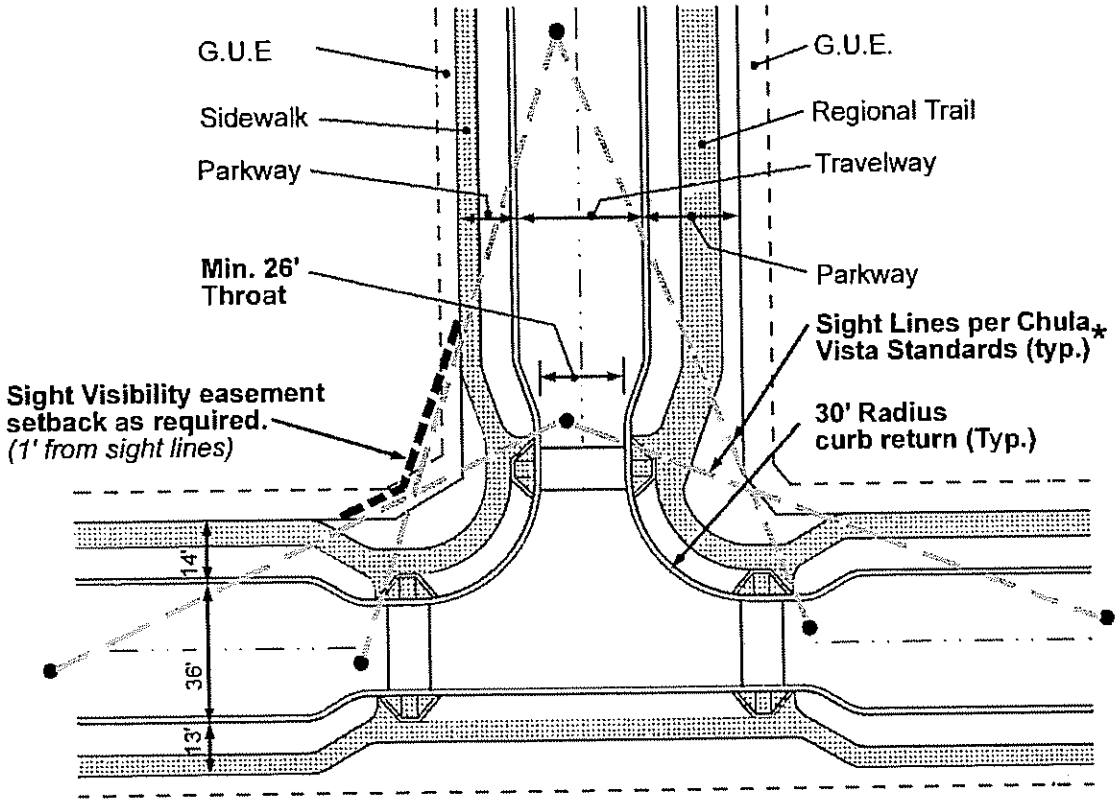
As noted previously, pedestrian orientation is to be emphasized. The three primary areas of design which affect pedestrian orientation are building facade and garages.

The building facade should be designed to provide a connection between the public area, street and sidewalk, and private residence. Appropriate building characteristics include:

- Variations in architectural style
- Undulating building mass and roof planes
- Vertical and horizontal stepped massing
- Visually reduced garages
- Detailed entry features such as doors, windows, porches, patois, courtyards, and trellises oriented toward the street

Typical Neck Down

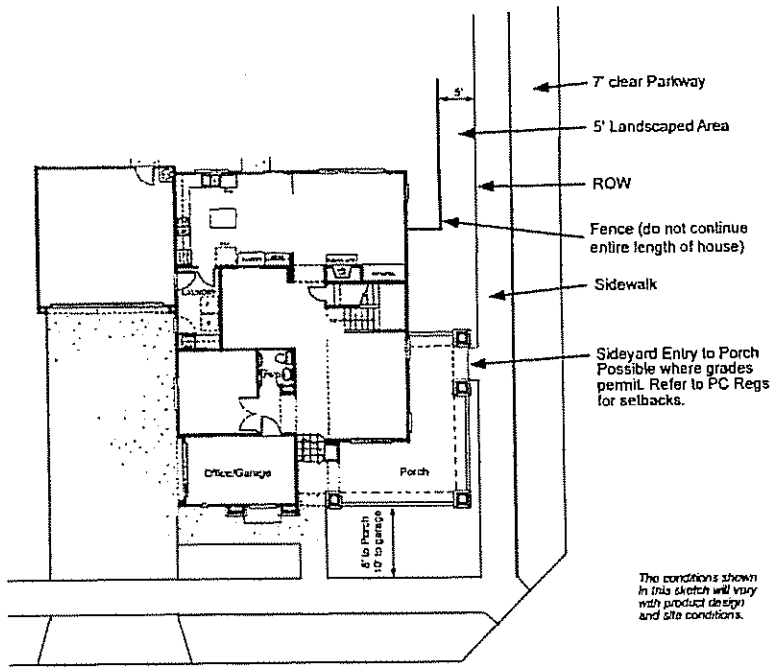
Example shown: Promenade Street (SR-125 Underpass) at Core Area Loop Road



* 25 mph stopping sight distance = 150'

Note: *The dimensions for the General Utility Easement, widths of walks, and other street dimensions will vary with the particular street intersection. This exhibit only establishes the dimensions for the throat width, curb returns, and sight distance standards for neck down intersections. Refer to the street sections in the SPA Plan and Otay Ranch Street Standards for other specific street dimensions.*

Exhibit 4.7



Veranda *(Wrap Around Porch)* **Concept**

Exhibit 4.8

Pedestrian orientation also emphasizes the front yard and front of the home over the garage. The following guidelines should be considered in garage design (see also Three Car Garage criteria in preceding Building Placement discussion):

- Reduce visual impact of garages facing the street by varying garage door colors, textures or patterns, utilizing deep recessed doors, and using two single car door in place of one double door
- Use alternative configurations such as split, swing-in and mid to deep recess
- Vary front facing garage door setbacks
- Avoid front-facing garage doors forward of the front building wall

II.4.4.5 Architecture

While the landscaping, fencing, and signing will have a common design throughout the entire community, some variety in architectural styles is envisioned for structures within the community. Although various architectural styles are intended to coexist in the overall community, they should not be mixed within a single project. Each Neighborhood on the Site Utilization Plan shall have internal consistency which is, in turn, consistent with the architectural style of the community described in Section II.4.3.1. And, of particular importance, architecture should not be a hybrid style, such as "Spanish Cape Cod.".

Architectural detailing is typically emphasized on front elevations, which is the "public" side of the building. In some locations, the side or rear elevation also becomes "public" due to its exposure to a street or trail. Enhanced detailing to the side or rear elevation should be provided in these circumstances.

Enhancement of Side & Rear Elevations

Special attention is required to be paid to the appearance of rear and side elevations in areas that are exposed to the public view. In those conditions where the front or side elevation is exposed to public view enhancement is required. Enhancement should not solely consist of plant-on elements to the exterior, rather the whole elevation and building massing should be considered.

A. Primary Enhancement Areas. The following is a list of siting considerations that *require* enhancement of building elevations:

1. All elevations visible from a Scenic Highway;
2. All elevations visible from a public park,
3. All building elevations (not blocked by foreground buildings) along the top of slopes that can be seen from any major roadway (more than 4 lanes), and;
4. Any side elevation on a corner lot.

B. Secondary Enhancement Areas. The following is a list of site conditions that *should* include enhancement of building elevations:

1. Side or rear elevations, other than corner lots that can be clearly seen from internal promenade streets.
2. Any other side or rear elevation that is sited in a way that makes it clearly visible from the public's short range view.

C. Enhancement Techniques. The following is a partial list of techniques that shall be employed for enhancing elevations. Consistently using a single technique should be avoided.

1. Enhanced elevations: Each elevation requiring enhancement shall include one or more of the following structural elements. No single element shall be used on more then 66% of the plans in any single Neighborhood.

   a. At least two different roof planes, intersecting at right angles. Such as: Dormers and Cross Gables.
   b. A single story element the width of which would be no less than 20% of the rear/side elevation width.
   c. Offset planes. A vertical or horizontal offset of at least 18 inches on the elevation plane.

2. Enhanced elevations: In combination with requirement C-1 each elevation requiring enhancement shall include one or more of the following architectural features:

   a. Balconies
   b. Bay window or window pop-outs
   c. Recessed windows (minimum 6 inches)
   d. Accent or enhanced window surrounds
   e. Window shutters
   f. Cornices at rear eaves
   g. Use of wrought iron window enhancement (where style appropriate)
   h. Any other enhancement element treatment, that in the judgment of the Zoning Administrator, is equal to or superior to those above.

General Architecture Guidelines

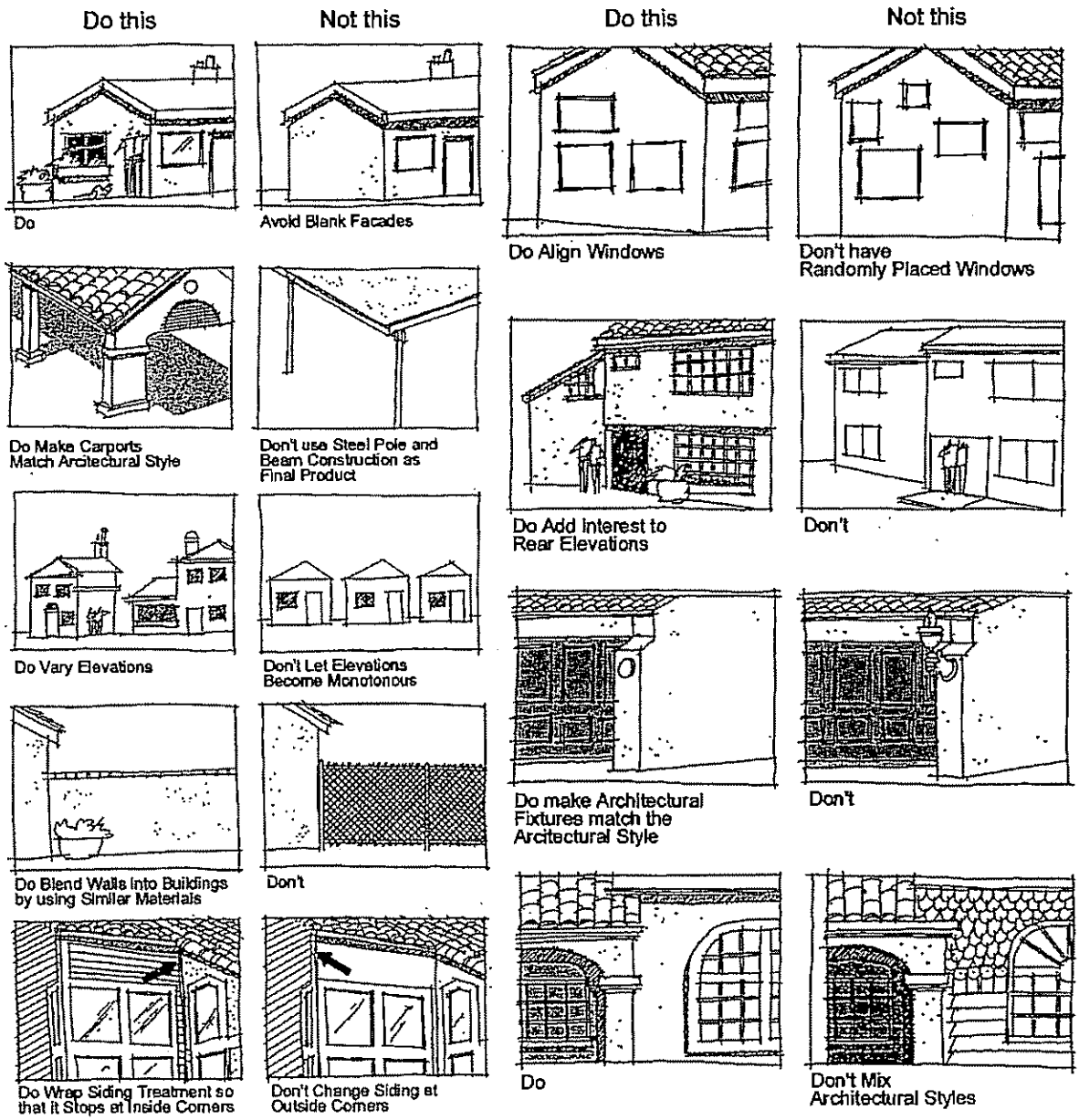


Exhibit 4.9

II.4.4.6. Signage

Signage within single family detached districts is regulated by the sign provisions of the Village Seven PC District Regulations. Signs are not an important design issue within such neighborhoods and no specific design guidance is required. See Section II.4.3.4 for Community Signing.

