

College Community Redevelopment Project

MASTER PROJECT PLAN

Approved by
CITY COUNCIL
City of San Diego
October 12, 1993
(Resolution No. R-282801)

ORGANIZATION

This Master Project Plan (MPP) is required by the College Area Community Plan, which was amended by Resolution No. R-282800 of October 12, 1993. The MPP was adopted by Resolution No. R-282801 of October 12, 1993.

Part I includes conditions, policies, and development and design guidelines which apply to the five sub-areas designated for redevelopment.

Part II requires the preparation of a Phased Project Redevelopment permit application to implement this Master Project Plan, identifies the processing and procedural regulations, and describes submission and review requirements.

Part III contains maps depicting each sub-area and identifies some influences which will affect site development.

OBJECTIVES

The overall objective of this Master Project Plan is to implement a portion of the College Area Community Plan and the College Community Redevelopment Project. The Master Project Plan is designed to aid in the redevelopment of five sub-areas surrounding San Diego State University and to:

Mitigate traffic and parking congestion within the redevelopment project area and the surrounding neighborhoods through the provision of high quality housing and retail services in pedestrian-oriented development directly adjacent to San Diego State University;

Provide a living environment adjacent to the University which attracts University students who now commute to campus or reside in single-family homes in neighborhoods adjacent to campus which are ill suited for student housing purposes; and

Foster an environment which reflects a high level of concern for architecture, landscape, urban design, and land use principles appropriate to the objectives of the College Area Community Plan.

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***PART I-
CONDITIONS, POLICIES, AND
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I- CONDITIONS, POLICIES, AND DEVELOPMENT AND DESIGN GUIDELINES

A. CONDITIONS APPLICABLE TO ALL SUB-AREAS

The following conditions, policies, and development and design guidelines are applicable to all sub-areas within the College Community Redevelopment Project area.

1. Total Development

Within the total redevelopment project area, a maximum of 3,100 dwelling units and 1.335 million square feet of office, commercial, and institutional uses may develop.

2. Building and Site Design Guidelines

- a. New development should project a strong visual image yet clearly be a part of the community; transitions must be provided in scale, landscaping, and parking facilities.
- b. New development must provide clear, direct relationships between the buildings, streets and the pedestrian circulation system. Buildings should be oriented toward offsite view areas or active reaction areas when possible.
- c. Repetitious use of identical style and type of dwellings should be avoided. Using a variety of structures can result in a more interesting appearance, and can also produce a wider range of housing costs. Use of staggered setbacks, varied building heights, widths, shapes, orientations and colors should be incorporated. Protected courtyards, verandas and porches are also encouraged to promote building variety.
- d. Architectural harmony within the development and within the neighborhood and community must be obtained as far as practical.
- e. Usable open areas must be provided with each residential unit. This may be in the form of a garden, courtyard, deck terrace, balcony or other space which allows residents to have their own private outdoor area. This area should be a minimum of 150 square feet per dwelling unit.
- f. Public utility systems and service facilities shall be located underground within the boundaries of the development as provided for in the San Diego Municipal Code.

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- g. Only television and radio antennas which are located indoors or which are designed to serve all the occupants of the development shall be permitted.
- h. Service areas and loading docks must be screened. These areas should be located so that they do not create visual clutter or problems with vehicular/pedestrian circulation.
- i. Trash and recycling receptacles in multi-family and non-residential developments should be screened. Collection areas should be surrounded by a solid wall or fence with a minimum height of four feet or the height of the container, whichever is greater. A six foot solid wall or fence should be constructed between the container and any adjoining residential property. All enclosures should be constructed with finishes and colors that are harmonious to the architectural theme of the primary buildings.
- j. The maximum lot coverage for parcels within the redevelopment project area shall be 60 percent.
- k. A minimum of 50 percent of all gross ground floor or principal pedestrian level area of primarily commercial or mixed-use developments shall be used for retail commercial and personal services. A primarily commercial or mixed-use development is where commercial uses exceed 50 percent of the gross floor area of a development.
- l. Outdoor storage of merchandise is permitted provided the storage area is completely enclosed by wall, fences, buildings, landscape screening or a combination thereof. Walls or fences shall be solid and not more than six feet in height. No merchandise, material or equipment shall be stored to a height greater than any adjacent wall, fence, building or landscape screening.
- m. No mechanical equipment, tank, duct, elevator, enclosure, cooling tower, mechanical ventilator, or air conditioner shall be erected, constructed, converted, established, altered, or enlarged on the roof of any building, unless all such equipment and appurtenances are contained within a completely enclosed structure whose top and sides may include grillwork, louvers, and latticework.
- n. No merchandise, supplies or equipment shall be stored on the roof of any building.
- o. In commercial areas, merchandise customarily displayed outdoors may be displayed in open unenclosed areas as they would normally be displayed or offered for sale, so long as the merchandise remains on the premises of the development.

3. Landscape/Streetscape Guidelines

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- a. All portions of a sub-area which are required to be landscaped shall be landscaped and provided with a permanent underground watering system. All landscaping shall be developed in conformance with standards set forth in the document entitled "City of San Diego Landscape Technical Manual," on file in the office of City Clerk.
- b. All portions of a sub-area which fall within the H.R. (Hillside Review) Overlay Zone shall be subject to the provisions of the San Diego Municipal Code regarding Hillside Review.
- c. All portions of a sub-area which are subject to the provisions of the Resource Protection Ordinance shall comply with the provisions of the San Diego Municipal Code concerning the Resource Protection Ordinance.
- d. Landscaped public use areas may be developed as parks, plazas, or landscaped open space. Landscaped areas within parking lots shall not be included as part of any minimum required landscaping area.
- e. For any commercial or mixed-use development where office and retail commercial uses exceed 50 percent of the gross floor area of a development, a minimum of an additional 10 percent, over and above any typically-required public open space requirement, including required yards, of the entire parcel on which the commercial and/or mixed-use development is located shall be placed in landscaped public use areas. Landscaped public use areas may be developed as parks, plazas, or landscaped open space. Landscaped areas within parking lots shall not be included as part of this minimum required area.
- f. Landscaping should tie new buildings and developments to existing streets and sidewalks, visually anchoring buildings to the larger environment of the neighborhood.
- g. Streetscape improvements are to be provided through landscaping and imaginative building facade design.
- h. Pedestrian areas should be emphasized through the use of wider sidewalks, benches, pedestrian scale signs, paving materials and landscaping.
- i. In areas where sidewalks are not contiguous to the curb and there is a parkway between the sidewalk and the curb, any new sidewalks should be designed to maintain the parkway along the street.
- j. Landscaping which de-emphasizes turf areas and utilizes native and drought resistant plant materials is encouraged. Trees and shrubs along sidewalks should utilize native or drought resistant plants where possible.
- k. Landscaped sidewalks should be provided to encourage pedestrian activity.

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- l. Adequate landscaping should be provided to screen or mitigate the impact of employee or service parking areas, or loading docks.
- m. Fencing along streets that is used to screen or to enclose private yards should avoid “walling off” the street. Shrubbery, trees, and architectural detailing should be used to add visual interest.
- n. Curb cuts should be minimized to allow more landscaping along the streets.
- o. When buildings are set back from the property line, the area between the building and public right-of-way should be fully landscaped, interrupted only by screen parking lots and permitted driveways, or used for pedestrian activities. Decorative paving may be used to meet a portion of landscaping requirement.
- p. Landscaping should be used to screen parking areas.
- q. Street lighting should be at different illumination levels to reinforce circulation hierarchy (public roads, private roads, parking areas, pedestrian walkways). Lighting should be designated and located to avoid shining on adjacent properties.
- r. Brush management programs must be developed to protect any structure adjacent to natural open streets.

