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Master Precise Plan

Otay Ranch

Village One

Chula Vista Design Review Approval
August 2, 1999

OTAY RANCH

Master Precise Plan

Otay Ranch Village One

Applicant

The Otay Ranch Company
350 West Ash Street
Suite 730
San Diego, California 92101
619.234.4050

Contributing Consultants

Burton Associates
Design Fusion
Development Design Services
& GraphicAccess

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The exhibits contained within this document are ARTIST'S CONCEPTIONS based upon land uses and site configurations permitted when this document was created. Locations shown are approximate.

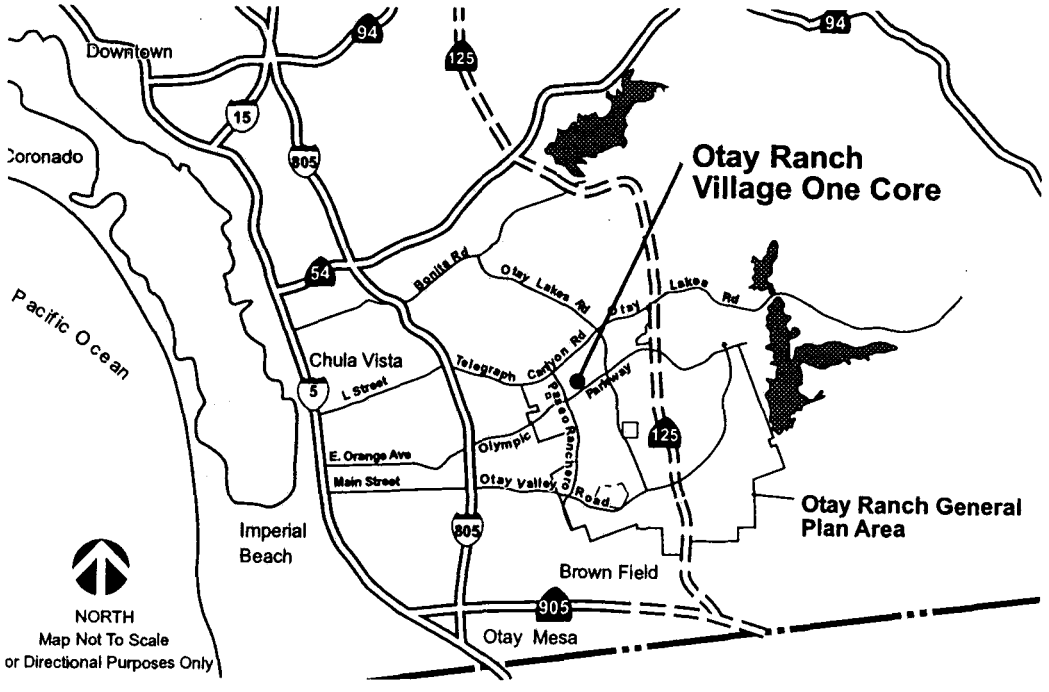
I. INTRODUCTION

The Otay Ranch Village One Core is within Otay Ranch Sectional Planning Area (SPA) One and a part of the Otay Ranch Planned Community. It has been planned within a "village" design context, where core activities are centrally located in the community. The successful implementation of the core is essential to the development of the "village" concept and to the success of Otay Ranch as an attractive community where people can live, work, shop and play.

The Otay Ranch General Development Plan and SPA One Plan require the preparation of a Master Precise Plan to serve as a bridge between the approved SPA One and Village One Design Plan and future development. The Master Precise Plan provides this guidance, insuring the development of a cohesive, integrated community over time. The primary purpose of the Master Precise Plan is to develop guidelines by which future "Individual Precise Plans" will be evaluated.

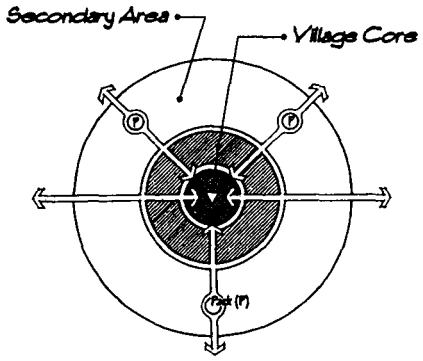
A. VILLAGE ONE CORE

The Otay Ranch Village One Core is the commercial/ social activity center of Village One. It is comprised of a



Introduction

variety of land uses and development intensities. The village concept was first approved by the City of Chula Vista in October of 1993 with the approval of the Otay Ranch GDP/SRP. This concept was further developed in the SPA One and Village One Design Plans that were concurrently approved by the City in June of 1996 and subsequently amended in April of 1999.



Village Core Concept

This "village" concept is fundamental to the planning and development of Otay Ranch and serves as the basic building block in organizing land uses within Village One. Villages are comprised of two basic components: a core of more intense uses, known as the Village Core; and surrounding residential uses, known as the Secondary Area.

The Village One Design Plan established the following objectives for the Village Core:

1. Create a sense of place with a highly identifiable character.

2. Create a pedestrian friendly environment with activity, enclosure and comfort in specific areas.

3. Maximize connections to the Village Core from secondary area residential development with pedestrian and bicycle routes.

4. Implement a "Main Street" concept for the commercial area.

5. Balance the parking and vehicle access needs of commercial uses with the pedestrian focus within the Village Core.

6. Encourage a unified architectural style within the commercial core, which can accommodate pedestrian oriented urban design concepts and is consistent with the community character.

This Master Precise Plan has been prepared in order to achieve these objectives and to help assure the successful development of the Village Core over time. Chula Vista Design Review Committee approval is required prior to or concurrent with any Individual Precise Plan approvals for the Core area. (Otay Ranch SPA One, P.C. District Regulations, III.5)

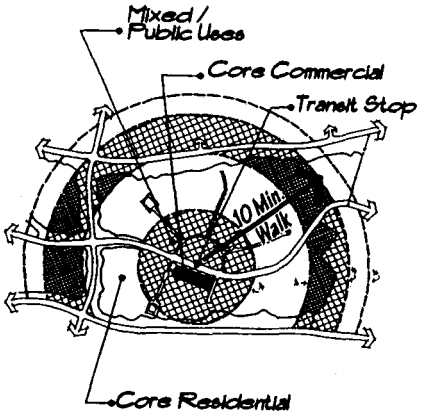
B. Village Core Guiding Principles and Components

The Village Core is a mixed-use area with related land uses configured in a pedestrian-friendly environment. Public transit is emphasized in the core while balancing the role of the automobile. The following summarizes the guiding principals and components established for the Village Core by the Village One Design Plan:

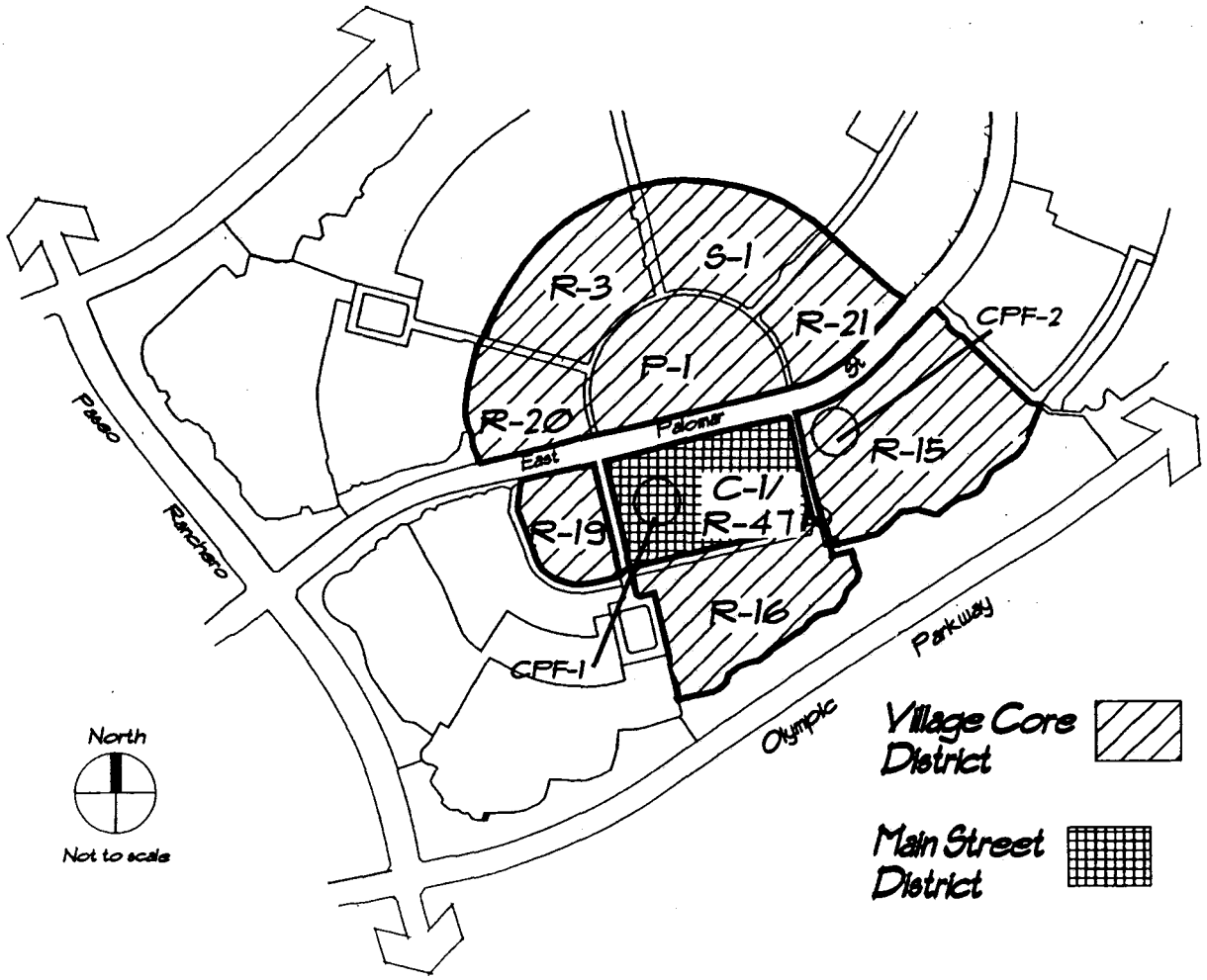
1. The Village Core mix and intensity of residential, retail, office, park and public uses, all within a 10 minute walking distance of each other, should be designed to encourage mass transit and non-vehicular modes of transportation, providing convenient access for residents, visitors and employees alike.

2. The Village Core should contain a wide range of overlapping uses such as residential, retail, public, park, office, recreational and transit. Both active and passive uses that consider the needs of children, adolescents, young adults, adults, couples, and the elderly, that are interwoven with work, shopping and the residential areas, shall be included.

3. The arrangement of uses within the Village should be responsive to market viability and phasing considerations. Uses that can be economically developed early in the development program should be arranged to allow for a logical progression of development within the Core over time.



10 Minute Walk Concept



Design Districts - Exhibit I

The provisions provided in the Village One Design Plan, Chapter 11-3 shall be applied in the design of each development parcel.

VILLAGE CORE COMPONENTS

The Village One Core consists of two (2) Design Districts that group sites according to their relationship to the commercial core area and their function within the Village Core concept. The two (2) Design Districts are as follows:

- Main Street District
- Village Core District

MASTER PRECISE PLAN

This Master Precise Plan establishes a more detailed framework to address the following:

1. Building Design/Siting - Locations of proposed structures

2. Pedestrian/Vehicle/Transit Access - Identification of pedestrian, bike and vehicle access and circulation.

3. Urban character/Architecture/(Landscape Architecture) - Identification of architectural style and key urban elements.

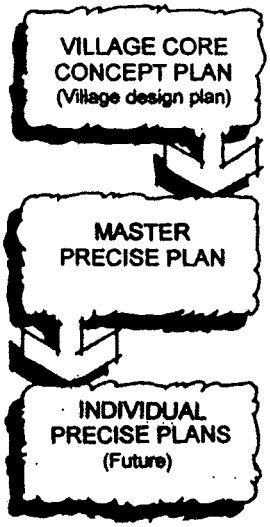
4. Lighting/Signing/Street Furnishings - Specifications for lighting fixtures, signs and street furnishings.

This document establishes parameters within which design solutions can be developed, while maintaining the overall community design objectives. The Master Precise Plan contains both specific mandatory criteria and general design recommendations.

Specific mandatory criteria are established for features, elements, and/or standards essential to establishing a unifying design theme for the Village Core and for achieving the intended character and use mix.

General design recommendations are provided to promote a well-designed and functional project, while allowing individual project expression within the framework of the SPA One, Village Design Plan and Master Precise Plans.

In addition to providing site developers and designers with a framework plan, the Master Precise Plan, and subsequent Individual Precise Plans, serve as important tools for reviewing and evaluating schematic, preliminary and final plans for individual projects. This document does not provide precise design solutions but merely establishes controls and guidelines to insure that the Village Core is developed as a cohesive, integrated community.



II. DESIGN REVIEW PROCESS

A. INTRODUCTION AND SUMMARY

The design review process for the Otay Ranch Village One Core involves a two part procedure; design review and approval by the master developer, and Individual Precise Plan review and approval by the City of Chula Vista. The emphasis of this document is on City review of Individual Precise Plan submittals following or concurrent with the adoption of this Master Precise Plan.

B. MASTER PRECISE PLAN

The City of Chula Vista requires preparation and approval of a Individual Precise Plan (site plan, architectural and landscape review) for all development within the Village One Core. The Master Precise Plan, in conjunction with the SPA One Plan and Village One Design Plan, establishes the framework for evaluating these proposals.

Individual Precise Plans within the Village Core shall be administered following the standard procedures for precise plans as set forth in the SPA One Planned Community (P.C.) District Regulations, VII.2, Chula Vista Design Manual and Zoning Ordinance, except as modified or supplemented in this text.

An application for approval of an Individual Precise Plan shall be accompanied by all required maps and data which identify the elements of development as listed in Chula Vista Design Manual and Section 19.14.440 of the Zoning Ordinance. All Individual Precise Plan submittals shall also include materials that demonstrate consistency with these guidelines: Shared parking data (mixed-use area only), Master Precise Plan Illustration (see Section III), and Design Criteria checklists (see Section V).

C. *INDIVIDUAL PRECISE PLAN*

In general, Individual Precise Plan submittals shall be processed according to the procedures established by the City's Design Review Committee. Only Individual Precise Plans which are consistent with the SPA One Plan, Village One Design Plan, the Master Precise Plan Illustration and the mandatory provisions of this Master Precise Plan shall be approved or conditionally approved. Any project, which is inconsistent with the adopted Master Precise Plan Illustration and mandatory provisions of this Master Precise Plan, shall require amendment of this document prior to or concurrent with approval.

Individual Precise Plans shall be reviewed by the Design Review Committee, and shall be considered by the Planning Commission and City Council only on appeal, pursuant to Section 19.14.480 of the Zoning Ordinance.

Upon approval of any Individual Precise Plan, an annotated illustration of the approved project shall be incorporated as a "hardline" component of the Master Precise Plan Illustration (see Chapter 3). This modification of the Master Precise Plan Illustration shall be an administrative action and shall not be considered an amendment.

III. MASTER PRECISE PLAN

A. PURPOSE/ROLE

From a community/urban design perspective, the village core is the most intensely developed, structured, manicured and formally designed area in the village. The design program for the core area should create a sense of identity that extends beyond its precise plan boundaries and into the less structured and less intensively developed residential areas comprising the remainder of Village One.

The Village One Core will consist of a variety of buildings, uses and outdoor spaces with the primary focus on the Main Street District. Main Street is comprised of a single block of street-level; storefront commercial uses punctuated with architectural/building focal point elements and a pedestrian plaza. Upper floors of the commercial buildings may include residential uses linked to adjacent multi-family neighborhoods. A transit center is linked with the Village Core through a network of pedestrian and vehicular pathways. A neighborhood park, containing a landmark community building, an elementary school site and surrounding residential land uses are also linked to the core along pedestrian friendly streets.

Because of the diversity of uses within the Village One Core and the importance of unifying themes and designs implemented over an extended development period, the Master Precise Plan described in this section will be utilized to ensure overall consistency.

The Master Precise Plan is provided to illustrate the intended overall land use character, diversity, and conceptual building/parking/open space relationships within the Village One Core and adjacent areas.

B. MASTER PRECISE PLAN ILLUSTRATION

The Master Precise Plan Illustration, (Exhibit 2) graphically depicts an approved design solution for the Village One Core. Annotations are included to identify the important elements; many of which are mandatory. Initially, the entire Master Precise Plan Illustration is depicted as a soft-line illustration. As the Master Precise Plan is implemented both *hard-line* (solid) and *soft-line*

(screened) areas may be included. *Hard-line* areas will reflect approved Individual Precise Plans or public areas (i.e. P-1 park and S-1 elementary school site) and are consequently fixed elements within the overall site plan. *Soft-line* areas are depicted to illustrate a conceptual design compatible with the hard-line site areas and in compliance with the provisions of these guidelines.

C. Individual Precise Plan and Architectural Review

Individual Precise Plans must be consistent with the Master Precise Plan Illustration and the site-specific design criteria identified in the following chapter. The conceptual design in the soft-line areas is as important as the consistency evaluation of the hard-line areas and must convey the character and general building/parking/pedestrian circulation relationships. Thus, consistency with soft-line portions of the Master Precise Plan Illustration should not be based on identical appearance, but on compatibility in character and content with the Master Precise Plan Illustration.

Individual Precise Plans shall be consistent with the hard-line portions of the Master Precise Plan Illustration in the following areas:

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

Each Individual Precise Plan submittal shall include a depiction of the adopted Master Precise Plan Illustration with the proposed project incorporated into the exhibit. The applicant shall annotate this exhibit to

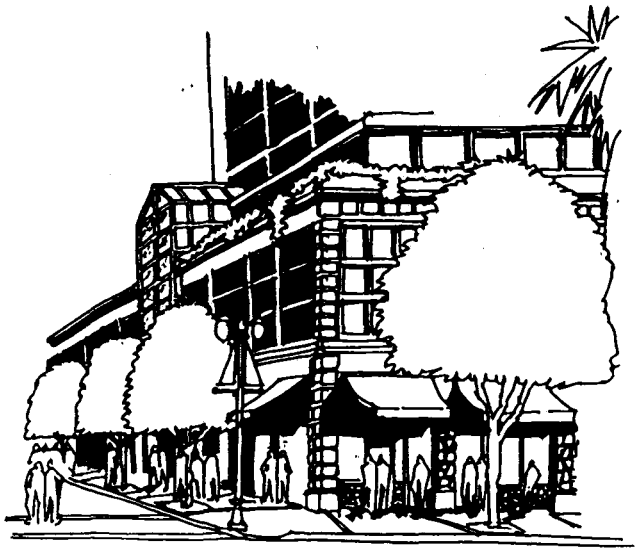
identify the design features that demonstrate consistency with both the hard-line and soft-line portions of the Master Precise Plan Illustration. Should the proposed Precise Plan necessitate refinements or minor adjustments to other soft-line portions of the site, the proposed refinements or adjustments shall be identified. Design refinements to the soft-line portions of the plan may be approved by the Design Review Committee and The Otay Ranch Company in conjunction with approval of an Individual Precise Plan.

Individual Precise Plans shall be reviewed consistent with the guidelines in the Village Design Plan (Pages I-5 to I-7).

D. Mandatory Site Plan Elements

Certain features or facilities are required to implement major community design themes or to create a specific character or aesthetic within the Village One Core. The following elements must be implemented in the overall Village One Core (if a specific or preferred location has been identified, that is also listed):

- Implement the pedestrian-oriented "Main Street" District concept that requires specific building, walkway and paving, street furnishings, parking, orientation, and setbacks etc. per the Village One Design Plan.



Architectural/Building Focal Point

- Provide CPF, commercial and neighborhood park synergy.
- Provide non-vehicular circulation connections to Secondary Area(s) outside the core.
- Utilize formal landscape and hardscape schemes in the design of the Main Street District.
- Architectural/building focal points[1] shall be provided at or near the Promenade/Entry Street corners at both ends of the Main Street District.
- A Village Landmark shall be provided opposite the park site in the commercial core area in accordance with the Village Design Plan.
- The building on the CPF site shall be sited and designed to serve as a Village Landmark per the Village Design Plan.
- Multi-family residential buildings shall be oriented to the Promenade Streets as depicted on Exhibit 23 and an architectural/building focal point shall be provided at or near the Promenade/Village Entry Street corners.
- Multi-family residential buildings shall have enhanced architectural elevations when visible from Promenade and Village Entry Streets.
- Mandatory site plan elements shall be consistent with the specifications or other requirements of the Village One Design Plan. These features are graphically depicted in Exhibit 3.

[1] **Architectural/building focal point:** When a building is an architectural/building focal point, it should be designed to enhance the streetscape. Architectural enhancements may include, but are not limited to, additional vertical element(s), additional detailing of the street-side building elevation(s), additional or enhanced balconies or exterior window treatments, and "landmark" structures such as a tower or plaza.

IV. VILLAGE ONE CORE DESIGN PLAN ELEMENTS/SITE DESIGN GUIDELINES

The preceding chapters identified the Village One Core, described the Individual Precise Plan design review process and presented the Master Precise Plan Illustration. This Chapter provides additional detailed guidelines for the preparation and review of Individual Precise Plans within the Village Core.

The Village One Design Plan lists four major design elements which are key to the Village Core concept:

1) Building Design/Siting;
2) Pedestrian/Vehicle/Transit Access;
3) Urban Character/Architecture/Landscape Architecture; and
4) Lighting/Signing/Street Furnishings

Each of these elements contribute to the distinct identity of the Village One Core. However, the specific application or required design solution varies with the location in the Village One Core.

In addition to the specific design elements listed above, village-wide pedestrian access and circulation are overriding considerations in the new urbanism development concept for the Otay Ranch community. A plan highlighting pedestrian trail connections to the Village One Core is provided as Exhibit 10. As shown in the Master Precise Plan Illustration, Exhibit 2, connecting routes leading to the core area and providing integrated intra-Core routes are required components of all Individual Precise Plans. These exhibits should be consulted to determine the pedestrian connection requirements for any Individual Precise Plan area.

The following sections provide an overview of each design district, followed by a discussion of the guidelines and required/desired responses to be addressed in the Individual Precise Plan.

A. MAIN STREET DISTRICT

The Main Street District includes the commercial/ mixed-use (multi family, commercial and Community Purpose Facility) development sites fronting on the Village Entry Street (East Palomar Street). It is the most

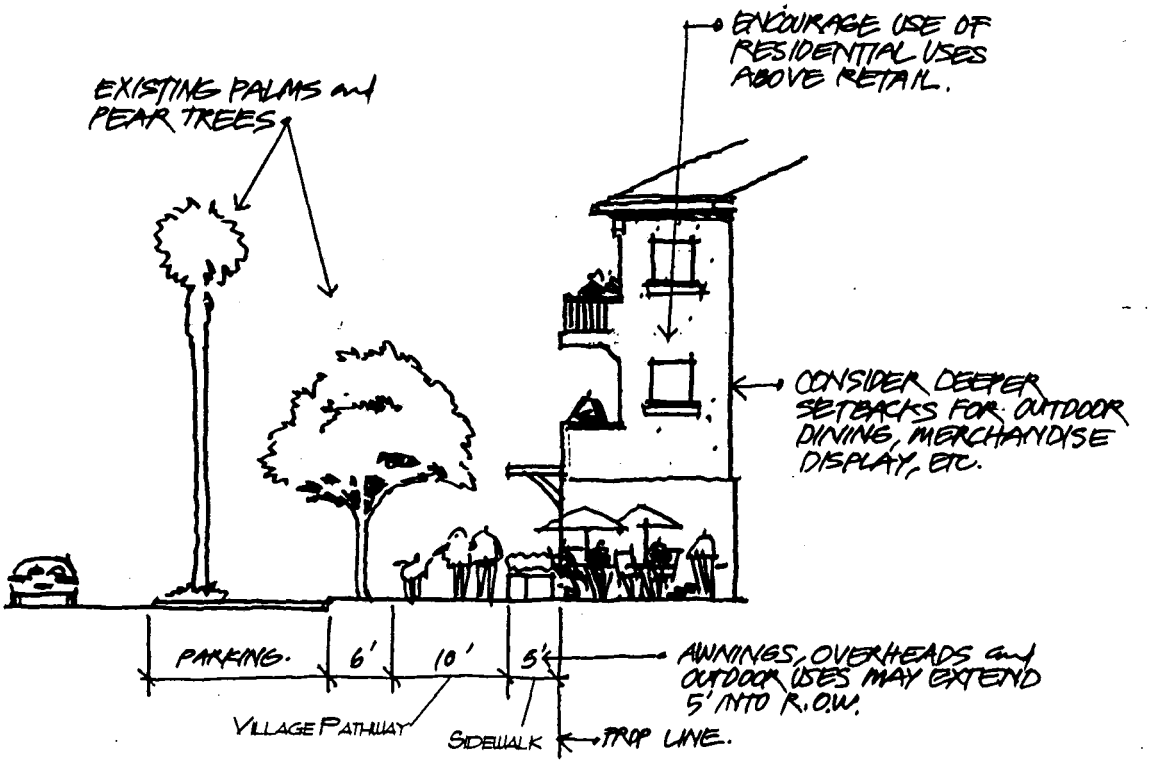
structured and urban area within the core and should have a pedestrian orientation. With limited vehicle speeds and diagonal parking on East Palomar Street, this district will function as a traditional Main Street, fronted by pedestrian-scaled storefronts and shops. Subordinated vehicle activity and a pedestrian-friendly urban environment define the character of this street.

1. BUILDING DESIGN & SITING

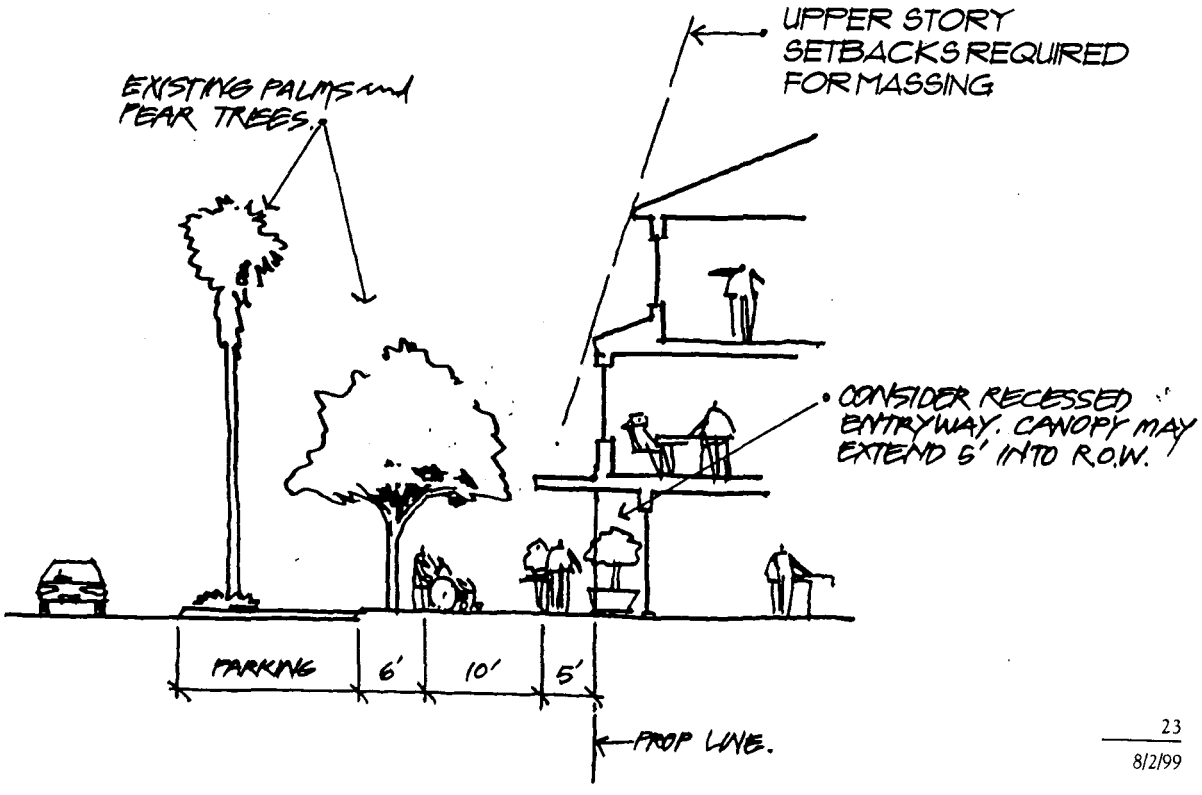
These guidelines should be applied most stringently to the buildings fronting East Palomar Street due to high level of pedestrian activities along this edge. These sites also have one or more edges that have a reduced pedestrian orientation. Because these edges are less critical to the overall concept, less attention is given to them. Thus, application of these guidelines should consider the range of exposures and the need to integrate a variety of character/orientation solutions into a cohesive plan.