II.4.4.7 Lighting

Lighting is not anticipated to be a significant design issue in single family residential areas (see Section II.4.3.5 for community lighting)

II.4.4.8 Parking

The amount of parking required within each residential district is specified in the Village Seven PC District Regulations. Requirements for sizing and spacing are provided in the PC Regulations. Beyond providing the number of spaces required, the design of common parking areas for attached and multi-family neighborhoods is an important element in site planning. However, within single family neighborhoods, parking is provided in individual garages, driveway spaces (between back of sidewalk and garage face) and guest parking on-street. Beyond the pedestrian oriented guidance for garages provided above, no special design criteria are required for these areas.

II.4.4.9 Landscaping Requirements

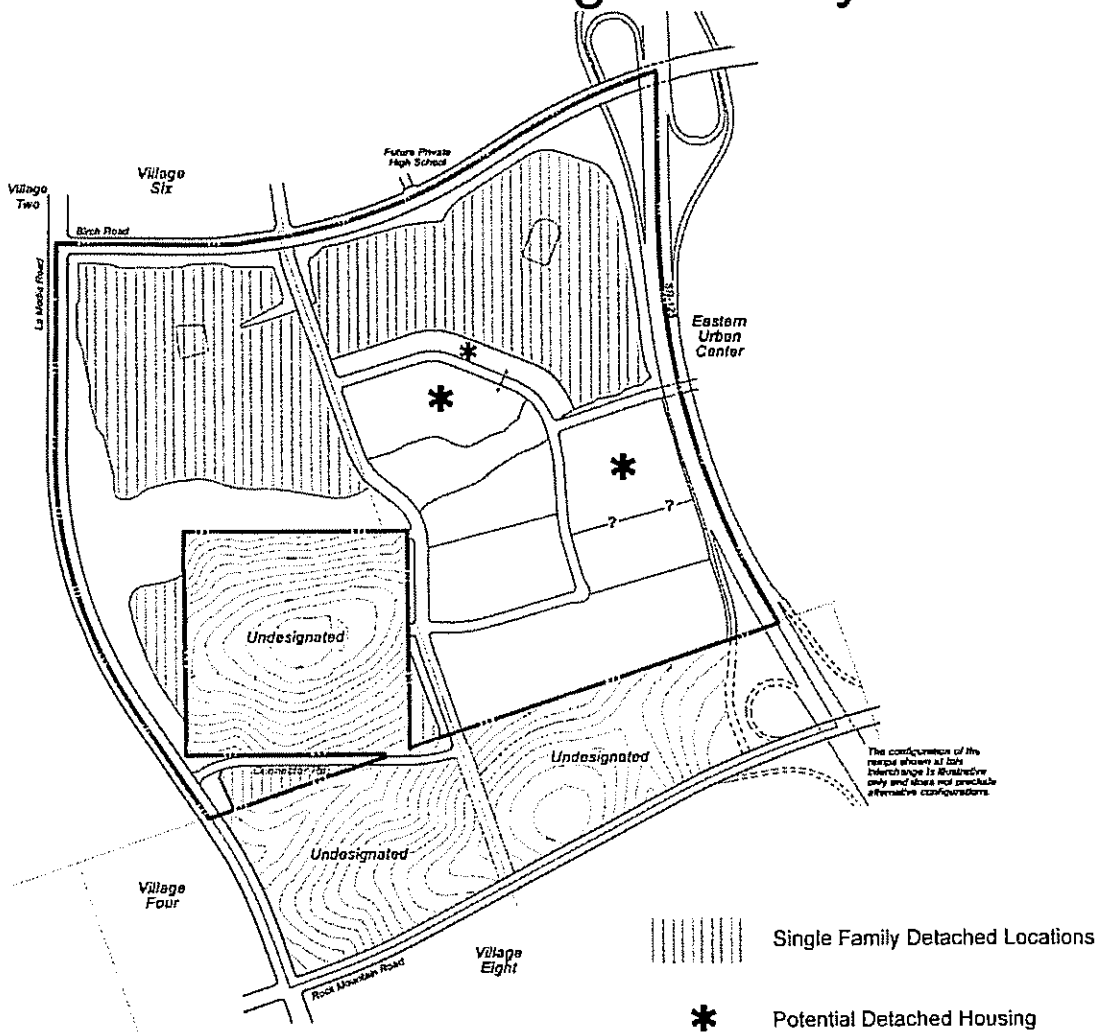
Common area landscaping shall conform to the community design standards in Chapter II.3. Individual lot landscaping within the Neighborhood is at the discretion of each property owner.

II.4.4.10 Individual Neighborhood Design Criteria

The product descriptions and Neighborhood plan features described in this section are those envisioned at the time of SPA Plan preparation. These designs and specifications are subject to change and refinement in conjunction with the tentative tract map approval, and are subject to such approval. All Neighborhood plans which are prepared should respond to the listed planning and design criteria, implementing the techniques and solutions described in the previous sections of this text. All Neighborhood plans shall conform to the development standards and other provisions of the Otay Ranch Village Seven PC District regulations adopted by the City of Chula Vista. Some Neighborhood descriptions also include a lotting concept exhibit which identify the location of special design issues/responses. In other Neighborhoods, lotting concepts will be developed as a part of the required Master Precise Plan Process.

The following are guidelines for site planning each of the residential Neighborhoods designated for single family detached products within Village Seven (refer to the Single Family Detached Product Locations Map, Exhibit 4.10 on the following page, for the location of each Neighborhood).

Single Family Detached



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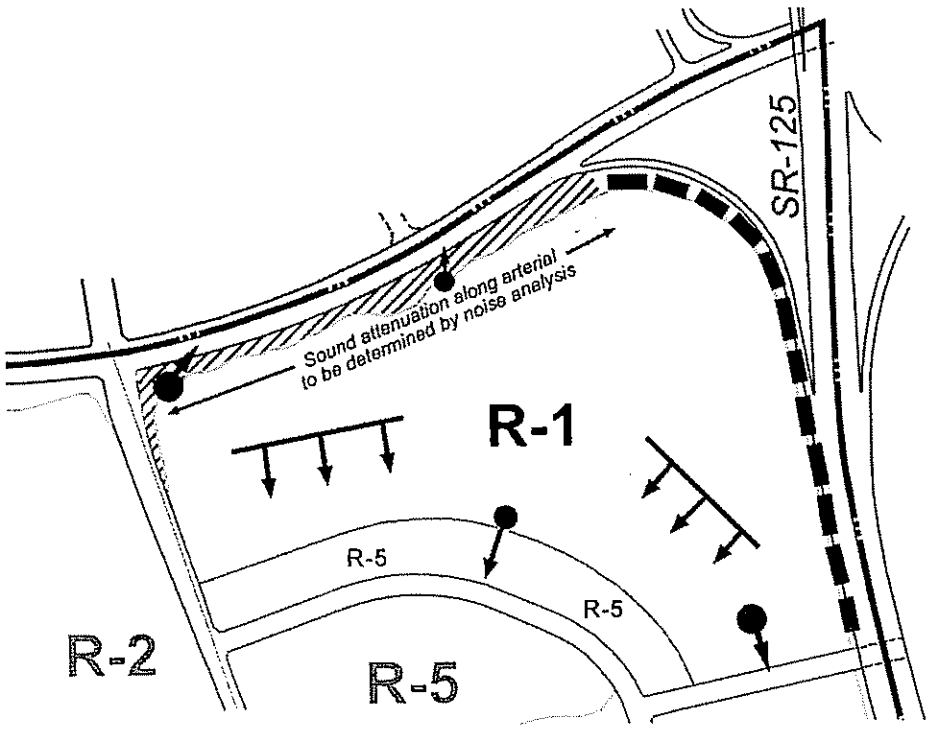
Exhibit 4.10

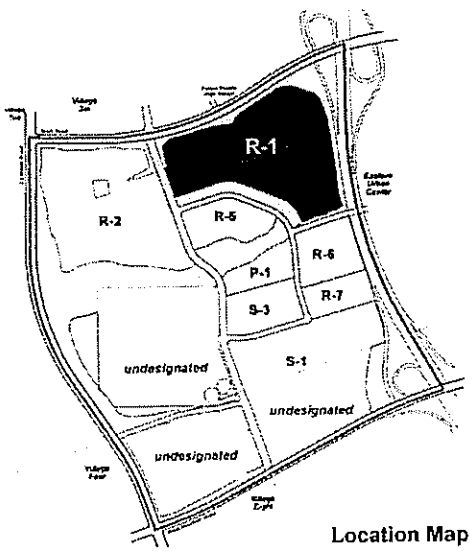
Neighborhood R-1
Design Issues Summary

Description: This is the lowest density housing area in Village Seven. It is in the northeastern portion of the village. Approximately one-half of the Neighborhood perimeter is slope area down to arterial or village entry streets. Off-site views are available from lots along this perimeter. Open cul-de-sacs at could provide visual and trail access to the greenbelt/trails along Birch Road. Similar treatments along the Ssecondary Village Entry Street which includes the VillageGreenway at the south edge of the nieghborhood would provide trail access to the EUC, to the east, and Wolf Canyon, to the west.

Product:	Single Family Detached Residential
Views:	Views to and from Birch Road along perimeter
Circulation/Entry:	Connection to village core; secondary connections to village entry street off of Birch Road
Fencing:	Off-site views; consistency with community theme fencing on edges
Edges:	Arterial streetscape/slope landscaping along north and west edges; buffer SR-125 edge on east edge; Neighborhood/product transition to R-5 along southwestern edge; P1/CPF-1 focal point
Landscaping:	Slopes adjoining arterials (consistent with community design); entry street streetscape
Pedestrian Orientation Issues:	Orientation to P1/CPF-1 and internal circulation; connection from Birch Road to village core; connection to Village Greenway; rear elevation of lots backing to entry streets

Neighborhood R-1





Location Map

Primary Pedestrian Edge

Sound Attentuation

View Orientation

Landscape Buffer

Pedestrian Connection

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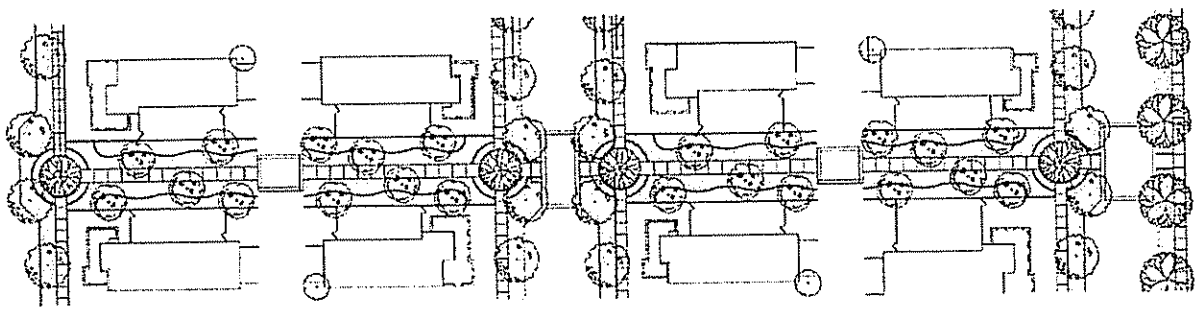
8/24/04

Exhibit 4.11

Neighborhood R-2
Design Issues Summary

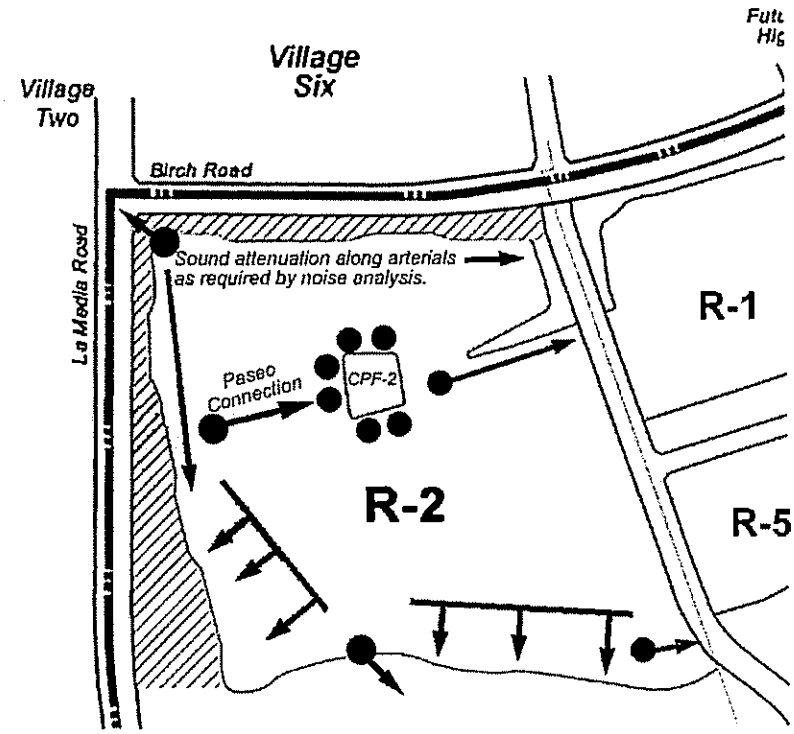
Description: This Neighborhood is located in the northwestern portion of the village overlooking La Media Road and Birch Road. As with Neighborhood R-1, off-site views are available for the perimeter of the Neighborhood. The Wolf Canyon Greenbelt is located along the south side of the Neighborhood. Strong connections should be provided to the Village Greenway trail and this adjacent Neighborhood.

