

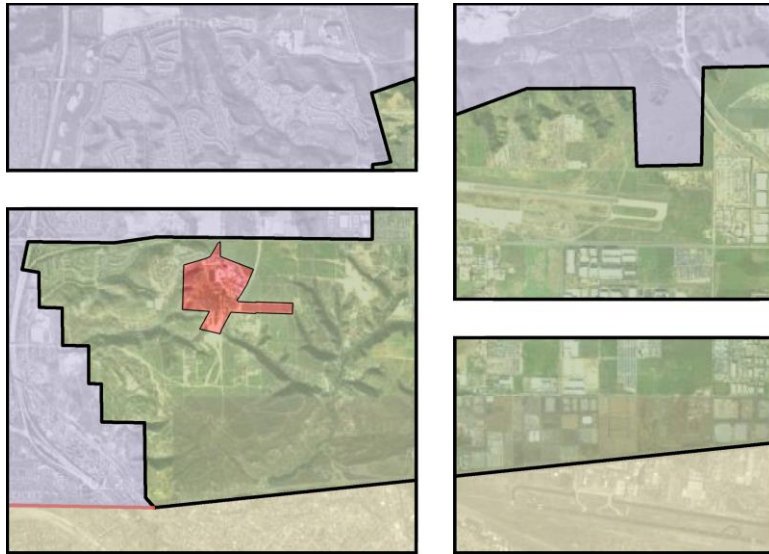
Appendix T

**Candlelight Development Guidelines
Rodriquez, Associates Architects, Oct. 2015**

Candlelight Development Guidelines

Otay Mesa Community San Diego, California

September 5, 2013



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Appendix A: List of City of San Diego Documents Reviewed

Appendix B: Zoning Development Summary

I N T R O D U C T I O N

Chapter 1

A. Applicability and Intent of the Guidelines

The Candlelight Development Guidelines are intended for use by governmental and community agencies to evaluate development proposals for the properties described in the land title of the Candlelight Properties, LLC. The Guidelines are applicable for all five parcels described therein, including two lots designated as preserved open space. All of which are within the Otay Mesa Community Planning Area.

The Guidelines address the site planning, architectural, and landscaping components of development that have an impact on the physical and social fabric of the community. They also address onsite community facilities and safety/security issues. As such, these Guidelines form a standard by which new multi-family housing development proposals will be evaluated.

It is also anticipated that the Candlelight Development Guidelines will be used as an informative reference for the following:

- Property owners and developers
- Building and landscape designers
- Residents of existing properties in the vicinity of new developments
- Members of the community-at-large
- Members of community planning groups

The intent of the Guidelines is not to limit creativity, but to give direction on what the community wants for their multi-family developments. It is anticipated that developments for the Candlelight project area will respond positively to the objectives of this document and that high levels of creativity will be used to achieve the intent of the Guidelines.

B. Regulatory Context

All developments for the Candlelight project area are subject to the requirements of the City of San Diego Land Development Code, the policies of the Otay Mesa Community Plan, and the Santee Investments Otay Mesa Precise Plan. These Guidelines are intended to be used within the existing regulatory controls. The requirements of these Guidelines shall not be used as a substitute for compliance with City of San Diego regulations or requirements.

Appendix A lists the regulatory documents that were reviewed as preparation for these Guidelines and that affect development in the Otay Mesa community.

C. Objectives of the Guidelines

Appropriate design of buildings and outdoor spaces can contribute to a dynamic, visually rich environment that promotes social interaction, fosters community pride, and instills feelings of safety and security.

These Guidelines are intended to achieve the following objectives:

- Establish residential architectural designs that complement the surrounding neighborhood characteristics and that support high quality development.

- Identify landscape materials and designs that enhance the appearance of multi-family housing developments and contribute to the overall quality of the community.
- Provide for amenities appropriate to the demographics of residential developments within an area.
- Apply the principles of Crime Prevention Through Environmental Design (CPTED) to enhance safety and security within multi-family residential developments.

D. Organization of the Guidelines

The Guidelines are organized into the following topics, which address the various components of community development design:

- Site Planning
- Architecture
- Landscaping
- Site Elements
- Safety and Security

E. Terms Used in the Guidelines

Certain terms are used in these Guidelines to indicate guideline priority and the degree of flexibility available to implement a guideline. These terms are explained below:

- “Shall” is the strongest term used. It addresses high-priority items that form the basic framework of the Guidelines, such as safety and perceived density, and is not negotiable.
- “Should” addresses lower priority items and generally refers to guidelines that implement the higher priority items. There is some degree of flexibility in how these guidelines are achieved and whether they are applicable in all situations. Some of these guidelines are “common sense” items that are included only to ensure that they are not forgotten.
- “Encouraged” and “consider” are the least restrictive terms. They are generally used to present ideas or suggestions to successfully achieve the Guideline’s intent, but they are not absolute requirements. These guidelines have the greatest degree of flexibility.

B A C K G R O U N D

Chapter 2

A. Location

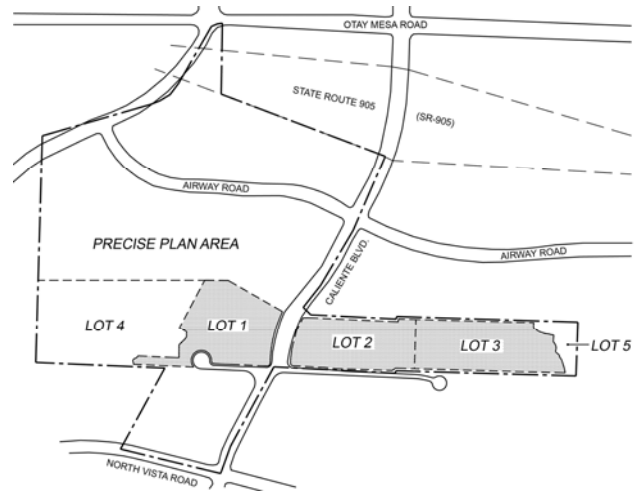
The Candlelight project area is part of the greater Otay Mesa Community Plan and is identified as Land Use Areas 3 and 5 per the Santee Investments Otay Mesa Precise Plan. The project area is located at the southernmost portion of the city of San Diego, east of Interstate 805 and a couple of miles north of the international border with Mexico.



Vicinity Map

It consists of five lots along Caliente Blvd., south of Airway Road, totaling approximately 41.7 acres. Lots 1, 2 and 3 are designated for medium density housing in the existing RM-2-5 Zone, and Lots 4 and 5 have been identified as permanent natural open space.

Lot 1	340,203 SF	7.81 AC
Lot 2	311,454 SF	7.15 AC
Lot 3	386,377 SF	8.87 AC
Lot 4	686,520 SF	15.76 AC
Lot 5	91,528 SF	2.10 AC
Roads	108,900 SF	2.50 AC
Total	1,924,982 SF	44.19 AC



Candlelight Project Area

Lot 4, the Western Preserve, and Lot 5, the Eastern Preserve, are both dedicated to an Agency approved by the Fish and Wildlife Service. Both the Eastern and Western preserves, due to existing sensitive environmental resources will be required to be protected from the adjacent Lot 1 and Lot 3, respectively, as applicable per the city of San Diego MHPA Land Use Adjacency Guidelines. A maintenance vehicle access easement will be required at the Lot 1 site to connect to existing service maintenance roads. This easement is located at the southwestern end of Lot 1; with a maintenance vehicle access gate located at the end of Public Street A cul-de-sac. The Eastern Preserve, at Lot 5, adjacent to Lot 3, will have a trail that is accessible to the public. A public trail access easement will be required at Lot 3 to provide access to this trail. The public trail access easement is located at the southern and eastern side of Lot 3. Refer to Chapter 9 for additional information and location of these easements.

Currently the neighborhood surrounding the Candlelight project area is not fully developed. San Ysidro High School is the most adjacent development in the vicinity. Caliente Ave. is the

main thoroughfare that runs north and south through the project area. Airway Road, just north, alongside the high school, runs east and west. A public street is planned at the south of the project area to connect the easternmost parcel to Caliente Ave.

B. Planning Background

The Candlelight project area encompasses the majority of the area within the boundaries of The Santee Investments Otay Mesa Precise Plan. The Precise Plan was adopted on November 9, 1993, as a requirement of the Otay Mesa Community Plan (April 1981), which indicates that a precise plan must be prepared for each neighborhood prior to the development of specific projects therein. An accompanying Environmental Impact Report was also adopted along with the Precise Plan. The Precise Plan's objective is to provide detailed standards that will implement the concepts of the Community Plan for future developments.

These Guidelines will provide a planning framework for the development of medium density housing for the Candlelight project area. The design recommendations outlined in this document will provide guidance in the following:

- Individual projects to be implemented in a cohesive fashion.
- Create an architectural vocabulary that will enhance the neighborhood and provide standard for design.
- Shape this neighborhood to take advantage of its scenic location and strengthen links to adjacent communities and natural open space.
- Promote pedestrian activities.

C. Land Development Parameter

The current design standards for the Candlelight project area can be defined in quantifiable terms by the local governing land use controls. In general, the following City of San Diego documents outline the subject current design standards:

- Santee Investments Otay Mesa Precise Plan
- Otay Mesa Community Plan
- City of San Diego Land Development Code
- City of San Diego Police Department Guide: Crime Prevention Through Environmental Design

As part of the Precise Plan approval process the following discretionary action shall be required:

- Precise Plan Permit
- Site Development Permit
- Tentative Map

The Candlelight Project Area is zoned RM-2-5 for medium density housing. Refer Appendix B for a summary of the zoning development regulations.

D. Review Process

The Planned Development Permit process, as required by the Precise Plan, for the Otay Mesa Planning Area will govern the review process. In this manner, projects can be evaluated within a defined regulatory manner that not only ensures compatibility with all appropriate City policies and ordinances, but also allows for exceptions that achieve the goals and standards specified by the Specific Plan and these Guidelines.

If a conflict exists between the Land Development Code and the Candlelight Development Manual, a Hearing Officer shall determine which provisions of the Land Development Manual will apply. Such a determination can make the following findings:

Finding 1. The proposed project is consistent with the outlined land use, architecture and street design goals defined by this Design Guidelines Manual.

Finding 2. The proposed project is consistent with the goals, objectives and intent of the Otay Mesa Community Plan and The Santee Investments Otay Mesa Precise Plan.

E. Updates and Changes to Public Streets

These Guidelines show the general and possible use of the Candlelight project site. Updates and changes are possible during the processing of the Tentative Map and/or construction documents that may have an effect on the width and alignment of the two public streets. However, the construction documents will substantially conform to the conceptual ideas of these guidelines and will meet all applicable City requirements. For example, the density ranges, and overall feel of the development will remain consistent with the design guidelines.

An Irrevocable Offer of Dedication (IOD) of an additional 11' on the west side of Caliente Avenue may be granted to the City of San Diego. If granted, this would be a condition of approval of the Tentative Map and would be shown on future construction documents. This IOD may be requested by the Transportation Department if it is decided there is a need to reserve and set aside an additional traffic lane for the future widening of Caliente Avenue. If an IOD is requested, the owner of Lot 1 will maintain this 11' strip of land with landscaping in a manner acceptable to the City until street widening occurs.

Additionally, slight street alignment changes may be necessary to accommodate changes requested by the City and/or made by future owners on either Public Street "A" or Caliente Avenue. The City will approve any changes made during review of the construction documents. The goal of these guidelines is to develop an aesthetically pleasing and acceptable work product while maintaining enough flexibility of design to react to current market needs.

Chapter 3

A. Intent

Site planning arranges building masses, open space, parking, and circulation to create site design that is orderly, visually pleasing, and contributes both to the surrounding area and the development itself. These site planning guidelines promote neighborhood compatibility, integration with the surrounding community, opportunity for social interaction, and a safe, comfortable, and interesting environment for residents.

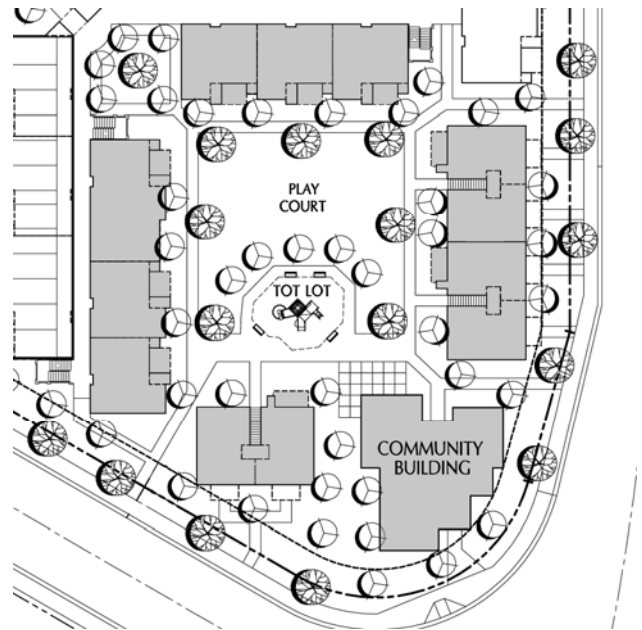
Developers are strongly encouraged to become familiar with the surrounding community. Appropriate site planning should take account of links to surrounding neighborhood amenities.

B. Context

Residential development can successfully contribute to the overall community when relationships with the existing and planned land uses, development patterns, and context are considered.

1. All new development should respect the context of the existing neighborhood, reflect its best design features, and generally be compatible with the character of existing high quality development while still fulfilling the intent of these Guidelines.
2. Existing site amenities such as views, street trees, traditional building orientation and similar features unique to the site should be preserved and incorporated into developments whenever possible.

3. New development should be compatible with existing development in the immediate area through the use of complementary building arrangements, buffers, and appropriate building scale and avoid visual obstructions.
4. Where appropriate, new landscaping should complement existing landscape materials, location, and massing on adjacent developments.



Buildings sited along public street.

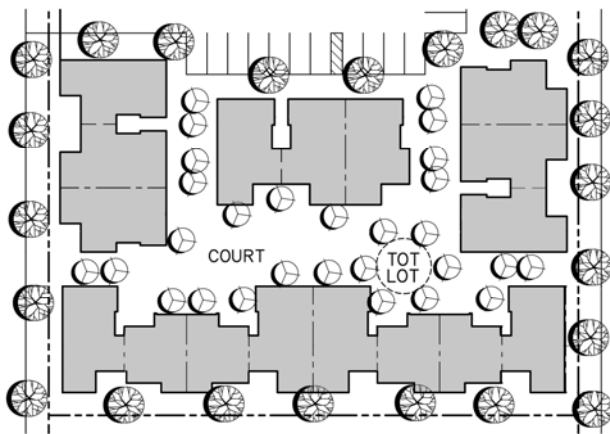
5. Developments should relate directly to the adjacent street, present an attractive and interesting facade to passersby, and appear inviting. Developments that ignore the street and create an isolated enclave are strongly discouraged.

6. Entries to the sites should combine monument signage, landscaping and lighting to present an attractive introduction to the development.
7. Pedestrian connections to the street should also be provided.

C. Building Siting and Massing

Appropriate building siting can reduce the perceived density of developments, maximize open space areas, provide “eyes on the street” surveillance, and enhance neighborliness by creating community gathering spaces.

1. The siting of buildings should consider the existing natural context. Developments should generally be oriented to take advantage of views. Building facades should incorporate variation to provide visual interest and shadow patterns.



Buildings are configured to form a centralized open space area for passive & active recreation

2. The clustering of multi-family units should be a consistent site-planning element. Whenever possible, buildings shall be configured around internal courtyards, gathering areas, and open spaces.

3. Portions of the development that are not oriented to the street or natural vistas shall be well integrated into the project’s overall site design. As with the street-oriented area of the development, the same design considerations shall be given to siting, appearance, circulation, landscaping, and safety issues.

4. Buildings should be oriented to provide some privacy yet still relate to the public areas. Doors shall be visible from the public areas and windows should allow residents to have “eyes on the street” for natural surveillance.

5. Energy efficiency and energy conservation should be considered in building siting. Buildings should be oriented to take advantage of prevailing breezes for cross ventilation of individual dwelling units, reduce the need for mechanical air conditioning, and to enhance the functionality of ceiling fans. Where City standards for noise levels don’t allow windows to be open, the use of ‘summer switch’ for fresh air intake is encouraged with forced air circulation systems.

6. Where public transit is located near the development, site design shall provide convenient access, enhanced sidewalks, shaded and weather protected public transit stops.

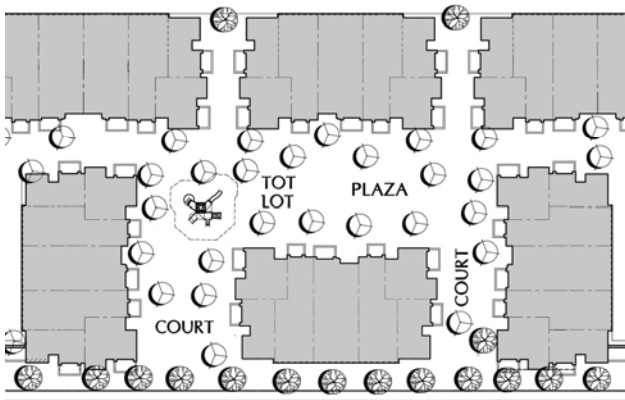
D. Open Space

Common open space provides opportunities for casual social interaction and recreation, and it reduces the perceived density of the development. Private open space serves as an outdoor room for residents and a protected play area for children. Refer to Appendix B for common and private open space zoning requirements.



Centralized open space provides convenient access for many units

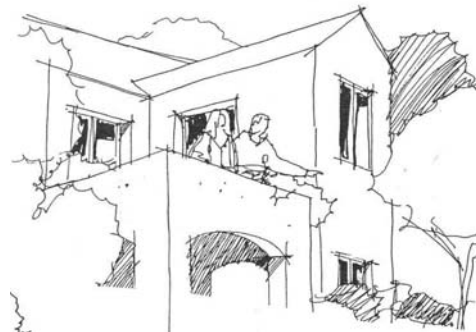
1. Residential developments shall have access to useable open space for recreation and social activities. Open spaces should be conveniently located for the majority of units.
2. Primary residential open space areas should be sheltered from the noise and traffic of adjacent streets or other incompatible uses. Open space siting should take advantage of prevailing breezes and sun orientation in order to provide a comfortable environment.



Large and small open spaces are connected.

3. A series of connected open space areas of varying shape, appearance and usage are encouraged. Smaller areas may directly relate to a cluster of units, while the larger areas may serve several clusters as common open space.