4. Circulation and Parking Guidelines

- a. Within each sub-area, off-street parking requirements have been based on rates and conditions approved by the City of San Diego Transportation Planning Division in the *Transportation and Parking Analysis* prepared by JHK Associates, December 1992. [See Appendix for a copy of the “College Community Redevelopment Project EIR Estimated Parking Demand.”]
- b. Required off-street parking rates for any multi-family residential development will be determined by the City of San Diego Multi-Family Parking Regulations, as specified in Section 101.0835 of the City of San Municipal Code.
- c. Off-street parking rates for any non-residential use and development shall conform to the rates and conditions approved the by the City of San Diego Transportation Planning Division in the *Transportation and Parking Analysis* prepared by JHK Associates, December 1992.
- d. All streets, alleys, walkways and parking areas within the development which are not dedicated to public use shall be improved in accordance with standards established by the City Engineer. Provisions acceptable to

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the City shall be made for the preservation and maintenance of all such streets, alleys, walkways, and parking areas.

- e. Within each sub-area, internal street systems shall not be the dominant feature in the overall design. Rather, the street should be designed for the efficient and safe flow of vehicles without interfering with the activity and function of any common areas and facilities.
- f. Parking structures should be screened from street views where possible by using plant material to create interest.
- g. Off-street parking areas should be placed in unobtrusive locations and should be designed to minimize visual impact on the site and the surrounding neighborhood.
- h. Streets and internal drives should be designed and developed as pleasant places to walk as well as drive.
- i. Secure parking areas for bicycles and motorcycles should be provided. Bicycle racks and lockers should be included as part of all new or redevelopment projects.
- j. Parking lots at the sides of the buildings should be set back from public right-of-way at least ten feet, with the area fully landscaped.
- k. A minimum of 10 percent of the total gross area of all parking lots or areas, not including parking structures or underground parking facilities, shall be landscaped.

5. Signage Guidelines

- a. Signs should be designed for compatibility with the surrounding development. Signs should not dominate the streetscape, but blend with it while providing an element of interest.
- b. Wall mounted signs should be projected above roofline.
- c. Multiple signage within a development should have a standardized format and design for uniformity.
- d. Off-premises advertising (billboards) are not permitted.

B. CONDITIONS APPLICABLE IN THE CORE SUB-AREA

1. Objectives

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Objectives to be achieved in the Core Sub-Area are:

- a. Significantly increase student housing opportunities;
- b. Improve vehicular and pedestrian circulation and parking conditions to reduce impacts in surrounding neighborhoods;
- c. Establish a prominent visual core for community-level commercial and retail services which are directed to the needs of students and residents;
- d. Designate areas for fraternity and sorority development;
- e. Emphasize University-oriented commercial development in the mixed-use commercial/residential area which occurs along College Avenue north of Montezuma Road, and which extends westerly to Campanile Drive;
- f. Emphasize student-oriented residential development in the mixed-use residential/commercial area west of Campanile Drive, north and south of Montezuma Road; and
- g. Designate an area for University-based religious centers, while allowing them to develop in any location where residential, commercial, or office use is allowed, except for areas designated for fraternities and sororities.

2. Sub-Area Development

Within the Core Sub-Area of the College Community Redevelopment Project Area, development will include a maximum of 2,050 dwelling units, 38 fraternity and sorority houses (equivalent to 450 dwelling units), 300,000 square feet of retail and office uses, and 45,000 square feet to be used by religious centers. [At an interim threshold of 1,538 residential units, exclusive of fraternity and sorority housing, a special review shall occur prior to approving additional residential units. See part II, Section G 13, item of 6 of this Master Project Plan for specific requirements.] As identified in the Community Plan and on maps in Part III of this document, sites within the Core Sub-Area are designated for specific uses:

Religious Centers Area – Campus religious centers may locate anywhere within the Core Sub-Area where residential, retail, or office use is permitted, except in areas designated for fraternity and sorority use. On maps in Part III of this document, religious centers are shown possibly locating in an area between Campus Plaza Drive and Hardy Avenue.

Open Use Area - The area between Hardy and Lindo Paseo Avenues occupied by University Parking Structure Number 2 is designated an open use resource.

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Fraternity Area – Fraternities are to be located in a high density area (45-75 du/nra) east of 55th Street.

Sorority Area – Sororities are to be located in a high density area (45-75 du/nra) south of Montezuma Road, east and west of College Avenue.

Mixed-Use Area – A mix of retail, office, and residential uses is to be located in the area east of Campanile Drive and north of Montezuma Road. Very high density residential (75-110 du/nra) is permitted. On a square footage basis, development has been anticipated at approximately 30 percent commercial and 70 percent residential. The maximum Floor Area Ratio for CN zoned areas is 3.0.

Residential Areas – Remaining portions of the Core Sub-Area are to be occupied primarily by high density (45-75 du/nra) and very high density (75-110- du/nra) residential uses. On a square footage basis, development has been anticipated at approximately 10 percent commercial and 90 percent residential.

Subject to the specified limitations on dwelling units, square footage, and location, uses permitted within the Core Sub-Area are:

- a. Any use permitted in the underlying zone.
- b. Any use permitted in any residential zone, including but not limited to:
 - 1) Single family dwellings and single-family cluster developments as typified by townhouses, patio houses, row houses and atrium houses.
 - 2) Multi-family developments, including rental apartments, condominiums and cooperatives.
 - 3) Group housing facilities, including fraternities and sororities, subject to limits on area of location.
 - 4) Non-residential uses listed as permitted in the City Municipal Code under R Zones (Multifamily Residential) Section 101.0410 B.
- c. The following uses may also be permitted, provided that in residential zones they are compatible with the dominant character and use of the immediate area; further provided that any use listed below which requires a conditional use permit under Section 101.0510 of the Municipal Code continues to remain obligated to obtain said permit; and finally, provided that any required conditional use permit application is processed concurrently with the Phased Project Redevelopment Permit application or, if processed at some other time, shall always be obtained in advance of engaging in the listed use:

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- 1) Business and professional offices which are part of the operation and function of the University.
 - 2) Educational institutions, including but not limited to business and trade school.
 - 3) Child care facilities.
 - 4) Public and private parking facilities.
 - 5) Teaching of the fine arts, including but not limited to, music, drawing, painting, sculpture, drama, and dancing.
 - 6) Veterinary clinics, provided, however, that attendant boarding kennels shall not be permitted.
 - 7) Automobile service stations.
 - 8) Hospitals and emergency medical facilities.
 - 9) Nonprofit institutions whose primary purpose is the promotion of public health and welfare.
 - 10) Radio or television transmission stations.
- d. Public facilities may also be permitted, including but not limited to the following:
- 1) Branch public libraries.
 - 2) Municipal offices.
 - 3) Fire stations and police precinct stations and community relations offices.
 - 4) Transit stations and associated parking facilities.
- e. Limited light industrial “handicraft” uses as listed below; provided, however, that no such use shall exceed a gross floor area of 5,000 square feet and that a minimum of 50 percent of the total gross floor area shall be reserved for retail sales; provided that in residential zones the listed uses are compatible with the dominant character and use of the immediate area; provided that any use listed below which required a conditional use permit under Section 101.0510 of the Municipal code continues to remain obligated to obtain said permit and finally provided that any required conditional use permit application be processed concurrently with the Phased Project Redevelopment Permit application or, if processed at some other time, shall always be obtained in advance of engaging in the listed use:

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- 1) Jewelry.
 - 2) Pottery.
 - 3) Leather goods.
 - 4) Candle makers.
 - 5) Cabinet makers.
 - 6) Handcrafted footwear.
 - 7) Woodworking.
 - 8) Greeting cards.
 - 9) Glass blowers.
 - 10) Light meal working.
 - 11) Watchmakers.
- f. Any other use is permitted which the approving authority, as defined in Part II, Section H of this document, may find to be similar in character to the uses, including accessory uses, enumerated in this section and consistent with the purpose and intent of these regulations.
- g. Accessory uses for any of the permitted uses including signs; provided, however that signs shall conform to the provisions of the City-Wide Sign Regulations.