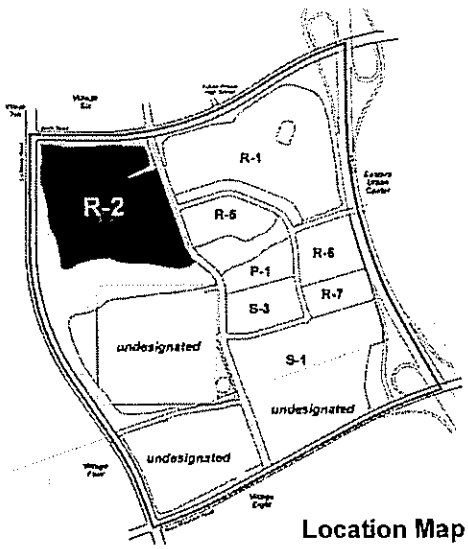
Product:	Single Family Detached Residential
Views:	Views to and from La Media Road, Birch Road and Wolf Canyon along perimeter
Circulation/Entry:	Neighborhood access from village entry street off of Birch Road
Fencing:	Off-site views; consistency with community theme fencing adjacent to entry street and open space edges
Edges:	Arterial streetscape; village entry street streetscape and trail; lots backing on to entry street and Wolf Canyon
Landscaping:	Streetscapes; transition to Wolf Canyon Greenbelt and arterials
Pedestrian Orientation Issues:	Connection to Village Greenway and Village Pathway trails along perimeter; rear elevation of lots backing on to entry street. Use paseo connection (see below) to connect to Common Useable Open Space (CPF-2).



Concept for a Paseo Linkage to Common Useable Open Space.

Neighborhood R-2





Location Map

Primary Pedestrian Edge

Sound Attentuation

View Orientation

Landscape Buffer

Pedestrian Connection

CITY OF CHULA VISTA

Vista Verde

Village Seven - Otay Ranch

Cinti Land Planning

8/24/04

Exhibit 4.12

Neighborhood R-3
Design Issues Summary

Description: This bulk of this Neighborhood is not located within the current development phase area on the Site Utilization Plan for the Village Seven SPA. Design guidance will be provided when this area is planned with the surrounding area.

Neighborhood R-4
Design Issues Summary

Description: This bulk of this Neighborhood is not located within the approved area on the Site Utilization Plan for the Village Seven SPA. Design guidance will be provided when this area is planned with the surrounding area.

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II.4.5 Residential Design Guidelines: Multi-family

The Village Seven Site Utilization Plan identifies three Neighborhoods for multifamily or single family clustered residential development. All of these Neighborhoods are located within the Village Core, one is adjacent to the Wolf Canyon Greenbelt, and all are near the planned mixed-use/town square focal point.

Since this type of development is addressed in the City's Design Manual, detailed design guidance is not provided in these guidelines. The most important issue will be the integration of pedestrian orientation features into typical multifamily development concepts. In addition, careful consideration should be given to possible density/activity level conflicts which could arise at the edge of a multi-family Neighborhood which abuts a single family Neighborhood, although no such edge exists in the current Site Utilization Plan (see Exhibit 1.1). Designing to avoid conflicts with adjacent non-residential uses, such as a school or park, will also be important.

As a part of the Village Core, multi-family residential sites will be subject to preparation of a site specific Precise Plan/Design Review approval. In addition to the individual neighborhood review, there is a requirement for coordinated planning of neighborhoods R-6 and R-7, as depicted on the Site Utilization Plan. The first Design Review submittal for either neighborhood shall include a conceptual coordinated site plan for both neighborhoods. The boundary between these two parcels shall then be established by the first Design Review approval. Dwelling units may be transferred between the two neighborhoods, providing it does not exceed the combined total units permitted.

II.4.5.1 Pedestrian-oriented Design

The pedestrian-oriented village concept is enhanced by the intensity of multi-family development in the village core located in proximity to public transit, shopping, and community facilities. The significant number of residents will be able to take advantage of the proximity of neighboring shops, and social/community activity sites within walking distance within the village core. Pedestrian access and amenities are fundamental components of the village core. The siting, access, entries and architecture of multi-family development should complement the pedestrian orientation of the village.

Multi-story attached developments, such as townhomes and apartments are the primary focus of the guidelines in this section. The small lot, detached residential products which could be developed within the multi-family category shall adhere to the guidelines for single family residential development. However, examples of site planning for small lot residential development are included in this section to identify the particular pedestrian-oriented site requirements of that type of housing.

II.4.5.2 Façade Elements

Multi-family residential development should be designed to promote variety and enhance the human-scaled pedestrian activity of the village. The following guidelines suggest methods for creating vital, interesting architecture:

- Projects should be unique, but share fundamental architectural characteristics consistent with the village theme styles.
- Building elevations that are visible from all village and major roadways shall be articulated with elements such as wall offsets, balconies, and windows, appropriate to the architectural style.
- The architectural style along the same street or within an individual development shall be compatible through the use of similar building heights, materials, window or door style, detailing, porches, arcades, overhangs, roofing or color.
- Varied building elements and roof pitches should be employed to avoid monotony.
- Each development shall provide a well-articulated, identifiable pedestrian entry oriented towards the village street.
- Distinctive building elements shall be oriented towards the comers of prominent village core and entry street intersections.
- Street facing facades shall incorporate a range of scale-defining elements that relate larger building masses to the scale of the pedestrian. Elements may include trellises, columns, archways, doorways, porches or patios and upper floor balconies and windows.
- Individual residential unit entries shall be oriented towards the village streets wherever possible.
- Internal residential units shall be connected to the village streets by courtyards or landscaped walkways wherever possible.
- Stairs shall be sensitively designed and integrated into the overall building design.
- Utilitarian areas, including parking, loading, mechanical equipment and trash enclosures, shall be screened from view from village streets to the extent possible.

II.4.5.3 Parking, Carport & Garage Design

Views of parking areas, carports and garages should be minimized to create the pedestrian-oriented village. Section II.4.4, Single Family Residential, provides guidelines for the design of garage facades that may also be applied to multi-family garages. The following guidelines provide direction for location and design of multifamily parking facilities and illustrate some design options:

- Parking and vehicular access shall be located to the rear or within each development and separated from the pedestrian-oriented street frontage.
- Site planning and architectural treatments, such as offsets, should be used to minimize the appearance of garage corridors.
- Carports and freestanding garages shall be architecturally treated and designed to match. the, architectural style of residential buildings.
- All surface and covered parking within multi-family areas shall be separated from village streets, tops or toes of slopes, patios or courtyards with a landscaped buffer. The buffer, the size of which shall be functionally established, shall include screening elements such as low walls or masses of shrubs to screen headlights and glare from reflective car surfaces.

II.4.5.4 Site Planning & Building Plotting

The site planning and plotting of multi-family residential buildings will contribute to the pedestrian-oriented village concept. Site planning which focuses on the pedestrian includes design that orients entries towards village core streets and minimizes views to garages and parking areas. The following guidelines are provided for siting and building plotting of multi-family developments.

- Developments fronting on to village core streets shall be oriented towards the street with reduced setbacks, multiple entries and pedestrian connections to ground floor units.
- Buildings should be oriented to create outdoor rooms, such as courtyards, connected by landscaped walkways.
- Building orientation should consider indoor and outdoor privacy, noise, solar access and overall aesthetic appearance.
- Where grade differentials occur between the street and a development, the differential may be used to create separation between the public street and private living space. Interesting entries incorporating steps, porches or landings may be integrated into the design.
- Developments adjacent to major streets surrounding the village and adjacent to village entry streets may be buffered with sound and privacy walls. Walls and view fences located along village entry streets shall incorporate inviting entry openings for both pedestrians and cars. The building architecture that is visible beyond sound and privacy walls shall be well-articulated with pedestrian-oriented features, such as second story windows and balconies.
- On village core streets, the use of solid masonry walls should be minimized and used primarily between buildings to screen parking areas or to enclose private entries and courtyards.

II.4.5.5 Building Design Concepts

A wide variety of housing types are suitable for Village Seven and creative site planning solutions are encouraged. Following are some generic product types, including description of the characteristics and plotting options, but multi-family housing is constantly evolving and these examples are not intended to be all-inclusive or restrictive. Following these descriptions examples of multi-family, Exhibits 5.1 through 5.3, illustrate multi-family site planning and building concepts. Some of the concepts list minimum setbacks or dimensions where applicable, however, these may be reduced or modified through the Design Review process which provides for consideration of unique site planning and architectural solutions for multifamily housing.

A. 12.5 - 15 du/ac Townhomes

Characteristics:

- Optimizes architecture on the street frontage.
- Garages located in alleys or parking courts.
- Provides for undulated building massing and varied setbacks appropriate to architectural styles.
- Provides for varied roof pitches and directions.
- Orients entries toward street or interior pedestrian courtyards or walkways.
- Provides for private open space.

Garage Plotting Options

- Alley entry
- Internal street
- Tandem
- Carport

B. 15 -18 du/ac Two and Three-Story Townhomes with Carriage Units or Flats

Characteristics:

- Optimizes architecture on the street frontage.
- Garages located in alleys or parking courts.
- Provides for undulated building massing and varied setbacks appropriate to architectural styles.
- Provides for varied roof pitches and directions.
- Orients entries toward street or interior pedestrian court-yards or walkways.
- Provides for private open space.

Garage Plotting Options

- Alley entry
- Court entry
- Internal street
- Tandem
- Carport

C. 18 - 25 +du/ac Two, Three and Four Story Townhomes and Stacked Flats

Characteristics

- Optimizes architecture on the street frontage.
- Garages located in alleys or parking courts.

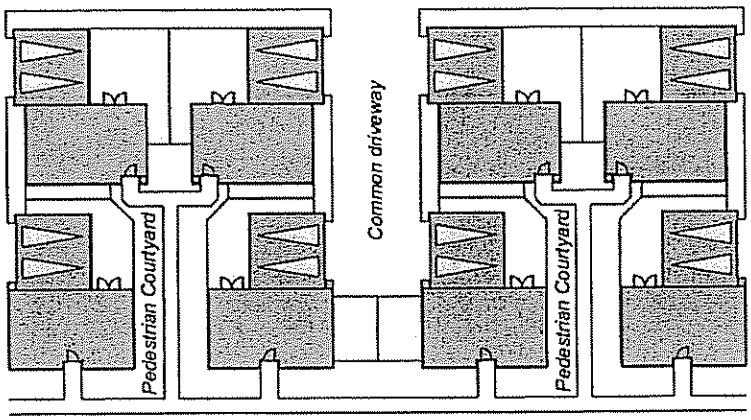
- Provides for undulated building massing and varied setbacks appropriate to architectural styles.
- Provides for varied roof pitches and directions.
- Orients entries toward street or interior pedestrian courtyards or walkways.
- Provides for private open space.