Mixed Use Building Design & Siting
E. Palomar Street - Exhibit 4



Institutional Building Design & Siting
E. Palomar Street - Exhibit 5



The following guidelines apply to building design and siting:

- Multiple story buildings (up to 4 stories) with retail at street level and residential uses above are permitted and encouraged.
- Buildings fronting on East Palomar Street shall be set as close to the street as possible to encourage interaction between building activities and passers by and to enhance the urban character of the area. Except where slopes or other features prevent it, the maximum setbacks, as measured from the right-of-way, shall be as follows:

Maximum Setbacks (non-residential)	**Parking**	**Building**
East Palomar Street	NA	0'[2]
Santa Rita & Santa Andrea	13'	13'[3]
Maximum Setbacks (residential)	**Parking**	**Building**
East Palomar Street	NA	20'[4]
Santa Rita & Santa Andrea	25'	20'[5]

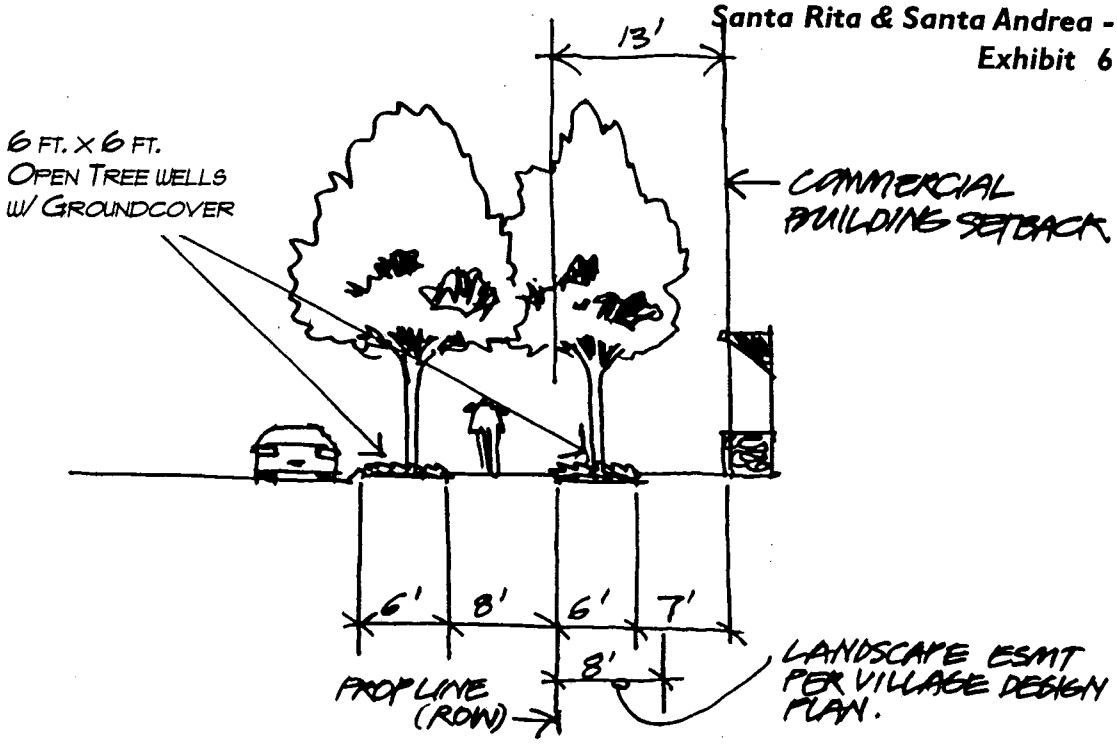
[2] Canopies, arcades, and roof overhangs may project a maximum of five (5) feet into the East Palomar right-of way and/or be setback five (5) feet from the right-of-way in an amount not to exceed thirty (30) percent of the building length as measured along the East Palomar Street right-of-way. These projections shall maintain a minimum of eight (8) feet in clearance as measured from the sidewalk to the bottom of structure. Skateboarding and rollerblading is prohibited along the Village Pathway. In addition, bicycles must be walked in this area. Adequate signage must be provided.

[3] Distance as measured from the property line.

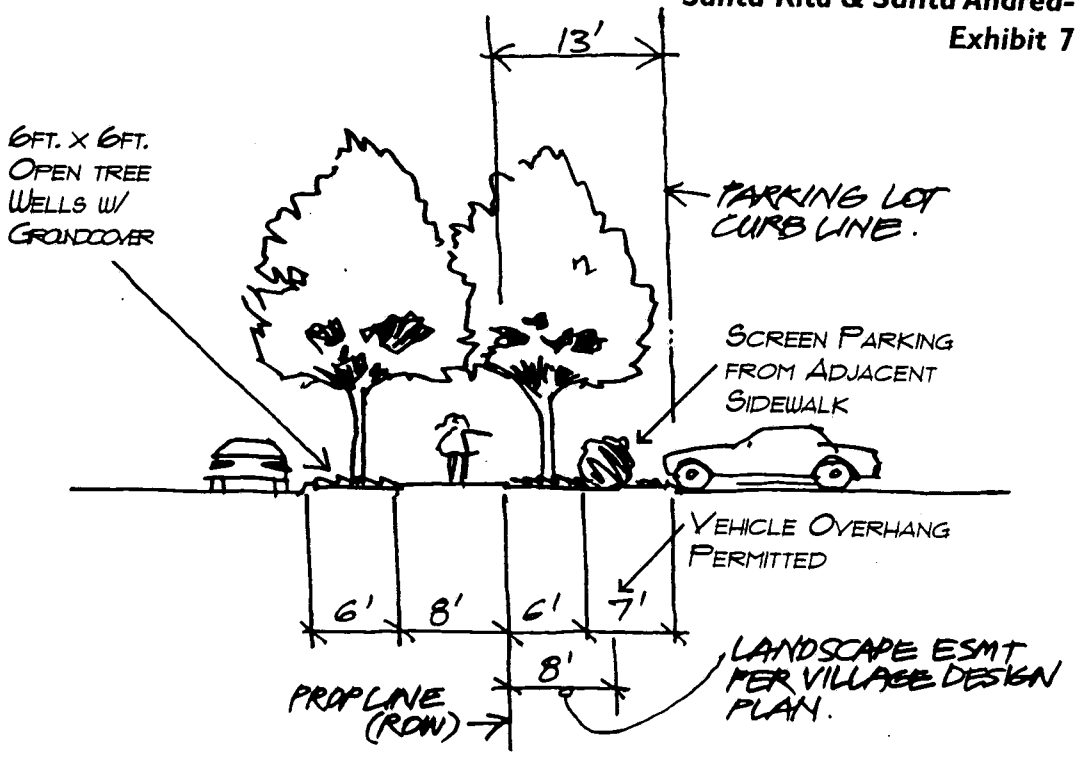
[4] Distance as measured from the property line.

[5] Distance as measured from the property line.

Non Residential Building Setbacks
Santa Rita & Santa Andrea -
Exhibit 6

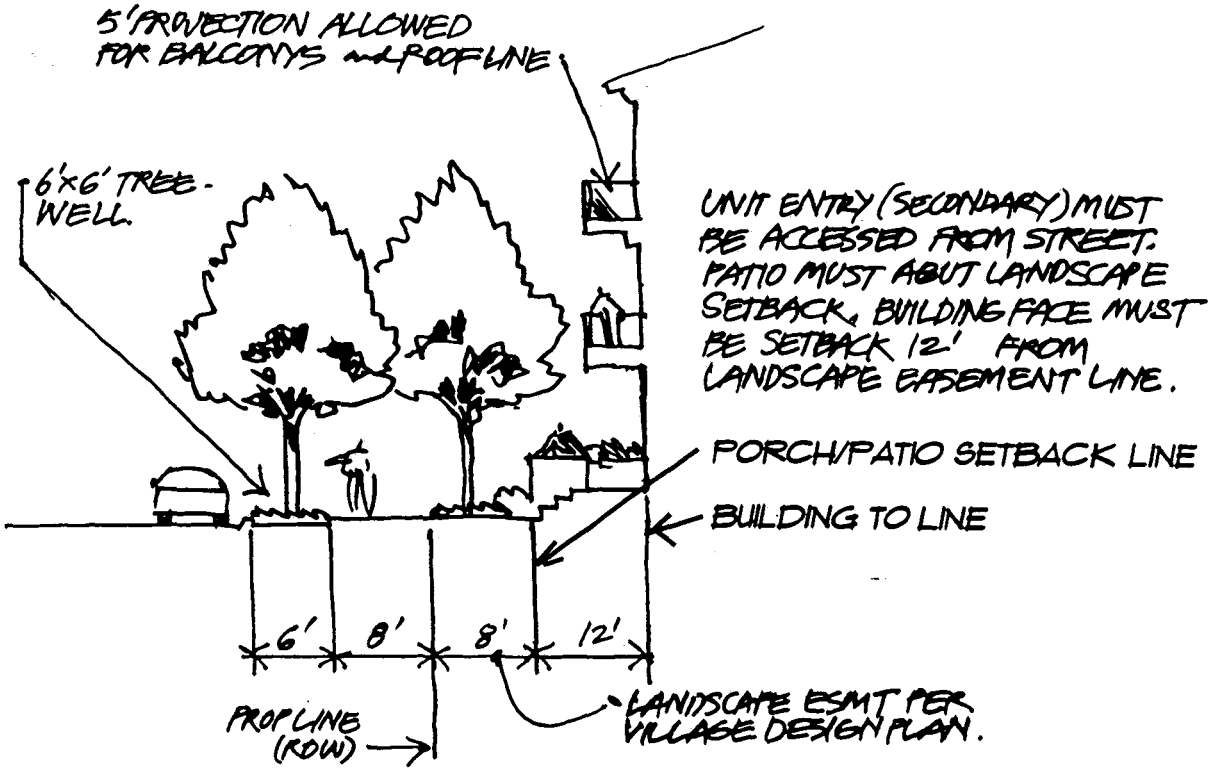


Parking Setbacks
Santa Rita & Santa Andrea-
Exhibit 7

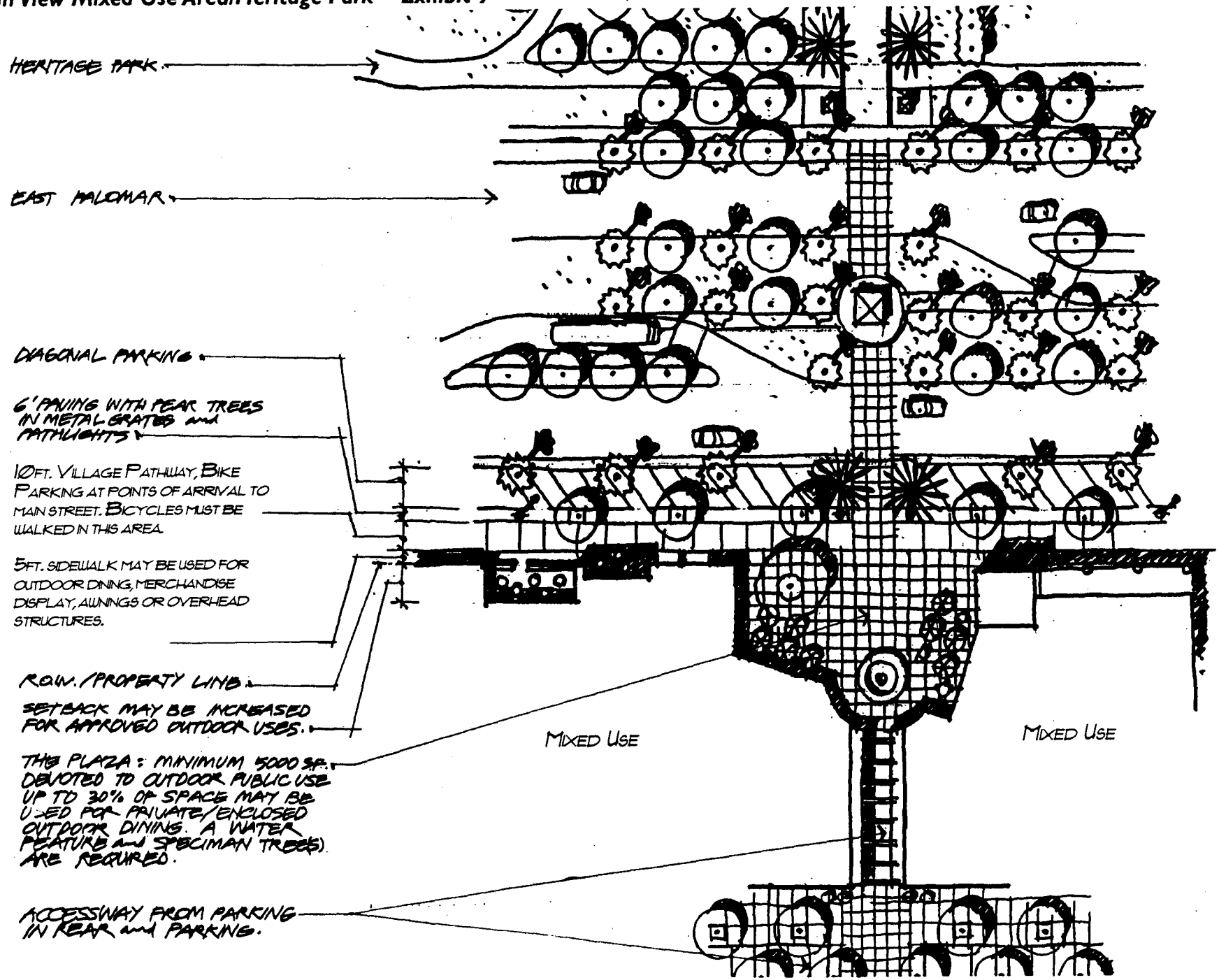


- All surface and covered parking within multi family areas shall be setback a minimum of twenty five (25) feet from adjoining street right-of-way or property line and/or five (5) feet from top or toe of slope, whichever is greater.
- Exterior residential patios shall abut landscape easements where possible.
- Building clusters shall utilize internal courtyards or plazas as focal points.
- Building corners shall be well defined with vertical elements to help create public spaces and improve orientation within this district.
- Due to the northern orientation of the commercial area along East Palomar Street, increased upper story setbacks are required to allow for solar access at the street level.
- Primary building entrances shall be located on the East Palomar Street edge and shall be closely spaced and varying in depth to increase

Residential Building Setbacks
Santa Rita & Santa Andrea - Exhibit 8

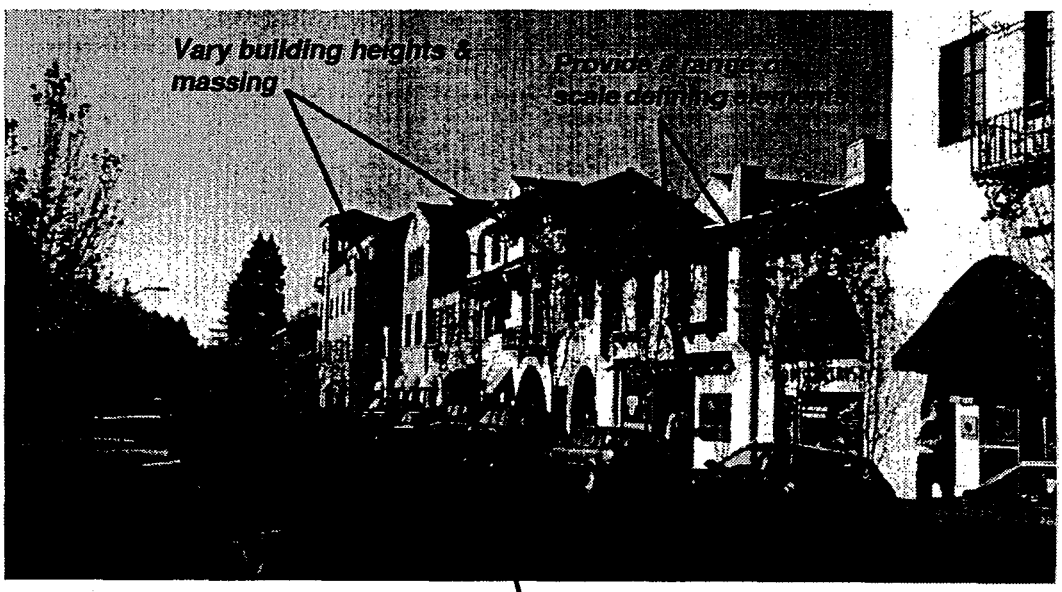


Plan View Mixed Use Area/Heritage Park - Exhibit 9



articulation and interest along the Village Pathway. Design emphasis on the entries improves the streetscene and helps distinguish individual shops in a multi-tenant building. Storefronts shall incorporate display windows to create interest and encourage window shopping along the pedestrian walk. Uses, which are not conducive to such exposure, shall not be located along East Palomar Street.

- Each project (use) shall provide a well-articulated, identifiable entry for both the pedestrian and vehicle, from street/walkway to building. Project entries and connections to and into buildings shall be enhanced with landscaping, hardscape detail and architectural accents.

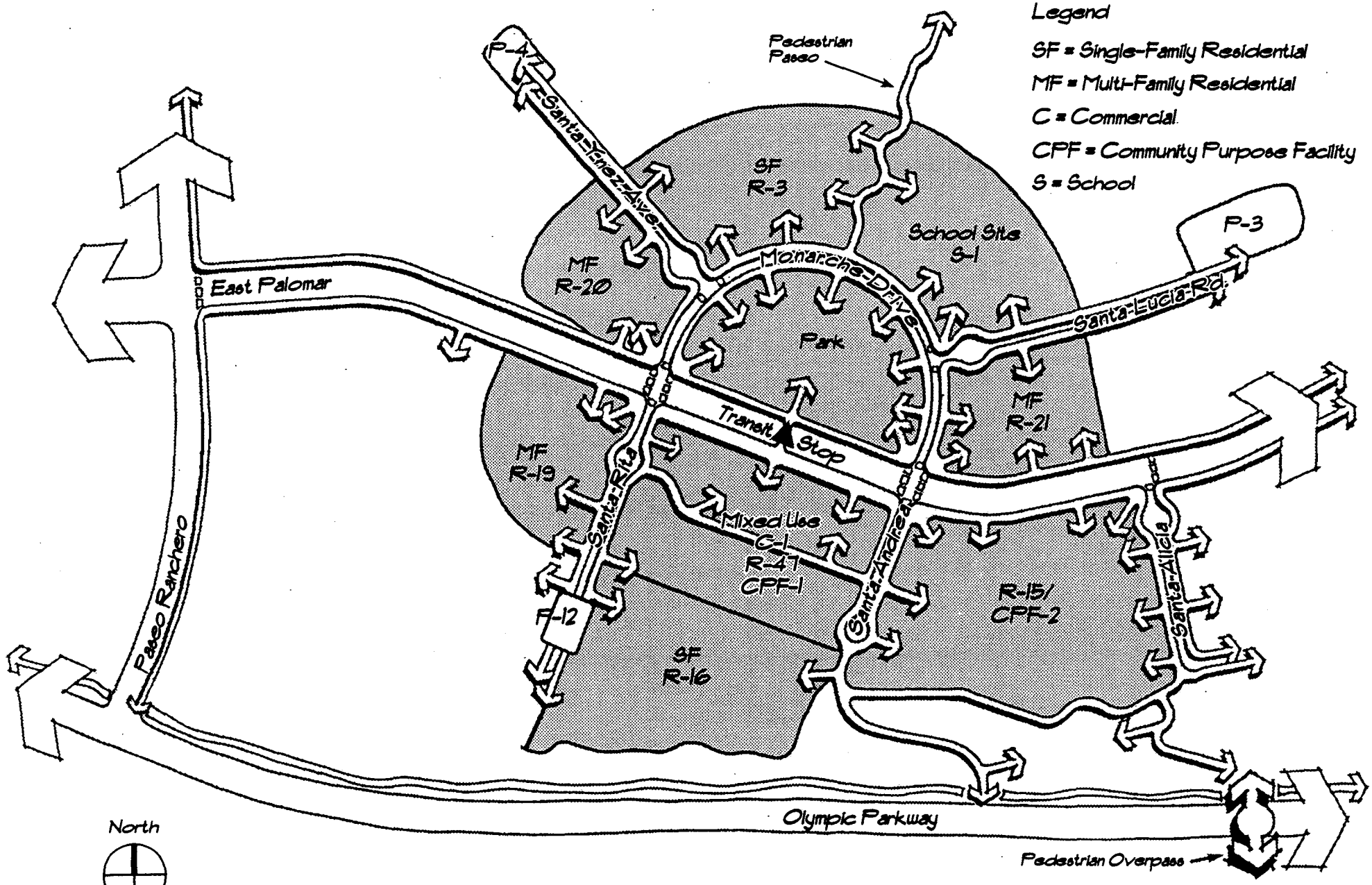


Provide well articulated identifiable entries

2. PEDESTRIAN/VEHICLE/TRANSIT ACCESS

- Vehicle access shall be clearly subordinated to pedestrian access in this area. Traffic shall be limited along the street. Single back door vehicle access to the rear shall be allowed, potentially under a building bridge. In addition to the diagonal parking along E. Palomar Street, parking shall be located behind buildings fronting the East Palomar Street edge on these parcels.
- All service and loading areas shall be accessed from an alley or rear parking area. No loading shall 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 or promenade street.
- Parking lots, walkways and courtyards shall be designed at a human scale to promote pedestrian and bicycle movement and reduce the impersonal expansiveness of large spaces.
- A Village Pathway exists along the pedestrian corridor to allow groups to comfortably pass each other. Frequent opportunities to sit, relax, and observe shall be provided with the inclusion of benches, steps, planters, and short walls within and adjacent to the Village Pathway.
- Pedestrian, bicycle and cart access routes to this area shall be maximized. A pedestrian connection through the park on Parcel P-1 has been provided to link the Main Street District to the Village Core District and Secondary Areas. Similar routes have been provided via the Promenade Streets and shall be provided through the remainder of the mixed-use site, C-1/R-47.
- Pedestrian, bicycle and cart access routes along the Village Pathway shall provide convenient access to the planned transit station site in the East Palomar Street median. The commercial area shall have good exposure to the transit station and a well-identified connecting pedestrian route.

Exhibit 10, Core Pedestrian Circulation, displays the pedestrian circulation routes within the Village One Core.



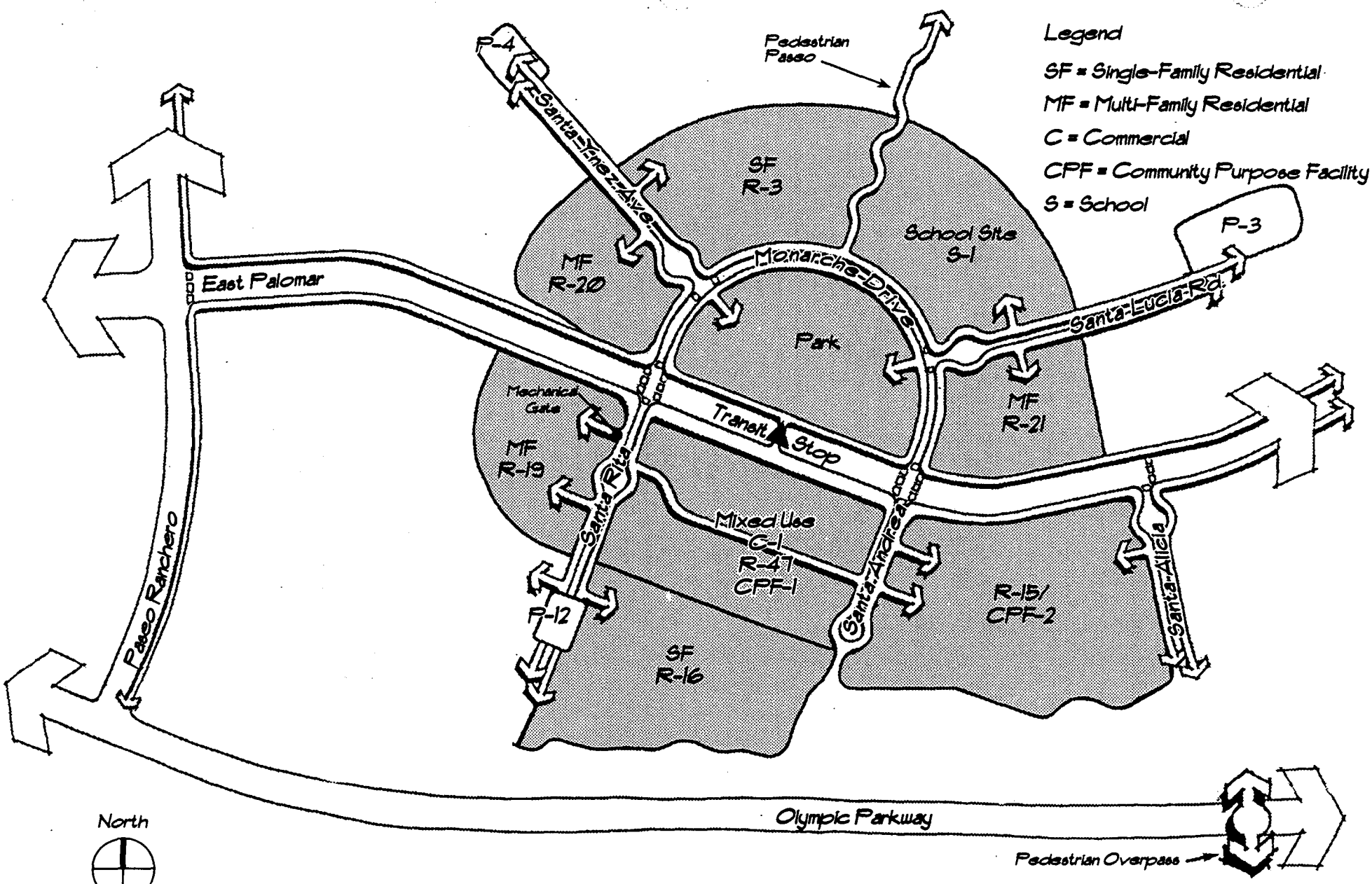
No Scale
Dimensions & Locations Shown are Approximate.

Note: This exhibit is an artist conception of development for Otay Ranch Village One Core for illustrative purposes only. Refer to adopted plans for precise definition of policies, programs and requirements.

Core Pedestrian Circulation

Otay Ranch Village One Core Master Precise Plan

Exhibit 10



Core Vehicular Circulation

Otay Ranch Village One Core Master Precise Plan

Exhibit 10.1

Note: This exhibit is an artist conception of development for Otay Ranch Village One Core for illustrative purposes only. Refer to adopted plans for precise definition of policies, programs and requirements.

Where uses have predictable time cycle parking demands and where supported by appropriate traffic/parking studies, shared parking is encouraged as a means to reduce total parking lot area. (Note: The criteria and standards provided in *Shared Parking* published by the **Urban Land** Institute (ULI) or similar objective requirements may be utilized to assess parking needs and formulate shared parking agreements).

