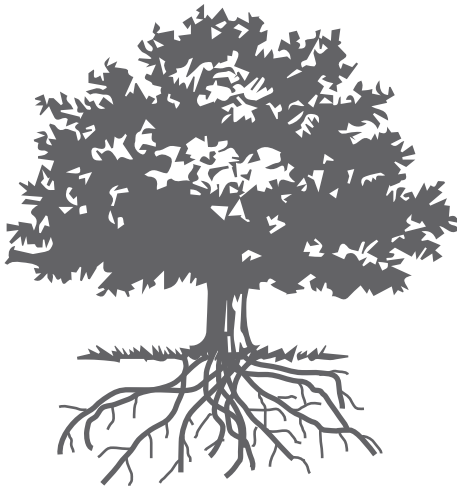


04



INFRASTRUCTURE

4.1 Infrastructure

3Roots San Diego will connect to water, wastewater, gas, and electricity already adjacent to the site. As each roadway is constructed, utilities will be extended onto the site and sized and placed to accommodate development.

Figures 4-1 through 4-6 illustrate the approximate location and size of utilities needed to serve 3Roots San Diego—the backbone infrastructure. Backbone infrastructure describes the major components of the system that must be built in order to support subsequent development and will typically be completed concurrent with grading and phasing. Subsequent distribution lines and individual connections to buildings will be completed as construction occurs.

Note that the City or service provider may require modification of the size or location to accommodate their needs. The precise alignment and size of utilities will be determined at the time of the development application, consistent with City of San Diego standards. All above and below grade utilities, drains, and water and sewer laterals shall be designed so as not to prohibit the placement of street trees.

4.2 Phasing

Generally, development of 3Roots San Diego will move from north to south, beginning along Camino Santa Fe and extending toward the proposed extension of Carroll Canyon Road. The first phases of the project include planning areas that are not dependent on the creek widening and the east-west SDGE undergrounding and re-alignment. The phases, shown in Figure 4-1, are approximate and can be modified without amendment to the 3Roots San Diego MPDP to meet utility or market needs. Grading may occur on any phase at any time, and infrastructure may be extended as needed to serve any phase.

4.3 Roads

Figure 3-1, in Chapter 3, Circulation and Mobility, shows the hierarchy of roads that will provide access to development in 3Roots San Diego. Generally, the road designs follow the standards in the City of San Diego Street Design Manual (March 2017).

4.4 Water

Both potable and reclaimed water lines run along Camino Santa Fe. As development occurs, water lines will be extended throughout the 3Roots San Diego, consistent with City requirements. Figure 4-2 shows the planned backbone water infrastructure. These water lines will support a series of looped

water lines designed to provide redundancy and ensure adequate water pressure. 3Roots will not be plumbed with reclaimed piping because it will be served by the City's Pure Water project in the future.

4.5 Sewer

Connection to the City of San Diego sewer system will occur on Camino Santa Fe at both the northern intersection with Spine Road and the main intersection of Carroll Canyon Road, as shown in Figure 4-3. An existing sewer line in Carroll Canyon Creek will be relocated to the new alignment of Carroll Canyon Road, and the existing Parkdale sewer system that traverses the site via a public sewer easement will be realigned in public streets in 3Roots San Diego.

4.6 Stormwater

The stormwater system in 3Roots San Diego is designed to meet the requirements for preventing runoff off-site and to capture runoff in stormwater drains as part of the curb and gutter. The system is designed for the elevation changes in the project and includes a series of biofiltration basins to capture and manage runoff during rain events. Stormwater treatment basins are designed to receive and treat stormwater flowing from each of the hydraulic zones in 3Roots San Diego. Basins are designed to meet the standards of the Regional Water Quality Control Board. Figure 4-4 shows the planned backbone stormwater infrastructure in 3Roots San Diego.

4.7 Dry Utilities

Two sets of above-ground power lines affect 3Roots San Diego. As shown on Figure 4-5, the line along Camino Santa Fe will remain. The existing line on the southern boundary of 3Roots San Diego was originally intended to follow the future extension of Carroll Canyon Road. With the changes to the Carroll Canyon Master Plan that allow development of Seed Park, this line will be relocated underground and will travel along the northern right-of-way of the new alignment of Carroll Canyon Road east of Camino Santa Fe. Although the power line will be underground along Carroll Canyon Road, to avoid impacts to Carroll Creek, the line will transition to above ground for connection to the existing line along the creek.

All service lines in the 3Roots San Diego planning areas will be underground. The existing substation on-site will be removed by SDGE and power will be fed from adjacent substations in the area.

4.8 Grading

A conceptual grading plan for 3Roots San Diego is shown in Figure 4-6. Reclamation Activities affiliated with CUP-890585, as an obligation of the original mining permit are underway. This involves recontouring the site after mining to prepare the land for future development and widening various segments of Carroll Canyon Creek on-site. The 3Roots project will take the reclamation graded condition and cut in individual building pads.

FIGURE 4-1 - PHASING

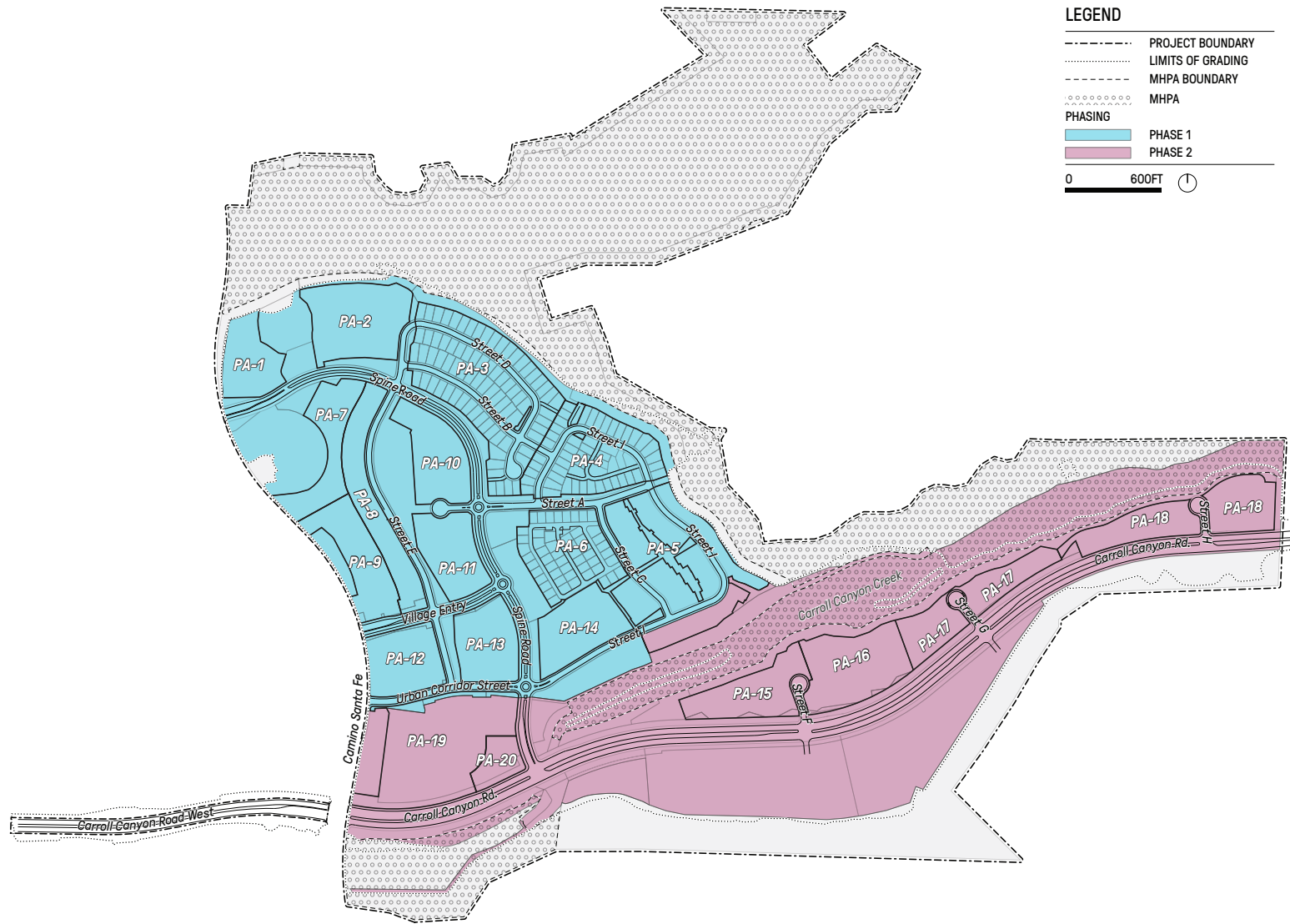


FIGURE 4-2 - WATER INFRASTRUCTURE

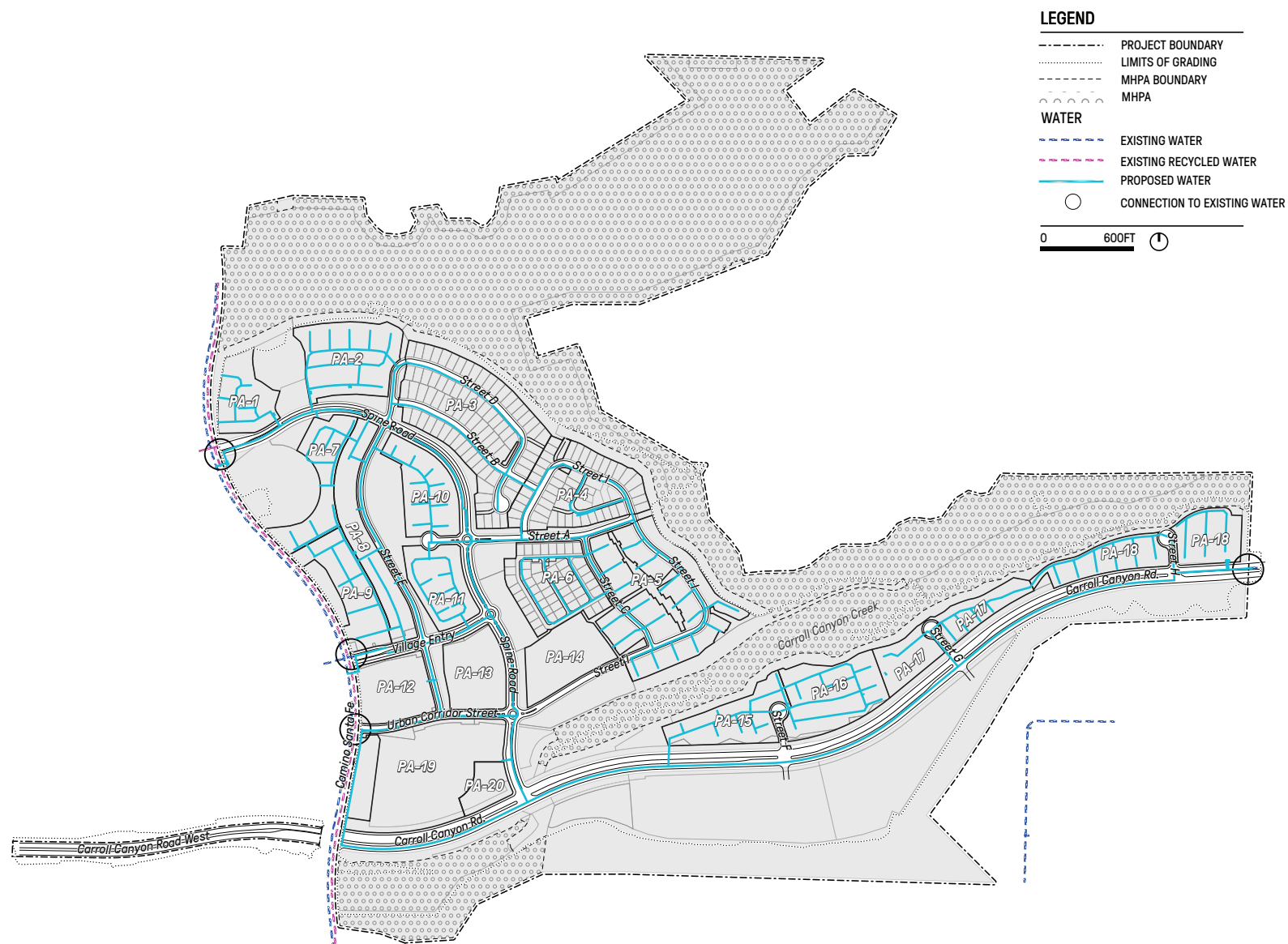


FIGURE 4-3 - SEWER INFRASTRUCTURE

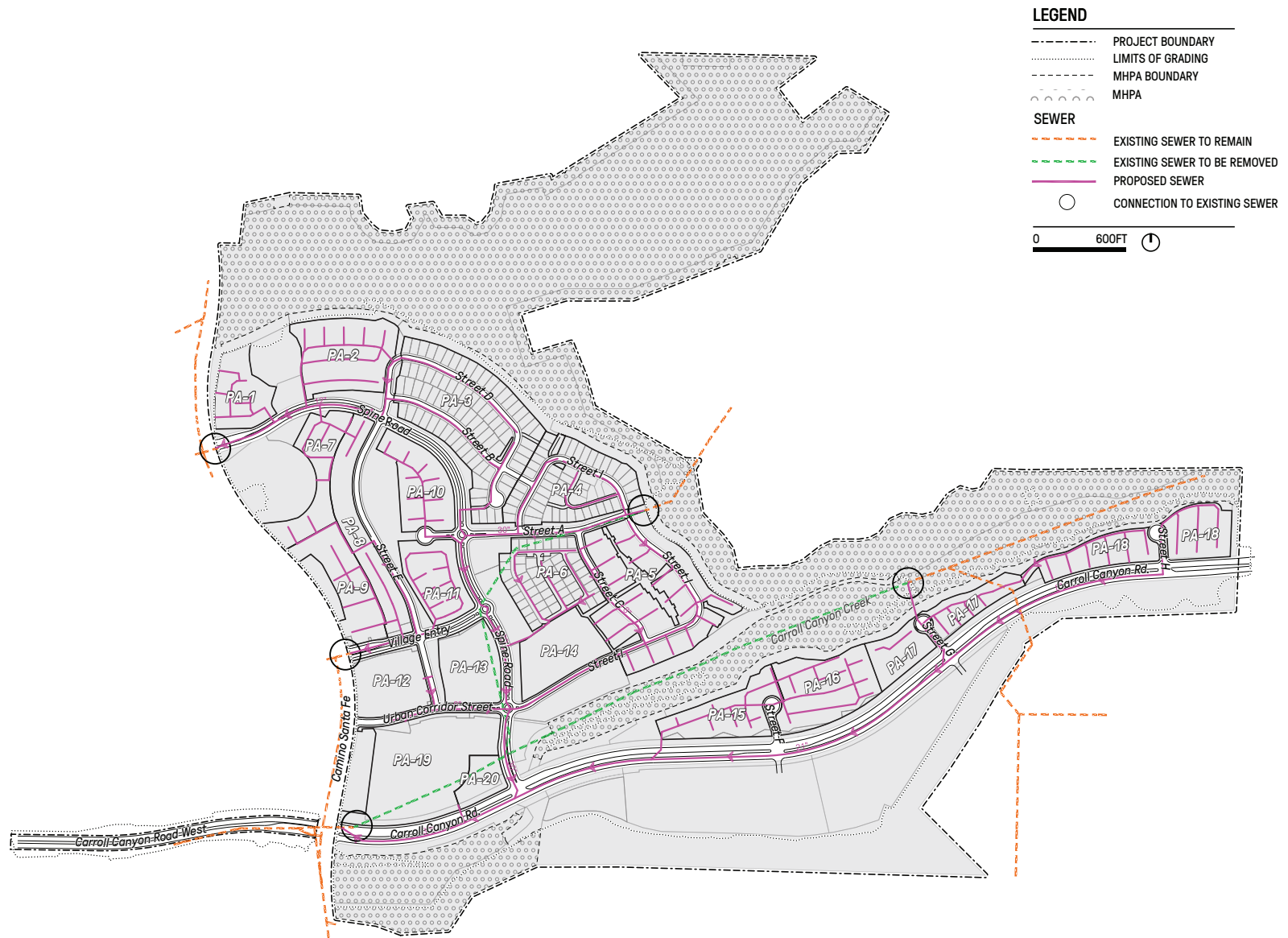


FIGURE 4-4 - STORMWATER INFRASTRUCTURE

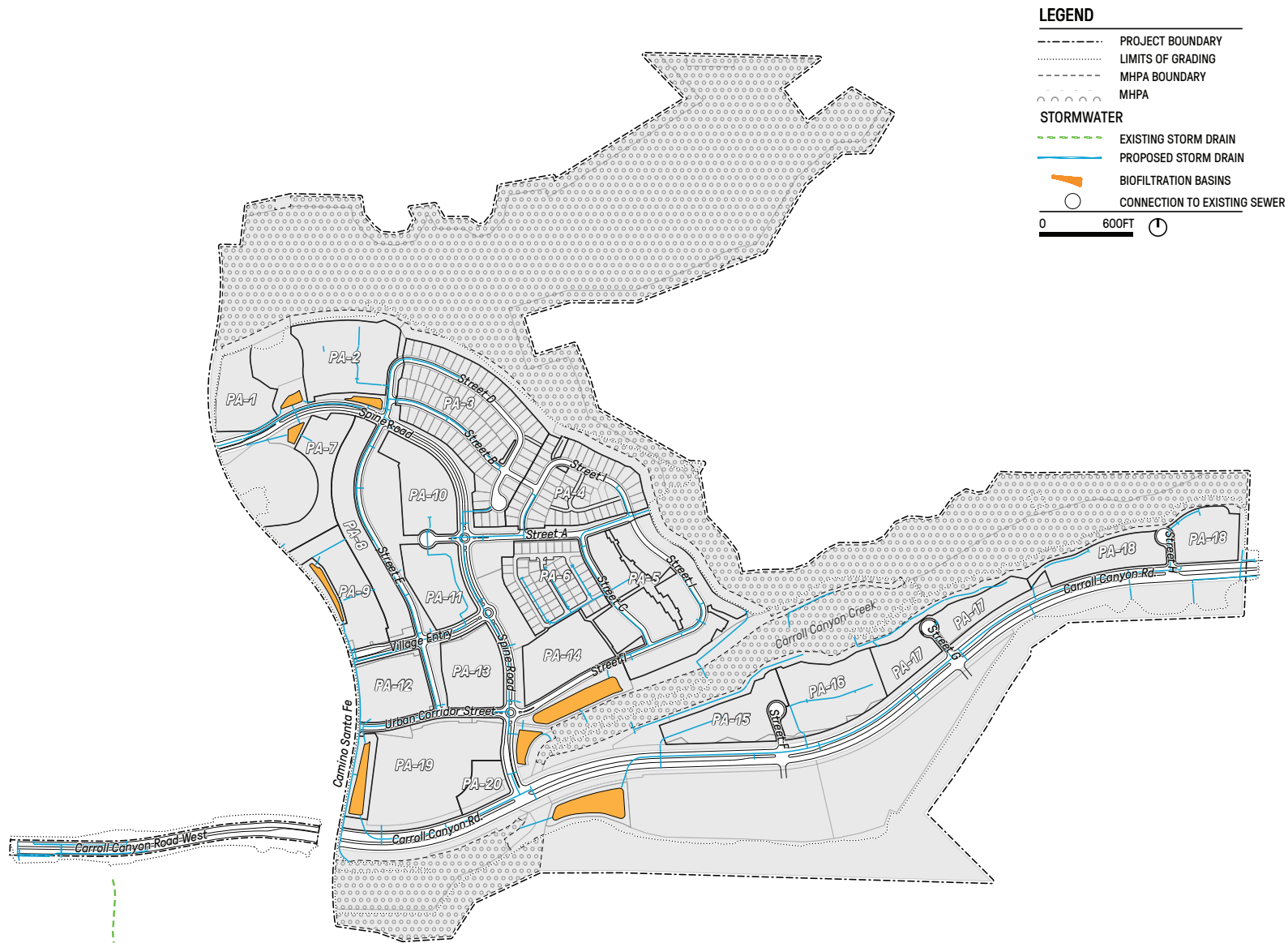


FIGURE 4-5 - DRY UTILITY INFRASTRUCTURE

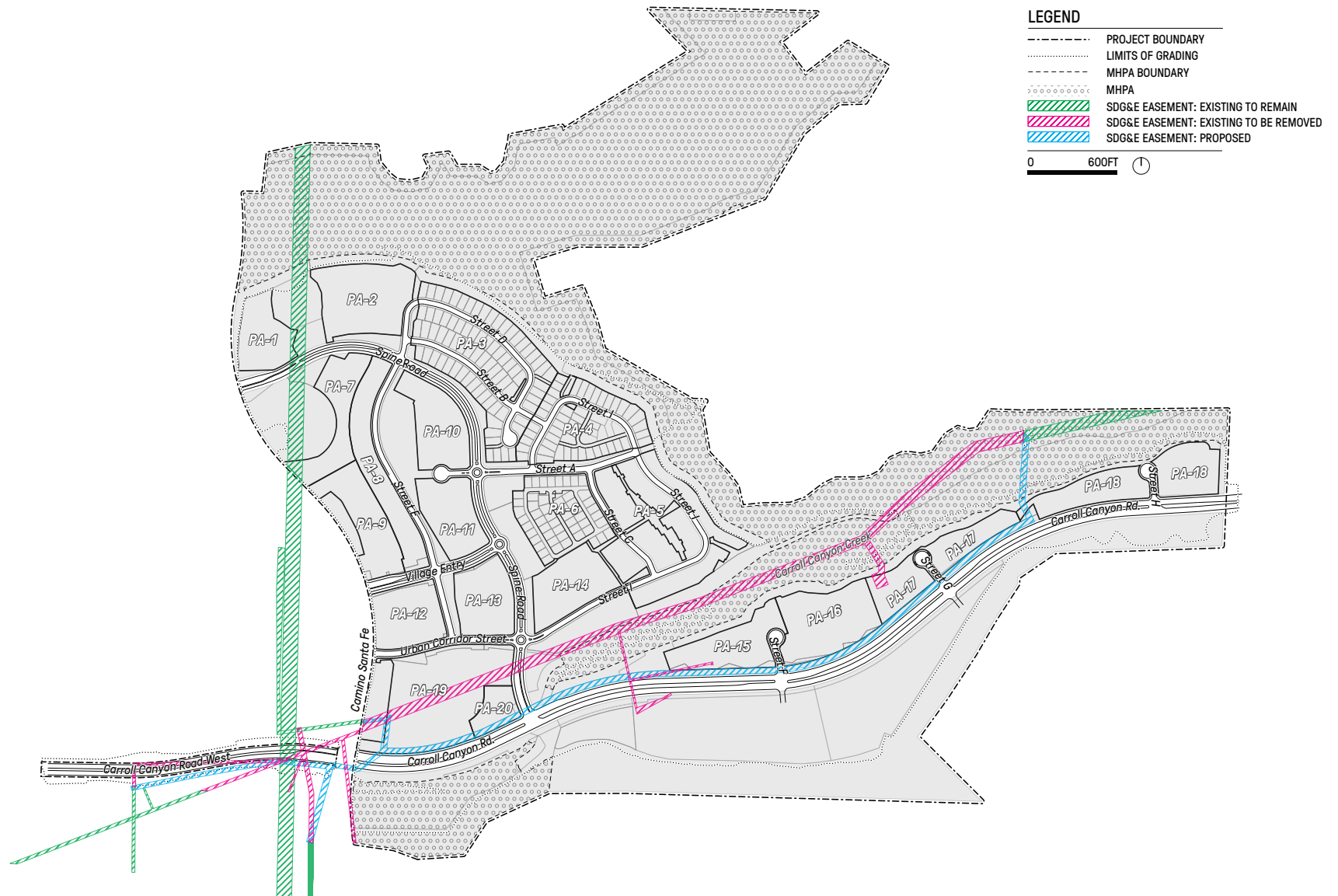
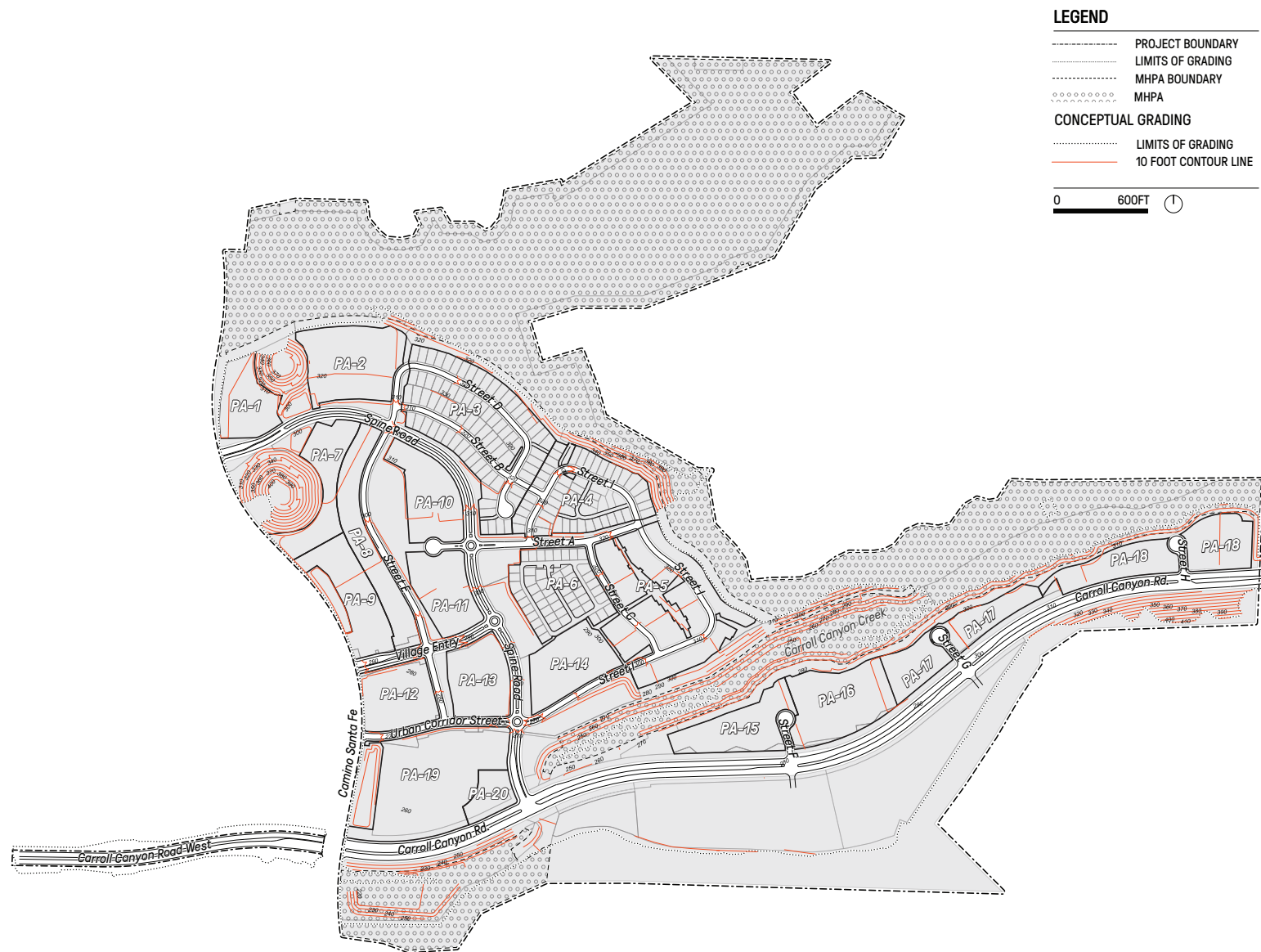


FIGURE 4-6 - CONCEPTUAL GRADING





SECTION 2: REGULATIONS


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05



LAND USE

5.1 Introduction

This chapter provides the regulatory structure, zoning designations, zoning deviations, and development regulations for 3Roots San Diego.

5.2 Development Regulations

Zoning for each Planning Area (“PA”) is found in Table 5-1, Zoning by Planning Area, and shown on Figure 5-1, Zoning Map. Table 5-2 through Table 5-5 provide the development regulations applicable to each zone in the MPDP area and any deviations provided for in this MPDP. The development regulations reflect the development regulations in the Land Development Code as of the date of approval unless a deviation is indicated by an asterisk (*). A Vesting Tentative Map has been approved with the MPDP and therefore vests 3Roots San Diego with regulatory environment at the time of approval. Unless otherwise specified in the MPDP, all development regulations and supplemental regulations in the Land Development Code shall apply.

5.3 Application of and Deviation to Parking Requirements

Parking for 3Roots San Diego shall be subject to the requirements of the City of San Diego Land Development Code. Deviations for parking requirements are as follows:

1. Minimum Required Parking Without a 20-foot Driveway - §142.0525(d): Any multiple dwelling units with a garage that does not provide a driveway that is at least 18 feet long, shall not be required to provide any additional on-street or parking.
2. Parking shall be determined to be consistent with the MPDP and LDC requirements upon SCR submittal for planning areas for which detailed site plans and architectural concept elevations are included as part of an approved 3Roots San Diego VTM Exhibit A.

