4.1 OVERALL DESIGN PHILOSOPHY AND CONSIDERATIONS

BUILDING MASSING AND SCALE

Discussion

Vertically integrated mixed-use buildings create a more compact, walkable, pedestrian friendly environment resulting in taller buildings, which need to be addressed through thoughtful massing, articulation and the use of architectural scaling elements. The massing of a building has a significant impact on how the size of that building is perceived by a person at the ground level. Therefore, adequate and proper massing of buildings will be critical to achieving a successful pedestrian environment at One Paseo.

Figure 4.1d - Conceptual Sketch at One Paseo showing the vertical integration of retail and housing at the north side on Block B.

"…is critical to achieving a successful pedestrian environment."

Policies and Objectives

4.1-20 Encourage designs that are sensitive to the scale, form, rhythm, proportions, and materials proximate to commercial areas and residential neighborhoods that have a well established, and distinctive character (refer to General Plan Policies UD-A.5b).

4.1-21 Incorporate focal points at the building corner for buildings at street intersections to accentuate the building's prominent location (refer to figure 1.14a Organizing Concepts and figure 4.1b).

4.1-22 Introduce elements at primary building façades that provide a change in plane and create interest through the interplay of light and shadow (refer to General Plan Policies UD-A.5f):

a. recessed entries and doors

b. projecting sills

c. recessed or projecting balconies

d. projecting pilasters, columns, bays

4.1-23 Break up large buildings into smaller masses, reducing the building's apparent bulk, forming a more interesting and varied street wall (refer to General Plan Policies UD-C.4e).

a. Maintain consistent massing and perceived building height at the street level, regardless of the overall bulk or height of the building (refer to figure 4.1d).

b. Façades will be broken up with offsets, fenestration and other articulations to avoid long unbroken walls, while incorporating where feasible a variety of window types and patterns to break up building mass (refer to figure 4.1d).

c. Use color variation to break up the mass of a building and provide visual interest.

4.1-24 Establish scale relationships between taller buildings adjacent to lower buildings through methods such as:

a. Compatible horizontal alignment of architectural features and fenestration.

b. Height and form transitions from one building to another.

Figure 4.1e - Maintain consistent massing and perceived building height at the street level, and break up long unbroken façades with offsets and articulations.

4.2 DESIGN STANDARDS—ORGANIZING ELEMENTS

MAIN STREET

Discussion

Main Streets are defined by their activity, pedestrian oriented features, and the dialogue between the streetscape and the buildings that front them. If designed well, a Main Street can help create a center for a neighborhood, providing a place not only to shop, but also a place to meet friends and gather as a community. The following policies and objectives will provide the necessary guidance to ultimately achieve these goals.

Main Street Orientation

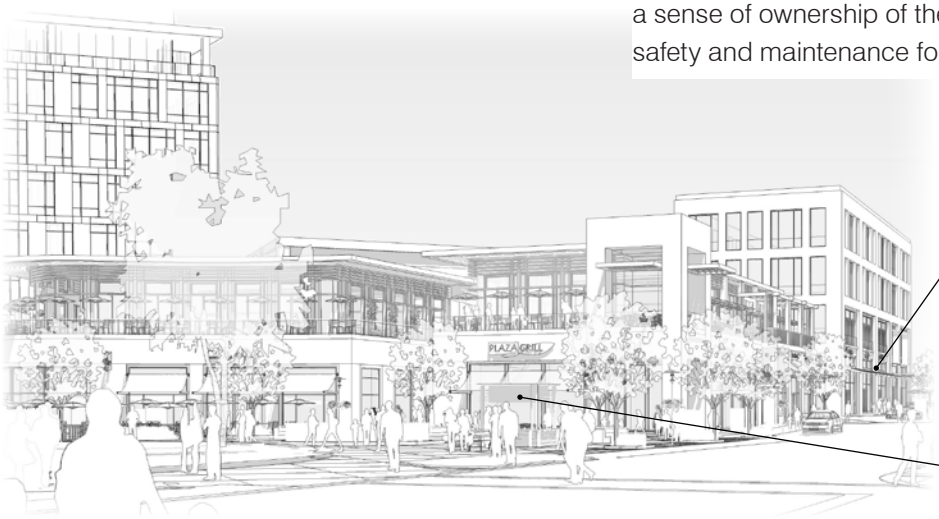
Main Streets are public spaces where people can interact. In addition, the occupants of the facing buildings can look down upon the activity and feel connected. Each side of Main Street shall be unique but complimentary and respond to the location and orientation.

North Side of Main Street

The north side of Main Street shall consist of commercial and retail uses. The continuation of the uses and activities of the plaza are encouraged to migrate to the North Side of Main Street.

South Side of Main Street

The south side of Main Street shall be primarily housing as to offer 'eyes on the street' and provide a sense of ownership of the street, reinforcing safety and maintenance for the community.



Canopies along main Street provide shade and shelter.

Ground floor facade shall be made of transparent materials to allow pedestrians to view activities inside a building.

Figure 4.1e - Character Sketch at One Paseo showing a multitude of land uses, public open spaces, and a Main Street environment.

"…is a place to meet friends and gather as a community."

Policies and Objectives

4.2-1 Design of all activating uses on building fronts facing Main Street shall be in compliance with the CVPD-MC zone.

4.2-2 Provide ample outdoor space for dining where restaurants and cafes exist along Main Street (refer to General Plan Policies UD-C.7c)

4.2-3 Ensure all primary building pedestrian entrances and storefront windows open and face onto Main Street (refer to General Plan Policies UD-C.4).

4.2-4 Encourage canopies, awnings, building overhangs and other shading means along portions of building fronts facing Main Street to provide shelter from the elements.

4.2-5 Provide, where functionally appropriate, at least 60% of the ground floor façade facing Main Street shall be made of transparent materials to allow pedestrians to view activities inside the buildings.

4.2-6 Clear glass shall be used for all retail glazing. Lightly tinted and/or glass with low coefficients of reflectivity shall be limited.

4.2-7 Ensure that a significant portion of the façade facing Main Street (not including windows and doors) be composed of high quality materials (refer to General Plan Policies UD-A.5d).

4.2-8 Brick, stone, architectural precast, glass, durable synthetic materials such as GRFP or metal panels are encouraged to be used along Main Street, particularly at the pedestrian level.

4.2-9 Encourage outdoor seating for dining along Main Street to keep the public realm active.

a. Provide ample outdoor space for dining where restaurants and cafes exist along Main Street (refer to General Plan Policies UD-C.7c).

b. Ensure that outdoor eating spaces do not create barriers or conflicts with pedestrian circulation.

4.2 DESIGN STANDARDS—ORGANIZING ELEMENTS

MAIN STREET CONT.

Policies and Objectives

4.2-10 Corner treatments at the ends of Main Street may include a rounded or angled facet on the corner, location of the building entrance at the corner and/or an embedded corner tower.

4.2-11 The street wall should not create gaps or voids in the rhythm of the street's architectural edge due to excessive setbacks.

4.2-12 Main Streets should contain a combination of uses including residential, retail, offices, and open space. Uses located on the ground floor that stimulate pedestrian activity are encouraged.

4.2-13 Along the length of Main Street, the development of a complex of buildings is preferable to a single large structure because the varied massing provides visual interest and human scale.

4.2-14 Buildings should be placed at or close to the edge of the sidewalk to form a consistent "street wall." Portions of the façade may be recessed to provide outdoor seating areas, but the façade should generally meet the sidewalk for at least 75 percent of its length.

Figure 4.2a - Conceptual Elevation at One Paseo showing residential uses above a pedestrian friendly streetscape along the north side of Main Street.

Figure 4.2a Continued

Figure 4.2b - Conceptual Elevation at One Paseo showing residential uses above a pedestrian friendly streetscape along the south side of Main Street.

Figure 4.2b Continued

4.2 DESIGN STANDARDS—ORGANIZING ELEMENTS

PLAZAS / CIVIC GREEN

Discussion

Plazas and Civic Greens are encouraged to emphasize a pedestrian-friendly environment by creating locations within the development that allow for people to gather. These public outdoor spaces establish a sense of place and identity, and provide space for participating in public life. Plazas within One Paseo shall range from .09 acres to 1.09 acres.

Articulate plaza edges with buildings, benches, and landscaping.

Space for outdoor seating along buildings fronting the plaza.

Figure 4.2c - Character Sketch at One Paseo showing the main plaza space with a variety of landscape elements and buildings that form a sense of enclosure.

"…provide space for participating in public life."

Policies and Objectives

4.2-15 Design public open spaces and plazas with particular attention to security, a sense of containment, solar exposure, and relationship to neighboring uses and circulation patterns (refer to General Plan Policies UD-E.1).

4.2-16 Provide ample lighting to pedestrian paths, plazas, Civic Greens, and public open spaces with pedestrian-scaled fixtures with warm lighting.

4.2-17 Integrate plazas where appropriate along the Main Street corridor axis in highly visible locations to encourage use and discourage unwanted activity.

4.2-18 Locate the plaza in an area that receives exposure to the sun. Building walls facing a plaza should be occupied by retail uses, street vendors, or other Street Activating Uses (refer to figure 4.1c).

4.2-19 Articulate plaza edges (buildings, benches, landscaping, etc.) where feasible to provide visual interest and additional seating along the edges of the plaza where people may linger out of the traffic flow.

4.2-20 Provide ample space for outdoor seating along buildings fronting the plaza, and also within the greater space itself.

4.2-21 Design plazas to accommodate a range of desired activities such as sitting, eating, strolling, gathering, entertainment, and festivals.

4.2-22 Accommodate space in the plaza for various moveable retail merchandising units such as carts, kiosks, and stands.