3. Building and Site Designs Guidelines

- a. New development and redevelopment should be pedestrian oriented. Strong pedestrian links should be provided between the University, nearby commercial facilities, and public transit facilities.
- b. To create a sidewalk pattern that enhances pedestrian activity, a consistent setback should be established by commercial and mixed-use building within the Core Sub-Area. Generally, buildings are to be sited at or within ten feet of the property line; otherwise they should be clearly separated from the property line by pedestrian-oriented courtyards, sidewalk cafes, or landscaped areas.
- c. New multi-family housing – including dormitories, apartments, fraternities and sororities – should be compatible with the bulk, scale, and character of adjacent development.

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- d. As main entry points into the College Community and the University area, 55th Street, Montezuma Road, and College Avenue should be developed to promote a strong visual image, with structures located close to the street and high pedestrian activity level.
- e. Multiple or mixed use development consisting of housing, retail, and University-oriented office facilities should be provided throughout the Sub-Area, but emphasized in the area east and west of College Avenue, north of Montezuma Road.
- f. Commercial development along College Avenue must offer a range of uses oriented toward students. Drive-through facilities are prohibited.
- g. In order to encourage a strong pedestrian environment, retail, retail services, or religious organizations and societies should locate on the ground floor and along sidewalks and streets, with offices and residential development typically above and/or behind the retail and retail service development. In a mixed-use project, a lobby area leading to the residential portion of the project may be included on the ground floor.
- h. Commercial buildings or commercial portions of mixed or multiple-use buildings should develop a transparency with the pedestrian environment of the sidewalk. At least 50 percent of the first story street walls must be devoted to pedestrian entrances, display windows or windows providing a view into building interiors. The building wall subject to transparency requirements should include the portion between three feet and ten feet above the sidewalk.
- i. Multi-family and commercial development along College Avenue and Montezuma Road which fronts on the public street must provide identifiable pedestrian access from the street into the project, especially in areas where parking lots are located between the street and the project. All new development should provide at least one pedestrian entrance into or through the structure from each street frontage.
- j. New housing along Montezuma Road should be oriented toward Montezuma Road rather than being designed as an enclave or complex apart from the street.
- k. New development on the south side of Montezuma Road must show particular care in creating a harmonious transition with existing development to the south which lies outside the redevelopment project area. For this reason, any property on the south side of Montezuma Road which proposed development at a height greater than three stories and which abuts residential property facing May Lane Drive must submit to a design review process to assure appropriate transition between new existing uses. Elements employed to create a harmonious transition typically include increasing rear yard screening, enlarging rear yard setbacks, and

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designing step-back structures which may be higher in the front (along Montezuma) and lower at the rear.

- l. Because of the lack of public park and recreational facilities in the College Community, on-site recreational facilities help meet the recreational needs of residents. Therefore, new multi-family development and student housing is encouraged to provide a variety of on-site recreational facilities including swimming pools, spas, gyms, tennis courts, picnic areas, barbecues, and lounge areas.
- m. To the extent that it is financially feasible, Parking Structure Number 2, located between Lindo Paseo and Hardy Avenue, should be relocated and the entire parking structure site committed to open space. Until the time of relocation, the parking structure shall be treated as an open use area and landscaped in a manner to emphasize an open space character. In development adjacent to the parking structure area, small plazas and pocket parks can be used to extend the sense of openness.
- n. A major pedestrian link is to be established between the Student Activity Center on the University Campus and the open use area now occupied by the parking structure.
- o. Courtyard areas with landscaping are encouraged as part of multi-family residential developments. Courtyards should be used as entryways to buildings and as gathering places for social or recreational activities. Courtyards should also be used as pedestrian links to adjacent development and the University Campus.
- p. Buildings should be highest along Hardy Avenue and lower on the perimeter. Heights listed below shall be the maximum height as measured from the location identified ¹:

LOCATION	MAXIMUM HEIGHT
College Avenue, south of Montezuma Road	Four stories
College Avenue, north of Montezuma Road	Five stories
Montezuma Road, north side	Four stories

¹ On corner lots, the height of a structure is governed by street frontage; heights may therefore vary in the same structure

Montezuma Road, south side	Four stories
55 th Street	Five stories
Lindo Paseo	Eight stories
Hardy Avenue	Twelve stories
Campus Plaza Drive	Five stories

4. Landscape/Streetscape Guidelines

A landscaping program must be developed for the entire Core Sub-Area which identifies a plant palette, establishes guidelines for a streetscape and planting program, and determines priorities among the guidelines in the section.

- a. Existing palm trees along Montezuma Road should be preserved and maintained. One option is for palm trees of the same species to be planted on both sides of Montezuma Road between College Avenue and Campanile Drive, and on both sides of Campanile Drive between Montezuma Road and SDSU Transit Center. Alternatively, landscaping on Campanile Drive between Montezuma Road and the Transit Center could be made consistent with the various tree species already in place, with trees planted in a parkway between the sidewalk and curb. Whatever landscaping approach is used, it must be consistent with an overall landscaping program developed for the Core Sub-Area.
- b. Sidewalks and streets should be designed and developed as pleasant places to walk as well as drive. Pedestrian areas must be emphasized through the use of wider sidewalks, benches, pedestrian scale signs, paving materials and landscaping.
- c. Distinctive and highly visible landscaping should be used to help create a strong visual image at the main entry points to the University area.
- d. The pedestrian environment is to be upgraded through landscaping, building facade enhancement, provision of street furniture and a high level of maintenance of both private property and adjacent sidewalk areas.
- e. Streetscape elements, such as widened sidewalks, kiosks, street furniture, street lighting and signage, must be use to enhance the appearance and function of commercial developments. These elements should be compatible with the materials, color and design of the structures, should be planned as unifying elements of the commercial area, and should

achieve compatibility with the requirements of the University's master plan which legislates lighting fixtures, type of illumination for buildings, walkways, etc.

- f. Lighting shall be provided to allow for safe passage through the development as well as strong connection to the core and University campus areas.

5. Circulation and Parking Guidelines

- a. Required off-street parking rates for any retail development within the Core Sub-Area will observe a minimum ratio of one parking space for each 400 square feet of gross floor area.
- b. Required off-street parking rates for any office development within the Core Sub-Area will observe a minimum ratio of one parking space for each 300 square feet of gross floor area.
- c. Required off-street parking rates for those uses classified as "Religious Centers" within the Core Sub-Area will observe a minimum ratio of one parking space for each 300 square feet of gross floor area.
- d. Parking that is underground or within structures is encouraged. If parking lots must be used, they should be located at the sides or rear of a building, and should not directly abut buildings. An intervening area of at least five-feet should be used for landscaping or a pedestrian walkway at a different level or of a different finish material than the parking lot.
- e. It is recognized that surface parking lots provide an important function as an interim use in handling parking demands while the pedestrian orientation of an area is developing. Once the pedestrian character is established, surface parking lots are discouraged and should be converted to other uses.
- f. Surface parking lots should be located or developed in a manner not to disrupt pedestrian circulation.
- g. At buildout the commercially-oriented mixed-use area (the site proposed for the CN zoning designation), development assumption anticipates that 50 percent of the off-site parking requirement will be met by garages below grade. The balance of the core Sub-Area is anticipated to average 15 percent below grade parking buildout.
- h. Auto access to parking facilities located within or behind structures should be severely restricted from College Avenue

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- i. The SDSU Transit Center at Hardy Avenue and Campanile Drive is to be integrated in any redevelopment effort.
- j. On-street parking is to be permitted where it helps support retail uses oriented toward the street.