Garage or Carport Plotting Options

- Alley entry
- Court entry
- Internal street
- Tandem
- Carport

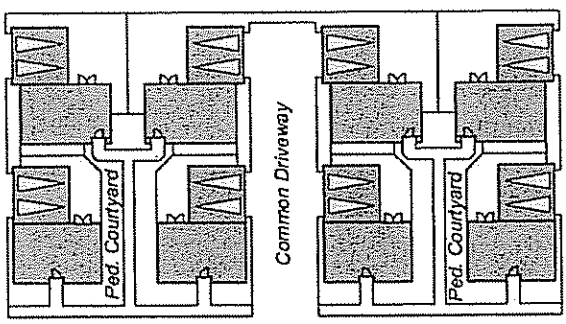
Courtyard Housing

Alley Side



Public Street Side with Pedestrian Orientation

Typical Courtyard Housing Module

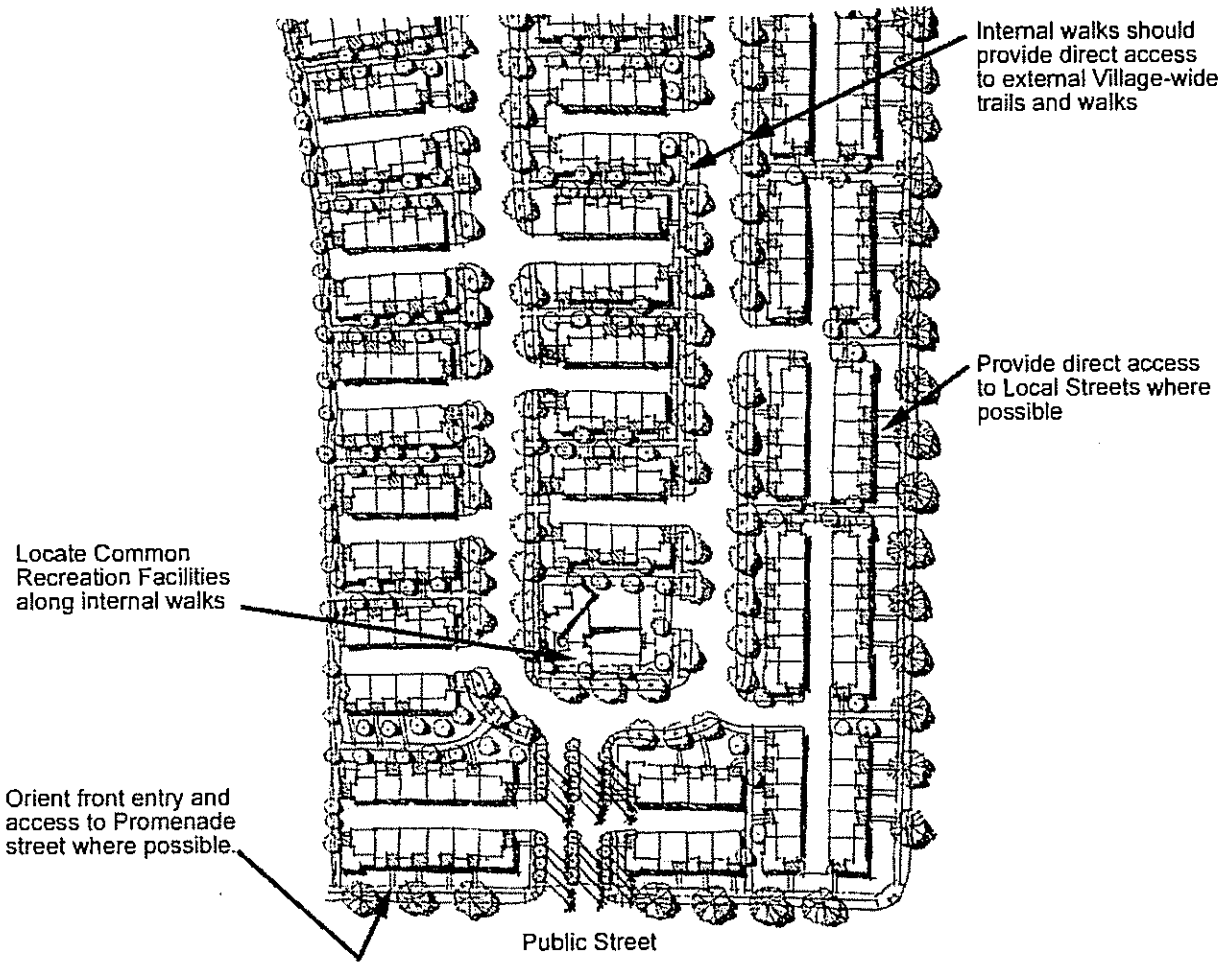


Courtyard Module with no Alley (Used Internally)

Variations on the Typical Courtyard Module

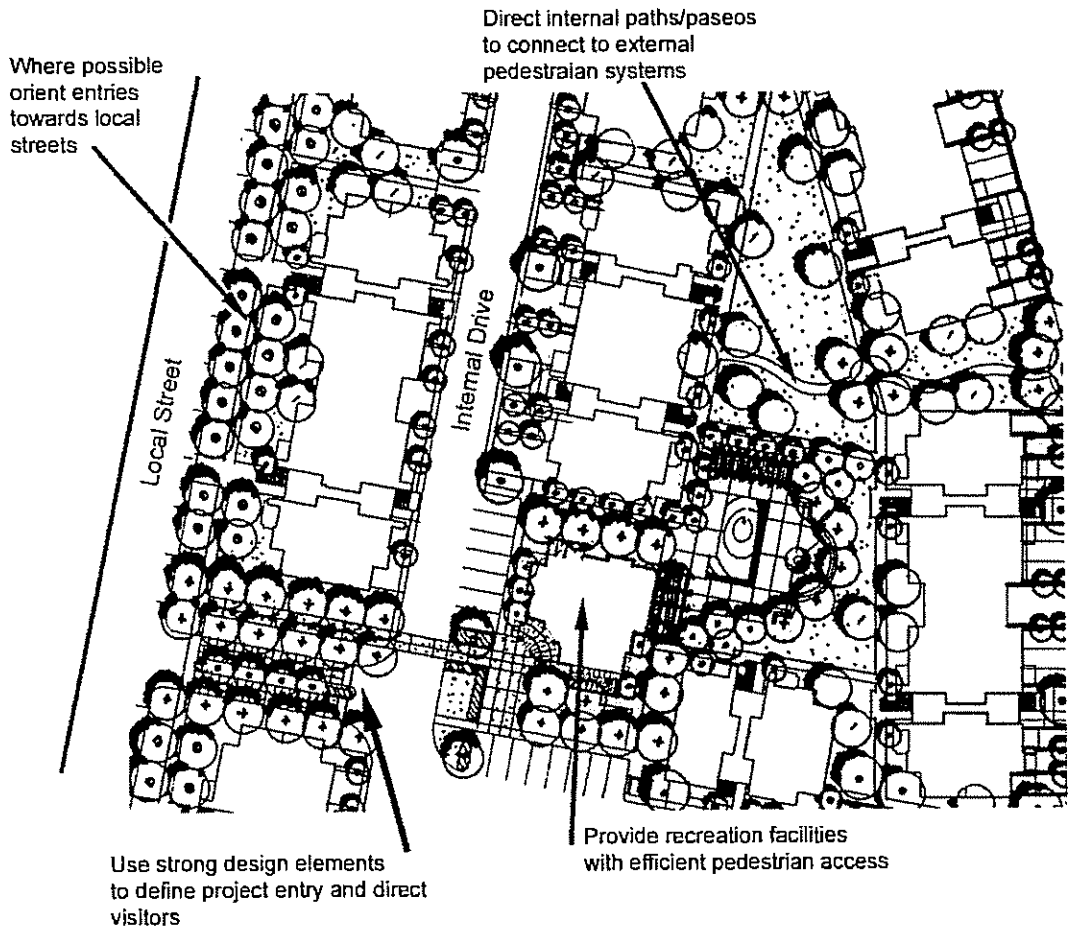
Source: McKinley Associates, Inc.

Exhibit 5.1



Townhomes with Pedestrian Orientation

Exhibit 5.2



Making High Density Multi-family Accessible

Exhibit 5.3

II.4.5.6 Architecture & Building Design

Multifamily projects should be designed to represent high quality development, appear interesting to the eye and reflect human-scaled pedestrian activity. The following guidelines should be applied to building design in multi-family projects.

- Projects should have individual style but share fundamental architectural characteristics.
- Building elevations visible from streets or pedestrian paths should be articulated with elements such as wall offsets, balconies and windows.
- Architectural style along a single street or within a project should be unified with the use of similar building heights, building materials, window or door styles, detailing, arcades, overhangs, roofing or color.
- Each project should have a well identified pedestrian entry oriented to the street.
- Buildings should include distinctive elements oriented toward prominent corners of core streets.
- Facades along the street should include a range of scale-defining components which relate larger structures to the scale of a pedestrian. These may include trellises, columns, archways, doorways, porches, patios, and balconies.
- The entries to individual units should be oriented to the street whenever practical.
- Stairs should be integrated into the overall structure and not appear "added on."
- Utilitarian areas such as parking, loading, trash and service areas, utility and mechanical equipment should be screened from view from village streets to the greatest extent possible.

II.4.5.7 Landscape

The streetscapes surrounding multi-family developments shall be implemented as described and illustrated in Section II.4.3. Landscape in multifamily developments shall adhere the to Chula Vista Design Manual and Landscape Manual. The front and side yard landscaping shall be complementary to the streetscape and adhere to the overall village design theme. The interiors of multi-family residential projects shall provide for common and private outdoor spaces that are functional and aesthetically pleasing. Interior landscapes are encouraged to maintain the tranquil, courtyard style landscapes established by the village design theme. Individual developments may provide common amenities as desired, however, the neighborhood park is intended to meet most of the needs for active recreation area. The following guidelines are for multi-family landscapes:

- All of the front, side, and rear yard areas and all interior common area landscapes are to be installed by the builder and commonly maintained by a homeowner's association (HOA). Private patios and courtyards, if provided, may be landscaped and maintained by the individual homeowners.
- The landscape is to be comprised of trees, shrubs, vines, and ground covers that are consistent with the overall village theme.
- Tree plantings in the front yard areas shall be varied to provide interest in the landscape.
- Side and rear yard areas shall be landscaped to soften the architecture and provide privacy for residential units.