Figure 4.2d - An example of providing space in plaza areas for various moveable retail merchandising units.

4.2 DESIGN STANDARDS—ORGANIZING ELEMENTS

PASEOS

Discussion

Paseos are pedestrian passageways that improve connections to the overall pedestrian network and link off-site. Walkability is achieved by breaking large blocks with a network of paseos that connect the street system, courtyards, and plazas, while providing a comfortable, visually interesting, and secured environment. They can expand retail opportunities by allowing side entrances to commercial spaces, and by providing outdoor space for restaurants and cafes (refer to General Plan Policies UD-C.6d).

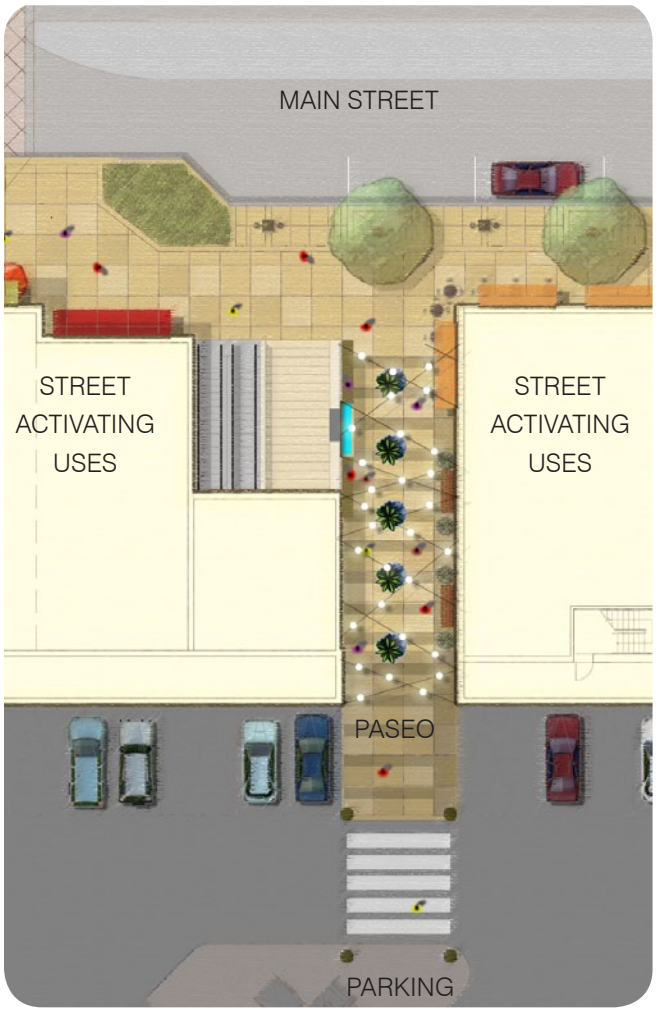


Figure 4.2e - Conceptual Plan of a Paseo

"…improve connections to the overall pedestrian network."

Policies and Objectives

4.2-23 Keep paseos publicly-accessible and not gated.

4.2-24 Illuminate paseos with nighttime lighting, and ensure the paseo has clear visibility (without hidden corners or hiding areas) so as to be safe for pedestrians at all hours.

4.2-25 Provide trees, landscaping, street furniture, and pedestrian lighting to create a sidewalk environment along the length of the paseo.

4.2-26 Integrate wayfinding graphics as a part of provided amenities and as unique elements to enhance the pedestrian experience.

4.2-27 No vehicular access shall be permitted within paseos, except limited loading and occasional POA maintenance activities.

Figure 4.2f - An example of a paseo leading out from a parking garage that incorporates landscape elements to create a sidewalk environment.

4.2 DESIGN STANDARDS—ORGANIZING ELEMENTS

EL CAMINO REAL COMMUNITY WALK

El Camino Real Community Walk

At present, the portion of El Camino Real south of Del Mar Heights Road primarily functions to move automobiles through the Employment Center, particularly to State Route 56. El Camino Real, which is variously translated from Spanish as "The Royal Road" or "The Kings Highway", will be enhanced with amenities to promote pedestrian activity and commercial vitality. The primary objectives of the El Camino Real Community Walk are to: (1) create a linear park-like experience that features a series of intimate gathering places that engage the public and (2) provide a physical as well as social connection from One Paseo to the larger community. A variety of methods may be employed to achieve the desired results. The following conceptual graphics represent several acceptable examples of landscape and hardscape treatments that may be used to promote an environment that re-introduces the pedestrian to this portion of El Camino Real.

Figure 4.2g - Conceptual Sketch of El Camino Community Walk

"…provides an active and friendly streetscape along El Camino Real."

Figure 4.2h - Conceptual Sketch of El Camino Community Walk

Figure 4.2i - Conceptual Sketch of El Camino Community Walk

4.3 DESIGN STANDARDS—LAND USES

RETAIL/COMMERCIAL

Discussion

The existence of commercially viable retail is an essential part of a walkable, healthy, and active community. Retail should be designed with the pedestrian scale and experience in mind in order to create places where people want to linger and spend time.

Figure 4.3a - Precedent Photos

Retail Typologies

It will be important to provide a variety of retail typologies that can house the necessary tenants to make the development successful. Therefore, a variety of retail types will be incorporated into the overall development.

Vertically-Integrated Retail

A vertical mixed-use project integrates at least two essential uses: retail, residential, and/or office, by stacking. By combining commercial and residential uses, residents and workers can benefit from the proximity of retail services, as well as offering a compact and sustainable development model.

Stand-Alone Retail

The stand-alone retail component offers a variety in product type which may in some cases appeal to certain types of tenants which prefer not to have other uses stacked above. By providing this typology, it allows a broader scope of retail tenants.

Kiosk Retail / Pushcarts

A kiosk is a free-standing structure that affords smaller outfit retailers to display and sell products, while contributing to the overall public realm along sidewalks and plazas. Pushcarts are wheeled, non-motorized vehicles used by vendors for selling food and beverages, and/ or other products and services.

"…is an essential part of a walkable, healthy and active community."

Policies and Objectives

4.3-1 Provide storefronts which have ample amount of transparency in order to foster a visual relationship between the sidewalk and the retail uses inside.

a. Dark tinted, reflective or opaque glazing is discouraged for any required wall opening along street level façades.

b. Where functionally appropriate, at least 60% of the ground floor, street facing façade shall be made of transparent materials.

4.3-2 Design building piers at the retail base to be of the minimum widths necessary to aesthetically support the "visual weight" of the building façade above.

4.3-3 Encourage retail frontages to express a distinct image, engaging the customer and contributing to place making.

4.3-4 Discourage themed building ensembles.

4.3-5 Design retail space with flexibility to adapt to market changes over time.

4.3-6 The primary entrance to each street-level tenant space that has its frontage along a street shall be provided from that street.

4.3-7 The primary entrance to each street-level tenant that does not have its frontage along the street shall be provided from a pedestrian paseo, or plaza, which ultimately connects to the street.

4.3-8 Encourage the design of awnings and canopies above storefronts to be constructed of high quality, durable, fade resistant, and fire retardant materials.

4.3-9 Awnings and canopies should respond to the level of solar exposure the storefronts and façades receive.

4.3-10 Stand-alone retail should be limited to those areas designated on the Land Use Plan under Retail & Commercial Sales, outside of the mixed-use classification.

4.3-11 Parking for stand-alone retail shall comply with the One Paseo Shared Parking Plan.

4.3-12 Encourage the use of pushcarts and kiosks within plazas or other areas which attract pedestrians and generate activity.

4.3-13 Locate kiosks at key locations along sidewalks and within plazas areas. Kiosk design should be consistent with the architectural character of the development and other site furnishings.

4.3 DESIGN STANDARDS—LAND USES

MULTI-FAMILY RESIDENTIAL

Discussion

The residential component of a mixed-use community creates a unique vitality throughout the day by linking residents to shopping, working and entertainment opportunities. Vertical and horizontal proximity integrates these essential uses supporting a convenient, pedestrian friendly and livable environment. Ultimately, the intent is to energize the community with a variety of demographics by providing a choice in housing types that are essential in creating a vibrant social fabric.

Figure 4.3b - Site Plan at One Paseo showing how proposed housing relates to various streets.

Contextual Design for Residential

The design of the housing shall respond to the nature of the street it fronts.

Main Street Residential

The housing that fronts Main Street will be 3 and 4 stories of residential units above ground-floor retail and parking. This housing type will consist of stacked flats with a likely mix of studio, one, two and three bedroom units.

Del Mar Heights Road Residential

The housing that fronts Del Mar Heights Road will be 2, 3 and 4 stories of residential units parking. This housing type will consist of stacked flats and/or townhomes with a likely mix of studio, one, two and three bedroom units.

"…provides the critical mass needed to sustain a vibrant environment"

Policies and Objectives

4.3-14 Create variation in the overall building massing with vertical and horizontal plane breaks to provide a village character.

4.3-15 Articulate dominant building corners to define vistas, mark gateways or provide visual interest at block edges. The massing that defines Main Street shall respect the street wall, helping to define the outdoor room that will be Main Street.

4.3-16 Locate residential building lobbies along Main Street or as close as possible on one of the internal streets feeding Main Street.

4.3-17 Provide a hierarchy of public and private open space to allow residents to experience the outdoor environment in a variety of ways. Private balconies, resident oriented courtyards and street, or public park-like space provides the integrated usable open space necessary for quality of life in a residential community.

Figure 4.3c - Character Sketch at One Paseo showing housing above a retail streetscape.

4.3 DESIGN STANDARDS—LAND USES

MULTI-FAMILY RESIDENTIAL CONT.

