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## **MIXED-USE**

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### **INTRODUCTION**

This chapter builds upon City Council adopted policies set forth in the Strategic Framework Element (SFE) and further developed in the General Plan update. A series of policies are established in these documents that set the framework for new neighborhoods designed with a mixture of land uses that promote walkability, social interaction and a sense of place. This chapter provides guidelines for implementation of SFE policies during the transition of land uses in areas of the Navajo community that are suitable for mixed-use development.

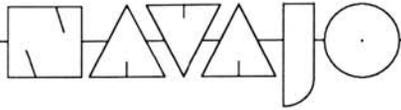
Mixed-use centers within the Navajo community are intended to contain commercial, office, retail and residential land uses in close proximity so as to encourage pedestrian activity, economic diversification, and increased reliance on bicycle, bus, and trolley use. This will include higher-density residential development to serve many market segments, along with a mix of commercial, retail, civic and recreational uses to serve the overall community.

In providing for an increased supply of housing and employment opportunities, development plans for mixed-use projects should focus particular attention on the pedestrian scale and architectural design of buildings, usable public gathering spaces, and tree-lined streets and other neighborhood amenities.

The SFE defines the future direction of land use transitions within the Navajo community in Grantville. Specifically, the SFE defines the area surrounding the Grantville Trolley Station and northward along Mission Gorge Road as a potential Subregional District, recommending a mix of uses that include residential, commercial, retail, open space and other community-serving uses compatible with the area's future use, occupancy and social environment. A Subregional District, as defined in the SFE, is a major employment and/or commercial district containing corporate or multiple-use office, industrial, and retail uses with some adjacent multifamily residential uses. Where appropriate, the collocation of medium- to high-density residential uses with employment could occur.

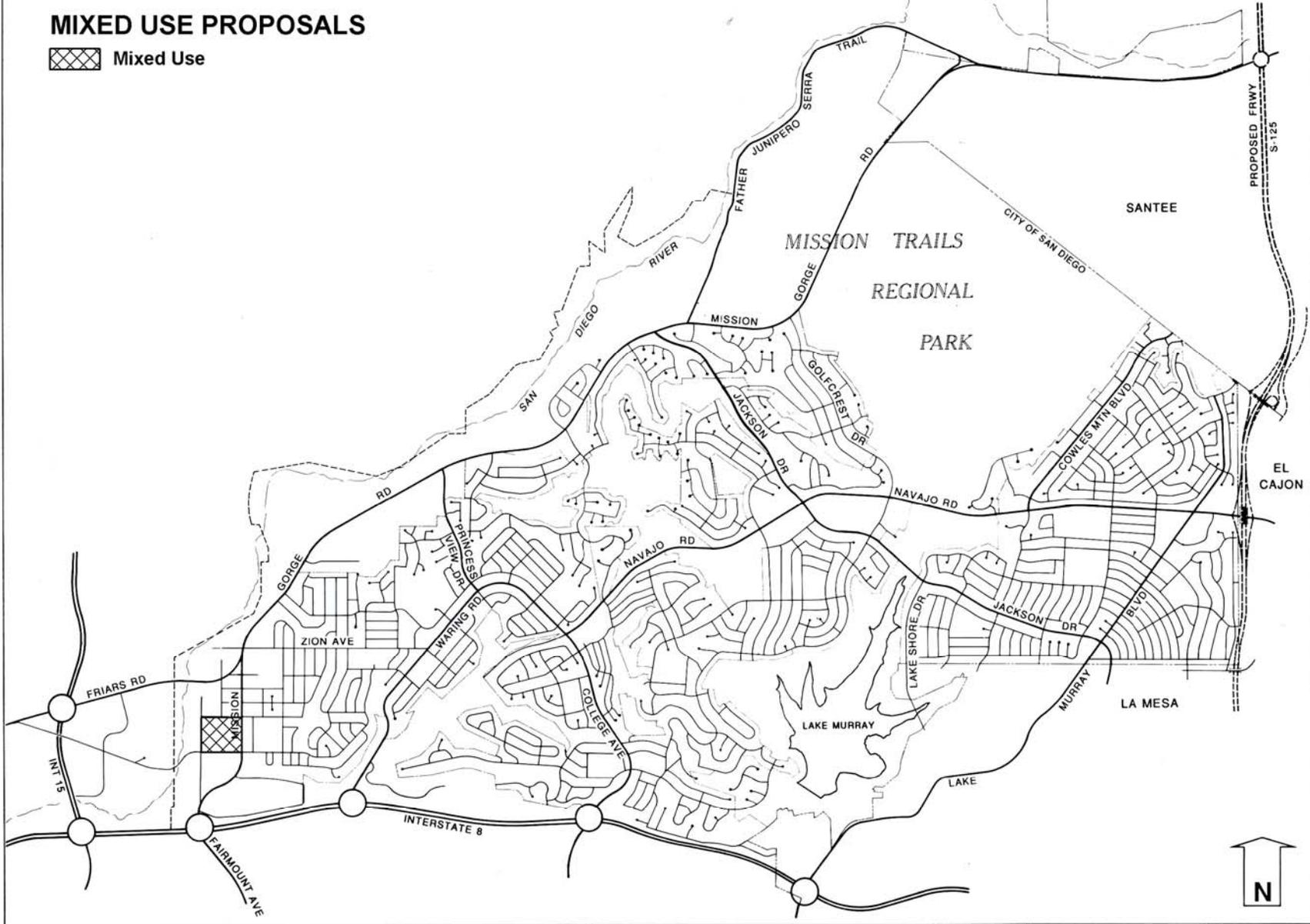
Within the Subregional District are Urban Village Centers, Neighborhood Village Centers and Transit Corridors that will be higher density/intensity areas characterized by a cluster of employment, residential, and regional and subregional commercial uses that maximize walkability and support transit. These types of mixed land uses are encouraged to create live, work, shop, and recreate environments and more pedestrian-oriented social and economic neighborhood centers, which are conducive to transit use and can reduce dependence on automobiles for single-purpose trips.