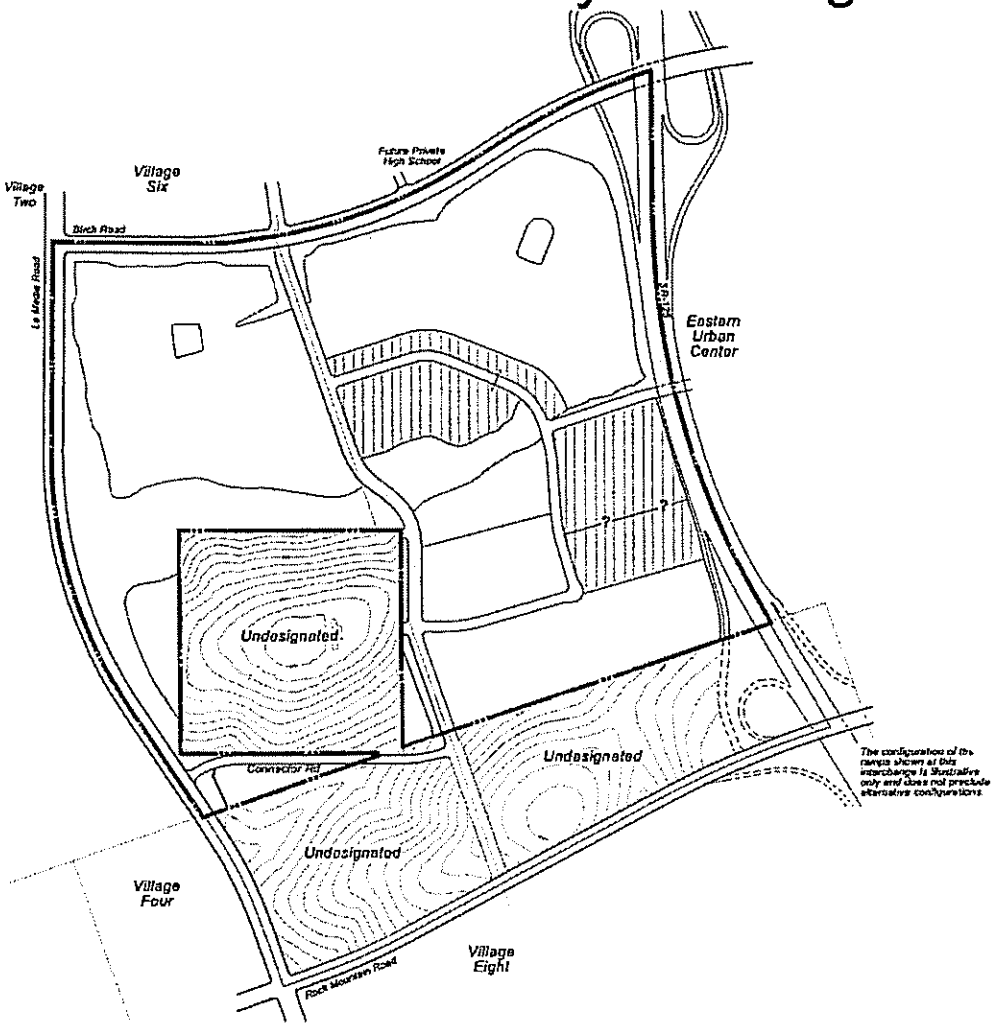
- All planting areas are to be permanently irrigated and use low water consumptive plant material wherever practical.
- Slope areas shall be planted with drought tolerant trees, shrubs and groundcover.
- Trees planted on slope areas shall be arranged in such a manner as to allow for some vistas to distant hills where practical and to screen undesirable visual sight lines to streets, buildings, or other features.
- Landscape and irrigation plans shall be prepared by a licensed landscape architect.
- Utility box locations are to be carefully planned and coordinated with the both the utility company and the landscape architect. Equipment and access boxes should be located to be unobtrusive and screened from view with plantings where possible.
- Mailboxes and mail box structures are to be designed to complement the architectural style of the development for which they are intended. Ganged mail boxes are to be used with a maximum of 4 boxes per cluster. Only Postmaster approved boxes will be allowed.
- Trash enclosures shall be designed to complement the architectural style of the development for which they are intended.
- Large expanses of asphalt paving shall be avoided and the appearance softened by landscape screening where possible.

II.4.5.8 Individual Neighborhood Design Criteria

Individual neighborhood design criteria are included in Section II.4.7 which addresses the Village Core as a whole. The product descriptions and neighborhood plan features described in this section are those envisioned at the time of SPA Plan preparation. These designs and specifications are subject to change and refinement in conjunction with the tentative tract map approval, and are subject to such approval. All neighborhood plans which are prepared should respond to the listed planning and design criteria, implementing the techniques and solutions described in the previous sections of this text. All neighborhood plans shall conform to the development standards and other provisions of the Otay Ranch Village Seven PC District regulations adopted by the City of Chula Vista. Each neighborhood description also includes a siting concept exhibit which identifies the location of special design issues/responses.

Refer to the Multifamily Product Location Map, Exhibit 5.4, for the location of each multi-family neighborhood. All of these neighborhoods are located within the area requiring the Village Core Master Precise Plan. The Village Core and these neighborhoods are presented in Section II.4.7 Village Core Concepts, herein.

Multi-family Housing Locations



Vista Verde

CITY OF CHULA VISTA **Village Seven - Otay Ranch**

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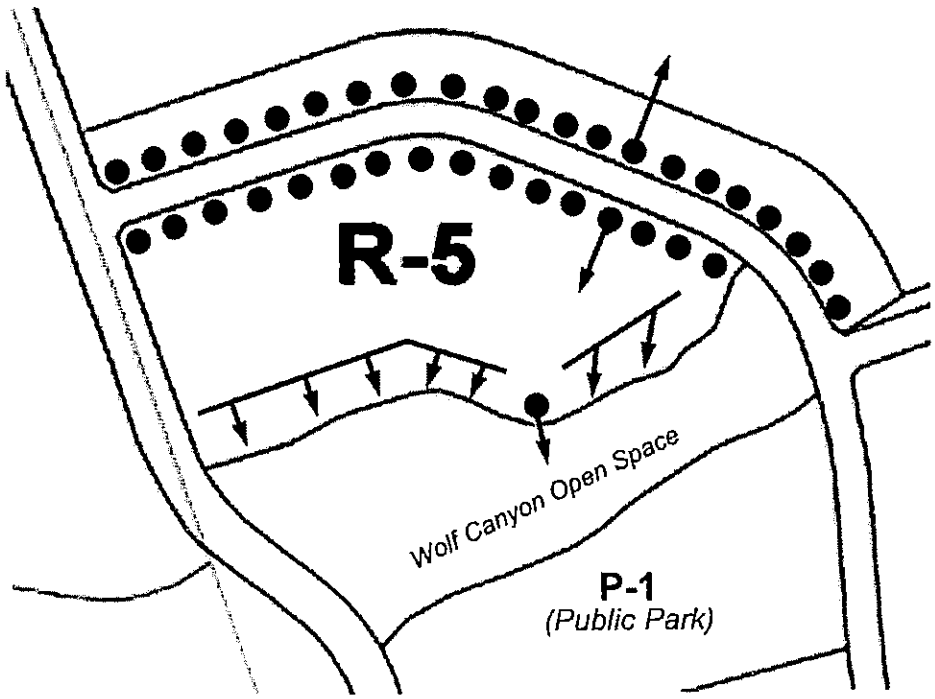
Exhibit 5.4

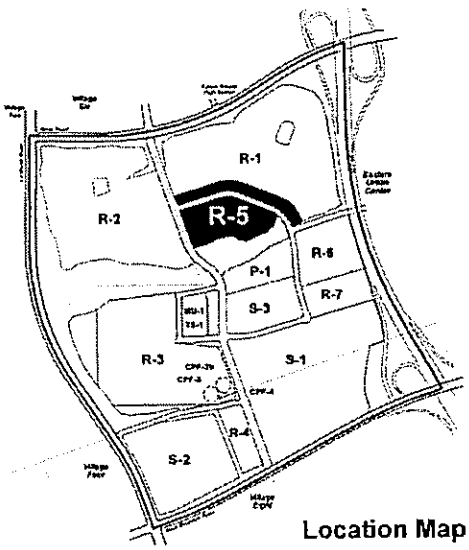
Neighborhood R-5
Design Issues Summary

Description: Neighborhood R-5 is located to the north of the Wolf Canyon Greenbelt on either side of the Village Core Promenade Street loop. Neighborhood access will be taken from the core promenade street. Special attention should be given to the transition from the promenade street to internal streets and/or the intersections with the promenade street, and the transition from the developed neighborhood to the greenbelt open space. All buildings or lots fronting on the promenade street should receive special attention with respect to pedestrian orientation issues.

Product:	7.6 du/ac Multi-family Residential or clustered SFD/SFA Residential
Views:	to Greenbelt open space
Circulation/Entry:	Interface with promenade street
Fencing:	Rear yard fencing along promenade streets and open space
Edges:	Promenade streets coordinate site planning with Neighborhood R-1 behind; greenbelt edge
Landscaping:	Streetscapes; greenbelt edge/transition
Pedestrian Orientation Issues:	Promenade street; access to Greenway trail in Wolf Canyon

Neighborhood R-5





Location Map

Primary Pedestrian Edge

Sound Attentuation

View Orientation

Landscape Buffer

Pedestrian Connection

CITY OF CHULA VISTA

Vista Verde

Village Seven - Otay Ranch

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3/23/04

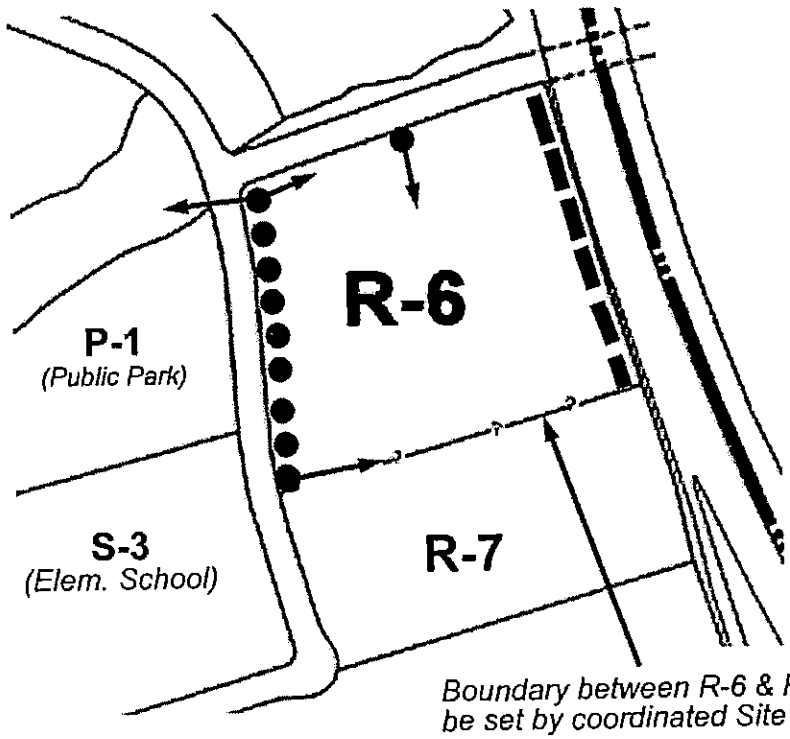
Exhibit 5.5

Neighborhood R-6
Design Issues Summary

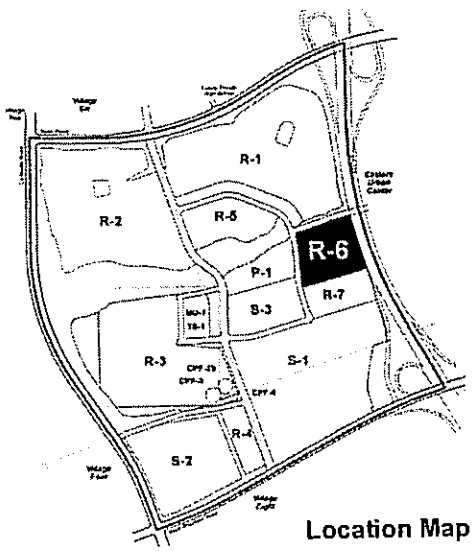
Description: Neighborhood R-6 is located south of the eastern village entry street which connects Village Seven to the EUC. The Village Core Promenade Street loop forms the western edge of the neighborhood, while the R-7 Neighborhood is immediately to the south and SR-125 is on the east. Neighborhoods R-6 and R-7 are to be planned together since the boundary between them will vary according to the products proposed, although R-7 is defined as multi-family only while R-6 may be single family cluster or multi-family. Units may be transferred between the two parcels as long as the total unit count does not exceed that shown on the Site Utilization Plan for both parcels. Neighborhood access will be taken from the core promenade street and entry street. The promenade street entry may be shared with Neighborhood R-7 and there should be interconnecting circulation, vehicle and pedestrian, between the two neighborhoods. Special attention should be given to the transition from the promenade street to internal streets and/or the intersections with the promenade streets, and the SR-125 edge. All buildings or lots fronting on the promenade street should receive special attention with respect to pedestrian orientation issues.