6. Fraternities and Sororities

- a. Fraternity and sorority houses must comply with the criteria and standards identified in the College Area Community Plan, the Master Project Plan, and as listed in this Section.
- b. All fraternity and sorority housing proposed within the College Community Redevelopment Project area, as well as any other development proposed in the areas designated for fraternity or sorority uses, are required to obtain a conditional use permit.
- c. Before issuing a conditional use permit, the approving authority, as defined in Part II. Section H of this document, shall make all of the following findings of fact:
 - 1) The proposed use will not adversely affect the Master Project Plan, the College Area Community Plan, or the General Plan and, if conducted in conformance with the conditions provided by the permit, will not be detrimental to the health, safety and general welfare of persons residing in or working in the area; and
 - 2) The proposed use will comply with all relevant regulations in the College Area Community Plan and Master Project Plan regarding fraternities and sororities.
- d. As part of the conditional use permit review process, the reviewing agency shall consider “Locational Criteria, Development Standards, Operational Standards for Off-Campus Fraternity House, Sorority House, and Student Dorms,” dated October 1968, and apply relevant standards to the application under consideration. In instances of conflict between this document and the College Area Community Plan or Master Project Plan, the College Area Community Plan and Master Project Plan shall take precedence.
- e. A maximum of 21 fraternities and 17 sororities may be developed.
- f. New fraternity and sorority houses may only be constructed in areas designated for such use on the Core Sub-Area map, although existing fraternity and sorority houses may remain in area where they are currently developed.

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- g. Except as noted, within designated fraternity and sorority areas, no new development is permitted other than: housing for fraternities and sororities; uses which are intended primarily to serve fraternity and sorority residents, such as parking garages and recreational areas; and uses which can be converted to fraternity or sorority housing under terms and conditions specified at the time of development approval.
- h. Alternative uses for the site commonly known as the “Hertzman property” – and area south of College Place and west of College Avenue – should be evaluated for use as a recreational area serving sororities and the surrounding community and/or for use as sorority housing, but may not be used for a parking structure. If sorority housing is built on this site, access must be from College Place, not College Avenue.
- i. Meeting and social affairs must conform to noise variance agreements between the City of San Diego, the University, and the fraternities and sororities. Continued monitoring of fraternities and sororities by the IFC and enforcement by the University Police is encouraged.
- j. Block walls or equivalent noise insulation should be considered, especially when fraternity or sorority houses are adjacent to single-family residential lots.
- k. Off-street parking spaces must be provided and reserved for employees and service vehicles, not to be located in any street yard, and accessed from an alley if possible. The number of such spaces will be determined on a project by project basis.
- l. For fraternities and sororities, the base parking rate shall be .58 spaces per bed or resident, based on the design capacity of the house, plus a guest parking rate to be imposed by City staff based on supplemental parking rates found in the City of San Diego Multi-Family Parking Regulations. At the discretion of the applicant, a study may be submitted to justify lowering the base and/or guest parking rate. Sound reasons for lowering parking rates include but are not limited to: shared parking facilities, nearby parking lots, a nearby Light Rail Transit station, or agreements to limit the number of cars kept or owned by residents of fraternity or sorority houses.
- m. For any fraternity or sorority sites currently located on Montezuma Road, improvements to driveway and parking areas should include turn-around areas in order to prevent vehicles from backing into the street.

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- n. Off-street parking is not permitted to encroach into any landscaped areas. All landscaped areas should be physically protected from damage from automobiles by berms, walls, wheel stops, and other suitable means.
- o. Secure bicycle parking must be provided.
- p. Adequate landscaping must be provided to screen or mitigate the impact of any employee or service parking.
- q. Landscaping must conform to the regulations of the City-Wide Landscape Technical Manual, and both grounds and structures must be adequately maintained and be attractive in appearance.
- r. Signs identifying fraternities and sororities should be limited to the Greek letters of the fraternity or sorority, designed as an integral part of the building, and clearly visible from the public right-of-way.

C. CONDITIONS APPLICABLE IN THE 55TH STREET SUB-AREA

1. Objectives

Within the 55th Street Sub-Area, the objective is to achieve a residential environment which reflects a high level of concern for architecture, landscape, and urban design in a neighborhood designed primarily for University faculty, staff, and graduate student housing.

2. Sub-Area Development

Within the 55th Street Sub-Area of the College Community Redevelopment Project, a maximum of 600 dwelling units and 5,000 square feet of local serving commercial uses may develop. Maximum height is four stories. Uses permitted within the 55th Street Sub-Area are:

- a. Any use permitted in the R-600 residential zone, including but not limited to:
 - 1) Single-family dwellings and single-family cluster developments as typified by townhouses, patio houses, row houses, and atrium houses.
 - 2) Multi-family developments, including rental apartments, condominiums, and cooperatives.
 - 3) Group housing facilities, excluding fraternities, and sororities.
- b. Commercial uses designed to serve the need of local residents, including but not limited to:

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- 1) Copy services.
 - 2) Drug stores.
 - 3) Dry cleaning establishments.
 - 4) Food stores.
 - 5) Shoe repair stores.
 - 6) Stationers.
- c. The following uses may be permitted:
- 1) Child care facilities.
 - 2) Teaching of the fine arts, including but not limited to, music, drawing painting, sculpture, drama and dancing.
- d. Any other use is permitted which the approving authority, as defined in Part II, Section H of this document, may find to be similar in character to the uses, including accessory uses, enumerated in this section and consistent with the purpose and intent of these regulations.
- e. Accessory uses for any of the foregoing permitted uses including signs; provided, however, that signs shall conform to the provisions of the City-Wide Sign Regulations.

3. Building and Site Design Guidelines

- a. Development should provide for adequate open space, circulation, off-street parking, and pertinent amenities. Buildings, structures and facilities shall be well integrated and related to the topographic and natural landscape features of the site.
- b. Common areas and recreational facilities shall be readily accessible to the occupants of the dwelling units and well-related to any common open space.
- c. Courtyard areas with landscaping should be incorporated in the development and used as entryways to buildings and as gathering places for social or recreational activities.
- d. Strong pedestrian links to the University, nearby commercial facilities and public transit facilities must be provided.

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- e. Due to the high visibility of site, views from surrounding neighborhoods should be given strong attention. Buildings located near hillside rims should be sited to avoid a “walled” effect and to maintain external views from internal use areas.
- f. Buildings should be lower adjacent to the perimeter where they are visible from adjacent residential neighborhoods. Higher buildings should be placed at the center of the project area.
- g. Due to intensity of development proposed and the site’s distance from University-oriented commercial, mall scale commercial services designed to serve residents is desirable. If provided, such uses should be placed on ground floors and integrated into the wall design of the structure. Desirable non-residential uses include eating places, laundry or dry cleaning establishments, stationery supply stores, and copying centers.
- h. Lighting should be provided to allow for safe passage through the development as well as strong connection to the core and University campus areas.

4. Landscape/Streetscape Guidelines

Guidelines established within the area-wide Landscape/Streetscape Guidelines shall be adhered to.

5. Circulation and Parking Guidelines

- a. Required off-street parking rates for any retail development within the 55th Street Sub-Area will observe a minimum ratio of one parking space for each 400 square feet of gross floor area, except if the retail use is designed with pedestrian orientation and is directed only to residents of 55th Street Sub-Area. In such cases, no off-street retail parking requirement is deemed to exist, inasmuch as the parking need is met by the overall parking standards for residential uses within the sub-area.
- b. To the extent possible, parking should be located underground or within buildings to promote more open space opportunities.
- c. Because 55th Street is to serve as the primary focal entry point into the development it should be developed in a manner to promote a strong visual image, with structures and landscaping located close to the street to help promote a high pedestrian activity level. Surface parking lots are not to be provided for guest parking adjacent to 55th Street.
- d. Surface parking areas are not to be located where they disrupt pedestrian circulation within the development.

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- e. Sidewalks should be a minimum of at least five feet in width and should be noncontiguous to the curb to the extent possible.
- f. Off-street visitor parking areas should be placed in unobtrusive locations and should be designed to minimize visual impacts both onsite and for surrounding neighborhoods.
- g. Special areas for secure bicycle and motorcycle parking shall be included in the project design. Bicycle parking should be located closer to the entrance of the activity center than the nearest automobile parking space.

D. CONDITIONS APPLICABLE IN THE ALVARADO ROAD SUB-AREA

1. Objectives

Within the Alvarado Road Sub-Area, objectives are to maximize opportunities remaining on-site to provide for the relocation of University-related office, research and development uses which may be displaced from the balance of the redevelopment project area.