4.3-18 Create interest within the façade openings by varying window types, sizes and operation. Romeo and Juliette balconies are encouraged along Main Street to help reinforce the urban edge, or street wall, while traditional balconies would likely be employed along the Del Mar Heights frontage, paying respect to the existing residential fabric to the north.

4.3-19 The multi-family residential that faces Del Mar Heights Road shall include the following provisions:

a. Provide a generous landscaped buffer from the street to mitigate noise impact and to minimize the visual effects of height, mass and bulk.

b. Exposed structured parking shall be architecturally integrated into the overall building to minimize the negative visual impacts.

c. To blend more closely with the adjacent residential neighborhood, design building masses with sufficient articulation to break up larger building volumes to promote a smaller, more human scale environment.

Figure 4.3d - Conceptual Elevation at One Paseo on Block A facing Del Mar heights Road.

4.3-20 Ground-floor units should be raised at least two feet above street level.

4.3-21 Exterior entrances to individual dwelling units are encouraged to have stoops and should be perpendicular to the sidewalk.

4.3-22 Residential units adjacent to any street should be designed to provide a level of privacy while maintaining visibility to that street.

4.3 DESIGN STANDARDS—LAND USES

OFFICE

Discussion

The inclusion of commercial office space is an important component of a vibrant mixed-use community that will support employment and promote diverse economic activity. Flexible office space will encourage regional office tenants including those in professional services, business, and finance industries to locate to One Paseo. Commercial office buildings will be integrated into the overall development and office tenants and visitors will have the opportunity to enjoy the live, work, dine, and shop amenities all within a comfortable walking distance.

Figure 4.3f - Character Sketch at One Paseo showing two office buildings framing the Main plaza space.

Figure 4.3e- Character Sketch at One Paseo showing the Main Street office component.

Office Typologies

It will be important to provide a variety of office space that will appeal to a diverse range of tenants to make the development successful.

Professional Office

Smaller tenants at One Paseo may select office-over-retail locations along Main Street, providing employees with convenient access to a vibrant street environment.

Corporate Office

Tenants looking for Class A corporate office space may include organizations looking to occupy a single floor or several floors typically located in a larger building.

"… an important component of a vibrant mixed-use community that will create jobs and promote diverse economic activity."

Policies and Objectives

4.3-23 Provide at least one well-defined primary pedestrian entrance for office use from the sidewalk or from a forecourt with direct access to a public sidewalk. Additional pedestrian entrances at other ground level plazas, paseos, and other amenities are encouraged.

4.3-24 Locate building entrances so they are readily identifiable and distinguished from other retail storefront or restaurant entrances. Building entrances may be differentiated through the use of architectural canopies, lighting, and special materials

4.3-25 Design building façades to reinforce a sense of quality and permanence. The material palette may include a variety of materials including stone, architectural precast, concrete, glass curtain wall, and metal panel.

4.3-26 Discourage uninterrupted windowless walls facing sidewalks or other public spaces. Where they are functionally necessary, they should be treated with visually interesting architectural relief and material texture, shallow visual display windows, or vertical landscaping.

4.3-27 Incorporate plane offsets, recesses, balconies, and projections to continuous long façades to reduce the appearance of massiveness or uniformity.

4.3-28 Attention should be paid to all sides of the structure that will be visible, acknowledging both sightlines from the street and public spaces as well as the viewshed of surrounding residential areas. Rear façades, where they exist, should be as well detailed and visually interesting as the front elevation.

4.3-29 Design the tops of buildings to be visually appealing and relate to overall building massing. Changes in actual or apparent building height are encouraged and may be reinforced through the use of setback or use of alternate materials.

4.3-30 Encourage horizontal variation and incorporation of shadow relief to provide visual interest across façades.

4.3 DESIGN STANDARDS—LAND USES

OFFICE CONT.

4.3-31 The siting of office buildings should provide a strong connection by use of gateway openings to the Main Street.

4.3-32 Architectural corners of buildings that face El Camino Real shall reinforce openings into the project.

4.3-33 Ground Floor Uses facing El Camino Real shall be transparent unless used for parking entries or to screen service areas.

Figure 4.3g- Conceptual Sketch at One Paseo showing office buildings fronting El Camino Real.

4.4 DESIGN STANDARDS—ADDITIONAL ELEMENTS

Discussion

Building entries enhance the scale, activity, and function of building façades along the sidewalks and plazas of One Paseo. Multiple external, street oriented entries to ground floor pedestrian-active uses provide convenience and circulation along the street.

Figure 4.4a - Precedent Photo

Policies and Objectives

4.4.1 Building entries shall be located in a manner in which they activate the streetscape (refer to General Plan Policies UD-C.4a).

4.4.2 Entries should be prominent features of the base. Entries should be different from the standard building bay through articulation, elaboration and materials.

4.4-3 Entries shall be protected from the elements, with canopies, arcades, recesses, or roof overhangs.

4.4-4 Mixed-use buildings should have separate street entries for residential and commercial uses.

4.4-5 De-emphasize service entry courts and design them to be minimally visible by pedestrians.

4.4-6 Service access for buildings shall be located out of sight from the primary building entry.

ROOF TREATMENT

Discussion

A visually appealing roof can make a positive contribution to the streetscape and skyline, as well as provide screening and noise mitigation of rooftop mechanical equipment.

Policies and Objectives

4.4-7 Design roofs to be visually appealing when visible from public vantage points.

4.4-8 Vary the roof lines of large buildings to reduce their apparent mass and scale.

4.4-9 Rooftop building systems shall be incorporated in a manner that is consistent with the architectural character and composition of the building.

4.4-10 Mechanical, electrical and telecommunications systems should be screened from view of surrounding street, public open space and structures.

4.4-11 Equipment shall be made of durable, permanent materials that are compatible with the primary building materials.

4.4-12 Encourage reduction in heat island effect. High reflectance/low emissivity roofing is encouraged.

4.4 DESIGN STANDARDS—ADDITIONAL ELEMENTS

Discussion

If properly designed and screened, parking facilities can make a positive contribution to the overall character and provide an attractive pedestrian environment. Parking facilities should be integrated into the overall site plan and designed in a consistent manner for efficient access and enhancement of the appearance of the site The design of parking facilities should receive special attention to ensure harmonious blending with adjacent buildings and public gathering spaces (refer to General Plan Policies UD-A.11).

Policies and Objectives

4.4-13 Structured parking fronting Main Street shall be "wrapped" with commercial, office and/or residential except for parking entries and paseo connections.

4.4-14 Exposed structured parking façades shall include architectural and landscape elements that effectively screen vehicles, lighting, garage ceilings, and slab edges (refer to General Plan Policies UD-A.11e).

4.4-15 The design of the architectural screening layer shall complement the overall building design.

4.4-16 Visibility should be maximized for vehicles entering individual parking spaces, circulating within a parking facility and entering and exiting a parking facility.

4.4-17 Entrance drives to structured parking (including underground parking) should be located and designed to minimize interference with pedestrian movement.

4.4-18 Queuing spaces or queuing areas shall not interfere with parking spaces, parking aisles, loading areas, internal circulation or driveway access.

4.4-19 There should be a convenient, clear, safe and efficient internal circulation system within parking structures for both vehicular and pedestrian traffic including appropriate signage and placement of pedestrian circulation cores.

4.4-20 Structured parking fronting El Camino Real and Del Mar Heights Road shall be architecturally integrated into the overall building to minimize the negative visual impacts.

SURFACE PARKING

Discussion

The principal design objective for all surface parking is the provision of safe pedestrian and vehicular circulation, efficient layout, and minimal negative visual impacts on the public realm.

Policies and Objectives

4.4-21 Provide continuous circulation throughout the parking area and avoid dead end driveways and turn around spaces where possible.

4.4-22 Surface parking should be split into smaller parking lots to reduce the size and visual impact of expansive parking areas and asphalt.

4.4-23 To mitigate visual impacts, surface parking lots of more than 100 spaces (unless considered temporary) shall be located at the rear or sides of buildings fronting Del Mar Heights Road and El Camino Real. Design of surface lots shall comply with City Landscape Regulations.

4.4-24 Pedestrian and automobile conflict should be minimized by incorporating a common pedestrian pathway through the parking lot.

4.4 DESIGN STANDARDS—ADDITIONAL ELEMENTS

Discussion

Signs will play an important role in creating the visual images for One Paseo and its tenants. Signs should make a positive contribution and complement the site's architecture, streets, and area in which they are located. One Paseo is a multi-use project consisting of commercial retail, office, and multi-family residential tenants. In an effort to culminate each use and establish a comprehensive family of signs within One Paseo, planned signs facing public right of ways shall refer to the Carmel Valley Signage Guidelines and Criteria adopted by the City of San Diego Planning Department and City Council in December 1990.

Policies and Objectives

4.4-26 Refer to the Carmel Valley Sign Guidelines as the basis of planned signs at One Paseo in addition to General Plan Policies UD-A.14.

LIGHTING

Discussion

The use of light should be integrally designed as part of the built environment and should reflect a balance for the lighting needs with the contextual ambient light level of the surrounding area. Proper lighting at the pedestrian level, in terms of quality, placement, and sufficiency, can greatly enhance a nighttime experience as well as create a safe environment for pedestrians (refer to General Plan Policies UD-A.13).

Figure 4.4b - Example of street lighting that is appropriate to the style of architecture.

Policies and Objectives

4.4-27 Lighting intensities should be controlled to assure that light spillage and glare are not directed at adjacent properties, neighboring areas, motorists, or the night sky.

4.4-28 Building lighting should be utilized to highlight special architectural features, building entries, and to illuminate sidewalk areas and paseos.