Product:	Single Family Cluster/Multi-family Residential
Views:	insignificant
Circulation/Entry:	Interface with promenade street and entry street; coordination with neighborhood R-7
Fencing:	Rear yard fencing along promenade and entry streets; neighborhood R-7 edge; SR-125 edge
Edges:	Neighborhood R-7; promenade street; SR-125
Landscaping:	Streetscapes; edge transitions
Pedestrian Orientation Issues:	Promenade street; internal circulation with R-7

Neighborhood R-6



Boundary between R-6 & R-7 to be set by coordinated Site Plan



Location Map

- Primary Pedestrian Edge
- Sound Attentuation
- View Orientation
- Landscape Buffer
- Pedestrian Connection

CITY OF CHULA VISTA

Vista Verde

Village Seven - Otay Ranch

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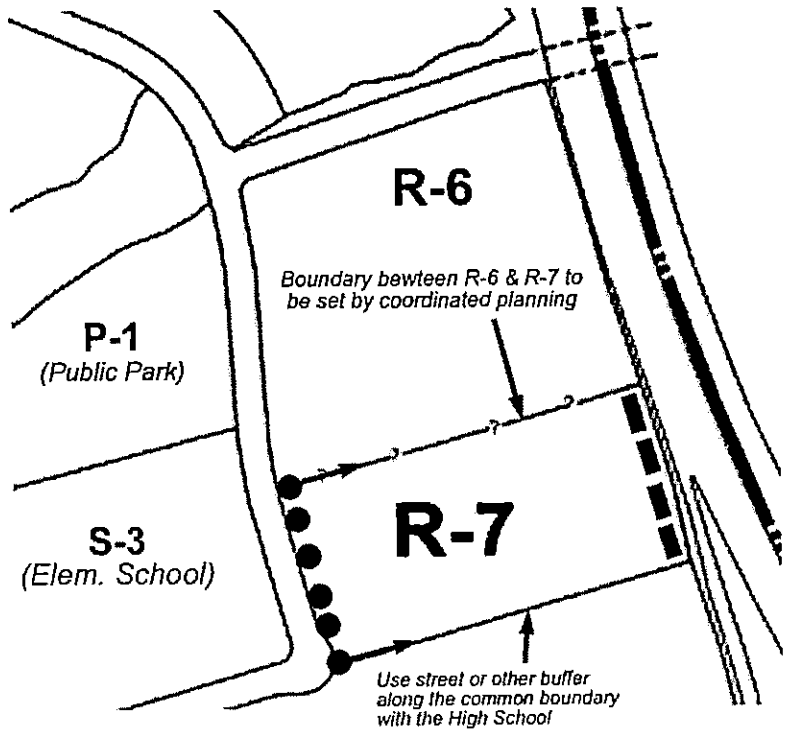
Exhibit 5.6

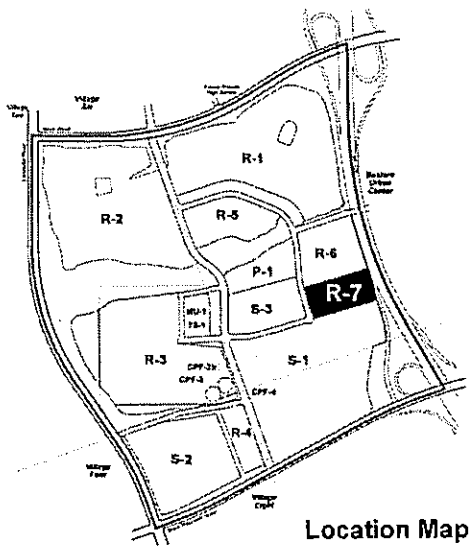
Neighborhood R-7
Design Issues Summary

Description: Neighborhood R-7 is located south of Neighborhood R-6 and north of the high school site, parcel S-1. The Village Core Promenade Street loop forms the western edge of the neighborhood, while SR-125 is on the east. Neighborhoods R-6 and R-7 are to be planned together since the boundary between them will vary according to the products proposed, although R-7 is defined as multi-family only while R-6 may be single family cluster or multi-family. Units may be transferred between the two parcels as long as the total unit count does not exceed that shown on the Site Utilization Plan for both parcels. Neighborhood access will be taken from the core promenade street. The entry may be shared with Neighborhood R-6 and there should be interconnecting circulation, vehicle and pedestrian, between the two neighborhoods. Special attention should be given to the transition from the promenade street to internal streets and/or the intersections with the promenade street. The school and SR-125 edges will be required to provide separation/buffering. All buildings or lots fronting on the promenade street should receive special attention with respect to pedestrian orientation issues.

Product:	Multi-family Residential
Views:	insignificant
Circulation/Entry:	Interface with promenade street; coordination with neighborhood R-6
Fencing:	Any fencing along promenade street; neighborhood R-7 edge; SR-125 and school edge
Edges:	Neighborhood R-6; promenade street; school and SR-125
Landscaping:	Streetscapes; edge transitions
Pedestrian Orientation Issues:	Promenade street; internal circulation with R-6

Neighborhood R-7





Location Map

Primary Pedestrian Edge

Sound Attentuation

View Orientation

Landscape Buffer

Pedestrian Connection

CITY OF CHULA VISTA

Vista Verde

Village Seven - Otay Ranch

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3/23/04

Exhibit 5.7

II.4.6 Non-Residential Design Guidelines

This chapter addresses non-residential development, much of which is located in the village core. Because of its importance to the village aesthetic, its diversity of uses, and its long-term development phasing requirements, special attention should be given to Village Core issues. And, although much of these chapter focuses on such issues, the guidelines relating to quality design and pedestrian orientation should be applied to non-residential projects outside of the core as well.

II.4.6.1 Architecture, Building Siting, Color & Materials

There is no pre-determined architectural style defined for non-residential buildings within the Village Core or other locations, except for the community-wide general guidelines. Because of the range of building sizes and uses, there probably is no one single style which would be appropriate for all structures. However, architectural design within the commercial core should represent a unified style which is responsive and complementary to adjacent structures. Architectural detailing and material selection is essential to good character definition. Accents in color, texture or pattern changes should be used to provide interest and provide scale.

All structures should exhibit articulated building planes, as well as, the use of appropriate textures and materials. Although building height is limited to four stories, each structure should be evaluated using the criteria of a three-tiered hierarchy of articulation, materials and colors as described below:

- Ground Level - Scale and texture should be sensitive to pedestrian interaction. Elements such as landscape pockets, trellis, pergolas, and canopies as well as recessed windows to produce deep shadow lines should be provided. Textured materials are most effective if incorporated into the building design at this level so that the apparent mass of the structure is reduced.

- Mid-Level - The mid-level, generally the most dominant portion of the facade in multi-story buildings, should be designed with a sensitivity to rhythm and proportion so that a harmonious composition can be perceived from the major viewing angles.

- Top Level - Buildings should be designed with a definite termination at the top. The intent is to provide a "cap" so that the exterior walls do not "disappear" as they meet the sky.

Landmarks and other special features may exceed the height limit, if approved in a precise plan. When large or tall buildings are proposed, special consideration should be given to massing and proportion with respect to adjacent buildings. Buildings which are 3 or more stories tall should incorporate steps in the vertical plane.

Building complexes should be designed to create opportunities for pedestrian spaces such as plazas, courtyards, patios and decks. Landscaping may be used to reinforce this concept through the use of pergolas, trellises, *etc.* Buildings within a complex should appear as an assemblage of integrated smaller forms, not as one large mass. Building masses should have an ordered "randomness" with focus, articulation and emphasis where appropriate such as entryways, major plazas, *etc.* Buildings located in "gatepost" locations (adjacent to entries off public and private streets), should be designed with a more distinct or "landmark" character.

A light neutral shade should be the predominate wall color in the commercial core, consistent with climatic and energy conservation considerations. A single, unifying accent color should be used in such items as site furniture, landmarks, entry monuments and signs within the commercial district.

II.4.6.2 Screening

A critical design issue is screening of unattractive utility and mechanical equipment, trash receptacles and storage areas, loading and service areas. Certain restrictions can reduce some of these potential design issues, others must receive attention from the site designer. The Village Seven PC District regulations restrict or prohibit outdoor storage and require screening of ground and/or roof mounted equipment/utility connections. Loading or unloading should occur in the rear or on the side of buildings away from public streets or be screened. Parking areas should also receive some screening.

Fences and walls which provide screening should be designed as an integral part of the building design concept and be constructed of materials, textures and colors that are complementary to the adjacent building.

Outdoor refuse collection areas should be completely enclosed and screened from view by a wall or fence constructed of materials which are complementary in color, finish and texture to adjacent buildings. All such areas should have concrete floors and loading pads and be of sufficient size to accommodate all business related refuse. Refuse collection areas should not be located adjacent to public streets.

II.4.6.3 Site Furnishings

Site furnishings, such as the following, should introduce a consistent system of architectural, color and material character unique to the Village Core:

Benches: A bench should be designed/selected for use in all the pedestrian areas within the village core complementing the design elements described in the other site furnishings.

Bollards: A concrete bollard should be used at the intersections of trail systems and vehicular crossings. They should contain internal light sources for safety at night.

Lighting Fixtures: A designated "Village Core" light standard base should be used for illumination of public areas.

Trash receptacles and Ash Urns: Pre-cast concrete trash receptacles, with ash urns of compatible design, should be used.

Site furnishings such as those listed above, transit shelters and other streetscape furniture including newspaper racks, bicycle racks and other items which could block a sidewalk, should be placed in "pockets" so as to not obstruct pedestrian or bicycle circulation.

II.4.6.4 Lighting & Signage

Lighting and signage, when implemented in a consistent manner, play a large role in the unification of a development district. The purpose of these guidelines is to identify principles of lighting for streets, paths, open spaces and buildings. The signage component is intended to specify sign and monumentation criteria to insure that all individual graphics and signs are coordinated with each other and contribute to the overall theme of the Village Core.

The final design and selection of on-site lighting standards and supports should be coordinated with the overall site furnishings program discussed in the preceding section. Metal halide light fixtures on selected bases should be used in all parking areas to provide design continuity and safety. Parking lot light standards should be restricted to a maximum of 25 feet in height.

Walkway/trail illumination should be provided by the use of low intensity fixtures for safety and comfort. The lighting pattern and intensity should become more intense at path intersections and vehicular crossings.

Within building groups, architectural and accent lighting should be indirect and subtle. Increased lighting levels should highlight pedestrian areas to clearly define the pedestrian path. Service area lighting should be contained within the service area boundaries/enclosure. The actual light bulb for service area lighting should not be visible from adjacent properties.

A complete signage program is to be developed for the Village Core as a whole. All individual project/use identification signs should be designed to fit on a monument system that is compatible and part of the architectural style for the Village Core. Signs associated with the identification of the community trail system and ancillary pathways should be designed as part of the overall streetscape vocabulary of site furnishings, lighting standards and special hardscape materials.

The signage program for each project should provide the means for adequate identification while regulating and controlling design, location and maintenance. The signage program should establish specific standards for all exterior signage to ensure aesthetic continuity and consistency.

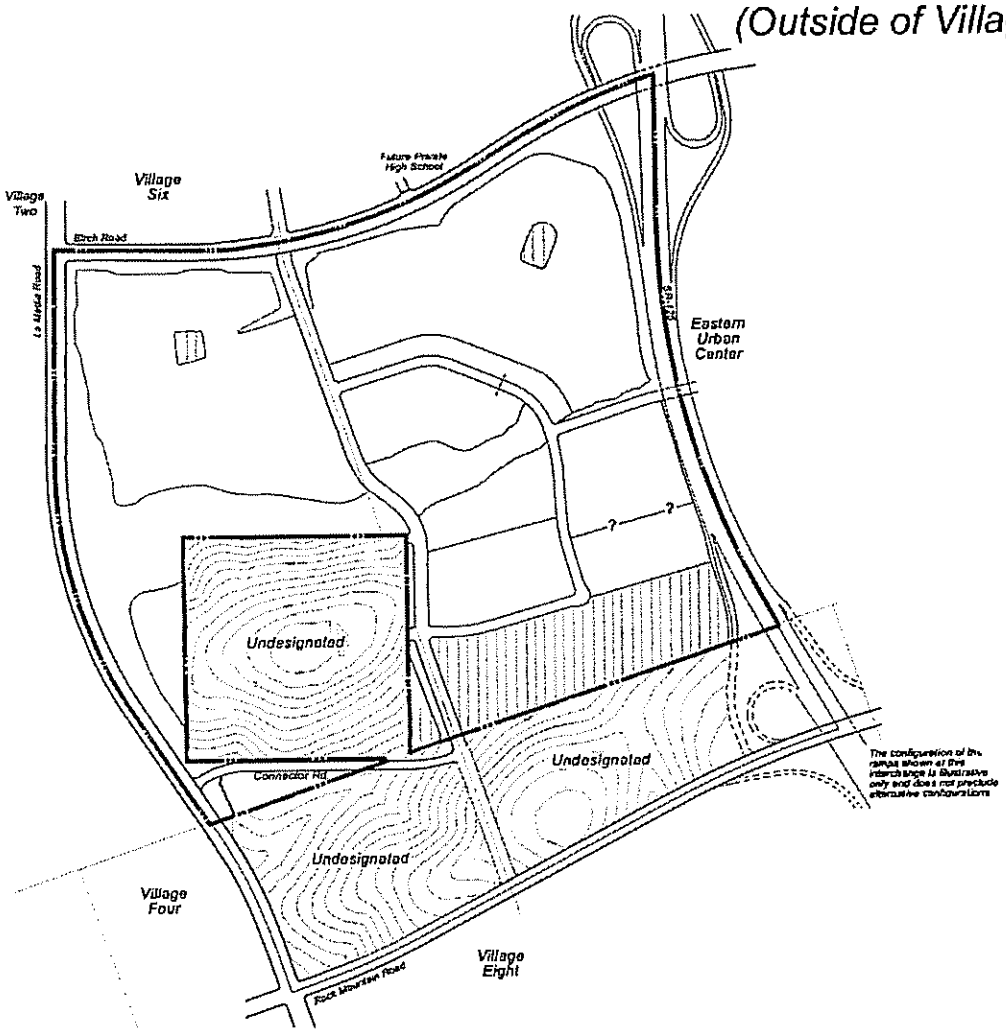
II.4.6.5 Individual Neighborhood Design Criteria