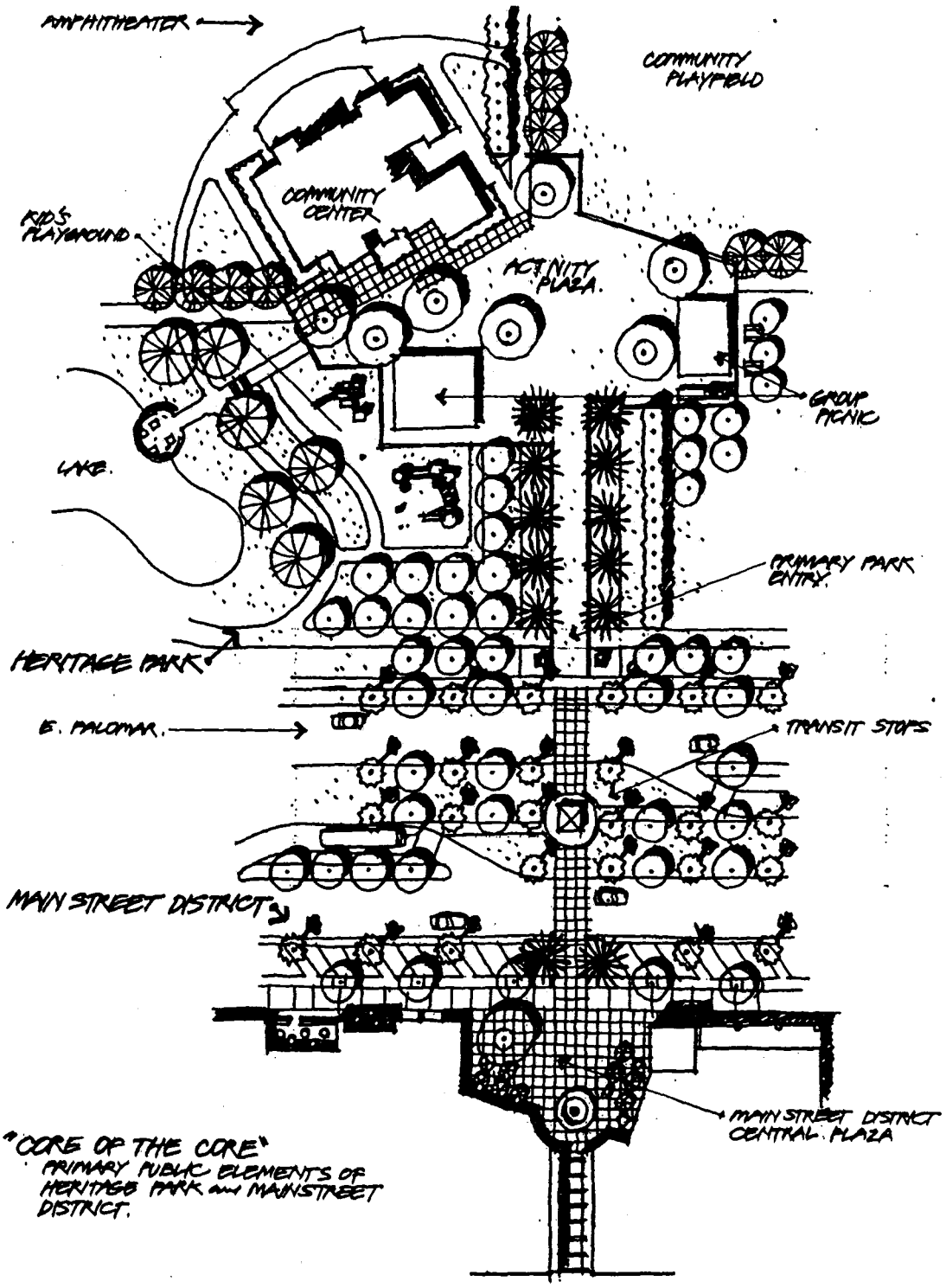
3. URBAN CHARACTER/ARCHITECTURE/ LANDSCAPE ARCHITECTURE

a. URBAN CHARACTER

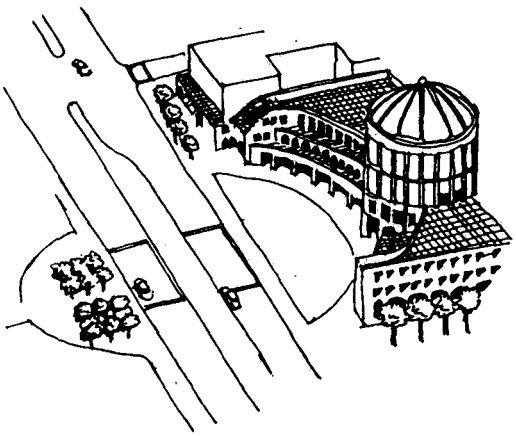
- A Village Landmark shall be provided opposite the park site in accordance with the Village Design Plan.
- A pedestrian plaza is required within the Main Street District commercial core, in a location directly across from the East Palomar Street median transit station. This plaza shall be a minimum of 5,000 square feet, and a minimum of 80 feet wide along the East Palomar Street frontage. The plaza and hardscape along the shopping street shall be well defined utilizing a textured hard surface or paving accents that create interesting patterns to identify the plaza as a focal area. A water feature (i.e. passive or interactive fountain) within the plaza is also required. Site furnishings such as tables and chairs, planters and other decorative landscape elements are highly encouraged to create an environment that encourages public interaction.

b. ARCHITECTURE

The Village One Design Plan establishes California Heritage as the community architectural theme for Village One. This architectural theme shall be implemented within the Village Core. While not a specific architectural style, the California Heritage design theme reflects a variety of specific styles and combinations such as Spanish Colonial, Mission, Ranch, California Bungalow, Moorish, Agrarian, etc. In general, California Heritage architecture is an eclectic style that embraces the climate and materials indigenous to Southern California allowing for individual expression while creating a timeless sense of place. This interpretive architectural style is the thematic basis for design throughout the Village One Core.



Plan View of Core Area - Exhibit 11

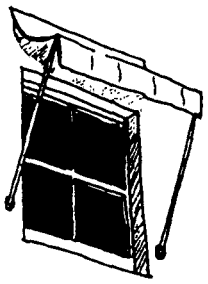


Village Landmark Building/Plaza

The following describes the general architectural requirements for the Main Street District:

- The architectural feeling shall be relaxed, simple, somewhat rustic, and of a timeless nature. In larger buildings or groups of buildings, horizontal massing shall be interspersed with vertical elements such as two story components and towers.
- Larger towers shall signify focal elements and meeting/activity places.
- Building designs shall strongly relate to the California Heritage architectural vernacular established in the Community Center at Heritage Park and the Entry Cottages. Buildings shall incorporate materials such as the Otay Ranch community stone, colors, forms and textures used in these structures to create a cohesive design theme for the "public" areas of the core.
- The Otay Ranch community stone shall be used as a significant accent element at key locations and focal points.
- The architecture shall provide shade, indoor and outdoor spaces, and people-gathering areas such as courtyards and plazas. Pedestrian "nodes" with seating and/or sidewalk arcades shall be incorporated into projects.
- Exterior building elevations shall incorporate a range of scale defining elements that relate larger building masses to the pedestrian. Elements to 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 are desirable aspects of the plaza and pedestrian walkway. Features such as canopies, arcades and roof overhangs can achieve these objectives and also provide a measure of weather protection when necessary.[6]

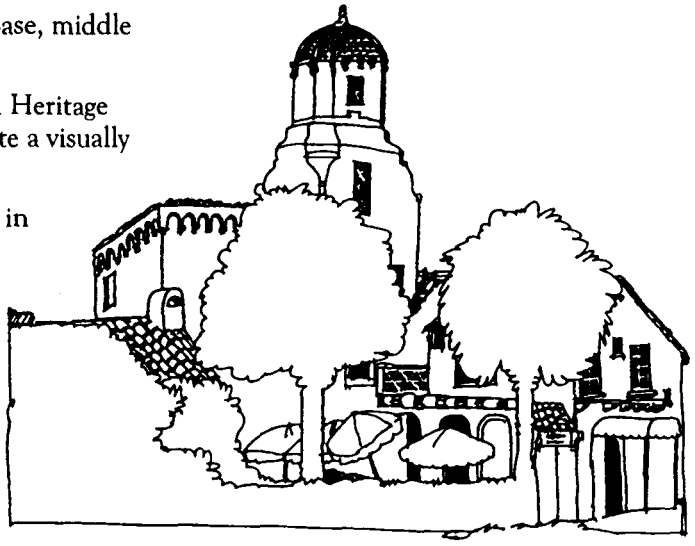
6 Canopies, arcades, awnings, roof overhangs, signs, movable planters, and temporary outdoor uses such as dining and merchandise displays may project a maximum of five (5) feet into the East Palomar right-of way for the commercial use areas only. The total length of such projections may not to exceed thirty (30) percent of the building length as measured along the East Palomar Street right-of-way. These projections shall maintain a minimum of eight (8) feet in vertical clearance as measured from the sidewalk to the bottom of structure.



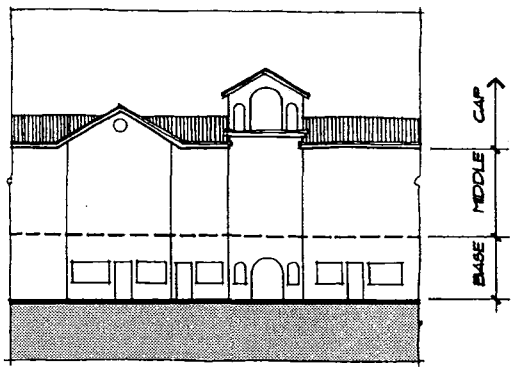
- Outdoor refuse or storage containers shall be completely screened. No refuse collection or storage areas shall be located between a street and the front of a building or in pedestrian corridors. The exact location of outdoor refuse or storage containers shall be determined at Individual Precise Plan level.
- Mechanical and electrical equipment, utility connections and antennas shall be mounted within the interior of a building whenever practical. When interior mounting is not practical, equipment shall be screened from public view. Any screening shall be architecturally integrated into the building.



- Buildings shall be constructed using materials with good insulating value and shall incorporate natural materials.
- A variety of building height and massing shall be achieved, either grouped or as individual buildings.
- The volumes that compose a building shall be subtly broken up into smaller units in order to relate to the human scale.
- All buildings shall be composed of a base, middle and cap.
- Roof forms shall reflect the California Heritage architectural vernacular and shall create a visually pleasing streetscape.
- Windows, entries and doors shall vary in size, shape and detail and shall be deeply recessed. Actual recessed openings are highly encouraged, although the appearance can be achieved through the use of building projections (pop-outs) and bay-windows.



- Stucco surfaces shall have smooth hand-troweled finishes.
- Architectural features such as arches, columns, trellises, moldings and build-up planters shall be used to soften and humanize buildings.
- Views to second floor pedestrian spaces shall be enhanced as much as possible to facilitate easy access and convenient identification. Where possible, provide second floor connections to other buildings by use of pedestrian bridges.



- Structures shall blend and harmonize with surrounding buildings.
- Buildings should be unique but address and/or share certain fundamental architectural characteristics consistent with the elements that distinguish individual design districts.
- Architectural style along the same street or within a complex shall include buildings of similar but varying height and share one or more distinctive element: materials, window style, door style, detailing, porches, arcades, overhangs, roofing, color, *etc.*
- The highest use pedestrian areas shall have the highest level of design detail (e.g., courtyards, plazas and base story).
- Relieving arches, balconies, balustrades, chimneys, cupolas, belt course, ceramic tile, raised concrete or plaster moldings, reveals or splays, wrought iron, handrails, windowsills, decorative lighting fixtures, finials, bridge caps, etc., shall be used as accent elements in the architecture.
- For multi-family residential architecture, rear elevations shall be articulated to reduce the box-like appearance when visible from adjacent streets and when viewed from a distance to help reduce the visual impact of repetitive rooflines and box shaped massings.
- Carports and freestanding garages shall be architecturally treated and designed to match the architectural style of the residential buildings.
- Gutters and downspouts shall be integrated into the architecture.
- Chimneys should be of varying heights and designed to create visual interest.

The following feature specific guidelines apply to architecture within the Main Street District:

ARCADES AND LOGGIAS:

- Arcades and loggias are a major architectural element and should be used to play off against broad expanses of plain surfaces.
- Traditional ratios of proportions between columns; the diameter and height of the columns and the width of the arch need to be carefully considered.

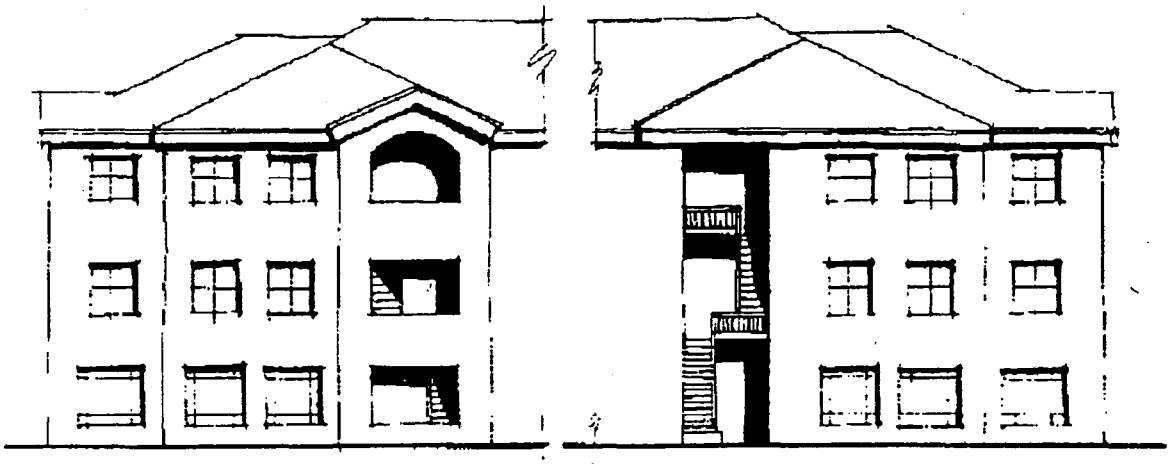
ARCHES:

- Full or flat arches of appropriate scale are preferred over pointed arches.
- Arches and their supports shall convey appropriate depth.
- Careful consideration shall be given to the wall surface above the arch, so that sufficient wall surface is present between the key of the arch and the next architectural element above.

AWNINGS:

- Canvas awnings should generally be a simple angled surface, preferably with open sides and plain or decorative valances.
- Horizontally segmented curved awnings and domed awnings are generally prohibited. Curved awnings may only be used in those instances where they are appropriate to an arched opening. The awning should be placed within the arch so that the form and depth of the arch is still visually apparent.
- Internally lit awnings are prohibited.

Incorporate Exterior Stairs into Building Architecture



EXTERIOR STAIRCASES:

- Exterior staircases shall be compatible with the architectural character of the building.
- Exterior staircases shall visually read as a volume integral to the building or as a significant defined architectural accent.

GROUND MOUNTED EQUIPMENT:

- Small ground mounted equipment shall not be readily visible from public view. Where the equipment is potentially visible from public view, it shall be screened with an enclosure that is consistent with the architecture of the building.
- The equipment shall not be a multiple type equipment installation that requires a large enclosure.

GROUND SURFACES:

- Surfaces should be broken up into appropriately scaled geometric patterns that are related to the design of the building, to the general area within which the building is located or to the plantings surrounding the surface.
- Large uninterrupted paved horizontal surfaces shall be avoided. If such cases occur, the surfaces shall be broken up and closely coordinated with the design of adjacent structures.

ROOFS:

- Flat roofs are only acceptable when used in conjunction with other roof forms.
- Flat roofs with parapets shall not be visible, either from adjacent buildings or from a distance.
- A parapet that is suitably articulated by a traditional cornice and low entablature shall surround all flat roofs. Such parapets shall be of a height that will hide any rooftop equipment.
- Projecting cupolas, towers and varied chimney forms are required. In many cases such roof projections can be used to house ventilation and other heating and cooling equipment.
- When solar collectors are used, they shall be either integrated into the roof surface, placed behind projecting parapets, or fully enclosed into roof wells.

WINDOW AND DOOR OPENINGS:

- Openings shall be designed to suggest the thickness of traditional masonry wall surfaces.
- Doors and windows that occur in the openings shall be recessed away from the outer wall surfaces.
- Mullions shall break up glass areas so that their scale is compatible with the buildings.
- Large unbroken expanses of glass or other shiny or reflective surfaces are prohibited.

The following building specific guidelines apply to structures located within the Main Street District and shall be applied by building type as described below:

Building materials shown with an asterisk (*) are required at significant accent elements and focal points.

BUILDING TYPE A

Includes all buildings except those designated multi-family residential.

BUILDING TYPE MF

Includes multi-family residential designated buildings.

Main Street District Building Materials and Finishes - Exhibit 12

Building Type	PREFERRED A	PREFERRED MF	ACCEPTABLE A	ACCEPTABLE MF	PROHIBITED A	PROHIBITED MF	Notes
ROOFING							
Flat Concrete Tile	■	■					Warm Colors
Galvanized Corrugated Metal	■			■			A maximum of 10%-20% of the roof surface area may be of a metal material on MF bldgs.
Galvanized Metal Fascia	■	■					
Wood Fascia	■	■					
Slate			■	■			
Copper			■	■			A maximum of 10%-20% of the roof surface area may be of a metal material on MF bldgs.
S Barrel Tile			■	■			A maximum of 10%-20% of the roof surface area may be of a barrel or mission tile type
Pan Mission Tile			■	■			A maximum of 10%-20% of the roof surface area may be of a barrel or mission tile type
Colored Ceramic Roofing Tiles			■	■			For accent Use and/or for patterned roof
Bitumen			■	■			Flat surfaces only
Wood Shake					■	■	
Wood Shingles					■	■	
Asphalt Shingle					■	■	
EXTERIOR WALLS AND SIDING							
Community Stone*	■	■					Utah Desert stone to match the Otay Ranch Community Stone
Community Block	■	■					
Galvanized Corrugated Metal			■	■			24 Gauge minimum
Brick Veneer			■	■			
Wood Battens			■	■			Horizontal or Vertical
Wood Shingle					■	■	
Chain Link					■	■	
STUCCO							
Smooth Hand-Trowel Finish	■	■					
Modern American					■	■	
Splatter Finish					■	■	
Pebble Dash					■	■	
Machine Applied Color Coat					■	■	
WINDOWS							
Multi-Paned	■	■					Traditional character
Wood Mullions			■	■			Stain finish or painted, warm colors
Metal Mullions			■	■			Anodized
Wood Shuttered				■	■		Stain finish or painted, warm colors
Large Expanse of Glass					■	■	
STOREFRONT							
Multi-Paned	■					■	Traditional character
Wood Mullions			■			■	Stain finish or painted, warm colors
Metal Mullions			■			■	Anodized
Large Expanse of Glass					■	■	
AWNINGS							
Canvas	■	■					Simple angled surface, preferably open on the sides with plain or decorative valance
Sheet Metal					■	■	Anodized
Plastic					■	■	
Domed					■	■	
Internally Lit					■	■	

*Required

Main Street District Building Materials and Finishes continued

Building Type	PREFERRED A	PREFERRED MF	ACCEPTABLE A	ACCEPTABLE MF	PROHIBITED A	PROHIBITED MF	Notes
TRELLISES Must Complement Building Architecture if Attached							
Metal	■	■					Anodized
Wood			■	■			Stain finish, warm colors
ARCADES Must Complement Building Architecture							
Community Stone	■	■					Utah Desert stone to match the Otay Ranch Community Stone
Wood			■	■			Stain finish, warm colors
Stucco Finish			■	■			Smooth hand-trowel finish
Ceramic Tile Accents			■	■			Accents only
American Modern Stucco Finish					■	■	
Splatter Stucco Finish					■	■	
Pebble Dash Finish					■	■	
Machine Applied Color Coat					■	■	
DOORS							
Wood Framed	■	■					Stain finish or painted, warm colors
Metal Framed	■			■			Galvanized metal
Louvered	■					■	Galvanized metal
Roll-Up	■					■	Galvanized metal, non street fronting use
Steel	■			■			Galvanized metal and painted
Glass	■					■	Galvanized metal frame
Non-Tempered Glass					■	■	
COLUMNS							
Community Stone	■	■					Utah Desert stone to match the Otay Ranch Community Stone
Wood			■	■			Stain finish, warm colors
Concrete			■	■			Smooth hand-trowel finish
Metal			■	■			Anodized
Ceramic Tile Accents			■	■			Accents only
Raw Metal					■	■	
GATES							
Metal	■	■					Galvanized and painted
Wrought Iron			■	■			
Tubular Steel	■	■					
Raw Metal					■	■	
Wood					■	■	
Chain Link					■	■	

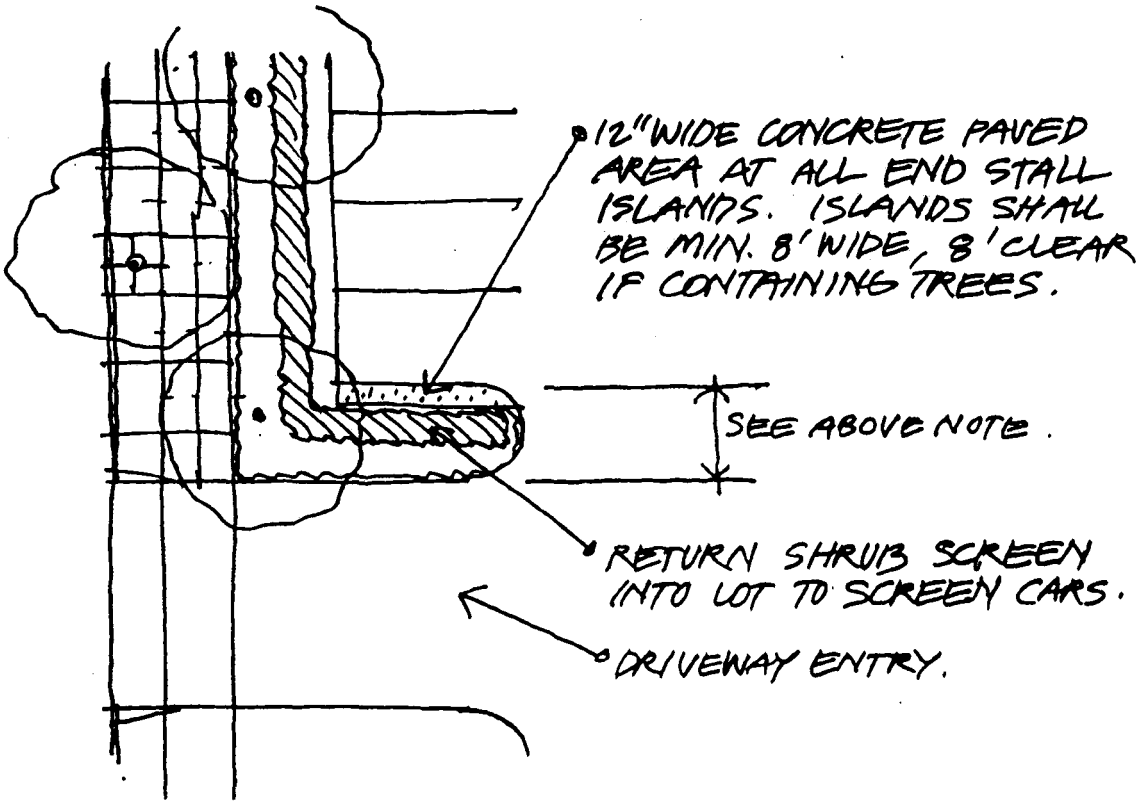
c. LANDSCAPE ARCHITECTURE

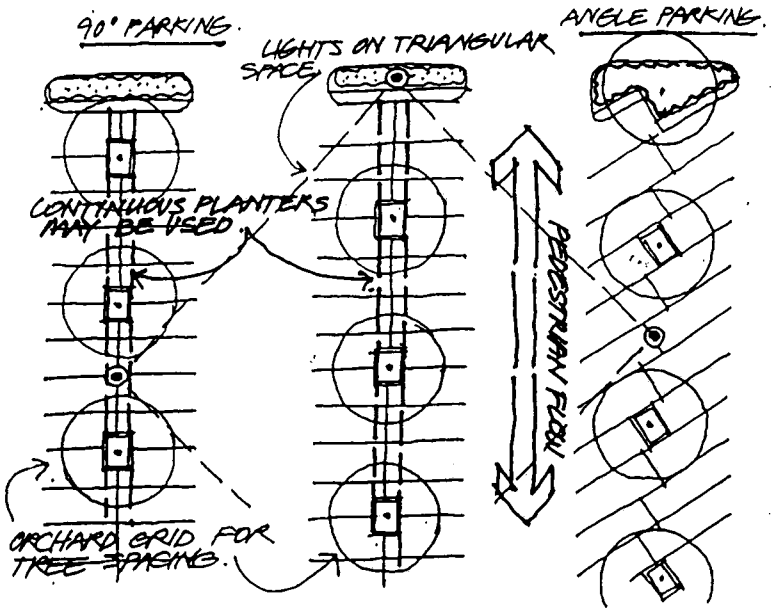
Landscaping consisting of both hardscape and softscape treatments shall reinforce the urban character of the area and reflect ordered, formal treatments rather than random, natural appearing solutions. Trees shall be incorporated into the pedestrian plaza and pathways, planted flush to ground level with overhead branches creating canopies and shade where needed. Hardscape shall incorporate rich detailing.

The following additional guidelines apply to landscape architecture within the Main Street District:

- The use of steps, retaining walls and structures for grade separations in this district is preferred to landscaped banks, to emphasize the urban character and provide sitting areas.
- Adjacent parking areas shall be buffered from the pedestrian paths with landscape screening.
- Parking lots shall be designed to incorporate the "orchard concept" of tree planting. (See below)

Parking Lot Entry from Promenade Street - Exhibit 13





Parking Orchard Concept - Exhibit 14

MAIN STREET DISTRICT - PROTOTYPICAL PARKING LOT LAYOUT: "ORCHARD CONCEPT."
- PROVIDE PLANTERS AT END OF PARKING BAYS FOR SCREENING and TRAFFIC CONTROL.

PAVING

Paving materials are subject to the following:

PERMITTED MATERIALS

- Conventional sidewalk: natural color concrete - light broom finish.
- Village Pathway: Integral color concrete, "Adobe Tan" L.M. Scofield C-21, light broom finish.
- Plazas & Special Outdoor Areas:
  - Washed aggregate: natural color 3/8" aggregate (match median protective walks). Saw-cut pattern, 24-30" square.
  - Natural stone paving complimentary to color and material palette for Otay Ranch.
  - Interlocking pavers, pattern and color compatible with color and material palette for Otay Ranch.
  - Natural Stone Unit Pavers.

- Colored concrete (natural stone colors) with textured finishes
- Stamped or patterned concrete (natural stone colors)
- Fired clay pavers
- Pre-cast concrete pavers (natural stone finishes and colors).
- Terrazzo
- Ceramic tile accents

PROHIBITED MATERIALS

- Predominately black or dark grey colored pavement
- Common gravel
- Asphalt or asphaltic concete
- Intense primary colored paving
- Decomposed granite

WALLS AND FENCING

(FREESTANDING PATIO AND/OR LANDCAPE WALLS AND RETAINING WALLS)

Where open or solid fence/wall treatments are visible and/or adjacent to a public right-of-way, the approved Otay Ranch Village One Theme Wall (Exhibit 16) shall be used. Other fence/wall treatments are subject to the following:

PERMITTED MATERIALS

- Otay Ranch Village One Theme Wall (masonry/ tubular steel)
- Wrought Iron (with approved finishes)
- Decorative steel or aluminum (with approved finishes)
- Decorative wood
- Adobe Block (coated)
- Natural Stone
- Block or steel framed stucco (smooth, dash coat, bumpy-smooth (Santa Barbara style), combed or sand finish only)
- Pre-cast concrete
- Brick
- Slump stone (coated)

PROHIBITED MATERIALS

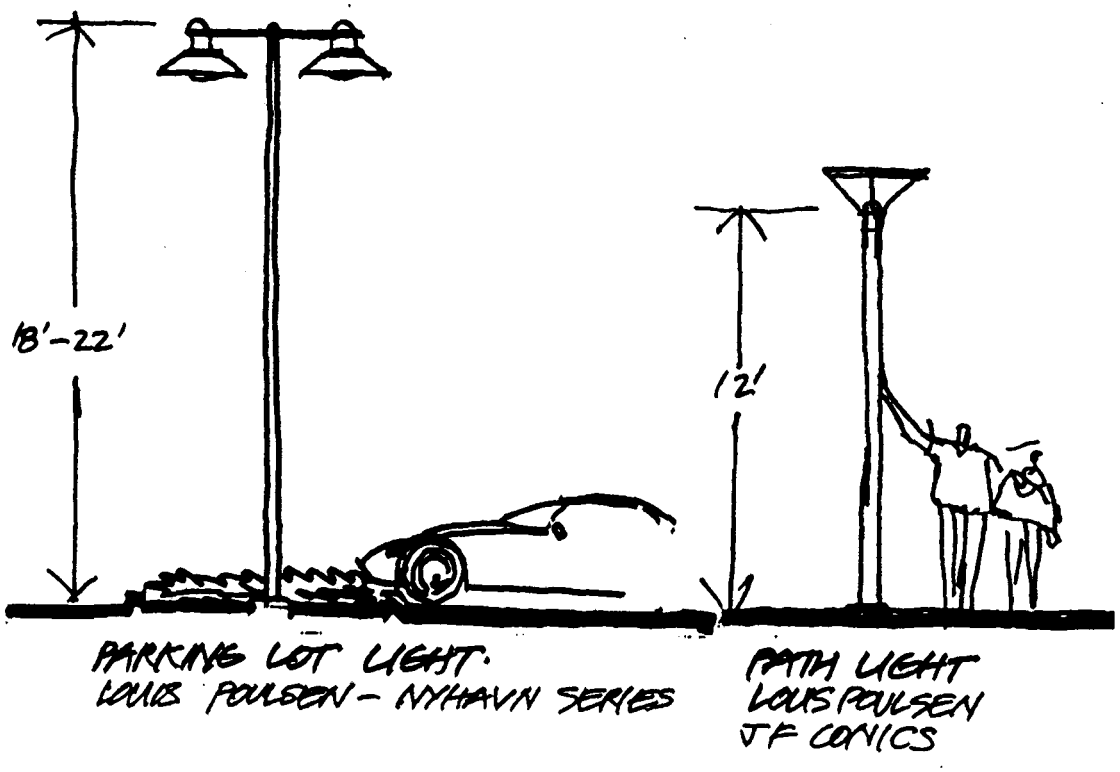
- Wood structural walls
- Chain link
- Wood lathe
- Split rail
- Plastic
- Other "styles" not in keeping with the architectural theme

4. LIGHTING/SIGNING/STREET FURNISHINGS

a. LIGHTING

A unified lighting concept utilizing thematic fixtures has been developed for the Main Street District in accordance with the Village One Design Plan. A low intensity, twelve (12) foot high pole mounted fixture is utilized along the Promenade Streets and the Village Pathways, and an eighteen to twenty-two (18-22) foot high, pole-mounted fixture is specified for parking lots.