TABLE 5-1 - ZONING BY PLANNING AREA

Residential								Unit Tracking Table	
Planning Area	Zoning	Acres	Min. Density	Max. Density	Min. # of Units	Target # of Units	Max. # of Units¹	Constructed	Revised Target
1	RM-2-6	3.5	10 du/ac	34.8 du/ac	35	56	122		
2	RM-2-6	6.4	10 du/ac	34.8 du/ac	64	78	223		
3	RX-1-2	13.7	5 du/ac	14.5 du/ac	69	78	199		
4	RX-1-2	8.1	5 du/ac	14.5 du/ac	42	54	120		
5	RM-2-6	12.1	10 du/ac	34.8 du/ac	123	141	428		
6	RX-1-2	6.3	5 du/ac	14.5 du/ac	30	53	86		
7	RM-2-6	4.1	10 du/ac	34.8 du/ac	41	66	143		
8	RM-2-6	5.1	10 du/ac	34.8 du/ac	51	118	177		
9	RM-2-6	4.6	10 du/ac	34.8 du/ac	46	68	160		
10	RM-2-6	4.5	10 du/ac	34.8 du/ac	45	61	157		
11	RM-2-6	4.0	10 du/ac	34.8 du/ac	41	85	143		
12²	RM-3-9	4.2	20 du/ac	72.6 du/ac	84	180	305		
13	RM-3-9	4.1	20 du/ac	72.6 du/ac	82	243	298		
14	RM-3-9	4.5	20 du/ac	72.6 du/ac	88	186	319		
15	RM-2-6	4.5	10 du/ac	34.8 du/ac	44	76	153		
16	RM-2-6	6.1	10 du/ac	34.8 du/ac	60	80	209		
17	RM-2-6	4.8	10 du/ac	34.8 du/ac	42	94	146		
18	RM-2-6	6.5	10 du/ac	34.8 du/ac	56	83	195		
Total: 1,800								Total: _____	
Non-Residential									
Planning Area	Zoning	Acres	Max. FAR²						
19³	CC-2-4	10.9	1.0						
20	CC-2-4	1.7	1.0						

Notes:

1. The total number of units at final buildout shall not exceed 1,800 dwelling units.

2. Planning Area 12 is reserved for Onsite affordable housing, affordable housing options shall be provided consistent with the City's Inclusionary housing recommendations..

3. The total amount of commercial, retail, and office square footage at final buildout shall not exceed 160,160 square feet.

FIGURE 5-1 - ZONING MAP

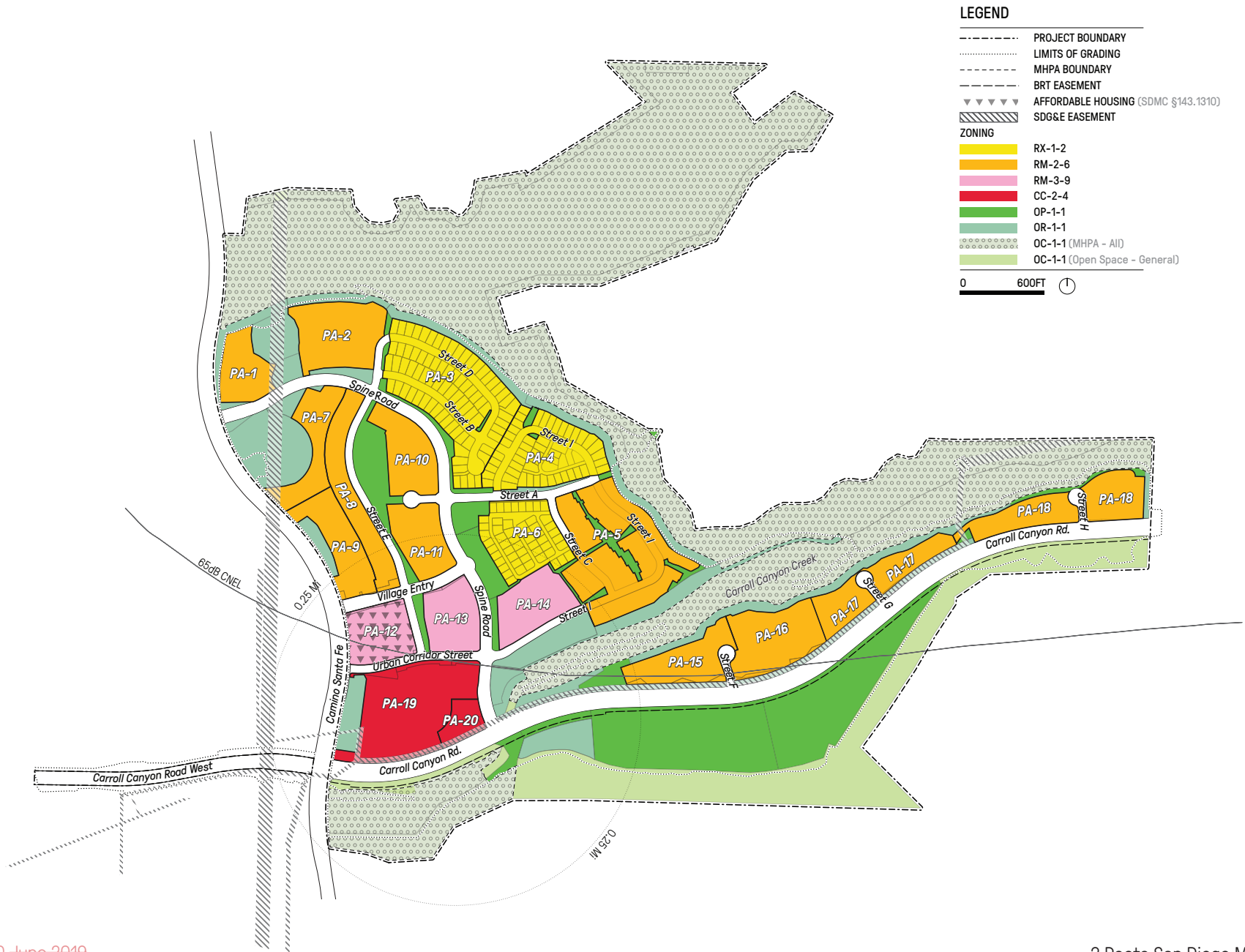


TABLE 5-2 - DEVELOPMENT REGULATIONS FOR RX-1-2 ZONE

Development Regulations	RX-1-2
Maximum Permitted Density (du / lot)	1
Minimum Lot Area (sf)	3,000
Minimum Lot Dimensions	
Lot Width (ft)	35
Street frontage (ft)	35
Lot Width - Corner (ft)	35
Lot Depth	50
Setback Requirements	
Minimum Front Setback (ft)	6*
Minimum Side Setback – Detached (ft)	3
Minimum Side Setback – Attached (ft)	0
Minimum Street Side Setback (ft)	3
Minimum Rear Setback (ft) ¹	10 / 5*
Maximum Structure Height (ft) ²	30
Maximum Floor Area Ratio (FAR)	0.80

* = Deviation from base zone standard.

Deviations from RX-1-2 Base Zone Requirements

1. Rear Setback: Rear setbacks of 5 feet are allowed for up to 50% of the width of the building envelope on the ground floor, the remaining portion of the building envelope on the first floor shall have a minimum rear setback of 10 feet. Upper stories shall observe the standard minimum rear setback of 10 feet.

2. Max Structure Height - §131.0444(c): Does not apply; no angled building envelope plane is required.

* Architectural Projections and Encroachments - §131.0461(c): Architectural projections may not conflict with mature height of required trees.

TABLE 5-3 - DEVELOPMENT REGULATIONS FOR RM-2-6 ZONE

Development Regulations	RM-2-6
Maximum Permitted Density (sf / du)	1,250
Minimum Lot Area (sf)	6,000
Minimum Lot Dimensions	
Lot Width (ft)	50
Street frontage (ft)	50
Lot Width - Corner (ft)	55
Lot Depth	90
Setback Requirements	
Minimum Front Setback (ft)	5*
Standard Front Setback (ft)	5*
Minimum Side Setback (ft)	5
Standard Side Setback (ft)	-
Minimum Street Side Setback (ft)	10
Minimum Rear Setback (ft)	5*
Maximum Structure Height (ft) ¹	40
For Structures with 3 or More Stories	45*
Maximum Lot Coverage	-
Maximum Floor Area Ratio	1.5

* = Deviation from base zone standard.

Deviations from RM-2-6 Base Zone Requirements

1. Max Structure Height - §131.0444(f): Does not apply; no angled building envelope plane is required.

* Private Exterior Open Space - §131.0455(b): At least 75 percent of the dwelling units shall be provided with at least 60 square feet of usable, private, exterior open space abutting the unit with a minimum dimension of 5 feet, including a porch or patio at ground level or balcony or roof deck on upper floors of the building. The open space may be located in required front and rear yards, but shall be no closer than 5 feet to the front property line.

* Vehicle Use Area - §142.0407(b): Where vehicular use areas equal to or greater than 6,000 square feet are of a linear configuration made up primarily of drive aisles, the required planting area and plant points may be provided within 5 feet of the edge of the vehicular use area.

* Architectural Projections and Encroachments - §131.0461(c): Architectural projections may not conflict with mature height of required trees.

TABLE 5-4 - DEVELOPMENT REGULATIONS FOR RM-3-9 ZONE

Development Regulations	RM-3-9
Maximum Permitted Density (sf / du)	600
Minimum Lot Area (sf)	7,000
Minimum Lot Dimensions	
Lot Width (ft)	70
Street frontage (ft)	70
Lot Width - Corner (ft)	75
Lot Depth	100
Setback Requirements ¹	
Minimum Front Setback (ft)	5*
Standard Front Setback (ft)	5*
Minimum Side Setback (ft)	5
Standard Side Setback (ft)	-
Minimum Street Side Setback (ft)	5*
Minimum Rear Setback (ft)	5
Maximum Structure Height (ft)	65*
Maximum Lot Coverage	-
Maximum Floor Area Ratio	2.7

* = Deviation from base zone standard.

Deviations from RM-3-9 Base Zone Requirements

1. Architectural Projections and Encroachments - §131.0461(c): Architectural projections and encroachments, including eaves and canopies, may extend to the property line for up to 60% of the length of the street frontage. Architectural projections may not conflict with mature height of required trees.

* Street Yard and Remaining Yard Planting Area and Point Requirements - §142.0404: The required street yard planting area for PA-12 is 40%.

* Storage Requirements - §131.0454: Each dwelling unit shall have a fully enclosed, personal storage area outside the unit that is at least 100 cubic feet; no minimum horizontal dimension is required.

* Private Exterior Open Space - §131.0455(c): At least 75 percent of the dwelling units shall be provided with at least 60 square feet of usable, private, exterior open space abutting the unit with a minimum dimension of 5 feet, including a porch or patio at ground level or balcony or roof deck on upper floors of the building. The open space may be located in required front and rear yards, but shall be no closer than 5 feet to the front property line.

TABLE 5-5 - DEVELOPMENT REGULATIONS FOR CC-2-4 ZONE

Development Regulations	CC-2-4
Lot Area	
Minimum Lot Area (sf)	2,500
Maximum Lot Area (sf)	-
Lot Dimensions	
Minimum Lot Width (ft)	25
Minimum Street frontage (ft)	25
Minimum Lot Width (ft)	-
Maximum Lot Depth	-
Setback Requirements ¹	
Minimum Front Setback (ft)	-
Maximum Front Setback (ft)	0 * ¹
Minimum Side Setback (ft)	0 *
Optional Side Setback (ft)	0
Minimum Street Side Setback (ft)	-
Maximum Street Side Setback (ft)	0 * ¹
Minimum Rear Setback (ft)	0 *
Optional Rear Setback (ft)	0
Maximum Structure Height (ft) ²	45 *
Minimum Lot Coverage (%)	35 * ³
Maximum Floor Area Ratio ⁴	1.0

* = Deviation from base zone standard.

Deviations from CC-2-4 Base Zone Requirements

1. Setback Requirements for Commercial Zones - §131.0543(a)(2) – The maximum setback requirement in Municipal Code Table 131-05B shall not apply. A maximum setback of 40 feet from the property line abutting Urban Corridor and Spine Road shall be allowed. Maximum setback intended to accommodate lettered lots. Street frontage shall substantially conform to the site plan shown in Figure 8-13 which illustrates an approximate street frontage of 64% along the Spine Road and the Urban Corridor streets.
2. Parking structures shall have a maximum structure height of 65 feet to accommodate 4 levels with roof parking and solar panels overhead.
3. A minimum lot coverage of between 15% and 35% is acceptable on PA-20 (Mobility Hub) to the primary function of that parcel.
4. ~~Per §143.0460(c), at least 50% of the gross ground floor area of commercial development shall be used for retail sales and commercial services.~~

5.4 Landscape Regulations

Landscape design for 3Roots San Diego shall be subject to the City of San Diego Land Development Code, Chapter 14, Article 02, Division 04, Landscape Regulations and the City of San Diego Landscape Standards. In addition, the following project specific standards and deviation from City Landscape Standards apply:

1. Solar panels shall not be permitted on non-developable areas (as shown in Figure 5-2).
2. Ground mounted photovoltaic systems are not permitted in the OP-1-1, OR-1-1, or the OC-1-1 zones. Any photovoltaic systems will be mounted on rooftop of parking lot or carport.
3. VUA regulations apply to all parking areas exposed to open sky. On rooftops of parking structures, solar mounted shade structures may be used in-lieu of providing tree canopy coverage and may cover a minimum of 50 percent of each exposed rooftop parking space.
4. Transitional landscape at the Wildland Urban Interface will follow City of San Diego Brush Management Regulations (§142.0412) and Landscape Standards (Section III).
5. Landscaping will conform to the City 's Street Tree Requirements (§142.0409). Tree planting will not be regularly spaced manner but the number of provided trees will be at the rate of one 24-inch box tree for every 30 feet excluding curb cuts and required utility spaces. To achieve the required rate, street tree quantities will be provided through a

combination of trees located in the public parkways and trees within 10-ft of the property line located on HOA open space lots or park.

5.4.1 Remaining Yard Calculation Alternative Compliance

1. A ten foot offset of the structure(s) shall be used to determine the boundary of the remaining yard to calculate the area in square feet.
2. A minimum of 30% of the area shall be landscaped.
3. A minimum of 0.05 plant points are required per calculated remaining yard.
4. A minimum of 50% of the plant points are required to be from tree plantings.

5.4.2 Vehicular Use Areas Alternative Compliance

Within multifamily planning areas, required vehicular use areas will be defined as areas of surface parking stalls and the roadway or drive aisle immediately adjacent only. The remainder of the road system within the planning area will be subject to Street Yard Calculation Requirements.

5.5 Non-Developable Areas

Non-developable areas within 3Roots San Diego include open space, brush management zones, and slopes that will remain undeveloped. These areas may be graded, modified, or disturbed during project construction, but will remain undeveloped after construction. No structures or improvements are allowed on non-developable areas other than those that are required to preserve their

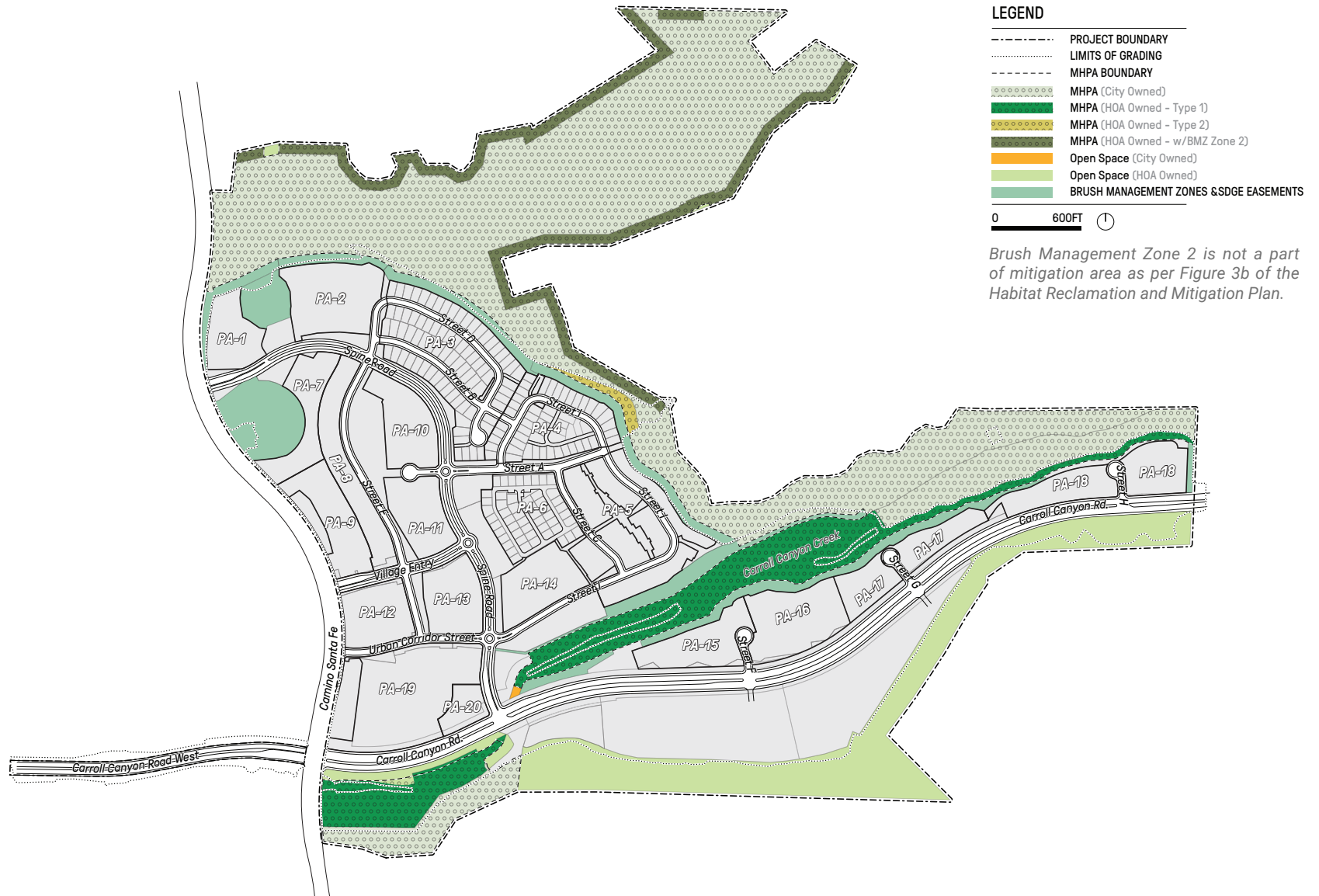
undeveloped character (e.g., retaining walls, temporary and permanent irrigation, signage, landscaping, etc.). Any solar panels within non-developable areas must be roof-mounted. Figure 5-2 shows non-developable areas within 3Roots San Diego.

5.6 Brush Management

Brush Management Zones (BMZs) 1 and 2 are non-developable. BMZs will use planting, irrigation and maintenance practices to provide an effective and defensible fire break between all structures and contiguous areas of native and naturalized vegetation. 3Roots San Diego will comply with the City of San Diego Brush Management Regulations (§142.0412) and Landscape Standards from (Section III). Modifications to the standard dimensions of brush management zones, as permitted under §142.0412(f) and §142.0412(i), are as follows:

1. Lots requiring alternative compliance may occur per as outlined in the City's Brush Management Requirements §143.0412(i). Lots requiring alternative compliance will receive dual paned and dual tempered glass windows.
2. Lots with an expanded Zone One as allowed under §142.0412(f) are documented on the 3Roots San Diego VTM.

FIGURE 5-2 - NON-DEVELOPABLE AREAS



5.7 MCAS Miramar Airport Land Use Compatibility Plan

The Marine Core Air Station (MCAS) Miramar Airport Land Use Compatibility Plan (ALUCP) is a regulatory document designed to promote compatibility between MCAS Miramar and the surrounding land uses, to the extent that these areas are not already devoted to incompatible uses. The MCAS Miramar ALUCP provides use, density and intensity standards that regulate the future development of new residential dwellings, commercial and industrial structures, and other noise-or risk-sensitive land uses within the Airport Influence Area (AIA), based on multiple factors established in the ALUCP. The 3Roots MPDP project area falls within the noise compatibility contours of the AIA and therefore is subject to mandatory review by San Diego County Airport Land Use Commission (ALUC).

Much of the project area is located within 60 decibel (dB) community noise equivalent level (CNEL) noise contour, while a very small portion in the Root Collective ,in the southwest part of 3Roots San Diego, is located within the 65 dB CNEL noise contour. Areas located within the 65 db CNEL shall not be allowed to develop residential uses and shall be required to attenuate interior noise levels to 45 db. The Project has been submitted to the ALUC and found consistent with the ALUCP.

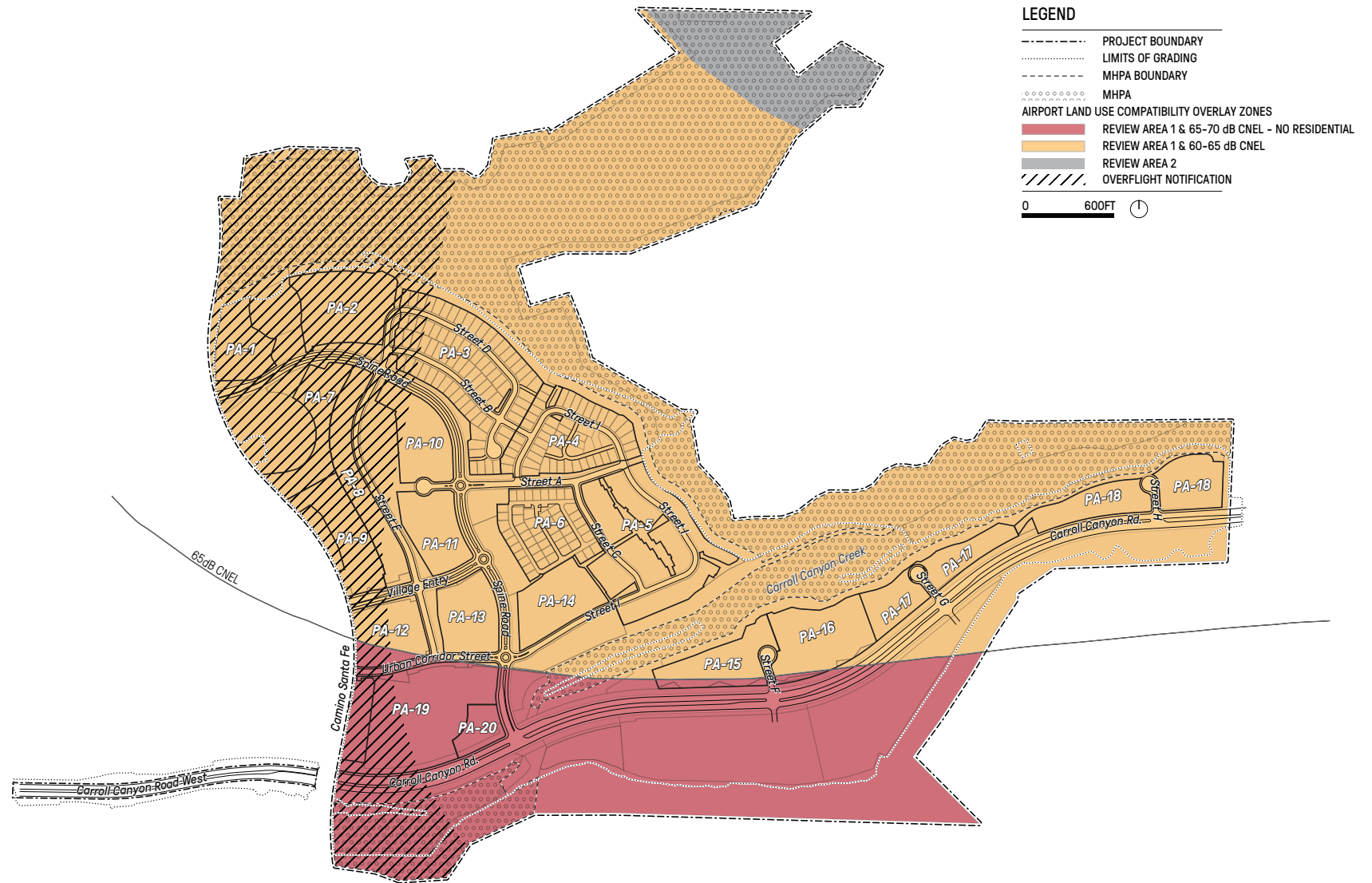
5.8 Airport Land Use Compatibility Overlay Zone

Developments within the 3Roots Master Plan area shall be required to comply with the Airport Land Use Compatibility Overlay Zone of the San Diego Land Development Code (SDMC Chapter 3, Article 2, Division 15) which implements the policies and criteria in the Airport Land Use Compatibility Plan (ALUCP) applicable to MCAS Miramar for noise, safety, airspace protection and overflight. Compliance with the ALUCP is required because the 3Roots Master Plan area is located within the Airport Influence Area for MCAS Miramar as shown in Figure 5-3, and properties within the 3Roots Master Plan area may be subject to the annoyances or inconveniences associated with proximity to MCAS Miramar and aircraft operations (for example, noise, vibration, overflights or odors). MCAS Miramar may be contacted for information regarding hours of operation, Air Installation Compatible Use Zone Study, and other relevant information regarding airport operations. The Federal Aviation Administration (FAA) shall have the sole and exclusive regulatory authority over the operation of aircraft.

5.9 CPIOZ B

The Project area is covered by the Community Plan Implementation Overlay Zone (“CPIOZ”) B. The Mira Mesa Community Plan directs that projects in the Carroll Canyon Master Plan area shall be developed through a Planned Development Permit process. The 3Roots MPDP implements this Community Plan policy and is therefore consistent with the Community Plan and CPIOZ B standard.

FIGURE 5-3 - AIRPORT LAND USE COMPATIBILITY OVERLAY ZONE



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06



ADMINISTRATION AND IMPLEMENTATION

6.1 Introduction

The 3Roots San Diego MPDP is a regulatory document that specifies the maximum intensity of development, allowed land uses, and development regulations. Table 6-1 provides an implementation summary for 3Roots San Diego, and Figure 6-1 shows the implementation mechanism by planning area.

6.2 Implementation

The standards, design guidelines, and development parameters in this MPDP are unique to 3Roots San Diego. All development and proposed uses in the MPDP area shall comply with the requirements and standards in this document. In some cases, this MPDP provides direct references to the City of San Diego Land Development Code, and where this MPDP is silent, applicable provisions and requirements of the Land Development Code shall remain in force. Where a conflict exists between standards in the MPDP and those in the City of San Diego Land Development Code, the standards in the MPDP shall apply.

6.2.1 Architecture

6.2.1(a) 3Root San Diego VTM Exhibit A

Planning areas for which detailed site plans and architectural concept elevations are included as part of an approved 3Roots San Diego VTM Exhibit A shall only require construction permits, as shown in Figure 6-1.

6.2.1(b) Root Collective Design Guidelines

Planning areas not covered by an approved Exhibit A, as shown in Figure 6-1, shall require a Substantial Conformance Review, Process 2 subject to Chapter 8 - Root Collective Design Guidelines, prior to the submission of construction permits.

6.2.2 Landscape and Open Space

6.2.2(a) Design Guidelines for Interface Between Public and Private Realm

Construction permits for the public realm shall be consistent with the Chapter 7 - Design Guidelines for Interface Between Public and Private Realm and the 3Roots San Diego VTM.

6.2.2(b) Landscape Design Guidelines

Construction permits for the public realm shall be consistent with the landscape design guidelines in Chapter 9 and the 3Roots San Diego VTM.

6.2.2(c) Parks and Open Space

Construction permits for all neighborhood parks, mini-parks, pocket parks, and urban plazas shall be consistent with the standards in Chapter 10 and the 3Roots San Diego VTM. The community park has been designed and approved through the General Development Plan (GDP) process and approved by Mira Mesa Recreation Advisory Board on October 9, 2018. Approved plans are included in the 3Roots San Diego VTM.

6.2.2(d) Walls and Fence Strategy

Construction permits for walls and fences shall be consistent with the design guidelines in Chapter 11 and the 3Roots San Diego VTM.

6.3 Residential Development

1. "Target dwelling units" represent the number of dwelling units expected to develop within each planning area, as shown in Table 5-1.
2. The number of dwelling units constructed in a planning area may be fewer than the target dwelling units shown in Table 5-1, as long as the number of units is above the minimum density.
3. Building permits shall be submitted for all development within a designated planning area.

4. The title sheet for each building permit for a planning area shall include Table 5-1 showing the total number of units that will be developed in that planning area, the total number of units that have been constructed or where building permits have been approved for construction in other planning areas.
5. The total number of units at final buildout shall not exceed 1,800 dwelling units. Any increases in the total number of dwelling units allowed at final buildout will require subsequent approvals and additional environmental review.
6. Residential density shall not exceed the maximum density or fall below the minimum density for the applicable zoning designation, as shown in Table 5-1 to ensure a diversity of housing types throughout 3Roots San Diego.
7. The total number of units in a planning area shall not exceed the number of target dwelling units shown in Table 5-1 unless a density transfer is approved consistent with Section 6.3.1.
8. Dwelling units may be transferred between planning areas consistent with the density transfer provisions in Section 6.3.1.

6.3.1 Density Transfer

Transfer of target dwelling units between planning areas to another is allowed without requiring substantial conformance review. Density transfers shall be approved provided that:

1. Planning areas receiving dwelling units and planning areas donating dwelling units are identified.

2. Table 5-1 shall be updated to show the revised number of target units for each planning area.
3. The affected property owners consent in writing to the density transfer.
4. Residential density shall not exceed the maximum density or fall below the minimum density for the applicable zoning designation, as shown in Figure 5-1 and Table 5-1 to ensure a diversity of housing types throughout 3Roots San Diego.
5. The total number of units at final buildout shall not exceed 1,800 dwelling units. Any increases in the total number of dwelling units allowed at final buildout shall require an amendment to this permit.

6.4 Non-Residential Development

1. The total amount of commercial, retail, and office square footage at final buildout shall not exceed 160,160 square feet. Any increases in the amount of commercial, retail, and office square footage allowed at final buildout shall require an amendment to this permit.
2. Commercial, retail, and office uses are allowed anywhere within the Root Collective District, consistent with Table 5-1.