2. Sub-Area Development

Within the Alvarado Road Sub-Area of the College Community Redevelopment Project, a maximum of 600,000 square feet of office, 110,000 square feet of research and development, and 5,000 square feet of local serving commercial uses may develop. Maximum height is eight stories. Uses permitted in the Alvarado Road Sub-Area are:

- a. Any use permitted in any commercial office zone.
- b. Any use permitted in the Scientific Research (SR) zone, so long as the site on which the use occurs is subject to regulations of the SR zone which take precedent over the underlying zone or the Master Project Plan regulations, specifically including signage, property development, off-street parking and loading, and external effects.
- c. The following uses may be permitted:
 - 1) Business and professional offices which are part of the operation and function of the University.
 - 2) Educational institutions, including, but not limited to, business and trade school.
 - 3) Childcare facilities.

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- 4) Public and private parking facilities.
 - 5) Teaching of the fine arts, including, but not limited to, music, drawing, painting, sculpture, drama, and dancing
 - 6) Veterinary clinics, provided, however, that attendant boarding kennels shall not be permitted.
 - 7) Automobile service stations
 - 8) Hospitals and emergency medical facilities.
 - 9) Nonprofit institutions whose primary purpose is the promotion of public health and welfare.
 - 10) Radio or television transmission stations.
- d. Public facilities are permitted, including but not limited to the following:
- 1) Branch public libraries.
 - 2) Municipal offices.
 - 3) Fire stations and police precinct stations and community relations offices.
- e. Any other use is permitted which the approving authority, as defined in Part II Section H of this document, may find to be similar in character to the uses, including accessory uses, enumerated in this section and consistent with the purpose and intent of these regulations.
- f. Accessory uses for any of the foregoing permitted uses including signs; provided, however, that signs shall conform to the provisions of the City-Wide Sign Regulations.

3. Building and Site Design Guidelines

- a. Development abutting multi-family residential property shall be buffered by increased setbacks and/or enhanced landscaping.
- b. Some commercial services such as stationary, copying, food or other convenience commercial uses should be provided for employees within the office park to minimize their need to drive outside the sub-area.

- c. Pedestrian orientation must be emphasized among office uses and in connecting office uses to parking facilities.
- d. Pedestrian crossings at streets and driveways must be clearly marked, employing signs/surface markings and/or patterned pavings.
- e. Development adjacent to the hillside must be lower in height than the hill, and must step down toward Alvarado Road.

4. Landscape/Streetscape Guidelines

- a. Landscape buffering should be provided along the northern, eastern, and western edges of the site. These buffer areas should be designed to provide visual screening between the site, adjacent development areas, and Alvarado Road, as well as to serve as noise buffers. Pedestrian areas are also to be buffered by landscaping.
- b. Required off-street parking rates for any University-serving R&D and retail development within the Alvarado Road Sub-Area will observe a minimum ratio of one parking space for each 400 square feet of gross floor area, except if the retail use is designed with pedestrian orientation and is directed only to employees working the Alvarado Road Sub-Area. In such cases, no retail parking requirement is deemed to exist, inasmuch as the parking need is met by the overall parking standards for office and R&D uses within the sub-area.
- c. To the extent possible, surface parking lots should be avoided. Parking should be located underground or within buildings.

5. Circulation and Parking Guidelines

- a. Required off-street parking rates for any University-serving office Development within the Alvarado Road Sub-Area will observe a minimum ratio of one parking space for each 300 square feet of gross floor area.
- b. Required off-street parking rates for any University-serving R&D and retail development within the Alvarado Road Sub-Area will observe a minimum ratio of one parking space for each 400 square feet of gross floor area, except if the retail use is designed with pedestrian orientation and is directed only to employees working in the Alvarado Road Sub-Area. In such cases, no retail parking requirement is deemed to exist, inasmuch as the parking need is

met by the overall parking standards for office and R&D uses within the sub-area.

E. CONDITIONS APPLICABLE IN THE LOT A SUB-AREA

1. Objective

Within the Lot A Sub-Area, the objective is to create a quality urban space for a hotel/conference center within a site characterized by excellent regional access and physical proximity to the University.

2. Sub-Area Development

Within the Lot A Sub-Area of the College Community Redevelopment Project, a 300-room hotel and 15,000 square foot conference facility may develop. The height maximum is 12 stories and the FAR is 2.0. Uses permitted within the Lot A Sub-Area are:

- a. Any use permitted in the Visitor Commercial zone.
- b. The following uses may be permitted:
 - 1) Business and professional offices which are part of the operation and function of the University.
 - 2) Conference facilities.
 - 3) Child care facilities
 - 4) Public and private parking facilities.
 - 5) Automobile service stations.
 - 6) Radio or television transmission stations.
- c. Public facilities are permitted, including but not limited to the following:
 - 1) Municipal offices.
 - 2) Fire stations and police precinct stations and community relations offices.
 - 3) Transit Stations.

- d. Any other use is permitted which the approving authority, as defined in Part II, Section H of this document, may find to be similar in character to the uses, including accessory uses, enumerated in this section and consistent with the purpose and intent of these regulations.
- e. Accessory uses for any of the foregoing permitted uses including signs; provided, however, that signs shall conform to the provisions of the City-Wide Sign Regulations.

3. Building and Site Design Guidelines

- a. Location and visibility of the site gives it a gateway status, heightening the importance of assuring distinctive architecture.
- b. Structures developed within the Sub-Area should create transitions in form and scale between the vertically high backdrop of the campus and street slope area, and the Interstate 8 corridor.
- c. Building forms should be designed to create visual interest. Varied levels and changes in planes can create a visually satisfying structure.
- d. The site should be planned to consider internal views for the pedestrian due to its below-ground relationship to the surrounding areas. Consideration for views looking outward should be made at upper building areas.
- e. Roof areas as well as building orientation must consider the impact on adjacent residential areas. Form and materials will play a major role in creating a positive visual impact. Care should be given to colors and patterns.
- f. Obvious and direct pedestrian access must be provided between the site and the University campus, public thoroughfares, and mass-transit facilities.
- g. Conflicts between vehicular and pedestrian circulation systems must be minimized.
- h. Since only one vehicular access point is available to the site along Canyon Crest Drive, another access point might be designed as a service entry if topographically feasible. If so, one should become the obvious entry to the site, emphasized by special design treatments.

- i. The integration of a light rail transit stations within the Sub-Area must be explored as part of overall site design.
- j. To the extent possible, recreational uses (such as tennis courts) should be located nearest Interstate 8 to establish a buffer between the hotel/conference center users and high noise levels of the freeway.

4. Landscape/Streetscape Guidelines

- a. Landscape buffers should be considered along the Interstate 8 and College Avenue off-ramp areas. This would provide foreground screening of traffic and some visual interest along the ground – plane of the site.
- b. Landscaping along street frontages and at the major intersection of College Avenue and Canyon Crest Drive shall reflect an “openness” for visual identification, maintaining sight distances, and maintaining a visual connection with the University campus.
- c. Landscaped sidewalks should be provided to encourage pedestrian activity.
- d. All service areas, in particular those areas serving the conference facility, should be screened from public view.
- e. Parking structures should be screened from street views where possible, particularly through the use of plan material to create interest.

5. Circulation and Parking Guidelines

- a. Required off-street parking rates for any hotel/conference center development within the Lot A Sub-Area will observe a minimum ratio of one parking space for each hotel room.
- b. Required off-street parking rates for any conference facility and retail development within the Lot A Sub-Area will observe a minimum ratio of one parking space for each 400 square feet of gross floor area, except if the retail use is directed only to guests and employees of the hotel/conference center. In such cases, no retail parking requirement is deemed to exist, inasmuch as the parking need is met by the overall parking standards for the hotel/conference center.
- c. Surface parking is discouraged.

- d. Parking garages should be provided as an integral part of the development.

6. Signage Guidelines

- a. Street signing within the project area should be prominent and graphically coordinated in design. Sign locations should establish clear directional identification.
- b. Building identification signs should emphasize the use of logo designs.