Lighting - Exhibit 15



The following general lighting guidelines apply to the Main Street District.

- Lighting fixtures shall relate to the pedestrian scale and be compatible with the community architectural vernacular.
- The lighting pattern and intensity shall become more intense at path intersections and vehicular crossings.
- The Main Street District shall be well lit to encourage evening use. Architectural accent lighting within this area is encouraged.
- Landscape up-lights are effective for accentuating trees and other plant material; however, they shall not be used as the sole source of illumination along walkways or other pedestrian areas.
- Light shields and timer/sensor systems shall be used in areas where light spillage is a potential problem.
- Within building groups, architectural and accent lighting shall be indirect and subtle. Increased lighting levels shall highlight pedestrian areas to clearly define the pedestrian path.
- Service area lighting shall be contained within the service area boundaries/enclosure. The light source in service area lighting fixtures shall be screened from adjacent properties.

b. SIGNAGE

MAIN STREET DISTRICT COMMERCIAL

A unified thematic sign program is required for the commercial uses within the Main Street District of the Village One Core.

The specific sign guidelines that follow pertain to commercial uses unless noted otherwise, and supplement but do not replace the Comprehensive Sign Regulations found within the PC District Regulations for Otay Ranch SPA One.

The Otay Ranch Village One Core, designed within a neo-traditional context, is a collection of the best elements from the past, present, and future. As such, signage can be eclectic, encompassing a diversity of design styles.

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

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

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

GENERAL SIGN GUIDELINES

These general sign guidelines apply to all signs within the Village Core.

- Natural stone, masonry and metal shall be incorporated in the permanent signs when feasible.
- Only those sign types provided for in the sign guidelines or otherwise approved by The Otay Ranch Company and the City of Chula Vista will be allowed.
- All signs shall be in scale with the surrounding buildings. Colors and materials shall be compatible with the established architectural and landscape architectural vernacular.
- Pole signs and other signs with exposed supports shall be prohibited unless otherwise approved by The Otay Ranch Company and the City of Chula Vista.
- All permanent signs shall be made of durable rust-inhibited materials.
- No wall signs (in windows or in exterior of windows) shall cover windows, frames, stripes or other architectural details. Wall signs shall fit comfortably into open wall surfaces leaving ample margins.

- No fascia signs shall be allowed on angled walls or mansard roofs, or on equipment screens.
- Temporary signs are permitted in accordance with the provisions of the Comprehensive Sign Regulations found within the Otay Ranch SPA One PC District Regulations.
- Sign structures, supports and hardware shall be concealed or integrated into the signage design. Architectural screening surrounding signposts shall not be calculated as part of the sign face area.
- All logo images and type styles shall be accurately reproduced on all signs. Lettering which approximates type styles is not acceptable. A sign that incorporate logos, business identity and/or designates the type of business (e.g., Jewelry, Flowers, Coffee, etc.) is encouraged.
- All dimensional letters shall be affixed individually and without visible means of attachment, unless attachments make an intentional statement. No lighted signs or light fixtures shall have exposed conduits or raceways.
- Ground monument signs and freestanding monuments shall not be used within 100 feet of East Palomar Street. Temporary ground monument signs, as well as permanent monument signs which are perpendicular to the street, shall be allowed up to and abutting the property line. Permanent ground monument signs which are parallel to the street shall be located a minimum of five (5) feet behind the property line. When signs are present in setback areas, signs shall be positioned to maintain safe sight distances at entrances to the public right-of-way.
- The ground surrounding monument signs may be bermed, and walls with signs attached may be stepped, if necessary, in order to elevate the signs. Berming is limited to two (2) feet in height above the surrounding finish grade. No permanent ground signs or monument signs may be greater than five (5) feet in height as measured from the adjacent right-of-way.
- Vinyl lettering is prohibited on pedestrian-oriented signs.

- Indirect lighting (e.g., edge lighting or front lighting) shall be arranged so that the light source is not visible from any normal viewing angle (e.g., from the street, sidewalk, parking lot, and storefront approach or from other perimeter locations). In the case of hanging or projecting signs, visibility of light sources shall be minimized as much as possible.
- Silhouette-illuminated or backlighted forms shall be free of lighting leaks.
- Underwriter's Laboratory-approved labels shall be affixed to all electrical fixtures.
- Surfaces with color mixes and hues prone to fading (e.g., pastels, fluorescent, complex mixtures, and intense reds, yellows and purples) shall be coated with ultra violet-inhibiting clear coat in a matte, gloss or semi-gloss finish.
- Joining of materials (e.g., seams) shall be finished in such as way as to be unnoticeable.
- Visible welds shall be continuous and ground smooth.
- Rivets, screws, and other fasteners that extend to visible surfaces shall be flush, filled and finished so as to be unnoticeable.
- Finished surfaces of metal shall be free from canning and warping.
- All sign finishes shall be free of dust, orange peel and drips, and shall have a uniform surface conforming to the highest standards of the industry.
- Temporary signs, as well as permanent signs in the commercial area fronting on East Palomar Street, may project a maximum of five (5) feet into the public right-of-way.

PERMITTED COMMERCIAL SIGN TYPES:

A minimum of one of the twelve (12) basic sign types approved for use within the commercial areas of the Main Street District shall be provided for each storefront with a public entrance. These basic sign types approved for the commercial areas of the Main Street District are described below:

AWNING SIGNS

A variety of awning shapes and colors are encouraged. Where awnings are part of the storefront design, signage can be applied to the awnings per the following criteria:

- Copy area shall be limited to not more that 40% of the aggregate awning area of the storefront
- Awning graphics may be painted, silk-screened, pop-through neon, or back-lighted translucent; however, awnings shall be made of non-translucent fabrics



Dimensional Signs

DIMENSIONAL WALL SIGNS

Wall signs shall be designed to add character, style, and dimensional to the storefront. Signs composed of a mixture of media are encouraged. The following criteria apply where dimensional wall signs are used:

- Sign cabinets, where used, shall not exceed 6" in depth

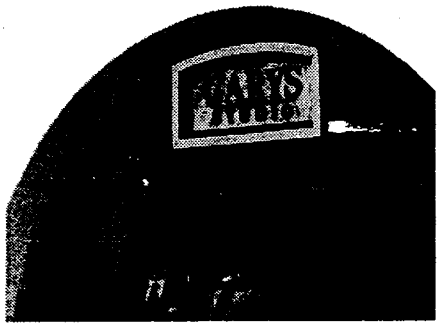


Painted Wall Sign

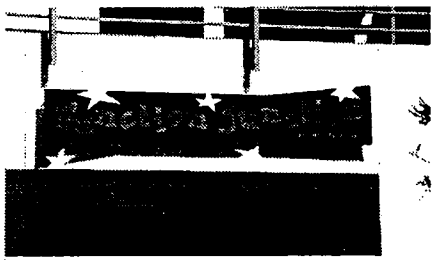
PAINTED WALL SIGNS

To provide design diversity, lettering and graphics may be painted directly on building walls. Painted signs may take the form of a border, patterned background, or illustration (e.g., trompe l'oeil). The following parameters shall apply:

- Flat, characterless block lettering is prohibited
- Paint shall be high quality and fade-resistant



Suspended Wall Sign



Plaque Signs



Blade Signs

SUSPENDED WALL SIGNS IN ARCHWAYS

Suspended wall signs are for use as primary identification for storefronts that have arch shaped entrance areas. The design of the sign shall address or complement the shape of the storefront arch. The following requirements apply:

- Signs shall be rigidly attached to the lower lip of the arch in such a manner that the sign does not swing
- Signs shall be placed a minimum of 7'-6" above street level

PLAQUE SIGNS

Plaques provide a smaller scale pedestrian-oriented sign that must be mounted directly on the building wall or door near the storefront entrance. Treatment of plaque signs shall be in accordance with the following criteria:

- Etched, inlaid, or raised three-dimensional forms are encouraged
- Rustic or sandblasted designs shall be prohibited
- Appropriate materials include glass, metal, tile, granite, marble, or wood with painted polished, or patina finish

BLADE SIGNS / HANGING OR PROJECTING

Blade signs, which are suspended or which project perpendicular to the storefront, enhance the pedestrian experience. Blade signs shall incorporate expressive, non-traditional graphic forms. Playful combinations of geometric shapes are encouraged. The following requirements shall apply when blade signs are used:

- Signs shall be placed a minimum of eight (8) feet above street level
- Sign face area, exclusive of decorative bracket elements, shall not exceed ten (10) square feet.
- Bracket design shall be highly creative and shall be integrated with the form of the sign face to create a unified design
- Rustic or sandblasted designs are prohibited

STOREFRONT BANNERS

Fabric banners attached to storefronts may serve as the primary tenant identity element. Parallel banners are prohibited. Vertical configurations are required in accordance with the following requirements.

- Banner shall project no more than 24"
- Banners shall be secured to the building at both top and bottom edges
- Pedestrian buffers (e.g., benches or planters) shall be provided below banners which project at 7 ½' above street level or lower



Storefront Banner

STOREFRONT FLAGS AND BANNERS / PROJECTING

Flags and banners enhance the street scene concept by providing movement, color or a festive touch. Such flags and banners should be used only in conjunction with other storefront signage. The following requirements apply to commercial uses only:

- Flags or banners resembling "used car lot" pennants are prohibited
- No product, grand opening, or other advertising information may appear on flags or banners
- All flags and banners shall be replaced when they show signs of fading or deterioration

WINDOW SIGNS

Window signs are intended to be pedestrian-oriented and may be located on transom glazing above the storefront entrance or in storefront windows to augment the display of merchandise. Display window signs may be applied directly to the inside of the glass or suspended behind the glass. Lettering and graphics on glazed areas of the storefront shall conform to the following criteria:

- The total area of transom type signs shall be no larger than 50% of the transom area
- Lettering and graphics on display windows shall not exceed 20% of the window area
- Use of windows strictly as sign boards or backgrounds is prohibited

- Window signs installed on the inside of the glass shall not be included in calculating the total minimum or maximum aggregate copy area per tenant storefront
- Where window signs are backlighted, they shall be composed of translucent film or be screen printed

MARQUEE SIGNS

Signs may be placed on or attached to an architectural projection or marquee to identify special tenant uses such as a gallery, specialty market, or restaurant. Marquee signs should contribute to the interest and vitality of the street scene. Signage may be applied to marquees per the following criteria:

- Individual letters may project above the top edge of the marquee a maximum of 12".
- No sign or portions of signs shall be allowed to hang below the bottom edge of the marquee

PAVING SIGNS

Signs displaying the tenant name, logo or address may be incorporated into storefront paving of risers in accordance with the following parameters:

- Signs shall be designed to integrate with the paving material
- Identification graphics on paving signs shall not project into the public right-of-way
- Signs shall be flush with paving and relief shall be limited to 3/8" to avoid conflicts with pedestrian traffic

ADDRESS SIGNS

Address signage should be treated individually for each tenant storefront. Varied solutions are encouraged: window addresses, addresses inset in pavement and address signs on doors or awnings. The following provisions shall apply:

- Each tenant shall provide an address sign at their primary entrance
- Letter heights shall be 3" minimum and 6" maximum
- Formatted address signs are prohibited

MAIN STREET DISTRICT NON-COMMERCIAL

Two basic residential, institutional, public, and quasi-public sign types are approved for use within the Village Core District. They are described below.

FREESTANDING MONUMENT SIGNS:

Single or double-sided, freestanding monuments located perpendicular or parallel to the street near a site entrance or on a corner.

WALL MOUNTED SIGNS:

Signs incorporated into entry walls and located on one or both sides of a site entry.

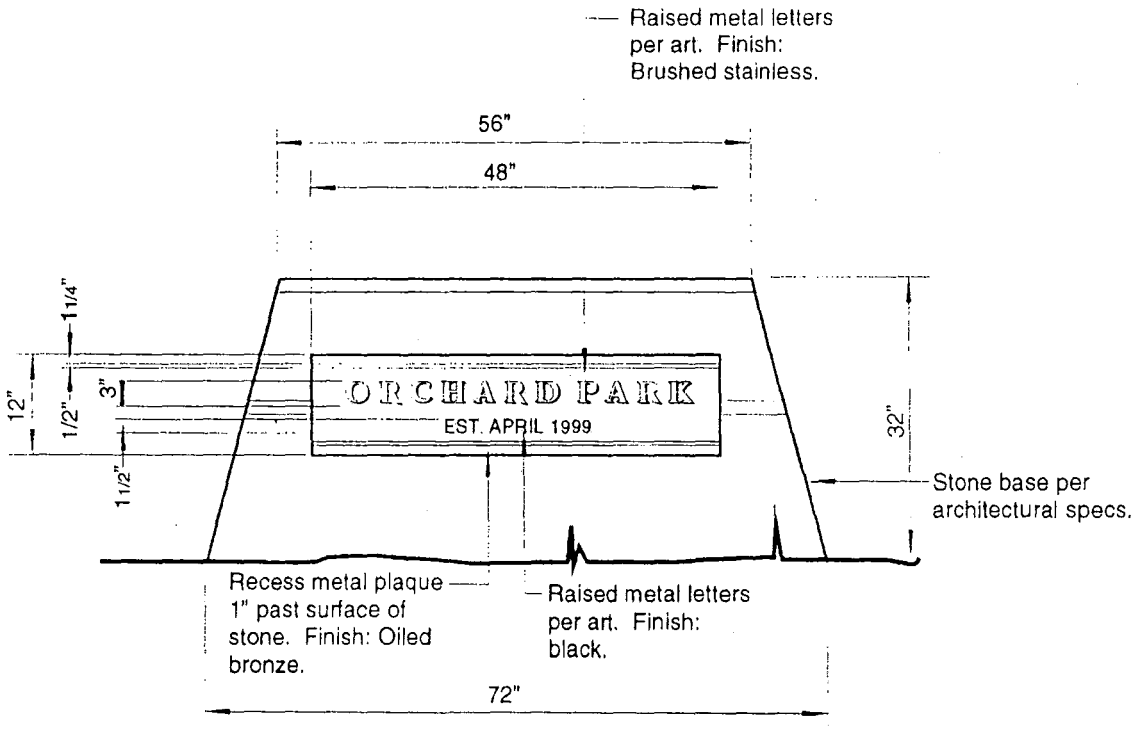
PERMITTED SIGN AREA

COMMERCIAL & INSTITUTIONAL USES

Gross Floor Area of Business	*Sign Area Total*
1,000 square feet (sq.ft.) or less	10 sq. ft.
1,001-3,000 sq. ft.	15 sq. ft.
3,001 or more sq. ft.	20 sq. ft.



Freestanding Monument Sign
Exhibit 17



Additional Sign Area Allowance

Identification and Directory Sign: Maximum of two (2) square feet per business space not to exceed a maximum of twenty-six (26) square feet of sign area total so long as there is not more than one sign per each street or alley frontage.

CHURCHES AND PUBLIC & QUASI-PUBLIC USES

Churches:

One wall sign, not to exceed thirty (30) square feet in size and one bulletin board, announcement or monument sign, not to exceed twenty-four (24) square feet in area and ten (10) feet in height. Any bulletin board or announcement sign not attached flat against the building shall maintain a ten (10) foot setback from all street rights-of-way.

Other Public and Quasi-Public Uses

One wall or monument sign not to exceed thirty (30) square feet in area and a bulletin board or announcement sign not to exceed fifty (50) square feet in area and twelve (12) feet in height. Any bulletin board or announcement sign not attached flat against the building shall maintain a ten (10) foot setback from the street rights-of-way.

RESIDENTIAL USES

Residential Signs

The copy area of the sign structure shall not exceed fifteen (15) square feet for primary sign structures and four (4) square feet and ten (10) feet in height for secondary directional or convenience signs.

SUBMITTALS

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

PRELIMINARY DESIGN SUBMITTAL & REVIEW

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

- Storefront or building exterior elevations at ½" scale clearly identifying the materials and lighting and the size and location of each sign for which a concept design is being proposed.
- Scaled colored mock-up of the front elevation of each sign type indicating sizes, materials, and lighting techniques.
- Materials, colors, details and form for each sign, as well as its integration into the overall storefront will be evaluated.

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

FINAL DESIGN & WORKING DRAWINGS

Once preliminary designs are approved, the owner or tenant may proceed with the submittal of final designs and working drawings. A full set of final plans must be approved by The Otay Ranch Company and City of Chula Vista prior to issuance of a sign permit, if required, pursuant to Section 19.60.030 of the Chula Vista Municipal Code. No alterations, additions, or changes may be made without review and approval by The Otay Ranch Company and the City of Chula Vista

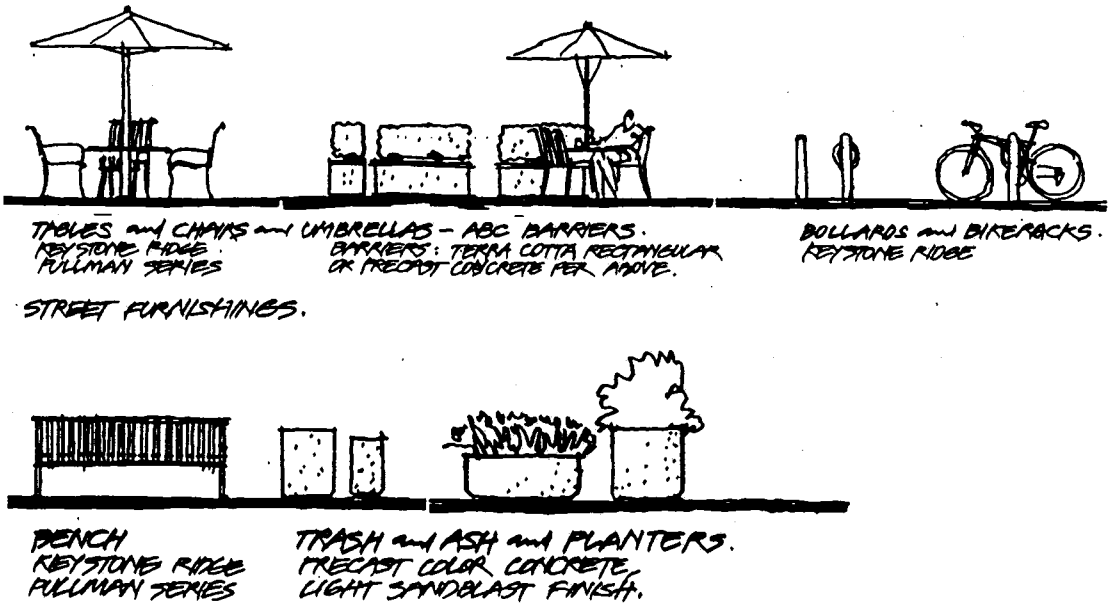
The following plans and information shall be submitted in triplicate:

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

c. STREET FURNISHINGS

Approved street furnishings have been selected for the Main Street District to provide a continuity of design unique to the Village One Core. They are illustrated on Exhibit 18. Deviations from the approved street furnishings shall be prohibited unless otherwise approved by The Otay Ranch Company and the City of Chula Vista.

Street Furnishings - Exhibit 18



B. VILLAGE CORE DISTRICT

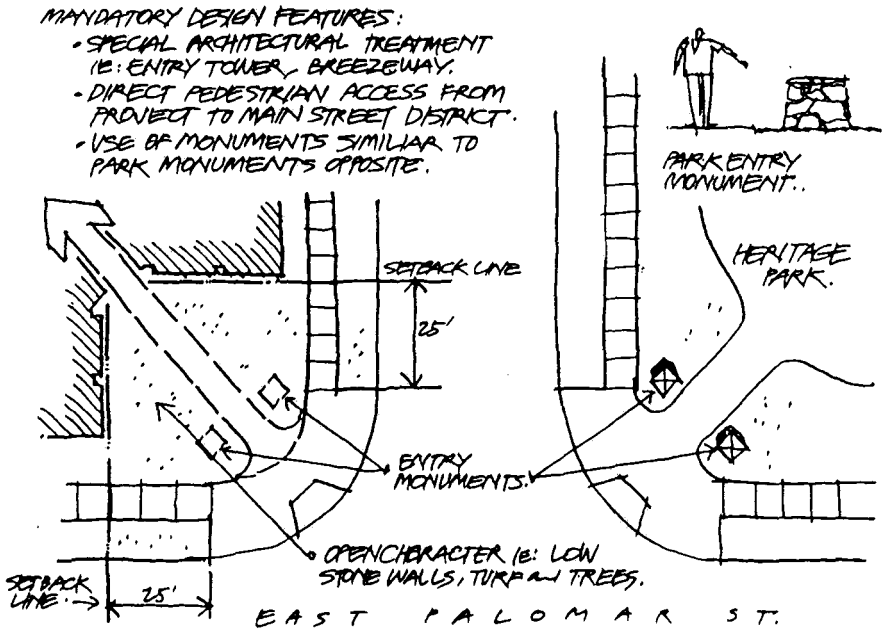
This district includes the multi-family residential, park, school, and Community Purpose Facility development sites located adjacent to East Palomar Street and Monarche Drive, surrounding the Main Street District. This area is less formal than the Main Street District. Although not a part of Main Street, these sites are visually prominent and close to the Main Street District. Because they front on the most highly traveled streets in the village, the aesthetics and building design on these sites will generally be more important than pedestrian orientation.

I. BUILDING DESIGN & SITING

The following guidelines apply to development within the Village Core District, except where a grade change of over 10 feet physically or visually separates an adjacent development site from East Palomar Street or Monarche Drive:

- A Village Landmark building shall be sited in a visually prominent location (CPF-2 site) within the Village Core District in accordance with Mandatory Site Plan Elements, Exhibit 3.
- Secondary Landmark elements[7] (buildings and monuments) shall be sited at prominent corner locations in accordance with Mandatory Site Plan Elements, Exhibit 3.

Secondary Landmark Elements with Pedestrian Access - Exhibit 19



[7] **Secondary Landmark Element with Pedestrian Access:** When a site feature such as a building or monument is a secondary landmark element, it should be designed to enhance the streetscape and improve orientation in the community. When a secondary landmark element is required, the following design features are required:

- Special architectural treatment ie; entry tower, breezeway.
- Direct pedestrian access from project to main street district.
- Use of monuments similar to park monuments opposite

- Building entrances shall be sited toward the Promenade Streets, with distinct pedestrian connections to the walkways that adjoin them (Exhibit 23). Pedestrian connections to the Paseo between the School Site (S-1) and Parcel R-3 shall be provided.
- Enhanced architectural elevation treatments are required for buildings adjacent to East Palomar Street and for buildings located along the southern edge of Planning Area R-15 in accordance with Exhibit 23.
- Multiple story buildings (up to 3 stories) are permitted.

Multi-family buildings shall be setback as close as practical to the streets to create and enhance the urban form and character. The maximum setbacks for multi-family buildings shall be as follows:

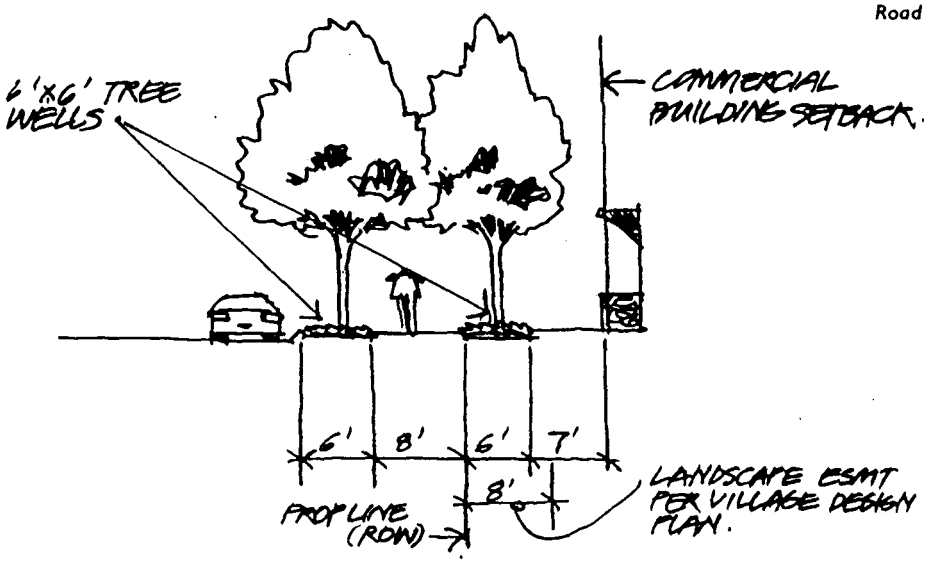
Maximum Setbacks (residential)	Parking	Building[8]
East Palomar Street	25'	20'
Santa Rita & Santa Andrea	25'	20'
Monarch Drive	25'	20'
Santa Lucia Road	25'	20'
Santa Ynez Avenue	25'	20'

- All surface and covered parking within multi-family areas shall be setback a minimum of thirteen (13) feet from adjoining street right-of-way or five (5) feet from property line or from top or toe of slope.
- Exterior residential patios shall abut landscape easement where possible

8 Building shall be setback a minimum of seven (7) feet from top of slope or twenty (20) feet maximum from right-of-way, whichever is greater. Patios must abut landscape easement; however this setback shall be increased a minimum of seven (7) feet to accommodate slopes. Canopies, awnings, balconies and roof overhangs, may project a maximum of five (5) feet into the building setback.