TABLE 6-1 - IMPLEMENTATION SUMMARY

Planning Area	Target Units ¹	Product	District ²	Implementation Mechanism ³	Phasing ⁴
1	56	Attached	Canopy	Exhibit A / Construction Permits	Phase 1
2	78	Detached Condo	Canopy	Exhibit A / Construction Permits	Phase 1
3	78	SFD	Canopy	Exhibit A / Construction Permits	Phase 1
4	54	SFD	Canopy	Exhibit A / Construction Permits	Phase 1
5	141	Detached Condo	Canopy	Exhibit A / Construction Permits	Phase 1 / 2
6	53	SFD	Canopy	Exhibit A / Construction Permits	Phase 1
7	66	Attached	Routes	Exhibit A / Construction Permits	Phase 1
8	118	Attached	Routes	Exhibit A / Construction Permits	Phase 1
9	68	Attached	Routes	Exhibit A / Construction Permits	Phase 1
10	61	Detached Condo	Routes	Exhibit A / Construction Permits	Phase 1
11	85	Attached	Routes	Exhibit A / Construction Permits	Phase 1
12 ⁵	180	Apartment	Root Collective	Exhibit A / Construction Permits	Phase 1
13	243	Apartment	Root Collective	Design Guidelines / SCR Process Two	Phase 1
14	186	Apartment	Root Collective	Design Guidelines / SCR Process Two	Phase 1
15	76	Attached	Meadows	Exhibit A / Construction Permits	Phase 2
16	80	Attached	Meadows	Exhibit A / Construction Permits	Phase 2
17	94	Attached	Meadows	Exhibit A / Construction Permits	Phase 2
18	83	Detached Condo	Meadows	Exhibit A / Construction Permits	Phase 2
19	-	-	Root Collective	Design Guidelines / SCR Process Two	Phase 2
20	-	-	Root Collective	Design Guidelines / SCR Process Two	Phase 2

Notes:

1. See Table 5-1 - Zoning Map.

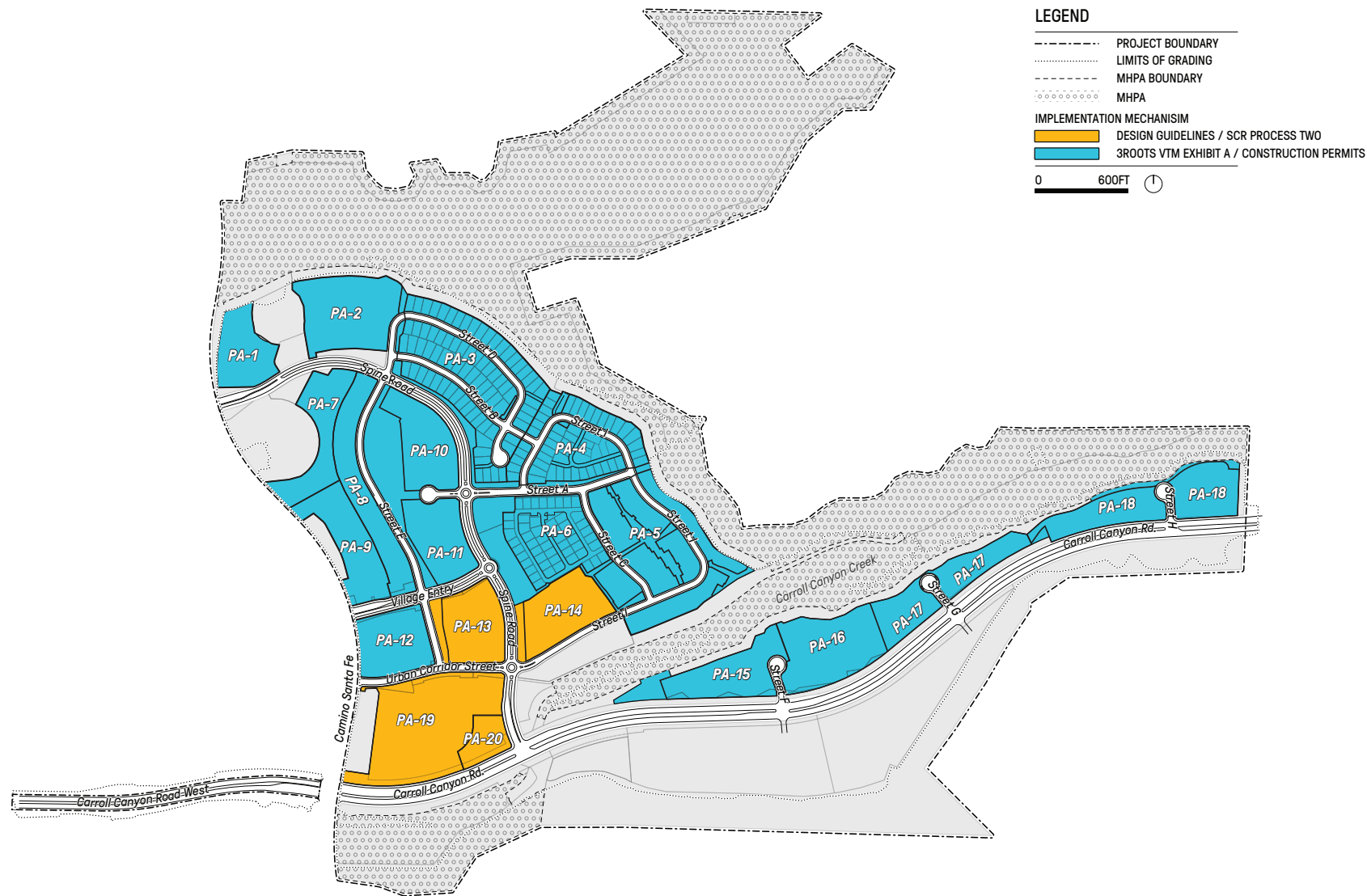
2. See Figure 1-3 - Districts.

3. See Figure 6-1 - Implementation Mechanism by Planning Area.

4. See Figure 4-1 - Phasing.

5. Planning Area 12 is reserved for Onsite affordable housing, affordable housing options shall be provided consistent with the City's Inclusionary housing recommendations.

FIGURE 6-1 - IMPLEMENTATION MECHANISM BY PLANNING AREA



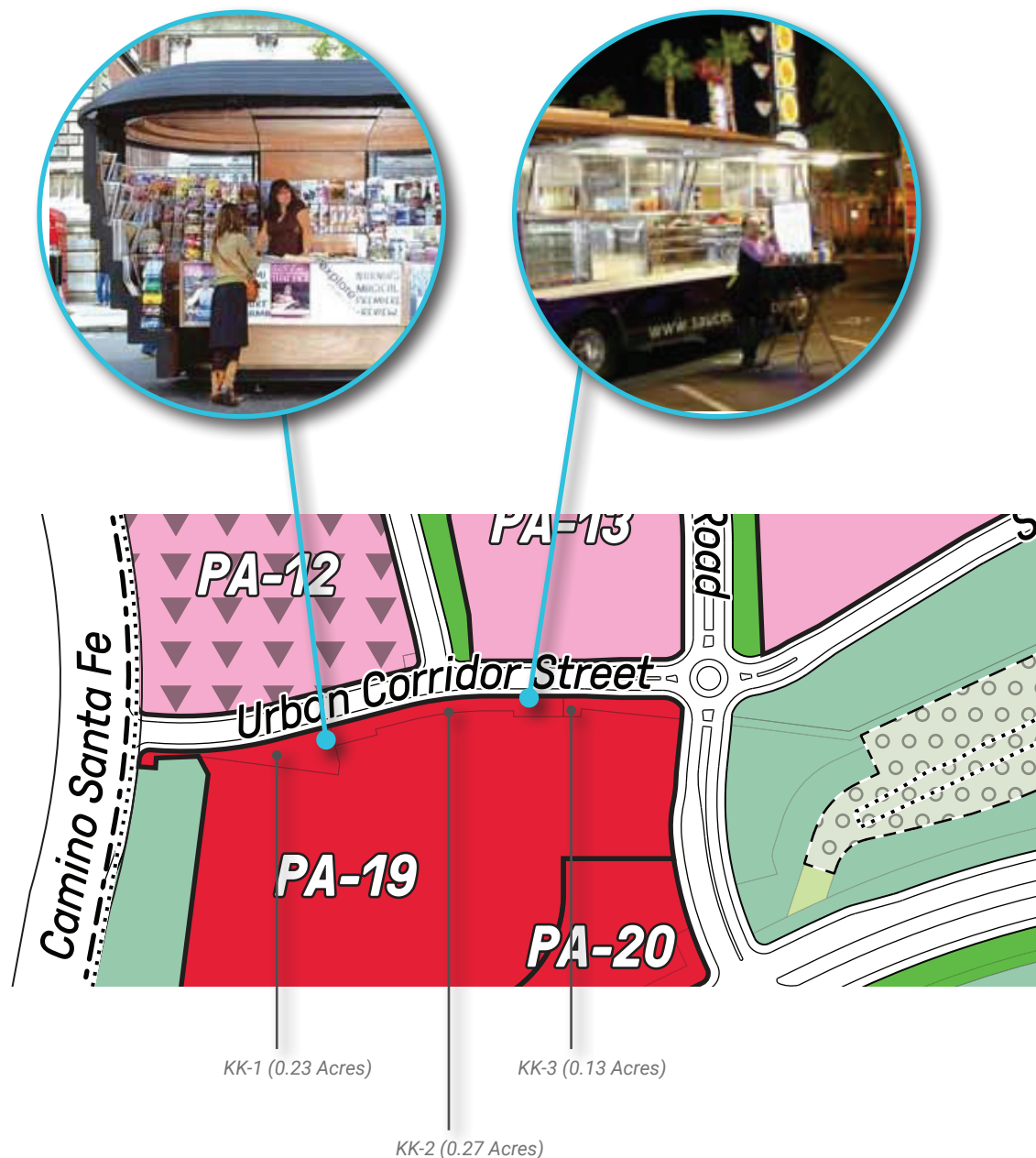
6.5 Pop-Up Retail

Pop-Up Retail includes retail sales such as food, beverages, and groceries; sundries and convenience sales; wearing apparel and accessories; farmers' markets; as well as commercial services such as eating and drinking establishments, as permitted by the CC-2-4 Zone. Pop-up retail is defined as temporary or permanent retail structures under 800 square feet, including shipping containers, retrofitted vehicles for commerce, food trucks, open air market kiosks, and other similar permanent or non-permanent structures.

Pop-Up Retail uses are planned on lots KK-1, KK-2, and KK-3 of the 3Roots San Diego VTM and qualify as "placemaking" as defined in the SDMC and regulated in accordance with Section 141.0421.

Figure 6-2 shows the location of these lots and illustrates examples of the use. Other areas within PA-19 may also include "placemaking" projects in the future.

FIGURE 6-2 - LOCATION AND EXAMPLES OF POP-UP RETAIL



6.6 Lot Reconfiguration / Consolidation

Lots within the project may be reconfigured through lot consolidation and/or boundary adjustment if the resultant lot configuration does not conflict with the intent of this MPDP and the Subdivision Map Act, and is in compliance with the selected base zone, as modified by this MPDP. The construction of buildings over lot lines for property under the same ownership is also allowed with a lot tie agreement. Further subdivision of existing lots is allowed by this MPDP and does not require an amendment to the MPDP.

6.7 Signage

A Comprehensive Sign Plan (CSP), processed as a Neighborhood Use Permit (NUP) Process Two, per Section 141.1103, will be submitted during the building permit and site infrastructure process in order to allow any signs which exceed the allowances of the City-wide Sign Regulations.

6.8 Interpretation

The Planning Director shall have the authority to interpret any regulation of the MPDP. The determination of the Planning Director may be appealed to the Planning Commission for a final determination.

6.9 Images Used in the 3Roots San Diego MPDP

Photographs and illustrative imagery have been included to aid in the practical application of the requirements and provisions. This imagery should not be interpreted literally; it is meant to show a prototype for possible arrangements of conforming development. Much of the plan includes design elements unique to the project that must be applied to all subsequent development requests. Landscaping shown may represent mature growth.

6.10 Calculation and Measurement

All calculations and measurements shall be consistent with the City of San Diego Land Development Code, Chapter 11, Article 3, Division 2, Rules for Calculation and Measurement.



SECTION 3: DESIGN GUIDELINES

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07

DESIGN GUIDELINES FOR INTERFACE BETWEEN PUBLIC AND PRIVATE REALM

PLANNING AREAS 1-11 AND 15-18

7.1 Introduction

The Routes District, Canopy District, and Meadows District design is depicted in the following exhibits to illustrate the relationship of future development to the major streets and public realm in 3Roots San Diego.

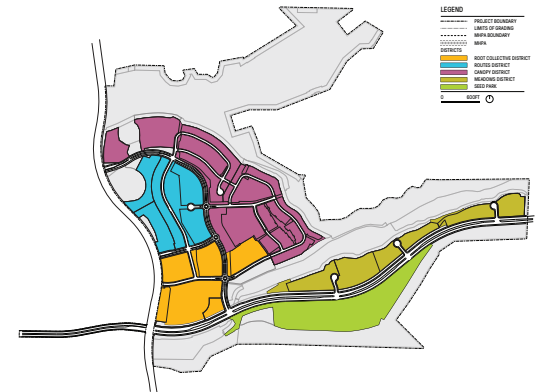
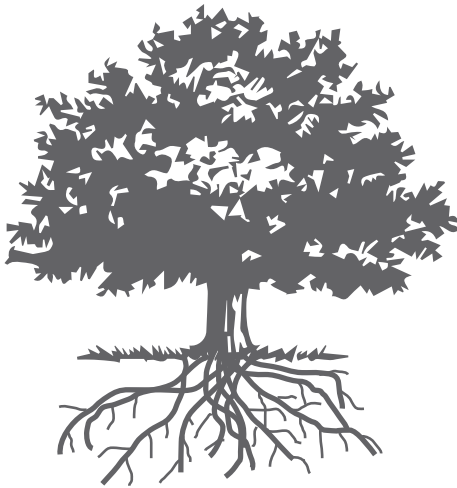


FIGURE 7-1 - SECTION #1

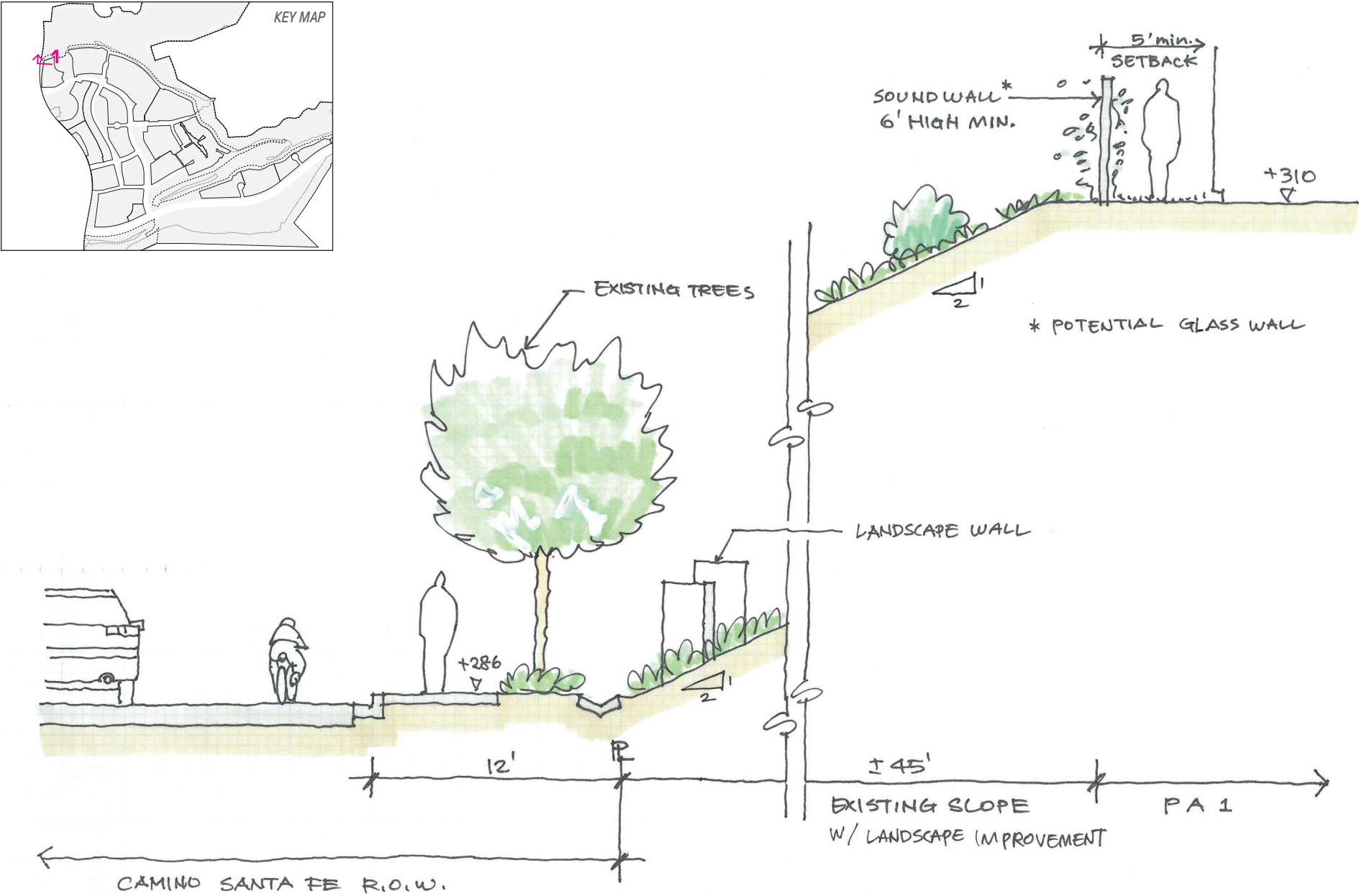


FIGURE 7-2 - SECTION #2

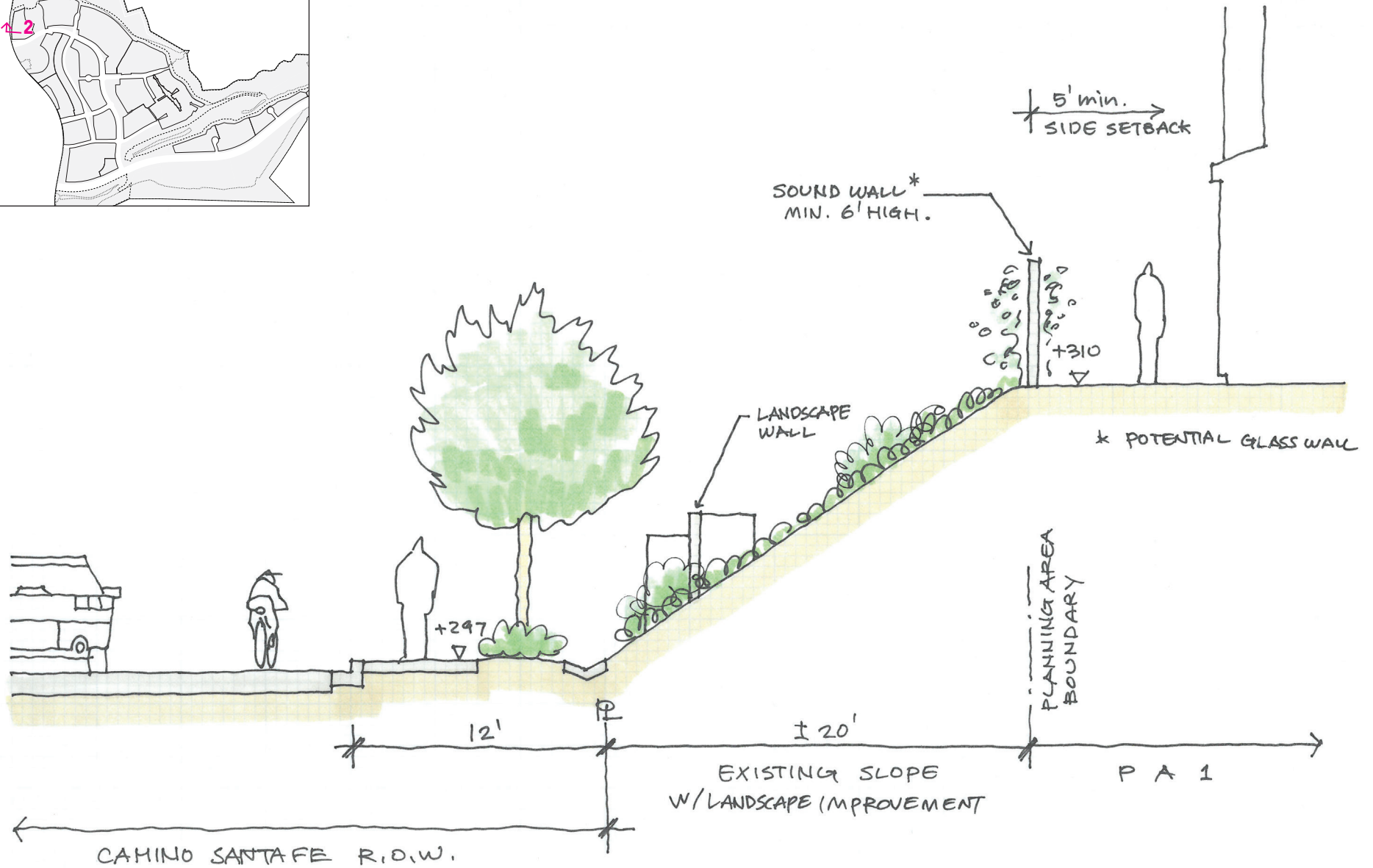
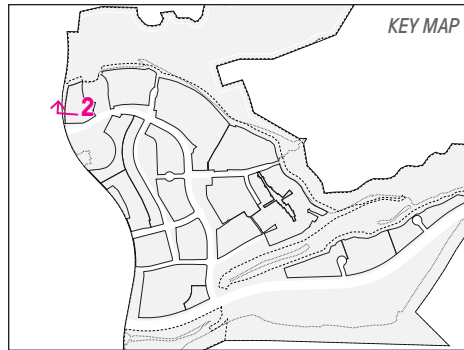


FIGURE 7-3 - SECTION #3

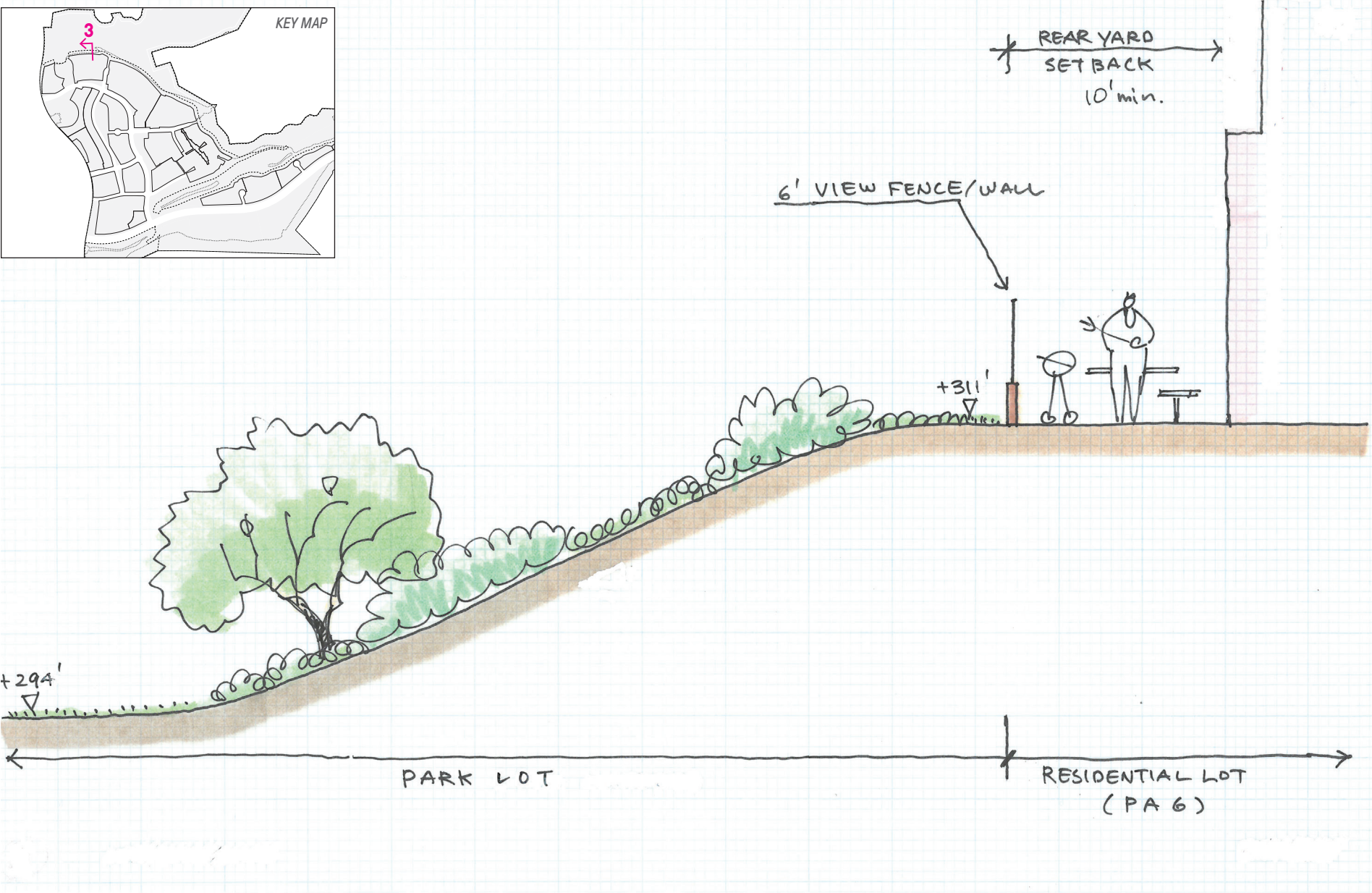


FIGURE 7-4 - SECTION #4

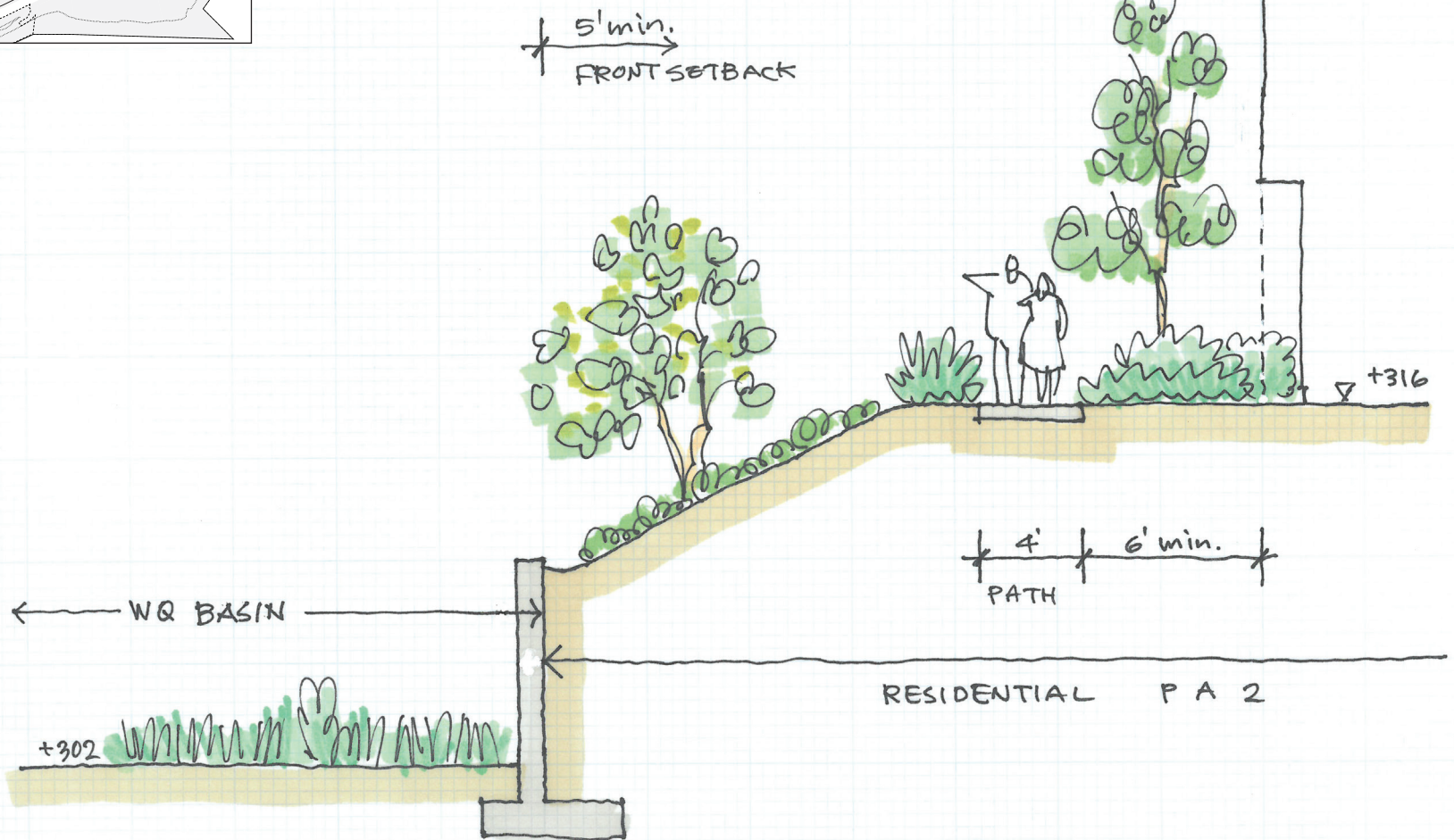
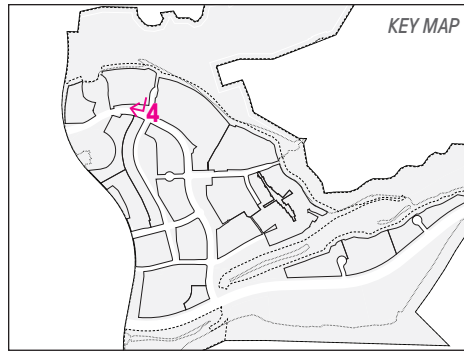