F. CONDITIONS APPLICABLE IN THE MONTEZUMA SCHOOL SITE SUB-AREA

1. Objectives

Within the Montezuma School Sub-Area, create an opportunity which allows a library and/or other community-serving uses to blend with a reopened Montezuma Elementary School.

2. Sub-Area Development

Within the Montezuma School Sub-Area, of the College Community Redevelopment Project, no new development is expected to occur until after a decision is made by the San Diego Unified School District concerning the reopening of Montezuma School. Following that decision, whether the site remains in use as an elementary school or converts to some other use, a 10,000 square foot library and/or other community-serving uses are envisioned. If constructed, a library would be sited on northernmost portion of the site. Height maximum is three stories adjacent to Montezuma Road and two stories for the balance of the property. Although the site is zoned residential, it is not expected to be used for residences.

Within the Montezuma School Sub-Area:

- a. The following uses may be permitted:
 - 1) Educational institutions, including but not limited to primary and secondary, business, and trade school.
 - 2) Childcare facilities.

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- 3) Teaching of the fine arts, including, but not limited to, music, drawing, painting, sculpture, drama, and dancing.
 - 4) Nonprofit institutions whose primary purpose is the promotion of public health and welfare.
- b. Public facilities are permitted, including but not limited to the following:
 - 1) Branch public libraries.
 - 2) Municipal offices.
 - 3) Public parks.
 - c. Any other use is permitted which the approving authority, as described in Part II Section H of this document, may find to be similar in character to the uses, including accessory uses, enumerated in this section and consistent with the purpose and intent of these regulations.
 - d. Accessory uses are permitted for any of the foregoing permitted uses including signs; provided, however, that signs shall conform to the provisions of the City-Wide Sign Regulations.

3. Building and Site Design Guidelines

- a. Pedestrian orientation must be strongly emphasized, especially if a library is developed on site, with new links created to adjacent residential and park areas.
- b. Where sidewalks are noncontiguous to the curb with a parkway between the sidewalk and curb, new sidewalks should be designed to maintain the parkway along the street.
- c. A new library must be oriented to Montezuma Road and be compatible with the bulk and scale of the surrounding neighborhood.

4. Landscape/Streetscape Guidelines

- a. Landscaping on streets adjacent to existing development should repeat the landscaping character of the adjacent neighborhoods, or transition between existing and new development.

- b. Landscaping islands should be provided at regular intervals in parking areas. Tree canopies and patterned paving are encouraged to soften large areas of paving.
- c. To allow opportunities for surveillance of parking areas, shrub planing to low walls may be used to partially screen parking while still allowing a line of site into the areas.

5. Traffic Circulation/Parking

- a. Required off-street parking rates for any daycare/preschool facility will observe a minimum ratio of one parking space for each .25 student based on the facility's design capacity.
- b. Required off-street parking rates for any library development within the Montezuma School Sub-Area will observe a minimum ratio of one parking space for each 200 square feet of gross floor area.
- c. Off-street parking areas should be placed in unobtrusive locations and should be designed to minimize visual impact on the site and the surrounding neighborhood.
- d. Several small parking areas are preferable to a large lot.
- e. Tandem parking spaces (8.5feet by 35 feet) may only be used for school and library staff. Tandem parking may not be used to increase the size of any proposed structures, and can only be used to increase open space.
- f. All surface parking lots must be landscaped and provided with pedestrian circulation elements. All surface parking lots must also provide pedestrian connections to adjacent pedestrian circulation facilities which connect to Montezuma Road. No surface parking lot must be located or developed in a manner to disrupt pedestrian circulation.
- g. Parking areas should be located to the rear of the project or within a structure. If surface parking must be located near a perimeter of the property, landscaping should be used to screen parking from adjacent property and from the public right-of-way.

*PART II-
PHASED PROJECT REDEVELOPMENT PERMIT*

***PART II
PHASED PROJECT REDEVELOPMENT PERMITS***

A. REQUIREMENT

To help implement that portion of the College Area Community Plan concerning the College Community Redevelopment Project, and to assure that the conditions, policies, and development and design guidelines of Part I of this Master Project Plan are applied, a Phased Project Redevelopment Permit (PPRP) application must be prepared.

A PPRP application must respond to the conditions, policies, and development and design guidelines of Part I of this Master Project Plan. A PPRP application may be made in any zoning district so long as the area is designated for redevelopment in the College Area Community Plan; further, it may include residential, retail, office, institutional, cultural, selected light manufacturing, and recreational uses and facilities. When a Community Plan and the Master Project Plan, a Phased Project Redevelopment Permit will be issued by the approving authority, as defined herein.

The approving authority for a redevelopment proposal where San Diego State University Foundation has a legal and/or equitable interest is the Executive Director of the Redevelopment Agency, as defined in the Owner Participation Agreement (OPA), reached between the Redevelopment Agency of the City of San Diego and San Diego State University Foundation. The approving authority for all other redevelopment proposals is the Planning commission, pursuant to “Process 4” as set forth in Chapter 11 of the San Diego Municipal Code.

Phased Project Redevelopment Permits are governed by the conditions and regulations set forth in the OPA, or in Chapter 10, Article I, Division 9, Section 101.0940 of the San Diego Municipal Code.

No subdivision, parcel map, lot line adjustment, plan for development, entitlement for development, conditional use permit, matter subject to the Resource Protection Ordinance, matter related to community protection, or matter related to the Hillside Review Overlay Zone, nor any other discretionary approval related to the development of land in the College Community Redevelopment Project Area shall be sought, obtained, or granted except through a Phased Project Redevelopment Permit issued by the approving authority. No person shall commence any work in constructing any new building or structure, demolishing any existing building or structure, remodeling, converting, altering or adding to any existing building or structure or grading or landscaping in the College

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Community Redevelopment Project Area without a Phased Project Redevelopment Permit first being approved.

Prior to the time property within the Redevelopment Project Area is included within a Phased Project Redevelopment Permit, it may be altered, expanded, or modified only if all the following conditions are met:

1. improvements are consistent with the zoning district, area-wide design guidelines approved for the sub-area, and other applicable City regulations; and
2. the value of improvements does not exceed 50 percent the value of the existing structure; and
3. improvements do not constitute any intensification of any existing non-conforming use; and
4. once applications which equal 50 percent of the value of the structure² have been approved, no additional applications for improvement will be accepted prior to submittal of a Phased Project Redevelopment Permit application, except for emergency circumstances which shall be evaluated individually by the approving authority.

B. INTENT

It is the purpose of the Phased Project Redevelopment Permit to promote and facilitate imaginative, innovative and comprehensively planned residential, commercial, and/or mixed-use development integrating compatible activities which are harmoniously designed to compliment the surrounding community.

In implementing the Master Project Plan, Phased Project Redevelopment Permits should reflect the highest standards of architecture and site planning which will foster compact developments with pedestrian convenience and human scale.

Phased Project Redevelopment Permits will be used in redeveloping portions of the College Community as an alternative to standard zoning regulations. It is intended that these Permits also provide a vehicle whereby phasing programs may be established to ensure the orderly development of residential, commercial, and/or mixed-use facilities commensurate with the requirements necessitated by existing conditions and potential growth in San Diego State University student population, as

² As determined by the value of the structure at the time of the first application for alteration, expansion, or modification under this section.

well as existing conditions and potential population growth in the College Community.

C. DEFINITIONS AND LOCATIONAL CRITERIA

Definitions and locational criteria for the Master Project Plan and Phased Project Redevelopment Permits, in addition to permitted uses within the College Community Redevelopment Project Area, are contained in Part I of this Master Project Plan.

D. USES

The uses identified in the Master Project Plan may be permitted within any sub-area of the College Community Redevelopment Project Area subject to a Phased Project Redevelopment Permit, however any limitations on permitted uses embodied within the regulations of the Master Project Plan and the underlying zones shall apply.

E. DESIGN CRITERIA

Any Phased Project Redevelopment Permit shall observe and be consistent with the design criteria and development regulations imposed by this Master Project Plan.