Commercial Building Setbacks
Promenade Streets - Exhibit 20

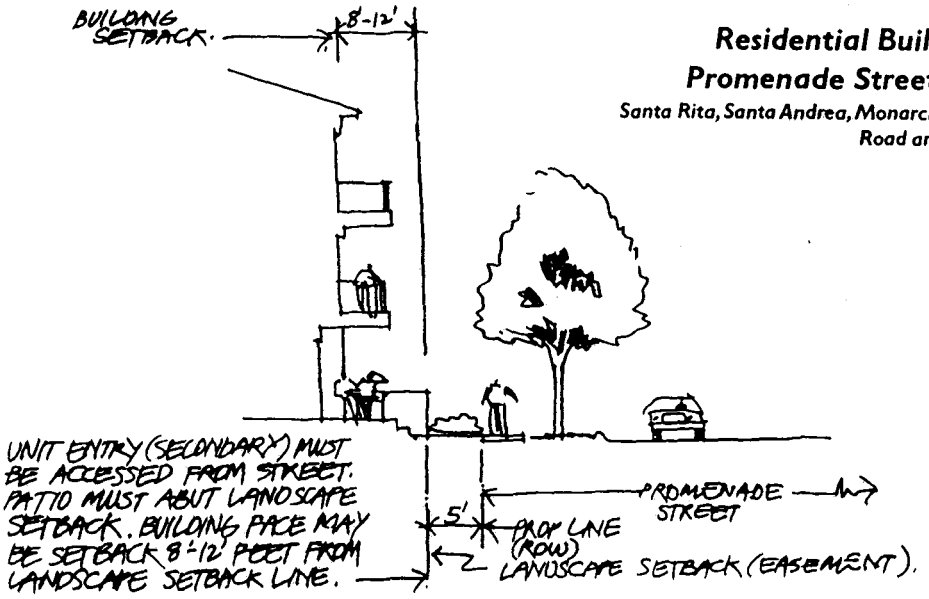
Santa Rita, Santa Andrea, Monarche Drive, Santa Lucia Road and Santa Ynez Avenue



PROMENADE STREET IN VILLAGE CORE DISTRICT (DOUBLE TREE ROW) AT COMMERCIAL

Residential Building Setbacks
Promenade Streets - Exhibit 21

Santa Rita, Santa Andrea, Monarche Drive, Santa Lucia Road and Santa Ynez Avenue

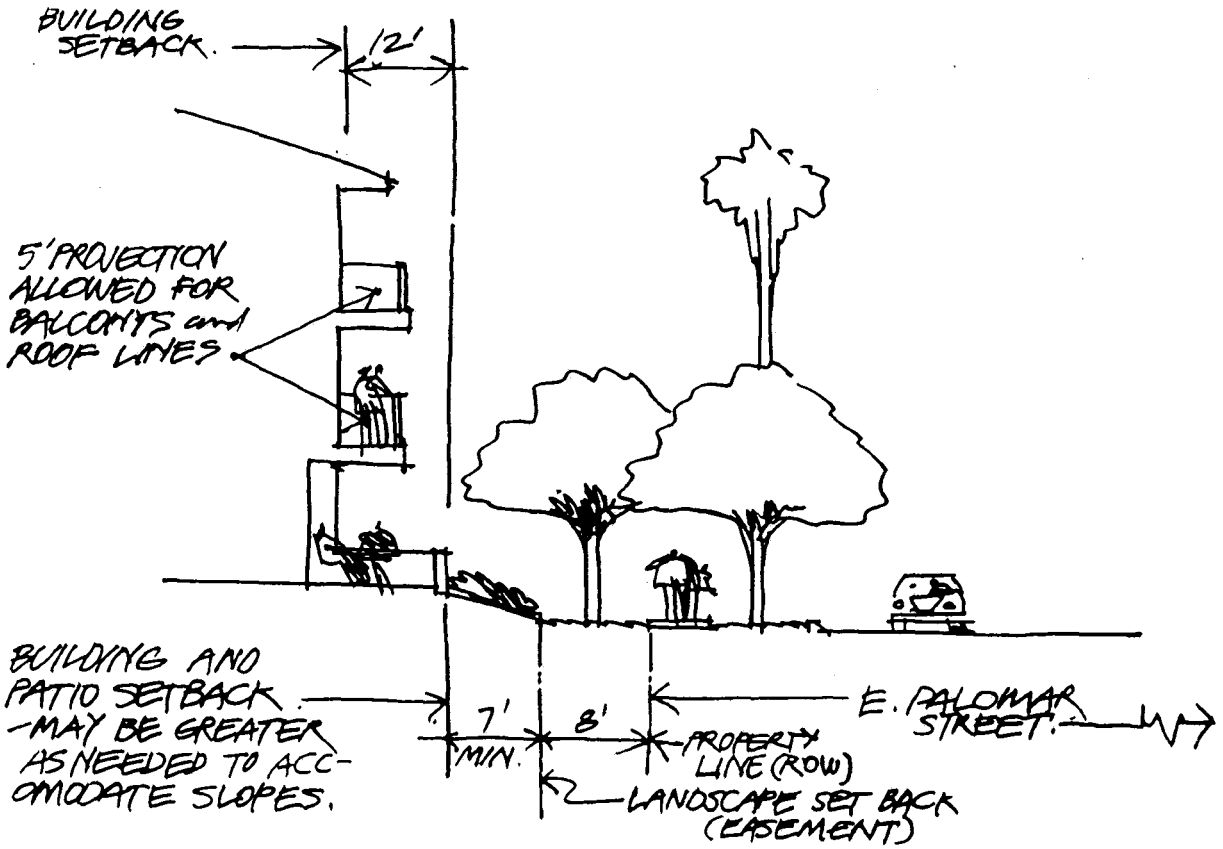


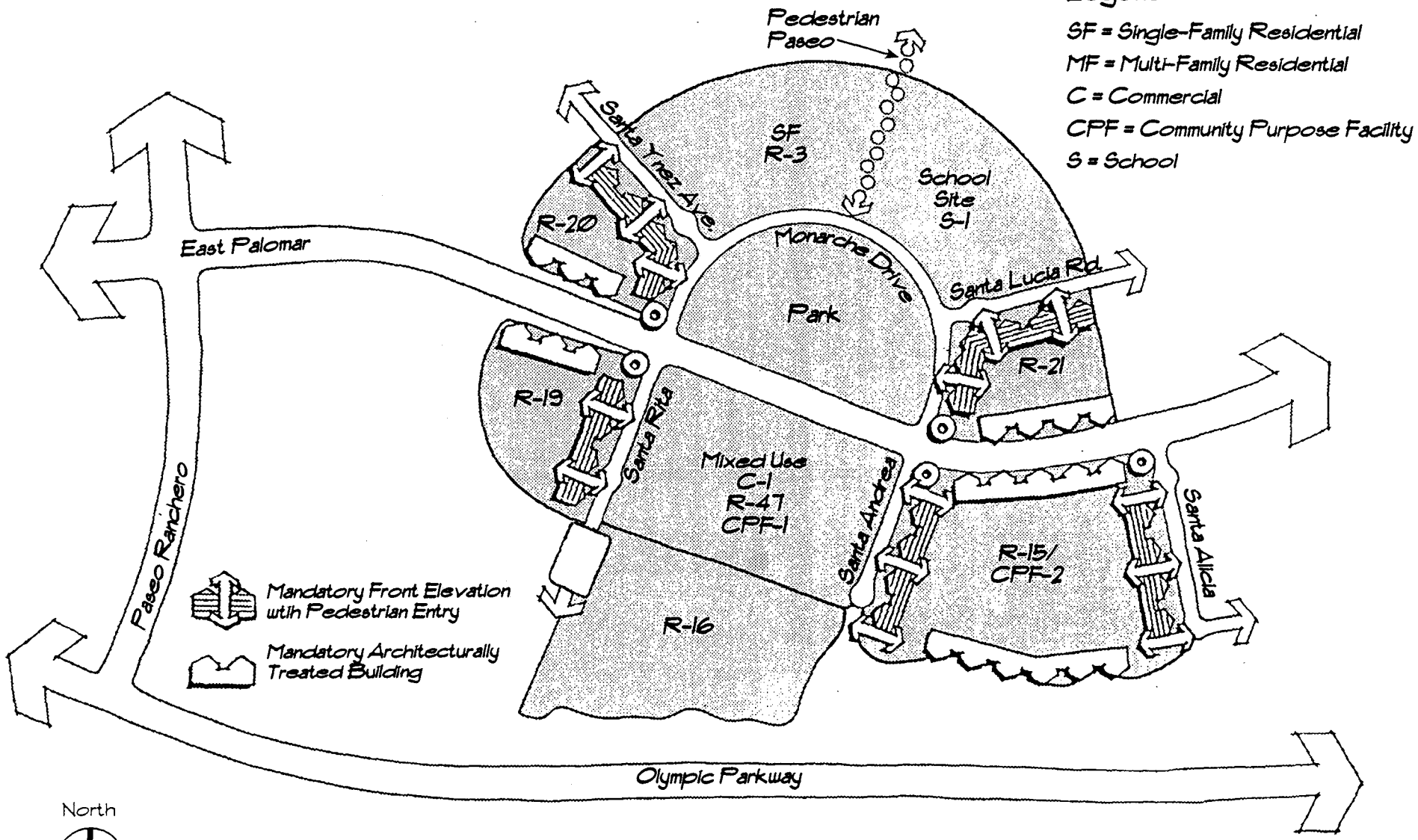
MULTI-FAMILY @ PROMENADE STREET. (SINGLE TREE ROW SIDE)

2. PEDESTRIAN VEHICLE/TRANSIT ACCESS

- Pedestrian access via designated off-street walkways shall connect directly with the front entrances to buildings. These sites shall provide major pedestrian/non-vehicular destinations within the Village Core (see Exhibit 23).
- Parking and vehicle access shall be located to the rear of each site and separated from the pedestrian-oriented street frontage.
- A Secondary Landmark at pedestrian access points is required per Exhibit 3, Mandatory Site Plan Elements.

Residential Building Setback
East Palomar Street - Exhibit 22





Special Consideration Multi-Family Buildings

Otay Ranch Village One Core Master Precise Plan

Exhibit 23

Note: This exhibit is an artist conception of development for Otay Ranch Village One Core for illustrative purposes only. Refer to adopted plans for precise definition of policies, programs and requirements.

3. URBAN CHARACTER/ARCHITECTURE/ LANDSCAPE ARCHITECTURE

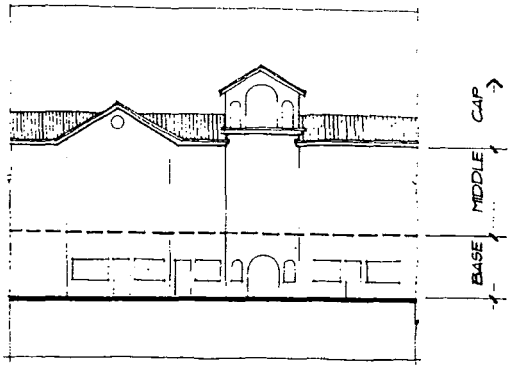
a. URBAN CHARACTER

This area is less formal than the Main Street District and not as visually prominent. But due to its close proximity to the commercial core, this District should reflect a somewhat formal, ordered character that serves as a transition between the urban areas of the Main Street District and the less formal residential neighborhoods located outside the Village Core.

b. ARCHITECTURE

- Buildings in this area shall be California Heritage architectural vernacular.
- The architecture shall provide shade, indoor and outdoor spaces, and people-gathering areas such as courtyards and plazas. Pedestrian "nodes" with seating shall be incorporated into projects.
- Exterior building elevations shall incorporate a range of scale defining elements that relate larger building masses to the pedestrian. Elements are to include columns, archways, doorways, upper floor windows and balconies.
- Outdoor refuse or storage containers shall be completely screened. No refuse collection or storage areas shall be located between a street and the front of a building or in pedestrian corridors.
- Mechanical and electrical equipment, utility connections, and antennas shall be mounted within the interior of a building whenever practical. When interior mounting is not practical, equipment shall be screened from public view. Any screening shall be architecturally integrated into the building.
- Buildings shall be constructed using materials with good insulating value and shall incorporate natural materials.
- A variety of building heights and massing shall be achieved, either grouped or as individual buildings.
- The volumes that compose a building shall be subtly broken up into smaller units in order to relate to the human scale.

- All buildings shall be composed of a base, middle and cap.
- Roof forms shall reflect the California Heritage architectural vernacular and shall create a visually pleasing streetscape.
- Windows, entries and doors shall vary in size, shape and detail and shall be deeply recessed. Actual recessed openings are highly encouraged although the appearance can be achieved through the use of building projections (pop-outs) and bay windows.
- Stucco surfaces shall have smooth hand-troweled finishes.
- Architectural features such as, arches, columns, trellises, moldings and built-up planters shall be used to soften and humanize buildings.



- Structures shall blend and harmonize with surrounding buildings.
- Buildings should be unique but address and/or share certain fundamental architectural characteristics.
- Architectural style along the same street or within a complex shall include buildings of similar but varying height and share one or more distinctive elements: materials, window style, door style, detailing, porches, arcades, overhangs, roofing, color, *etc.*
- The highest use pedestrian areas shall have the highest level of design detail (e.g., courtyards, plazas and base stories).
- Relieving arches, balconies, balustrades, chimneys, cupolas, belt course, ceramic tile, raised concrete or plaster moldings, reveals or splays, wrought iron, handrails, windowsills, decorative lighting fixtures, finials, bridge caps, etc., should be used as accent elements in the architecture.
- Rear elevations shall be articulated to reduce the box-like appearance when visible from adjacent streets and when viewed from a distance to help reduce the visual impact of repetitive rooflines and box shaped massings.

- Carports and freestanding garages shall be architecturally treated and designed to match the architectural style of the residential buildings.
- Gutters and downspouts shall be integrated into the architecture.
- Chimneys should be of varying heights and designed to create visual interest.

The following feature specific guidelines apply to architecture within the Village Core District:

ARCADES AND LOGGIAS:

- Arcades and loggias are a major architectural element and should be used to play off against broad expanses of plain surfaces.
- Traditional ratios of proportions between columns; the diameter and height of the columns, and the width of the arch need to be carefully considered.

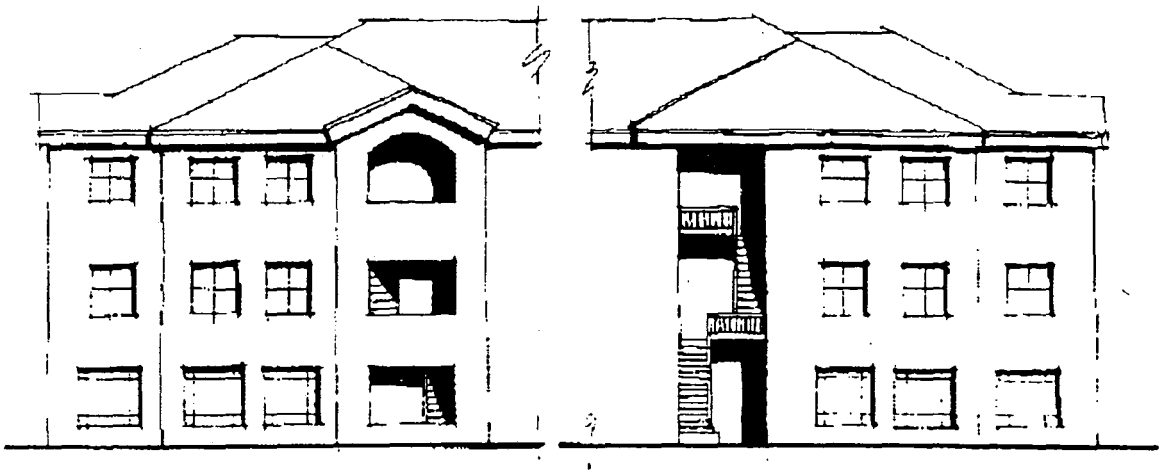
ARCHES:

- Full or flat arches of appropriate scale are preferred over pointed arches.
- Arches and their supports shall convey appropriate depth.
- Careful consideration shall be given to the wall surface above the arch, so that sufficient wall surface is present between the key of the arch and the next architectural element above.

AWNINGS:

- Canvas awnings should generally be a simple angled surface, preferably with open sides and plain or decorative valances.
- Horizontally segmented curved awnings and domed awnings are generally prohibited. Curved awnings may only be used in those instances where they are appropriate to an arched opening. The awning should be placed within the arch so that the form and depth of the arch is still visually apparent.
- Internally lit awnings are prohibited.

Incorporate Exterior Stairs into Building Architecture



Do This

Not This

EXTERIOR STAIRCASES:

- Exterior staircases shall be compatible with the architectural character of the building.
- Exterior staircases shall visually read as a volume integral to the building or as a significant defined architectural accent.

GROUND MOUNTED EQUIPMENT:

- Small ground mounted equipment shall not be readily visible from public view. Where the equipment is potentially visible from public view, it shall be screened with an enclosure that is consistent with the architecture of the building.
- The equipment shall not be a multiple type equipment installation that requires a large enclosure.

GROUND SURFACES:

- Surfaces should be broken up into appropriately scaled geometric patterns that are related to the design of the building, to the general area within which the building is located, or to the plantings surrounding the surface.
- Large uninterrupted paved horizontal surfaces shall be avoided. If such cases occur, the surfaces shall be broken up and closely coordinated with the design of adjacent structures.

ROOFS:

- Flat roofs are only acceptable when used in conjunction with other roof forms.
- Flat roofs with parapets shall not be visible, either from adjacent buildings or from a distance.
- A parapet that is suitably articulated by a traditional cornice and low entablature shall surround all flat roofs. Such parapets shall be of a height that will hide any rooftop equipment.
- Projecting cupolas, towers and varied chimney forms are required. In many cases such roof projections can be used to house ventilation and other heating and cooling equipment.
- When solar collectors are used, they shall be either integrated into the roof surface, placed behind projecting parapets, or fully enclosed into roof wells.

WINDOW AND DOOR OPENINGS:

- Openings shall be designed to suggest the thickness of traditional masonry wall surfaces.
- Doors and windows that occur in the openings shall be recessed away from the outer wall surfaces.
- Mullions shall break up glass areas so that their scale is compatible with the buildings.
- Large unbroken expanses of glass or other shiny or reflective surfaces are prohibited.

The following building-specific guidelines apply to any structure located within the Village Core District and shall be applied by building type as described below.

Building materials shown with an asterisk (*) are required at significant accent elements and focal points.

BUILDING TYPE A

Includes all buildings except those designated multi-family residential

BUILDING TYPE MF

Includes multi-family residential designated buildings

Village Core District Building Materials and Finishes - Exhibit 24

Building Type	PREFERRED A	PREFERRED MF	ACCEPTABLE A	ACCEPTABLE MF	PROHIBITED A	PROHIBITED MF	Notes
ROOFING							
Flat Concrete Tile	■	■					Warm Colors
Galvanized Corrugated Metal	■			■			A maximum of 10%-20% of the roof surface area may be of a metal mate
Galvanized Metal Fascia	■	■					
Wood Fascia	■	■					
Slate			■	■			
Copper			■	■			A maximum of 10%-20% of the roof surface area may be of a metal mate
S Barrel Tile			■	■			A maximum of 10%-20% of the roof surface area may be barrel or missi
Pan Mission Tile			■	■			A maximum of 10%-20% of the roof surface area may be barrel or missi
Colored Ceramic Roofing Tiles			■	■			For accent Use and/or for patterned roof
Bitumen			■	■			Flat surfaces only
Wood Shake					■	■	
Wood Shingles					■	■	
Asphalt Shingle					■	■	
EXTERIOR WALLS AND SIDING							
Community Stone	■	■					Utah Desert stone to match the Otav Ranch Community Stone
Community Block	■	■					
Galvanized Corrugated Metal			■	■			24 Gauge minimum
Brick Veneer			■	■			
Wood Battens			■	■			Horizontal or Vertical
Wood Shingle					■	■	
Chain Link					■	■	
STUCCO							
Smooth Hand-Trowel Finish	■	■					
Modern American					■	■	
Splatter Finish					■	■	
Pebble Dash					■	■	
Machine Applied Color Coat					■	■	
WINDOWS							
Multi-Paned	■	■					Traditional character
Wood Mullions			■	■			Stain finish or painted, warm colors
Metal Mullions			■	■			Anodized
Wood Shuttered			■	■			Stain finish or painted, warm colors
Large Expanse of Glass					■	■	

Village Core District Building Materials and Finishes - continued

Building Type	PREFERRED A	PREFERRED MF	ACCEPTABLE A	ACCEPTABLE MF	PROHIBITED A	PROHIBITED MF	Notes
AWNINGS							
Canvas	■	■					Simple angled surface, preferably open on sides with plain or decorative
Sheet Metal					■	■	Anodized
Plastic					■	■	
Domed					■	■	
Internally Lit					■	■	
TRELLISES Must Complement Building Architecture if Attached							
Metal	■	■					Anodized
Wood			■	■			Stain finish, warm colors
ARCADES Must Complement Building Architecture							
Community Stone	■	■					Utah Desert stone to match the Otay Ranch Community Stone
Wood			■	■			Stain finish, warm colors
Stucco Finish			■	■			Smooth hand-trowel finish
Ceramic Tile Accents			■	■			Accents only
American Modern Stucco Finish					■	■	
Splatter Stucco Finish					■	■	
Pebble Dash Finish					■	■	
Machine Applied Color Coat					■	■	
DOORS							
Wood Framed	■	■					Stain finish or painted, warm colors
Metal Framed	■			■			Galvanized metal
Louvered	■					■	Galvanized metal
Roll-Up			■			■	Galvanized metal, non street fronting use
Steel	■			■			Galvanized metal and painted
Glass					■	■	Galvanized metal frame
Non-Tempered Glass					■	■	
COLUMNS							
Community Stone*	■	■					Utah Desert stone to match the Otay Ranch Community Stone
Wood			■	■			Stain finish, warm colors
Concrete			■	■			Smooth hand-trowel finish
Metal			■	■			Anodized
Ceramic Tile Accents			■	■			Accents only
Raw Metal					■	■	
GATES							
Metal	■	■					Galvanized and painted
Wrought Iron			■	■			
Tubular Steel	■	■					
Raw Metal					■	■	
Wood					■	■	
Chain Link					■	■	

c. LANDSCAPE ARCHITECTURE

Landscaping, consisting of both hardscape and softscape in this district, is somewhat less formal then the Main Street District. The landscape shall relate to the ordered, structured pattern of the Village Core, especially in areas that are visually prominent. In general, the landscaping in this district serves as a backdrop to the more urban areas of the Village Core.

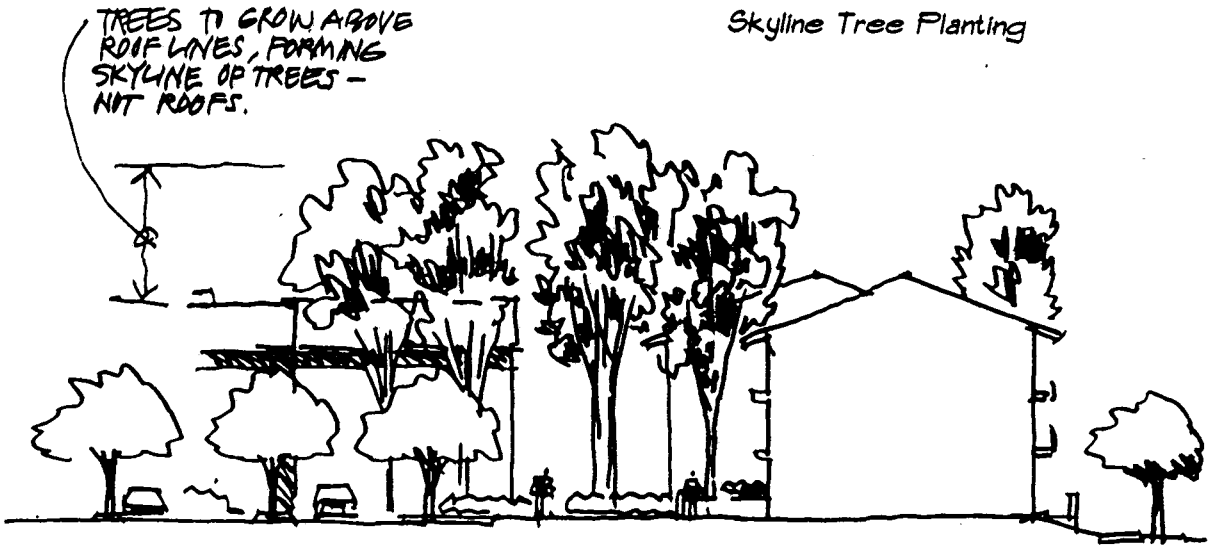
The following special landscape requirements apply to multi-family sites within the Village Core District.

70% of available landscape area on-site shall be devoted to the planting of "skyline" tree species that will quickly reach beyond the project roofline. These trees shall be planted at a rate of 5 trees per 1,000 square feet of total planting area.

The following "skyline" trees shall be used unless otherwise approved by The Otay Ranch Company and the City of Chula Vista:

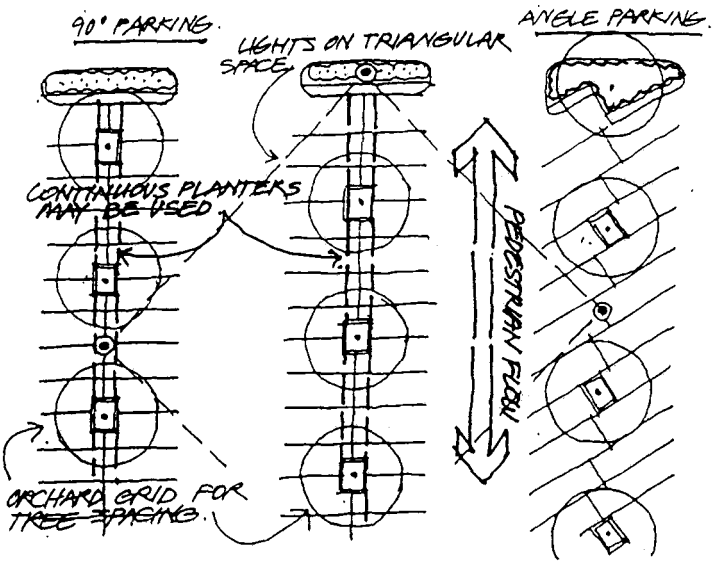
Skyline Trees

Botanical Name	*Common Name*
Eucalyptus citriodora	Lemon-Scented Gum
Eucalyptus camaldulensis	Red Gum
Eucalyptus cladocalyx	Sugar Gum
Tristania conferta	Brisbane Box



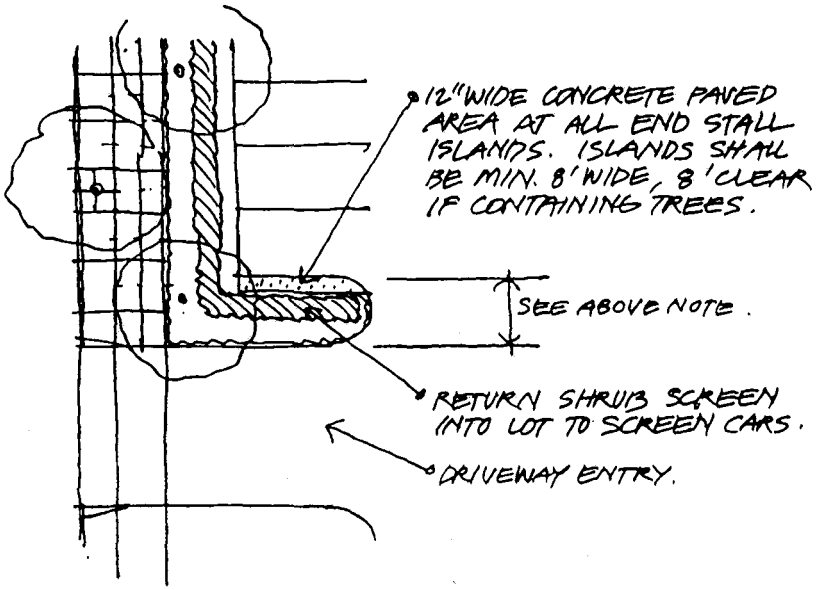
Skyline Tree Planting

Parking Orchard Concept - Exhibit 25



MAIN STREET DISTRICT - PROTOTYPICAL PARKING LOT LAYOUT: "ORCHARD CONCEPT."
- PROVIDE PLANTERS AT END OF PARKING BAYS FOR SCREENING and TRAFFIC CONTROL.

Parking Lot Entry from Promenade Street - Exhibit 26



PARKING LOT ENTRY FROM PROMENADE STREET.

The following additional guidelines apply to landscape architecture within the Village Core District:

- Adjacent parking areas shall be buffered from the pedestrian paths with landscape screening, as illustrated on the preceeding page.
- Parking lots shall be designed to incorporate the "orchard concept" for tree planting as illustrated on the preceeding page.

PAVING

Paving materials are subject to the following:

PERMITTED MATERIALS

- Natural Stone (including but not limited to sandstone, limestone, fieldstone, flagstone, granite and slate)
- Exposed Aggregate (Natural Stone color)
- Natural Stone Unit Pavers
- Colored concrete (natural stone colors) with textured finishes
- Stamped or patterned concrete (natural stone colors)
- Fired clay pavers
- Pre-cast concrete pavers (natural stone finishes and colors).
- Terrazzo
- Turf block, Grass Crete or similar
- Interlocking concrete pavers (natural stone colors).
- Ceramic tile accents

PROHIBITED MATERIALS

- Predominately black or dark grey colored pavement
- Common gravel
- Asphalt or asphaltic concete
- Intense primary colored paving
- Decomposed granite

WALLS AND FENCING

(FREESTANDING PATIO AND/OR LANDSCAPE WALLS AND RETAINING WALLS)

Where open or solid fence/wall treatments are visible and/or adjacent to a public right-of-way, the approved Otay Ranch Village One Theme Wall (Exhibit 28) shall be used. Other fence/wall treatments are subject to the following:

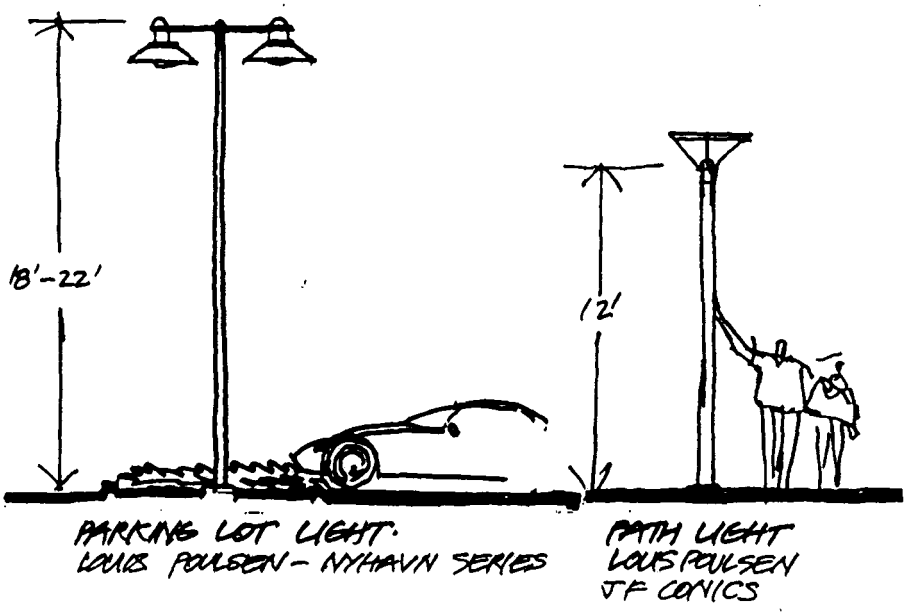
PERMITTED MATERIALS

- Otay Ranch Village One Theme Wall (masonry/ tubular steel)
- Wrought Iron (with approved finishes)
- Decorative steel or aluminum (with approved finishes)
- Decorative wood
- Adobe Block (coated)
- Natural Stone
- Block or steel framed stucco (smooth, dash coat, bumpy-smooth (Santa Barbara style), combed or sand finish only)
- Pre-cast concrete
- Brick
- Slumpstone (coated)

PROHIBITED MATERIALS

- Wood structural walls
- Chain link
- Wood lathe
- Split rail
- Plastic
- Other "styles" not in keeping with the architectural theme

Street and Path Lighting
Exhibit 27



4. *LIGHTING /SIGNAGE/STREET FURNISHINGS*

a. LIGHTING

A unified lighting concept utilizing thematic fixtures has been developed for the Village Core District in accordance with the Village One Design Plan. A low intensity, twelve (12) foot high pole mounted fixture is utilized along the Promenade Streets and the Village Pathway, and an eighteen to twenty-two (18-22) foot high, pole-mounted fixture is specified for parking lots, as shown on Exhibit 27. The following general lighting guidelines apply to the Village Core District.