FIGURE 7-5 - SECTION #5

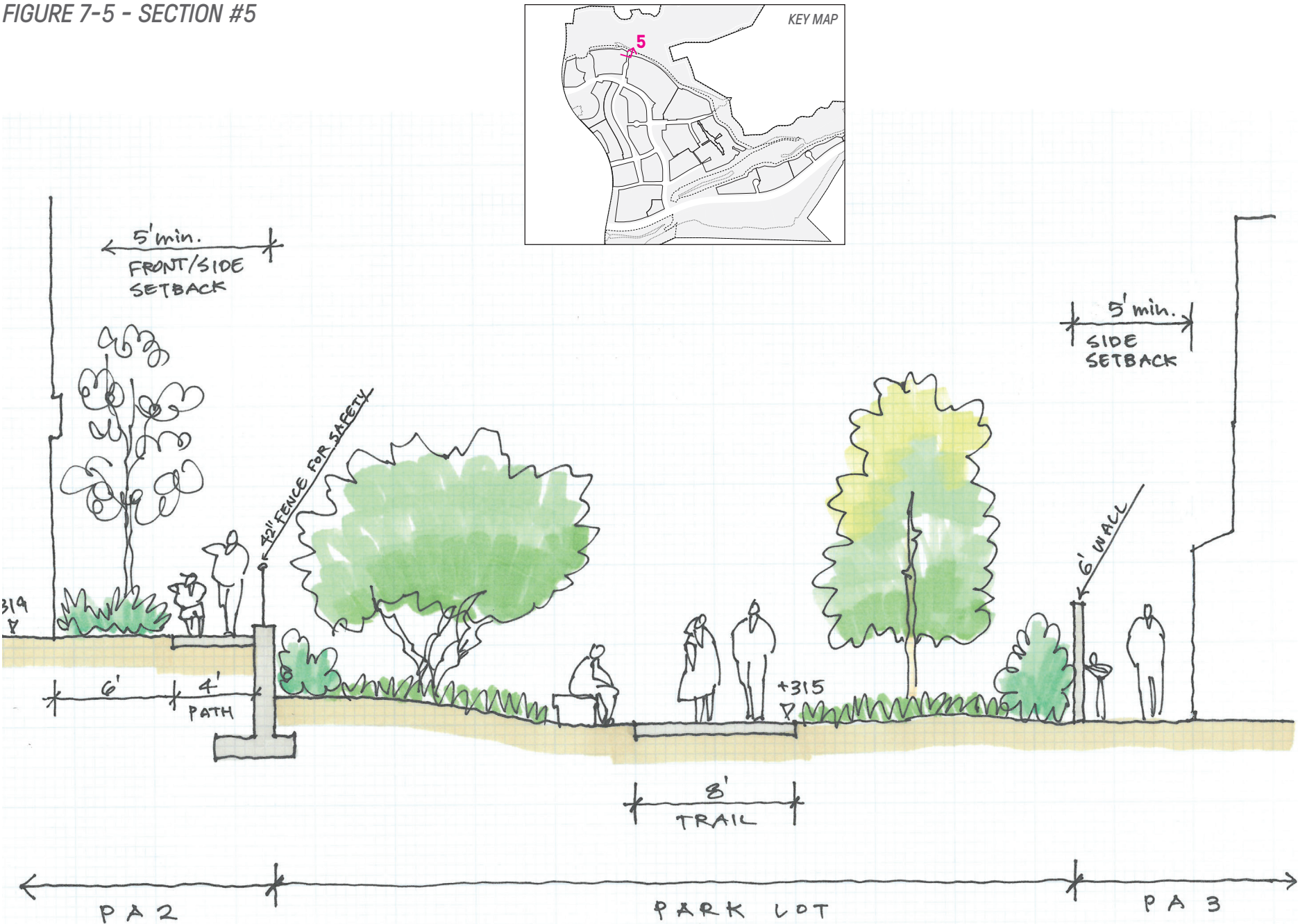


FIGURE 7-6 - SECTION #6

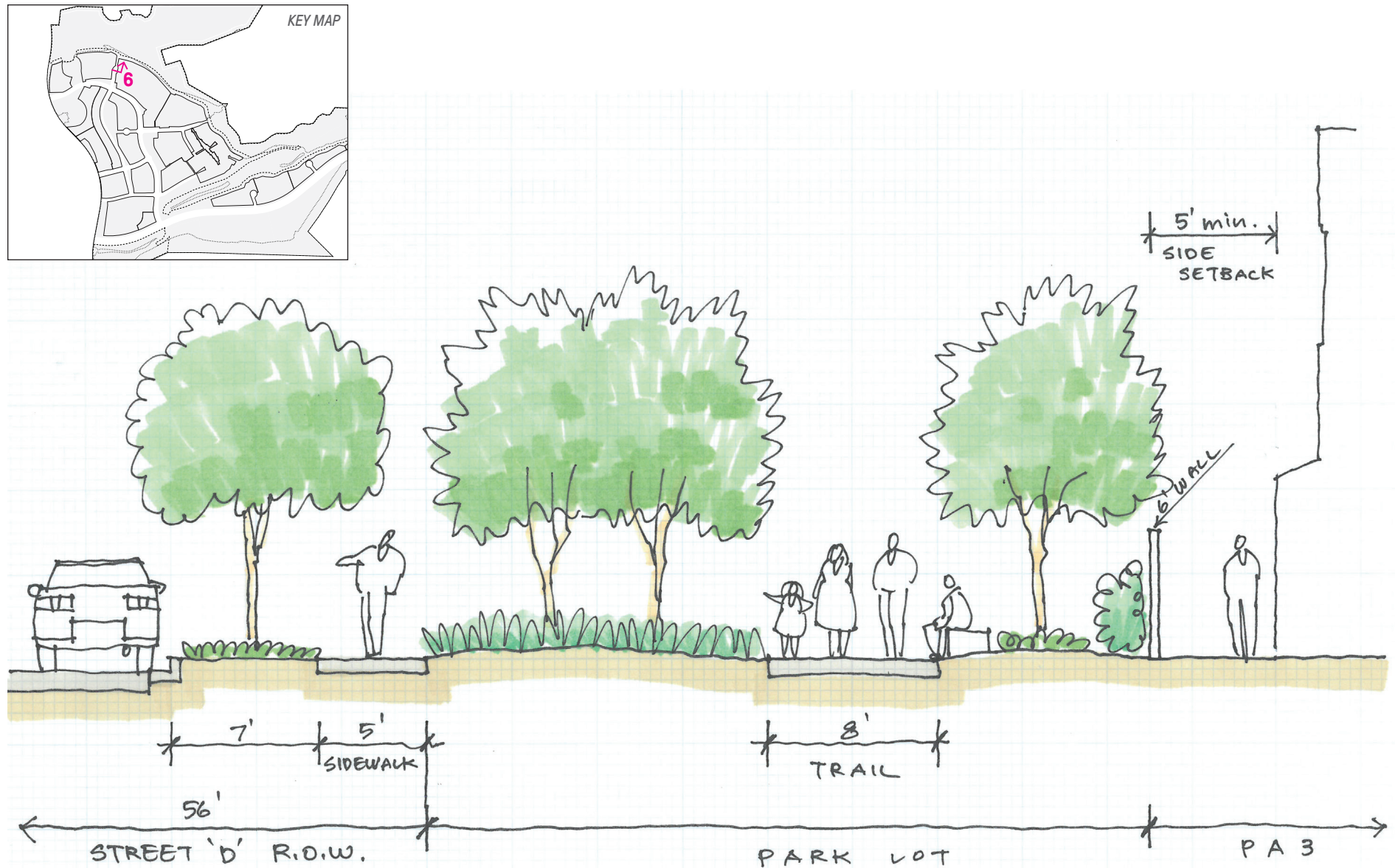


FIGURE 7-7 - SECTION #7

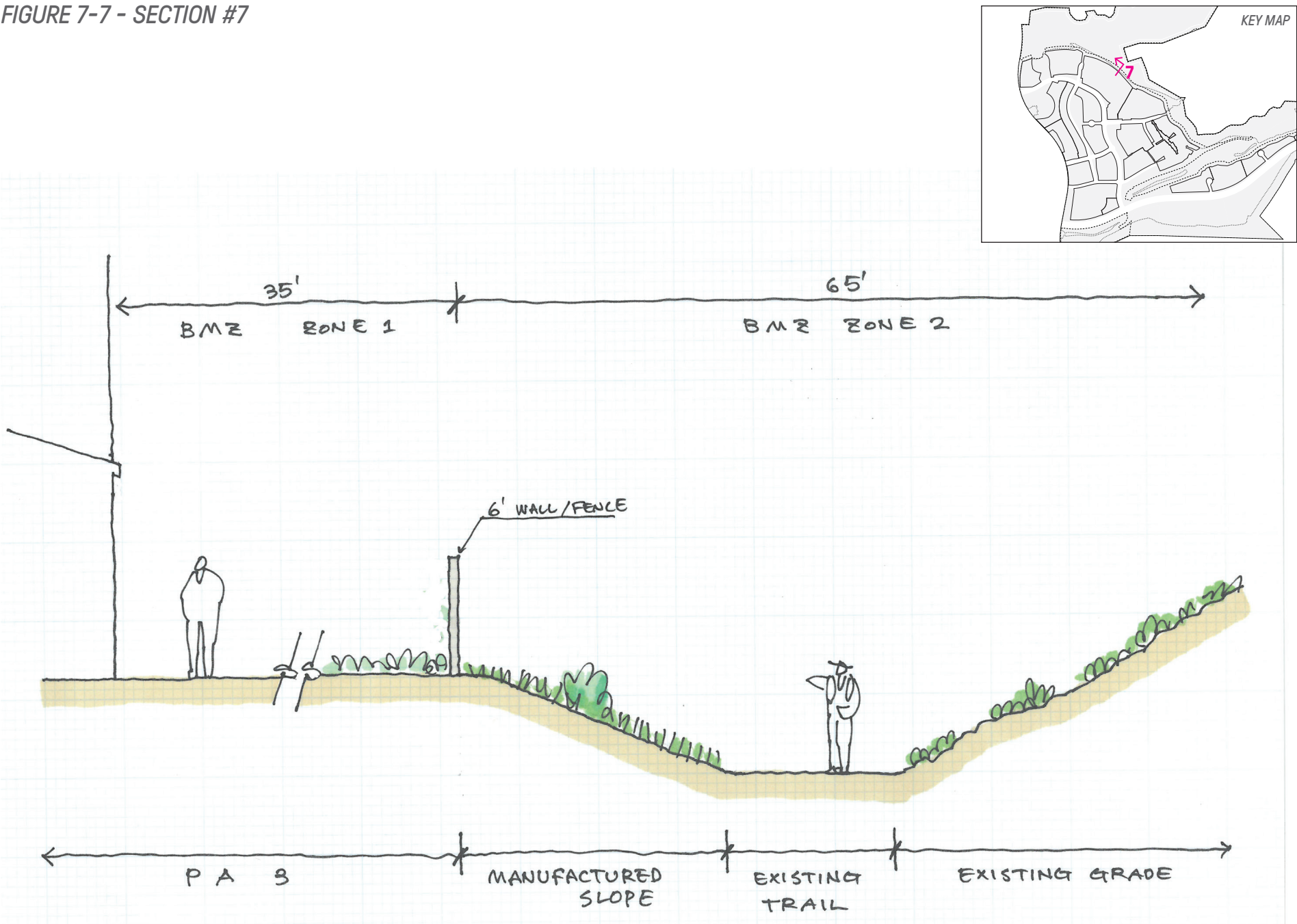


FIGURE 7-8 - SECTION #8

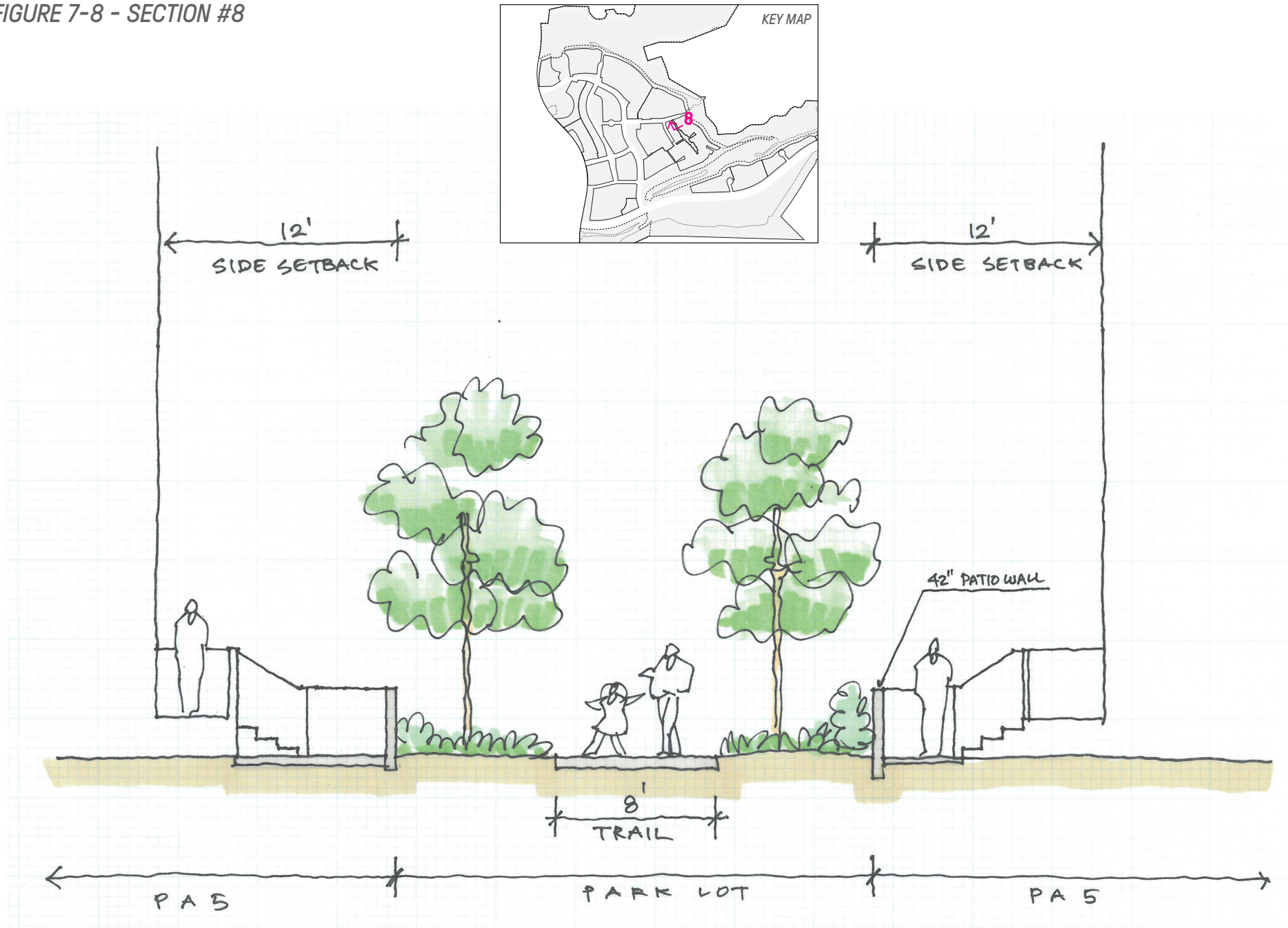
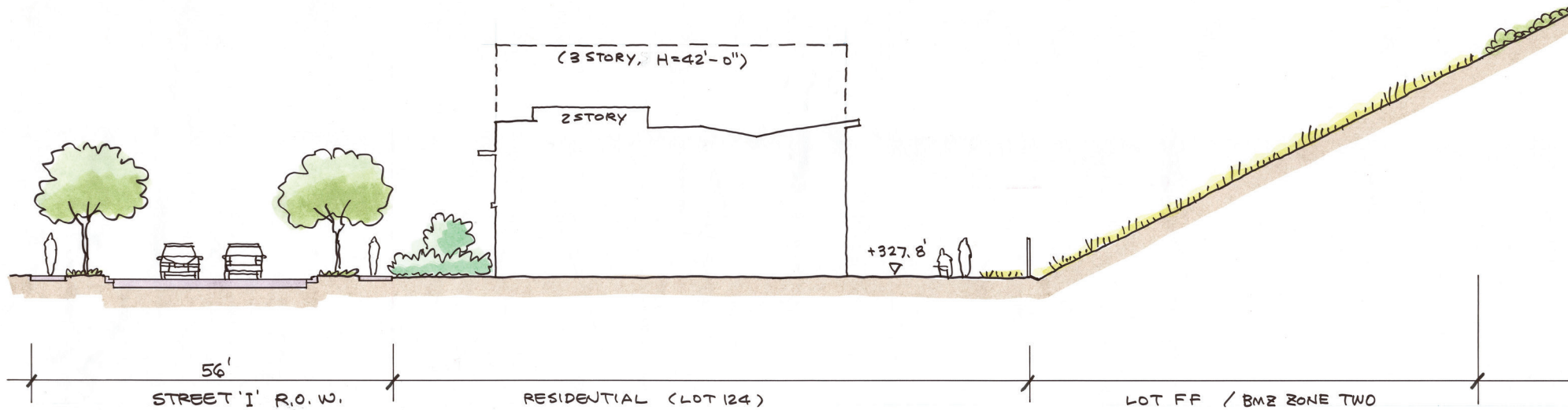
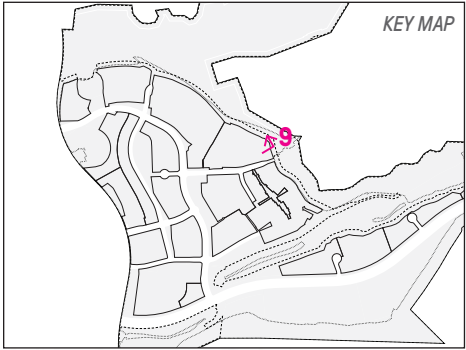