The Mission Gorge Road area, south of Friars Road, is designated in the SFE as a Transit Corridor to promote economic revitalization and diverse retail and other small business opportunities that will create a more "Main Street" ambiance for the Grantville neighborhood. The SFE recommends that revitalization be assisted through plan designations



# MIXED USE PROPOSALS

 Mixed Use



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and zoning that permits a higher intensity of mixed-use development. The mix of uses could include some combination of residential over storefront businesses, retail, office and other employment uses, or higher-density residential development. The applicable density ranges are medium to high density for residential uses. In addition to providing valuable new housing, increased residential densities provide a built-in population base to support the local street level businesses. A high level of transit service and a variety of streetscape improvements will also characterize these transit corridors.

In the future, more areas within Navajo may be designated as Neighborhood Villages, Community Villages and Urban Villages. This new Mixed-Use Element sets the framework for new infill development of these areas and provides guidelines to implement design standards to ensure compatibility with existing development in the Navajo community. In general, Neighborhood Villages are expected to allow development with a residential density above 15 dwelling units per acre and .25+ Floor Area Ratio (FAR); and Community Villages and Urban Villages may allow a residential density above 30 dwelling units per acre and .25+ FAR. The upper range of density and FAR in these designations may be limited by adopted community plans and implementing ordinances. As new projects are proposed and/or master plans are created, more specificity will be included in this element to assist in the implementation of those projects. The new Mixed-Use Community Plan Implementation Overlay Zone (CPIOZ) defines the sequence of procedures and the design standards to be followed to bring new developments forward.

## **EXISTING CONDITIONS**

In 2005, a new Grantville Trolley Station opened in the Navajo Community on Alvarado Canyon Road. It is expected that the trolley station will become increasingly frequented by Navajo residents, employees and visitors. This will contribute to an enhanced quality of life, a reduction in additional traffic congestion over time, improved local air quality, and an opportunity for residents and visitors to engage in more frequent pedestrian-oriented and transit-reliant excursions.

Mission Gorge Road, which provides a primary access route south from Friars Road to the Grantville Trolley Station, is developed with a mix of mostly older commercial and industrial buildings containing a variety of auto-dependent commercial service uses. Many properties in the area are occupied by outdated and deteriorated buildings, lack adequate parking and landscaping, and are in need of substantial capital reinvestment to stimulate economic development and create a more attractive and pleasant environment. Existing industrial zoning south of Friars Road has not adequately accomplished the objective of the existing CPIOZ, which is intended to “encourage industrial development and redevelopment which will capitalize on the area’s central location within the metropolitan area.”

Because of the age and declining physical condition of the industrial properties, many of which have already been converted to office or storage facilities, this area was identified by the SFE as prime for neighborhood revitalization with a more lively mix of employment, commercial, higher density residential, and civic uses.

A shift in land uses to accommodate a mixed-use development would allow many of the properties containing outdated buildings and uses to be better utilized. This would add more appropriate residential, workforce, and local population-serving retail, as well as new, quality commercial uses to the area. Over time, this would shift this portion of Grantville away from the industrial designation that no longer serves the needs of current and projected future market conditions. Industrial uses will continue to be designated in Navajo further to the north along Mission Gorge Road and be concentrated in a technology park, currently envisioned for future development, where the high quality design guidelines and development standards of the industrial CPIOZ can be accomplished.

The Urban Village Center designation for the Centerpointe property encourages “an intensive mix of employment, commercial and higher density uses near transit hubs.” The City of San Diego Progress Guide and General Plan’s Urban Design Element and Transit-Oriented Development (TOD) Guidelines provide further direction for mixed-use environments. The new Mixed-Use CPIOZ additionally defines the sequence of processes and the design standards to be followed to bring new developments and redevelopments forward.