4.4-29 Sidewalk and paseo lighting shall be designed for an average illumination of one-foot candle horizontally and vertically, as measured six feet above ground, and shall maintain a uniformity ratio not to exceed 5:1 (Note: this data is in accordance with the Illumination Engineering Society of North America Handbook, Ninth Edition).

4.4-30 Lighting fixtures should be appropriate to the style of architecture or aesthetically concealed from view. Full cut-off fixtures and shielding shall be utilized to effectively control glare and light trespass (Refer to figure 4.4a).

4.4 DESIGN STANDARDS—ADDITIONAL ELEMENTS

Discussion

Building service locations are important to individual building functions and to service circulation patterns to and through the project. Service, trash collection, equipment storage, utilities, and loading zones within One Paseo shall be carefully planned and sited where they will have the least visual and noise impact, while allowing for safe and convenient access.

Policies and Objectives

4.4-31 Service areas (loading docks, refuse collection areas and similar facilities) which could be sources of odor, noise and smoke, or be visually objectionable, should not be located in highly traveled areas, and are encouraged to be located an acceptable distance from an incompatible use.

4.4-32 Whenever possible, service areas should be located away from public spaces and residential uses. Appropriate screening of the service areas includes: decorative walls, overhead latticework, berms landscaping and fencing.

4.4-33 Mechanical equipment and exposed utilities should be located on building roofs or within the building envelope whenever possible to preserve the public realm. These elements should be incorporated into the overall building design.

4.4-34 Intake louvers that are absolutely necessary for retail systems may be permitted if integrated with the sign band.

4.4-35 Exhaust louvers are prohibited along any portion of the façades facing Main Street.

4.4-36 All service docks and residential loading zones shall be internal to the building envelope, equipped with closable overhead doors and screened architecturally or with landscaping. Bays will be dimensioned so that, during use, trucks will not project into vehicular street space. Service bay sizes and quantities will adhere to local zoning ordinance requirements.

4.4-37 Consider Crime Prevention Through Environmental Design (CPTED) principles to enhance safety and security at One Paseo.

TRANSIT STOP

Discussion

The 2050 Regional Transportation Plan, which has been approved by the San Diego Association of Governments (SANDAG) will serve Carmel Valley in the future with Rapid Bus Transit service referenced as Route 473. Therefore, One Paseo shall incorporate a transit stop as part of the overall project. Transit stops provide patrons comfort and protection from the elements in the form of benches, schedule and route information. Integrating a transit stop into the streetscape as an attractive element will enhance the general awareness of transit by making it a more prominent visual element along the street.

Policies and Objectives

4.4-38 Locate transit stop near activity zones.

4.4-39 Locate transit stop near major building entries and provide convenient pedestrian access between the transit stop and any building entries.

4.4-40 The transit stop shall be compatible with the overall streetscape, and have a standard theme to promote instant recognition.

CHAPTER FIVE

LANDSCAPE DESIGN GUIDELINES

LANDSCAPE DESIGN INTENT & OBJECTIVES

LANDSCAPE MASTER PLAN

LANDSCAPE COMPONENTS

PERIMETER CONDITIONS

PLAZAS

PRIVATE AMENITY SPACE

PRIVATE DRIVEWAYS

HARDSCAPE & STREET FURNISHINGS

IRRIGATION

MAINTENANCE

Figure 5.0a - Character Sketch at One Paseo

INTRODUCTION

The landscape and hardscape design play a critical role in establishing the overall identity of the Community Village and visually distinguishing various areas within the property. When layered with architecture, landscape establishes the unique character of the outdoor spaces and guides their use. These outdoor spaces will serve as the community's "living rooms" –stages of various scales for different events, social encounters and life experiences. These guidelines provide an overall organization for the project's spaces and describes landscape's role in defining them. This section establishes a strong landscape vision and framework for the project that still allows for creative flexibility in design and plant material selection as the project develops over time. This incremental nature of project development and guided flexibility in landscape design and plant material selection will build a rich fabric of architecture and landscape that serve as Carmel Valley's Main Street for years to come.

Goals

- Establish a landscape character on the perimeter that fits in well with the surrounding community.
- Use planting and/or berms to buffer incompatible views to and from adjacent roads/land uses, and soften the bulk and scale of the buildings on the perimeter.
- Make project entries well-articulated, and easily identified.
- Pedestrian spaces shall have shaded sidewalks, separated from the automobile by planted parkways.
- Main Street and other Private Driveways shall have retail activity orchestrated for pedestrian enjoyment, with comfortable seating, rich plantings and landscape art and/or graphics.
- Include landscape and hardscape in public plazas and paseos accommodating gatherings and programmed events.
- Private amenities and active and passive recreation areas shall be landscaped with raised planters and pots, and shaded with umbrellas and/or trellises to create intimate areas and space definition.

5.1 LANDSCAPE DESIGN INTENT AND OBJECTIVES

Discussion

The precise plan amendment area has a diverse mixture of uses and activities for the benefit of the Carmel Valley community. Spaces that are well designed define the project's character and experiential quality.

The following landscape guidelines and plant list ensure a thematic character to different portions of the project, while allowing for the diversity that stimulates a mixed-use environment. The guidelines are intended to provide enough direction to inform landscape character and establish consistent themes while allowing flexibility in the selection of individual plant species. In the case of street trees, the list is more specific, while a general list of shrub, groundcover and vine species that may be used in all areas has been provided.

Policies and Objectives

Complementing the outdoor spaces defined by building architecture, the landscape design approach will:

5.1-1 Weave the project into the fabric of the surrounding community through the use of familiar plant material and landscape design elements [UD-A.5]

5.1-2 Emphasize view corridors into the project from the surrounding community [UD-C.4 & C.6]

5.1-3 Aesthetically define and unify distinct areas within the project through the use of landscape layering [UD-A.8].

5.1-4 Have a framework for the landscape design of different portions of the project as they develop [UD-C.3].

5.1-5 Work in conjunction with the building architecture to create a unique sense of place in outdoor spaces [UD-C.3].

5.1-6 Define vehicular and pedestrian edges, corridors, and pathways and focus views toward key architectural features, and soften hard edges and the mass of the built environment [UD-A.5].

5.1-7 Soften hard edges, bulk and mass of the built environment.

5.1-8 Provide shade for cars and pedestrians in open areas [ME-A.7 & UD-A.8 & C.7].

5.1-9 Use low-water use plants and water-conserving irrigation systems as a part of the project's sustainability techniques [UD-A.4 & A.8].

5.2 LANDSCAPE MASTER PLAN

Discussion

The Landscape Master Plan is an organizing framework of landscape corridors, edges, and pedestrian spaces and their general treatments. In the next sections, areas are described in the order one would experience the project (from the perimeter inward). This plan depicts how the landscape defines the various spaces within the project as well as how the project relates to the broader community at its perimeter edges.

Policies and Objectives

5.2-1 Promote a balance of formal internal streets with informal perimeter.

5.2-2 Allow for a rich display of striking accent plants as surprises within the project.

5.2-3 Public plazas, paseos and patios shall have paving up to a maximum of 85% to allow for gathering and events, but still have shade and rich plant diversity.

5.2-4 Encourage a minimum of 10% of gross site area to be designated for public space, such as plazas and paseos [UD-C.5].

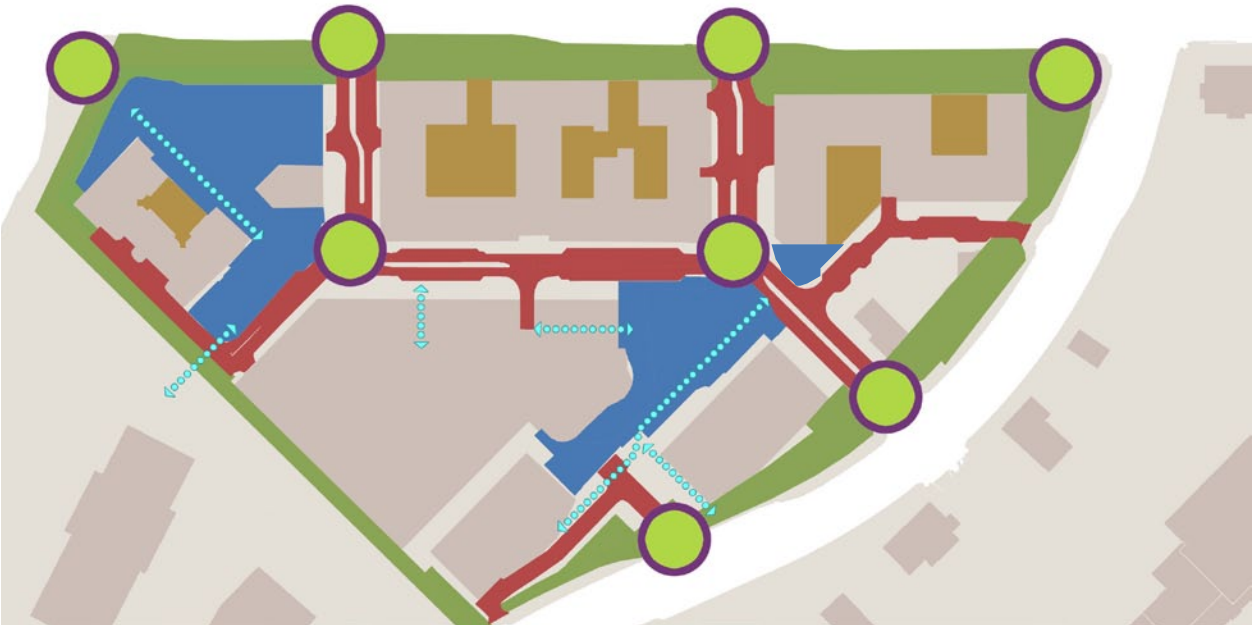
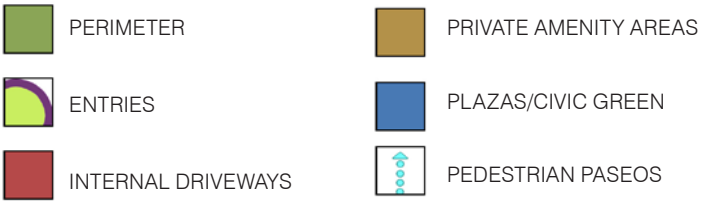


Figure. 5.2a Landscape Organizing Structure



5.3 LANDSCAPE COMPONENTS

Discussion

All landscape and irrigation shall conform to the requirements of the Carmel Valley Planned District Ordinance and the standards set forth in the City of San Diego Land Development Manual and other applicable City and regional standards. *See Appendix 8.1 for plant lists by area.*

Policies and Objectives

5.3-1 Screen unsightly utilities and waste/recycling areas, wherever possible.