FIGURE 7-9 - SECTION #9



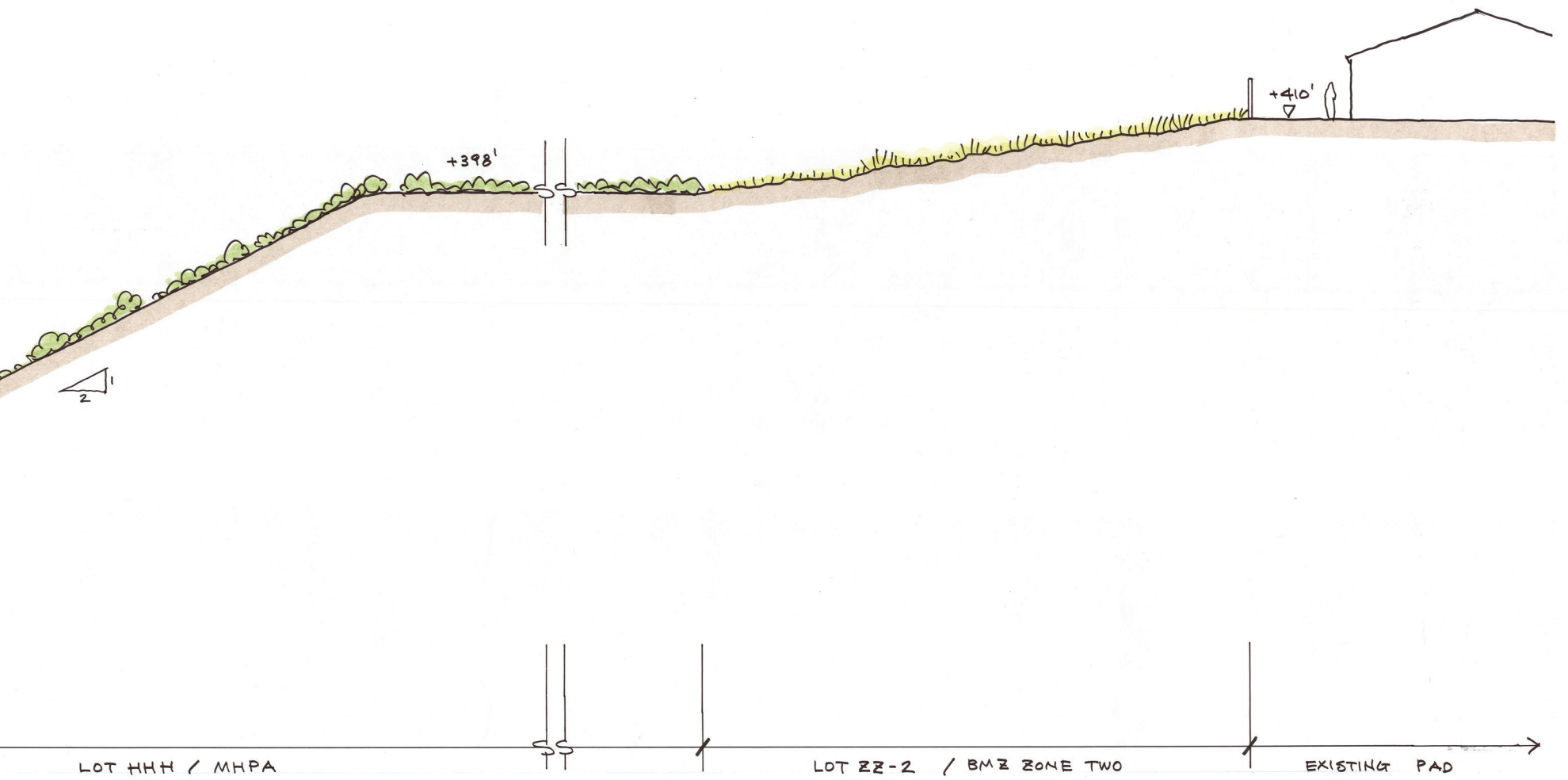


FIGURE 7-10 - SECTION #10

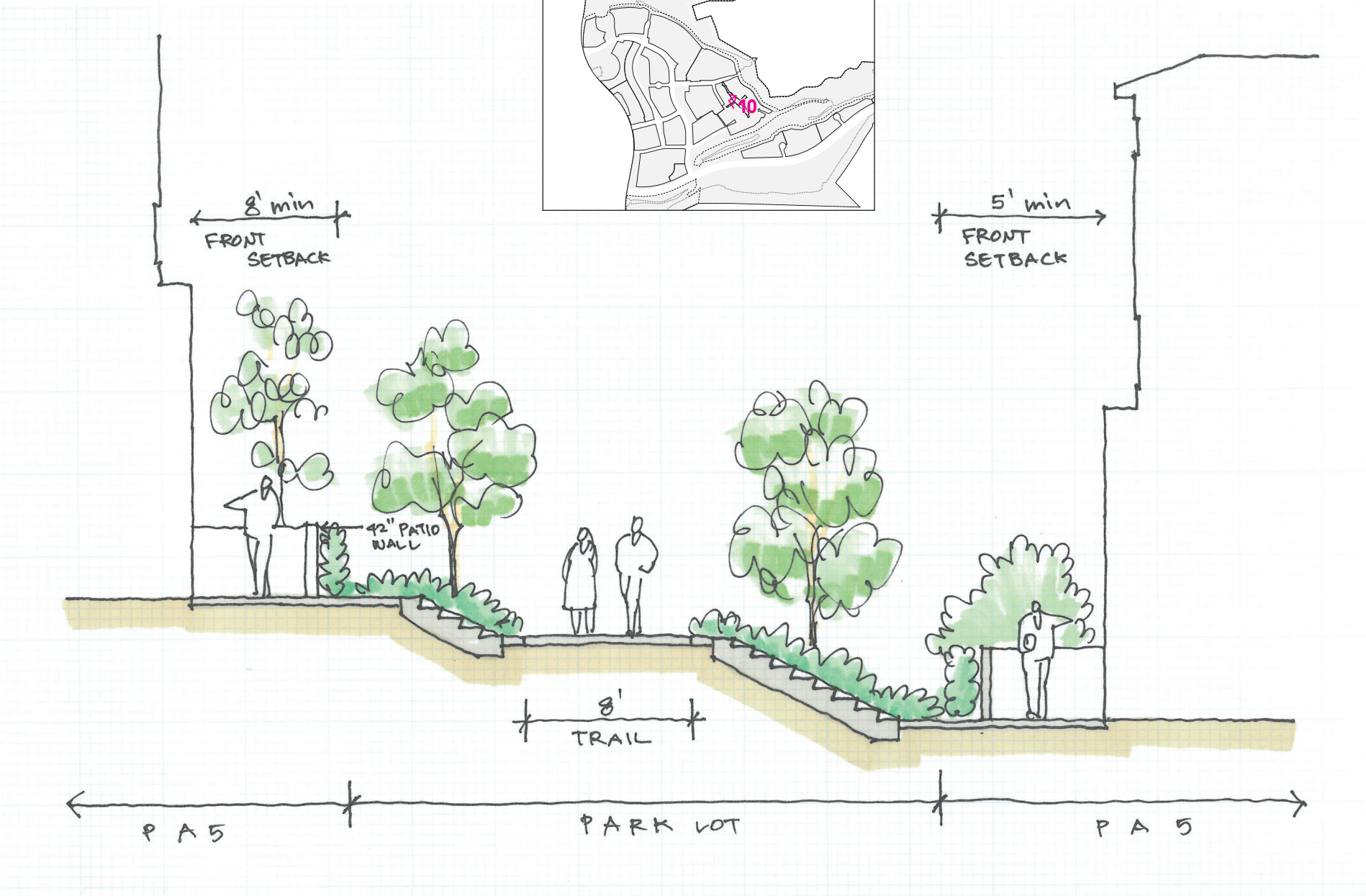


FIGURE 7-11 - SECTION #11

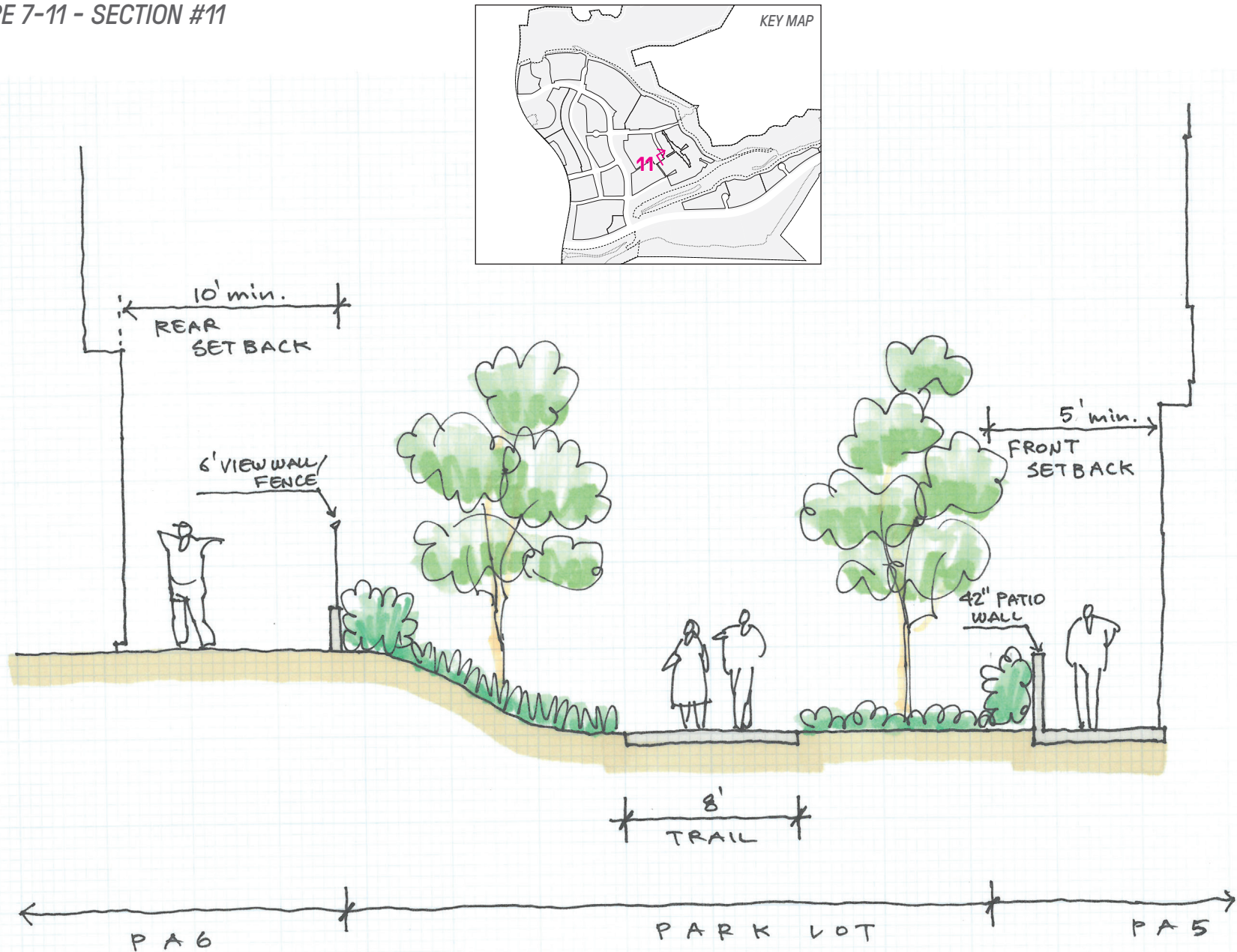


FIGURE 7-12 - SECTION #12

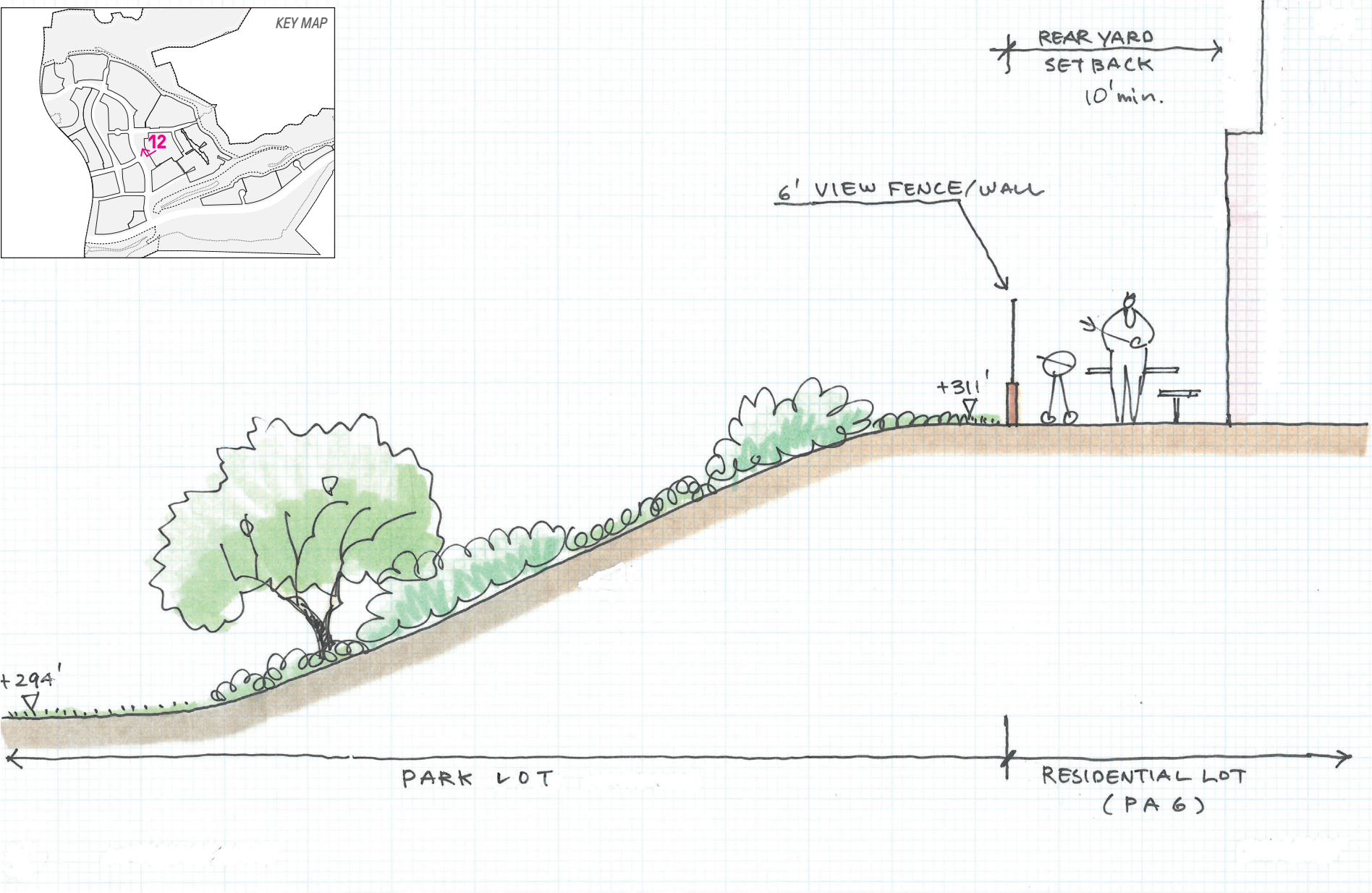


FIGURE 7-13 - SECTION #13

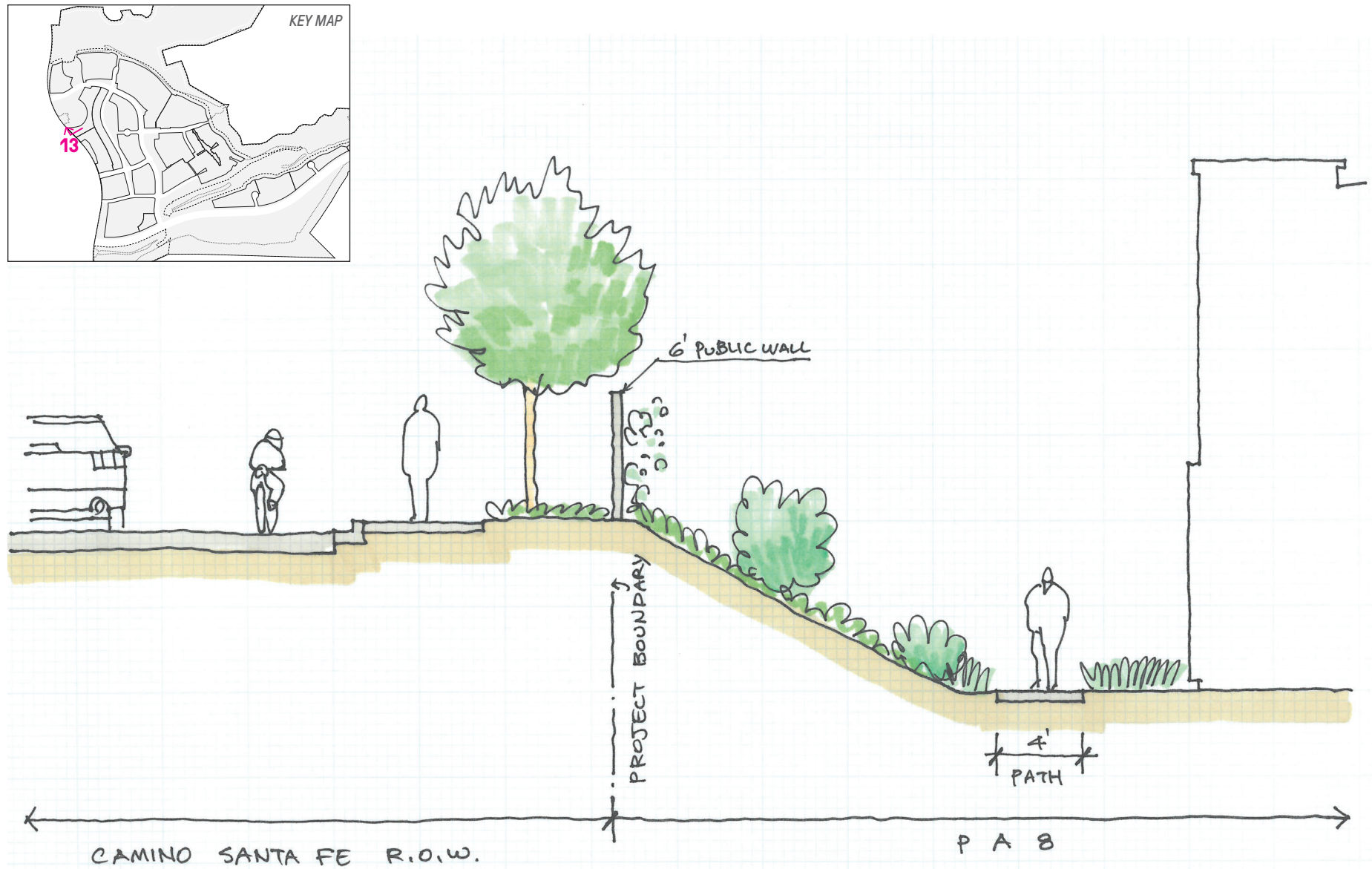


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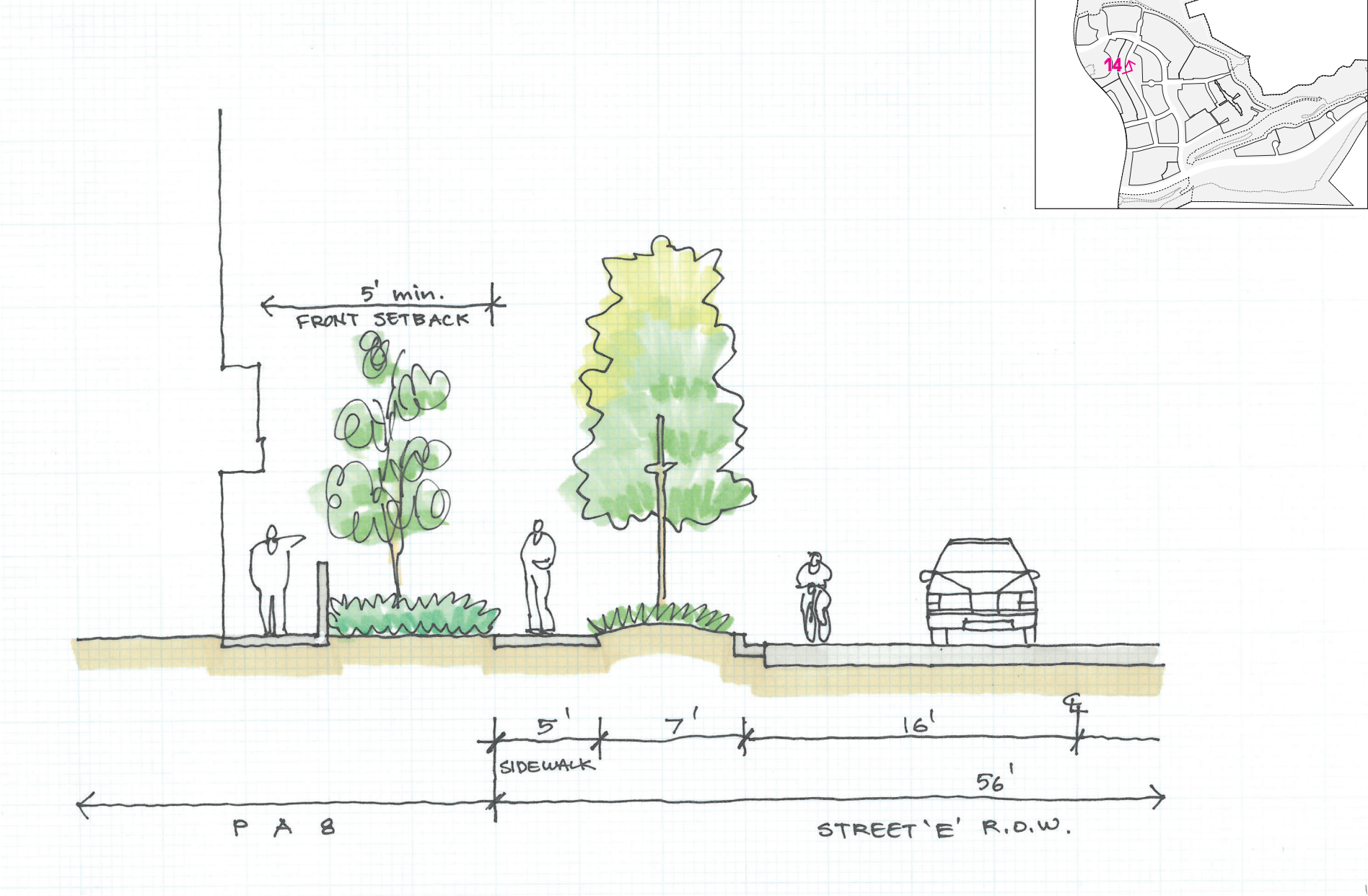


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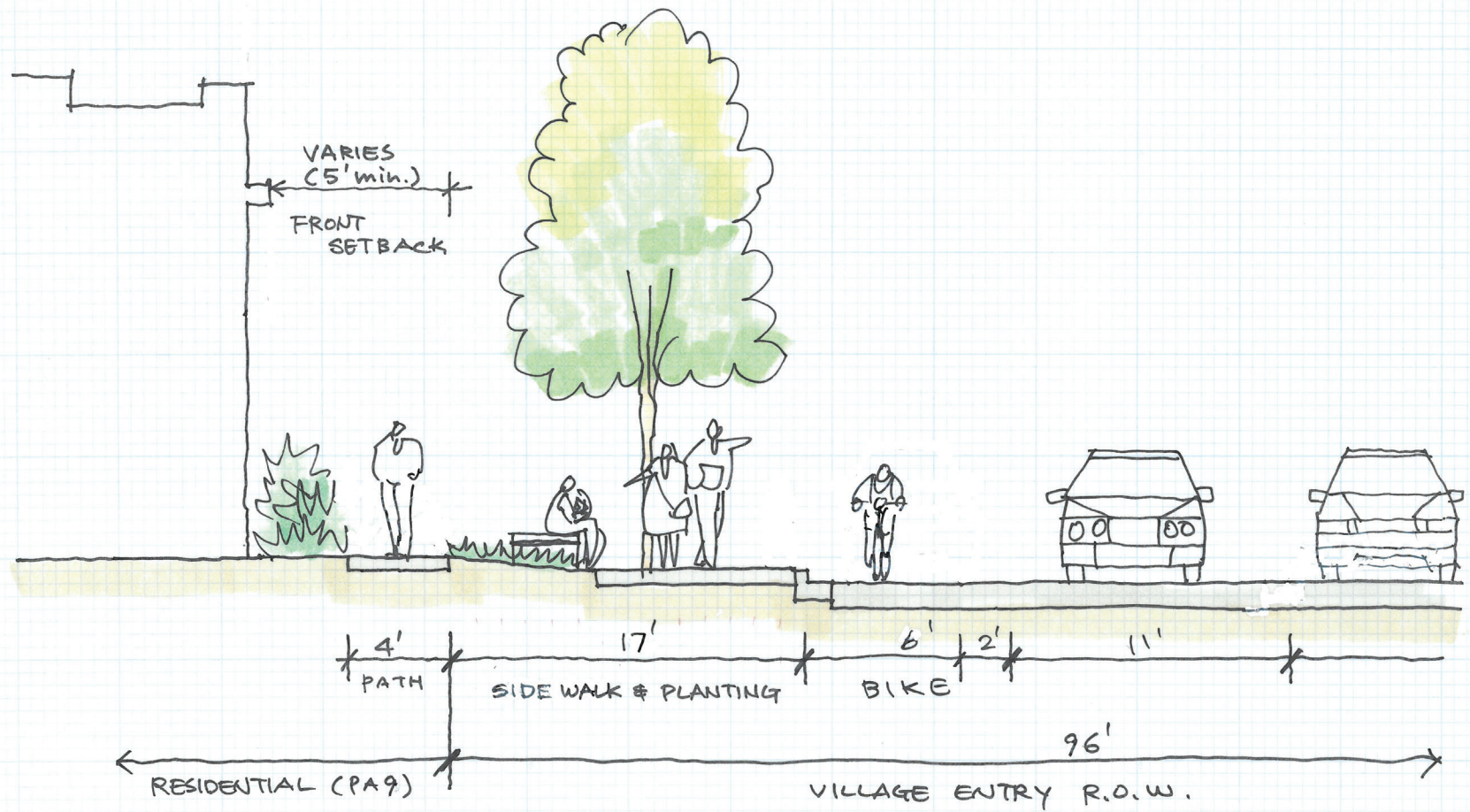
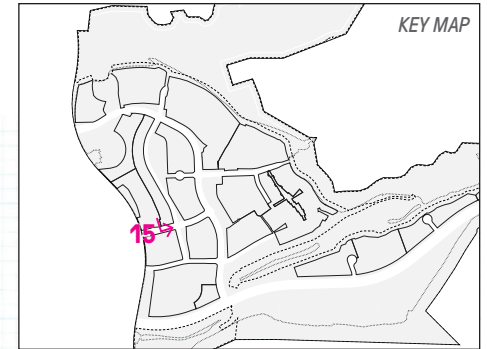


FIGURE 7-16 - SECTION #16

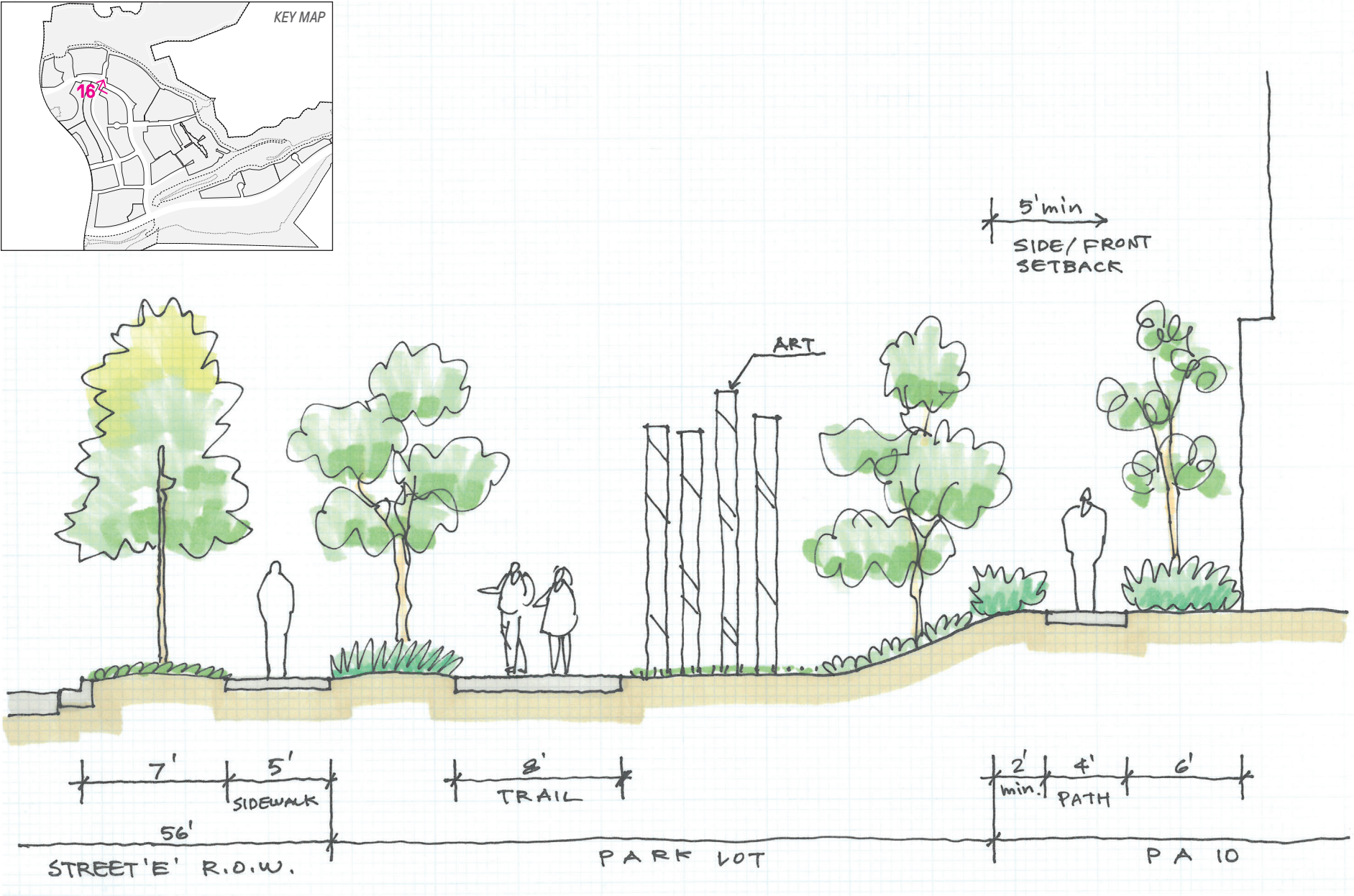


FIGURE 7-17 - SECTION #17

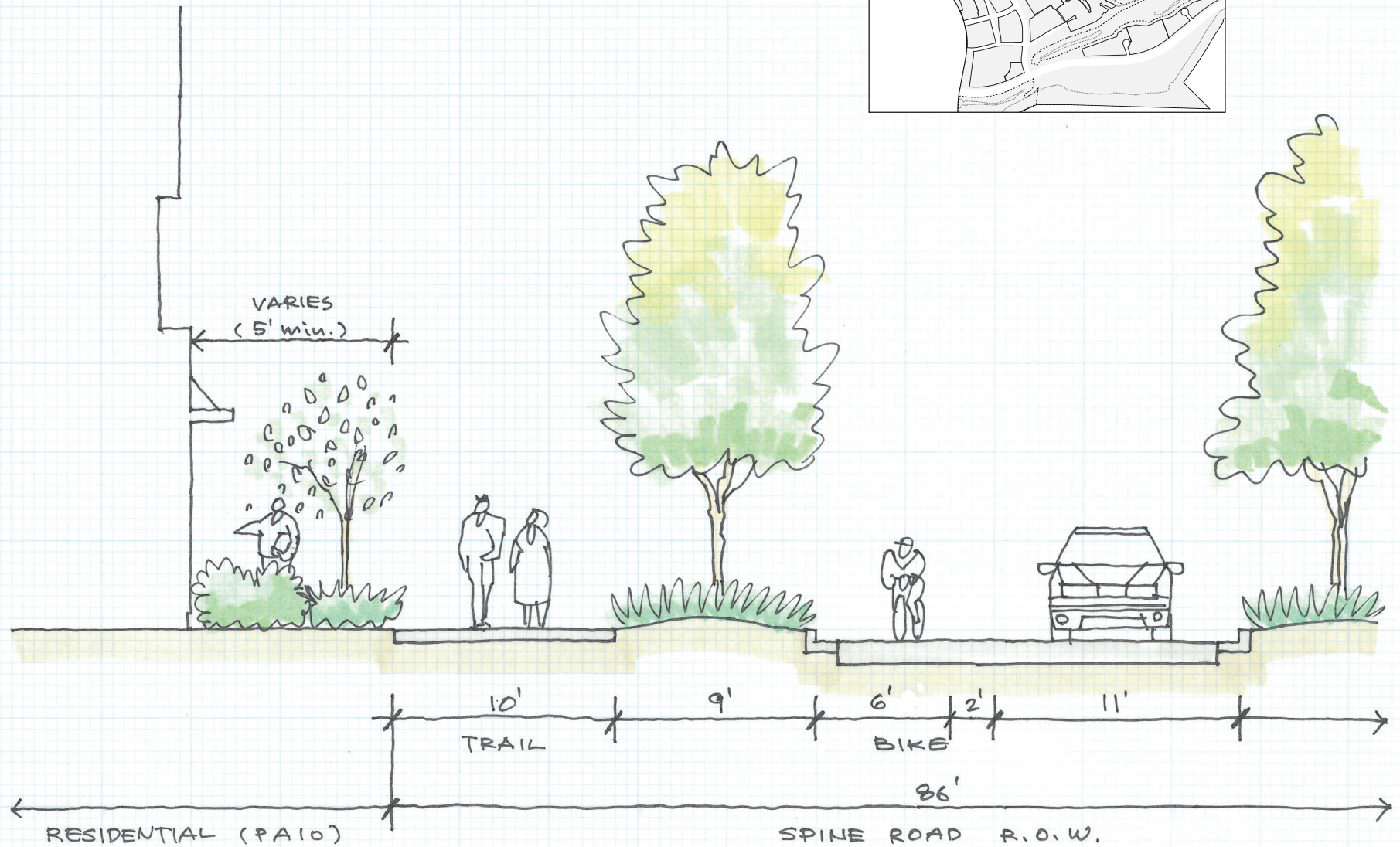
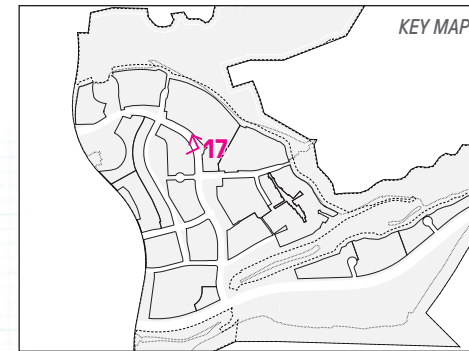


FIGURE 7-18 - SECTION #18

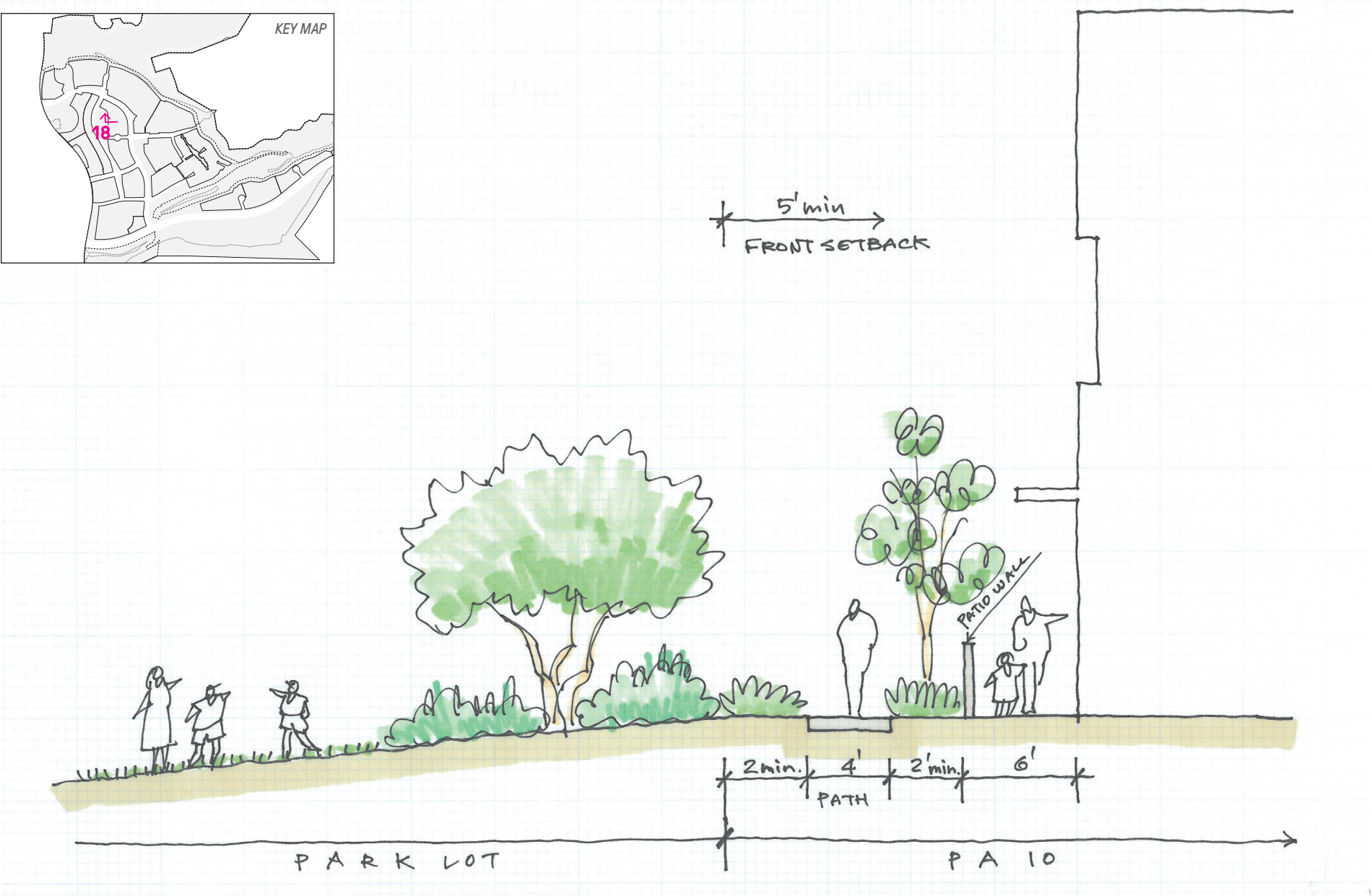


FIGURE 7-19 - SECTION #19

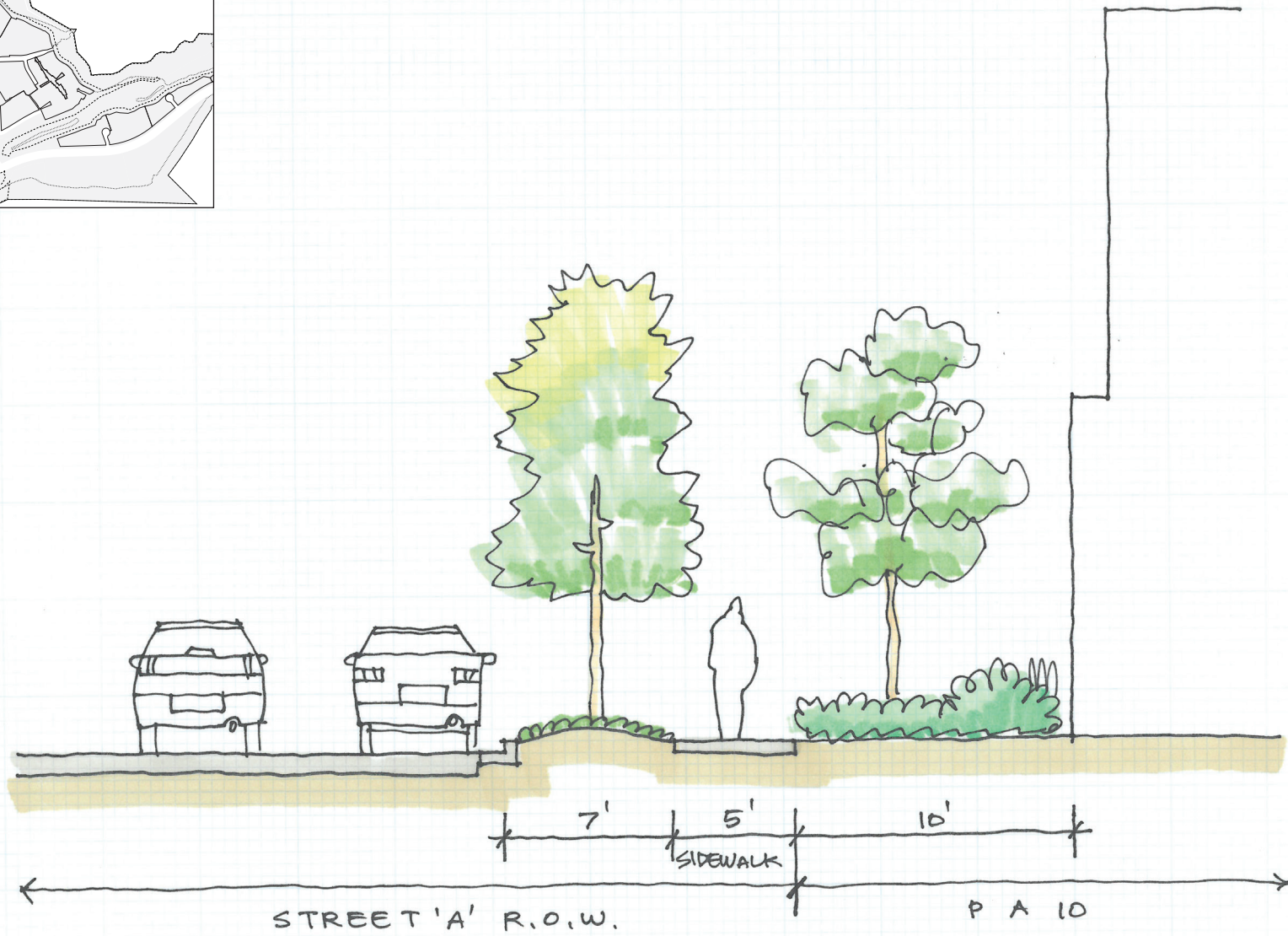
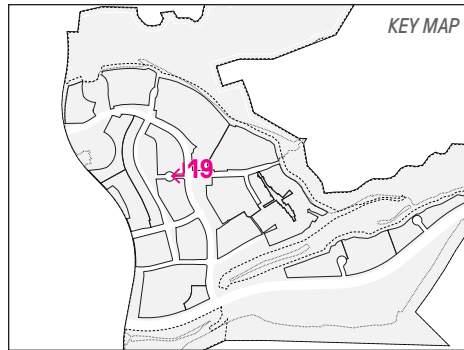