## **OBJECTIVES**

The principal objective for the mixed-use designation in Navajo is to:

**PROMOTE WALKABILITY AND A NEIGHBORHOOD ENVIRONMENT BY THE INTEGRATION OF EMPLOYMENT, RESIDENTIAL, AND REGIONAL AND SUBREGIONAL COMMERCIAL USES.**

To achieve this principal objective, the following additional objectives were also adopted:

- Mixed-use developments are intended to provide a mix of housing, jobs, shopping, commercial services and public or semi-public open space in a land use plan that implements the vision and values of the City’s Strategic Framework Element.
- Promote higher residential densities in the mixed-use areas. The higher residential densities will provide more housing with variations in dwelling unit sizes or occupancies in close proximity to public transportation, which will facilitate the reduction of traffic congestion and help improve local air quality.
- Mixed-use developments should include variations in dwelling unit sizes or occupancies. Smaller unit sizes for student, workforce and senior housing would be appropriate.
- Multifamily residential above commercial is highly encouraged, as is upper-floor office or other non-retail commercial uses.
- Develop pedestrian-oriented commercial land uses and minimize automobile access points along major thoroughfares. Commercial and mixed-use buildings should provide direct pedestrian access from the sidewalk, have minimum setbacks, and provide parking at the rear or side of buildings, or underground.

- Ensure excellence in urban design. This excellence is defined as an attention to human-scale detail in the site planning and in the architectural scale, ensuring that transitions between uses are compatible, and that a project addresses all potential environmental impacts and possesses a high quality of aesthetic appeal.
- Ensure that there is an appropriate amount of community open space, allowing for public use based on the size of the projects to be developed or redeveloped, the proposed land uses, and the need for open space amenities in order to achieve the objectives of the mixed-use designation. The design of the open space is critical to the success and overall perception of the new mixed-use center by inviting active and regular pedestrian use.
- Create multifamily housing with high quality of design and livable environments for senior and workforce housing, student and faculty residences, and new housing products for many current residents of the community that are being priced out of suitable housing opportunities. Higher residential densities in close proximity to retail, dining, and office uses, as well as the improved opportunities for social interaction, will directly support the expansion of local businesses and services.
- Encourage projects within the mixed-use designation to develop parking management programs to share parking between residential and commercial uses.

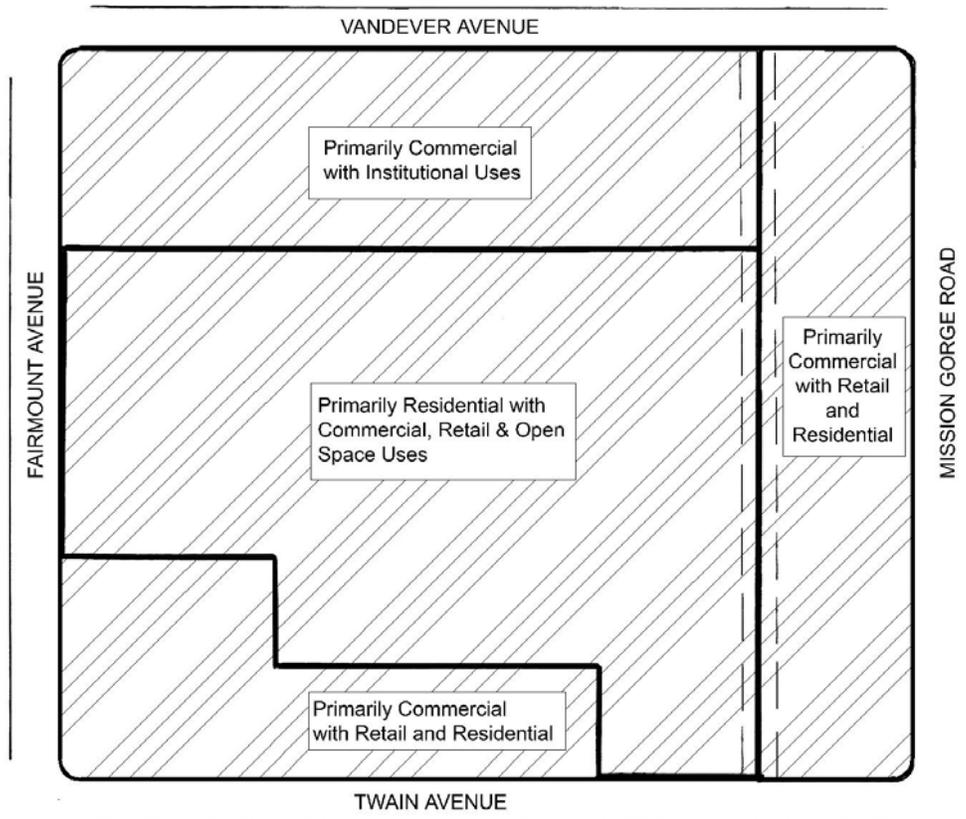
These objectives can be accomplished by encouraging the establishment of a diverse cross-section of the City's evolving residential population base, creating new opportunities for retail office, entertainment, cultural, and civic activities, and improving access to public transportation.