Prior to approval of the first Phased Project Redevelopment Permit in a sub-area, area-wide design criteria for that sub-area shall be adopted for architecture and urban design, open space, streetscape planing, streetscape design, and signage.

Area-wide design criteria for each sub-area are amendments to the Master Project Plan. These design criteria, and any subsequent amendments thereto, shall be processed separate and instance from any other substantive modifications to Parts I, II, and III of the Master Project Plan, so long as the proposed design criteria, or amendments thereto, do no materially alter policies, guidelines, and standards of the Master Project Plan.

When approved, area-wide design criteria shall be added to the appendix of the Master Project Plan.

F. PERMITTED DEVELOPMENT CONTROL

In addition to the conditions, policies, and development and design guidelines of Part I of this Mater Project Plan, certain other development controls may be imposed by the reviewing agency in approving a Master

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Project Redevelopment Permit. Such additional controls may be imposed on:

- a. Architectural design of buildings, structures, and signs.
- b. Color and texture of improvements.
- c. Construction materials,
- d. Grading and site development.
- e. Height and bulk of buildings.
- f. Landscaping.
- g. Land use, including accessory uses.
- h. Lot area and dimensions.
- i. Lot coverage.
- j. Off-street parking.
- k. On-street parking.
- l. Orientation of buildings
- m. Public areas.
- n. Yards.
- o. Street furniture.
- p. Any other development controls deemed necessary by the reviewing authority to adequately regulate the proposed development and to effectively implement the College Area Community Plan, the College Community Redevelopment Project, and this Master Plan.

G. APPLICATION

Except as set forth in this section, an application for a Phased Project Redevelopment Permit shall be made in accordance with Chapter 11 of the Municipal code, or pursuant to the terms and conditions of the OPA.

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1. Application for a Phased Project Redevelopment Permit may be made by applicants with a legal and/or equitable interest in all the property on which the development is proposed to be constructed. An application shall be filed with the Redevelopment Agency upon forms provided by it and shall state fully the circumstances and conditions relied upon as grounds for the application and shall be accompanied by adequate plans of the proposed use.
2. A deposit, as indicated on the current fee schedule maintained by the Redevelopment Agency, shall be paid when application for a Phased Project Redevelopment Permit is made.
3. A legal description of the property for which the Phased Project Redevelopment Permit is sought shall be provided.
4. If required by the Executive Director of the Redevelopment Agency, the application shall be accompanied by a tentative map, lot line adjustment, or other method of dividing land, which shall be filed with the Engineering and Development Department in accordance with procedures set forth in Chapter 10, Article 2 of the San Diego Municipal code; provided that a finding of the Engineering and Development Department that said map meets all state and City requirements, the tentative map, lot line adjustment, or other method of dividing land shall be acted upon by the approving authority.
5. The application shall be accompanied by a plot plan showing the following:
 - a. Location, name and width of existing and proposed streets, alleys, easements and interior pedestrian ways including all abutting streets and streets proposed to provide primary access to the proposed development from a major street or freeway.
 - b. Pedestrian circulation plan showing access to adjacent land uses, activity centers, and public transit.
 - c. Location of existing and proposed buildings, signs, and structures.
 - d. Concept plan for proposed landscaping and irrigation system.
 - e. Proposed off-street parking facilities, including the location, number and dimensions of private and public parking spaces, aisles and driveways.
 - f. Height, type, and location of proposed walls and fences.

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10. The application shall be accompanied by an assessment of the benefits of the proposed development to the College Area Community, including an estimate of the anticipated public and private revenues and expenditures related to the project, relocation costs, community facilities financed, and mitigation measures implemented as required in the College Community Redevelopment Project Environmental Impact Report.
11. The application shall be accompanied by a description of the concept, character, and timetable for the proposed development, including:
 - a. A description of the proposed construction schedule, including if the applicant contemplates the construction of a Phased Project Redevelopment Permit in increments;
 - b. A description of the transportation, parking, and other public facilities to be provided as part of the project, which assures that facilities are provided at the time of need, with appropriate reference to the Facilities Financing Plan for the College Area Community.
 - c. A description of the open space and recreation program, which identifies the project's contribution to the sub-area as a whole, and identified the recreational facilities associated with multi-family development; and
 - d. An explanation indicating how the proposed project satisfies the objectives identified for the applicable sub-area, as contained within Part I of the Master Project Plan.
12. Applications for development within specific sub-areas shall also be subject to the following:
 - a. Within the Core Sub-Area –
 - 1) An explanation must be included indicating how the proposed project addresses the Special Design Elements identified on the Core Sub-Area map in Part III of the Master Project Plan.
 - 2) New development on the south side of Montezuma Road which proposes a height greater than three stories must demonstrate that an appropriate transition is created at the rear lot line between the new development and existing residential property located on Mary Lane.

- 3) A construction, demolition, and relocation plan/schedule must be provided as it relates to any campus religious center, alumni InterFraternity Council (AIFC), or Greek Row Panhellenic (GRP) organization, which must be reviewed and approved by the Affected religious center or AIFC/GRP Greek organization;
- 4) New documents within designated fraternity or sorority areas which is not intended to serve primarily fraternities or sororities must demonstrate that the proposed development can be converted to fraternity or sorority housing and will be subject to terms and conditions of a Use Permit issued by the approving authority.
- 5) New developments on the site commonly known as the “Herzman property” – an area south of College Place and west of College Avenue – must evaluate use of the site for either recreation of sorority housing.
- 6) Once 1,538 dwelling units have been approved within the Core Sub-Area, exclusive of fraternity and sorority housing, a special review must occur which includes an assessment of economic feasibility of the approved development, and analyses of the approved development’s approach to occupancy, maintenance, design quality, traffic mitigation, and parking adequacy. The College Area Community Council shall have the opportunity to review and make recommendations based on these analyses to the approving authority prior to allowing any dwelling units beyond 1,538 in the Core.

b. Within the Lot A Sub-Area

Following the development of 150 rooms and a 15,000 square foot conference facility within Lot A, a special review must occur which includes an assessment of economic feasibility of the existing development, and analyses of the approved development’s approach to occupancy, maintenance, design quality, traffic mitigation, and parking adequacy. The College Area Community Council shall have the opportunity to review and make recommendations based on these analyses to the approving authority, prior to allowing any development beyond 150 rooms and a 15,000 square foot conference facility in Lot A.

c. Within the Alvarado Sub-Area –

A viewshed analysis must be prepared which demonstrates that the building height of proposed structures is lower than the elevation of existing single-family development on the hill south of the sub-area.

13. The Executive Director of the Redevelopment Agency, if he/she deems it necessary, may require from the applicant a study or studies supporting the feasibility of a proposed Phased Project Redevelopment Permit.
14. Temporary real estate sales offices and model homes shall display a copy of the current adopted Community Plan Land Use Designation Map and currently adopted Public Facilities Financing Plan.
15. If the applicant proposes a child care facility, it shall be stated so in the application and submitted to the Redevelopment Agency, illustrating compliance with the requirements of regulations governing Child Care Facilities in the San Diego Municipal Code.

H. DECISION PROCESS

1. Approving Authority
 - a. Procedure for SDSU Foundation. An application for a Phased Project Redevelopment Permit submitted by the SDSU Foundation may be granted, conditionally granted or denied by the Executive Director of the Redevelopment Agency, pursuant to the terms and conditions of the OPA.
 - b. Procedures for Applicants other than the SDSU Foundation. An application for a Phased Project Redevelopment Permit submitted by the applicant other than the SDSU Foundation may be granted conditionally granted, or denied by the Planning Commission, in accordance with “Process 4” as described in Chapter 11 of the Municipal Code.
2. The approving authority shall not grant any Phased Project Redevelopment Permit unless the Phase Project Redevelopment Permit is submitted for review to the College Area Community Council and the Project Area Committee (PAC), for as long as the PAC remains in existence.
3. The approving authority shall not grant any Phased Project Redevelopment Permit unless the Phased Project Redevelopment Permit has been the subject of a hearing at which the public has an

opportunity to testify, in accordance with the San Diego Municipal Code.