5.3-2 Achieve botanical diversity.

5.3-3 Achieve point and area requirements established for Private Driveways, Private Amenity Areas and Plazas, as well as areas and point requirements for the remaining yard, street yard and vehicular use areas, per Appendix 8.1.

Figure. 5.3a Street Trees

TREE LEGEND

- VIEW CORRIDOR STREET TREES & MEDIAN PALMS
- ONE PASEO IDENTITY TREES
- PERIMETER SCREENING TREES
- ENTRY ACCENTS
- INFORMAL PERIMETER CANOPY TREES
- INTERNAL TREES AND ACCENTS
- INTERNAL DRIVEWAY STREET TREES
- COMMUNITY ACCENTS
- PARKING CANOPY TREES

5.4 PERIMETER CONDITIONS

Discussion

The project's perimeter is the place where the community fabric weaves into the proposed project landscape character. The design both blends with the surrounding public landscape and introduces the project architectural vocabulary at the key corners and entrances. The proposed plan implements key landscape design components envisioned in the original Unit 2 Precise Plan of the Carmel Valley Employment Center for parkway areas within the public right of way and building setbacks – such as the following:

- Low berming
- Low ground plane plantings
- Informal groupings of tall trees that allow visual access to commercial frontages.
- Reduce road noise below 65 CNEL where activities such as play occur.

Figure. 5.4a Conceptual Perimeter Condition Site Section

While the project has multiple building uses and heights along its perimeter, landscape is the vehicle that will provide a visual consistency. Open branching, deciduous, informal canopy trees will be planted at an irregular spacing to match the tree canopy in the neighborhoods across the street and further down Del Mar Heights Road and High Bluff Drive. Tall, broad canopied Torrey Pine trees are identified in the Carmel Valley Community Plan as a signature tree, and Torrey Pines will be used as accent trees to match the existing trees at the corner of High Bluff Drive and those used across Del Mar Heights Road.

Policies and Objectives

5.4.1 Planting at the perimeter shall be informal in character, with loose groupings of accent plants, low shrubs and groundcovers.

5.4.2 Trees shall be grouped and not at a regular spacing.

5.4.3 Openings between tree groupings will allow views into the interior, to signs and to key architectural features.

5.5 PLAZAS

Discussion

Plazas will provide for multiple uses and are places where residents, office employees and visitors can gather. As stated elsewhere, the plazas will allow for multiple uses. In addition, plazas may be located above subterranean parking or other structures. As such, most of the space in the plazas is hardscape for functions such as dining, seating, performances, and children's play areas. However, greenery will soften the spaces and provide "visual relief." The spaces will contain usable lawn, shrub beds and plants in containers. Shade trees and stately palms will provide shade. Shade will also be provided by canopies and umbrellas. Planting and hardscape design elements will help define the look and feel of plazas. Landscaping components such as lighting, street furniture and pots create repetition and strengthen and define the form and function of the pedestrian paseos. For a discussion of paseos, please refer to section 4.2.

Figure. 5.5a Character Sketch of Plaza at One Paseo

Policies and Objectives

5.5-1 Plaza planting area shall be a minimum of 15% of the total plaza area.

5.5-2 Plants shall be provided at 0.02 points per square foot, based on the Plant Point Schedule, as referenced in the Carmel Valley Planned District Ordinance. Points for shrubs and vines can contribute to the point requirement, in addition to trees and palms.

5.5-3 At least one-half of the required planting points shall be achieved with trees and/or palm trees.

5.5.4 If a sound wall is required along the frontage of the Civic Green, it shall:

- Be designed to mitigate sound below 65 CNEL,
- Achieve mitigation with a combination of earthen topography (berms) and physical sound walls,
- Have a wall height that varies with the sloping topography,
- Limit exposed portions of the sound wall to 6' in height or less,
- Include wall materials consistent with the materials used on project monument walls,
- Include materials such as plaster, stone veneer, brick, tempered safety glass and may also include decorative metal finishes such as wrought iron or steel,
- Require the surface square footage of sound walls taller than 3' in height (as seen from the street) will achieve a minimum of 50% openness with tempered safety glass, and
- Comply with City of San Diego Municipal Code fence regulations.

5.6 PRIVATE AMENITY OPEN SPACE

Discussion

Private amenity open spaces, as defined in this section, refer to private open spaces serving multi-family residential uses. These spaces will be intended for the recreation of the residents, and will have one or more functions, including the following: passive-use sitting; recreation; swimming/sun-bathing; outdoor cooking and/or dining. Given that the spaces are usually atop structures, such as subterranean parking, most of the space is hardscape. Therefore, the amenity areas will rely on umbrellas and other architectural features for shading. Plants will typically be in free-standing containers and/or on-structure planters.

Policies and Objectives

5.6-1 In private amenity open spaces, planting area shall be a minimum of 5% of the total area of the private amenity open spaces.

5.6-2 Plants shall be provided at 0.02 points per square foot, based on the Plant Point Schedule, as referenced in the Carmel Valley Planned District Ordinance. Points for shrubs and vines can contribute to the point requirement, in addition to trees and palms.

5.6-3 Given the constraints of applications where there is limited soil depth on-structure, the required planting areas and required points can be achieved for plantings in pots that have a minimum inside diameter of 24 inches.

5.6-4 There is no requirement to achieve required planting points through the use of trees.

5.7 PRIVATE DRIVEWAYS

Discussion

Private driveways are those vehicular areas of private ownership on the site that connect public rights of way to various points within the project. Like public streets, private driveways may have parallel or angled parking contiguous with the internal street. Private driveways are unlike typical vehicular use areas, as they are not physically integral to a surface parking lot.

Policies and Objectives

5.7-1 The number of required private driveway trees for each private driveway frontage shall be calculated at the average rate of one tree for every 40 feet of private driveway frontage.

5.7-2 The installed tree spacing may be varied to accommodate site conditions or design considerations. However, the number of trees required for each private driveway frontage shall be planted along the corresponding private driveway.

5.7-3 Trees will be planted between the curb and the internal street wall. Where site conditions do not allow the installation of the private driveway trees required by this section in the area between the curb and the pedestrian zone, trees may be located within 12 feet of the curb-line along that private driveway frontage.

5.7-4 Palm trees may be used to satisfy a maximum of 50% [one-half] of the requirement of this section. When used to satisfy the requirement of this section, at a minimum palms shall have a minimum average size of 10-feet of brown trunk height.

Figure. 5.7a Character Sketch of Main Street at One Paseo

5.8 HARDSCAPE & SITE FURNISHINGS

Discussion

Hardscape treatments and landscape furnishings will be used to reinforce pedestrian comfort, and support the activities/uses that occur in each. When combined with building architecture and plant material, these items help achieve the goal of making this place a comfortable environment and a place where you will want to return again and again. Hardscape treatments will include concrete or asphalt pavers, a variety of concrete finishes, and may include natural stone used as an accent in key areas. Natural gray concrete will be used in "back of house" areas not viewed by the public. Permeable pavement will be considered where appropriate and not in conflict with high pedestrian traffic. Landscape furnishings will include benches, litter receptacles, patio tables and chairs, bike racks, tree grates, decorative railings and bollards. Moveable tables and chairs will be used in the plaza to support surrounding restaurant uses, while benches and trees in tree grates or planting "cut-outs" will be the dominant furnishings used in streetscape situations with high-volume pedestrian traffic.

Policies and Objectives

5.8-1 Create a pedestrian zone that has a rich paving finish and is populated with landscape furnishings.

5.8-2 Allow for liberal use of seating in a variety of functions.

5.9 IRRIGATION

Discussion

All plantings will be irrigated efficiently by a network of irrigation systems that are designed under compliance of the City of San Diego Water Conservation Codes, which are in turn in compliance with the State of California AB 1881 water conservation laws. The systems will be controlled by automatic irrigation controllers that will be connected to weather-sensing equipment.

Policies and Objectives

5.9-1 Plant material will be grouped according to Water Use Classifications of Landscape Species [WUCOLS] categories and be of similar water use and maintenance requirements.

5.9-2 All landscape areas shall be irrigated by automatic irrigation systems run by controllers that respond to local climatic conditions. These systems will also include flow sensing capability to monitor potential breakages to ensure that water is not wasted. Irrigation systems will be designed so that separate areas of maintenance responsibility are metered and controlled separately.

5.9-3 Irrigation equipment, including backflow preventers, booster pumps, and remote control valve boxes shall be located to minimize visual impact and shall be coordinated with the planting design.