## **PROPOSALS**

### **General**

Based on the existing conditions and objectives identified above, the following general proposals were established to encourage mixed-use development that is compatible with the surrounding neighborhoods of the Navajo community:

- Achieve a change from a predominately low-wage, service industry job center in the Grantville area by providing a more community-serving mix of professional offices and retail businesses.
- Mixed-use should be implemented either by commercial zones with defined allowed uses or multifamily residential zones which encourage a variety of housing types and can fulfill the transition of demographics and market segments evolving within the Navajo community.
- Floor areas of new commercial projects should approach the maximum FAR of the underlying zone where economically feasible and adverse effects on nearby properties do not occur.



**Map 1: Mixed-Use Overlay Zone**

- To encourage an urban village character for multifamily and mixed-use development, minimum front yard setbacks of zero to ten feet for residential buildings and zero to five feet for buildings with commercial uses fronting on public streets, are encouraged. Off-street parking shall not be permitted between the street and the front of any building.
- The Centerpointe at Grantville project proposes to rezone approximately ten acres from an industrial zone to a multifamily residential zone. Other adjacent properties within the block bordered by Mission Gorge Road, Twain Avenue, Fairmount Avenue and Vandever Avenue, for which a rezone to permit multifamily residential use has not been requested by the property owner, shall retain their existing industrial zone. However, when redeveloped, multifamily residential and/or commercial zoning shall be applied, and redevelopment shall be consistent with the Mixed-Use CPIOZ designation, San Diego Municipal Code, and the objectives of the adopted Strategic Framework Element and General Plan.

## **Community Plan Implementation Overlay Zone (CPIOZ)**

Compliance with these supplemental regulations will be determined pursuant to Process One (CPIOZ Type A) in accordance with the procedures of the Community Plan Implementation Overlay Zone (Municipal Code Article 2, Division 14).

Development proposals that do not comply with the following supplemental development regulations but comply with the regulations of the underlying zone shall be required to obtain discretionary approval of a Site Development Permit (Process Three). Examples of proposals that would follow a discretionary process would include land uses that are allowed in the underlying zone but are not consistent with the Objectives stated in this mixed-use element, and proposals containing design deviations from the CPIOZ Type A design guidelines. Applications for a CPIOZ Type B permit or a Site Development Permit shall meet the purpose and intent of the regulations of the underlying zone and the supplemental development regulations. Exceptions from these regulations may be granted by the Planning Director in accordance with the procedures of the Community Plan Implementation Overlay Zone (Municipal Code Article 2, Division 14).

Applications for a CPIOZ Type B permit will require a discretionary review process and should address: 1) the design and compatibility of the project in relation to surrounding development, including conformance with the design guidelines of the mixed-use element. Projects may propose design solutions that differ from, but are of equal or higher quality to the design concepts set forth in the mixed-use element; 2) the ability of Mission Gorge Road and adjacent streets in Grantville to accommodate additional travel demand; and 3) the opportunity for instituting travel demand management strategies such as participation in a transportation demand association.

If a Planned Development Permit or Conditional Use Permit is requested or required by Section 126.0602 of the Municipal Code, the decision shall be made in accordance with Process Three. Minor modifications to an approved development permit may be submitted to the Planning Director to determine if the revision is in substantial conformance to the submitted permit in accordance with Section 126.0112 of the Municipal Code. Amendments to an approved development permit would be processed in accordance with Section 126.0113 of the Municipal Code. If a zone reclassification is necessary to allow the land uses proposed for the mixed-use development, the project would require a Process Five decision.

Properties along Twain and Fairmount avenues that are not part of the Centerpointe at Grantville Site Development Permit will not be concurrently rezoned as part of the adoption of the mixed-use land use designation. Commercial uses will be allowed to be developed within the current industrial zone with a CPIOZ Type A permit. Industrial uses allowed under the existing industrial zone will require a Site Development Permit (Process Three). Redevelopment of these properties to permit mixed-use residential and commercial projects may include a rezone to a commercial or multifamily residential zone (Process Five).

Within the area designated as mixed-use by the Navajo Community Plan, no building, improvement, or portion thereof shall be erected, constructed, converted, altered, enlarged, or

established until a CPIOZ permit is obtained. A CPIOZ permit is not required for any of the following:

- a) Interior improvements to an existing building that do not involve a change in use or provide additional floor area;
- b) Interior modifications or repairs, or exterior repairs or maintenance for which a building permit is not required.

## **Supplemental Development Regulations**

### General Design Guidelines

These broad perspective design guidelines are intended to become the basis for more finite site design, building architecture, and detailed landscape and environmental character design. The purpose here is to generate creative approaches that should guide the ultimate design and enable the transition to new land uses that are not incompatible with existing development in the project area.