4. The approving authority shall grant a Phased Project Redevelopment Permit if the application for the Phased Project Redevelopment Permit is complete and consistent with all conditions, policies, and development and design guidelines of the College Area Community Plan and this Master Project Plan.
5. The approving authority, in granting, conditionally granting, or denying a Phased Project Redevelopment Permit, shall make written findings which specify the facts relied upon in rendering the decision, and shall set forth the facts and circumstances in which the permit fulfills for fails to fulfill the following:
 - a. The proposed use will fulfill an individual and/or a community need and will not adversely affect the General Plan or the College Area Community Plan.
 - b. The proposed use, because of conditions that have been applied to it, will not be detrimental to the health , safety or general welfare or persons residing or working in the area and will not adversely affect other property in the vicinity.
 - c. The proposed use will comply with the relevant regulations of the Municipal Code, the College Community Redevelopment Master Project Plan, the College Community Redevelopment Project, and the College Area Community Plan.
6. A copy of the written decision granting, conditionally granting, or denying a Phased Project Redevelopment Permit shall be filed with the City Clerk, the Redevelopment Agency, and the Building Inspection Department, and shall be mailed to the applicant, the chairperson of the College Area Community Council, and the chairperson of the Project Area Committee, for as long as the Project Area Committee exists.
7. The decision of the approving authority shall be final on the tenth day following the decision except when an appeal is taken as provided in Section I.

I. APPEAL

An appeal from any decision of the approving authority regarding a Phased Project Redevelopment Permit, a Hillside Review Permit, a Resource Protection Ordinance Permit, a Conditional use Permit, a subdivision map, or other permit issued by the approving authority, must be filed pursuant to the terms and conditions of the OPA, where applicable, or pursuant to the “Process 4” appeal procedure found in Chapter 11 of the San Diego Municipal Code.

J. DECISION ON APPEAL

When an appeal from a decision of the approving authority is filed pursuant to the OPA or the appeal procedures of Chapter 11 of the San Diego Municipal code, the decision of the appellate body (Board of the Redevelopment Agency or San Diego City Council) shall be final on the day of the action.

K. EXPIRATION OF PPRP

A Phased Project Redevelopment Permit shall expire and become void thirty-six (36) months after the “Date of Final Action” of the permit, if the permit is not utilized in the manner set forth in Chapter 11 of the Municipal Code; or unless otherwise provided within a phasing program contained in: 1) a development agreement entered into between the City and their permittees of land located within the Phased Project Redevelopment Permit area, or 2) as otherwise provided by the terms of the permit.

L. EXTENSION OF TIME TO PPRP

The expiration date of a valid Phased Project Redevelopment Permit may be extended in the manner provided within Chapter 11 of the Municipal Code, or pursuant to the terms and conditions of the OPA.

M. CANCELLATION OF A PPRP

1. A valid Phased Project Redevelopment Permit may be canceled at any time during the 36-month period referred to in Section H above provided:
 - a. That the request for cancellation is initiated by the owner and/or the permittee of the property by means of a communication to the Executive Director of the Redevelopment Agency;

MASTER PROJECT PLAN

- b. That no applicable work or development has been initiated by the owner and/or permittee of the property; and
 - c. That the Executive Director of the Redevelopment Agency approves the request for cancellation of the permit.
2. Cancellation may be initiated by the owner and/or permittee of the property covered by the permit by means of a communication directed to the Executive Director of the Redevelopment Agency in his/her offices. The permit becomes void 120 days after receipt of the communication in the office of the approving authority.

N. DEVIATIONS FROM MINIMUM STANDARDS

Deviation from the requirements of the Master Project Plan may be approved, conditionally approved, or denied by the approving authority as follows:

1. The approving authority may impose such conditions as are deemed necessary to protect the public health, safety, and general welfare in accordance with the purpose and intent of the zoning and Master Project Plan regulations. The requirements for design and minimum standards established in the Master Project Plan, and regulations of the zone in which the property is located may be increased, decreased or waived by the approving authority upon a written finding that facts set forth in this Section exist.
2. The approving authority may approve a deviation only when it shall appear from the applicant's statement and from evidence presented at the public hearing that all of the following facts exist;
 - a. Because of special circumstances applicable to the property, including but not limited to size, shape, topography, location or surrounds, the strict application of the requirements deprives such property of privileges enjoyed by other property in the vicinity under identical zone classification.
 - b. Any deviation granted will assure that the adjustment thereby authorized does not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which property is situated because of the conditions imposed.

- c. The granting of the deviation does not adversely affect the Progress Guide and General Plan for the City of San Diego, or the adopted College Area Community Plan, or the adopted plan of any other appropriate governmental agency.
- 3. No deviation from the requirements that utilities be located underground shall be granted except as provided in the San Diego Municipal Code.
- 4. The decision of the approving authority regarding the deviation may be appealed, as appropriate, to the City Council in accordance with Chapter 11 of the Municipal Code, or pursuant to the terms and conditions of the OPA.

O. SUBDIVISION – TENTATIVE MAP – CONDITIONS OF WAIVER FOR SUBDIVISION REGULATIONS

The approving authority may approve a tentative map which provides for a division of the parcel into two or more lots though the map may not comply with the provisions of Chapter 10, Article 2 of the San Diego Municipal Code pertaining to minimum requirements for streets, lots and block design, and other provisions of the Code requiring that each lot be connected directly to the City sewer system, but only after making findings that the proposed modifications are consistent with the goals and policies of the College Area Community Plan and the College Community Redevelopment Plan.

P. FINAL MAP – CONDITIONS TO APPROVAL – AMENDED MAP

If the recording of a subdivision map has been imposed as a condition of a Phased Project Redevelopment Permit, building permits shall not be issued for any construction within the proposed Phased Project Redevelopment unless a final approved map has been recorded. A final map which deviates from the conditions imposed by the permit issued for the Phased Project Redevelopment Permit shall not be approved.

Q. CERTIFICATE OF OCCUPANCY

A certificate of occupancy shall not be issued for any structure in a Phased Project Redevelopment Permit area until all improvements required by the permit have been completed or bonded to the

satisfaction of the Department of Building Inspection and the approving authority.

R. RESUBMITTAL OF APPLICATION

No application of a Phased Project Redevelopment Permit on the same property, or essentially the same property, for which a permit has been denied by the approving authority shall be accepted within twelve (12) months of such denial.

S. PROJECT MONITORING

After 75 percent occupancy occurs within the area covered by each approved Phased Project Redevelopment Permit, the Executive Director of the Redevelopment Agency must review occupancy and transportation-related characteristics of tenants, comparing those findings with University-related tenancy and vehicle use patterns assumed in the final College Community Redevelopment Project Environmental Impact Report. In the event of discrepancies which create adverse impacts, a plan for compliance is required before any further Phased Project Plan Redevelopment Permits may be issued within the sub-area. If substantial progress toward conformance is not achieved within one year following completion of the plan for compliance, sanctions including but not limited to a fee will be assessed by the approving authority.

T. AMENDMENTS

1. To amend the Master Project Plan, an applicant shall file a written request with the Redevelopment Agency. Amendments shall be grouped so that they occur no more than twice in any twelve month period, except if an amendment is proposed by the Board of the Redevelopment Agency of the City Council.
2. Applicants to amend the Master Project Plan shall be submitted for review to the College Area Community Council and the Project Area Committee, for as long as the PAC remains in existence, prior to action by the approving authority.
3. Applicants to amend the Master Project Plan shall be processed in accordance with Process 5 as described in Chapter 11 of the Municipal Code.

PART III – SUB-AREA MAPS

INTENT OF THE SUB-AREA MAPS

The maps which follow depict each sub-area and identify physical influences and conditions which affect site development. These physical influences and conditions are to be addressed in Phased Project Redevelopment Permit development applications. Because of the importance of the Core Sub-Area, a series of urban design issues for the Core is also included on these maps.