- Lighting fixtures shall relate to the pedestrian scale and be compatible with the community architectural vernacular.
- The lighting pattern and intensity shall become more intense at path intersections and vehicular crossings.
- Landscape up-lights are effective for accentuating trees and other plant material; however, they shall not be used as the sole source of illumination

along walkways or other pedestrian areas.

- Light shields and timer/sensor systems shall be used in areas where light spillage is a potential problem.
- Within building groups, architectural and accent lighting shall be indirect and subtle. Increased lighting levels shall highlight pedestrian areas to clearly define the pedestrian path.
- Service area lighting shall be contained within the service area boundaries/enclosure. The light source in service area lighting fixtures shall be screened from adjacent properties.

b. VILLAGE CORE DISTRICT SIGN PROGRAM

A comprehensive sign program is required for the Village Core District due to the visual proximity to the Main Street District. The specific sign guidelines that follow supplement but do not replace the Comprehensive Sign Regulations found within the PC District Regulations for Otay Ranch SPA One. Prior to proceeding with the design process for signage, the Comprehensive Sign Regulations should be reviewed.

GENERAL SIGN GUIDELINES

- Natural stone, masonry and metal shall be incorporated in the permanent signs when feasible.
- Only those sign types provided for in the sign guidelines or otherwise approved by The Otay Ranch Company and the City of Chula Vista will be allowed.
- All signs shall be in scale with the surrounding building environment. Colors and materials shall be compatible with the established architectural and landscape architectural vernacular.
- Pole signs and other signs with exposed supports shall be prohibited unless otherwise approved by The Otay Ranch Company and the City of Chula Vista.
- All permanent signs shall be made of durable rust-inhibited materials.
- No wall signs shall cover windows, frames, stripes or other architectural details. Wall signs shall fit

comfortably into open wall surfaces leaving ample margins.

- No fascia signs shall be allowed on angled walls or mansard roofs, or on equipment screens.
- Temporary signs are permitted in accordance with the provisions of the Comprehensive Sign Regulations found within the PC District Regulations for Otay Ranch SPA One.
- Sign structures, supports, and hardware shall be concealed or integrated into the signage design. Architectural screening surrounding signposts shall not be calculated as part of the sign face area.
- All logo images and type styles shall be accurately reproduced on all signs. Lettering which approximates type styles is not acceptable.
- All dimensional letters shall be affixed individually and without visible means of attachment, unless attachments make an intentional statement. No lighted signs or light fixtures shall have exposed conduits or raceways.
- Vinyl lettering shall not be used on pedestrian-oriented signs.
- Indirect lighting (e.g., edge lighting or front lighting) shall be arranged so that the light source is not visible from any normal viewing angle (e.g., from the street, sidewalk, parking area, or from other perimeter locations).
- Silhouette-illuminated or backlighted forms shall be free of lighting leaks.
- Underwriter's Laboratory-approved labels shall be affixed to all electrical fixtures.
- Joining of materials (e.g., seams) shall be finished in such as way as to be unnoticeable.
- Visible welds shall be continuous and ground smooth.
- Rivets, screws, and other fasteners that extend to visible surfaces shall be flush, filled, and finished so as to be unnoticeable.
- Finished surfaces of metal shall be free from canning and warping.
- All sign finishes shall be free of dust, orange peel,

and drips, and shall have a uniform surface conforming to the highest standards of the industry.

- Temporary ground monument signs, as well as permanent monument signs which are perpendicular to the street, shall be allowed up to and abutting the property line. Permanent ground monument signs which are parallel to the street shall be located a minimum of five (5) feet behind the property line. When signs are present in setback areas, care shall be taken to position the signs so as to maintain safe sight distances at entrances to the public right-of-way.
- The ground surrounding monument signs may be bermed, and wall with signs attached may be stepped, if necessary, in order to elevate the signs. Berming is limited to two (2) feet in height above the surrounding finish grade. No permanent ground signs or monument signs may be greater than five (5) feet in height as measured from the adjacent right-of-way.Two basic sign types are approved for use within the Village Core District:

Two basic sign types are approved for use within the Village Core District:

FREESTANDING MONUMENT SIGNS:

Single or double-sided, freestanding monuments located perpendicular or parallel to the street near a site entrance or on a corner.

WALL MOUNTED SIGNS:

Signs incorporated into entry walls and located on one or both sides of a site entry.

The copy area of signs in this District is limited to the following:

RESIDENTIAL

The copy area of the sign structure shall not exceed fifteen (15) square feet for primary sign structures and four (4) square feet and ten (10) feet in height for secondary directional or convenience signs.

Residential building identification signs may not exceed four (4) square feet in area.

CHURCHES AND PUBLIC & QUASI-PUBLIC USES

CHURCHES

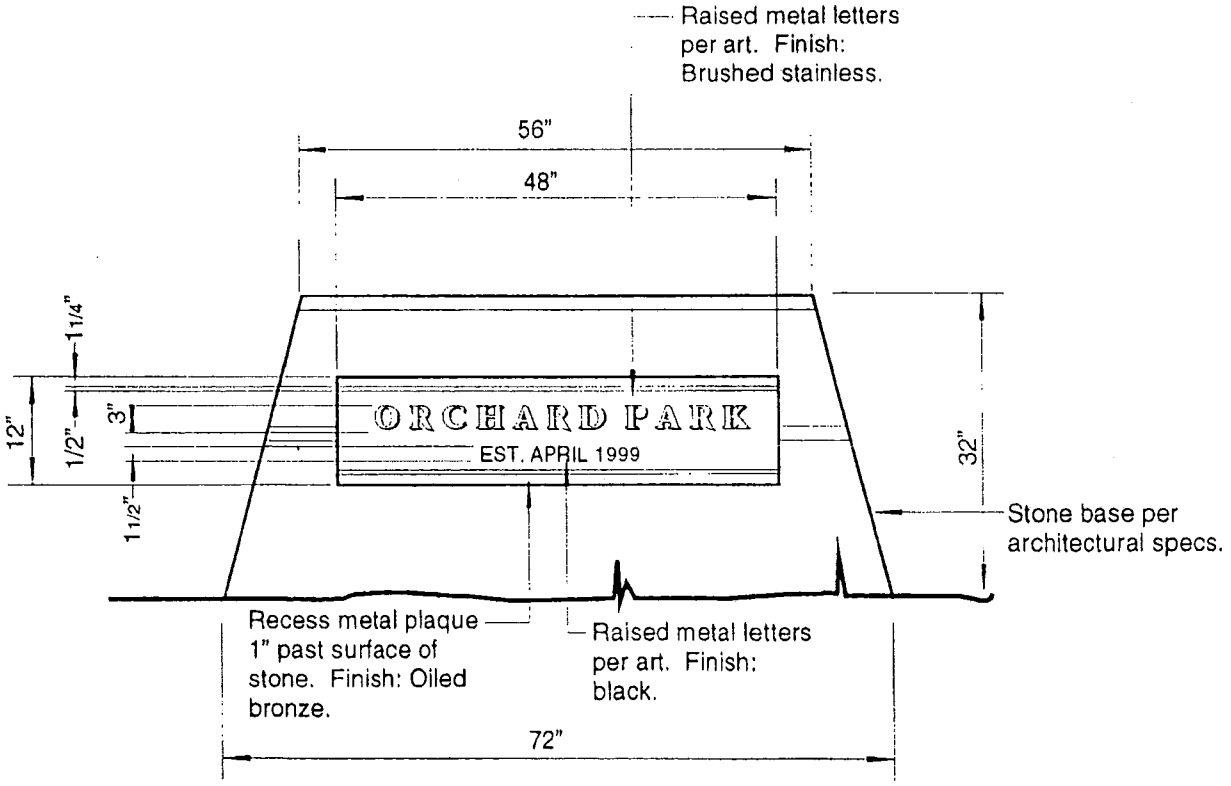
One wall sign, not to exceed thirty (30) square feet in size and one bulletin board, announcement or monument sign, not to exceed twenty-four (24) square feet in area and ten (10) feet in height. Any bulletin board or announcement sign not attached flat against the building shall maintain a ten (10) foot setback from all street right-of-ways.

OTHER PUBLIC AND QUASI-PUBLIC USES

One wall or monument sign not to exceed thirty (30) square feet in area and a bulleting board or announcement sign not to exceed fifty (50) square feet in area and twelve (12) feet in height. Any bulletin board or announcement sign not attached flat against the building shall maintain a ten (10) foot setback from the street right-of-ways.



Freestanding Monument Sign
Exhibit 29



SUBMITTALS

There is a formal process for the design, review, and approval of signs within the Village Core District. This process involves review by The Otay Ranch Company and the City of Chula Vista to determine conformance with these guidelines. In addition, it shall be the owner's responsibility to submit a sign permit application to the City of Chula Vista, at which time plans will be reviewed to assure consistency with these sign guidelines and other City codes and ordinances.

PRELIMINARY DESIGN SUBMITTAL & REVIEW

The owner or tenant shall submit two (2) sets of preliminary drawings of any proposed sign to The Otay Ranch Company or designated representative. The submittal must include:

- Building exterior elevations at ½" scale that clearly identify the materials and lighting and the size and location of each sign for which a concept design is being proposed
- Scaled colored mock-up of the front elevation of each sign type indicating sizes, materials, and lighting techniques
- Materials, colors, details and form for each sign, as well as its integration into the overall storefront.
- Submittals deemed unacceptable shall be revised and resubmitted before proceeding with final plans.

FINAL DESIGN & WORKING DRAWINGS

Once preliminary designs are approved, the owner may proceed with the submittal of final designs and working drawings. A full set of final plans must be approved by The Otay Ranch Company prior to sign fabrication or submission to the City of Chula Vista for a sign permit, if required, pursuant to Section 19.60.030 of the Chula Vista Municipal Code. No alterations, additions, or changes may be made without review and approval by The Otay Ranch Company and the City of Chula Vista

The following plans and information shall be submitted in triplicate;

- Dimensioned scaled drawings showing front

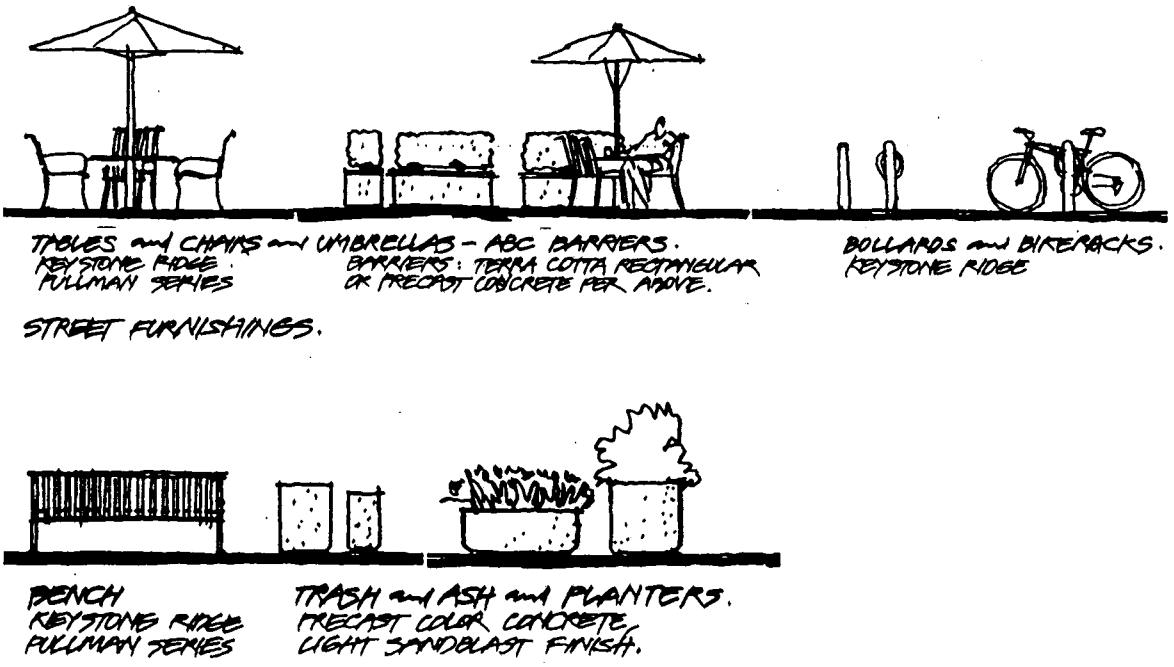
elevations, side views, and sections for all signs (including copy layouts)

- Specifications for materials, colors, finish, coatings, typestyles, lighting techniques, means of attachment, structural elements and details
- Building elevation showing precise location, size, and placement of each sign on the building

c. STREET FURNISHINGS

Approved street furnishings have been selected for the Village Core District (see Appendix A) to provide a continuity of design unique to the Village One Core. They are illustrated on Exhibit 30. Deviations from the approved street furnishings shall be prohibited unless otherwise approved by The Otay Ranch Company and the City of Chula Vista.

Street Furnishings - Exhibit 30



V. DESIGN REVIEW CHECKLISTS

This chapter summarizes the important site planning and design issues for each of the various Individual Precise Plan areas within the Village Core. They do not address phasing of development construction responsibility or other important implementation or site development issues not addressed in this Master Precise Plan. These issues will arise in the review of each Individual Precise Plan submittal and are addressed in the SPA One Plan, PFFP, Development Agreement and/or other adopted planning documents.

Although the Village Core will function as a unified component of Village One, specific areas shall incorporate specific design concepts based on land use and/or geographic location.

Checklists follow for the following Planning Areas:

Main Street District

- Mixed Use Area C-1
- Mixed Use Area R-47
- Mixed Use Area CPF-1

Village Core District

- School Site S-1
- Park Site P-1
- CPF-2 Site
- Residential Site R-15
- Residential Site R-16
- Residential Site R-19
- Residential Site R-20
- Residential Site R-21

DESIGN REVIEW CHECKLIST
MAIN STREET / MIXED USE AREA C-1

DESIGN DISTRICT:

- Main Street District

LOCATION:

- Central and focal portion of the core fronting East Palomar Street across from park P-1.

PLANNED USE:

- "Main Street" with storefront commercial, office and multi-family residential.

PERMITTED USE:

- As permitted by the Otay Ranch SPA One PC District Regulations.

MANDATORY SITE
PLAN ELEMENTS:

- Village Landmark Building with plaza at the commercial center directly across from park P-1.
- Architectural focal point on the corners of East Palomar Street and Santa Rita and East Palomar Street and Santa Andrea.
- Pedestrian connection to the Transit Station and park P-1 directly across East Palomar Street.
- Village Core Promenade Street streetscape on Santa Rita and Santa Andrea.
- Commercial buildings oriented directly to the Village Pathway along East Palomar Street.
- A multi-story office building edge along East Palomar Street shall reflect a retail commercial storefront appearance for the first floor.
- Integrated pedestrian circulation throughout the mixed-use area.
- Provide increased upper story setbacks above 2nd story.
- Parking lot(s) to occur behind the buildings along East Palomar Street.
- No automobile curb cuts along East Palomar Street.
- Village structure design elements consistent with Village Design Plan.

BUILDING DESIGN / SITING:

- Primary pedestrian oriented edge along Village Pathway.
- Secondary edge along Santa Rita and Santa Andrea.

PEDESTRIAN ACCESS:

- Highly pedestrian oriented well defined pedestrian access and circulation along Village Pathway, among commercial, office, park P-1, plaza and transit uses.
- Secondary pedestrian access along Village Core Promenade Streets Santa Rita, and Santa Andrea.

VEHICLE ACCESS:

- Integrated pedestrian connection with R-47.
- Diagonal parking in front of commercial uses along East Palomar Street Parking lot(s) access via Santa Rita and Santa Andrea.

TRANSIT ACCESS:

- Well defined pedestrian circulation with transit uses and commercial.

URBAN CHARACTER:

- Formal, articulated and highly detailed "California Heritage" Buildings oriented along Village Pathway.
- High quality architecture along Village Pathway and plazas.

DESIGN REVIEW CHECKLIST
MAIN STREET / MIXED USE AREA R-47

DESIGN DISTRICT:

- Main Street District

LOCATION:

- South of C-1 site along Santa Rita.

PLANNED USE:

- Multi-family residential.

PERMITTED USE:

- As permitted by the Otay Ranch SPA One PC District Regulations.

MANDATORY SITE PLAN ELEMENTS:

- Core Promenade Street Streetscape on Santa Rita.
- Parking in the middle of the mixed-use area.
- Entry Cottage on Santa Rita.
- Strong pedestrian connections.

BUILDING DESIGN / SITING:

- Up to 4 stories permitted.
- Multi-family residential oriented along Santa Rita and overlooking R-16.
- Parking in the middle of the mixed-use area Compatible with C-1 and CPF-1.

PEDESTRIAN ACCESS:

- Well defined pedestrian access and circulation along Santa Rita.
- Strong connection among commercial, office, and plaza(s).

VEHICLE ACCESS:

- Access from Santa Andrea and Santa Rita.

TRANSIT ACCESS:

- Well defined pedestrian access along Santa Rita and through commercial.

URBAN CHARACTER:

- Compatible with adjacent C-1 commercial site.

DESIGN REVIEW CHECKLIST

MAIN STREET / MIXED USE AREA CPF-1

DESIGN DISTRICT:

- Main Street District

LOCATION:

- Floating 1.5 acre CPF site within the mixed-use parcel south of East Palomar Street between Santa Andrea to the west and Santa Rita to the east.

PLANNED USE:

- "Community Purpose Facility" such as day care or similar.

PERMITTED USE:

- As permitted by the Otay Ranch SPA One PC District Regulations.

MANDATORY SITE PLAN ELEMENTS:

- Strong pedestrian connection to Village Pathway.
- Architecture consistent with Village Landmark architecture.
- Architectural Focal Point on the corners of East Palomar Street and Santa Rita and East Palomar Street and Santa Andrea.
- Integrated pedestrian circulation throughout the mixed-use area.
- Parking lot(s) behind the buildings along East Palomar Street.
- No automobile curb cuts along East Palomar Street.
- Village Structure design elements consistent with Village Design Plan.

BUILDING DESIGN / SITING:

- Architecture compatible with Village Landmark building.

PEDESTRIAN ACCESS:

- Well defined pedestrian access and circulation through mixed-use site to transit station.

VEHICLE ACCESS:

- Diagonal parking in front of commercial uses along East Palomar Street.
- Parking lot(s) access from Santa Rita and Santa Andrea.

TRANSIT ACCESS:

- Well defined pedestrian circulation with transit uses and commercial.

URBAN CHARACTER:

- Architecture consistent with "California Heritage" and/or Landmark architecture.

DESIGN REVIEW CHECKLIST
SCHOOL SITE S-1

DESIGN DISTRICT:

- Village Core District

LOCATION:

- North of park P-1 along Monarche Drive and Santa Lucia Road.

PLANNED USE:

- Elementary School

PERMITTED USE:

- As permitted by the Otay Ranch SPA One PC District Regulations.

MANDATORY SITEPLAN ELEMENTS:

- Building orientation toward the corner of Monarche Drive and Santa Lucia Road.
- Connection with paseo along western edge.
- Promenade Street streetscape on Monarche Drive.
- Promenade Street streetscape on Santa Lucia Road.
- Entry Cottage on Santa Lucia Road.
- Village structure design elements consistent with Village Design Plan.

BUILDING DESIGN / SITING:

- "Public building" appearance.
- Building orientation toward Monarche Drive with emphasis on the corner of Monarche Drive and Santa Lucia Roads.

PEDESTRIAN ACCESS:

- Pedestrian connection with Paseo along western edge.
- Promenade Street connection along Monarche Drive and Santa Lucia Road.

VEHICLE ACCESS

- Vehicle connection from Santa Lucia Road.

TRANSIT ACCESS

- No requirement.

URBAN CHARACTER

- No requirements.

DESIGN REVIEW CHECKLIST
CPF-2 SITE

DESIGN DISTRICT:

- Village Core District

LOCATION:

- Floating 4.5 acre CPF site

PLANNED USE:

- "Community Purpose Facility" such as church, day care or similar use.

PERMITTED USE:

- As permitted by the Otay Ranch SPA One PC District Regulations.

MANDATORY SITEPLAN ELEMENTS:

- Village Landmark Building.
- Secondary Landmark element with pedestrian access on corner of East Palomar Street and Santa Andrea.
- Core Promenade Street streetscape on Santa Andrea.
- Promenade Street streetscape on Santa Alicia.
- Entry Cottage on Santa Alicia.
- Village Structure design elements consistent with Village Design Plan.

BUILDING DESIGN / SITING:

- "Public Building" appearance and prominent siting oriented to East Palomar Street and Santa Andrea.

PEDESTRIAN ACCESS:

- Village Pathway along East Palomar Street.
- Promenade Street connection along Santa Andrea.
- Promenade Street connection along Santa Alicia.
- Direct pedestrian connection to the corner of East Palomar Street and Santa Andrea.
- Direct pedestrian connection to the corner of East Palomar Street and Santa Alicia.
- Well defined pedestrian access and circulation among R-15 Residential parcel.

VEHICLE ACCESS:

- Access from Santa Andrea.
- Potential access from Santa Alicia Drive north of the Entry Cottage.

TRANSIT ACCESS:

- Direct pedestrian connection to the Village Pathway at the corner of East Palomar Street and Santa Andrea.

URBAN CHARACTER:

- No requirements.

DESIGN REVIEW CHECKLIST
RESIDENTIAL SITE R-15

DESIGN DISTRICT:

- Village Core District

LOCATION:

- South of East Palomar Street between Santa Andrea to the west and Santa Alicia to the east.

PLANNED USE:

- Multi-family residential.

PERMITTED USE:

- As permitted by the Otay Ranch SPA One PC District Regulations.

MANDATORY SITEPLAN ELEMENTS:

- Secondary Landmark element on corner of East Palomar Street and Santa Andrea with direct pedestrian connection to the corner.
- Secondary Landmark element on corner of East Palomar Street and Santa Alicia Drive with direct pedestrian connection to the corner.
- Core Promenade Street streetscape on Santa Andrea.
- Promenade Street streetscape on Santa Alicia.
- Entry Cottage on Santa Alicia.
- Pedestrian connection to Regional Trail along Olympic Parkway.
- Integrated pedestrian connection with floating CPF-2 Site.
- Village Structure design elements consistent with Village Design Plan.

BUILDING DESIGN / SITING:

- Building shall be a maximum of 3 stories.
- Buildings along East Palomar Street must be architecturally enhanced.
- Buildings along Santa Andrea must have front elevation architectural treatment and take front door access from Santa Andrea.
- Buildings along Santa Alicia must have front elevation architectural treatment and take front door access from Santa Alicia.

- Buildings along the top of slope overlooking Olympic Parkway must be architecturally treated.
- No driveway access from East Palomar Street (potential emergency vehicle access only).

PEDESTRIAN ACCESS:

- Pedestrian connection to Core Promenade Street.
- Santa Andrea pedestrian connection to Promenade Street.
- Santa Alicia pedestrian connection to Regional Trail along Olympic Parkway.

VEHICLE ACCESS:

- Access from Santa Andrea and from Santa Alicia south of the Entry Cottage.
- Through gated entry.
- No Access from East Palomar Street (potential emergency vehicle access only).

TRANSIT ACCESS:

- No requirements

URBAN CHARACTER:

- No requirements

DESIGN REVIEW CHECKLIST
RESIDENTIAL SITE R-16

DESIGN DISTRICT:

- Village Core District.

LOCATION:

- South of Mixed-Use Parcel, east of Santa Andrea.
- Village perimeter residential.

PLANNED USE:

- Multi-family residential. (Alley Product)

PERMITTED USE:

- As permitted by the Otay Ranch SPA One PC District Regulations.

MANDATORY SITE PLAN ELEMENTS:

- Promenade Street streetscape on Santa Andrea.
- Pedestrian connection to Regional Trail along Olympic Parkway.
- Village Structure design elements consistent with Village Design Plan.

BUILDING DESIGN / SITING:

- Units along park P-12 must face onto park in front elevation.
- Use transition with Mixed-Use Area.

PEDESTRIAN ACCESS:

- Pedestrian connection to Santa Andrea.
- Pedestrian connection to Regional Trail along Olympic Parkway.

VEHICLE ACCESS:

- Access from Santa Andrea south of the Entry Cottage.
- Potential emergency vehicle only access to Olympic Parkway.

TRANSIT ACCESS:

- No requirements.

URBAN CHARACTER:

- No requirements.

DESIGN REVIEW CHECKLIST
RESIDENTIAL SITE R-19

DESIGN DISTRICT:

- Village Core District

LOCATION:

- South of East Palomar Street, west of Santa Rita.

PLANNED USE:

- Multi-family residential.

PERMITTED USE:

- As permitted by the Otay Ranch SPA One PC District Regulations.

MANDATORY SITEPLAN ELEMENTS:

- Secondary Landmark element on corner of East Palomar Street and Santa Rita with direct pedestrian connection to the corner .
- Village Pathway along East Palomar Street.
- Village Core Promenade Street streetscape on Santa Rita.
- Entry Cottage on Santa Rita.
- Pedestrian connection to Village Pathway.
- Village Structure design elements consistent with Village Design Plan.

BUILDING DESIGN / SITING:

- Buildings shall be a maximum of 3 stories.
- Buildings along East Palomar Street must be architecturally enhanced.
- Buildings along Santa Rita must have front elevation architectural treatment and take front door access from Santa Rita.
- Secondary Landmark Building on corner of East Palomar Street and Santa Rita with direct pedestrian connection to the corner .
- No driveway access from East Palomar Street (potential emergency vehicle access only).

PEDESTRIAN ACCESS:

- Pedestrian connection to Village Pathway on East Palomar Street
- Pedestrian connection to Santa Rita.

VEHICLE ACCESS:

- Access from Santa Rita south of the Entry Cottage.
- No Access from East Palomar Street (potential emergency vehicle access only).

TRANSIT ACCESS:

- No requirements.

URBAN CHARACTER:

- No requirements.

DESIGN REVIEW CHECKLIST
RESIDENTIAL SITE R-20

DESIGN DISTRICT:

- Village Core District.

LOCATION:

- North of East Palomar Street, west of Monarche Drive, south of Santa Ynez Avenue.

PLANNED USE:

- Multi-family residential.

PERMITTED USE:

- As permitted by the Otay Ranch SPA One PC District Regulations.

MANDATORY SITE PLAN ELEMENTS:

- Secondary Landmark element on corner of East Palomar Street and Monarche Drive with direct pedestrian connection to the corner.
- Promenade Street streetscape on Monarche Drive.
- Promenade Street streetscape on Santa Ynez Avenue.
- Entry Cottage on Santa Ynez Avenue.
- Pedestrian connection to Village Pathway across East Palomar Street.
- Village Structure design elements consistent with Village Design Plan.

BUILDING DESIGN / SITING:

- Buildings shall be a maximum of 3 stories.
- Buildings along East Palomar Street must be architecturally enhanced.
- Buildings along Monarche Drive must have architecturally treated front elevations and take front door access from Monarche Drive.
- Buildings along Santa Ynez Avenue must have architecturally treated front elevations and take front door access from Santa Ynez.
- Secondary Landmark Building on corner of East Palomar Street and Monarche Drive with direct pedestrian connection to the corner .
- No driveway access from East Palomar Street.

PEDESTRIAN ACCESS:

- Pedestrian connection to Village Pathway on East Palomar Street.
- Pedestrian connection to Monarche Drive.
- Pedestrian connection to Santa Ynez Avenue.

VEHICLE ACCESS:

- Access from Santa Ynez Avenue after the Entry Cottage.
- No access from East Palomar Street (potential emergency vehicle access only).

TRANSIT ACCESS:

- No requirements.

URBAN CHARACTER:

- No requirements.

DESIGN REVIEW CHECKLIST
RESIDENTIAL SITE R-21

DESIGN DISTRICT:

- Village Core District.

LOCATION:

- North of East Palomar Street East of Monarche Drive and south of Santa Lucia Road.

PLANNED USE:

- Multi-family residential.

PERMITTED USE:

- As permitted by the Otay Ranch SPA One PC District Regulations.