The development descriptions and parcel plan features described in this section are those envisioned at the time of SPA Plan preparation. These designs and specifications are subject to change and refinement in conjunction with the tentative tract map approval, and are subject to such approval. All neighborhood plans which are prepared should respond to the listed planning and design criteria, implementing the techniques and solutions described in the previous sections of this text. All

neighborhood plans shall conform to the development standards and other provisions of the Otay Ranch Village Seven PC District regulations adopted by the City of Chula Vista. Each neighborhood description also includes a lotting or development concept exhibit which identifies the location of special design issues/responses. Because none of the non-residential sites addressed in this chapter are essential components to the overall village design, no design issue maps have been included.

The following are guidelines for site planning each of the major neighborhoods designated for non-residential development outside of the Village Core within Village Seven (refer to the Non-Residential Location Map, Exhibit 6.1, for the location of each neighborhood).

Non-Residential
(Outside of Village Core)



Non-residential Areas
(Outside of Village Core)

CITY OF CHULA VISTA

Vista Verde

Village Seven - Otay Ranch

Cott Land Planning
6/14/04

Exhibit 6.1

Neighborhoods CPF-1, CPF-2a & CPF-2b
Design Issues Summary

Description: Two of the CPF sites, CPF-1 and CPF-2, are within a residential neighborhood and are suitable for common usable open space serving their respective neighborhood.

The other CPF designated neighborhood is outside of the village core, at the intersection of the village entry from La Media Road and the entry from Rock Mountain Road. This site is intended for community-wide CPF uses such a church or day care facility that would draw from a larger area than a single village. Because it is outside of the core, its contribution to and need to adhere to the core design/aesthetics program is not significant. This site is nearly independent in use but should respect the village and community design framework. The only uses sensitive edge is that along single family residential neighborhood R-3. This will likely be a typical rear yard fence edge. The other two edges should incorporate appropriate streetscape treatments for the adjacent streets. It would be desirable for this site to be combined with the other adjacent CPF sites shown on the Overall Village Concept Plan, when those areas are added to the approved SPA.

Concept:	Community Purpose Facilities
Entry:	Coordinate with village entry streets intersection
Edges:	SF residential
Landscaping:	Streetscapes
Building Detailing:	Village entry street edges

Neighborhood S-1
Design Issues Summary

Description: This Neighborhood is near to but outside of the village core and designated for development with a public high school. Because it is outside of the core, its contribution to and need to adhere to the core design/aesthetics program is not significant. The public school use of the site is predetermined but the facility design should respect the village and community design framework. The on ly uses sensitive edge for the high school is the edge with multi-family residential Neighborhood R-7. All other edges are streets.

Concept:	Public high school
Entry:	Coordinate with adjacent parcels
Edges:	MF residential on north of S-1; streets on all others
Landscaping:	Streetscapes; transition to residential
Building Detailing:	Entry street edges

II.4.7 Village Core Concept

This chapter addresses village core development as a whole. Because of its importance to the village aesthetic, its diversity of uses, and its long-term development phasing requirements, special attention should be given to Village Core issues.

The village core is fundamental to the Otay Ranch planning concept and the basis for organizing land uses within Village Seven. As described in Section II.4.1, the surrounding land uses and physical site conditions largely directed the location and organization of land uses within the village core. Land uses within the core have been organized for compatibility, synergy and enhancement of the pedestrian orientation of the village. The Village Seven core contains all of the appropriate land uses to create a vital town center as directed by the Otay Ranch GDP policies.

II.4.7.1 Village Core Planning & Design

The Village Core is intended to be the commercial, social and activity focal point for each village. Along with its functional importance, the Village Core also has an aesthetic importance. Since it is the most intensely developed and most visible portion of a village, its design character and quality is the foundation for the aesthetic of the entire village.

Because of its importance, size and diversity of uses, coordinated and comprehensive planning for the Village Core as a whole must occur. However, separate ownerships, the timing of construction (and accompanying detailed planning and design) will require a multi-phased program during a multi-year time frame, to respond to real estate market forces and other factors. In order to allow approval of the Village Design Plan and SPA Plan so that early phases may progress, while assuring that the overall concept will be implemented and later phases will not be compromised, appropriate design standards/guidelines and a framework for design control is required. This will be accomplished through the Village Core Concept Plan specified by the GDP.

Preparation of the required concept plan will be the initial step for subsequent site plans for the various components of the Village Seven Core. The Concept Plan has not been included in these guidelines because the project sponsors of the Village Seven SPA are not the owner of the mixed-use/town square sites at the heart of the Core. Since the owner of the mixed-use area is not an applicant for the initial SPA approval, the Concept Plan may be prepared by the affected land owners within the approved SPA for that portion of the Village Core within the approved SPA. Critical areas of the village core which are not within the approved SPA should be included at a "sketch" level when necessary to demostrate the design feasibility of the overall Village Core Concept Plan. In lieu of a Concept Plan, these guidelines provide a policy framework and planning/design process, consistent with the GDP, for the Concept Plan and subsequent detailed designs.

When prepared, the Concept Plan illustrates the intended overall land use diversity, site development character and conceptual building/pedestrian/parking/open space relationships within the Core. It should also depict typical building character, scale and proportion, massing and materials through conceptual elevations. As an illustrative plan, it would depict the overall development concept but not detail or establish specific development standards or requirements. Its purpose will be to provide

a context for the evaluation of detailed plans for individual development phases (precise plans) from the perspective of the Village Core as a whole (see Section II.4.7.2 Village Core Design and Implementation Process, below).

The Village Core Concept Plan should incorporate and highlight implementation of the general guidelines provided in this chapter, especially those relating to pedestrian and transit orientation.

II.4.7.2 Village Core Design & Implementation

The Village Core is the essential component of the Otay Ranch Village Concept. It is the commercial, social and community design focal point for the village. Because of this role, the design of the village core must be undertaken in a comprehensive manner. Design of the village core area should be accomplished using a three tiered process defined in the previous Otay Ranch SPA approval: Concept Plan, Master Precise Plan and individual project Precise Plan(s).

As noted above, the Village Core Concept Plan will be a single graphic illustration intended to demonstrate, at a conceptual level, how the village core location and parcelization of the SPA plan can achieve the basic land use and design objectives identified in the Otay Ranch GDP. Because the implementation timing of the essential commercial uses and adjacent multi-family uses in the village core lag the single family residential uses of the Secondary Area, detailed design is properly delayed until actual construction is imminent.

The second level of design/implementation is the preparation of a Master Precise Plan for the Village Core area. The Master Precise Plan builds upon and refines the SPA-level Concept Plan. In addition, the Master Precise Plan establishes the design framework, including mandatory site plan/urban design elements which must be implemented in the individual projects in order to achieve the overall planning/design goal. However, since critical componets of the Village Core are not within the initial SPA approval, it may be impossible to prepare a Master Precise Plan for the entire Core. If such is the case, the Master Precise Plan shall be prepared only for that portion of the Village Core within the approved SPA.

The Master Precise Plan shall address the following design issues, in the form of guidelines or mandatory requirements, as appropriate:

- Building Design/Siting - Identification of building massing and locations of proposed structures.
- Pedestrian/Vehicle/Transit Access - Identification of pedestrian, bicycle, vehicle routes, connections and separations, where appropriate.
- Urban Character/Architecture - Identification of overall architectural style, key urban design elements and landscape/hardscape features.
- Lighting/Signing/Street Furnishings - Identification of lighting, sign and street furnishing types.

The Village Core Master Precise Plan shall include:

- Identification of all Village Core components and the important relationships/connections among them.
- Identification of Mandatory Site Plan or Urban Design Elements which must be implemented to achieve the overall Village Core concept.
- General and site-specific design guidance for non-mandatory site planning/urban design components.
- A design review process to evaluate subsequent submittals and determine consistency with the Master Precise Plan.

The final step in the Village Core design/implementation process is the preparation of individual precise plans for each project within the village core area. These project specific plans shall be evaluated using the process and standards established in the Master Precise Plan. A project-specific precise plan submittal shall include a scaled drawing or drawings which dimension and depict the following:

- Property boundaries and adjoining streets;
- Existing topography and proposed grading plan, showing slope, retaining walls, pad elevations, and percent of slope on streets, driveways and other graded areas;
- Existing and proposed streets, utilities, and easements;
- Access: pedestrian, vehicular and service; points of ingress and egress; with driveway locations and dimensions;
- Loading and trash areas, walls and/or fences (including height);
- Proposed location, height, and dimensions of buildings, including color and materials on all elevations. The floor area, number of stories, number of units and bedrooms (when applicable) shall be given. Proposed uses shall be indicated including floor area devoted to each use;
- Parking layout, including dimensions, number of stalls, and circulation flow;
- Location, height, and size of signs proposed on the property;
- Landscaping and irrigation concepts;
- Lighting, including the location, type and shielding; and,
- Location and design of recreational areas (if any).

II.4.7.3 Village Core Site Planning

The focus of the Village Core is the commercial core or mixed use area which is the heart of the village. The GDP specifies that each village core will emulate the form of either a "town square" or "main street." However, the site for this component is not within the initial SPA approval. Inclusion of the site within the SPA approval will require a formal amendment of all SPA documents including this Village Design Plan. That amendment shall include the necessary design guidance for the mixed-use area.

II.4.7.4 Architectural Design Guidelines

The following guidelines shall apply to the community purpose facility, elementary school, park and other community buildings within the village core. Although not directly in the village core, the high school should also respond to these guidelines and the architectural style selected for the village core in order to maintain the village design theme throughout Village Seven.

- Landmark architecture shall be located at all focal points and major intersections within the village. "Landmark architecture" should be a distinctive element that creates an accent or focal point, such as a tower.
- Primary building entries shall be oriented to the street to the extent possible.
- Buildings shall be arranged to create outdoor rooms, such as courtyards, wherever possible.
- Exterior building elevations shall incorporate a range of scale-defining elements that relate larger building masses to the pedestrian. Such elements include columns, archways, doorways, upper floor windows and balconies.
- Overhead features that create a sense of enclosure and encourage visitors to linger and enjoy the area may be incorporated into the design. Features such as canopies, arcades and roof overhangs create the sense of enclosure and also protection from sun and rain.
- Building height and massing shall be varied.
- Roof forms shall be compatible with the architectural style and create skyline interest.
- Architecture along the same street or within a complex shall include buildings of similar but varying height and share one or more distinctive element, such as materials, window and door style, detailing, porches, arcades, overhangs, roofing, color, *etc.*
- Decorative detailing shall be consistent with the overall architectural style and be used as accents. Detail elements include arches, balconies, balustrades, chimneys, cupolas, ceramic tile, moldings, reveals, wrought iron, hand rails, window sills, finials, and lighting fixtures.
- All utilitarian aspects of development such as mechanical equipment, gutters, downspouts, storage and refuse collection areas shall be integrated into the building design so as not to be visible from pedestrian and public view areas to the extent possible.
- Exterior staircases shall be compatible with the building architecture.
- Exterior staircases shall be visually perceived, as integral to the building or as a significantly defined architectural accent.
- Side and rear elevations of buildings exposed to view shall be articulated or enhanced to provide a pleasing appearance from public or neighboring use views.