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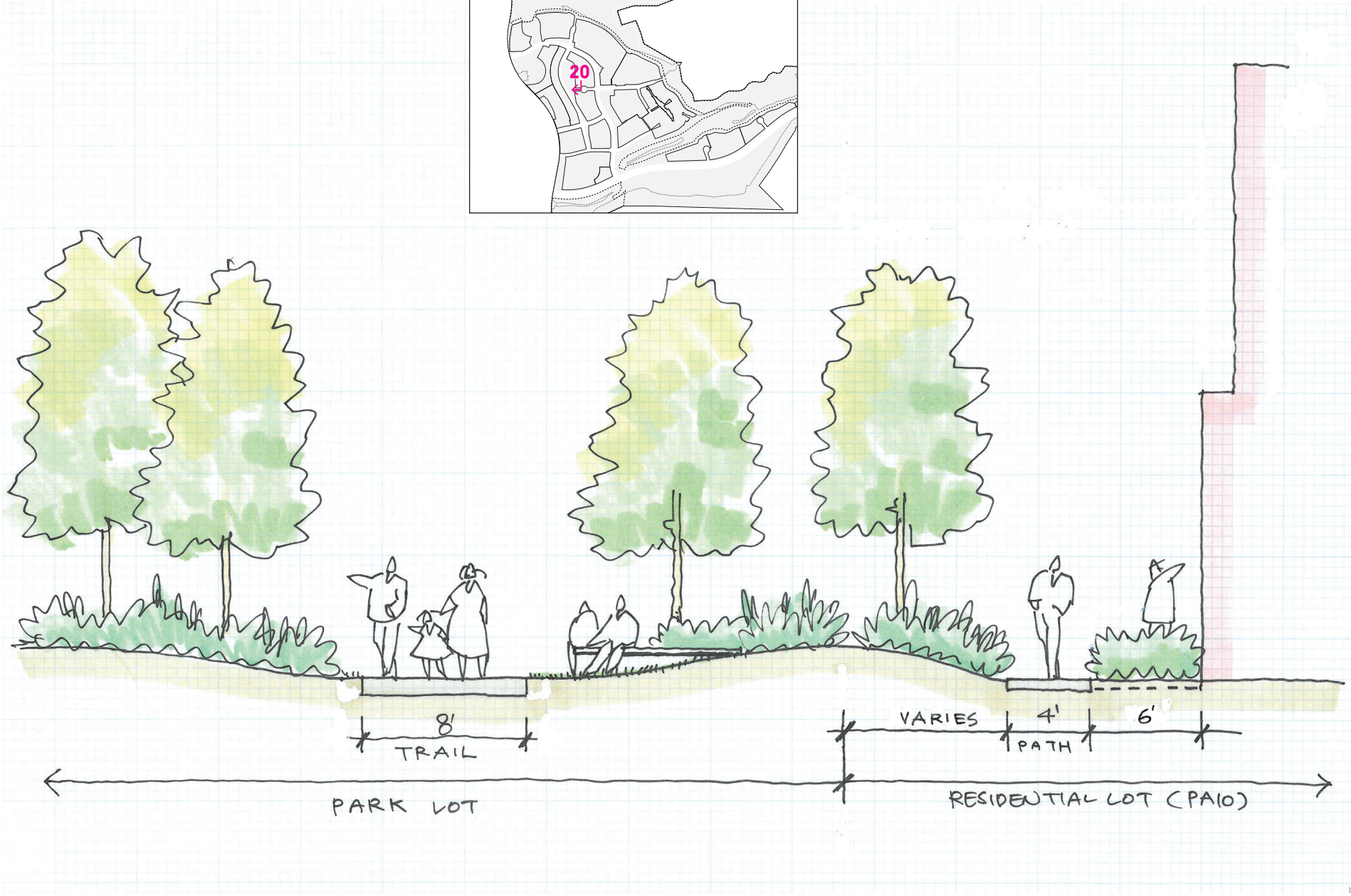
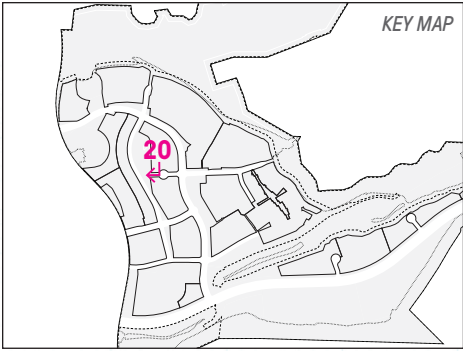


FIGURE 7-21 - SECTION #21

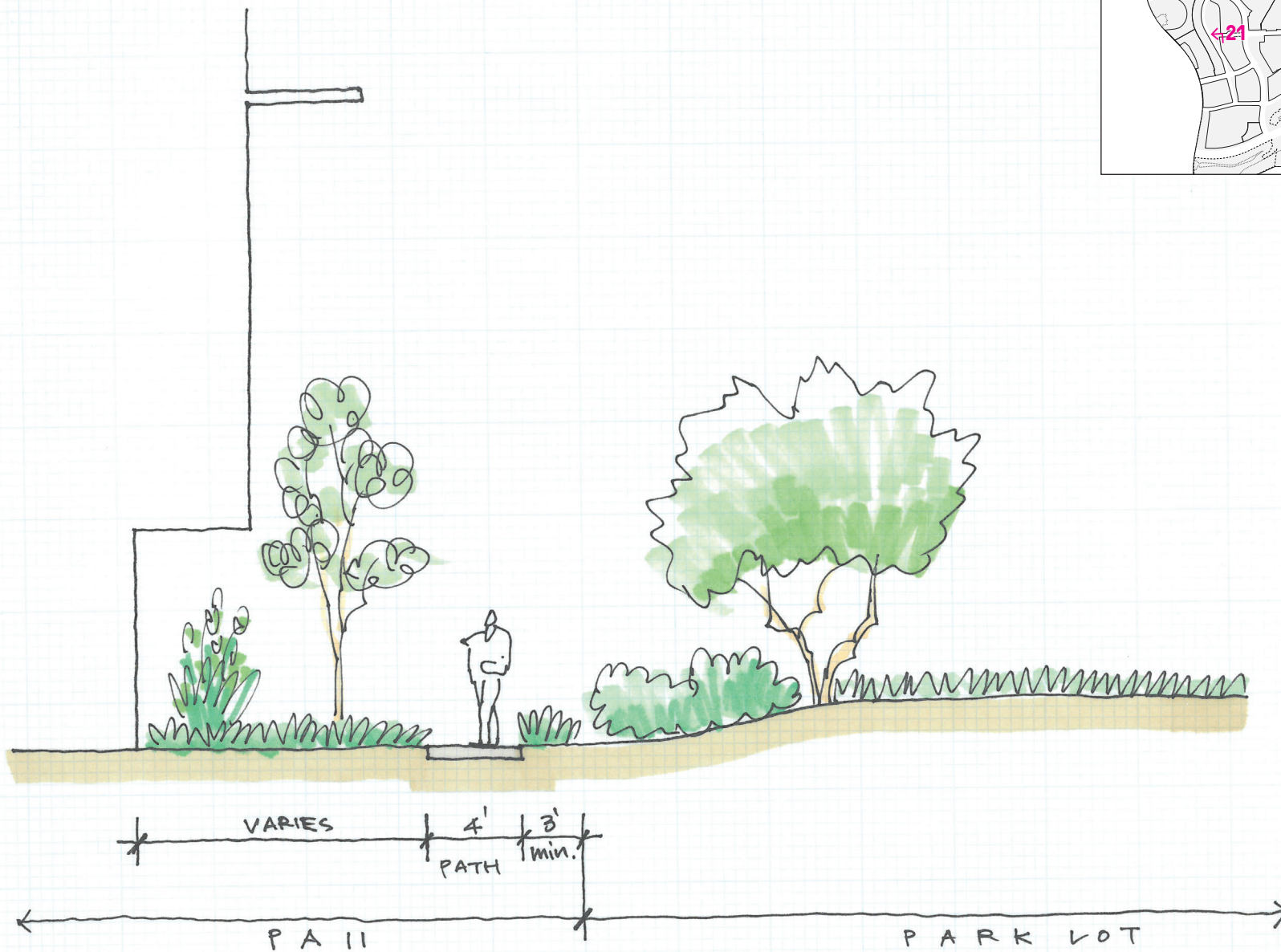
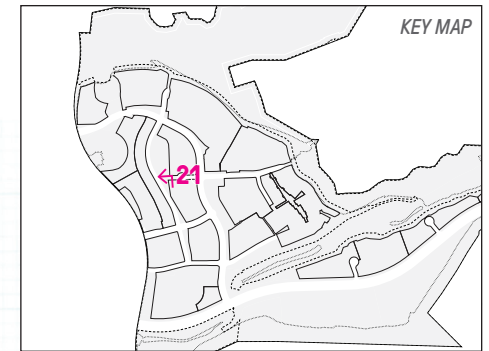


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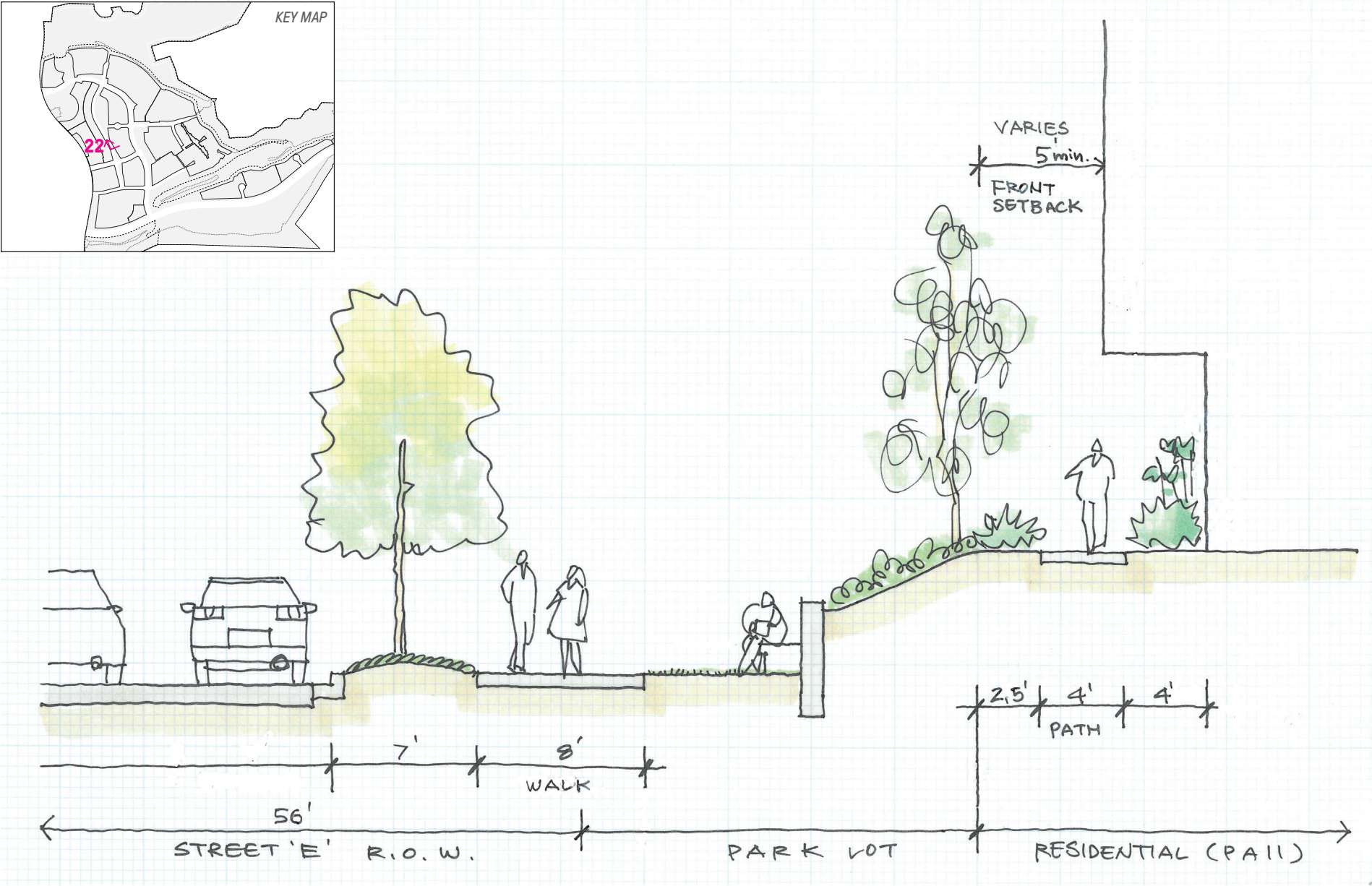


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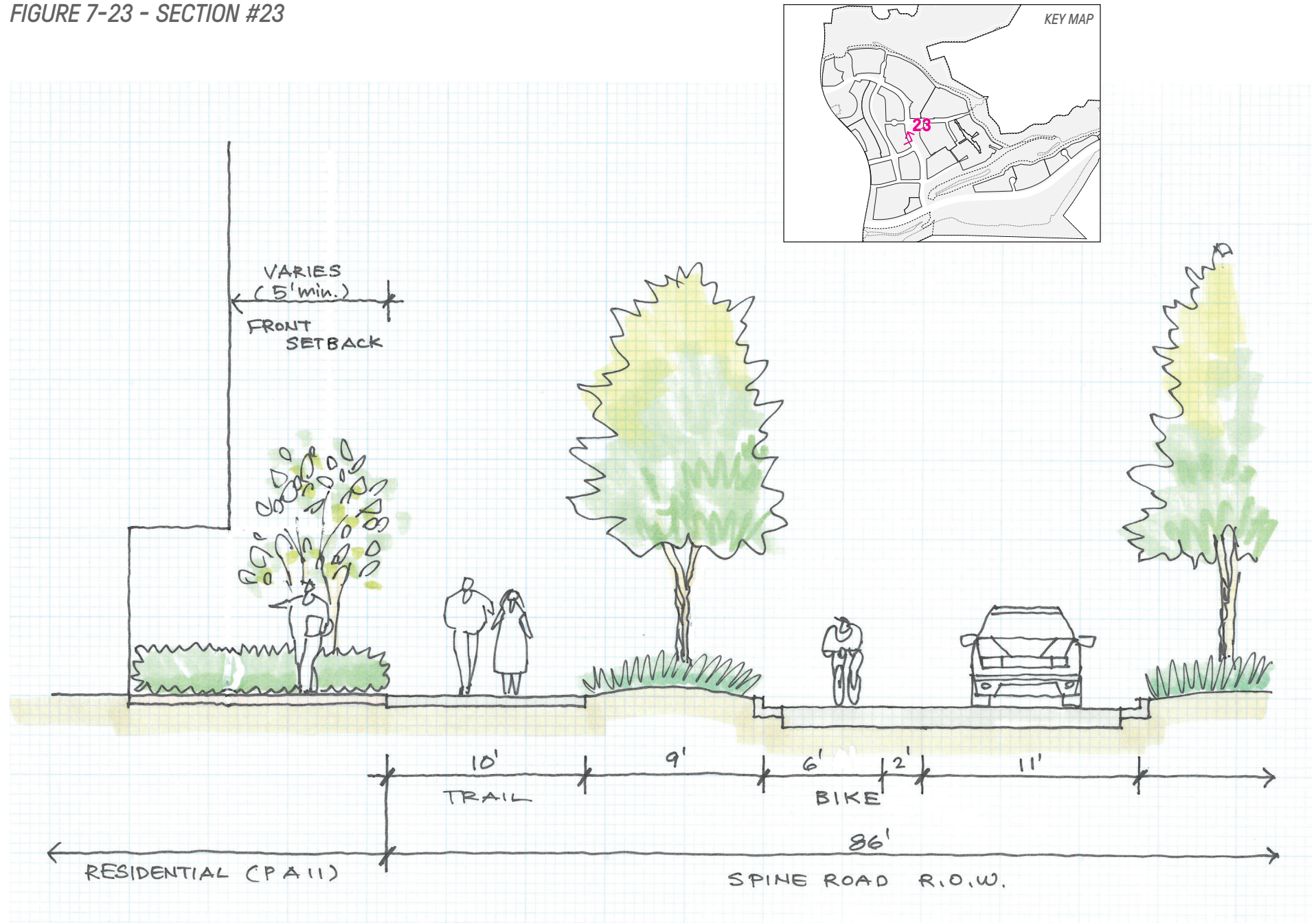


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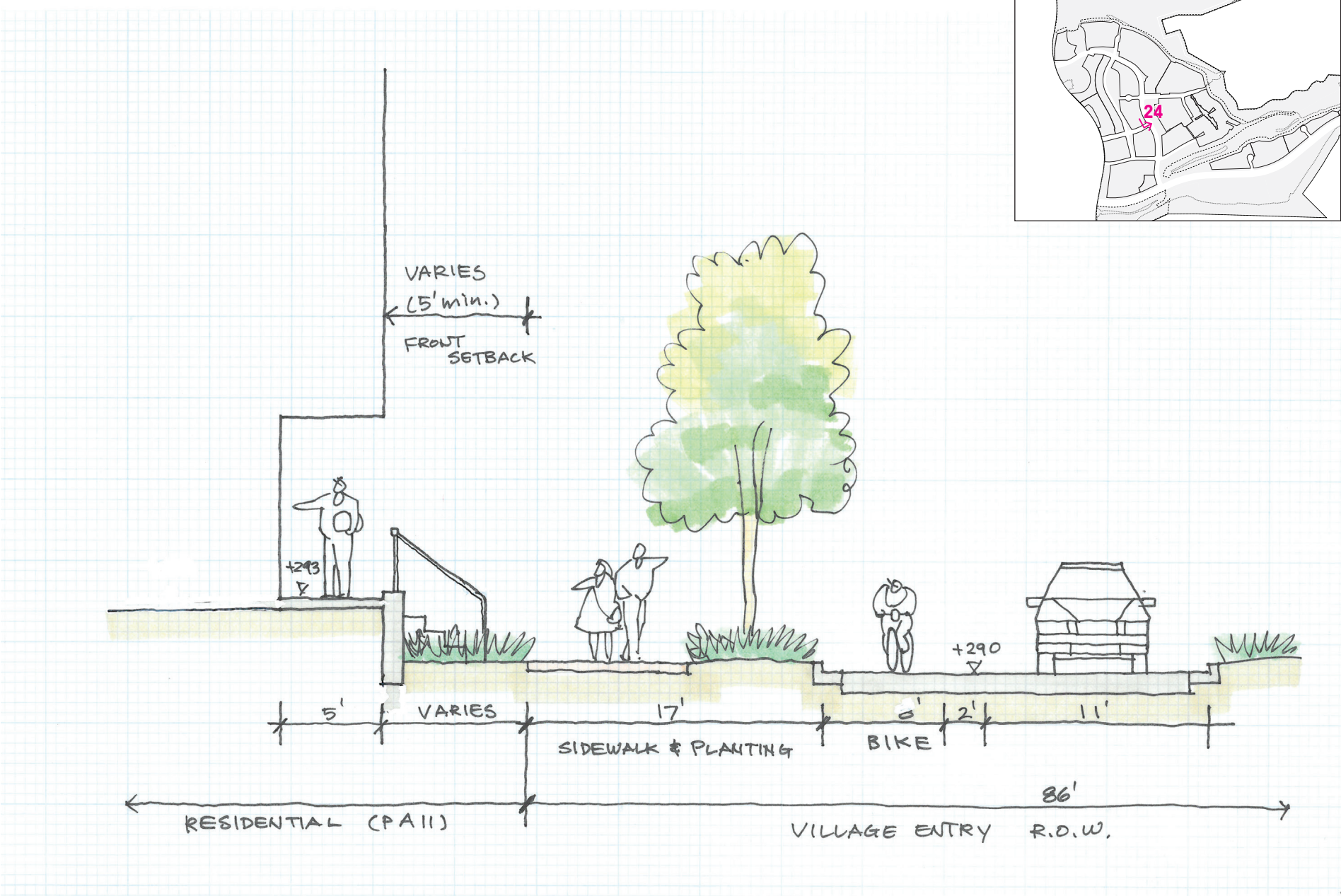


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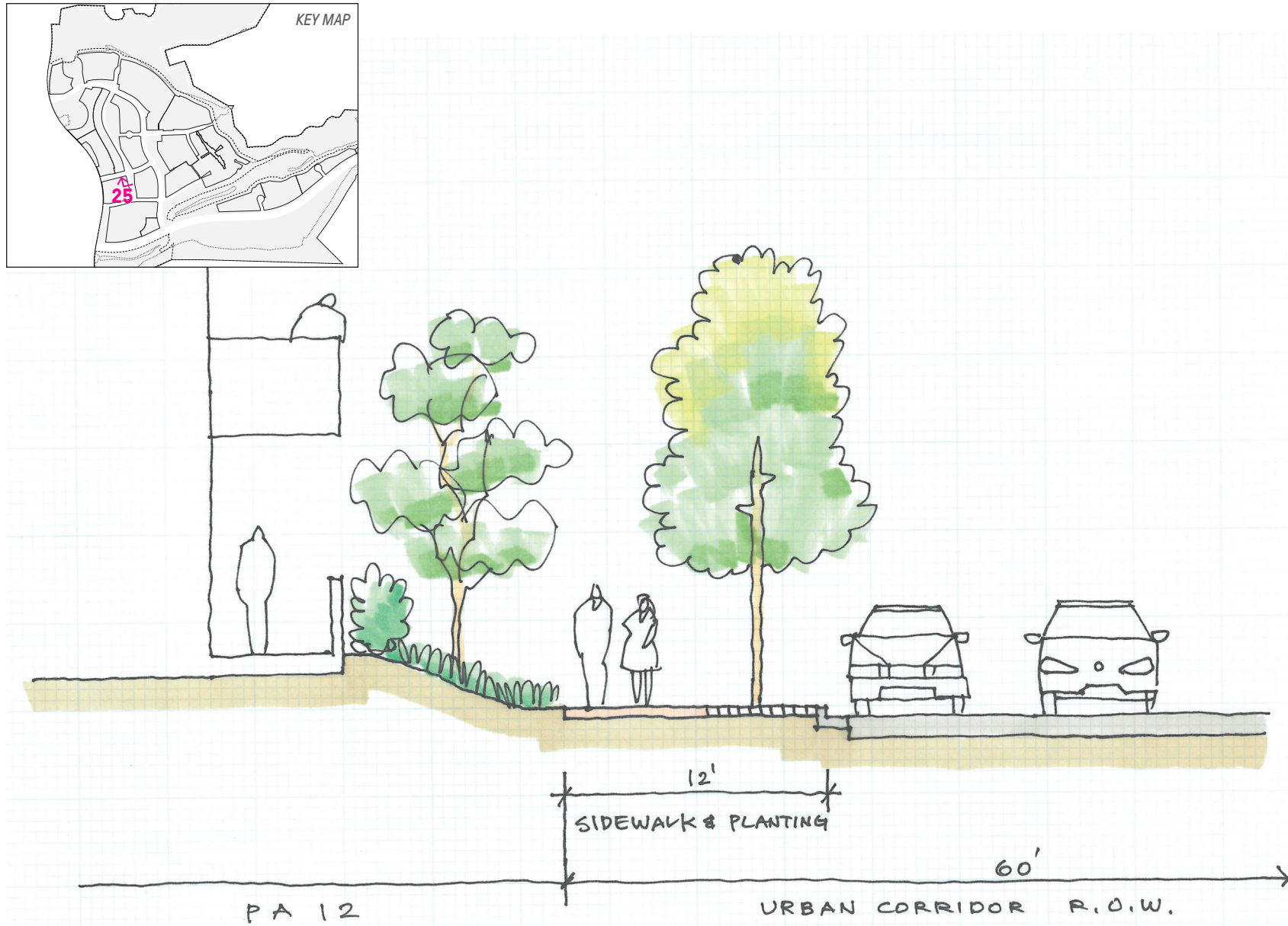


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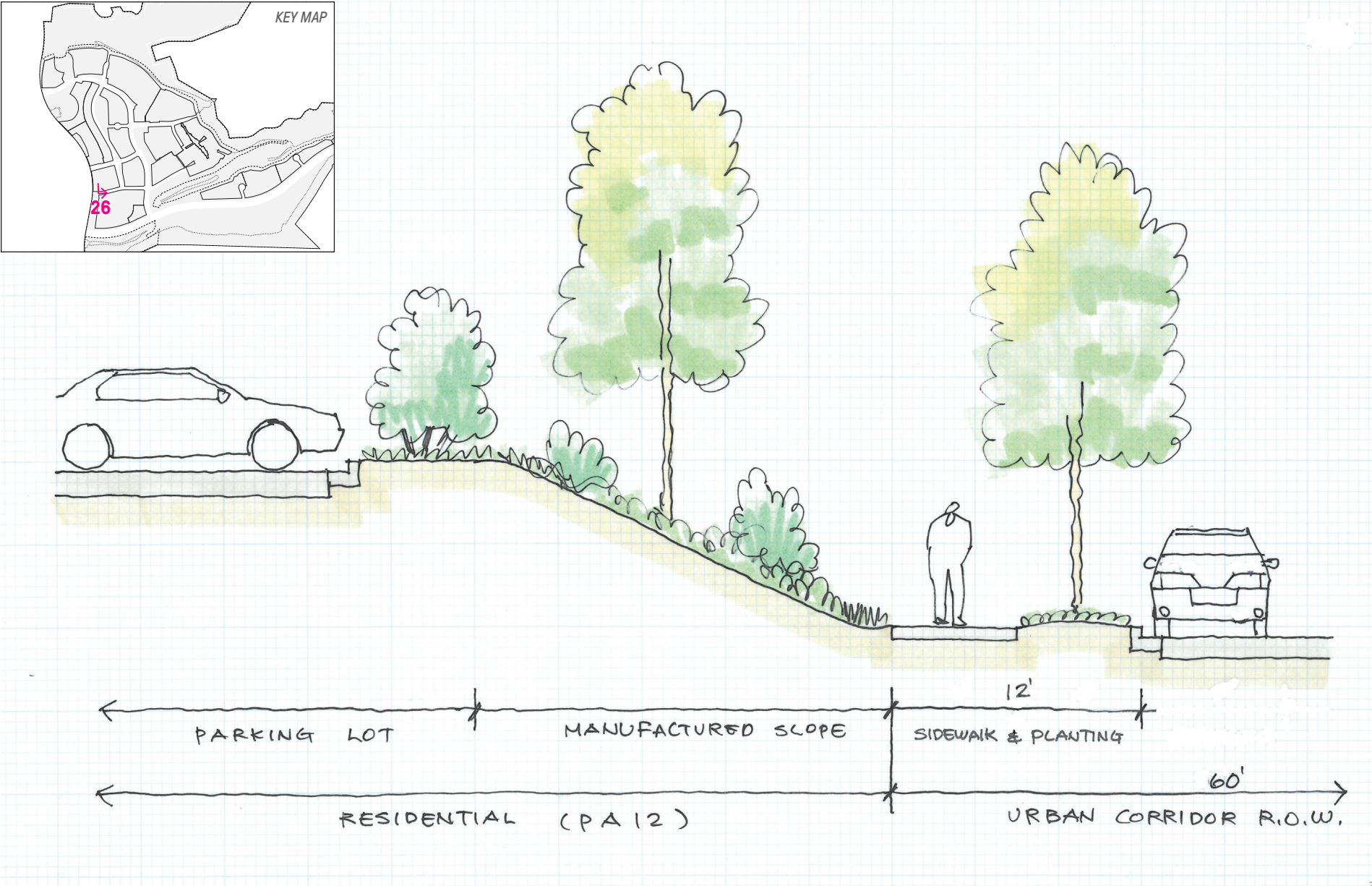