5.10 MAINTENANCE

Discussion

A project to be considered successful should be kept in a clean and well-groomed state, consistent with the City of San Diego Landscape Regulations and Standards. The landscape areas shall be maintained free of debris and litter, and plant material will be maintained in a healthy growing condition, including interim planted areas.

Policies and Objectives

5.10-1 All landscape areas shall be maintained either by the respective lot owner or the project owner's association.

5.10-2 A master association will control common areas.

CHAPTER SIX

PUBLIC FACILITIES, SERVICES AND SAFETY

PUBLIC FACILITIES FINANCING PLAN &
FACILITIES BENEFIT ASSESSMENT

WATER SERVICE

SEWER SERVICE

STORM DRAINS

ELECTRICAL, GAS, TELEPHONE & CABLE TELEVISION

POLICE SERVICE

FIRE & EMERGENCY SERVICES

LIBRARY

PUBLIC SCHOOLS

PARK & RECREATION FACILITIES

Figure 6.0a - Character Sketch at One Paseo

INTRODUCTION

The North City West Community Plan (later re-named as Carmel Valley) was approved by the City of San Diego in February 1975. Initially, the Public Facilities Financing Plan for Carmel Valley was divided into two areas; the northern portion located north of SR-56 and the southern portion located south of SR-56. The Fiscal Year 2009 Carmel Valley Public Facilities Financing Plan and Facilities Benefit Assessment (FBA) no longer splits the community.

An inventory of land uses contained in the currently adopted plan indicates that approximately 90% of residential, commercial, industrial and institutional acres within the community are developed. The Facilities Plan/FBA, developer funded projects and other financing mechanisms have provided Carmel Valley with needed public improvements in a timely manner. The quality and quantity of public facilities that are found within Carmel Valley (transportation, parks and recreation, police, fire, library, water and sewer) is far superior to most other communities in the City of San Diego. As described in this chapter, numerous significant public facilities are concentrated within the Town Center Precise Plan Area adjacent to the site.

One Paseo shall not burden existing public facilities and services within Carmel Valley. Future development within the precise plan amendment area will make identified infrastructure improvements prior to, or concurrent with, need. Public improvements are encouraged to reflect sustainable practices. Public improvements shall be sequenced in conformity with phasing plans. One Paseo shall make fair-share contributions to improve community and regional infrastructure.

Goals

- Adequate improvements are currently available and/or will be provided to serve the mixed-use project;
- New development will not burden existing infrastructure; and
- Fair share contributions are made prior to building permit issuance.

6.1 PUBLIC FACILITIES FINANCING PLAN & FACILITIES BENEFIT ASSESSMENT

The primary objective of these financing mechanisms is to equitably spread costs consistent with the procedures specified in City Council Ordinance 0-15318, as adopted on August 25, 1980. Assessments are calculated and levied against each undeveloped or under-developed parcel based on the projected type and size of development. An FBA results in a lien being levied on each parcel of property located within an area of benefit. Liens are released after payment of the FBA fee, which is required in conjunction with building permits. The amount of the lien/ultimate fee will be re-assessed for the mixed-use project after an evaluation of the public facilities and infrastructure needs.

6.2 WATER SERVICE

A water study has been prepared for One Paseo to identify the on-site facilities required to provide domestic water and fire service to the site. The analysis determines potable water demands and recommends facility sizes for the on-site domestic water and fire systems required to serve buildout of the development.

The precise plan amendment area is located in the City's 470 Pressure Zone (PZ) which primarily serves the Carmel Valley area through pressure reducing facilities from the City's 610 North City Pressure Zone. The 470 PZ provides water service to the site from multiple sources. The primary sources are the 610/470 pressure reducing station at Del Mar Heights Road and El Camino Real, which supplies existing 470 PZ pipelines in both Del Mar Heights Road and El Camino Real, thereby providing redundant sources. In addition, the 610/470 pressure reducing station at Carmel Country Road and Townsgate Drive provides another source of 470 PZ water supply via Townsgate Drive to El Camino Real.

6.3 SEWER SERVICE

One Paseo is located within the City of San Diego sewer service area. Future development will be served by a private on-site sewer collection system sized to convey peak flows in accordance with the Uniform Plumbing Code. Wastewater will drain by gravity to an existing 18-inch sewer main in El Camino Real (known as the El Camino Real Trunk Sewer). The sewage would be conveyed to the North City Wastewater Reclamation Plant (NCWRP) via a system of trunk and interceptor sewer and pumping stations. The NCWRP is the first large-scale water reclamation plant in the City's history with a treatment capacity of 30 million gallons per day.

A sewer study has been approved by the City of San Diego Water & Sewer Utility Department. The objective of the study is to evaluate if the existing downstream capacity is sized appropriately to accommodate the maximum buildout of the precise planning area. The study concludes that: 1) the existing El Camino Trunk Sewer can accommodate the ultimate projected flows, 2) existing facilities are sufficient to meet the project's projected wastewater needs in conformance with City standards and 3) no new off-site sewage infrastructure will be required.

6.4 STORM DRAINS

Storm water runoff from the existing graded site outlets into the public storm drain system in El Camino Real. The public storm drain system in El Camino Real discharges into a regional detention basin, which is maintained by the Retention Basin Maintenance Association, of which the project is a member. That Association annually cleans and maintains the two existing detention basins that serve the San Diego Corporate Center. The detention basins were designed to mitigate the flows for a ten-year storm back to the pre-existing conditions as a requirement of the Coastal Commission at the time the Community Plan was first approved. Before leaving the site, storm flows will be treated to comply with the current regulations of the City of San Diego's Storm Water Standards Manual for water quality, and will be in accordance with the approved Water Quality Technical Report for the project. Best management practices will be incorporated to mitigate the pollutants of concern identified for the project, and will be maintained by the developer.

6.5 ELECTRICAL, GAS, TELEPHONE AND CABLE TELEVISION

Existing electrical infrastructure owned by San Diego Gas & Electric Company are immediately adjacent to the site in Del Mar Heights Road and El Camino Real. Adequate capacity exists to serve the proposed project. A high-pressure gas main is located in Del Mar Heights Road. Adequate capacity exists to serve the proposed site. Existing underground telephone service in Del Mar Heights Road and El Camino Real is available from AT&T to serve the site. Time Warner Cable Television has existing underground facilities in El Camino Real to serve the site.

6.6 POLICE SERVICE

The City of San Diego has responsibility for providing service to the Carmel Valley area. The Northwestern Division Police Substation, located at 12952 El Camino Real, is approximately 1,200 feet south of the project. The San Diego Police Department's current facilities and staffing ratio of 1.5 sworn personnel per 1,000 residents is considered adequate to handle demand for police services. In 2009, the average Priority E (Emergency) response time to Carmel Valley was 6.8 minutes, which is lower than the average response time within the Northwest Division.

6.7 FIRE SERVICE AND EMERGENCY SERVICES

The City of San Diego has responsibility for providing fire protection to Carmel Valley. Fire station number 24 is located at 13077 Hartfield Street, which is 0.3 miles northeast of the precise plan amendment area. Equipment at this station includes one engine, one brush engine and one medic/rescue. Eight additional fire stations, located within an approximately 10-mile radius of the site, would be available to provide backup. The City's Fire- Rescue Department has Automatic Aid Agreements with the surrounding communities of Del Mar, Solana Beach and Rancho Santa Fe.

The estimated emergency response time from City Station 24 is 1.7 minutes, well within the City's accepted standard. No new fire facilities or improvements are considered necessary to provide service.

6.8 LIBRARY

Library services are provided by the City of San Diego. The Carmel Valley Branch Library is located approximately one-half mile east of the site at 3919 Townsgate Drive. The 13,000 square foot facility has adequate floor area to accommodate new residents and employees from One Paseo. Additional libraries in the vicinity are the County of San Diego branch libraries located in Del Mar and Rancho Santa Fe.

6.9 PUBLIC SCHOOLS

The amendment area is located within the jurisdiction of the Solana Beach School District and the San Dieguito Union High School District. The Solana Beach School District operates several elementary schools near the site including Carmel Creek Elementary School (K-4), Solana Highlands Elementary School (K-4) and Solana Beach Elementary School (5-6). All three of the elementary schools are located less than one-half mile from the site.

The San Dieguito Union High School District would provide educational services for students after elementary school. Carmel Valley Middle School, located at 3800 Mykonos Lane will be the school for 7th and 8th grade students. The school is approximately 0.2 miles east of the amendment area. Students from 9th-12th grade would attend Torrey Pines High School, located at 3710 Del Mar Heights Road. The school is approximately one-half mile east of the site.

California Senate Bill 50, which was approved in 1998, authorizes the collection of developer fees for the construction of school facilities. The legislation establishes a maximum cap on the amount of fees. The payment of developer fees collected pursuant to SB 50 are "deemed to be full and complete mitigation" for impacts related to providing adequate school facilities.

Private pre-school and day care facilities are located in the Del Mar Highlands Town Center on the east side of El Camino Real.

6.10 PARK AND RECREATION FACILITIES

The Recreational Element of the General Plan recommends a minimum of 2.8 acres of population-based park land per 1,000 residents. This standard results in Neighborhood Parks of 3-13 acre, serving a population of 5,000 within an approximately 1 mile radius, and Community Parks of a minimum of 13 acres, serving a population of 25,000. Recreational guidelines contained in the General Plan also recommend a minimum 17,000 square-foot recreation center for every 25,000 residents or within 3 miles, whichever is less, and a community swimming pool complex for every 50,000 residents, or within 6 miles, whichever is less.