4. Protected natural open space occurs about the easterly and westerly perimeter of the Candlelight development area, at Lot 1, The Western Preserve, and Lot 5, the Eastern Preserve. The interface between the residential and natural open space should be particularly treated to emphasize views, provide a transition between the two areas, and protect the natural biological resources within the preserves as required by the MHPA Land Use Adjacency Guidelines. Fencing, signage and gates shall be incorporated to for protection of the natural open space and its sensitive environmental resources. Refer to Section F. Access to the Preserves for additional information.
5. Private open space (such as patios or balconies) that is visible from the street and can be entered from inside the dwelling is strongly encouraged for all units.



Private balcony with access from unit.

6. Boundaries between private and common open spaces should be clearly defined by elements such as enhanced hardscape, stoops/steps, awnings, low walls or plant materials.
7. Buildings should be sited and designed so that windows of residential units do not overlook private open spaces likely to be used for private activities.

8. Private open space shall be contiguous to the units it serves and shall overlook the public right-of-way or common open space.
9. To minimize the outdoor clutter that can accumulate in private open space areas, private storage space for strollers, bicycles, etc., shall be provided for each dwelling unit. Its location should be either inside the unit, or outside and immediately adjacent to the unit.

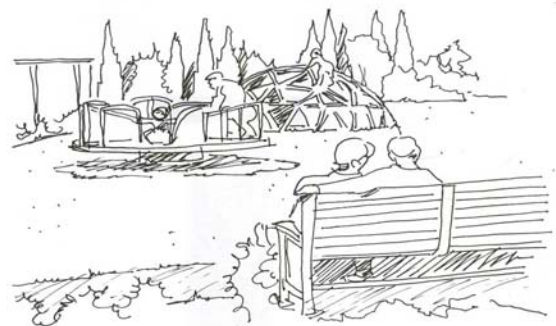
E. Outdoor Play Areas

Onsite outdoor play areas can provide children with a safe and interesting environment, and allow parents to easily supervise play activities. Children, especially those in the five- to twelve-years old age group, tend to play throughout the entire grounds of a development, not just in designated play areas. Therefore, their needs, as well as maintenance requirements, should be important design considerations.



Units with views and convenient access to the play area.

1. Children's play areas shall be visible from as many units as possible and from private open space areas. Direct access from ground level, private open space to the communal play area is encouraged.
2. Outdoor play areas shall be located adjacent to common building facilities, such as the laundry room or community center. Play areas shall not be located near public streets, parking, or entry areas unless physically separated by appropriate barriers such as walls, fencing, or dense landscaping.
3. Hard surface areas for activities such as bicycle riding, skating, rope jumping and hopscotch should be provided. These active play areas shall be safely separated from vehicular use areas.
4. Seating areas should be provided where adults can supervise children's play and also where school-age children can sit. Seating location should consider comfort factors such as sun orientation, shade, and wind.



Seating adjacent to play areas.

5. The physical capabilities and play behavior of various age groups, such as tots, older children and teens, are different. In large developments, separate, but not necessarily segregated, play areas or informal outdoor spaces should be provided for each group for safety reasons.

Small developments may combine these play areas, such as a tot lot incorporated into the larger activity area for older children.

F. Trails and Access Easements

The designated trail located within the Eastern Preserve, Lot 5, shall be at grade and follow the existing dirt roads. The trail will have a bare ground surface. No decomposed granite, asphalt, or other material will be used on the trail. The trail will be a maximum of 4 feet in width, per City of San Diego MSCP Subarea Plan, Section 1.5.2, MHPA Trail Guidelines. Both sides of the trail will be fenced along its entire length within the Eastern Preserve. The fence will be a natural wood, unpainted split rail (or similar) design that will clearly demarcate the trail limits, provide a rustic/natural appearance, and allow for wildlife movement. Fence materials that could inhibit wildlife movement (e.g. chain link and barbed wire) will not be used.

A public trail access easement is provided at the southern portion of Lot 3. The easement allows for public access to the existing trail system at the Eastern Preserve, Lot 5. The public trail access is shared with the possible 20-foot emergency fire vehicle access road. Staff recommends the provision of a gate meeting the emergency vehicle requirements as well as pedestrian accessibility requirements to be located at the west end of the public access trail easement, near the Public Street A cul-de-sac. The gates are required to prevent off-road vehicles and motorcycles from accessing the trails.

At the east end of the public trail access easement, where it turns north, staff requires step-overs be provided on the north and south side of the trail to prevent motorcycle access.

At the Western Preserve, Lot 4, a maintenance access easement is provided at the southwest corner of Lot 1. The easement allows for city maintenance vehicle access to the adjacent natural preserve. City staff recommends the provision of a 12-foot wide gate to be located just west of the Private Street A

cul-de-sac to deter public vehicular, bicycle and pedestrian access from the preserve.

All easement roads, trail and pathway improvements shall be provided by the Owner or permittee of the development project.

Both the Western and Eastern Preserves, Lots 4 and 5, respectively, will be given in a fee title to a Conservation Agency approved by the City of San Diego. The following is a list of four potential Conservation Agencies that may be used:

1. Riverside Conservancy
2. San Diego Habitat Conservancy
3. Center for Natural Lands Management
4. J. Whalen Associates, Inc.

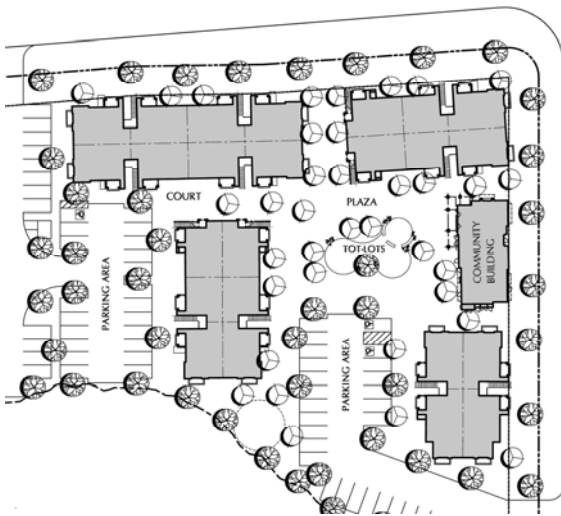
These Preserves will be managed and preserved per the Habitat Management Plan (HMP) associated and approved for this project.

G. Parking/Vehicular Circulation

Safe and efficient circulation and parking arrangements shall take into consideration the needs of pedestrians, children at play, parking lot appearance, and prevention of car theft or damage. Adequate parking shall be provided in accordance to the prevailing City of San Diego parking ordinances for off-street parking.

1. All drive aisles and parking spaces shall meet Land Development Code requirements at the time of building permit approval.
2. Parking areas should be located in the development's interior and not along street frontages, wherever possible.
3. Parking garages and carports should be located as to not disrupt the streetscape. Parking shall be screened from the street with residential units, fencing or landscaping. Parking elements should not obstruct natural surveillance. Natural surveillance and visibility should be considered in areas where parking is tucked under the building.

4. Garage elements exposed to the surrounding streets shall be minimal and articulated with fenestrations complementing the traditional building facades. Areas should be provided around garages and tuck-under parking entrances for landscaping.
5. Parking, garages, and accessory structures shall be designed as an integral part of the development's architecture. They shall be similar in material, color, and detail to the main buildings of the development
6. Parking courts shall be well designed, with consideration given to landscaping, lighting, building massing, and pedestrian/vehicular circulation. Vehicle speeds should be controlled by appropriate signage, changes in roadway texture, and speed bumps, if necessary.
7. Visitor parking should be clearly identified and distributed throughout the development to provide convenient access to groups of dwellings. Required disabled parking should be located adjacent to community facilities and designated disabled-accessible units.



Parking located in development's interior.

8. As parking is calculated for a shared parking lot based upon the number of bedrooms, parking spaces shall not be assigned.

9. Landscaping in parking areas shall be protected from vehicular and pedestrian damage by means of raised planting surfaces or curbs.

H. Pedestrian Circulation

Pedestrian circulation shall provide safe, efficient access to neighborhood amenities, community facilities and residential units. This guideline encourages opportunities for casual social encounters, and allows natural surveillance by community members.

1. Where appropriate, developments should incorporate safe pedestrian connections to adjoining residential uses, public open spaces, and other compatible land uses.
2. Pedestrian access to adjacent existing or planned open space areas and corridors should be provided for the development's residents as required by the Specific Plan.
3. Cross circulation between vehicles and pedestrians shall be minimized. A continuous, clearly marked walkway shall be provided from the parking areas to main entrances of buildings. Walkways shall be provided between residences, parking areas, and all site facilities for safe access.
4. Access to dwelling units that combines vehicle and pedestrian uses should be avoided, as this allows no room to personalize the front entry.
5. Walkways should be designed to encourage resident usage and minimize maintenance. To encourage social interaction, circulation shall be designed so pedestrians will walk through communal landscaped areas en route to parking, laundry, and other facilities.
6. Adequate lighting levels shall be provided along all walkways.

7. Site access and walkways shall be accessible to disabled persons in conformance with the Americans with Disability Act (ADA), the housing accessibility standards of the California Building Code and the Fair Housing Accessibility Guidelines.

I. Access to Residential Units

Access to dwellings can provide a unique identity for the individual unit, allow opportunities for social interaction, increase natural surveillance through porch sitting activities, and reinforce territoriality through the use of physical barriers and psychological reinforcement.

1. The main entry to each dwelling unit shall be clearly visible from the nearest public circulation walkway. A porch, covered stoop, or similar entry feature shall be provided at each unit's front entry.
2. Each individual ground level unit should have its own private walkway to the front door.



Residential unit with an identifiable entrance.

3. A building's stairwell, and elevator if provided, should be centrally located to the units served and should be visible from as many units as possible. For increased security and surveillance, stairwells shall be open through the use of exterior stairs or "held-back magnetic" fire doors in interior stairs.
4. Ground floor units and units served by elevators shall be accessible to physically disabled persons per the requirements of the Americans with Disability Act (ADA), the housing accessibility standards of the California Building Code and the Fair Housing Accessibility Guidelines.
5. Interior corridor-access buildings shall use recessed entries stepped back from the corridor wall when possible. Recessed entries shall be visible from the corridor and not create areas that would be considered unsafe. Access to interior corridor-access buildings, when used, shall be limited to two main entry points for security reasons. Building codes may require additional exit points; these shall be for emergency use only.
6. Walkways and access to dwelling units should be designed to facilitate the moving of furniture by considering minimum widths, heights, and turning angles.

Chapter 4

A. Intent

The architectural guidelines address the overall external appearance of the development, including building forms, details, and proportions. It is not intended that these guidelines designate one architectural style or a specific design character. There are various architectural styles that can be drawn upon to create a unique sense of place. The primary focus should be to construct a high quality residential environment within the context of the existing community. Quality development is further encouraged through a sustainable design approach.

Proposed developments are encouraged to provide a sustainable design approach to site planning and building design. Sustainable design practices that reduce long- and short-term energy consumption and costs, conserve natural resources, increase user comfort, and reduce waste and pollution are important concepts that should be considered.

Sustainable technologies and methods address materials durability, use of alternative materials, buildings that conserve natural resources, reduced energy usage for appliances and heating/cooling systems, waste disposal and recycling, and contribute to an environmentally-efficient development.

B. Overall Character

To create a unified appearance, all buildings in the development, such as support facilities, residential elements, and garages, shall be compatible in architectural design with the rest of the development.



Mailbox kiosk designed to reflect building character.

C. Building Scale and Height

1. Buildings may incorporate smaller-scale architectural forms such as bays, recessed or projecting balconies, and dormers to visually reduce the height and scale of the building and emphasize the definition of each building use. Architectural elements such as bay windows, porches, projecting eaves, awnings, and similar elements that add visual interest to the development are strongly encouraged.
2. Varied building heights are encouraged, both to provide visual interest and give the appearance of a collection of smaller structures. Building heights at the development's edge should be considered within the context of the project's surroundings, the adjacent uses, and the distance from adjacent buildings. The development's building height should create a transition from the heights of the adjacent residential neighborhood, rather than form abrupt height changes.



Varying building heights and roof awnings add visual interest.

D. Facade Modulation

1. Facades that lack human scale dimensions and have large expanses of flat wall planes shall be avoided. Architectural treatments, such as recessed windows, façade breaks and individualize entries shall be used to add visual interest to the facade.
2. Building offsets are required by City of San Diego regulations; however, where it would enhance the overall development, building designers are encouraged to use other creative design solutions, such as color contrast and smaller offsets, to meet the intent of the building offset regulations.
3. Building facades that enclose stairwells should include windows to reduce the visual bulk of the stairwell and enhance safety. Building facades enclosing elevator shafts should use architectural treatments to reduce the visual mass.

E. Building Entries

1. Residential entries shall have a strong relationship with a fronting street, internal walkway, or courtyard, as appropriate to the overall siting concept. A transitional area from the public space or walkway to the private dwelling unit entry, such as a porch stoop, steps, or landscaped walkway, shall be provided.
2. Each dwelling unit's entry shall be emphasized and differentiated through architectural elements such as porches, stoops, or roof canopies, and detailing such as paint color, trim, materials, or awnings. Providing ground level space should provide opportunities for residents to personalize their entry or a wide ledge for potted plants.



Building façade modulation.

3. Courtyard doors or gates used at building entries shall be attractively designed as an important architectural feature of the building or development.



Distinct unit entries.

F. Stairs

1. Where appropriate for the architectural style, the stairway design shall be open to allow views for natural surveillance.
2. Where prefabricated metal stairs are used, additional design features such as screen walls, enhanced railings, or accent colors should be used to enhance their appearance. The additional design features shall be consistent with the overall building design.

G. Building Materials

1. The development's buildings, community facilities, and parking structures shall be unified by a consistent use of building materials, textures, and colors. Exterior columns or supports for site elements, such as trellises and porches, shall utilize materials and colors that are compatible with the rest of the development.
2. Building materials shall be durable, require low maintenance, and be of comparable quality and image to what is used in the surrounding regional area. Frequent changes in building materials should be avoided.

H. Roofs

1. The use of flat roofs is acceptable. New

developments are encouraged to provide varied parapet lines with detailing complementing the surrounding structures.

2. Roof pitches and materials should consider the prevailing roof types in the neighborhood, including hipped or gabled roofs, and mansard roofs.
3. Rooflines shall be broken up and varied within the overall horizontal plane. Combinations of roof heights that create variation and visual interest are encouraged.



Enhanced stair elevation.

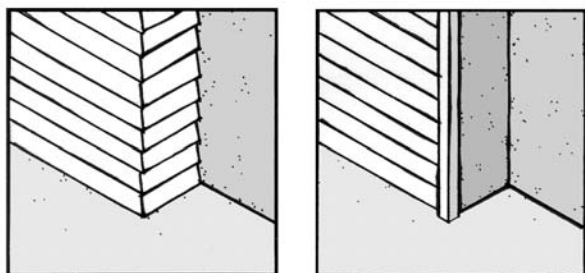
I. Color

1. Color should be used as an important design element in the development's appearance. The predominant colors for the buildings and accessory structures should be natural and varied tones. Appropriate use of more than one predominant paint color is encouraged. Compatible accent colors are encouraged to enhance important building elements.



The use of building colors can enhance facades.

2. The color of shadow patterns, relief, decorative trim, and wood frames should be distinctive yet compatible with the overall building color. Bright or intense colors should be reserved for significant architectural massing, refined detailing such as grillwork, or more transient features such as awnings.
3. Materials such as brick, stone, copper, etc. should be left in their natural colors. Such materials should not appear thin and artificial. Veneer should turn corners and avoid exposed edges.



Veneer materials should turn corners and avoid exposed edges

J. Mechanical Equipment and Vents

1. Roof-mounted mechanical equipment visible from buildings or a public street shall be screened in a manner consistent with the appearance of the building, including materials and color.
2. Mechanical equipment on the ground shall be screened from view. Utility meters and equipment should be placed in locations that are not exposed to view from the street or they should be suitably screened, including the use of landscape materials. Screening devices should be compatible with the architecture and color of the adjacent buildings.
3. Roof flashing and vents exposed to public view should be painted to match adjacent surfaces or concealed in a manner consistent with the building's appearance.

Chapter 5

A. Intent

The landscaping guidelines are intended to address the appearance and functionality of the landscaping within the development. A specific plant palette is not provided as there are many different combinations of plants and landscape materials that can contribute to and shape a quality residential environment. The goal of the guidelines is to provide a framework from which this quality residential environment can develop; one that is both aesthetically pleasing to both residents and neighbors alike, but one that is also responsible and responsive to the surrounding environment and neighborhood as a whole. An attractive, well-functioning, and well-maintained landscape is critical user satisfaction and overall project success.

Developers are strongly encouraged to become familiar with the surrounding neighborhoods and contextual factors unique to the site that will influence landscape design. The development's budget should provide for a quality landscape design and the appropriate plant materials and plant sizes so that the landscaping can fully develop within a reasonable amount of time. Specific standards for the amount of landscaping to be provided are contained in the Landscape Regulations Section of City of San Diego's Land Development Code and in the Landscape Architectural Guidelines of the Santee Investments Otay Mesa Specific Plan.

B. Use of Landscaping

1. Landscape design and selection of plant materials are used to create a visually pleasing environment for both residents and neighbors.
2. Landscaping can serve as a unifying element within a development while also creating a unique identity. It can also serve to connect (both visually and physically) the development to surrounding communities and natural environments.
3. Plant materials can soften the visual impact of architecture and other site elements such as walls, fences, and paving.
4. Landscape design and selection of plant materials can screen undesirable views and promote/highlight desirable views.
5. Landscaping can enhance the usable attributes and livability of a space. Thoughtful use of plant materials can provide shelter, shade, or privacy and can serve to reduce the negative impacts of certain environmental factors such as sun and wind.



Landscaping used to create enjoyable outdoor spaces for resident use.