### **Façade Articulation and Architectural Elements**

Areas designated for mixed-use development are intended to create pleasant places to walk, shop, live, work and relax. The enjoyment of these activities will be enhanced when the visual effects of the built environment create opportunities for interesting, interactive and lively, and rewarding pedestrian experiences.

Outdoor gathering spaces and places, such as eating areas, plazas, or other public-use pedestrian spaces, should be used to create a traditional village atmosphere and be furnished with amenities such as benches, awnings, umbrellas, textured hardscape, trellis plants, planter boxes and other ornamentations.

Public art should be encouraged to be included in the project and artists should be engaged in the project-level development as a team member working with the architects, landscape architects, land planners, and engineers. This would include use of artists and design professionals to work with the development team from the concept phase throughout the duration of the design development phases.

Pedestrian access should be encouraged throughout the project through the incorporation of a double row of street trees, sidewalks throughout the project where needed to provide access to primary building entries and to connect with common areas, urban furniture of a consistent theme, and ground level transparency on all buildings that front on the surrounding public street frontages. Provide on-street parking and locate required parking in side or rear yards, or underground, but not within the front yard. These design features will enhance the walkability of the project and promote non-vehicular use to reduce traffic congestion and promote improved local air quality.



**Walkable Streets**

The area should be developed as an extension of the existing street and block fabric of the Grantville area. New streets should be at grade with the existing streets. New streets, whether publicly or privately designated, should look, feel, and function as a public street.

Building materials and architectural details should reinforce the character of revitalizing a neighborhood where function and size are secondary to form and proportion in creating visually stimulating urban environments.

A subtle consistency of harmonious forms, each containing unique elements of architectural detail and scale, is desired but should not become repetitive or formulaic.

Architecture of franchise commercial shops and restaurants should not be based on off-the-shelf designs required to be followed by all franchisees, but rather adaptations expressing accepted traditional or blending designs to complement the larger neighborhood.

Colors for the architectural materials should relate to the soil and shrubs found in the nearby San Diego River open space. Buildings with towers should, however, strive to relate to the sky colors instead, while lower buildings should relate to the earth tones and natural landscaping of the environment.

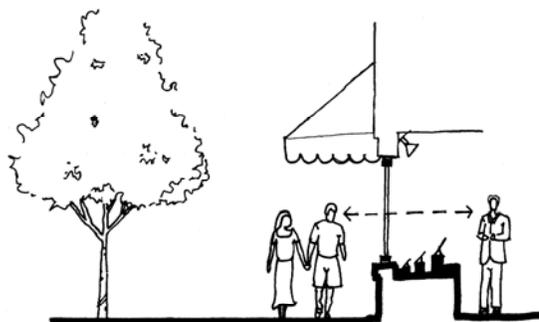
The City's Urban Design Element, which guides mixed-use development in Village Centers and Transit Corridors, shall be used in the project design to support walkability, strengthen connectivity and enhance community identity.



### **Street Treatments and Building Transparency**

The village feel and comfort provided to pedestrians are enhanced by design elements provided between the curb and the street-level building walls. These elements include:

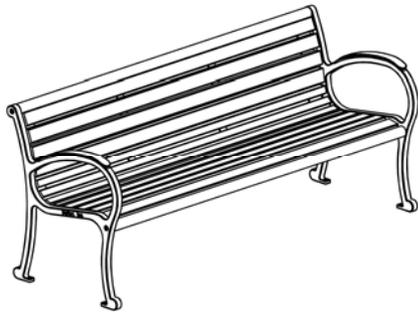
- Direct primary access and visual connections from the sidewalk to the interior of the building.



### **Retail Transparency**

- Maximum setback for new commercial uses on Mission Gorge Road, Twain Avenue, and other streets suitable for pedestrian-oriented commercial uses, should be five feet from the edge of the public right-of-way and be varied only as needed to provide public use areas such as plazas, café seating, and other amenities consistent with the objectives of the mixed-use designation.

- For non-residential buildings or portions of buildings, at least 50 percent of the total area of public-street-facing building walls must be devoted to pedestrian entrances or windows, which extends the perceived public space into the businesses and allows “eyes on the street” to increase public safety.
- Provide a continuous sidewalk separated from the curb with landscaping, tree wells, or raised planters along these streets.
- Where there is ground-floor parking, buildings shall provide enhanced façade materials such as brick, stone, stacked shale, to enhance the pedestrian experience.
- Include street furniture such as benches, trash receptacles, newsstands and lighting. The following samples or equivalent are suggested.