The City of San Diego operates 13 population-based parks within a 1.5-mile radius of the precise plan amendment area. The two closest neighborhood parks to the project are the 12-acre Solana Highlands Park located on Long Run Drive (approximately 0.2 miles north of the site) and the 12-acre Carmel Creek Park located at the corner of Carmel Creek Road and McGuire Drive (approximately 0.5 miles east of the site). A portion of both parks is subject to a joint use agreement with the Solana Beach School District. The Carmel Valley Recreation Center is located at 3977 Townsgate Drive, less than 0.2 miles southeast of the amendment area. This 18.7-acre community recreation center has approximately 13 useable acres which are devoted to a wide variety of recreational amenities, including a recreation center and swimming pool.

Future development within the precise plan amendment area will be required to pay a Facility Benefit Assessment fee which will be used to satisfy the project's population-based park requirements

CHAPTER SEVEN

IMPLEMENTATION

CEQA COMPLIANCE

PHASING

ZONING

STREET ACTIVATING USES

OTHER REQUIRED APPROVALS

DENSITY TRANSFERS

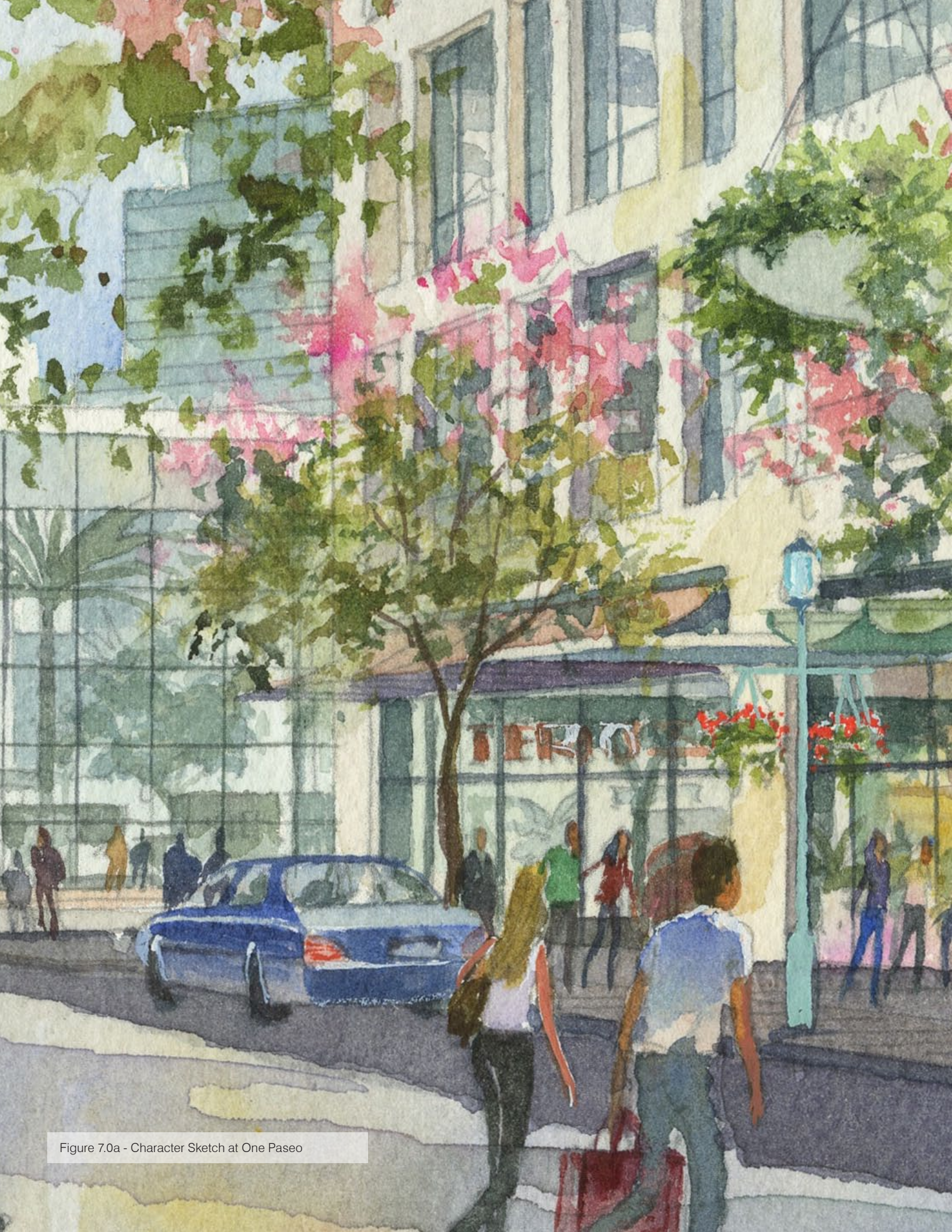


Figure 7.0a - Character Sketch at One Paseo

INTRODUCTION

This chapter provides a description of the planning, regulatory, and environmental review process for proposed developments within the precise plan amendment area. One Paseo will likely be developed in several phases, given the scope and nature of the project.

One Paseo includes a request for City acceptance of the following land use and zoning changes for the entire site:

- General Plan Amendment (GPA) to modify the land use designation from “Employment Center” to “Multiple Use”
- Carmel Valley Community Plan/Employment Center Unit 2 Precise Plan Amendments (CPA/PPA) to change the land use designation from “Employment Center to “Community Village”
- One Paseo Precise Plan Amendment
- Carmel Valley Planned District Ordinance (CVPD) rezoning to create the CVPD-MC (Mixed Use Zone)
- CVPD rezoning of the site from CVPD-EC to CVPD-MC

Approval of these broad-based planning and zoning actions collectively establishes a regulatory framework for implementing more specific phased development projects. Implementation of the project will also includes a number of discretionary permits.

In accordance with the Land Development Code, the project submittal for One Paseo is a Process Five decision which requires the City Council hold a public hearing and act as the final decision-maker. Before the City Council action, the Planning Commission shall review and provide recommendations.

The planning and permit approvals for One Paseo define the mix of land uses, maximum allowable development intensity, regulatory and design standards, lot configuration, development phasing, circulation and infrastructure requirements.

7.1 CEQA COMPLIANCE

The City of San Diego is considered the lead agency under the California Environmental Quality Act (CEQA) because it has the principal responsibility for approving the proposed project. A Final Environmental Impact Report (FEIR) analyzing the project has been prepared in accordance with CEQA. The FEIR (SCH No. 2010051073) evaluates the land use plan, circulation and infrastructure improvements associated with implementing the proposed project. Prior to approval, the City Council will be required to certify the final environmental document.

7.2 PHASING

The proposed mixed-use project will likely require that the project be phased over several years. It is highly possible that market conditions may require that the timing and scope of development change. Phasing shall be established with the vesting tentative map. Development may proceed with approval of construction documents in larger or smaller increments, or out of phase. Development shall proceed consistent with the Traffic Impact Analysis that is included in the FEIR, the Mitigation, Monitoring and Reporting Program, the approved conditions of the Site Development Permit, Vesting Tentative Map, other permits/approvals or as approved for modification by City Staff.

7.3 ZONING

The City of San Diego Land Development Code and the Carmel Valley Planned District Ordinance do not currently include a zone which provides regulations for the specific requirements of mixed-use. As part of the initial project submittal, a new zone is being established within the Carmel Valley Planned District Ordinance (PDO). The CVPD-MC (Mixed-use Center) zone provides use and regulatory standards for all development within the One Paseo Precise Plan Amendment area. As with other zones in the Carmel Valley Planned District Ordinance, the CVPD-MC zone will take precedence over the citywide Land Development Code (Chapters 11-14), in the event of any conflicts.

7.4 STREET ACTIVATING USES

The CVPD-MC zone implements the use regulations of one of the CC (Commercial-Community) zones found in Chapter 13 of the City's Land Development Code. The purpose of the CC 5-5 zones is to accommodate community-serving commercial services, retail uses, and limited industrial use in a pedestrian-friendly pattern. Specific uses are defined as either permitted with limitations, subject to approval of a Conditional Use Permit or Neighborhood Development Permit or not permitted.

To promote mixed-use, the Precise Plan Amendment and the CVPD-MC zone require "street activating uses" on the ground level or structures within designated areas. Street Activating Uses are generally considered to be open to the public, and include shops, restaurants, lobbies and other service activities that move goods and people in and out of buildings. A complete list of "street activating uses" is found in the Carmel Valley Planned District Ordinance.

7.5 OTHER REQUIRED APPROVALS

A number of other discretionary approvals will also be required:

- Vesting Tentative Map (VTM)- A VTM will serve to reconfigure the existing parcels to accommodate the proposed mixed use project. Project proponents may file a single final map or a series of phased final maps.
- Site Development Permit (SDP)/Carmel Valley Development Permit-This permit is required per the Carmel Valley Planned Development Ordinance.
- Neighborhood Development Permit (NDP)-A NDP is required to allow the limited use of tandem commercial parking.
- Conditional Use Permit (CUP)-The CUP regulates the proposed cinema.
- Street and Easement Vacations-Vacations are necessary for a street that was never constructed (Del Mar Heights Place) and for associated utilities on the proposed site.

7.6 DENSITY TRANSFERS

Project refinements may be required in the future because of market conditions or community needs. This Precise Plan provides for the ability to transfer development intensities to allow a flexible response to potentially changing market conditions. The Land Use Summary in Chapter 2 establishes the maximum allowable development intensities.

Transfer of retail/commercial, office commercial or other non-residential square footage shall be allowed provided the transfer does not result in any block receiving more than 15% of the maximum square footage identified in the land use table. The areas which receive additional development and the areas for which density is being reduced shall be identified.