II.4.7.5 Landscape

The landscape concept for the Village Core is to enhance the pedestrian orientation of the area through landscape and outdoor amenities. Trees will create a sense of identity for the core with formal planting arrangements on streets and a mix of skyline, shade and accent trees. Pedestrian scaled plantings, such as colorful groundcovers, container plantings and vines covering arbors, will enliven the core hardscape. Outdoor amenities, such as plazas, areas of enhanced paving, seating areas and lighting will create an atmosphere that is appropriate for shopping, socializing and

recreation. Landscape design shall be in conformance with the City of Chula Vista Design Manual and Landscape Manual.

The Otay Ranch pedestrian-oriented design theme strives to minimize automobile influences in the village. Landscaping in and around parking lots should help to achieve that objective. Perimeters of parking lots should be screened by berms, low walls or shrubs, approximately 3 feet in height, to block headlight glare yet provide visual access into the lots to enhance pedestrian safety and security. Shade trees should be planted within parking lots to City standards to reduce heat and glare from paving and parked cars. Planters should be included within larger lots to visually break up the expanse of paving.

II.4.7.6 Lighting

A selected lighting design will be used in the village core as a key element in creating the village theme. The liveliness of the village core can be accentuated through the use of appropriate lighting. The following are guidelines specific to the village core:

A. Street Lights

The street lights within the mixed use/commercial and the community purpose facility areas should be the most decorative in the village. Light standards/fixtures which include arms for hanging banners and/or flower baskets should be considered. Street lights in other areas should be compatible in design, but less decorative.

B. Parking Lighting

The lighting within parking areas should be selected for energy efficiency and village design compatibility. Light fixtures should provide adequate illumination for their intended use, while directing the light onto the paved surface. Glare screens should be used where necessary to reduce the amount of light filtering into adjacent residential land uses. Light fixtures should be selected to match the style and character of the architecture and complement the village design theme.

II.4.7.7 Street Furnishings

Street furnishings within the village core are key elements in enhancing the pedestrian experience and expressing the village theme. The street furnishings in the core may consist of vine-covered arbors and bus stops, benches, trash receptacles, newspaper racks, bicycle racks, kiosk structures, clock towers, banners, hanging baskets, fountains, and public art pieces.

II.4.7.8 Signage

Signs within the village core may consist of individual project monument signs, individual tenant signs and directional signs. Sign regulations controlling the location, number and size of signs

within each land use district are provided in the Village Seven PC District Regulations. A comprehensive sign plan that includes guidelines for all proposed types of signs will be developed as part of the Village Core Master Precise Plan. Individual Precise Plans for the developments within the village core will provide more specific sign criteria suitable to each project.

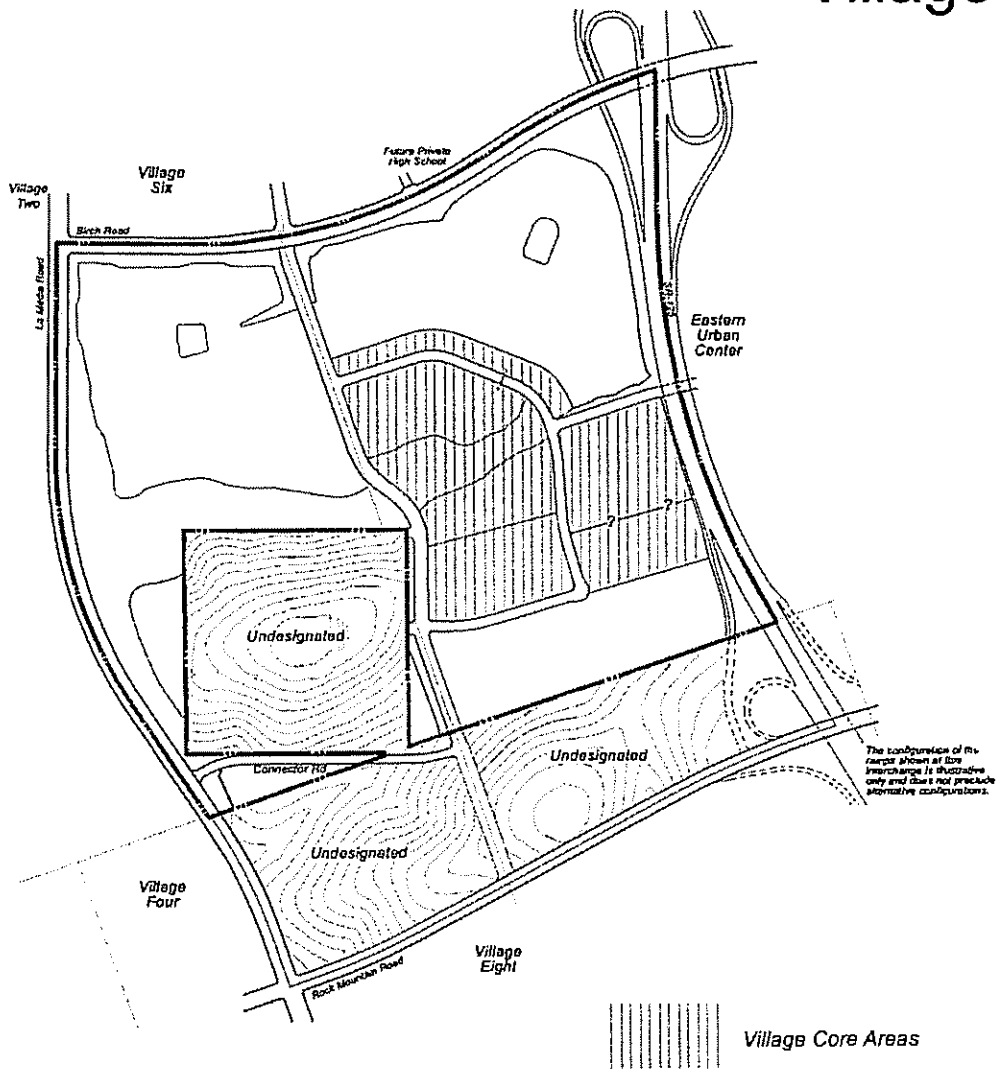
Sign design in the village core will be consistent with the overall design themes. Monument signage for the mixed use/commercial, community purpose facility, school, and multifamily residential projects, if desired, shall be consistent with the design for village monuments.

II.4.7.9 Individual Neighborhood Design Criteria

The development descriptions and neighborhood plan features described in this section are those envisioned at the time of SPA Plan preparation. These designs and specifications are subject to change and refinement in conjunction with the tentative tract map approval, and are subject to such approval. All neighborhood plans which are prepared should respond to the listed planning and design criteria, implementing the techniques and solutions described in the previous sections of this text. All neighborhood plans shall conform to the development standards and other provisions of the Otay Ranch Village Seven PC District regulations adopted by the City of Chula Vista. Each neighborhood description also includes a lotting or development concept exhibit which identifies the location of special design issues/responses.

The following are guidelines for site planning each of the major neighborhoods within Village Seven Village Core (refer to the Village Core Location Map, Exhibit 7.1, for the location of each neighborhood). Neighborhoods designated for residential development are addressed in the Multi-family residential chapter of these guidelines.

Village Core



Vista Verde

CITY OF CHULA VISTA

Village Seven - Otay Ranch

Civic Land Planning

6/14/04

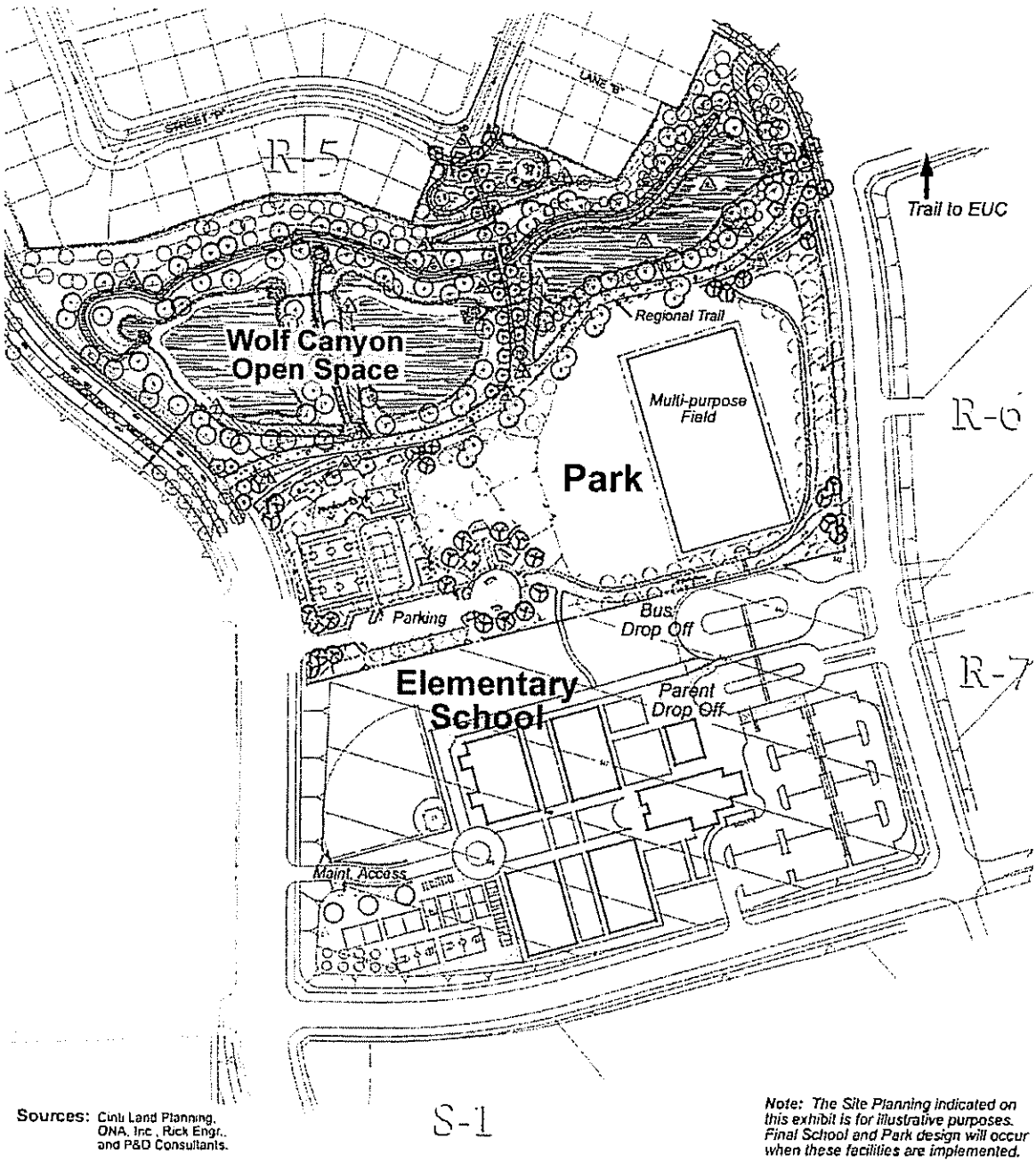
Exhibit 7.1

Neighborhoods S-3 and P-1
Design Issues Summary

Description: These neighborhoods form the neighborhood school/park which is a part of the Village Seven Core. Both will be designed, constructed and operated by public agencies. The school will be the responsibility of the Chula Vista Elementary School District while the park is the responsibility of the City of Chula Vista. The site is bounded on three sides by village streets. The south edge of the school is across the street from the high school site which will be a sensitive edge to design to avoid conflicts. The northern edge of the park site adjoins the Village Greenway extending in Wolf Canyon to the SR-125 underpass to the EUC. The public trail edge will need to be integrated with the park area.

Since development of these neighborhoods will be undertaken by public agencies and not subject to the usual design review process, a concept sketch has been substituted on the following page for the design issues map.

Conceptual Design for Elementary School & Park



Sources: Cuni Land Planning, ONA, Inc., Rick Engr., and P&D Consultants.

Note: The Site Planning indicated on this exhibit is for illustrative purposes. Final School and Park design will occur when these facilities are implemented.

Exhibit 7.2