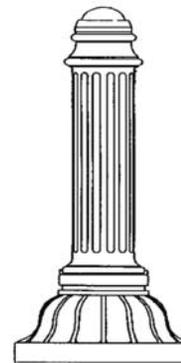
**Bench Specification  
Redwood Bench**



**Trash Receptacle Specification  
Redwood Receptacle**



**Light Standard Specification  
Sternberg Lighting**



**Light Bollard Specification  
Sternberg Bollard**

**Sample Street Furniture**

### Floor Area Ratio (FAR)

New development processed under ministerial (CPIOZ Type A) review shall not exceed the FAR of the zone. Development proposals that exceed the specified FAR shall obtain discretionary approval of a planned development permit. The discretionary review process shall address: 1) the design and compatibility of the project in relation to surrounding development, including conformance with the design guidelines of this mixed-use element; 2) the ability of Mission Gorge Road and adjacent streets in Grantville to accommodate additional travel demand generated by the proposed project; and 3) the opportunity for instituting travel demand management strategies such as participation in a transportation management association.

### Building Setback Adjacent to the San Diego River

All structures within 150 feet of the San Diego River's 100-year floodway shall be designed to step back from the floodway so that low-story buildings are adjacent to the river with the higher stories tiered away from the river. Buildings shall be set back or stepped back from the floodway at a ratio of one foot for each foot of building height with the minimum setback to be 20 feet.

### Building Setback Adjacent to Mission Gorge Road

All structures on Mission Gorge Road shall observe a maximum five-foot setback. Structures over 30 feet in height shall be set back or stepped back an additional one foot for each foot of building height over 30 feet.

### Building Transparency

Building walls for residential buildings or residential portions of buildings that face streets should include transparent walls for at least 50 percent of the first residential floor of building frontage along the street, measured from the finished residential floor elevation.

### Building Reflectivity

Glass transparency shall be a minimum of 80 percent and with a maximum light reflectivity of 20 percent.

### Equipment Enclosure

All mechanical equipment and appurtenances shall be screened on all sides so that they appear to be an integral part of the overall architectural design of the building. The screening may include grillwork, louvers, or latticework.

### Outdoor Storage

Outdoor storage is not permitted.

No merchandise, material, or equipment shall be stored or displayed on the roof of any building.

Outdoor Display

Outdoor display shall comply with Chapter 14, Article 2, Division 11 of the Municipal Code.

Loading Areas

Loading and service areas shall be located in interior side yards or rear yards only, except that no loading or service area shall be permitted between the building wall line and the San Diego River.

Refuse and Recycling Collection Areas

Refuse and recycling collection areas shall be located in interior side or rear yards only, except that no outdoor storage area shall be located between the building wall line and the San Diego River.

Refuse and recycling collection areas shall be screened with a solid six-foot fence or wall or an enclosed structure. All such fences, walls, or structures shall be of a similar material and color as the main building. Deposited materials shall not be visible from outside the screening enclosure.

Parking Requirements

No parking area shall be located between the building wall line and the San Diego River unless a landscape buffer is provided between the parking area and the required setback from the river. The landscape buffer shall be a minimum of eight feet wide and shall be planted in accordance with Section 142.0403 of the City Landscape Regulations; however, in no case shall the minimum landscape area width of eight feet be reduced by the use of a site wall.

The parking regulations in Chapter 14, Article 2, Division 5 of the Municipal Code permit reduced parking ratios for development in the Transit Area and Urban Village overlay zones. These reduced ratios may be approved for projects in the Mixed-Use CPIOZ. The shared parking requirements in Section 142.0545 should also be used when they can further reduce the required amount of parking. Minimum off-street parking for the following types of commercial uses shall be as follows:

Spaces/Square Feet of Gross Floor Area

For business and professional offices	1/400
For medical and dental facilities	1/400
For commercial uses that take access from Mission Gorge Road	1/400
For all other commercial uses	1/400

These parking requirements shall replace the parking requirements of Article 2, Division 5 of the Municipal Code. If the citywide commercial parking requirements are revised, the new standards will replace those identified above.

### Curb Cuts and Driveways

On Mission Gorge Road, south of Friars Road, one curb cut shall be permitted for each lot with frontage on Mission Gorge Road. One additional curb cut may be permitted for each 150 feet of frontage on Mission Gorge Road. No driveway shall exceed a width of 25 feet measured at the property line.

On Mission Gorge Road, north of Friars Road, curb cuts shall be in conformance with the Street Design Manual standards for primary arterials.

### Pedestrian Access

A continuous ten-foot minimum width pedestrian/bicycle path shall be provided along the San Diego River frontage within the 20-foot minimum setback.

All structures within 150 feet of the San Diego River's 100-year floodway shall provide at least one pedestrian entrance from the structure to the river path.