The Precise Plan provides for a maximum development of 608 dwelling units. Pursuant to Municipal Code Section 143.0410 (b) (1), the permitted number of dwelling units or gross floor area is based on the entire premises (the precise plan area) and may be distributed without regard to lot boundaries. The transfer of up to 10% of the dwelling units from one block to another may be permitted where residential use is allowed.

An applicant can submit a request for density transfer by a letter to the Director of Development Services. The letter shall identify the affected areas, provide supporting reasons for the transfer and document the change(s) will be consistent with the Precise Plan and FEIR.

A proposed density transfer may be approved through a Substantial Conformance Review Process, if the changes comply with the Precise Plan and do not exceed the overall project density limits. An Amendment to the Precise Plan would be required for a proposal that expands beyond the development intensity limits for the overall site or expands the geographic boundaries of the Precise Plan Amendment Area.

CHAPTER EIGHT

APPENDIX

PLANT LIST

8.1 PLANT LIST

Botanical Name	Common Name	Ht. / Spread	Water Use
BOTANICAL ACCENTS			
Aloe bainsii	King Palm	30'- 40' x 15'	Moderate
Butia capitata	Pindo Palm	15'- 25' x 12'	Moderate
Dracena draco	Dragon Tree	10'- 20' x 15'- 20'	Low
Erythrina coralloides	Naked Coral Tree	25'- 40' x 25'- 35'	Low
Tecoma stans	Yellow Bells	12'- 20' x 12'- 20'	Low
FLOWERING ENTRY ACCENT TREES			
Cercis canadensis 'Forest Pansy'	Forest Pansy Redbud	20'- 25' x 20'- 25'	Moderate
Lagerstroemia cultivars	Crape Myrtle	20'- 30' x 15'- 25'	Low
Spathodea campanulata	African Tulip Tree	30'- 40' x 20'- 25'	Moderate
Tabebuia impetiginosa	Pink Trumpet Tree	25'- 30' x 20'- 25'	Moderate
PRIVATE DRIVES - CANOPY TREES IN 5' MIN. PARKWAYS			
Arbutus 'Marina'	Marina Madrone	25'- 35' x 15'- 30'	Moderate
Jacaranda mimosifolia	Jacaranda	30'- 40' x 35'- 40'	Moderate
Pistachia chinensis	Chinese Pistache	30'- 40' x 35'- 40'	Moderate
Ulmus parvifolia	Chinese Evergreen Elm	40'- 60' x 50'- 70'	Moderate
PRIVATE DRIVES - STREET & CANOPY ACCENTS			
Phoenix dactylifera 'Medjool'	Medjool Date Palm	40'- 50' x 25'	Low
Washingtonia robusta	Mexican Fan Palm	80' x 16'	Low
MARKET STREET - PRIVATE DRIVE CANOPY TREES			
Koelreuteria bipinnata	Chinese Flame Tree	35'- 40' x 35'- 40'	Moderate
Tipuana tipu	Tipu Tree	40'- 60' x 50'- 70'	Moderate
Ulmus parvifolia	Chinese Evergreen Elm	35'- 40' x 435- 40'	Moderate
MAIN STREET - PRIVATE DRIVE IDENTITY TREES			
Koelreuteria bipinnata	Chinese Flame Tree	35'- 40' x 35'- 40'	Moderate
Lagerstroemia x fauriei	Japanese Crape Myrtle	20'- 30' x 15'- 25'	Low
Magnolia grandiflora	Southern Magnolia	30'- 50' x 20'- 30'	Moderate
Pyrus calleryana 'Aristocrat'	Aristocrat Pear	25'- 30' x 25'- 30'	Moderate

Botanical Name	Common Name	Ht. / Spread	Water Use
PEDESTRIAN PATHWAY			
Arbutus 'Marina'	Marina Madrone	25'- 35' x 15'- 30'	Moderate
Butia capitata	Pindo Palm	15'- 25' x 12'	Moderate
Erythrina coralloides	Naked Coral Tree	25'- 40' x 25'- 35'	Low
Phoenix dactylifera 'Medjool'	Medjool Date Palm	40'- 50' x 25'	Low
Roystonea regina	Royal Palm	30'- 40' x 20'	(Info not available)
INTERNAL ACCENT TREES			
Brahea species	Mexican Blue/Guadalupe Palm	20'- 30' x 12'	Low
Cercis canadensis 'Forest Pansy'	Forest Pansy Redbud	20'- 25' x 20'- 25'	Moderate
Dalbergia sissoo	Indian Rosewood	30'- 40' x 20'- 25'	Low
Elaeocarpus decepiens	Japanese Blueberry Tree	15'- 20' x 15'- 20'	Moderate
Lagerstroemia x fauriei	Crape Myrtle	20'- 30' x 15'- 25'	Low
Spathodea campanulata	African Tulip Tree	30'- 40' x 20'- 25'	Moderate
INFORMAL STREET TREES			
Arbutus 'Marina'	Marina Madrone	25'- 35' x 15'- 30'	Moderate
Koelreuteria bipinnata	Chinese Flame Tree	35'- 40' x 35'- 40'	Moderate
Pistachia chinensis	Chinese Pistache	30'- 40' x 35'- 40	Moderate
Platanus racemosa	California Sycamore	50'- 60' x 30'- 40'	Moderate
COMMUNITY ACCENT TREES			
Pinus torreyana	Torrey Pine	50'- 60' x 40'- 50'	Low
Platanus racemosa	California Sycamore	50'- 60' x 30'- 40	Moderate
SCREEN & BUFFER TREES AND TIMBER BAMBOO			
Arbutus 'Marina'	Marina Madrone	25'- 35' x 15'- 30'	Moderate
Bambusa spp.	Timber Bamboo	25'- 50' X 10'- 20'	Moderate
Dalbergia sissoo	Indian Rosewood	30'- 40' x 20'- 25'	Moderate
Feijoa sellowiana	Pineapple Guava	15'- 20' x 15'- 20'	Low
INTERIM PARKING CANOPY TREE			
Tipuana tipu	Tipu Tree	40'- 60' x 50'- 70'	Moderate
Ulmus parvifolia	Chinese Evergreen Elm	35'- 40' x 435- 40'	Moderate

8.1 PLANT LIST CONTINUED

Botanical Name	Common Name	Ht. / Spread	Water Use
TURF			
Paspalum spp.	Seashore Paspalum Sod	-	Moderate
PERIMETER SHRUBS			
- Taller			
Arbutus unedo 'Compacta'	Dwarf Strawberry Tree	8' x 8'	Low
Bougainvillea spp.	Bougainvillea (shrub form)	4'- 6' x 8'- 12'	Low
Callistemon spp.	Bottlebrush	3'- 12' x 3'- 8'	Low
Phormium tenax hybrids	New Zealand Flax	3'- 6' x 3'- 6'	Low
Pittosporum tenuifolium hybrids	Hybrid Kohuhu	4'- 20' x 4' - 8'	Moderate
Rhaphiolepsis ssp.	Yeddo/India Hawthorn	3'- 5' x 3' 5'	Moderate
- Shorter			
Abelia prostrata	Dwarf Abelia	3' x 5'	Moderate
Ceanothus cultivars	Carmel Creeper	3'- 5' x 5'- 12'	Low
Coleonema pulchrum 'Compacta'	Dwr. Pink Breath of Heaven	3' x 4'	Moderate
Cotoneaster 'Lowfast'	Lowfast Cotoneaster	2' x 8'	Moderate
Hemerocallis spp.	Daylily	2'- 3' x 2'- 3'	Moderate
Lantana spp.	Lantana	3'- 4' x 4'- 8'	Low
Lomandra longofolia	Dwarf Mat Rush	3' x 3'	Moderate
Senecio spp.	Senecio	2' x 3'- 5'	Low
Trachelospermum spp.	Star Jasmine	2' x 3'- 5'	Moderate

Botanical Name	Common Name	Ht. / Spread	Water Use
CORE AREA PLANTINGS			
- Taller			
Bambusa spp.	Timber Bamboo	25'- 50' X 10'- 20'	Moderate
Chondropetalum tectorum	Cape Rush	4' x 5'	Moderate
Duranta repens hybrids	Sky Flower	2'- 6' x 2'- 5'	Moderate
Phormium tenax hybrids	New Zealand Flax	3'- 6' x 3'- 6'	Low
Pittosporum tenuifolium hybrids	Hybrid Kohuhu	4'- 20' x 4' - 8'	Moderate
Rhaphiolepsis ssp.	Yeddo/India Hawthorn	3'- 5' x 3' 5'	Moderate
- Shorter			
Annual / Perennial color accents	seasonal/to be determined	1-3' x 1' 3'	High
Agapanthus africanus hyrbrids	Lily of the Nile	2'- 4' x 2'- 4'	Moderate
Aloe spp.	Aloe	2'- 5' x 2'- 5'	Low
Dietes spp.	Fortnight Lily	3'- 4' x 3'- 4'	Moderate
Euonymus microphylla japonica	Box Leaf Euonymus	2' x 3'	Moderate
Liriope spp.	Lily Turf	2'- 3' x 3'	Moderate
Lomandra longofolia	Dwarf Mat Rush	3' x 3'	Moderate
Rosa spp.	Shrub Rose	2'- 4' x 3' 4'	Moderate
Strelitzia reginae	Bird of Paradise	4' x 3'- 5'	Moderate
Trachelospermum spp.	Star Jasmine	2' x 3'- 5'	Moderate
- Vines			
Distictis spp.	Trumpet Vine	-	Moderate
Ficus pumila	Creeping Fig	-	Moderate
Parthenocissus Ttricuspidata	Boston Ivy	-	Moderate