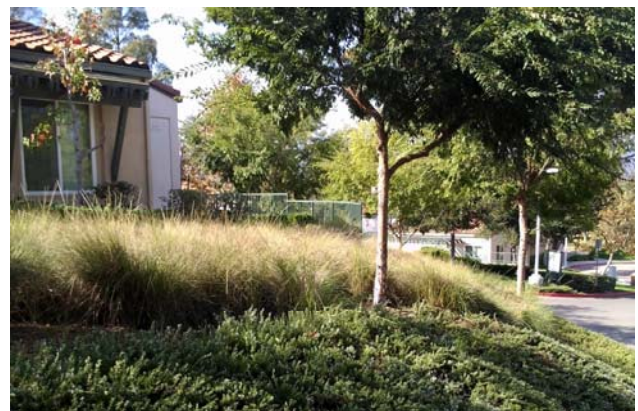
C. Landscape Design

1. Plant selections should be used so as to provide a unifying theme throughout the development, while also allowing for unique plantings at key project elements. The use of plant materials to highlight key areas, such as courtyards or plazas, is encouraged.
2. Planting design should utilize a combination of trees, shrubs, and groundcovers for visual interest. Large, organic groupings of plants are encouraged, although massive expanses of 'monoculture' plantings should be avoided.
3. The use of canopy trees at outdoor seating areas for shade is encouraged.
4. Turf grass should be concentrated in areas intended for resident recreation only.
5. The use of shrubs and vines to help minimize vandalism and soften the visual impact of perimeter walls and fences is strongly encouraged. Vines on buildings or other landscape elements (such as trellis structures) are also encouraged.
6. The use of different plant materials to highlight the transition from public space to private at walkways leading to private dwelling units is encouraged.
7. Plantings should work cohesively with the building architecture. Utilize plants to help soften building edges as well as highlight unique architectural features.
8. Plant selections shall be made so as to create visual interest year-round. Selections should not be based on flower colors alone. Thoughtful use and juxtaposition of varying foliage colors and textures is strongly encouraged.

9. A thoughtful combination of evergreen and deciduous trees should be utilized.
10. Bark mulch shall be required at all planted areas. The use of natural bark mulch over artificially colored mulch material is strongly encouraged.
11. Careful consideration to the mature size of trees and shrubs should be taken. The spacing of plants from buildings, utilities (above and below grade), other plants, and other landscape or hardscape elements should be based on these considerations. .



Landscaping used to define space and circulation



Natural massing and varied use of plant texture create year-round visual interest.

12. Landscape materials should be used to help screen mechanical equipment so that it is not exposed to view from the street or major walkways within the development.
13. Landscaping such as vines or shrubs should be used to screen trash enclosures to minimize visual exposure from adjacent dwelling units, nearby streets, or major walkways within the development.
14. Trees and shrubs should not be planted so as to screen or block desirable off-site views.
15. Careful consideration should be taken so that plant location and spacing does not create safety issues within the development. Security lines-of-sight should be maintained through careful placement of shrubs. Trees should be located so as not to negatively impact the ability of project lighting to reach minimum safety levels.
16. Where project is adjacent to natural open space areas, plant selections should be native and compatible with the existing native vegetation.
17. Where site conditions do not allow low walls or fencing to provide a barrier between children's play areas and vehicular areas, provide a dense planting barrier instead.



Landscaping used to identify and highlight architectural elements and entry points.

18. Accent planting should be used at project entry points so as to facilitate the recognition of vehicular use patterns and circulation.
19. Trees should be located so as to provide passive solar control of south and west-facing buildings, although special consideration should be given if the development utilizes photovoltaic systems.

D. Hardscape Materials

1. Hardscape materials used for paving, walls, fencing, and other landscape elements shall be consistent with the architectural design or style of the development.



Enhanced hardscape finishes at key areas.

2. Where circulation paths join with those of adjacent developments, finishes should be selected so as to create smooth visual transitions.
3. Enhanced paving materials are strongly encouraged to help define key areas such as project entry points and courtyards/plazas. Enhanced paving materials would include unit pavers, colored concrete, or textured concrete.
4. Creative use of alternate landscape materials, such as landscape boulders and decorative cobbles, are encouraged.

E. Plant Materials

1. Plant selections should be compatible with the climatic and soil conditions of the site.
2. The use of native and drought-tolerant plants is strongly encouraged.
3. Invasive plants shall not be allowed. Plants identified as invasive by the California Invasive Plant Council (Cal-IPC) shall not be included on any proposed plant palette within the development.
4. Plants requiring frequent shearing should be minimized.
5. Plants known to have invasive or destructive root structures should be avoided or located appropriate distances away from structures and other hardscape elements. Root barriers shall be installed adjacent to all hardscape elements located within 5'-0" of any tree.
6. Plants should be installed at the appropriate container size. Container sizes shall meet minimum requirements as outlined in the Landscape Regulations Section of City of San Diego's Land Development Code, although the use of larger container sizes are encouraged.

F. Landscape Irrigation

1. Irrigation systems shall provide uniform water coverage so as to encourage healthy plant growth. Application rate shall be suitable to specific site and soil conditions. Excessive soil saturation and surface run-off shall not be allowed.
2. Irrigation systems shall be permanent and belowground. Backflow prevention devices shall be utilized on all potable water systems.

3. The use of recycled or reclaimed water is encouraged, where available.
4. Irrigation systems shall be automatic with central controls and a rain-sensing shut-off device. Only 'smart' or ET-based controllers shall be utilized.
5. The use of irrigation application methods with low precipitation rates, such as drip irrigation or low-volume 'rotator'-type sprinkler heads is strongly encouraged.
6. Pop-up sprinkler bodies shall be utilized in areas adjacent to pedestrian and vehicular circulation areas (walkways, driveways, parking areas, curbs, etc.).

G. Fire Protection and Brush Management

1. Careful consideration of plant species, spacing, and layout shall be taken so as to provide a 'defensible space' where developments occur adjacent to sloped, naturally vegetated areas. Such developments shall comply with the regulations and restrictions put forth by the City of San Diego Brush Management Program. A Brush Management Plan shall be provided as part of this program.
2. Only plants known to have fire-resistant qualities shall be utilized within the fuel management zones, although extra consideration should be given to native plants over other ornamentals. All invasive plants shall be avoided.

H. Vehicular Area Landscaping

1. Landscape islands should be utilized to break up large expanses of parking stalls.
2. Trees should be placed within parking islands and adjacent landscape areas to provide shading

of paved areas. Location and spacing of trees shall meet the requirements put forward in the Landscape Regulations Section of City of San Diego's Land Development Code.

3. In vehicular motor court areas, pockets of planting should be introduced to help soften the visual dominance of garages and paving. Vertical shrubs or combination of low plant and climbing vines between garage doors or tuck-under parking spaces are encouraged.
4. Parkway plantings within streetscape and right-of-way areas shall be consistent with adjacent developments.



Plant material introduced into parking bay areas.

Chapter 6

A. Intent

This chapter addresses miscellaneous site design elements, such as site furniture, trash and storage areas, mailboxes, and signage that contribute to the comfort and convenience visitors and tenants' daily activities. The following guidelines encourage use of miscellaneous site elements that reinforce safety concepts, increase opportunities for social interaction, reduce maintenance, and consider environmental factors.

B. Site Perimeter Elements

1. Street fronting elements, such as, hardscape, walls and planting shall integrate 'seamlessly' into the development's architecture. Walls and fencing, when required, shall appear as architectural façade elements instead of freestanding and detached fencing. Similar building finishes shall be incorporated into walls and fencing.
2. Wall design and selection of materials shall consider long-term maintenance issues, security, and compatibility with the neighborhood and project design. Similar building finishes shall be incorporated into walls and fencing.
3. Individual dwelling unit patios, balconies and walls visible from the development's open space or street side should be no higher than 42 inches for security reasons. To increase privacy and reduce exposure of unsightly use of patios and balconies, it is encouraged that the privacy walls be solid or semi-solid.



Private patio with solid screen wall.

C. Site Furniture

1. The design, selection and placement of all site furnishings such as tables, benches, bollards, and trash receptacles shall be compatible with the overall site design and architectural character of the development.
2. Seating opportunities should be provided in both sunny and shaded areas. Seating in areas that offer opportunities for social interaction and informal surveillance, such as a bench in a pocket park, near the communal mail box area or benches near tot lot areas and laundry rooms, are strongly encouraged. A variety of sitting area designs, from formal arrangements such as benches, to informal arrangements such as low walls or steps, are encouraged. In general benches should be located in areas that have some provision for shade.



Seating at play area.

3. A drinking fountain located near each children's play area is encouraged. Drinking fountains should be "high/low" to accommodate various age groups and disabled persons.
4. Litter receptacles should be located in or adjacent to high use areas such as pocket parks, community facilities, play areas, and laundry rooms.



Tables and benches at BBQ areas.

D. Trash and Storage Areas

1. Trash and recycling enclosures shall be evenly distributed on site for easy access by users and

refuse collection services. They should be well screened with landscaping and designed to protect adjacent uses from noise and odors. A clear and safe pedestrian route shall be established to each trash area.

2. Waste and recycling size and distribution shall meet the requirements of the approved Waste Management Study for the Candlelight Project Area.



Trash and recycling enclosure designed to reflect building character.

3. Trash enclosures shall be constructed from solid materials. All trash enclosures should be enclosed or covered with a trellis or similar structure. Architectural screening elements should be constructed of the same materials and finishes as adjacent buildings, and the color should also be compatible with the adjacent buildings. Gates should be of a solid material and painted to match the architectural screening elements on nearby fences and walls.
4. Trash receptacles should be accessible for trash collection but should not block circulation drives near loading areas or conflict with parking. For security reasons, trash enclosure locations should not create blind spots or hiding areas.

E. Mailboxes

1. Mailboxes shall be located in highly visible, heavy use areas for convenience, to allow for casual social interaction, and to promote safety. In residential developments a bench or seating area in close proximity to the mailbox location is strongly encouraged, and a trash receptacle shall be located adjacent to the mailboxes.
2. Incorporation of design features, such as a built frame consistent with the development's architectural style, is encouraged.

F. Signage

1. Signage contributes to the development's identity as a unique environment. Professionally designed, creative signage is strongly encouraged, especially for internal directions and building identification.
2. Clear, legible entry signage shall be provided to identify the development. Internal circulation signage and visitor parking areas should also be clearly indicated. A directory that shows the location of buildings and individual dwelling units within the development is encouraged.



Visible numbers help visitors locate buildings.

3. Building numbers and individual unit numbers shall be readily visible, in a consistent location, well lit at night, and compatible with the overall design of the development.
4. Clear, legible signage related to preserve areas and trails shall be provided.

G. Lighting

1. Lighting levels will vary depending on the specific use and conditions, but the overall consideration shall be to provide lighting levels sufficient that intruders cannot lurk in shadows, that steps and other grade changes are apparent, to enable residents to easily unlock their door or identify visitors on their doorstep, and to reduce theft and vandalism.
2. Street lighting should be installed along the street, public areas and internal circulation drives. Lighting should be designed to shine downward and eliminate skyward glare as required by the County Dark Sky Ordinance. Light standards shall be residential/pedestrian in scale and be spaced appropriately for the fixture, type of illumination and pole height.
3. Lighting in parking areas shall be arranged to prevent direct glare into adjacent dwelling units, onto neighboring uses/properties, and preserve areas at Lots 4 and 5.
4. Pedestrian-scaled lighting shall be located along all walkways within the development. Bollards should not be used as they are subject to vandalism, whereas 12-foot high light standards discourage vandalism. Site lighting may be located on buildings to illuminate site areas not covered by individual light standards. Whenever possible, install lighting high enough on the building to prevent vandalism.

Chapter 7

A. Intent

A community has a basic right to feel safe and secure in their homes and businesses. The following guidelines promote the use of site planning, landscaping, community involvement, and physical and psychological barriers to create a safe environment and to prevent crime and vandalism. The principles of Crime Prevention Through Environmental Design (CPTED) are used extensively. The lighting guidelines are less detailed, and recognize that specific illumination levels are dependent on the individual site characteristics.

B. Crime Prevention Through Environmental Design (CPTED)

1. The following CPTED strategies should be incorporated into the design of developments, whenever possible.
 - a. Use the concept of natural surveillance, or “eyes on the street,” by promoting features that maximize the visibility of people, parking, and building entrances.
 - b. Use the concept of territorial reinforcement by promoting features such as landscape plantings, paving designs, and gateway treatments that define property lines and distinguish private space from public space.

- c. Use the concept of natural access control by designing streets, walkways, building entrances, and development entries to clearly indicate public routes and to discourage access to private areas.
- d. Use the concept of target hardening by promoting features that reduce “penetrability” and prevent entry or access to dwelling units.

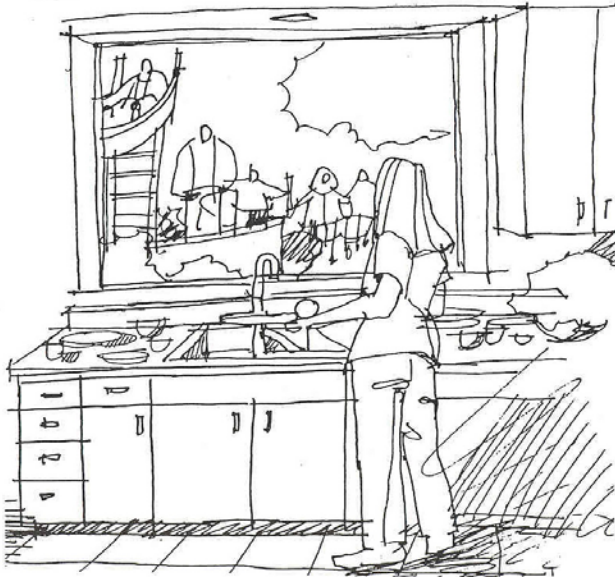
C. Opportunities for Surveillance

1. Windows and entries shall be placed to maximize natural surveillance of the site. Sight lines from residences to the parking area should be provided.



Public pathways, balconies and private space windows overlooking parking areas.

2. Open spaces, courtyards, circulation corridors, and individual entrances should be designed to be visible from as many areas as possible. Enclosure of private open space should not prevent common open space surveillance by tenants.



Security is enhanced with natural surveillance by individuals from common space.

3. The residential management office should be located in a central, visible location, and community meeting rooms and other amenities should also be located close to other heavily used areas.
4. Residential laundry rooms should be located adjacent to the children's play area to facilitate supervision. Doors and walls shall have windows to allow natural surveillance both into the laundry room and outside to the surrounding area.

D. Hierarchy of Space

1. Development design should use a "hierarchy of space" to define territory for public space, community space (common open space, play areas, communal laundry, community center, etc.), and private space (individual units and private open space.) The use of design elements to define the public/private edge, such as special paving, change in building materials, and grade separations, or physical barriers such as landscaping, planters, fences, walls, screens, or building enclosures, are encouraged.

2. Building entrances and individual dwelling unit entries should be accentuated by architectural elements, lighting, and/or landscaping to further emphasize their private nature.



Distinct unit entries aid to emphasize privacy.

E. Penetrability

1. Doors to community facilities should contain some transparency and be key-controlled. Courtyard gates and shared building entrances that access individual units should automatically lock when closed.



A hierarchy of space is achieved through landscaping and use of screen walls to distinguish the public open space from the private patios.

2. All front doors in residential units shall have a peephole or other feature to allow residents to see who is at the door before opening it. To prevent break-ins, doorknobs shall be 40 inches from any windowpane. Door hinges shall be located on the interior side of the door to prevent unauthorized removal. Single cylinder dead bolt locks shall be installed on the exterior doors of all individual dwelling units. Sliding glass doors shall have one permanent door on the outside and the inside moving door shall have a locking device and a pin.

F. Lighting

1. Lighting levels will vary depending on the specific use and conditions, but the overall consideration shall be to provide lighting levels sufficient that intruders cannot lurk in shadows, that steps and other grade changes are apparent, to enable residents to easily unlock their door or identify visitors on their doorstep, and to reduce theft and vandalism.

G. Landscaping

1. The use of dense plantings to establish a barrier adjacent to ground level units is encouraged. Where appropriate, the use of thorny plants as barrier plantings is encouraged. Mature shrubs located adjacent to buildings should generally be lower than the bottom of windows to maintain open sight lines.



Barrier planting in front of dwelling unit windows provides privacy from public areas.

Chapter 8

A. Intent

Diminishing natural resources, pollution, and the ever-increasing costs associated with the production of energy has made it imperative to create environmentally responsible developments. In response to this scenario the State has adopted the California Green Building Standards Code. The code includes specific Residential Mandatory Measures that must be incorporated into the design, construction and operations of a development.

Developments must also comply with the minimum state energy conservation standards as indicated per Title 24, and the recommendations from the Precise Plan. Drainage and Management of storm water shall adhere to the requirements of the City's Storm Water Standards Manual and the Green Building Code during construction and after development. Landscaping shall be designed per the guidelines and regulations of the City's Landscape Standards.

The following guidelines should be considered when implementing sustainable building features.

B. Energy Conservation

1. Window location, the use of skylights, light wells or interior courts can help take advantage of passive solar energy.
2. Energy efficiency can be achieved with the use of energy efficient light fixtures and Energy Star appliances.
3. Appropriate building colors can help reduce heat gain.
4. A cool roof and radiant barrier may be selected to reduce solar roof loads.

5. The use of roof overhangs or canopies to shade windows also helps reduce heat gain.
6. Buildings can be designed and situated on the site to encourage natural ventilation and solar exposure.
7. The use of solar thermal and photovoltaic panels may offer a source of energy to offset user costs. If such panels are used screening can be achieved with appropriate parapet heights, screen walls, roof wells or strategic roof placement.

C. Water Efficiency & Conservation

1. Low-flow plumbing fixtures and low water use appliances are can be incorporated to aid in water conservation.
2. The use of drought-tolerant and native landscaping shall be incorporated per the requirements of the City's Landscaping Standards. These standards provide a list of appropriate plant material selection.
3. If the use of graywater is incorporated, it must follow the extensive rules and regulations of the State of California Department of Health Services.

D. Material Conservation and Resource Efficiency

1. Development shall meet the specific requirements for recycling and waste management per the Green Building Code.

E. Green Building Resources

1. LEED (Leadership in Energy & Environmental Design) Green Building Rating System
2. GreenPoint Rated verification system
3. Build It Green – Green Building Guidelines

CONCEPTUAL SITE PLANS

Chapter 9

A. Intent

As indicated in Chapter 2, Lots 1, 2 and 3 of the Candlelight Project Area are designated for medium density housing. The following sample site plans depict three possible conceptual site designs that adhere to the applicable development standards as previously described by these Guidelines.

The development standards allow a density range between 15 and 30 dwelling units per acre. Refer to Appendix B for a zoning development summary. The site designs employ varying residential product types to demonstrate the possible densities that can be achieved. The site designs also include storm water management areas as required by the City's Storm Water Standards.

Let it be noted that these are conceptual site designs only. Architectural product type and site designs are not intended to be specific to any particular site. Developers are at freedom to develop the lot of their preference with any particular product type, provided that the final site plan adheres to the requirements of all the applicable developments standards.