### Signs

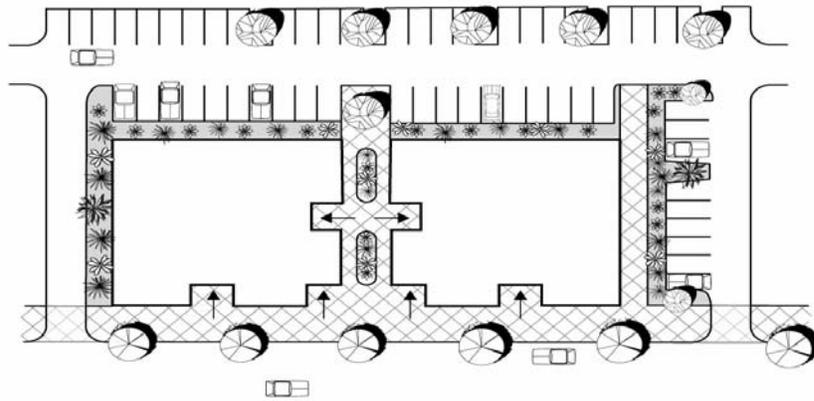
Signs shall be in conformance with the citywide Sign Regulations (Section 95.0101 et seq. and Section 142.1201 et seq. of the Municipal Code).

On Mission Gorge Road, ground signs shall not exceed the height of the building or the citywide height limit of 30 feet, whichever is less, unless they meet the definition of freeway-oriented signs in the Municipal Code.

A landscaped area shall be provided at the base of all ground signs. The size of the landscaped area shall be equal to or greater than the area of the sign face.

### Parcels Fronting onto Mission Gorge Road, Twain Avenue, and Other Streets Suitable for Pedestrian-Oriented Commercial Uses

Commercial, office, retail and residential uses of parcels adjacent to the above-mentioned streets shall have building frontage and access onto these streets and shall provide their main pedestrian entry off of these streets. Commercial, office, or retail uses shall include ground floor locations on these streets. Future improvement or redevelopment of properties fronting on these streets shall comply with these guidelines to encourage increased pedestrian use. Parking for these sites shall be located along the back or side of street-oriented buildings. Refuse collection areas shall be screened from the street.



**Pedestrian Orientation**

Landscaping

Landscaping shall be provided as required by the City Landscape Regulations. For the streets identified below, trees in the public right-of-way shall be chosen from the following species to be consistent with the predominant species in the area. Root barriers shall be installed where needed to protect water and sewer lines or other facilities.

**Tree Species**

<b><u>Street</u></b>	<b><u>Botanical Name</u></b>	<b><u>Common Name</u></b>
Mission Gorge Road	<i>Jacaranda mimosifolia</i>	Jacaranda
South of Friars Road	<i>Koelreuteria paniculata</i>	Goldenrain Tree
	<i>Brachychiton acerifolius</i>	Flame tree
	<i>Quercus ilex</i>	Holly oak
Twain Avenue	<i>Pinus canariensis</i>	Canary Island Pine
	<i>Koelreuteria paniculata</i>	Goldenrain Tree
Fairmount Avenue	<i>Brachychiton acerifolius</i>	Flame tree
	<i>Jacaranda mimosifolia</i>	Jacaranda
	<i>Koelreuteria paniculata</i>	Goldenrain Tree
Vandever Avenue	<i>Brachychiton acerifolius</i>	Flame tree
	<i>Jacaranda mimosifolia</i>	Jacaranda
	<i>Koelreuteria paniculata</i>	Goldenrain Tree

## Centerpointe at Grantville-Supplemental Development Regulations

Centerpointe at Grantville consists of approximately 12 acres and is intended to be developed pursuant to these Supplemental Development Regulations, which allow a greater variety and intensity of uses than base zoning and provides greater flexibility for creative site design. This is envisioned to result in reduced automobile dependency, increased pedestrian activity and transit use, and the creation of high-quality, interactive neighborhoods.

Buildings with primarily residential uses are to be located in the central and west portion of the site and be served from a central landscaped corridor from Fairmount Avenue for their primary vehicular and pedestrian access. These buildings may also include ground-floor retail or office uses. Mixed-use commercial and residential buildings on Twain Avenue are to serve as an example for future mixed-use development in the neighborhood. Commercial and retail uses are to be located on Mission Gorge Road and will serve as the appropriate pathway to the interior of the project in a manner that encourages pedestrian access and public activity in the central mixed-use core.