MANDATORY SITE PLAN ELEMENTS:

- Secondary Landmark element on corner of East Palomar Street and Monarche Drive with direct pedestrian connection to the corner.
- Promenade Street streetscape on Monarche Drive.
- Promenade Street streetscape on Santa Lucia Road.
- Entry Cottage on Santa Lucia Road.
- Pedestrian connection to Village Pathway across East Palomar Street.
- Village Structure design elements consistent with Village Design Plan.

BUILDING DESIGN / SITING:

- Buildings shall be a maximum of 3 stories.
- Buildings along East Palomar Street must be architecturally enhanced.
- Buildings along Monarche Drive must have architecturally treated front elevation and take front door access from Monarche Drive.
- Buildings along Santa Lucia Road must have architecturally treated front elevations and take front door access from Santa Lucia.
- Secondary Landmark element on corner of East Palomar Street and Monarche Drive with direct pedestrian connection to the corner.
- No driveway access from East Palomar Street (potential emergency vehicle access only).

PEDESTRIAN ACCESS:

- Pedestrian connection to Village Pathway on East Palomar Street.
- Pedestrian connection to Monarche Drive.
- Pedestrian connection to Santa Lucia Road.

VEHICLE ACCESS:

- Access from Santa Lucia Road after the Entry Cottage.
- No access from East Palomar Street (potential emergency vehicle access only).

TRANSIT ACCESS:

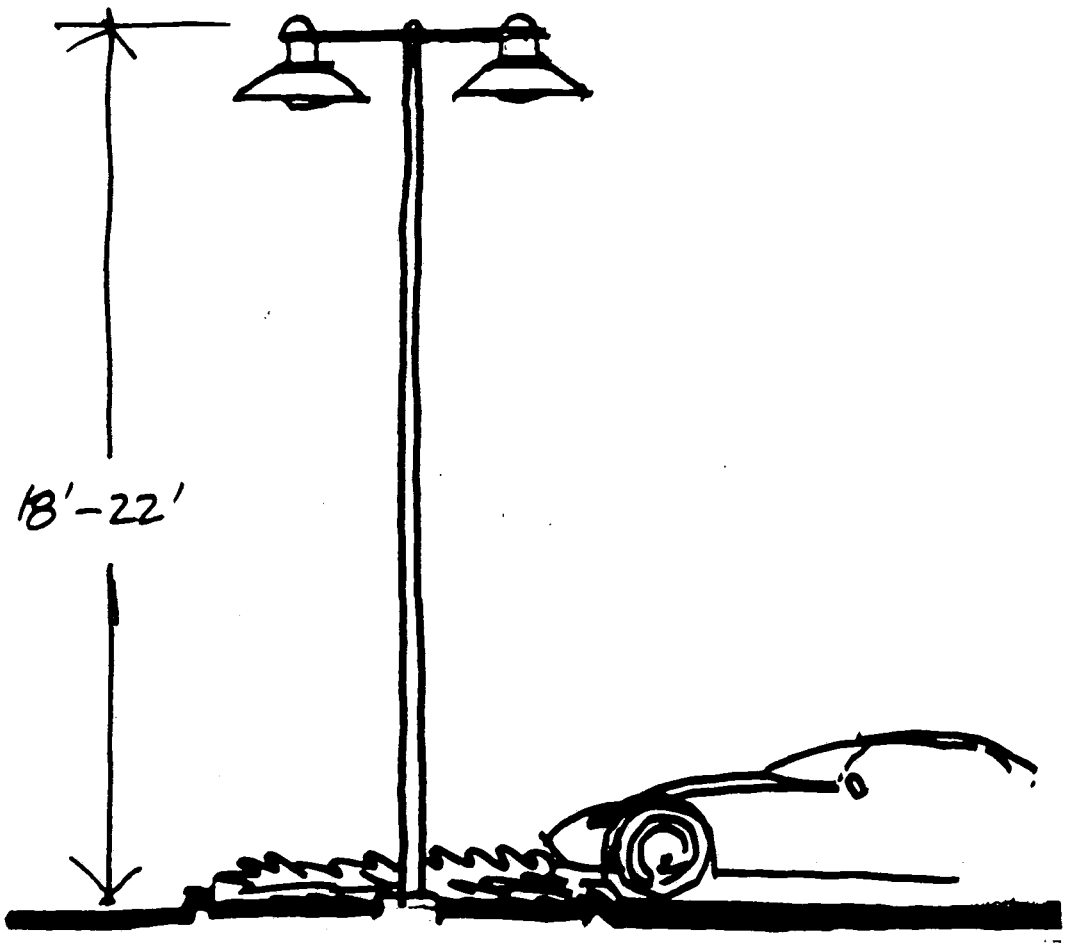
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URBAN CHARACTER:

- No requirements.

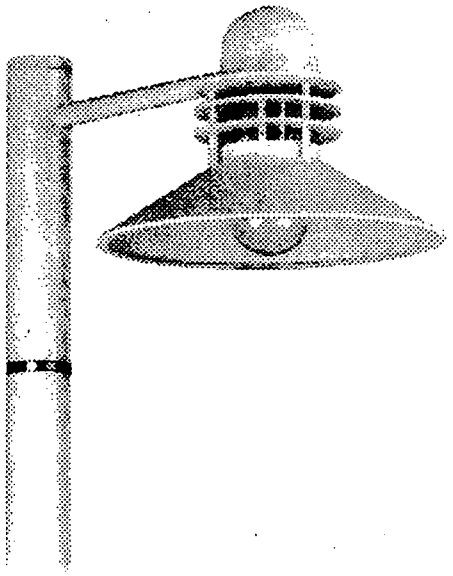
Appendix A

APPENDIX A
SITE FURNISHINGS



PARKING LOT LIGHT.
LOUIS POULSEN - NYHAVN SERIES

APPENDIX A
SITE FURNISHINGS

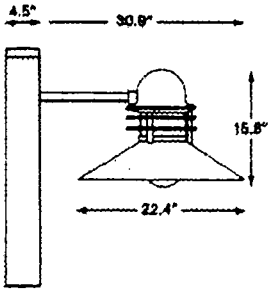


N Y H A V N P O S T

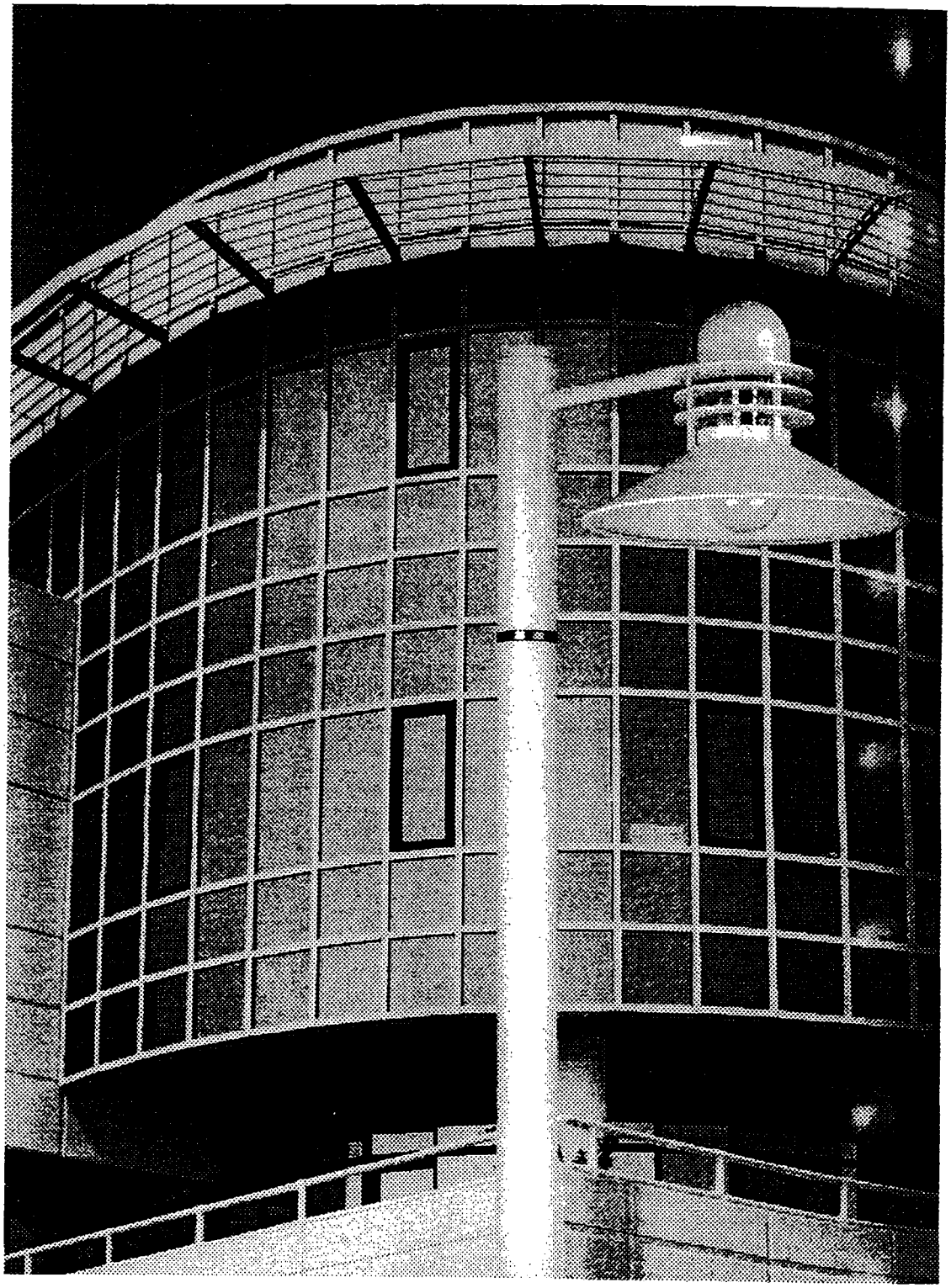
DESIGN: Nyhavn Post ▲ DESIGNER: Alfred Homann ▲ SPECIFICATIONS: Nyhavn Post is a boldly scaled second generation version of the original work of art "Nyhavn" inspired by Alfred Homann ▲ The shade and dome assemblies are fabricated from heavy gauge pure aluminum spinnings ▲ The annular rings are precision die cut ▲ It features a fully gasketed clear UV stabilized breakproof polycarbonate lamp compartment enclosure ▲ COLORS: White, Black & Natural Untreated Aluminum ▲ INSTALLATION: Post Mounted on straight arm pole (see pole section) ▲ ELECTRICAL: Provided standard with F-Can style ballast 120/277 Volt for Metal Halide and High Pressure Sodium ▲ TECHNICAL DATA: Refer to technical data sheets for further details ▲ LAMPS: For use with Clear lamps ▲ LAMPHOLDER: Medium Base Pulse Rated ▲ LABELS: UL/CSA, Wet Location ▲

Diameter	Fixture Height	Maximum Wattage	Catalog Number
22.4"	15.8"	1/150W/A21	NYP-483-White
22.4"	15.8"	1/100HPS	NYP-468-White
22.4"	15.8"	1/100MH	NYP-471-White
22.4"	15.8"	1/150W/A23	NYP-496-Black
22.4"	15.8"	1/100HPS	NYP-519-Black
22.4"	15.8"	1/100MH	NYP-506-Black
22.4"	15.8"	1/150W/A23	NYP-522-Natural
22.4"	15.8"	1/100HPS	NYP-484-Natural
22.4"	15.8"	1/100MH	NYP-497-Natural

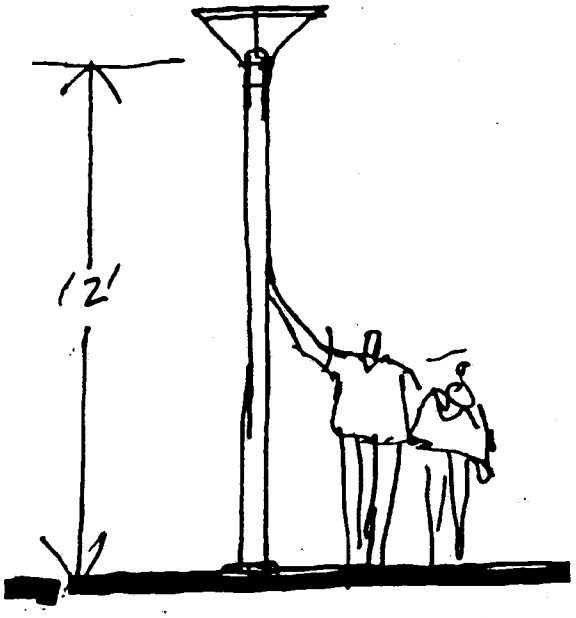




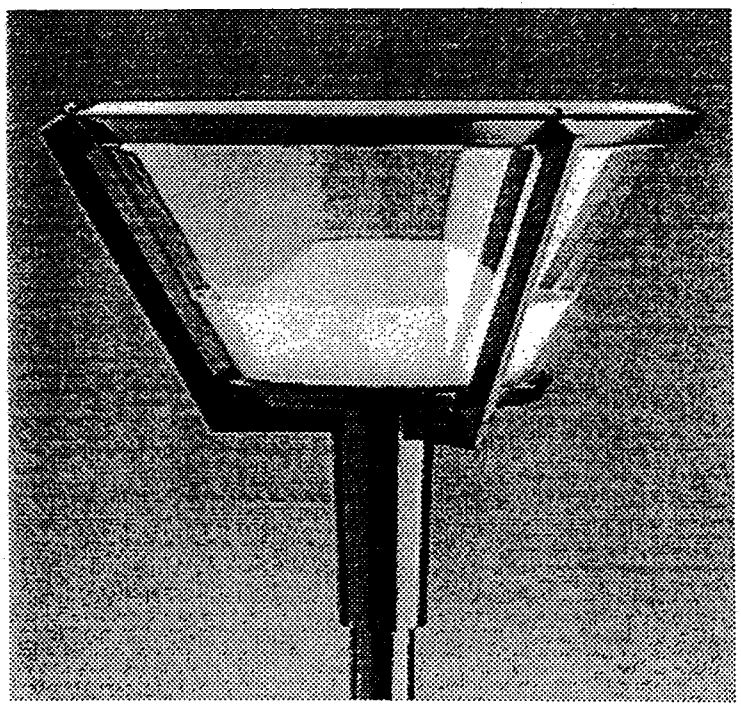
APPENDIX A
SITE FURNISHINGS



Appendix A
Site Furnishings



PATH LIGHT
LOUIS POULSEN
JF CONICS



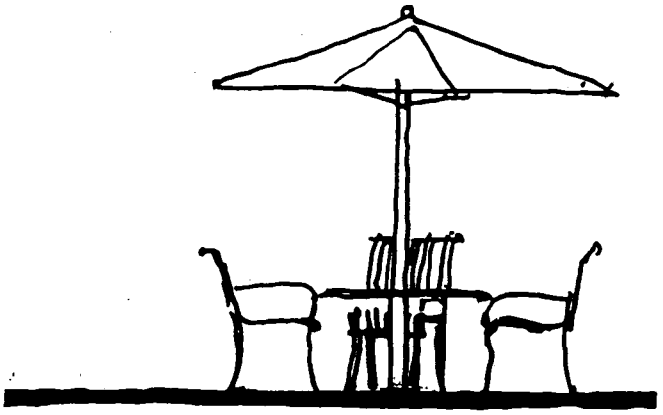
APPENDIX A
SITE FURNISHINGS



Appendix A
Site Furnishings

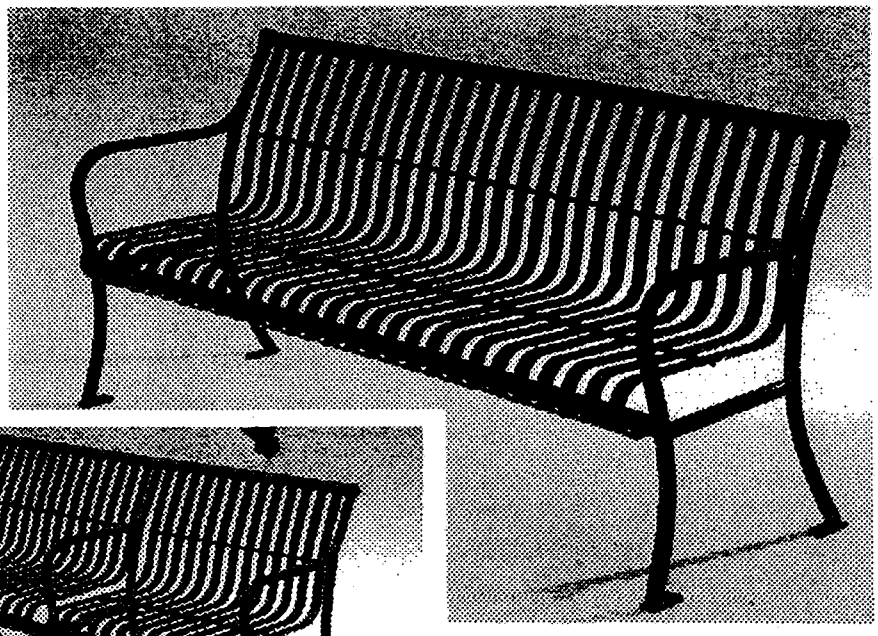


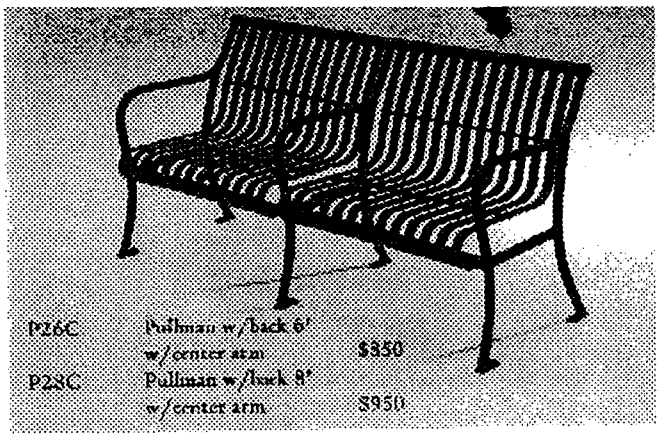
BENCH
KEYSTONE RIDGE
PULLMAN SERIES



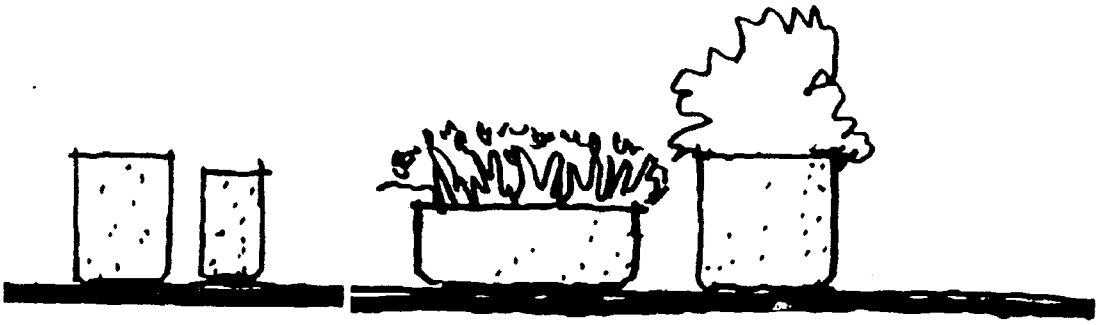
TABLES and CHAIRS
KEYSTONE RIDGE
PULLMAN SERIES

COLOR: ICI-AMERITONE
1VM20A-BASALT



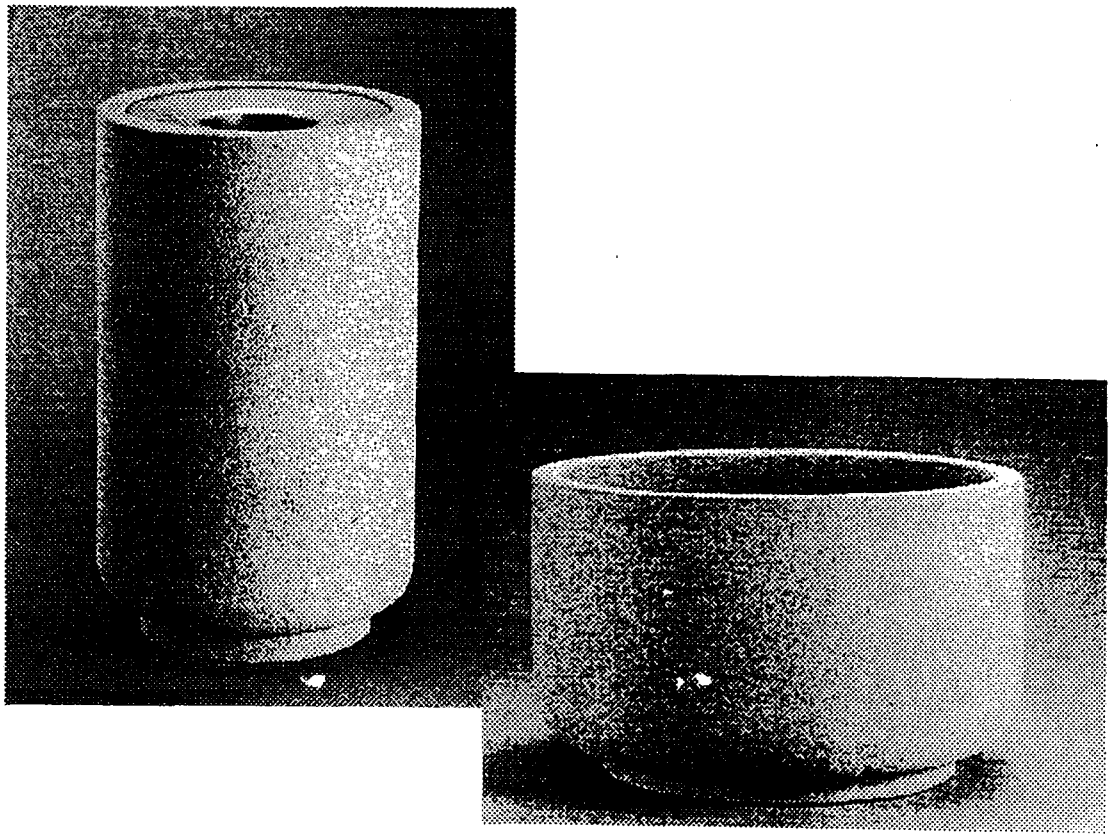


APPENDIX A
SITE FURNISHINGS

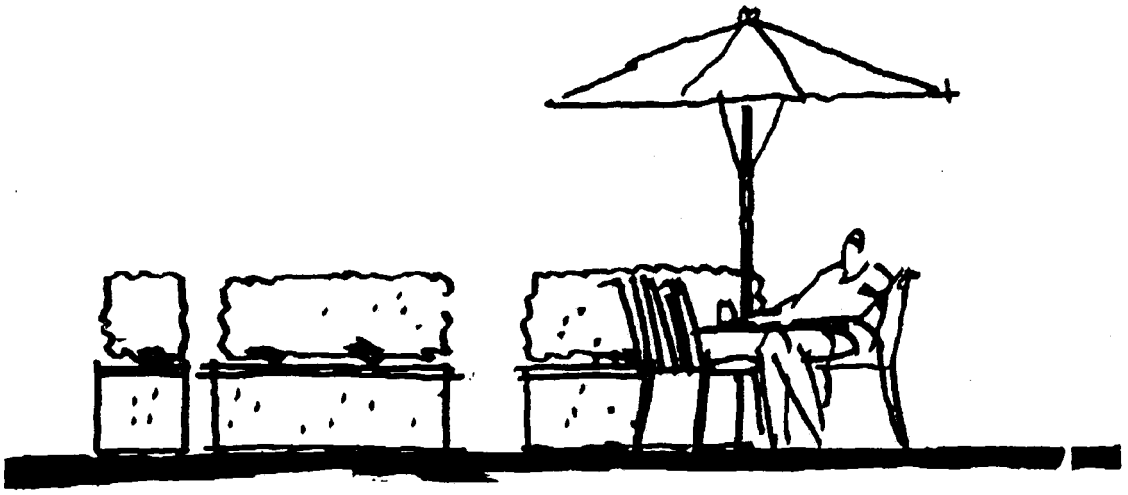


TRASH and ASH and PLANTERS.
PRECAST COLOR CONCRETE.
LIGHT SANDBLAST FINISH.
DURA ART STONE OR APPROVED EQUAL.

COLOR: C-24 ADOBE TAN.

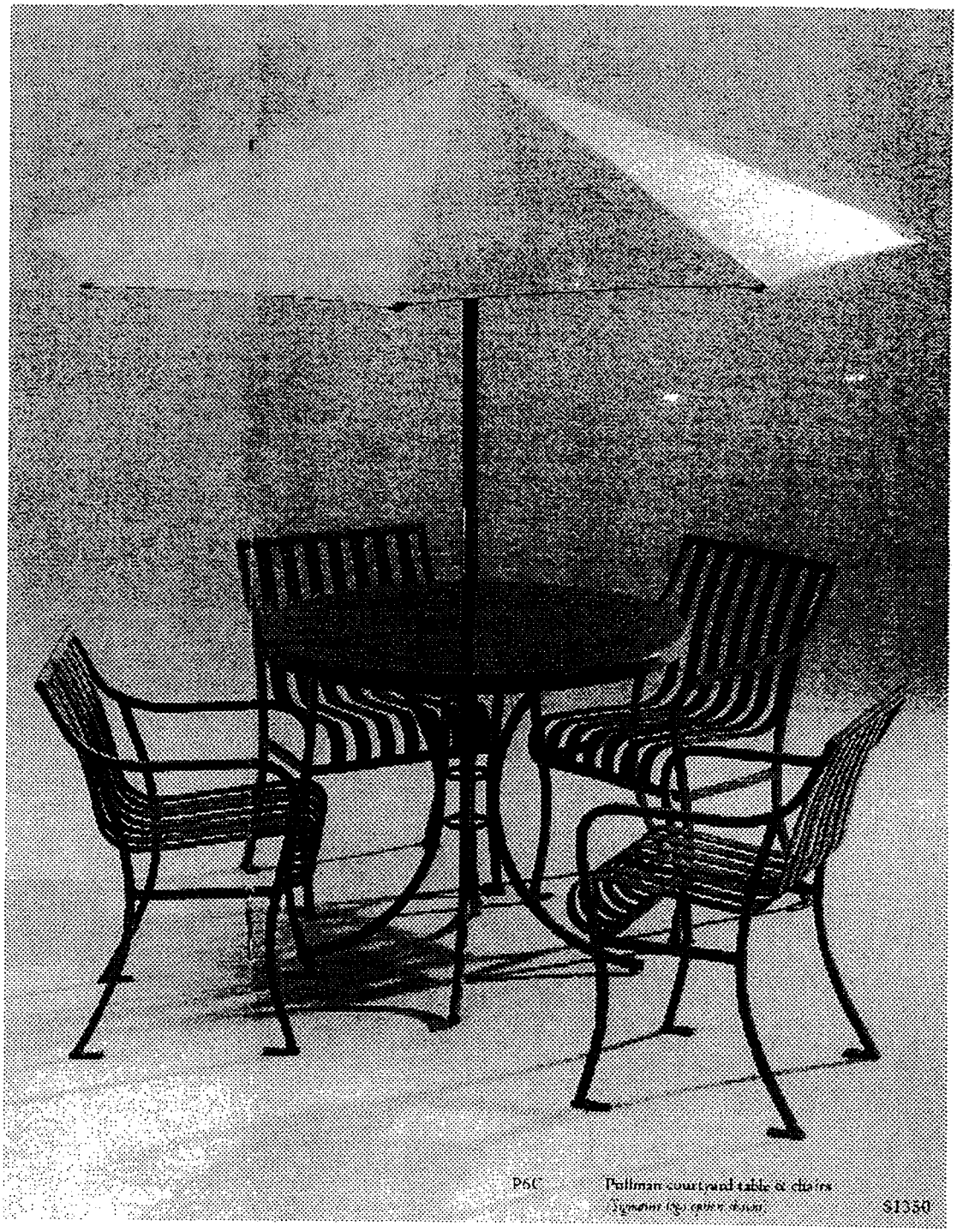


APPENDIX A
SITE FURNISHINGS

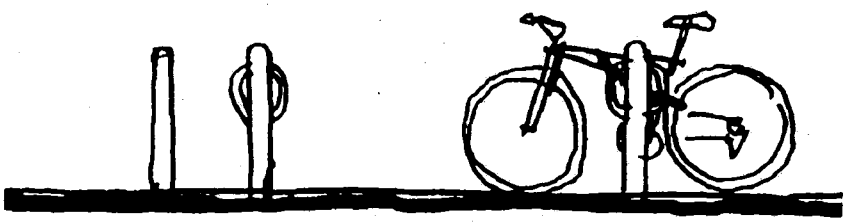


UMBRELLAS - ABC BARRIERS - TABLES
BARRIERS: TERRA COTTA RECTANGULAR OR PRECAST CONCRETE PER ABOVE. COLOR and DESIGN PER MASTER DEVELOPER and CITY APPROVAL.