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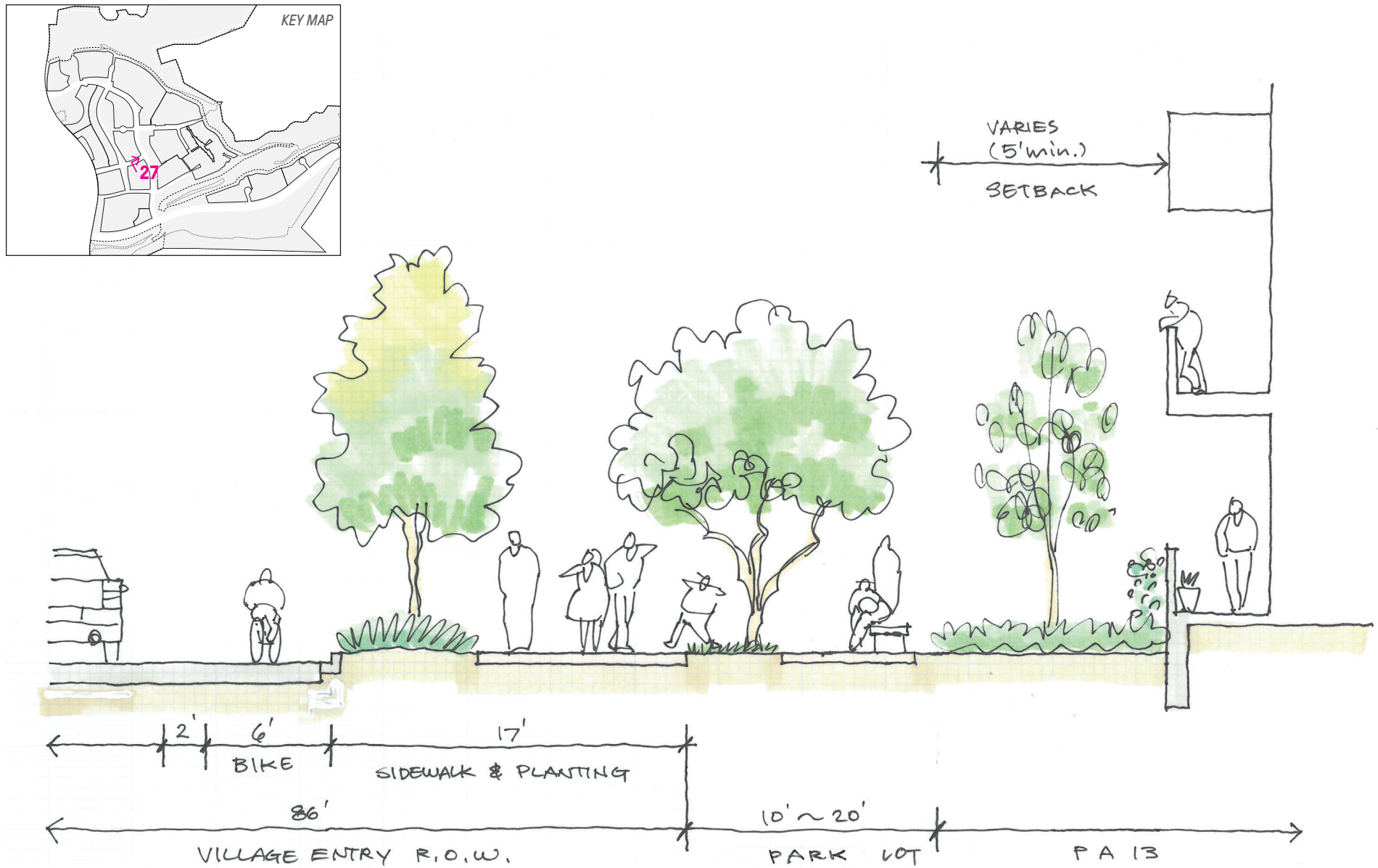


FIGURE 7-28 - SECTION #28

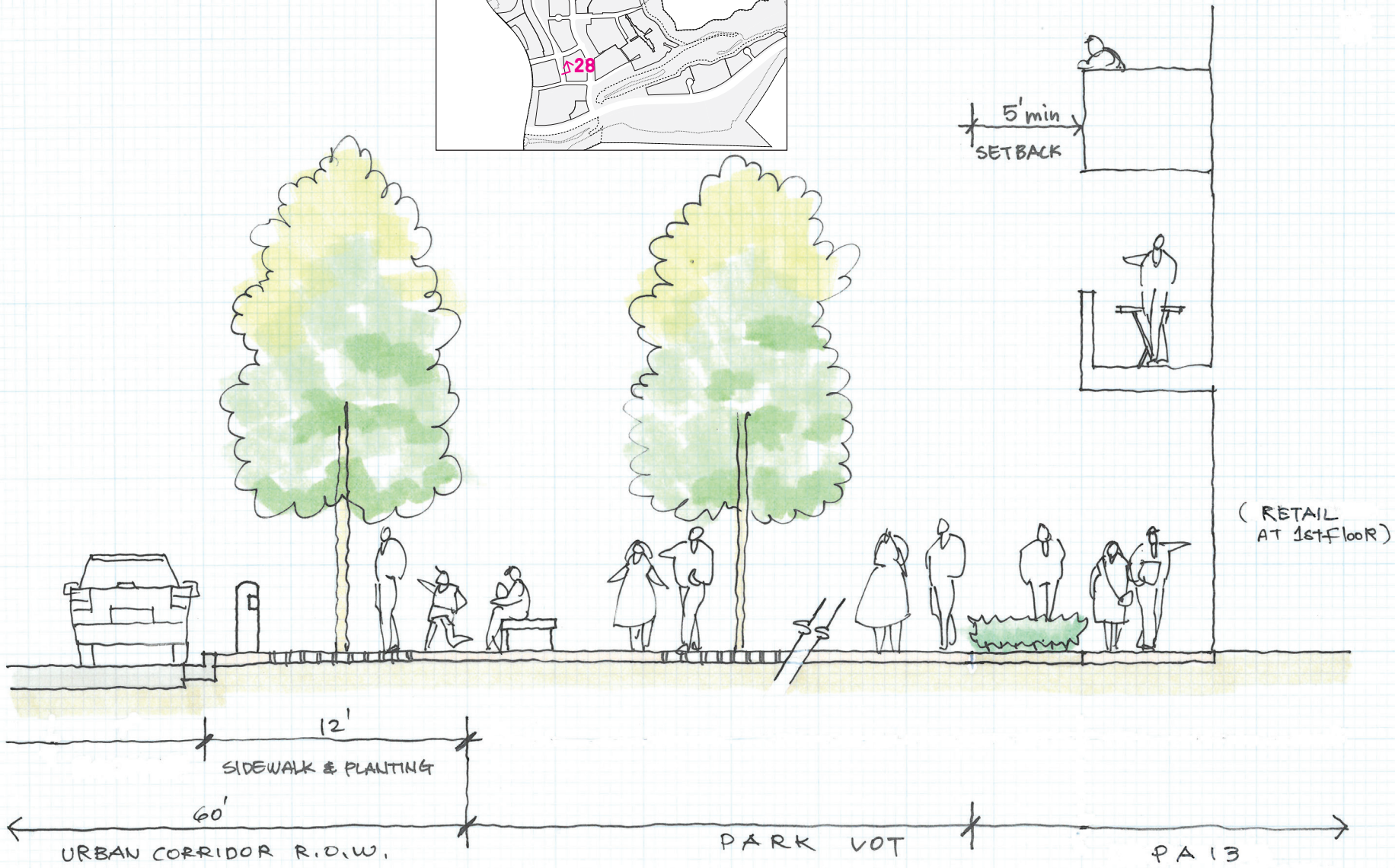
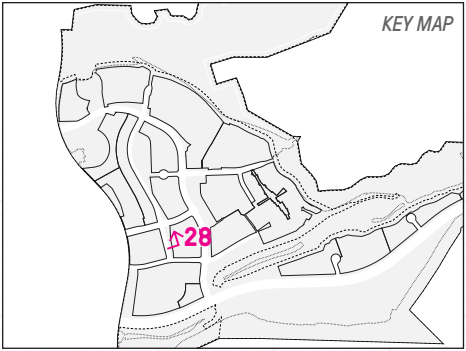


FIGURE 7-29 - SECTION #29

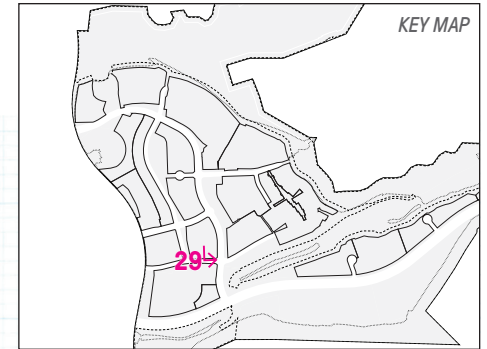
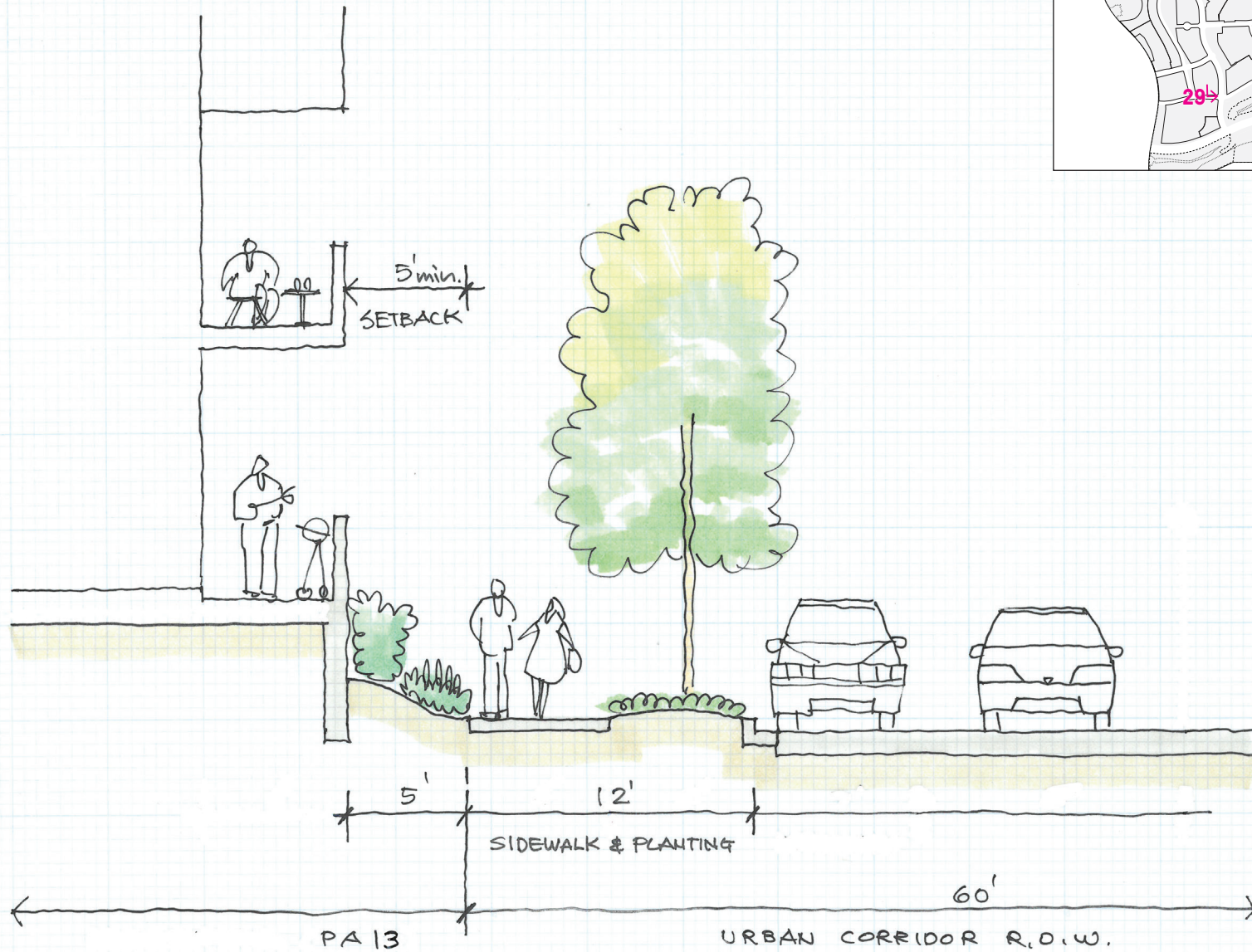


FIGURE 7-30 - SECTION #30

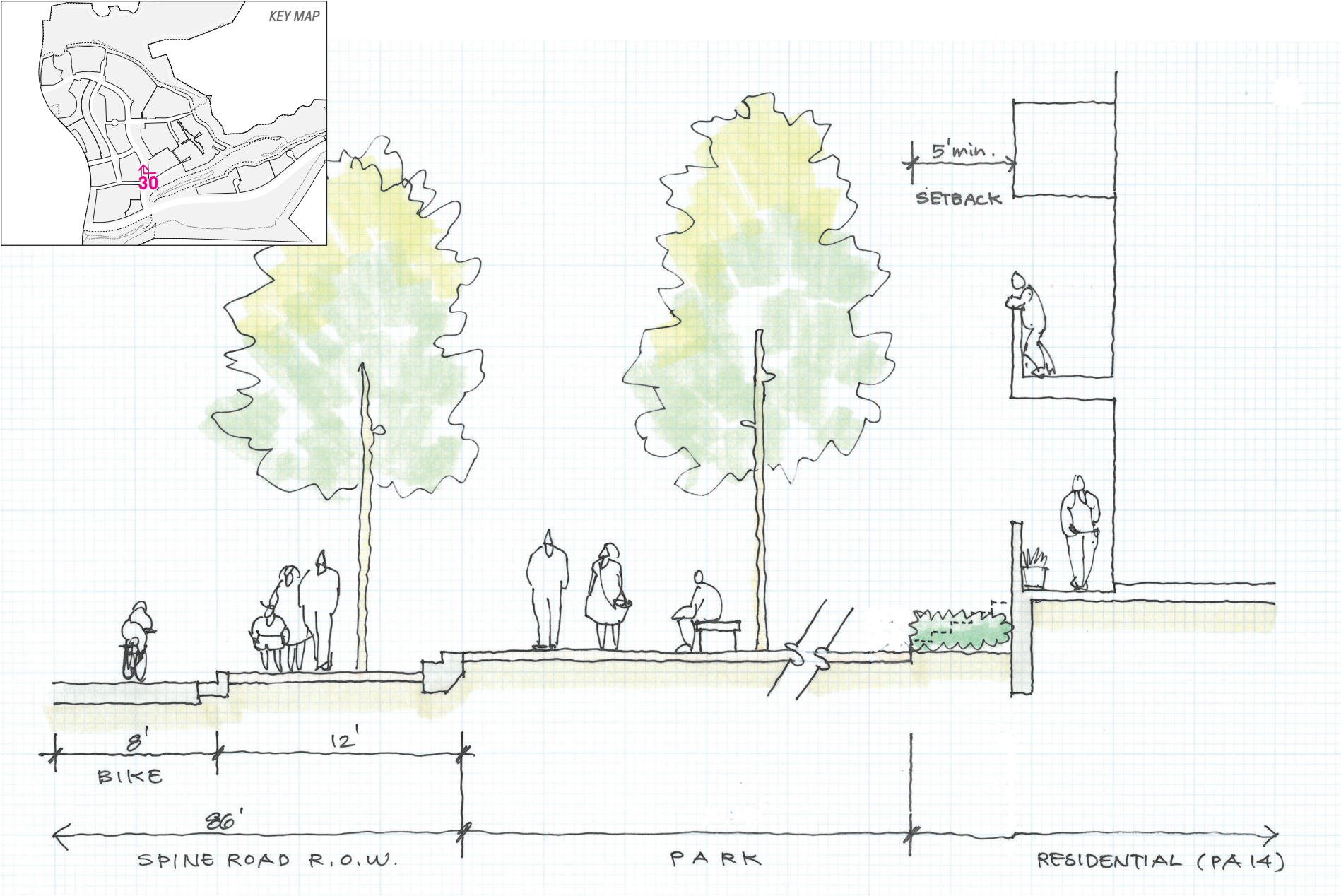


FIGURE 7-31 - SECTION #31

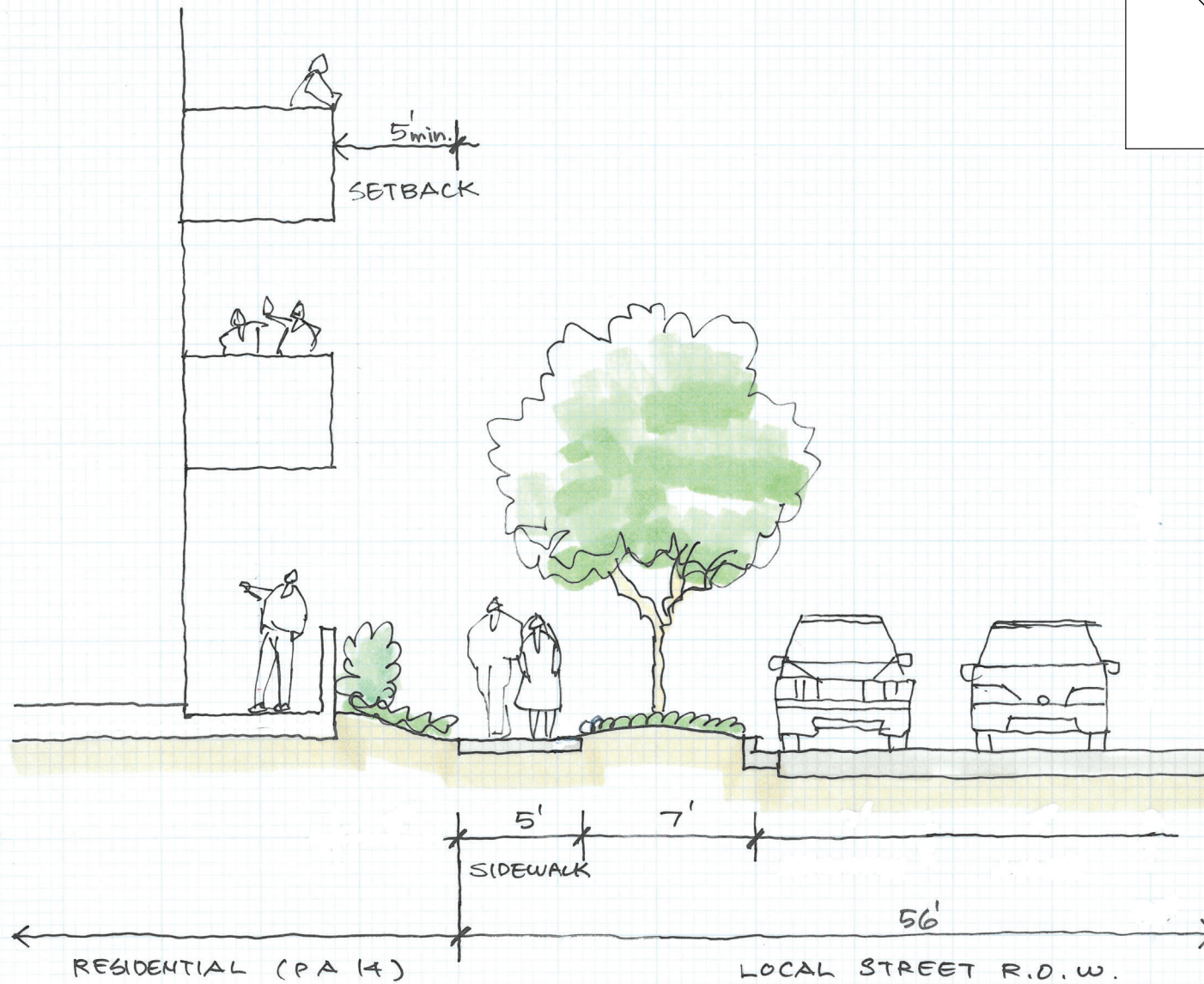
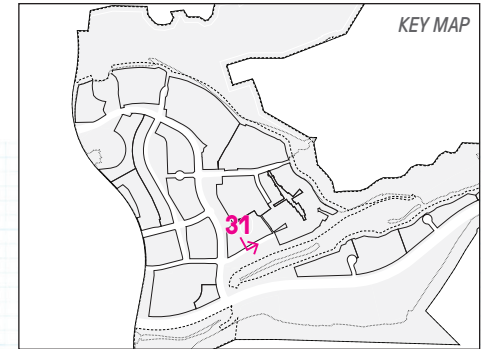
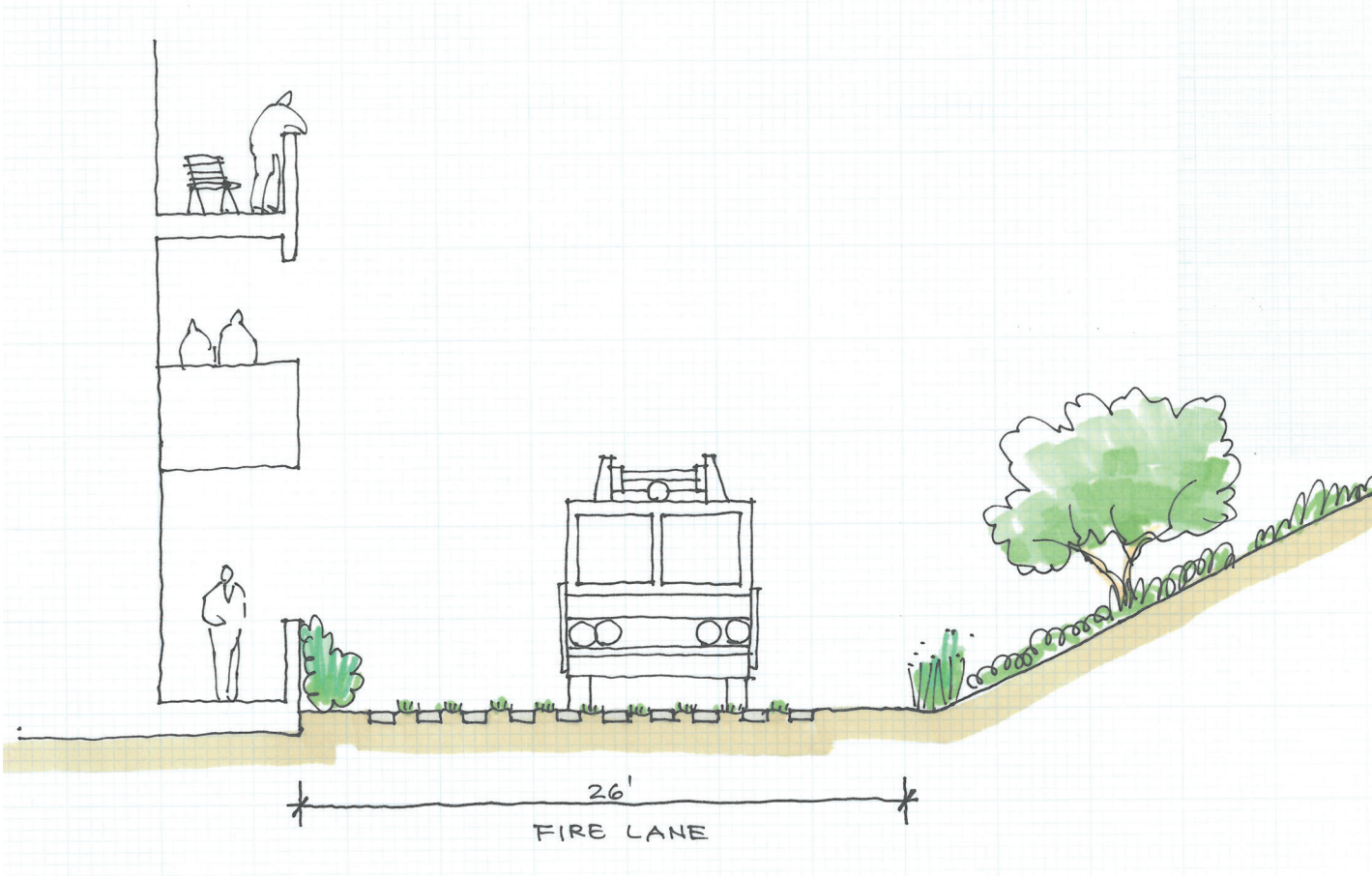
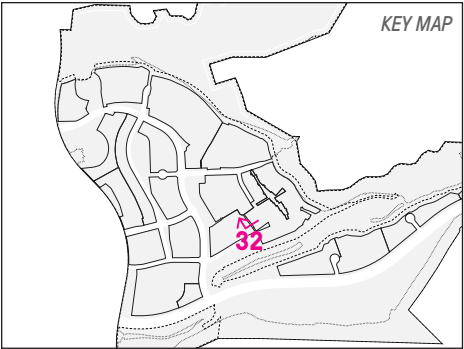


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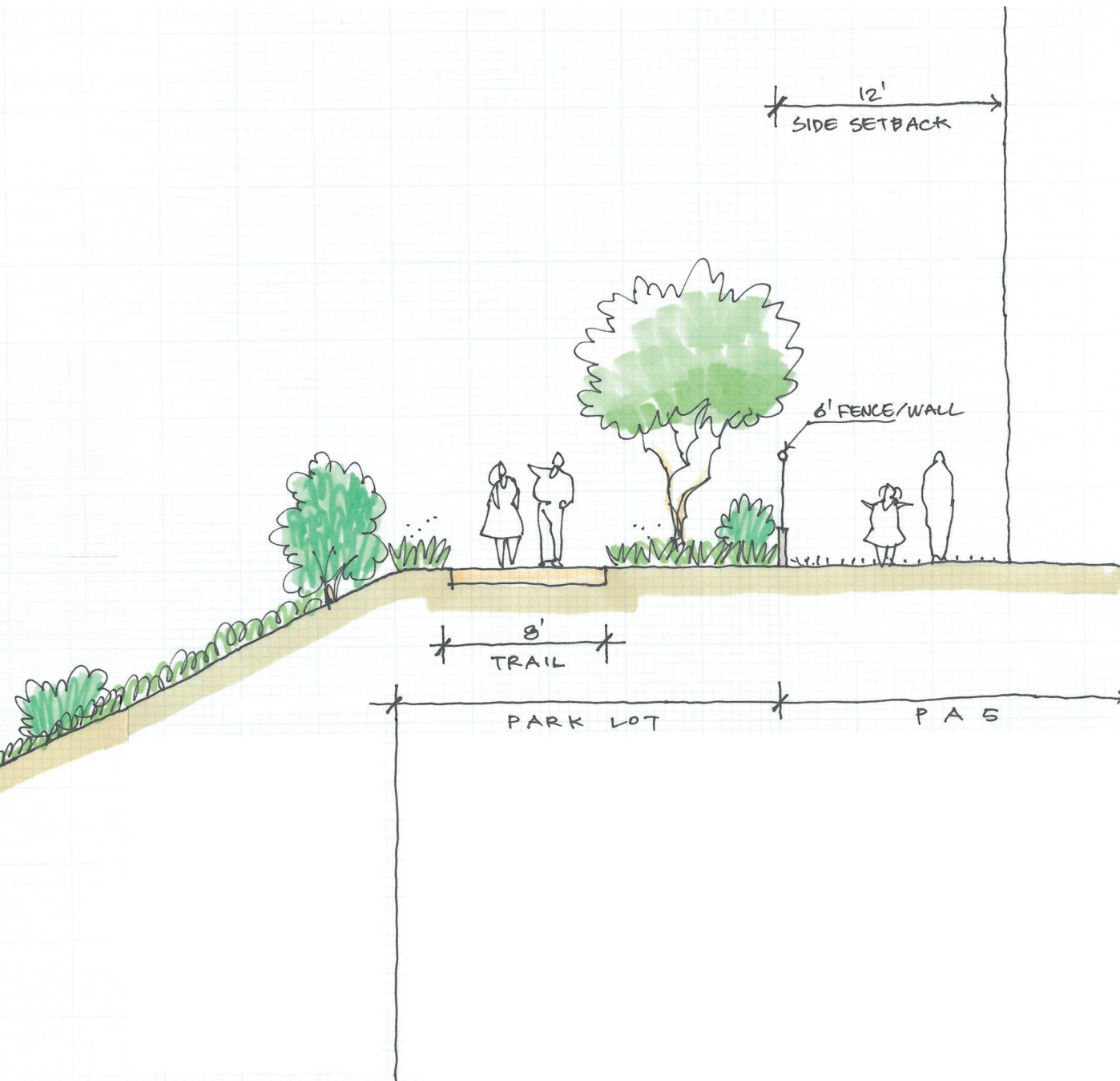