B. Lot 1

Lot 1 is located on the west side of Caliente Avenue, and is adjacent to Lot 4, the Western Preserve, which is designated as an open space preserve. This conceptual site design achieves a density of 27.4 dwelling units per acre with a three-story flat residential product type and tuck under parking.

The adjacent Lot 4, the Western Preserve, as noted in Chapter 2, will require a maintenance vehicle access to the existing service roads on the preserve. A maintenance vehicle access easement is located at the southern portion of Lot 1 with access from the Public Street A cul-de-sac. A minimum 12' gated access will be required at the entrance to the sensitive land preserve area. Refer to Exhibit 9.1 for additional information.

C. Lot 2

Lot 2 is located on the east side of Caliente Avenue. The density for this site is 18.2 dwelling units per acre. This site uses a combination of carriage units and townhouses with varying two- and three-story building heights. All units have direct access to two-car garages. Refer to Exhibit 9.2 for additional development information.

D. Lot 3

Lot 3 is the easternmost site, adjacent to Lot 2 and Lot 5, the Eastern Preserve, which is designated as an open space preserve. The density for this site is 15 dwelling units per acre. This site design is composed of two- and three-story townhomes, all with attached two-car garages.

Per the requirements of the Community Plan, a public access easement to the trail located in the Eastern Preserve is provided along the southern and eastern property lines of Lot 3. The trailhead shall be required at the beginning of the trail entering the Eastern Preserve. The trailhead design shall follow the guidelines set forth by the Parks & Recreation Department. Refer to Exhibit 9.3 for additional development information.

ARCHITECTURAL STYLES

Chapter 10

A. Intent

The following conceptual building elevations and sketches provide a sampling of architectural styles to be considered in the development of the Candlelight project area. These are not intended to be taken literally or to limit creativity. They only serve as design inspiration. Although only three architectural styles are presented, the developer is free to choose from other styles. These styles are intended to present a palette of design possibilities that can be employed to promote an individual development's character and, in turn, establish a neighborhood identity.

B. Sample Architectural Styles

Exhibit 10.1 illustrates a Mediterranean style, which is based on Spanish Revival characteristics. Identifying features include low-pitched roofs with barrel or S-tile roofing, typically red in color. Roofs may be gable or hip, with the occasional flat roof. Eave overhangs may vary from 12 to 18 inches with exposed beams, or they may be flush with a simple trim and gutter. Recessed windows and doors give the appearance of thickened walls. Arched openings, arches at recessed windows and doors are also common. Walls have a smooth stucco finish, and colors are in the warm, subtle range.

A Bungalow architectural style is depicted in Exhibit 10.2. It is generally derived from the characteristics of the Craftsman houses found in Southern California. This style features low-pitched gabled roofs with open roof overhangs and exposed roof rafters. Deep eave overhangs that range from

18 to 24 inches are common, and beams and braces are typically added at gables. Roofs are generally composition shingles, flat concrete or clay tile. A prominent feature of this style is a porch supported with square columns. Columns are distinctive and of variable detail. Typically short, square columns sit upon larger tapered column bases. Walls finishes may include a variety of materials such as lap siding, shingles, stucco, stone or brick.

Exhibit 10.3 displays an Old World style also known as European Country. This architectural style is loosely based on a variety of French and English cottages. Steeply pitched roofs with gables and distinctive, large chimneys are emphasized, and gables are typically detailed with half-timbering. Roof overhangs are minimal, generally 6 to 18 inches with gutters. Roofs are generally composition shingles, flat concrete or clay tile. Bay windows and tall, narrow windows with multi-pane glazing are commonly organized in horizontal groupings. Typical wall materials may include stucco, brick or stone.

CONCEPTUAL LANDSCAPE

Chapter 11

A. Intent

As indicated in Chapter 5, Lots 1, 2 and 3 of the Candlelight Project Area are intended to receive landscape improvements so as to provide a quality residential environment.

The following sample plans depict three possible conceptual landscape designs for the larger common space areas of each lot. The conceptual plans are intended to demonstrate possible landscape design methods by employing the development standards in Chapter 5. Refer to Exhibit 11.1. Also included are sample landscape cross-sections demonstrating further exploration of landscape and building interfaces. Refer to Exhibits 11.2 and 11.3

Let it be noted that these are conceptual landscape designs only. Developers are at freedom to develop a landscape design of their preference, provided that the landscape plans adhere to the requirements of all the applicable developments standards.

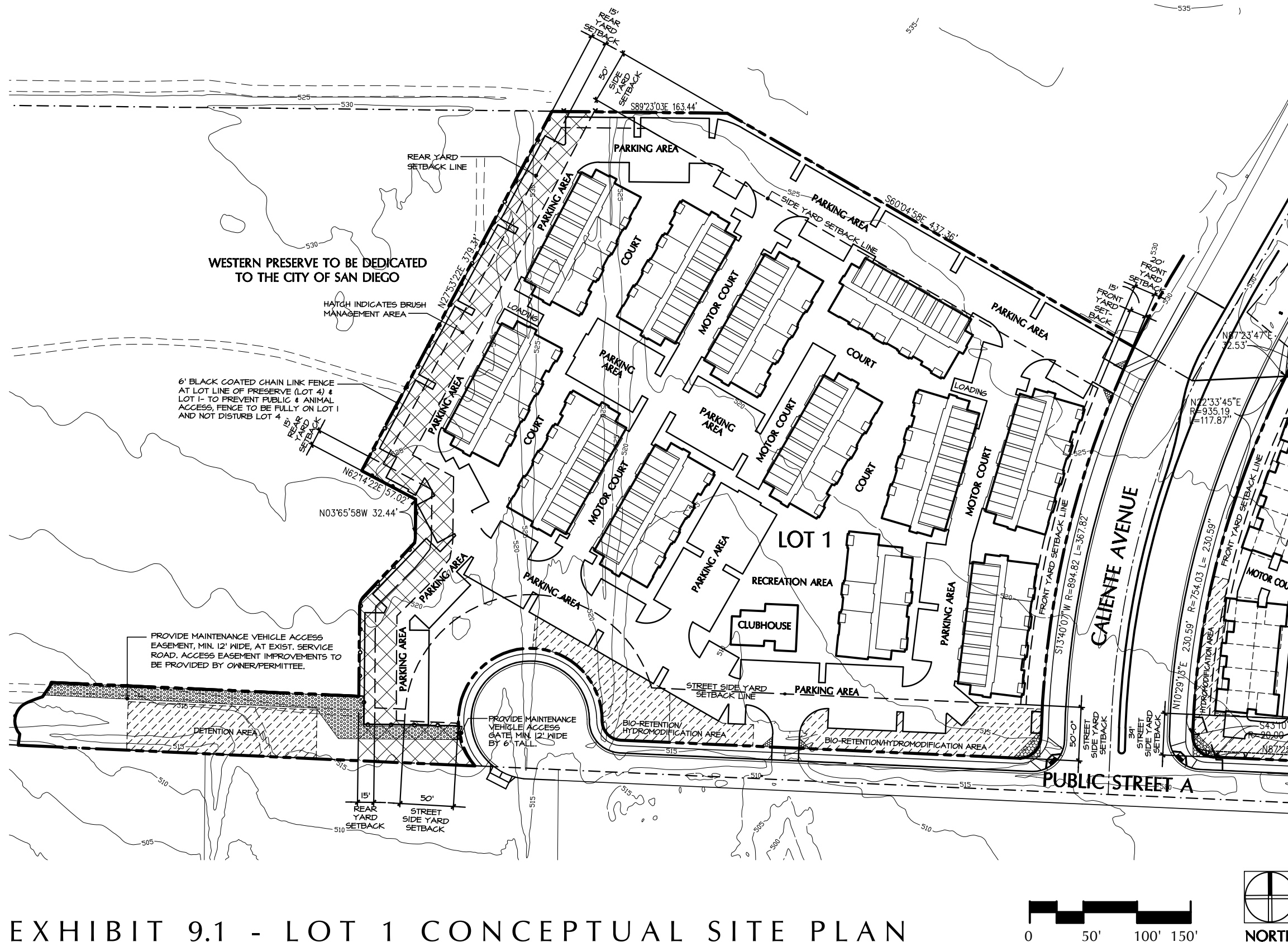


EXHIBIT 9.1 - LOT 1 CONCEPTUAL SITE PLAN

DEVELOPMENT SUMMARY

SITE AREA :

7.81 AC. / 340,203 S.F. (NET)

ZONING:

RM-2-5

UNIT MIX:

1 BDRM. UNITS = 69

2 BDRM. UNITS = 110

3 BDRM. UNITS = 28

4 BDRM. UNITS = 6

TOTAL UNITS = 213

APPROX. UNIT S.F.:

1 BDRM. UNITS - 650-700 S.F.

2 BDRM. UNITS - 800-900 S.F.

3-4 BDRM. UNITS - 1,100-1,250 S.F.

DENSITY:

PER ZONE = 29 DU/ACRE

UNITS = 182

GEN. PLAN = 29 DU/ACRE

UNITS = 182

PROPOSED = 27.3 DU/ACRE

UNITS = 213

BLDG. MIX:

18-PLEX BLDG. = 11

15-PLEX BLDG. = 1

CLUB HOUSE = 1

TOTAL BLDG.S = 13

MAX. HT.:

ALLOWABLE = 30/40 FT. *

SETBACKS:

FRONT - MIN. = 15 - 20 FT.

INT. SIDE = 50 FT. **

STREET SIDE = 50 FT. **

REAR = 15 FT.

COMMON OPEN SPACE REQUIRED:

213 X 25 S.F. = 5,325 S.F.

LOT COVERAGE:

NOT APPLICABLE

PARKING SPACES REQUIRED:

1 BDRM. - 69 X 1.5 = 103.5

2 BDRM. - 110 X 2.0 = 220.0

3-4 BDRM. - 34 X 2.25 = 76.5

SUB-TOTAL = 400.0

VISITOR - 20% OF SUB-TOTAL = 80.0

TOTAL REQUIRED = 480.0

ACCESSIBLE SPACES REQUIRED:

2% X 480 SPACES = 10.0

LOADING SPACES REQUIRED:

2 SPACES

MOTORCYCLE SPACES REQUIRED:

213 UNITS X 0.1 = 22.0

BICYCLE SPACES REQUIRED:

1 BDRM. - 69 X 0.4 = 27.6

2 BDRM. - 110 X 0.5 = 55.0

3-4 BDRM. - 34 X 0.6 = 20.4

TOTAL REQUIRED = 103.0

LEGEND:

INDICATES BIO-RETENTION OR HYDROMODIFICATION AREA AS REQUIRED BY CIVIL ENGINEER

INDICATES BRUSH MANAGEMENT AREA

INDICATES TRAIL MAINTENANCE VEHICLE ACCESS EASEMENT

INDICATES PUBLIC TRAIL ACCESS EASEMENT

FOOTNOTES: *

30' AT SIDE SETBACK UP TO 40' AT 60' DEGREE ANGLE FROM SETBACK.

**

10% OF LOT WIDTH

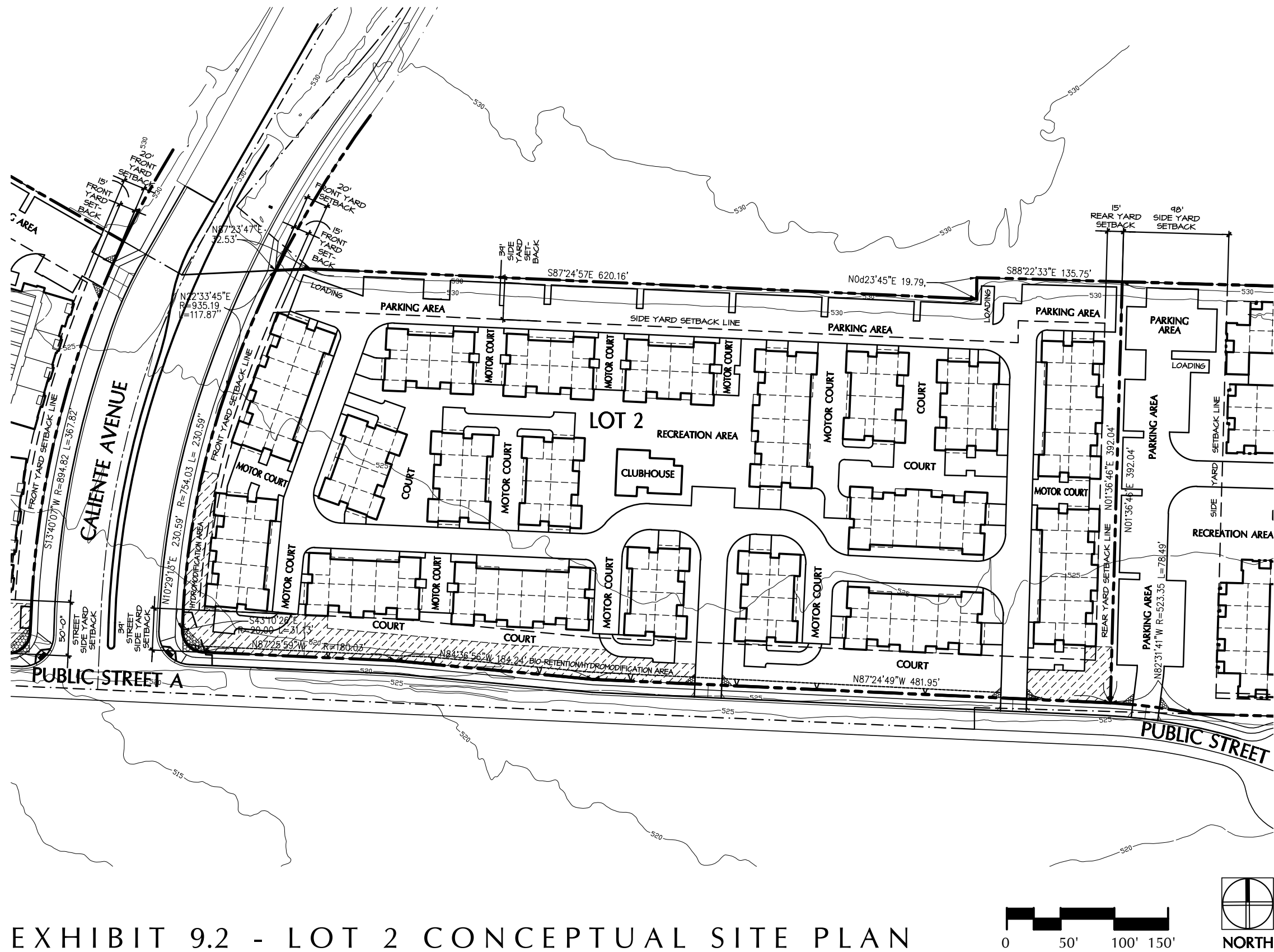


EXHIBIT 9.2 - LOT 2 CONCEPTUAL SITE PLAN

DEVELOPMENT SUMMARY	
SITE AREA :	7.15 AC. / 311,454 S.F. (NET)
ZONING:	RM-2-5
UNIT MIX:	2 BDRM. UNITS = 38 3-4 BDRM. UNITS = 92 TOTAL UNITS = 130
APPROX. UNIT S.F.:	2 BDRM. UNITS - 1,100-1,300 S.F. 3-4 BDRM. UNITS - 1,400-1,500 S.F.
DENSITY:	PER ZONE = 29 DU/ACRE UNITS = 182 GEN. PLAN = 29 DU/ACRE UNITS = 182 PROPOSED = 18.2 DU/ACRE UNITS = 130
BLDG. MIX:	6-PLEX BLDG. = 10 7-PLEX BLDG. = 2 8-PLEX BLDG. = 7 CLUB HOUSE = 1 TOTAL BLDG.S = 20
MAX. HT.:	ALLOWABLE = 30/40 FT. *
SETBACKS:	FRONT - MIN. = 15 - 20 FT. INT. SIDE = 39 FT. ** STREET SIDE = 39 FT. ** REAR = 15 FT.
COMMON OPEN SPACE REQUIRED:	130 X 25 S.F. = 3,250 S.F.
LOT COVERAGE:	NOT APPLICABLE
PARKING SPACES REQUIRED:	2 BDRM. - 38 X 2.0 = 76.0 3-4 BDRM. - 92 X 2.25 = 207.0 SUB-TOTAL = 283.0 VISITOR - 20% OF SUB-TOTAL = 56.6 TOTAL REQUIRED = 340.0
ACCESSIBLE SPACES REQUIRED:	2% X 340 SPACES = 7.0
LOADING SPACES REQUIRED:	2 SPACES
MOTORCYCLE SPACES REQUIRED:	130 UNITS X 0.1 = 13.0
BICYCLE SPACES REQUIRED:	2 BDRM. - 38 X 0.5 = 19.0 3-4 BDRM. - 92 X 0.6 = 55.2 TOTAL REQUIRED = 75.0
LEGEND:	
INDICATES BIO-RETENTION OR HYDROMODIFICATION AREA AS REQUIRED BY CIVIL ENGINEER	
INDICATES BRUSH MANAGEMENT AREA	
INDICATES TRAIL MAINTENANCE VEHICLE ACCESS EASEMENT	
INDICATES PUBLIC TRAIL ACCESS EASEMENT	
FOOTNOTES: * 30' AT SIDE SETBACK UP TO 40' AT 60° DEGREE ANGLE FROM SETBACK. ** 10% OF LOT WIDTH	