APPENDIX A
SITE FURNISHINGS

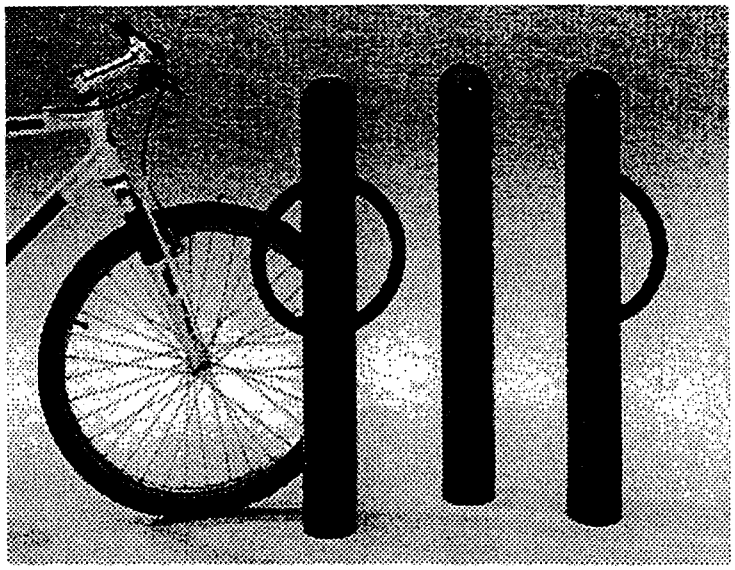


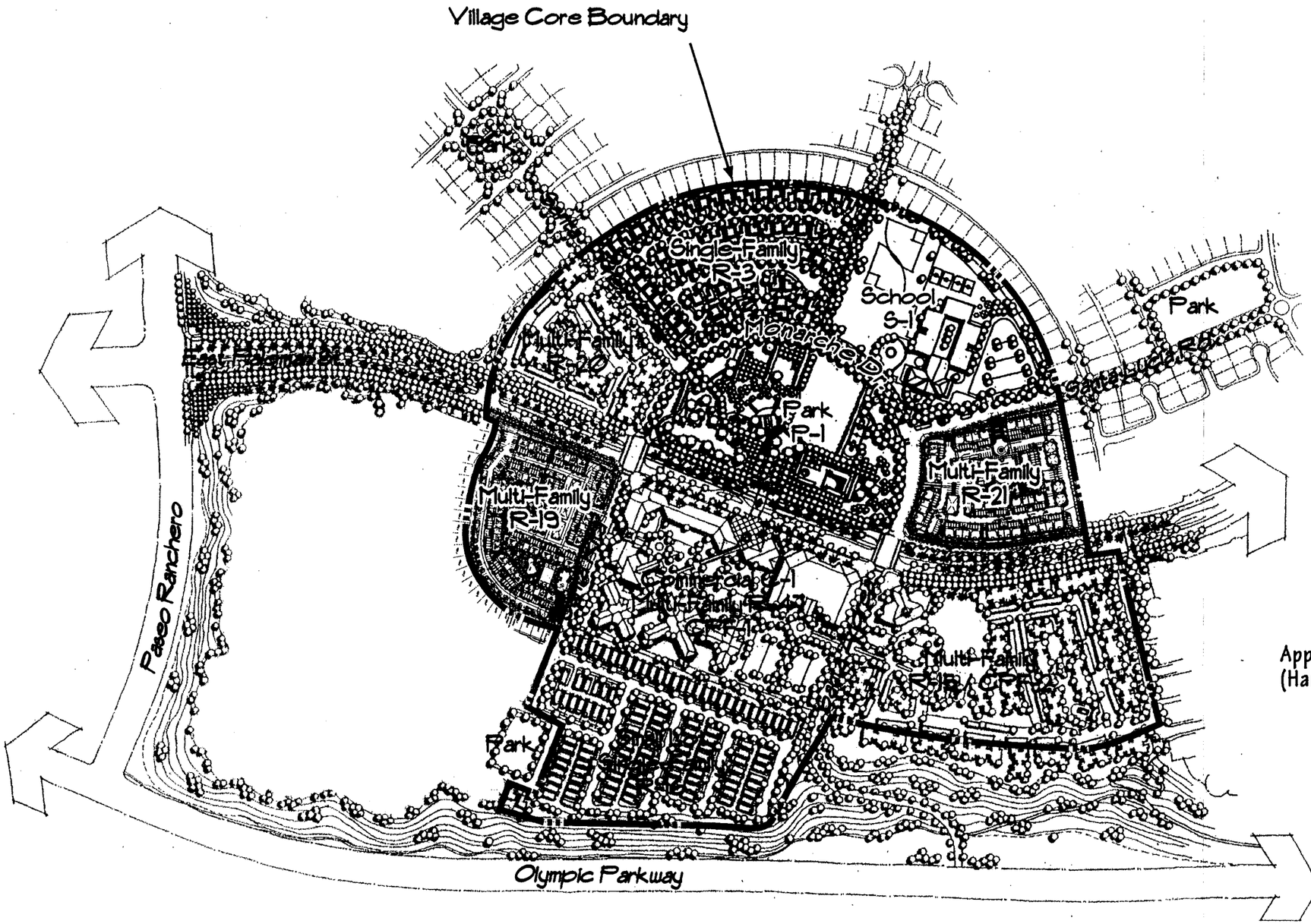
Appendix A
Site Furnishings



BOLLARDS and BIKERACKS.
KEYSTONE RIDGE

COLOR - ICI - AMERITONE
UM20A · BASALT.





Approved Projects
(Hardlined)

P-1 / Park
S-1 / School
R-3
R-19
R-21

North

No Scale
Dimensions & Locations Shown
are Approximate.

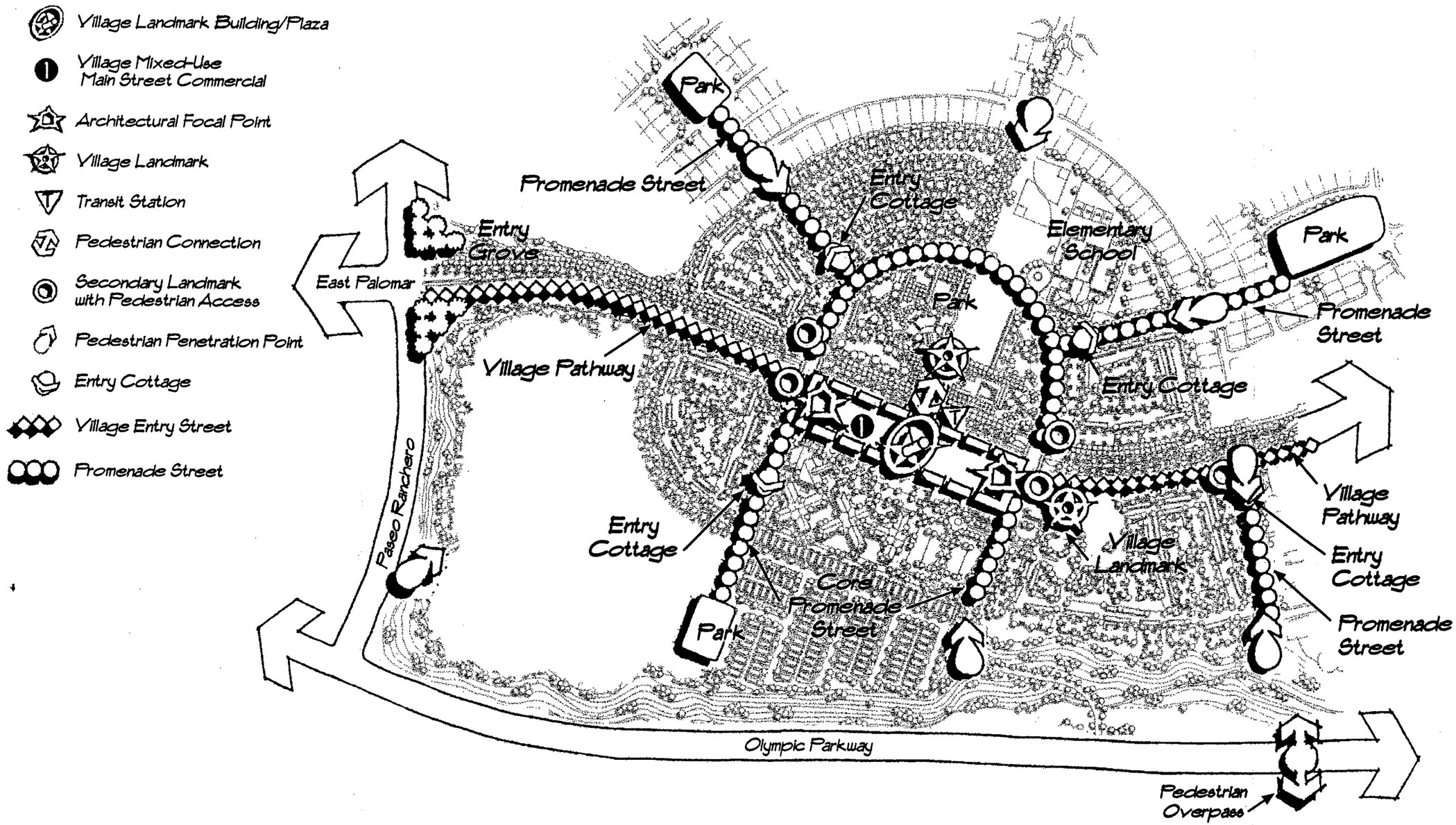
Note: This exhibit is an artist conception of development for Otay Ranch Village One Core for illustrative purposes only. Refer to adopted plans for precise definition of policies, programs and requirements.

Updated 10/28/99

Master Precise Plan Illustrative

Otay Ranch Village One Core Master Precise Plan

Exhibit 2



North

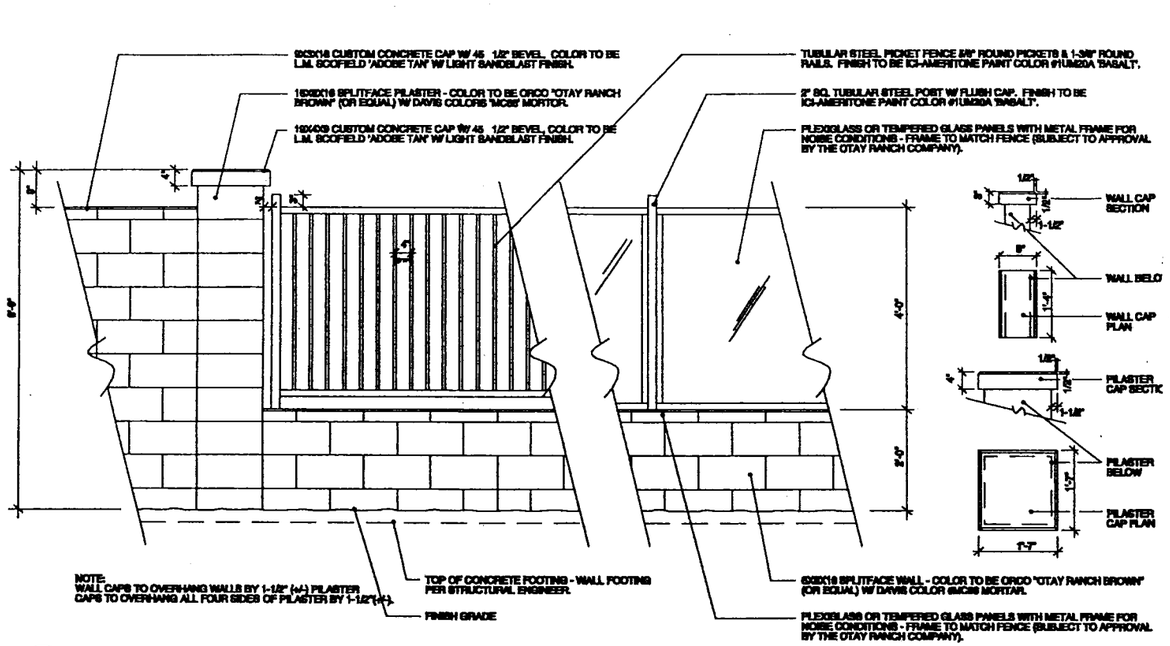
No Scale
Dimensions & Locations Shown are Approximate.

Note: This exhibit is an artist conception of development for Otay Ranch Village One Core for illustrative purposes only. Refer to adopted plans for precise definition of policies, programs and requirements.

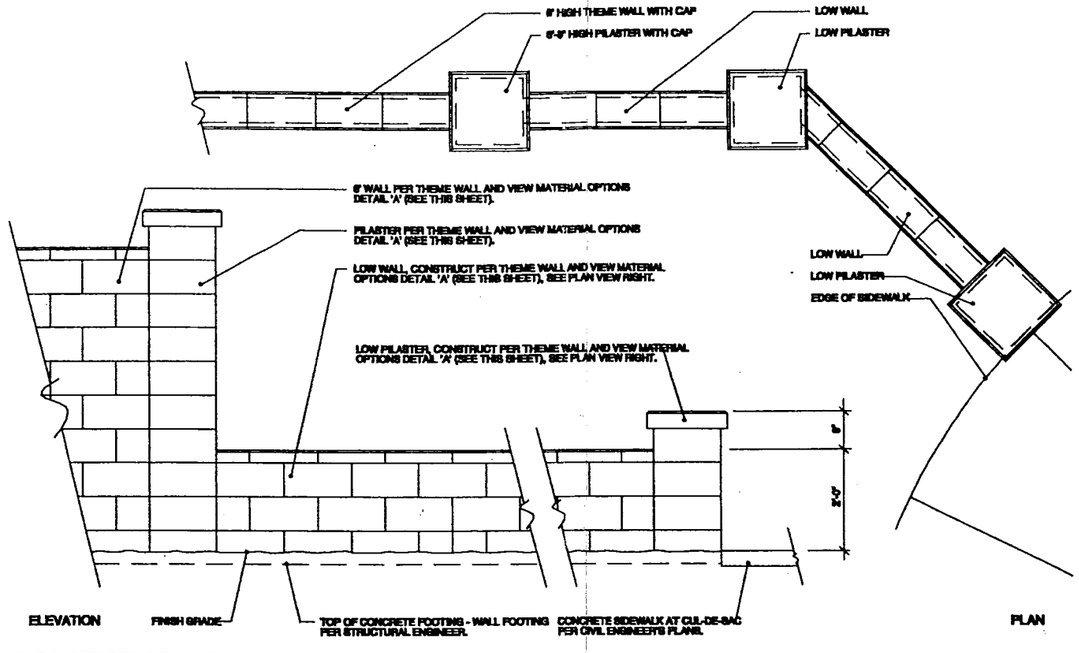
Mandatory Site Plan Elements

Otay Ranch Village One Core Master Precise Plan

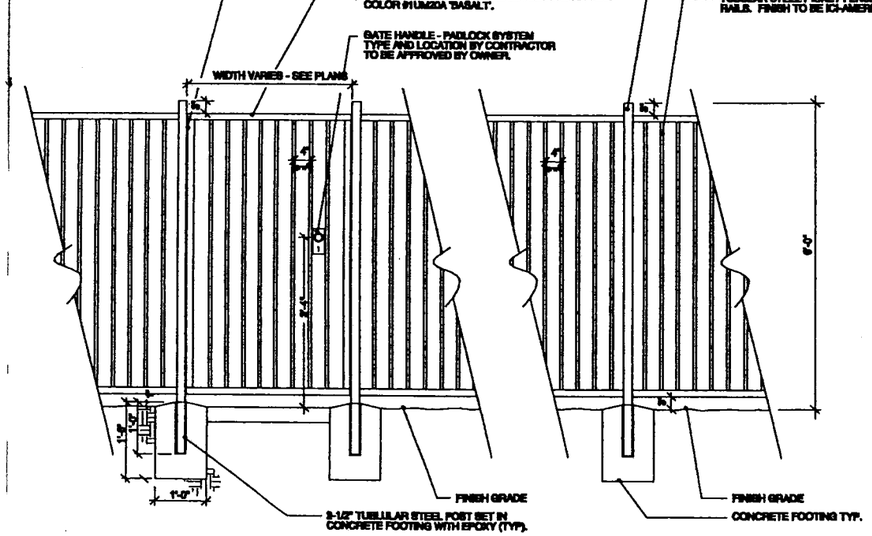
Exhibit 3



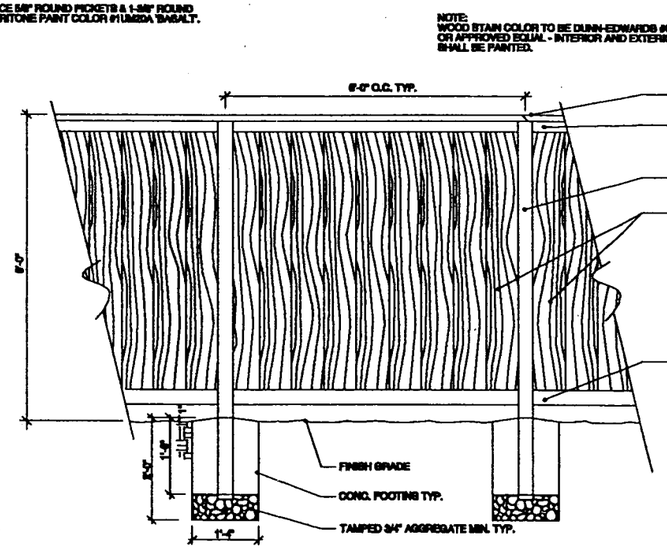
A THEME WALL AND VIEW MATERIAL OPTIONS
3/4" = 1'-0"



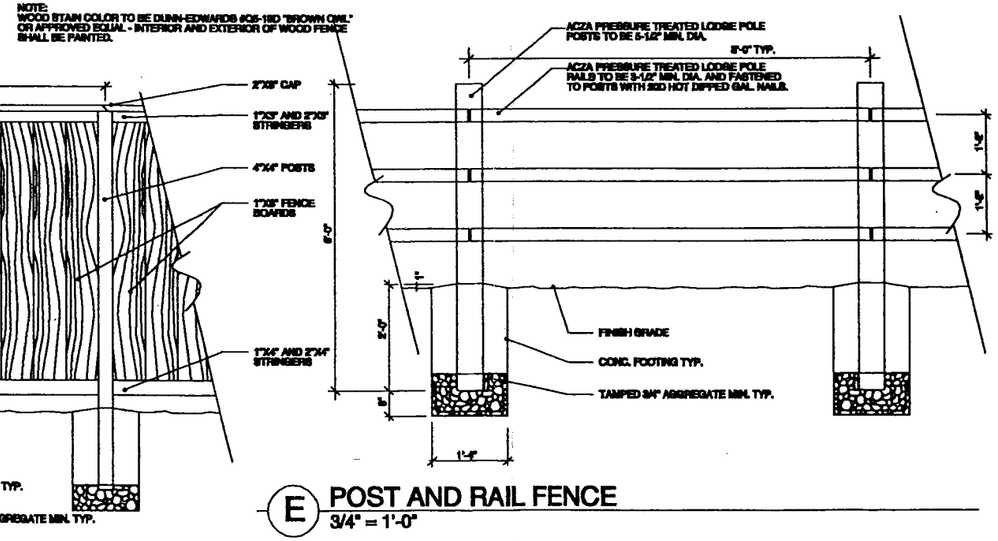
B LOW THEME WALL
3/4" = 1'-0"



C FREESTANDING STEEL PICKET FENCE AND GATE
3/4" = 1'-0"



D WOOD FENCE (INTERIOR PROPERTY LINES)
3/4" = 1'-0"

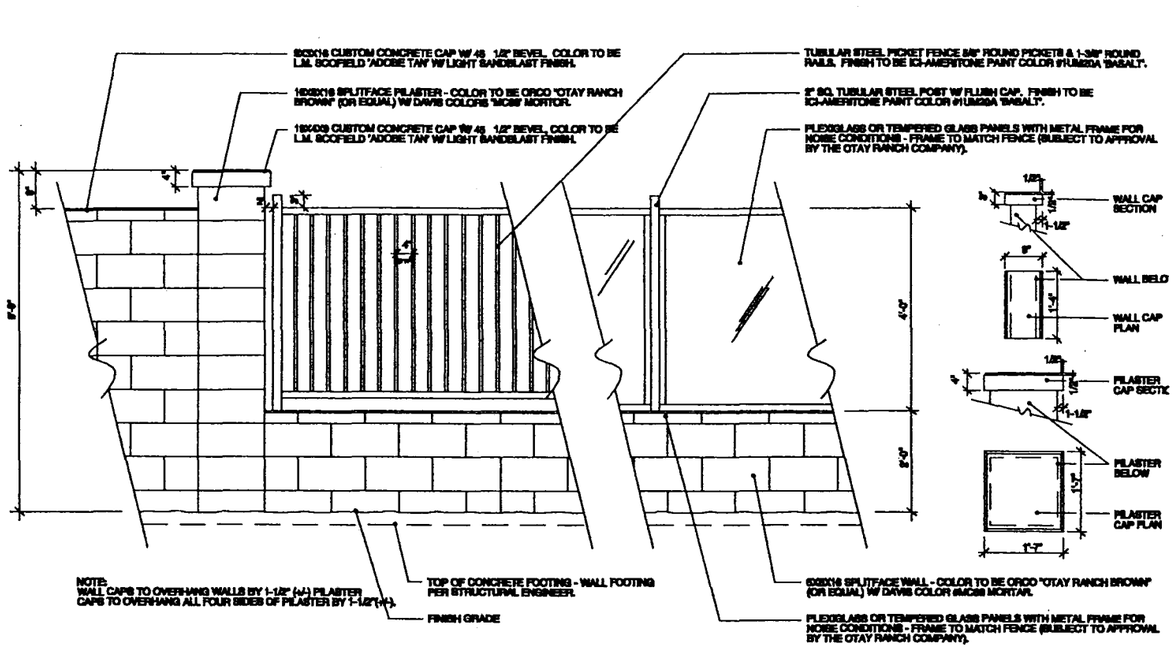


E POST AND RAIL FENCE
3/4" = 1'-0"

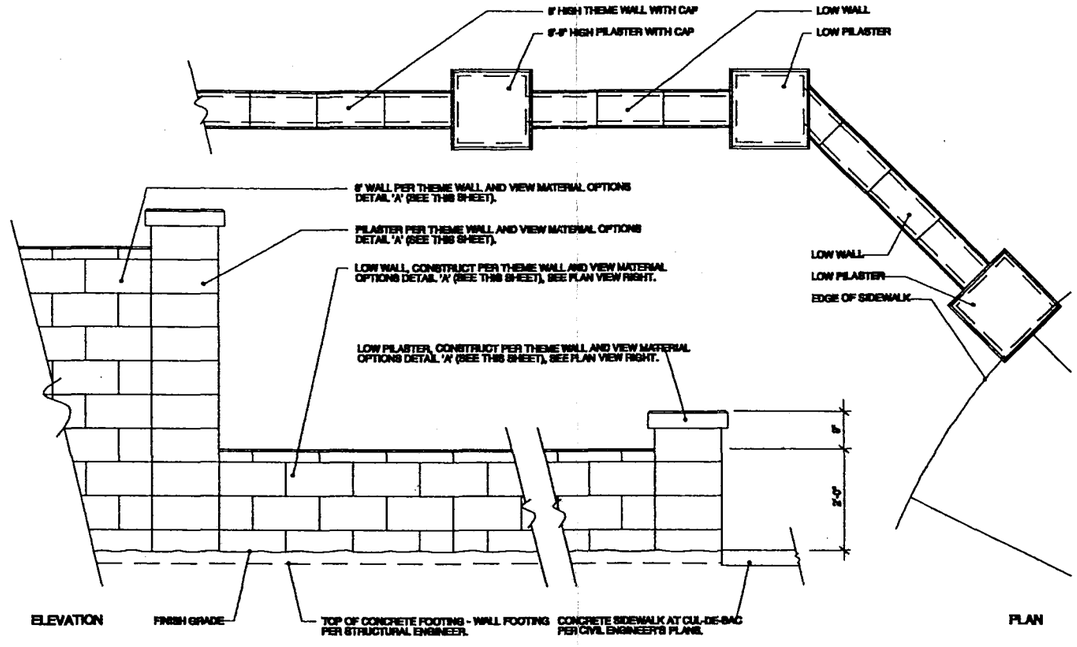
Otay Ranch Village One Theme Wall

Otay Ranch Village One Core Master Precise Plan

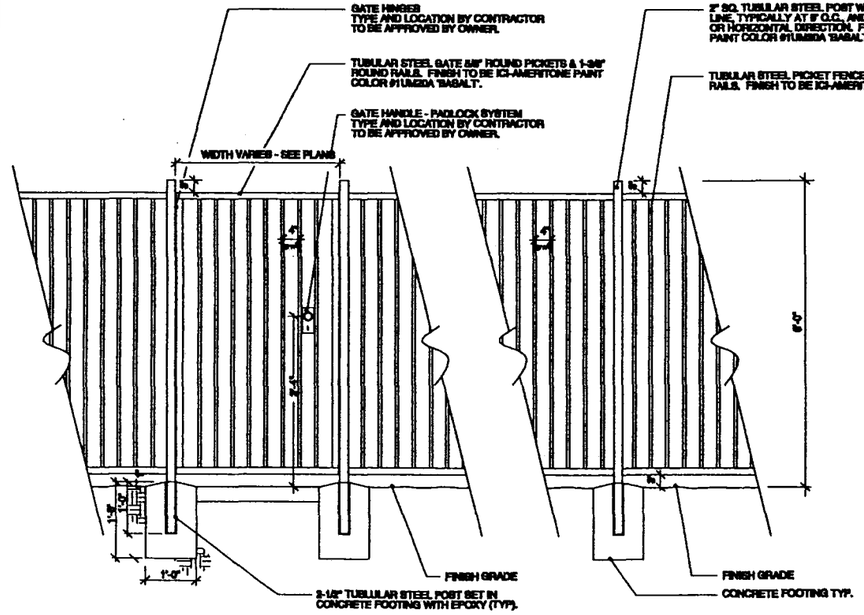
Exhibit 16



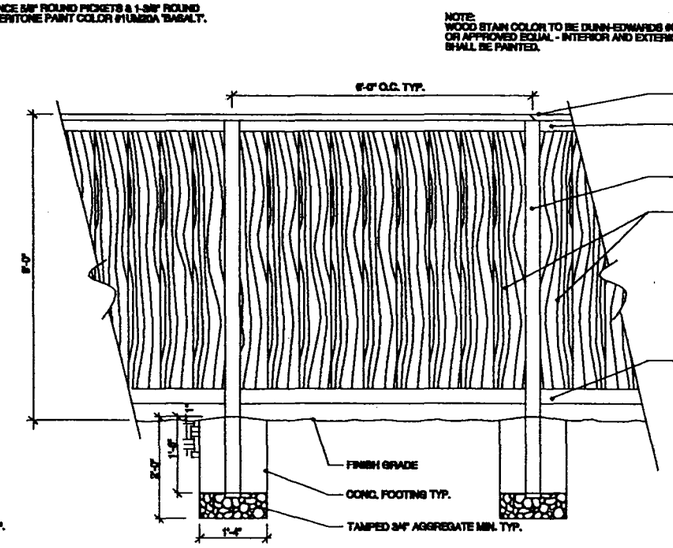
A THEME WALL AND VIEW MATERIAL OPTIONS
3/4" = 1'-0"



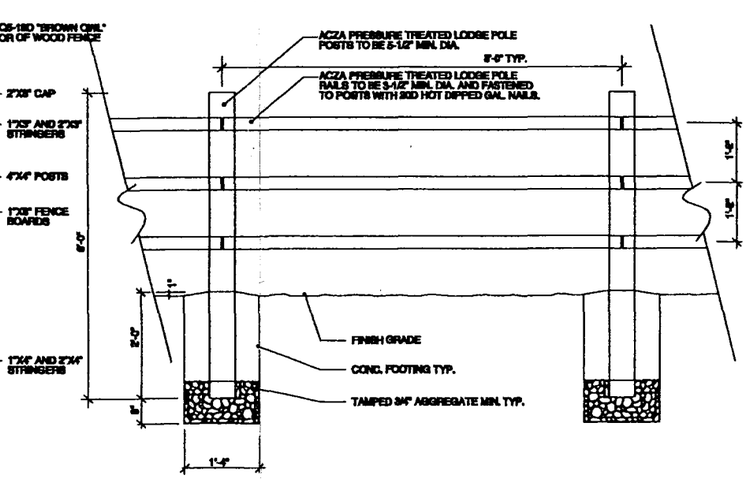
B LOW THEME WALL
3/4" = 1'-0"



C FREESTANDING STEEL PICKET FENCE AND GATE
3/4" = 1'-0"



D WOOD FENCE (INTERIOR PROPERTY LINES)
3/4" = 1'-0"



E POST AND RAIL FENCE
3/4" = 1'-0"

Otay Ranch Village One Theme Wall

Otay Ranch Village One Core Master Precise Plan

Exhibit 28