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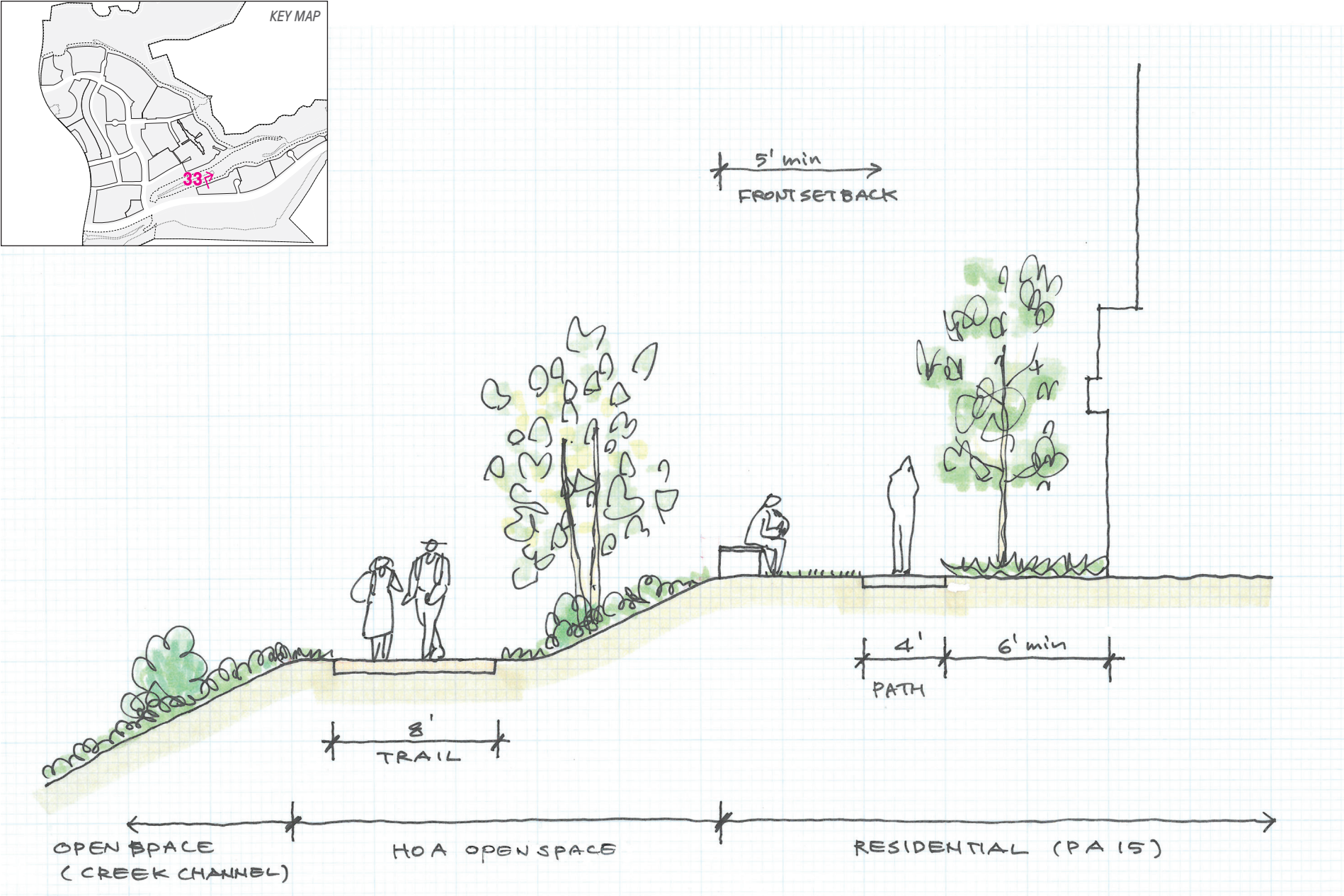


FIGURE 7-34 - SECTION #34

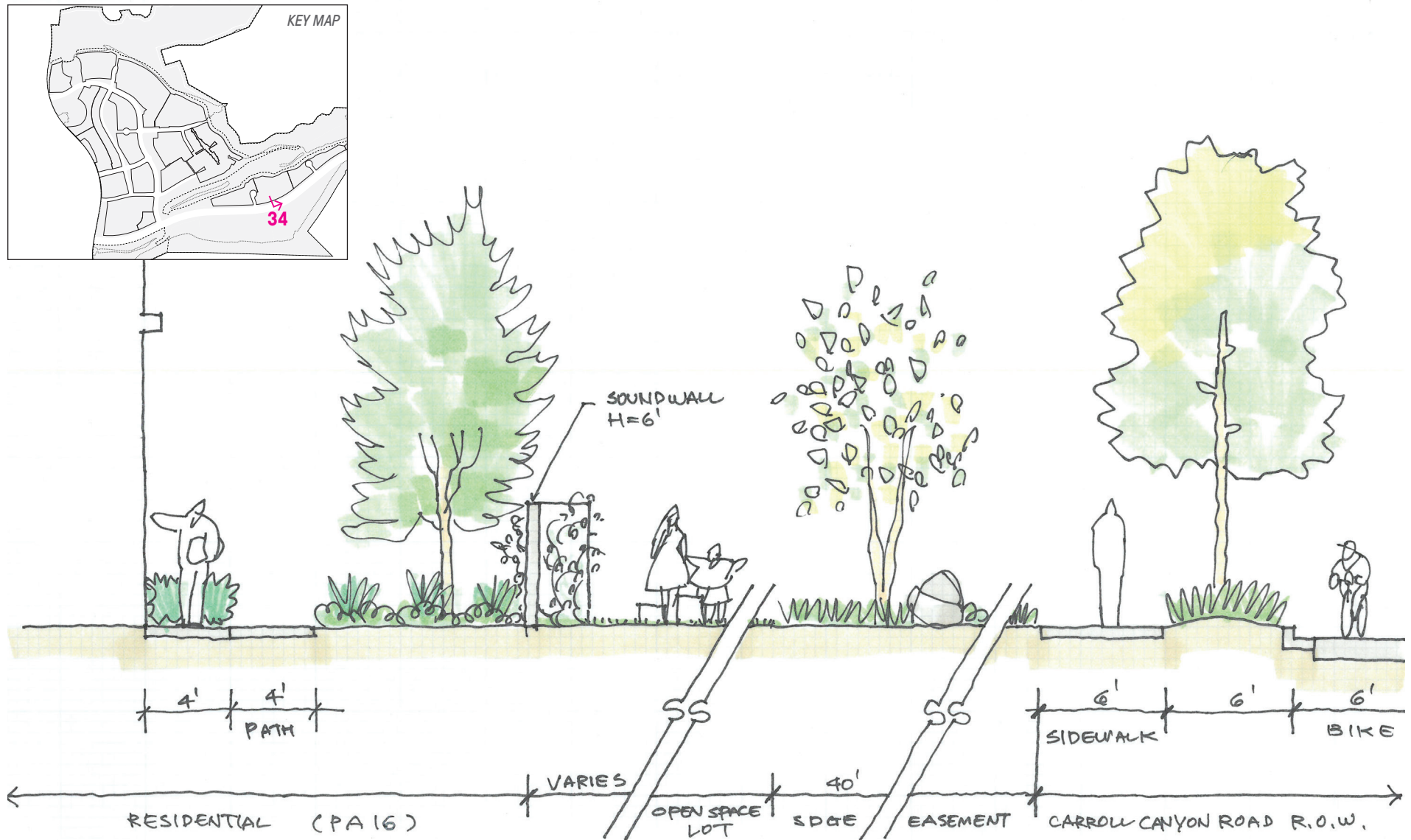


FIGURE 7-35 - SECTION #35

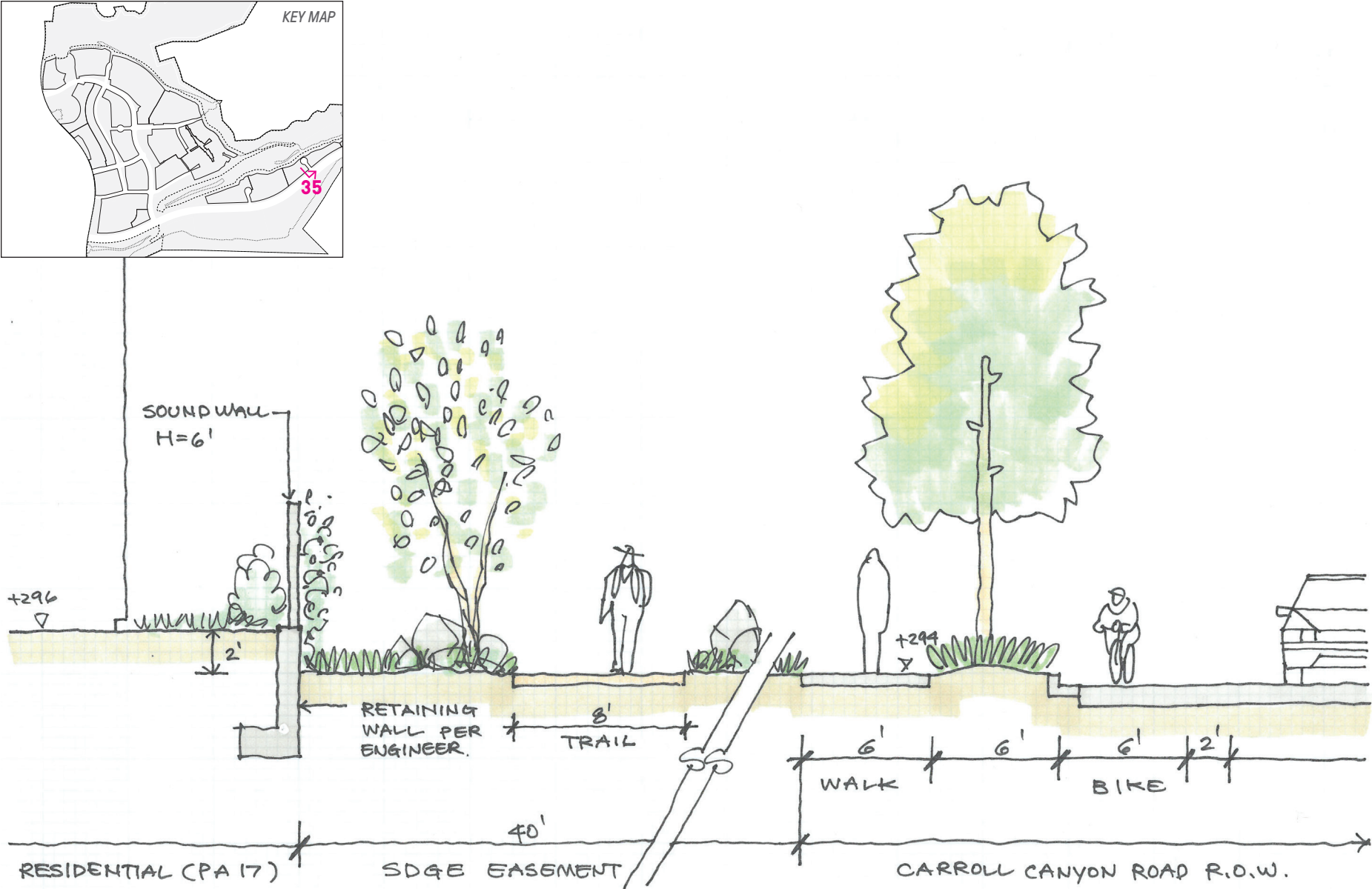


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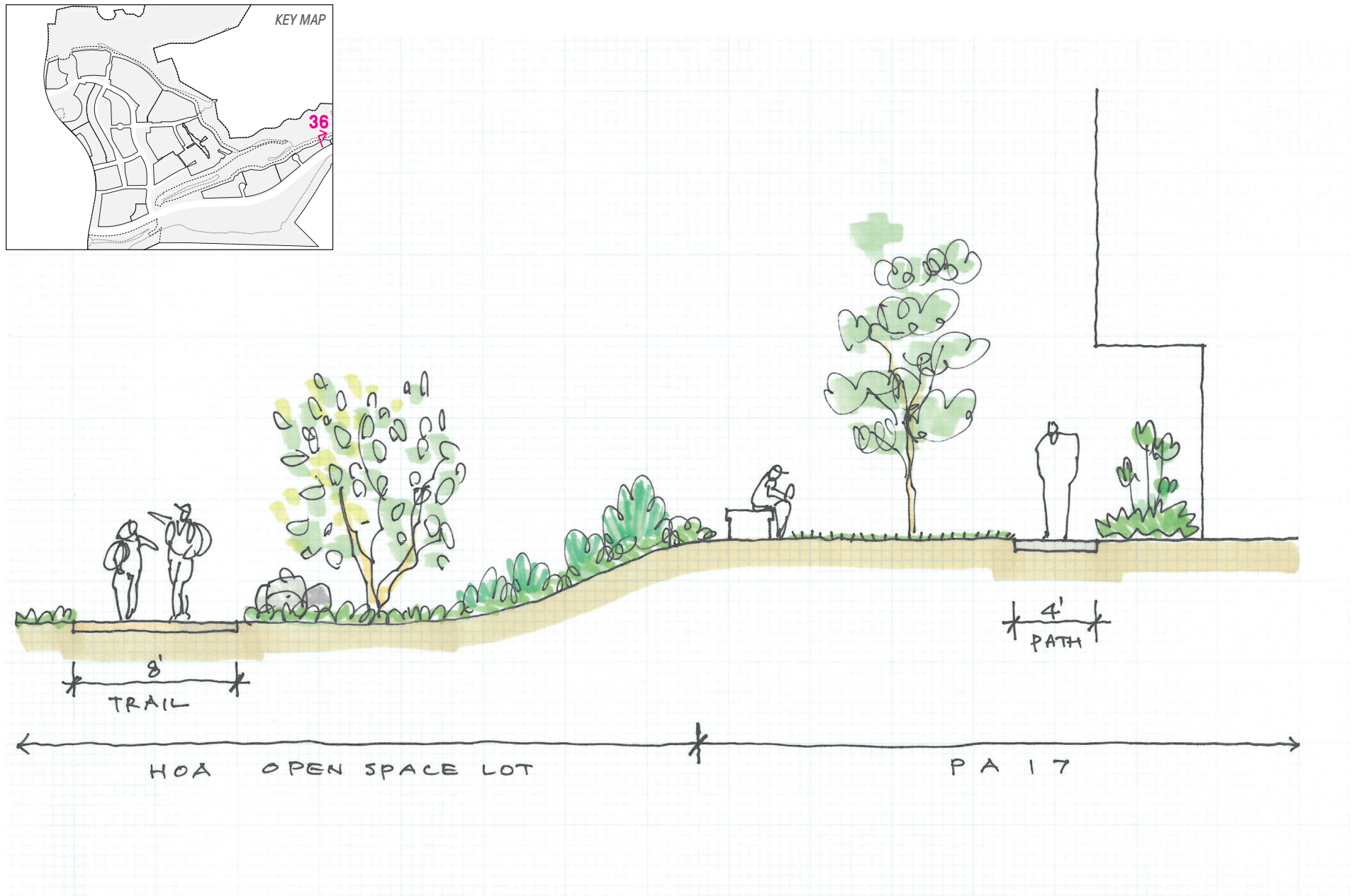


FIGURE 7-37 - SECTION #37

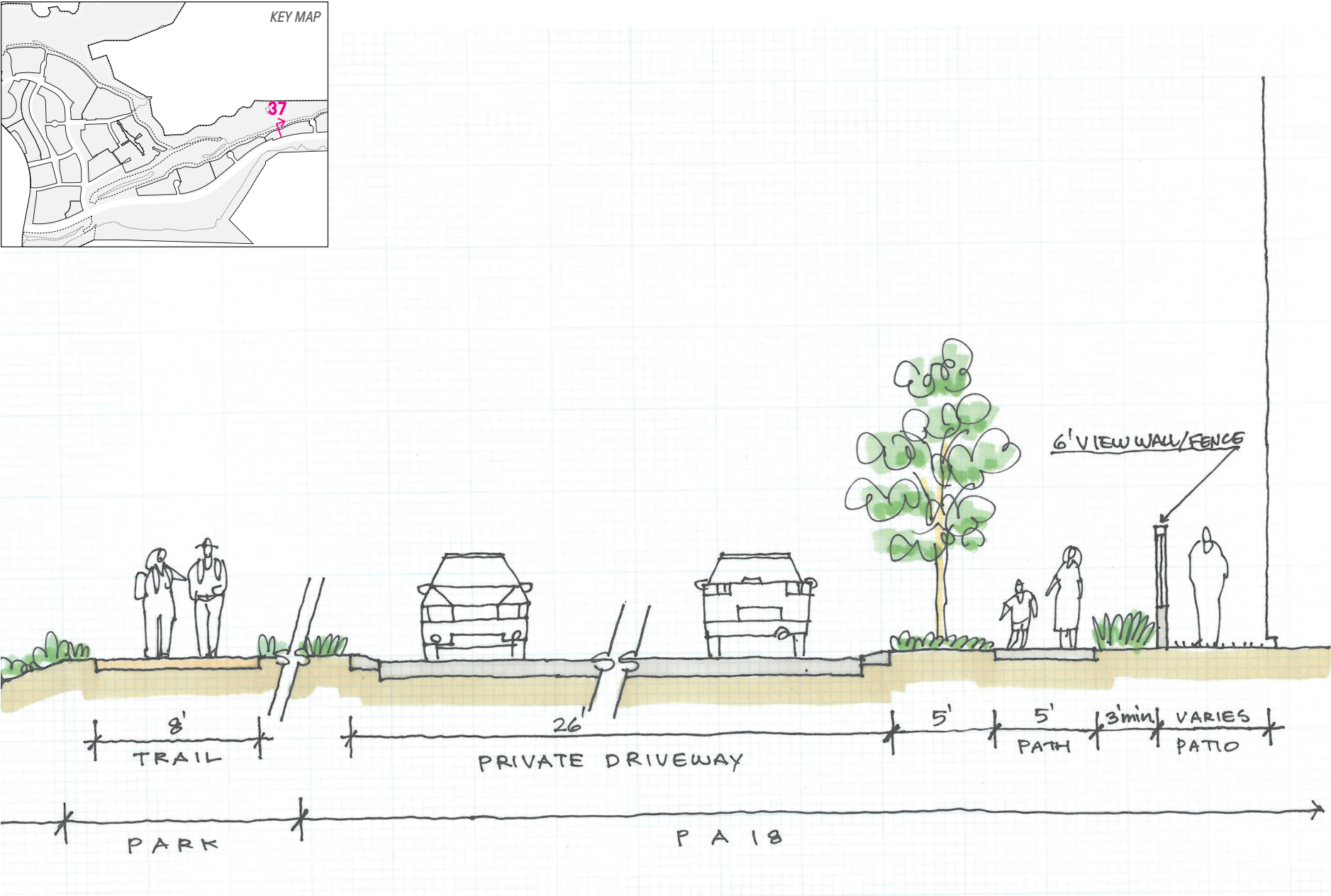


FIGURE 7-38 - SECTION #38

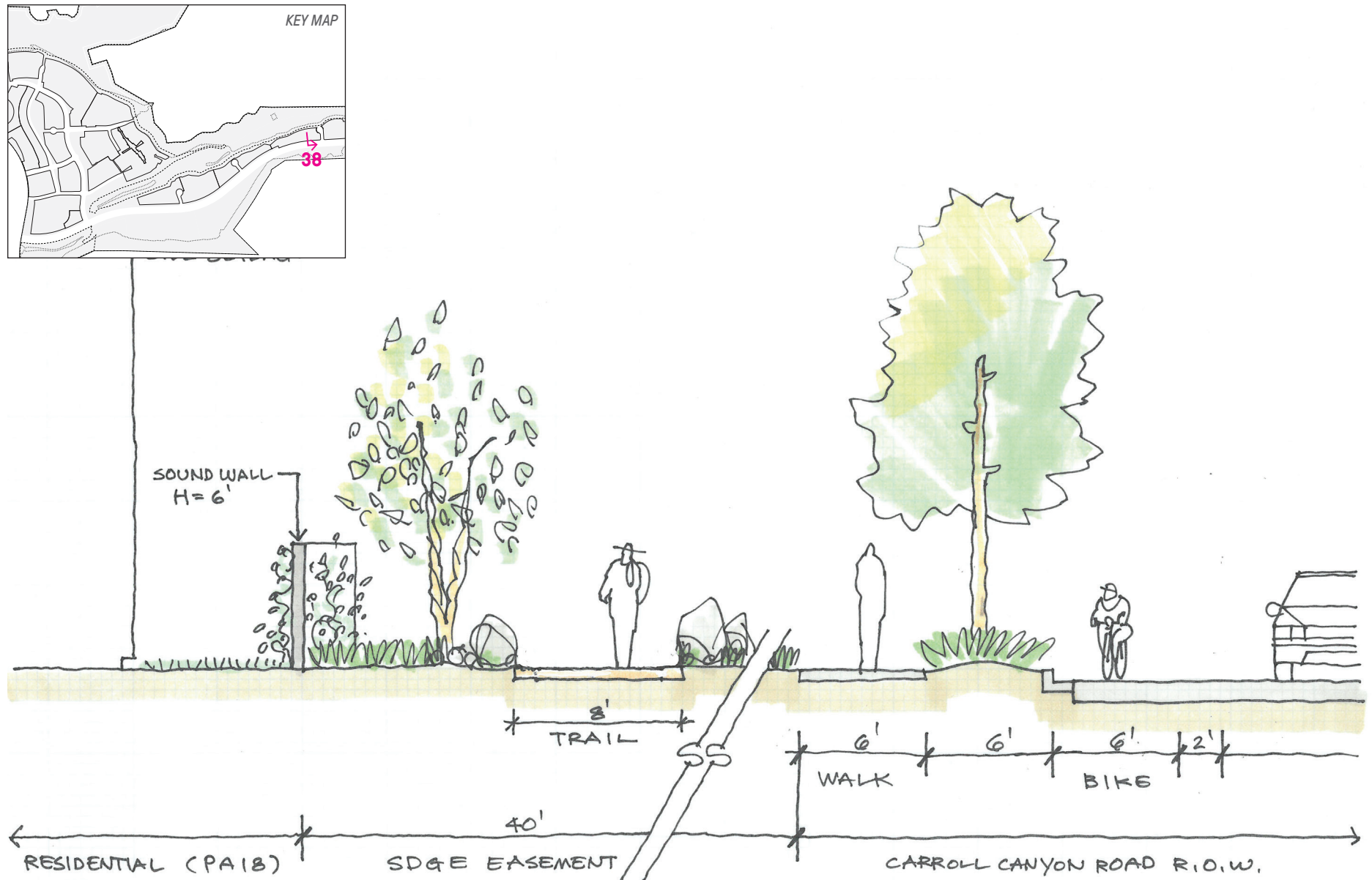


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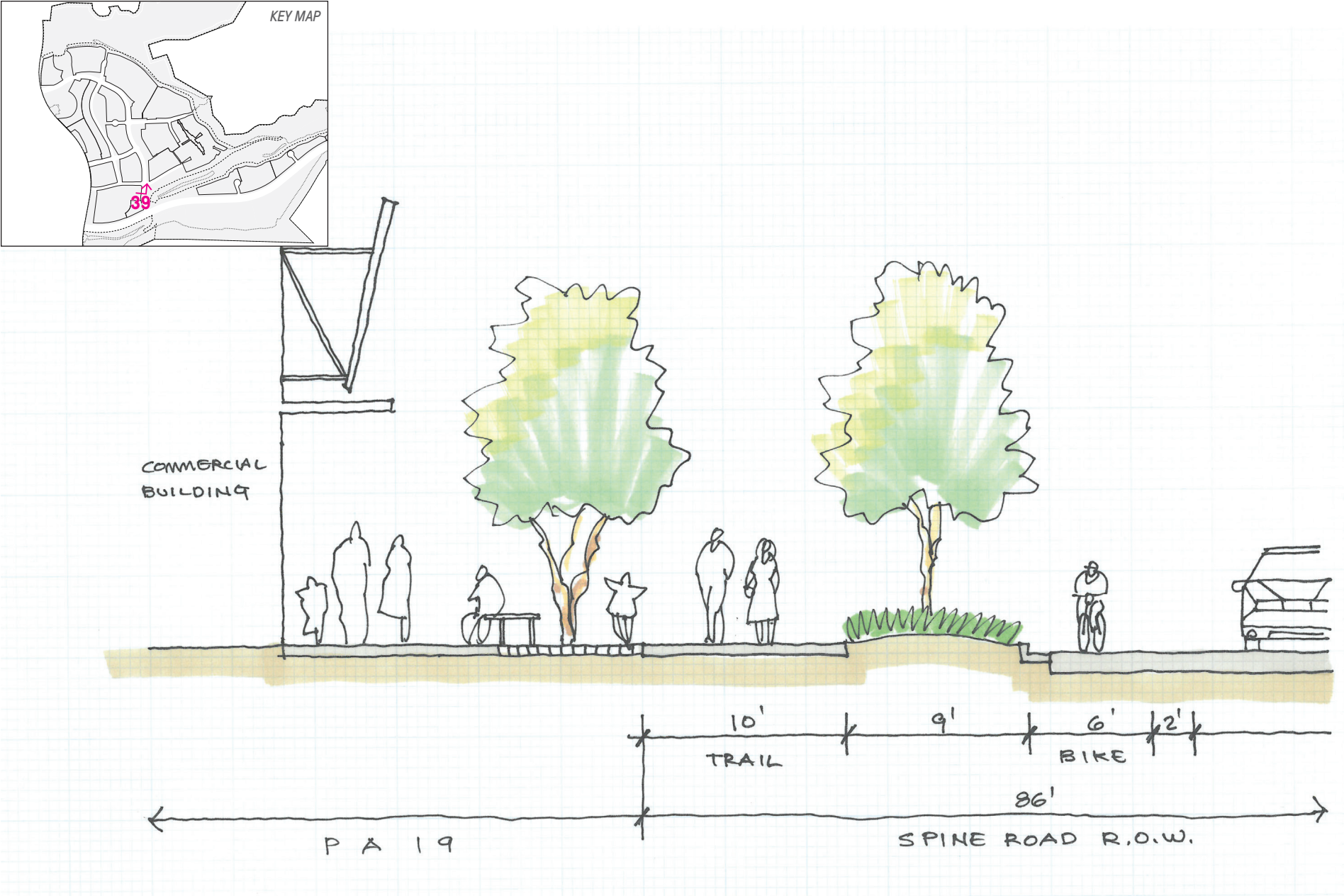
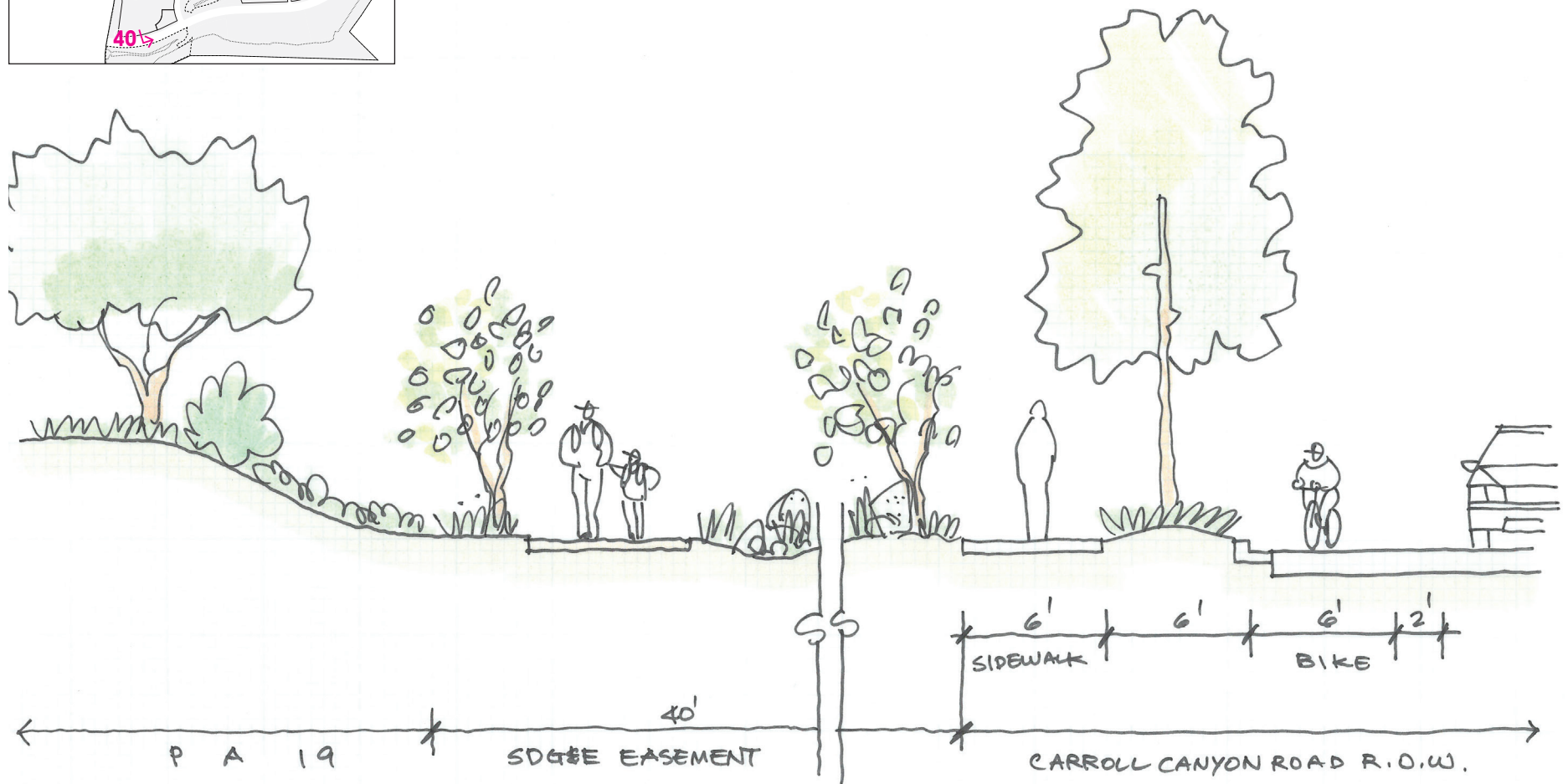
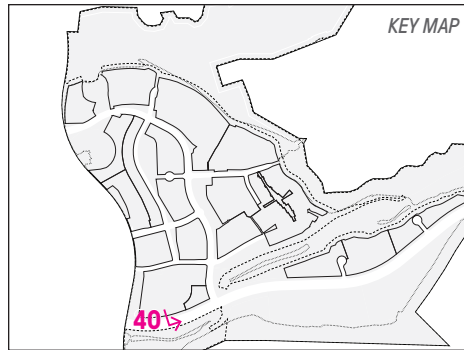


FIGURE 7-40 - SECTION #40




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