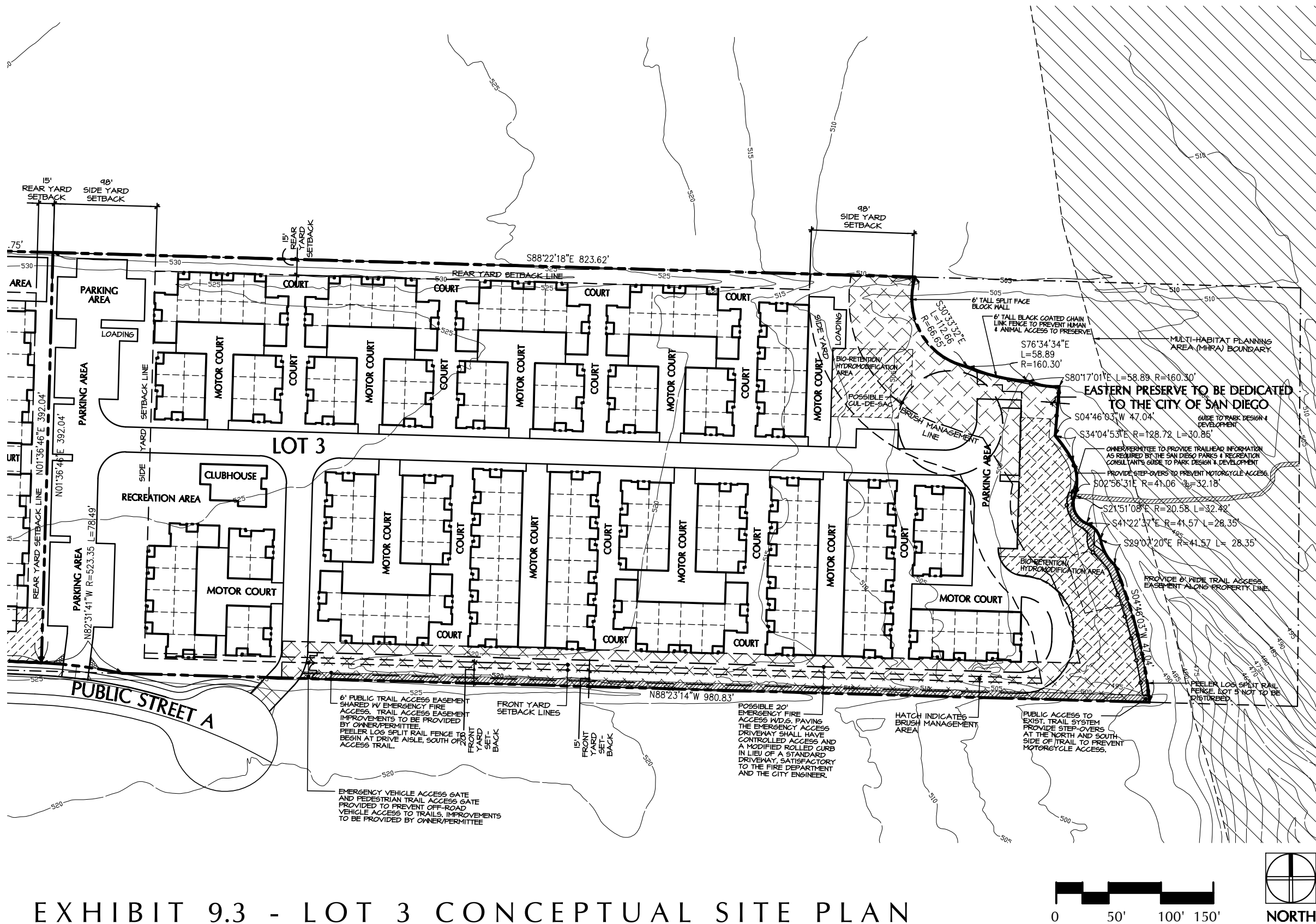


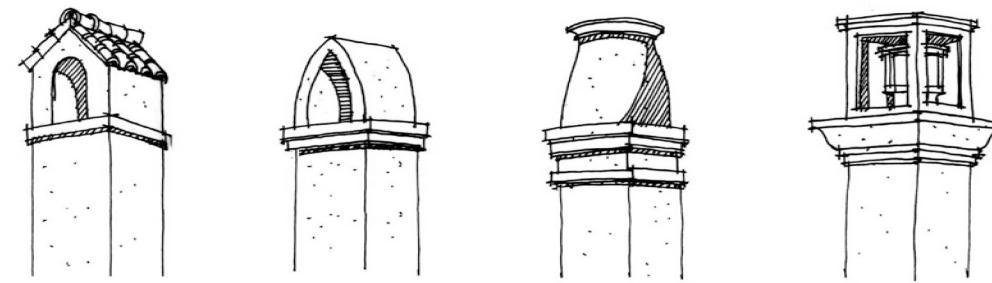
EXHIBIT 9.3 - LOT 3 CONCEPTUAL SITE PLAN

DEVELOPMENT SUMMARY

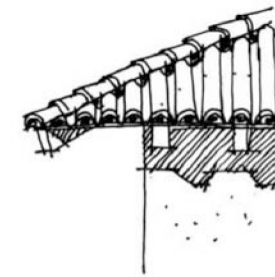
SITE AREA :	8.87 AC. / 386,377.2 S.F. (NET)
ZONING:	RM-2-5
UNIT MIX:	2 BDRM. UNITS = 37 3-4 BDRM. UNITS = 106 TOTAL UNITS = 133
APPROX. UNIT S.F.:	2 BDRM. UNITS - 1,200-1,400 S.F. 3-4 BDRM. UNITS - 1,400-1,600 S.F.
DENSITY:	PER ZONE = 29 DU/ACRE UNITS = 182 GEN. PLAN = 29 DU/ACRE UNITS = 182 PROPOSED = 15 DU/ACRE UNITS = 133
BLDG. MIX:	4-PLEX BLDG. = 10 5-PLEX BLDG. = 1 6-PLEX BLDG. = 1 8-PLEX BLDG. = 4 10-PLEX BLDG. = 1 12-PLEX BLDG. = 4 14-PLEX BLDG. = 2 CLUB HOUSE = 1 TOTAL BLDG.S = 15
MAX. HT.:	ALLOWABLE = 30/40 FT. *
SETBACKS:	FRONT - MIN. = 15 - 20 FT. INT. SIDE = 98 FT. ** STREET SIDE = N/A REAR = 15 FT.
COMMON OPEN SPACE REQUIRED:	133 X 25 S.F. = 3,325 S.F.
LOT COVERAGE:	NOT APPLICABLE
PARKING SPACES REQUIRED:	2 BDRM. - 27 X 2.0 = 54.0 3-4 BDRM. - 106 X 2.25 = 238.5 SUB-TOTAL = 292.5
VISITOR - 20% OF SUB-TOTAL	= 58.5
TOTAL REQUIRED	= 351.0
ACCESSIBLE SPACES:	REQUIRED: 2% X 351 SPACES = 7.0
LOADING SPACES REQUIRED:	2 SPACES
MOTORCYCLE SPACES REQUIRED:	133 UNITS X 0.1 = 13.3
BICYCLE SPACES REQUIRED:	2 BDRM. - 27 X 0.5 = 13.5 3-4 BDRM. - 106 X 0.6 = 63.6 TOTAL REQUIRED = 77.0
LEGEND:	
INDICATES BIO-RETENTION OR HYDROMODIFICATION AREA AS REQUIRED BY CIVIL ENGINEER	
INDICATES BRUSH MANAGEMENT AREA	
INDICATES TRAIL MAINTENANCE VEHICLE ACCESS EASEMENT	
INDICATES PUBLIC TRAIL ACCESS EASEMENT	
FOOTNOTES:	* 30' AT SIDE SETBACK UP TO 40' AT 60' DEGREE ANGLE FROM SETBACK. ** 10% OF LOT WIDTH



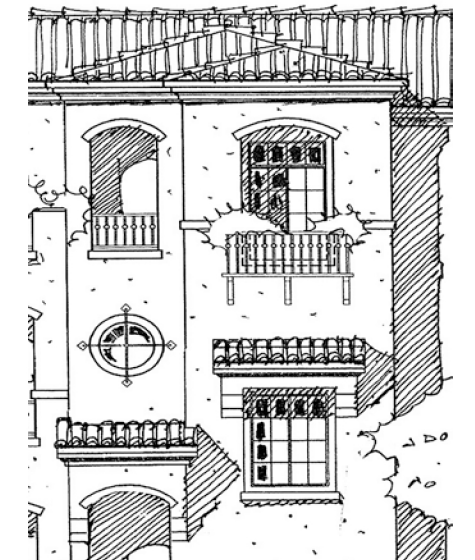
RECESSED ARCHED OPENINGS W/ STUCCO TRIM



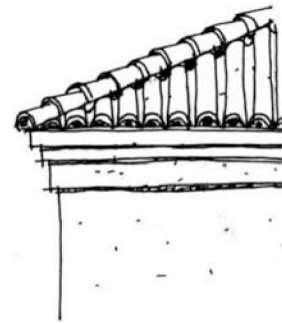
TYPICAL CHIMNEY CAP STYLES



ROOF OVERHANG W/
EXPOSED WOOD RAFTERS



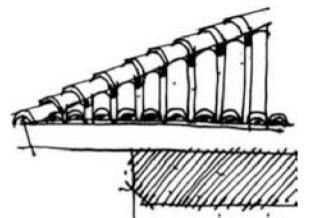
METAL RAILINGS & WALL ACCENTS



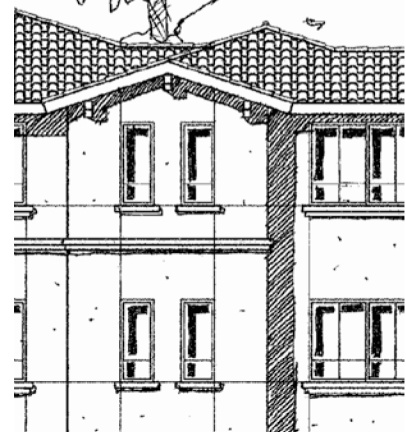
CLIPPED ROOF OVERHANG
W/ STUCCO TRIM



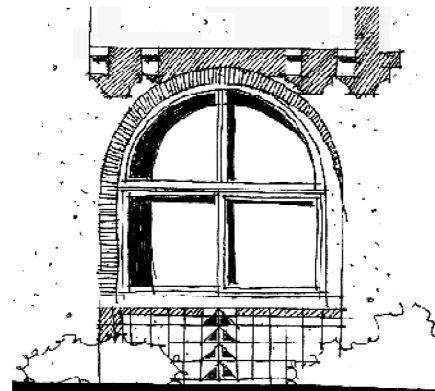
TYPICAL MEDITERRANEAN STYLE FACADE



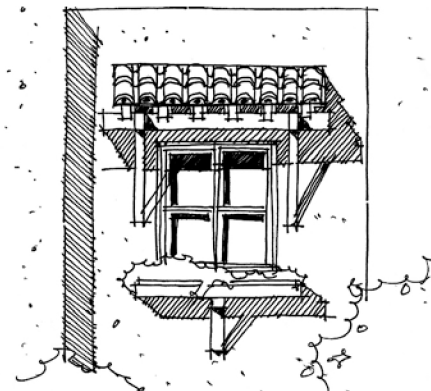
ROOF OVERHANG W/
WOOD FASCIA



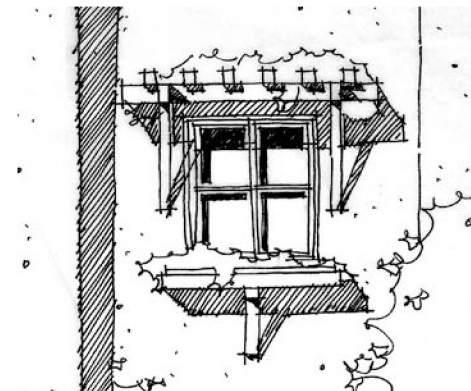
WALL AND WINDOW STUCCO TRIM



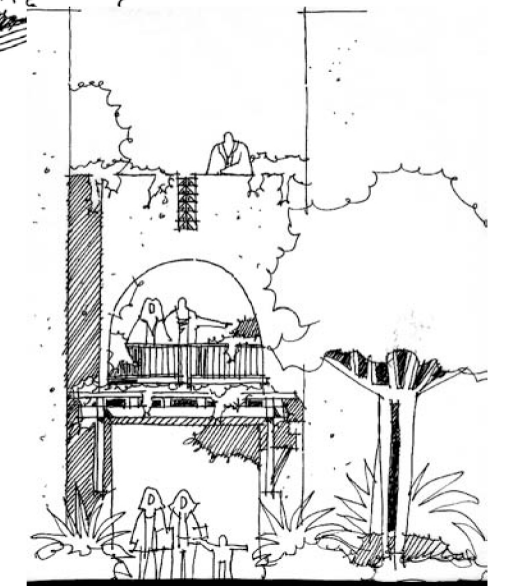
ARCHED WINDOW W/ ACCENT TILE



WOOD TRELLIS ROOF CANOPY

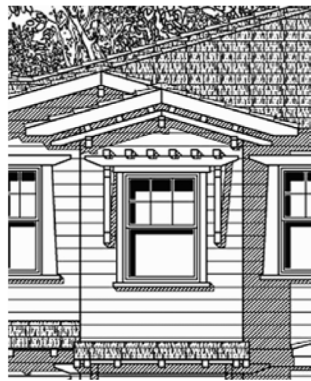


WOOD TRELLIS OVER WINDOW

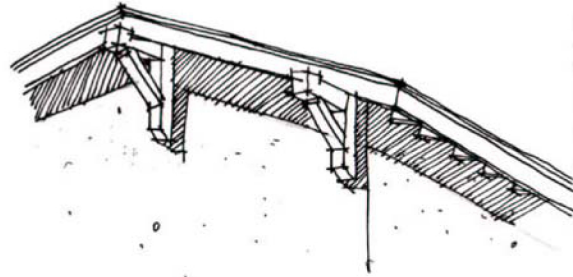


ARCHED OPENING WITH TRELLIS

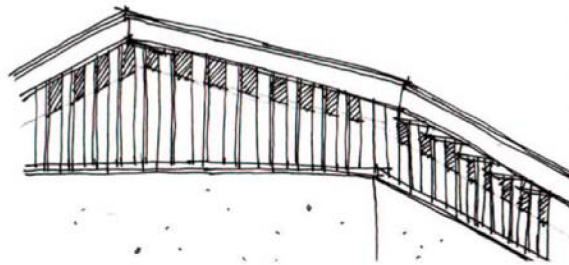
EXHIBIT 10.1 - MEDITERRANEAN ARCHITECTURAL STYLE



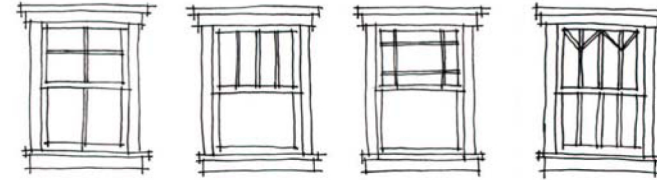
TRELLIS OVER WINDOW



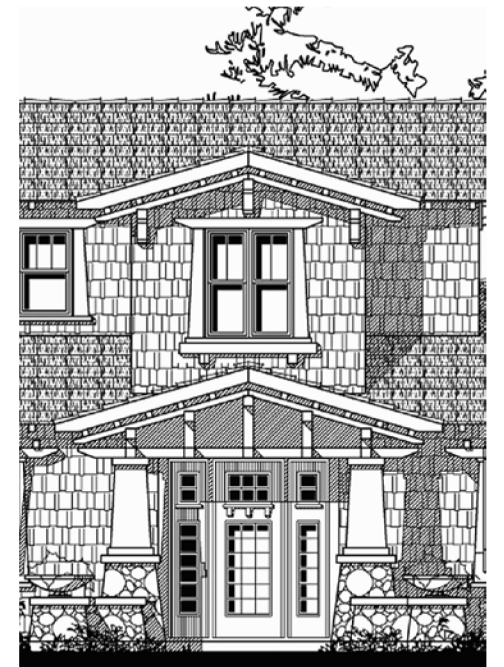
BEAMS OR BRACES AT GABLE



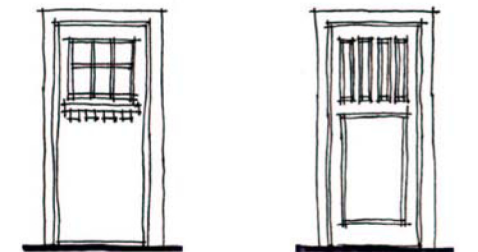
BOARD & BATTEN AT ROOF OVERHANG



TYPICAL WINDOW STYLES



SHINGLE SIDING & STONE VENEER
W/ TAPERED ELEMENTS



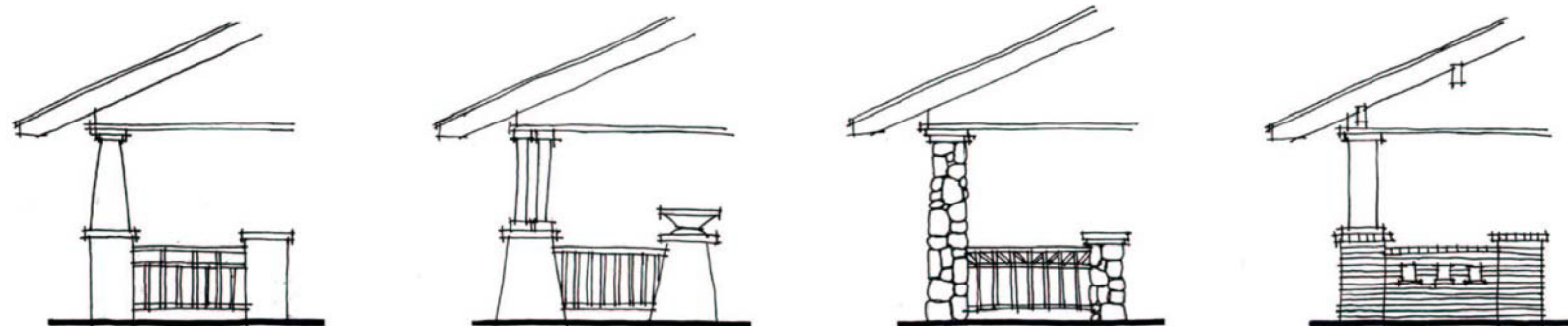
TYPICAL ENTRY DOOR STYLES



TYPICAL BUNGALOW STYLE FACADE



LOW PITCHED, CROSS GABLE ROOFS
W/ EXPOSED RAFTER TAILS



TYPICAL COLUMN & RAILING STYLES

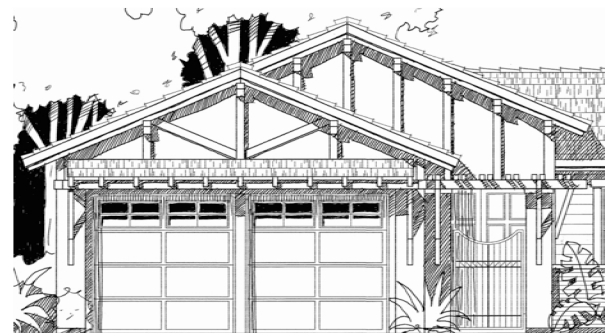


STICKWORK AT PORCH GABLE &
WINDOW W/MULTIPANE SHASH

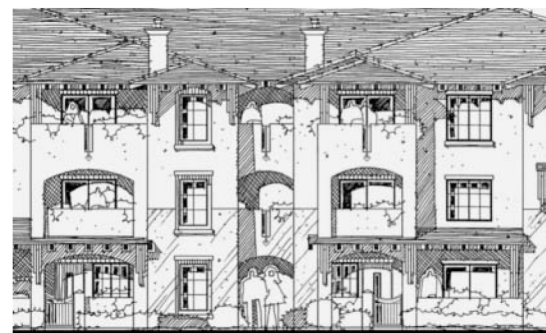
EXHIBIT 10.2 - BUNGALOW ARCHITECTURAL STYLE



THREE-STORY BUILDING MASSING
W/ BAY WINDOWS



FRONT-FACING GABLES W/ HALF-TIMBERING



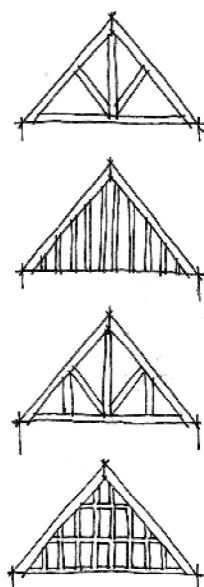
BALCONY SCREEN WALLS & PORCH COLUMNS



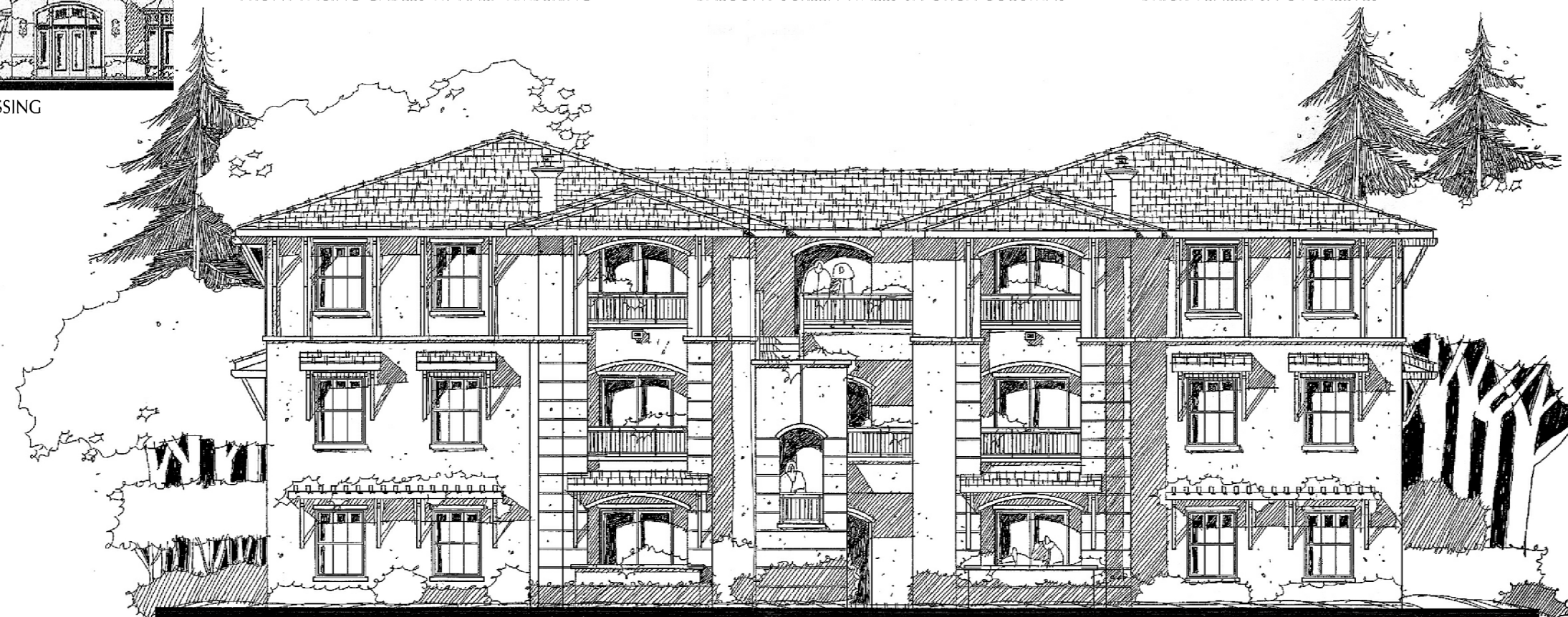
BRICK VENEER & POT SHELVES



TYPICAL CHIMNEY & MULTIPANE GLAZING



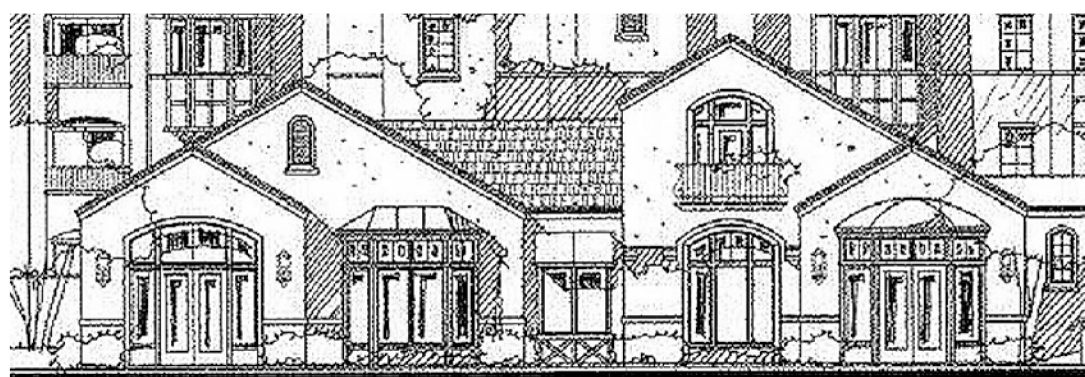
TYPICAL ROOF
GABLE PATTERN



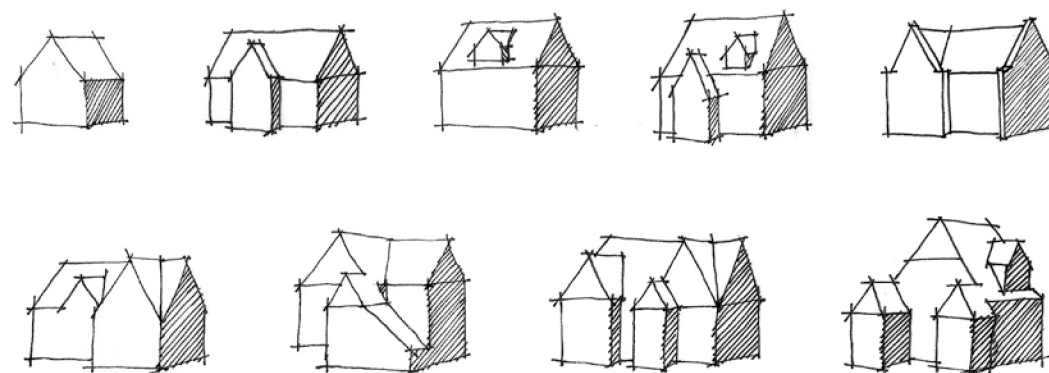
TYPICAL OLD WORLD STYLE FACADE



STONE VENEER ACCENTS



CLIPPED ROOF OVERHANGS W/ STUCCO TRIM & ARCHED WINDOWS

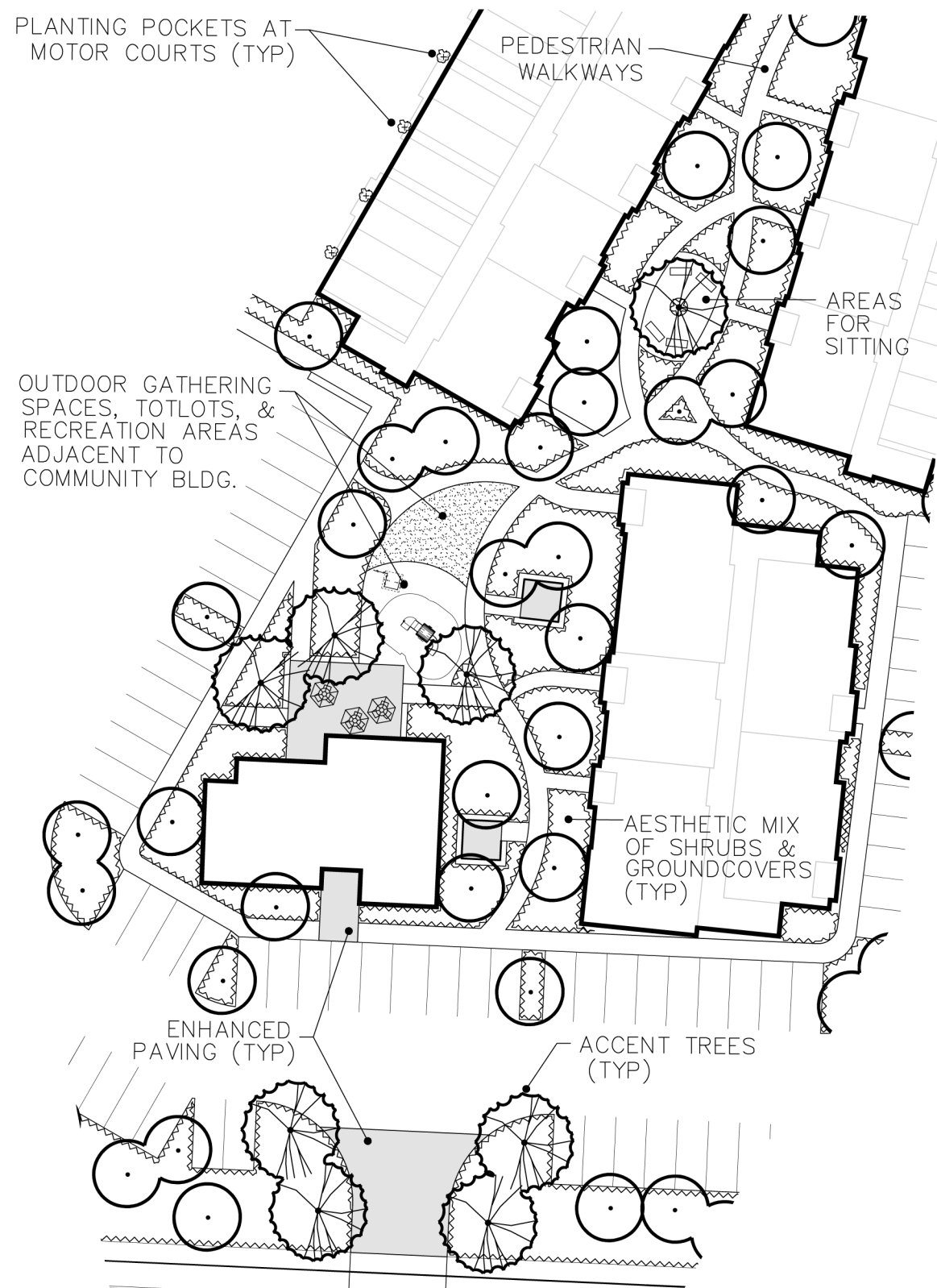


TYPICAL BUILDING MASSING

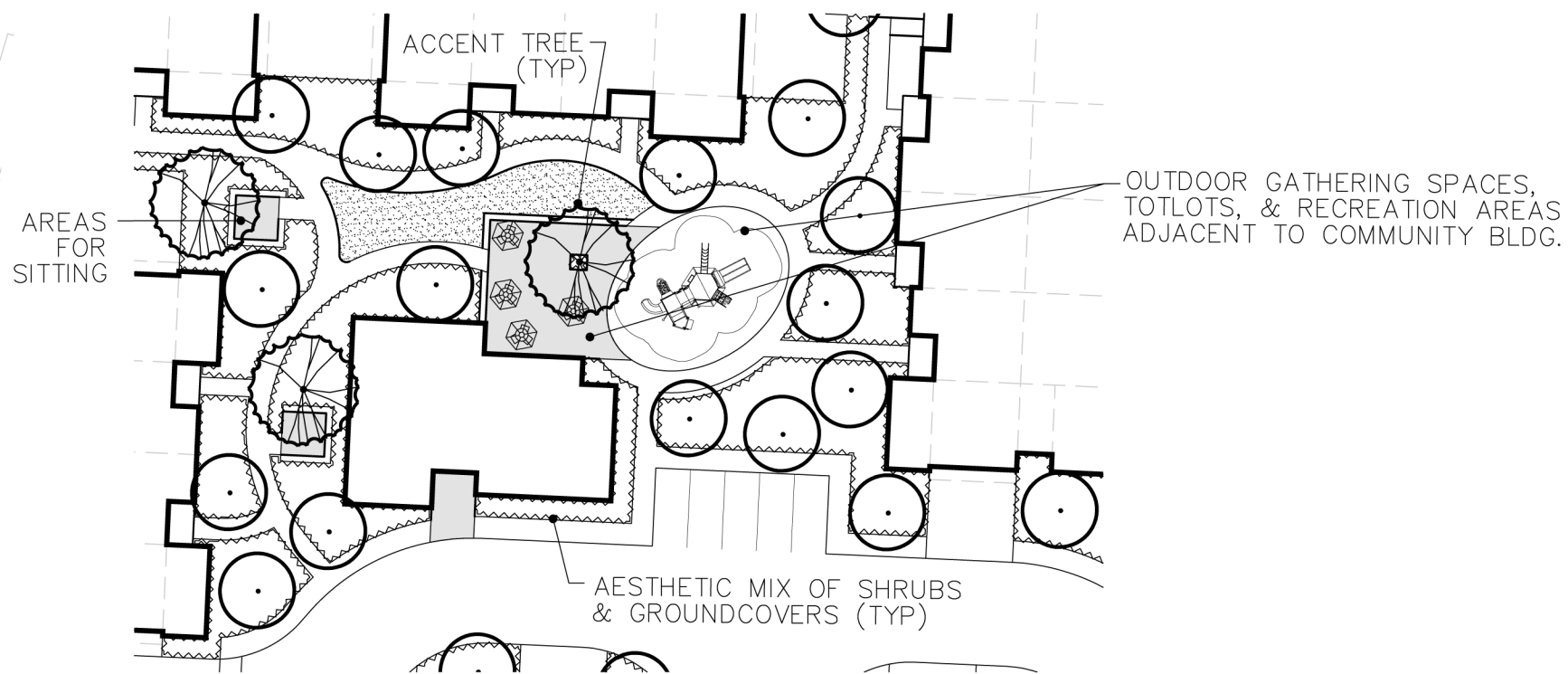


STEEP PITCHED & VARIED ROOF

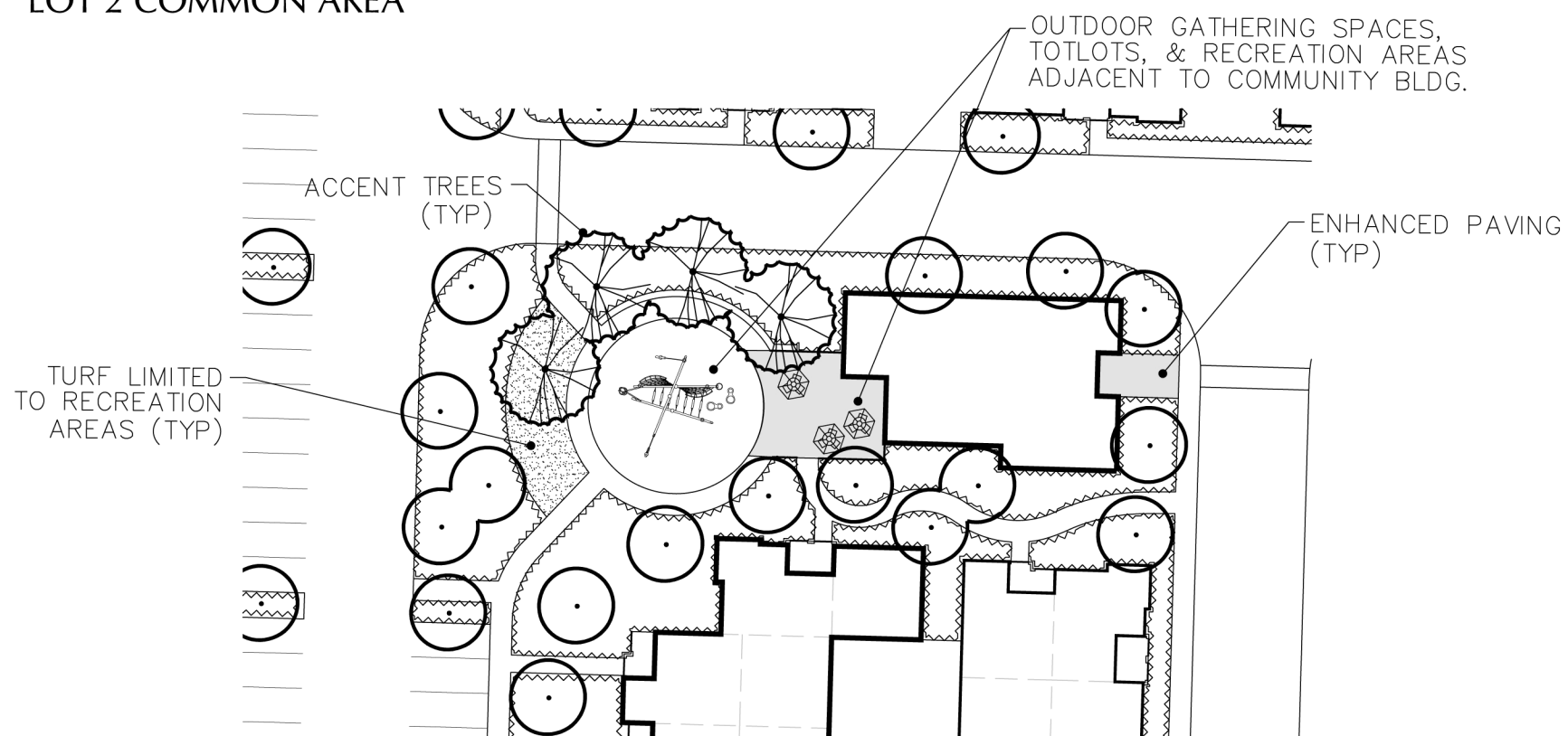
EXHIBIT 10.3 - OLD WORLD ARCHITECTURAL STYLE



LOT 1 COMMON AREA

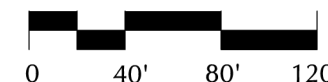


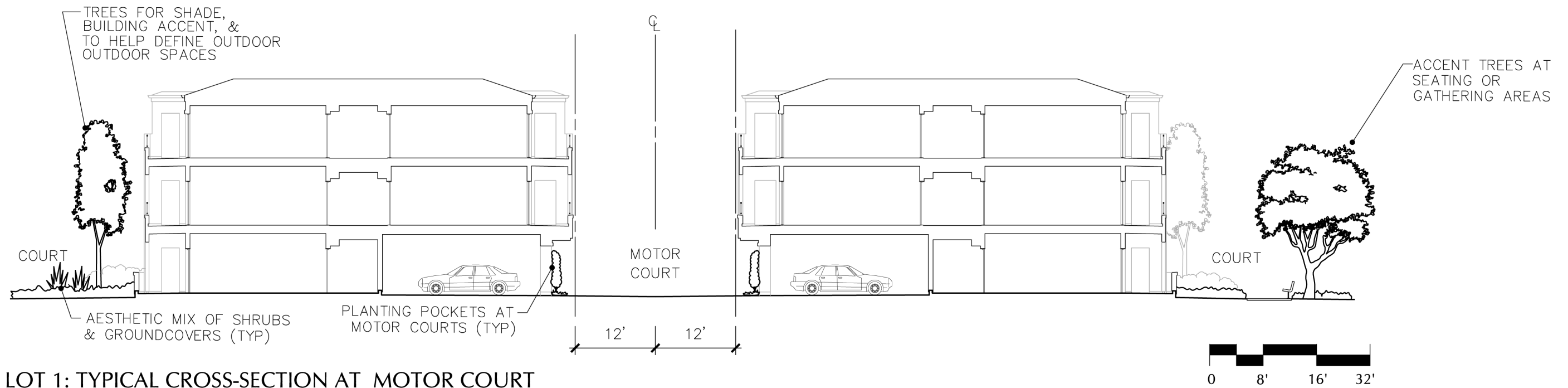
LOT 2 COMMON AREA



LOT 3 COMMON AREA

EXHIBIT 11.1 - COMMON AREA CONCEPTUAL LANDSCAPE PLANS



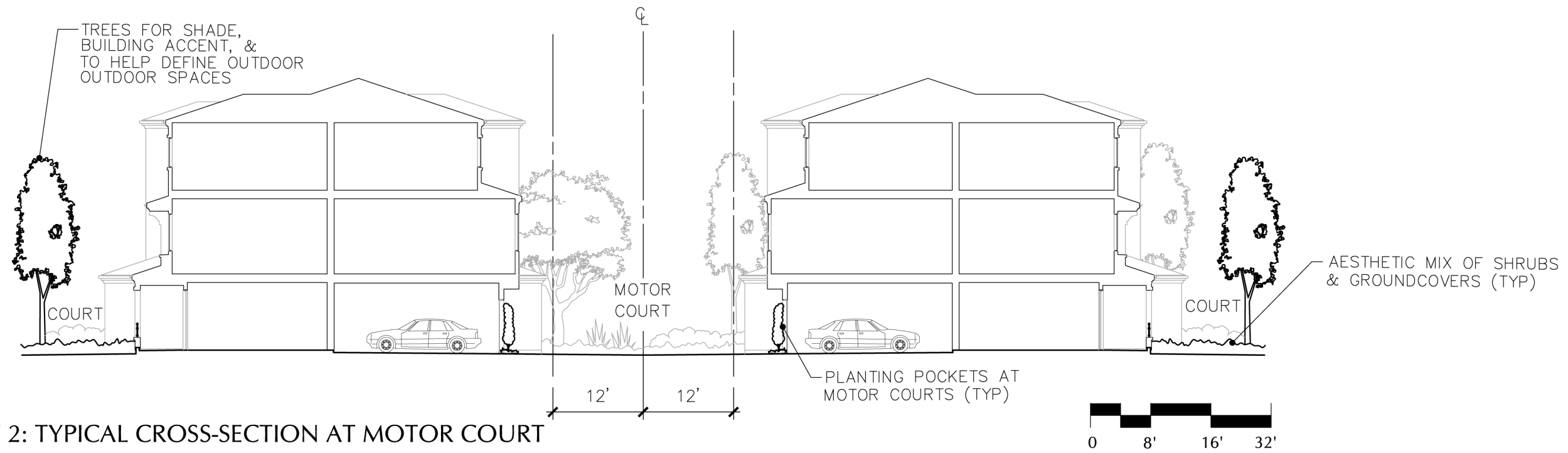


LOT 1: TYPICAL CROSS-SECTION AT MOTOR COURT

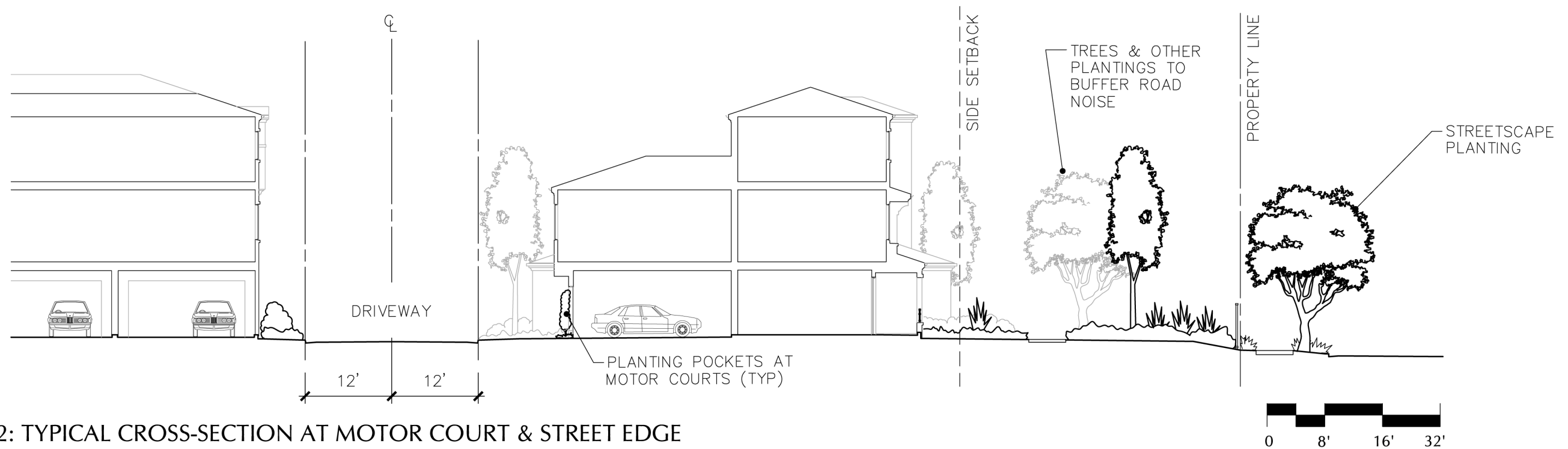


LOT 3: TYPICAL CROSS-SECTION AT MOTOR COURT & EMERGENCY ACCESS LANE

EXHIBIT 11.2 - CONCEPTUAL LANDSCAPE CROSS-SECTIONS



LOT 2: TYPICAL CROSS-SECTION AT MOTOR COURT



LOT 2: TYPICAL CROSS-SECTION AT MOTOR COURT & STREET EDGE

EXHIBIT 11.3 - CONCEPTUAL LANDSCAPE CROSS-SECTIONS

APPENDIX A

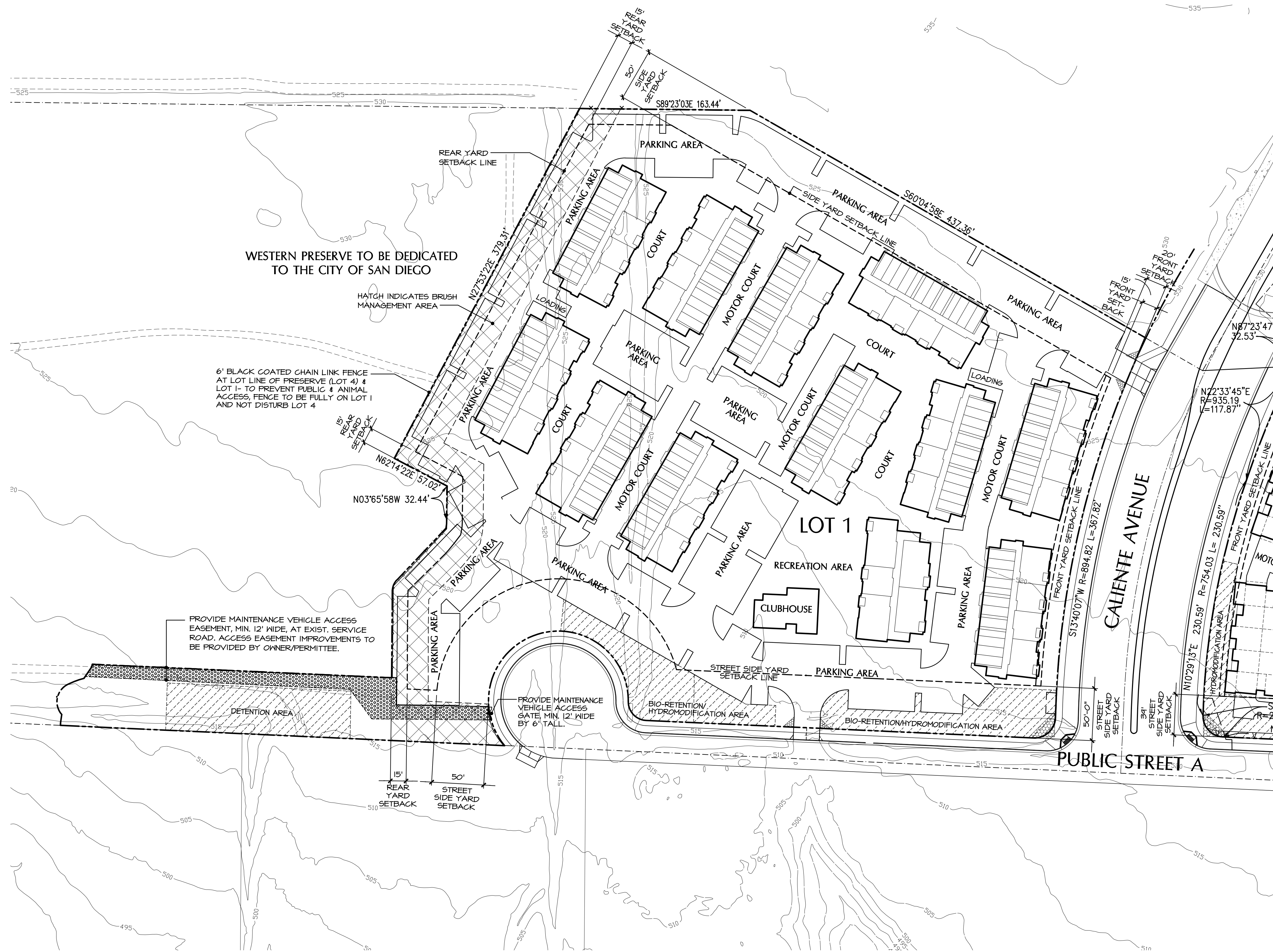
CITY OF SAN DIEGO DOCUMENTS REVIEWED IN PREPARATION OF CANDLELIGHT DEVELOPMENT GUIDELINES

1. Otay Mesa Community Plan
2. Santee Investments Otay Mesa Precise Plan
3. City of San Diego Land Development Code
4. San Diego Park & Recreation Department Consultant's Guide to Park Design and Development
5. City of San Diego Police Department Guide:
Crime Prevention Through Environmental Design
6. City of San Diego Multiple Habitat Planning Area (MHPA) Land Use Adjacency Guidelines
7. City of San Diego Multiple Species Conservation Program (MSCP) Subarea Plan

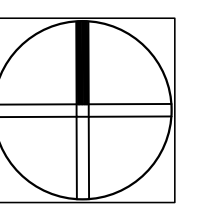
APPENDIX B

ZONING DEVELOPMENT SUMMARY FOR RESIDENTIAL BASE ZONE RM-2-5

Max. Density	15 –29 dwelling units per acre
Min. Lot Area	6,000 sf
Min. Lot Dimensions	
- Lot Width	50 ft
- Street Frontage	50 ft (See Section 131.0442 (a))
- Lot Width (corner)	55 ft
- Lot Depth	90 ft
Lot Coverage	N/A
Floor Area Ratio	1.35 (See Section 131.0446(e))
Building Setbacks	
- Min. Front Setback	15 ft (50% width of building envelope. See Section 131.0443(3)(1))
- Standard Front Setback	20 ft (50% width of building envelope. See Section 131.0443(3)(1))
- Min. Side Setback	5 ft or 10% of lot width, whichever is greater (See Section 131.0443 (e)(2))
- Min. Street Side Setback	10 ft or 10% of lot width, whichever is greater (See Section 131.0443 (e)(3))
- Min. Rear Setback	15 ft (See Section 131.0443(e)(4))
Max. Building Height	40 ft (See Section 131.0444(f))
Storage	240 cf (See Section 131.0454)
Private Exterior Open Space	60 sf per for a min. of 75% of total dwelling units (See Section 131.0455(b))
Common Open Space	300 sf of 25 sf per dwelling units, whichever is greater (See Section 131.0456)
Architectural Projections & Encroachments	Permitted per Section 142.0805
Refuse & Recycling	Applies per Section 142.0805
Parking	Provide parking as required per city of San Diego current Parking Regulations.



CONCEPTUAL ARCHITECTURAL SITE PLAN - LOT 1



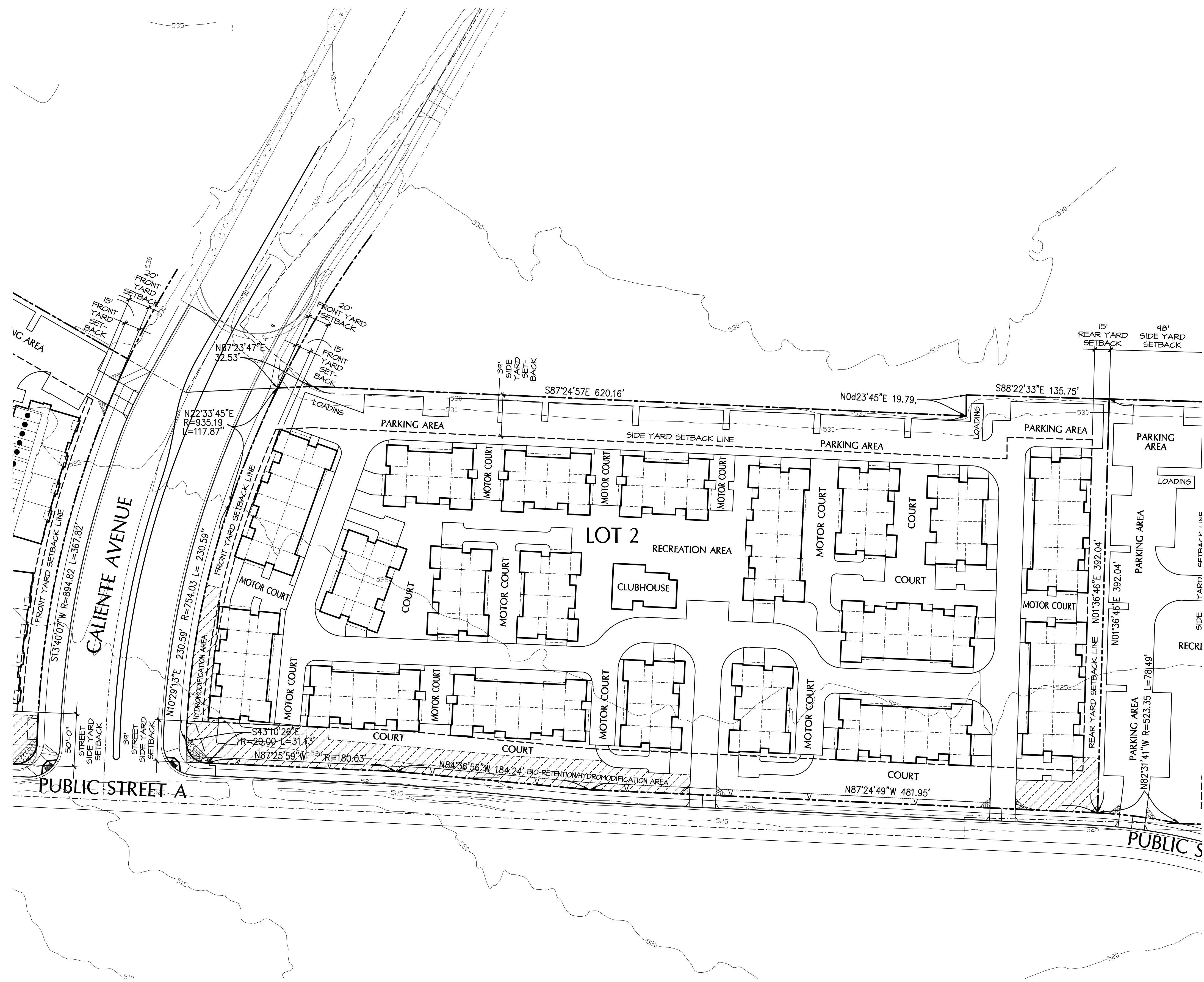
NORTH

SCALE: 1" = 50'

LOT 1 - DEVELOPMENT SUMMARY

SITE AREA : 7.81 AC. / 340,203 S.F. (NET)	SETBACKS: FRONT - MIN. = 15 - 20 FT. INT. SIDE = 50 FT. ** STREET SIDE = 50 FT. ** REAR = 15 FT.	NOTES: 1. PROVIDE BUILDING ADDRESS NUMBERS VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER PHPS POLICY P-00-6. 2. POST INDICATOR VALVES, FIRE DEPT. CONNECTIONS, AND ALARM BELL ARE TO BE LOCATED ON THE ADDRESS/ ACCESS SIDE OF THE STRUCTURE. 3. EMERGENCY ACCESS DRIVEWAYS SHALL HAVE CONTROLLED ACCESS AND A MODIFIED ROLLED CURB IN LIEU OF A STANDARD DRIVEWAY, SATISFACTORY TO THE FIRE DEPARTMENT AND THE CITY ENGINEER. 4. ALL ON-SITE PARKING STALLS, AISLES, MOTORCYCLE PARKING AND LOADING STALL WIDTHS AND DEPTHS SHALL BE IN COMPLIANCE WITH THE REQUIREMENTS OF THE CITY'S LAND DEVELOPMENT CODE, AND SHALL NOT BE CONVERTED OR UTILIZED FOR ANY OTHER PURPOSE, UNLESS OTHERWISE AUTHORIZED IN WRITING BY THE DIRECTOR OF THE DEVELOPMENT SERVICES DEPARTMENT.	LEGEND: INDICATES BIO-RETENTION OR HYDROMODIFICATION AREA AS REQUIRED BY CIVIL ENGINEER INDICATES BRUSH MANAGEMENT AREA INDICATES TRAIL MAINTENANCE VEHICLE ACCESS EASEMENT INDICATES PUBLIC TRAIL ACCESS EASEMENT
ZONING: RM-2-5	COMMON OPEN SPACE REQUIRED: 213 X 25 S.F. = 5,325 S.F.		
UNIT MIX: 1 BDRM. UNITS = 69 2 BDRM. UNITS = 110 3 BDRM. UNITS = 28 4 BDRM. UNITS = 6 TOTAL UNITS = 213	LOT COVERAGE: NOT APPLICABLE		
APPROX. UNIT S.F.: 1 BDRM. UNITS - 650-700 S.F. 2 BDRM. UNITS - 800-900 S.F. 3-4 BDRM. UNITS - 1,100-1,250 S.F.	PARKING SPACES REQUIRED: 1 BDRM. - 69 X 1.5 = 103.5 2 BDRM. - 110 X 2.0 = 220.0 3-4 BDRM. - 34 X 2.25 = 76.5 SUB-TOTAL = 400.0 VISITOR - 20% OF SUB-TOTAL = 80.0 TOTAL REQUIRED = 480.0		
DENSITY: PER ZONE = 29 DU/ACRE UNITS = 182 GEN. PLAN = 29 DU/ACRE UNITS = 182 PROPOSED = 27.3 DU/ACRE UNITS = 213	ACCESSIBLE SPACES REQUIRED: 2% OF 480 SPACES = 10.0 LOADING SPACES REQUIRED: 2 SPACES MOTORCYCLE SPACES REQUIRED: 213 UNITS X 0.1 = 22.0		
BLDG. MIX: 18-PLEX BLDG. = 11 15-PLEX BLDG. = 1 CLUB HOUSE = 1 TOTAL BLDG.S = 13	BICYCLE SPACES REQUIRED: 1 BDRM. - 69 X 0.4 = 27.6 2 BDRM. - 110 X 0.5 = 55.0 3-4 BDRM. - 34 X 0.6 = 20.4 TOTAL REQUIRED = 103.0		
MAX. HT.: ALLOWABLE = 30/40 FT. *			
FOOTNOTES: * 30' AT SIDE SETBACK UP TO 40' AT 60' DEGREE ANGLE FROM SETBACK. ** 10% OF LOT WIDTH			

RODRIGUEZ ASSOCIATES ARCHITECTS & PLANNERS, INC. 2445 FIFTH AVE. SUITE 220, SAN DIEGO, CA 92101 (619) 544-8951 (619) 544-8941 FAX CLEM ABRAMS 8015 LA JOLLA SCENIC DRIVE LA JOLLA, CALIFORNIA 92037 PROJECT ADDRESS: LOT 1 WEST OF CALIENTE AVE. AND LOTS 2 & 3 EAST OF CALIENTE AVE., AT THE CORNER WITH PUBLIC STREET A - SAN DIEGO, CALIFORNIA SHEET TITLE: CONCEPTUAL ARCH. SITE PLAN FILE NAME:	REVISIONS	
	NO.	DESCRIPTION
	1.	
	2.	
	3.	
	4.	
	5.	
	6.	
	7.	
	8.	
	9.	
	10.	
	11.	
	12.	
	13.	
	14.	
ORIGINAL DATE: SEPT. 03, 2013		
SHEET AS.1		
DEP#		



CONCEPTUAL ARCHITECTURAL SITE PLAN - LOT 2



LOT 2 - DEVELOPMENT SUMMARY			
SITE AREA: ZONING: UNIT MIX: APPROX. UNIT SF: DENSITY: BLDG. MIX: MAX. HT:	7.15 AC. / 311,454 S.F. (NET)	RM-2-5	
	2 BDRM. UNITS = 38 3-4 BDRM. UNITS = 92 TOTAL UNITS = 130		
2 BDRM. UNITS - 1,100-1,300 S.F. 3-4 BDRM. UNITS - 1,400-1,500 S.F.	PER ZONE = 29 DU/ACRE UNITS = 207.06 GEN. PLAN = 29 DU/ACRE UNITS = 207.06 PROPOSED = 18.2 DU/ACRE UNITS = 130		
	6-PLEX BLDG. = 10 7-PLEX BLDG. = 2 8-PLEX BLDG. = 7 CLUB HOUSE = 1 TOTAL BLDG.S = 20		
ALLOWABLE = 30/40 FT. *			
FOOTNOTES: * 30' AT SIDE SETBACK UP TO 40' AT 60' DEGREE ANGLE FROM SETBACK. ** 10% OF LOT WIDTH			

SETBACKS:	FRONT - MIN. = 15 - 20 FT. INT. SIDE = 39 FT. ** STREET SIDE = 39 FT. ** REAR = 15 FT.
COMMON OPEN SPACE REQUIRED:	130 X 25 S.F. = 3,250 S.F.
LOT COVERGE:	NOT APPLICABLE
PARKING SPACES REQUIRED:	2 BDRM. - 38 X 2.0 = 76.0 3-4 BDRM. - 92 X 2.25 = 207.0 SUB-TOTAL = 283.0 VISITOR - 20% OF SUB-TOTAL = 56.6 TOTAL REQUIRED = 340.0
ACCESSIBLE SPACES REQUIRED:	2% OF 340 SPACES = 7.0
LOADING SPACES REQUIRED:	2 SPACES
MOTORCYCLE SPACES REQUIRED:	130 UNITS X 0.1 = 13.0
BICYCLE SPACES REQUIRED:	2 BDRM. - 38 X 0.5 = 19.0 3-4 BDRM. - 92 X 0.6 = 55.2 TOTAL REQUIRED = 75.0

NOTES:
1. PROVIDE BUILDING ADDRESS NUMBERS VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER PHPS POLICY P-00-6.
2. POST INDICATOR VALVES, FIRE DEPT. CONNECTIONS, AND ALARM BELL ARE TO BE LOCATED ON THE ADDRESS/ ACCESS SIDE OF THE STRUCTURE.
3. EMERGENCY ACCESS DRIVEWAYS SHALL HAVE CONTROLLED ACCESS AND A MODIFIED ROLLED CURB IN LIEU OF A STANDARD DRIVEWAY, SATISFACTORY TO THE FIRE DEPARTMENT AND THE CITY ENGINEER.
4. ALL ON-SITE PARKING STALLS, AISLES, MOTORCYCLE PARKING AND LOADING STALL WIDTHS AND DEPTHS SHALL BE IN COMPLIANCE WITH THE REQUIREMENTS OF THE CITY'S LAND DEVELOPMENT CODE, AND SHALL NOT BE CONVERTED OR UTILIZED FOR ANY OTHER PURPOSE UNLESS OTHERWISE AUTHORIZED IN WRITING BY THE DIRECTOR OF THE DEVELOPMENT SERVICES DEPARTMENT.

LEGEND:
INDICATES BIO-RETENTION OR HYDROMODIFICATION AREA AS REQUIRED BY CIVIL ENGINEER
INDICATES BRUSH MANAGEMENT AREA
INDICATES TRAIL MAINTENANCE VEHICLE ACCESS EASEMENT
INDICATES PUBLIC TRAIL ACCESS EASEMENT

RODRIGUEZ ASSOCIATES

ARCHITECTS & PLANNERS, INC.

2445 FIFTH AVE SUITE 220, SAN DIEGO, CA 92101

(619) 544-8951

(619) 544-8941 FAX

CLEM ABRAMS

8015 LA JOLLA SCENIC DRIVE

LA JOLLA, CALIFORNIA 92037

PROJECT ADDRESS:
LOT 1 WEST OF CALIENTE AVE. AND LOTS 2 & 3
EAST OF CALIENTE AVE., AT THE CORNER WITH
PUBLIC STREET A - SAN DIEGO, CALIFORNIA

CANDLELIGHT SITE DENSITY STUDY

SAN DIEGO - CALIFORNIA

SHEET TITLE:
CONCEPTUAL ARCH. SITE PLAN

FILE NAME:

NO. DESCRIPTION

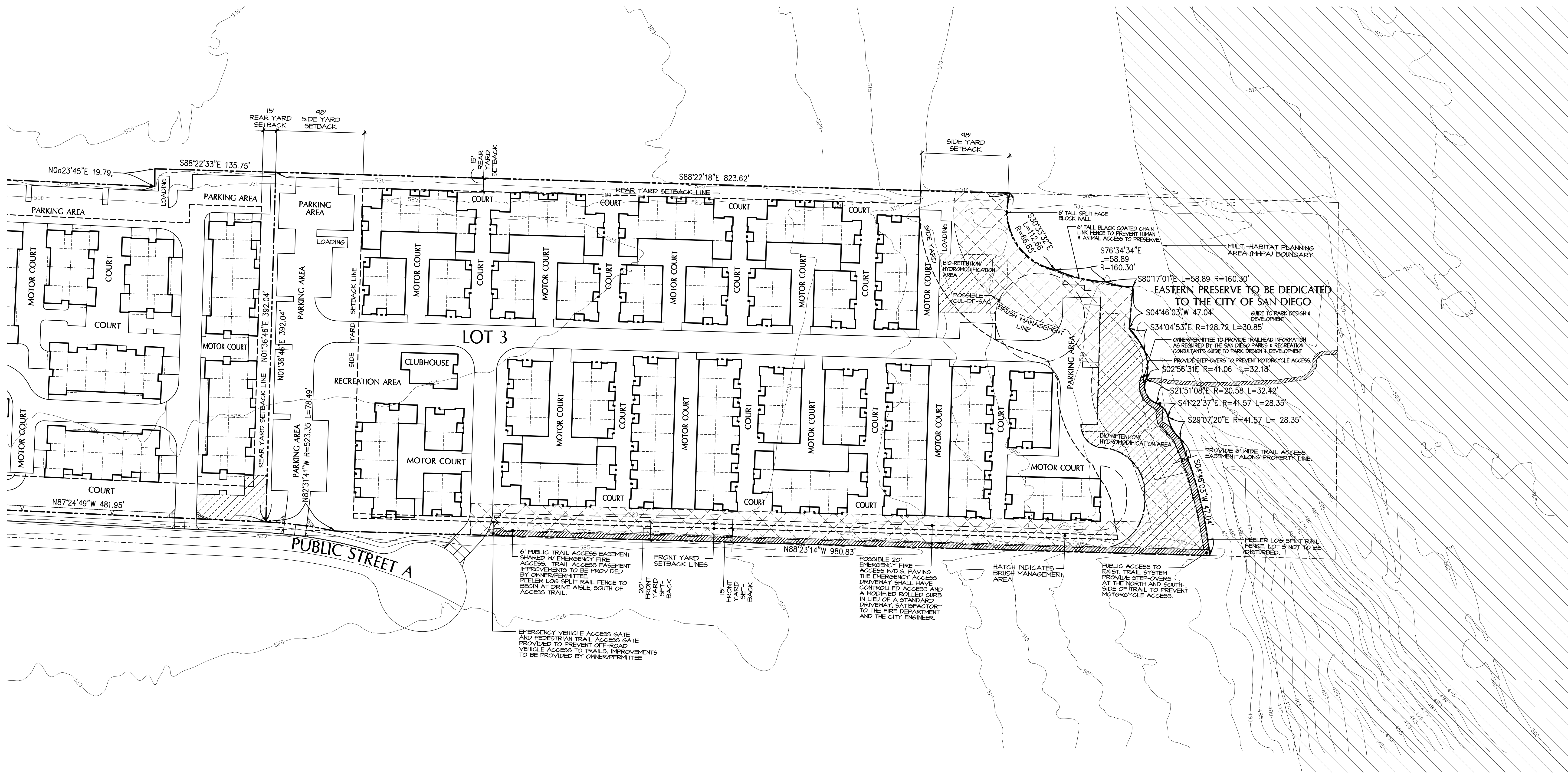
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ORIGINAL DATE:
SEPT. 03, 2013

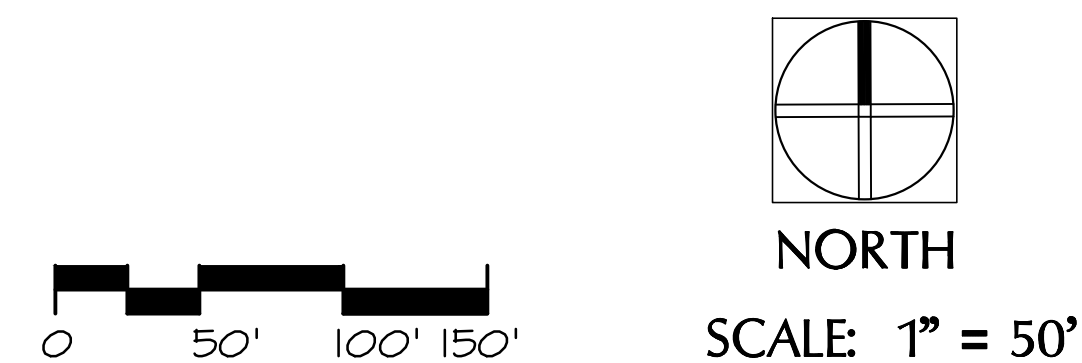
SHEET
AS.2

DEP#

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CONCEPTUAL ARCHITECTURAL SITE PLAN - LOT 3



| LOT 3 - DEVELOPMENT SUMMARY | | | |
|---|--|--|---|
| SITE AREA:
ZONING:
UNIT MIX:

APPROX. UNIT SF:
DENSITY:

BLDG. MIX: | 8.87 AC. / 386,377.2 S.F. (NET) | MAX. HT: ALLOWABLE = 30/40 FT. * | LEGEND:

INDICATES BIO-RETENTION OR HYDROMODIFICATION AREA AS REQUIRED BY CIVIL ENGINEER

INDICATES BRUSH MANAGEMENT AREA

INDICATES TRAIL MAINTENANCE VEHICLE ACCESS EASEMENT

INDICATES PUBLIC TRAIL ACCESS EASEMENT |
| | RM-2-5 | SETBACKS: FRONT - MIN. = 15 - 20 FT.
INT. SIDE = 98 FT. **
STREET SIDE = N/A
REAR = 15 FT. | |
| | 2 BDRM. UNITS = 27
3-4 BDRM. UNITS = 106
TOTAL UNITS = 133 | COMMON OPEN SPACE REQUIRED: 133 X 25 S.F. = 3,325 S.F. | |
| | 2 BDRM. UNITS - 1,200-1,400 S.F.
3-4 BDRM. UNITS - 1,400-1,600 S.F. | LOT COVER: NOT APPLICABLE
PARKING SPACES REQUIRED: 2 BDRM. - 27 X 2.0 = 54.0
3-4 BDRM. - 106 X 2.25 = 238.5
SUB-TOTAL = 292.5
VISITOR - 20% OF SUB-TOTAL = 58.5
TOTAL REQUIRED = 351.0 | |
| PER ZONE = 29 DU/ACRE
UNITS = 257.2
GEN. PLAN = 29 DU/ACRE
UNITS = 257.2
PROPOSED = 15 DU/ACRE
UNITS = 133 | 4-PLEX BLDG. = 1
5-PLEX BLDG. = 1
6-PLEX BLDG. = 1
8-PLEX BLDG. = 4
10-PLEX BLDG. = 1
12-PLEX BLDG. = 4
14-PLEX BLDG. = 2
CLUB HOUSE = 1
TOTAL BLDG.S = 15 | ACCESSIBLE SPACES REQUIRED: 2% OF 351 SPACES = 7.0
LOADING SPACES REQUIRED: 2 SPACES
MOTORCYCLE SPACES REQUIRED: 133 UNITS X 0.1 = 13.3
BICYCLE SPACES REQUIRED: 2 BDRM. - 27 X 0.5 = 13.5
3-4 BDRM. - 106 X 0.6 = 63.6
TOTAL REQUIRED = 78.0 | NOTES:
1. PROVIDE BUILDING ADDRESS NUMBERS VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER FHPS POLICY P-00-6.
2. POST INDICATOR VALVES, FIRE DEPT. CONNECTIONS, AND ALARM BELL ARE TO BE LOCATED ON THE ADDRESS/ ACCESS SIDE OF THE STRUCTURE.
3. EMERGENCY ACCESS DRIVEWAYS SHALL HAVE CONTROLLED ACCESS AND A MODIFIED ROLLED CURB IN LIEU OF A STANDARD DRIVEWAY, SATISFACTORY TO THE FIRE DEPARTMENT AND THE CITY ENGINEER.
4. ALL ON-SITE PARKING STALLS, AISLES, MOTORCYCLE PARKING AND LOADING STALL WIDTHS AND DEPTHS SHALL BE IN COMPLIANCE WITH THE REQUIREMENTS OF THE CITY'S LAND DEVELOPMENT CODE, AND SHALL NOT BE CONVERTED OR UTILIZED FOR ANY OTHER PURPOSE, UNLESS OTHERWISE AUTHORIZED IN WRITING BY THE DIRECTOR OF THE DEVELOPMENT SERVICES DEPARTMENT. |
| | | | |
| | | | |
| | | | |
| FOOTNOTES: * 30' AT SIDE SETBACK UP TO 40' AT 60' DEGREE ANGLE FROM SETBACK
** 10% OF LOT WIDTH | | | |

RODRIGUEZ ASSOCIATES
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CLEM ABRAMS
8015 LA JOLLA SCENIC DRIVE
LA JOLLA, CALIFORNIA 92037

PROJECT ADDRESS:
LOT 1 WEST OF CALIENTE AVE. AND LOTS 2 & 3
EAST OF CALIENTE AVE., AT THE CORNER WITH
PUBLIC STREET A - SAN DIEGO, CALIFORNIA

CANDLELIGHT SITE DENSITY STUDY
SAN DIEGO - CALIFORNIA

SHEET TITLE:
CONCEPTUAL ARCH. SITE PLAN
FILE NAME:

| REVISIONS | |
|-----------|-------------|
| NO. | DESCRIPTION |
| 1 | |
| 2 | |
| 3 | |
| 4 | |
| 5 | |
| 6 | |
| 7 | |
| 8 | |
| 9 | |
| 10 | |
| 11 | |
| 12 | |
| 13 | |
| 14 | |

ORIGINAL DATE:
SEPT. 03, 2013

SHEET
AS.3

DEP#