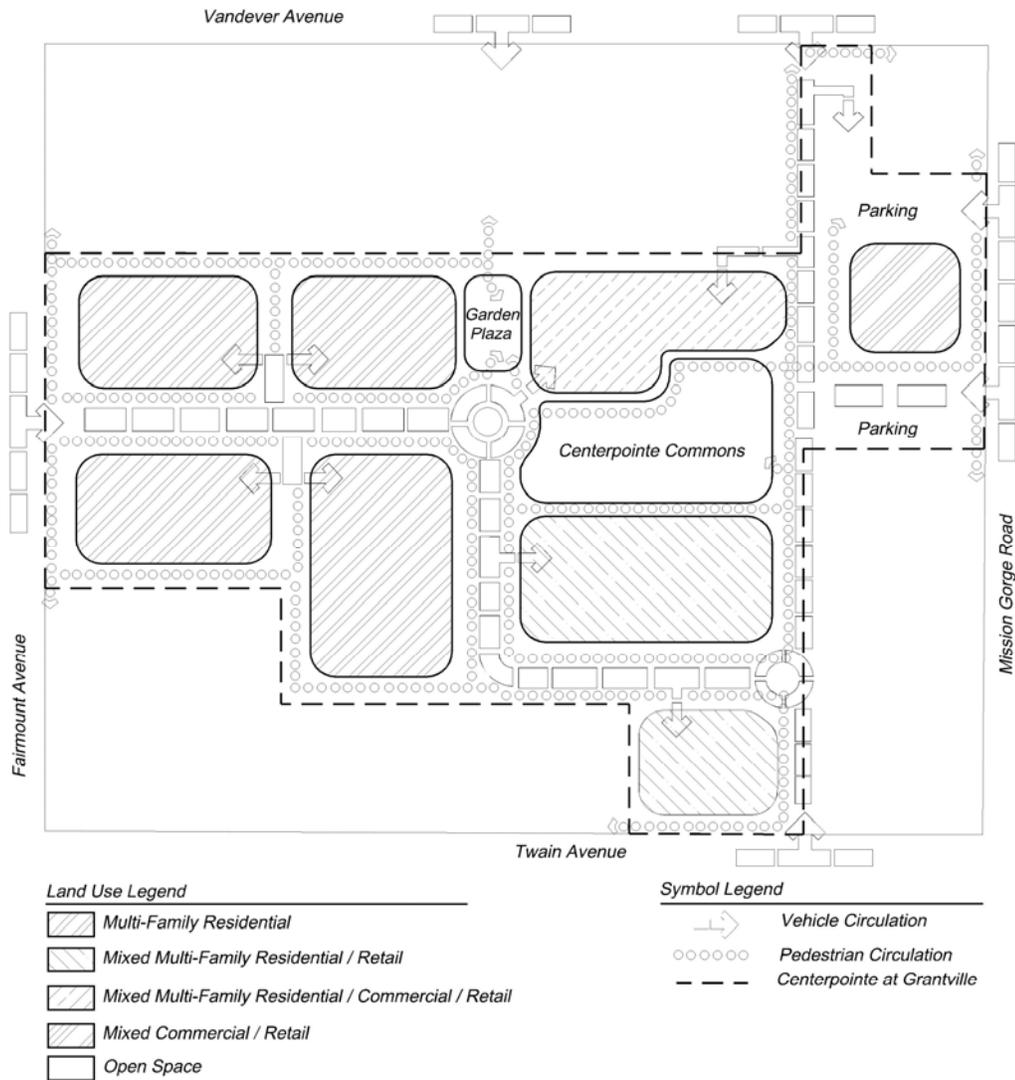
The Centerpointe Commons central open space should connect all uses and be located in the eastern portion of the site, allowing for transit and pedestrian access for the community at large. This central open space will further serve the recreational and social needs for future residents of the project.

As surrounding uses evolve, they are projected to be compatible with the Centerpointe at Grantville land uses, architectural design, and landscape and circulation elements. The design purpose and relationship of land uses are to encourage pedestrian rather than vehicular activity and to better interface the mix of uses intended by these guidelines and the Strategic Framework Element.

The land use plan for Centerpointe at Grantville is shown on Map 2.

The following land use designations apply to the Centerpointe at Grantville project:

- Multifamily Residential. Development in this designation would primarily consist of residential uses providing a mix of dwelling unit sizes and may also include special-purpose occupancy, such as for seniors, students, or workforce housing. Secondary uses may also include offices, retail and other commercial uses per the list of permitted uses, below.
- Mixed Multifamily Residential/Retail. Development in this designation would primarily consist of residential uses providing a mix of dwelling unit sizes and may also include special-purpose occupancy, such as for seniors, students, or workforce housing and shall also include offices, retail and other commercial uses per the list of permitted uses, below, some of which shall be located on the ground floor. These commercial uses are to be located along the Twain Avenue frontage and adjacent to Centerpointe Commons.



**Map 2: Centerpointe at Grantville**

- Mixed Multifamily Residential/Commercial/Retail. Development in this designation would permit a variety of mixed-use development opportunities. Residential uses may provide a mix of dwelling unit sizes and may also include special-purpose occupancy, such as for seniors, students, or workforce housing; and shall also include offices, retail and other commercial uses, with no limitation on the maximum space allotted to commercial uses, per the list of permitted uses, below, which are to be located adjacent to Centerpointe Commons. Alternatively, primarily office development may be permitted, in combination with retail, restaurant, or other commercial services to be located adjacent to Centerpointe Commons.
- Mixed Commercial/Retail. This designation is intended to accommodate retention of the existing office building on Mission Gorge Road and permit future transition to retail and commercial service uses on the ground floor per the list of permitted uses, below. Alternatively, redevelopment with primarily multifamily residential or other special-

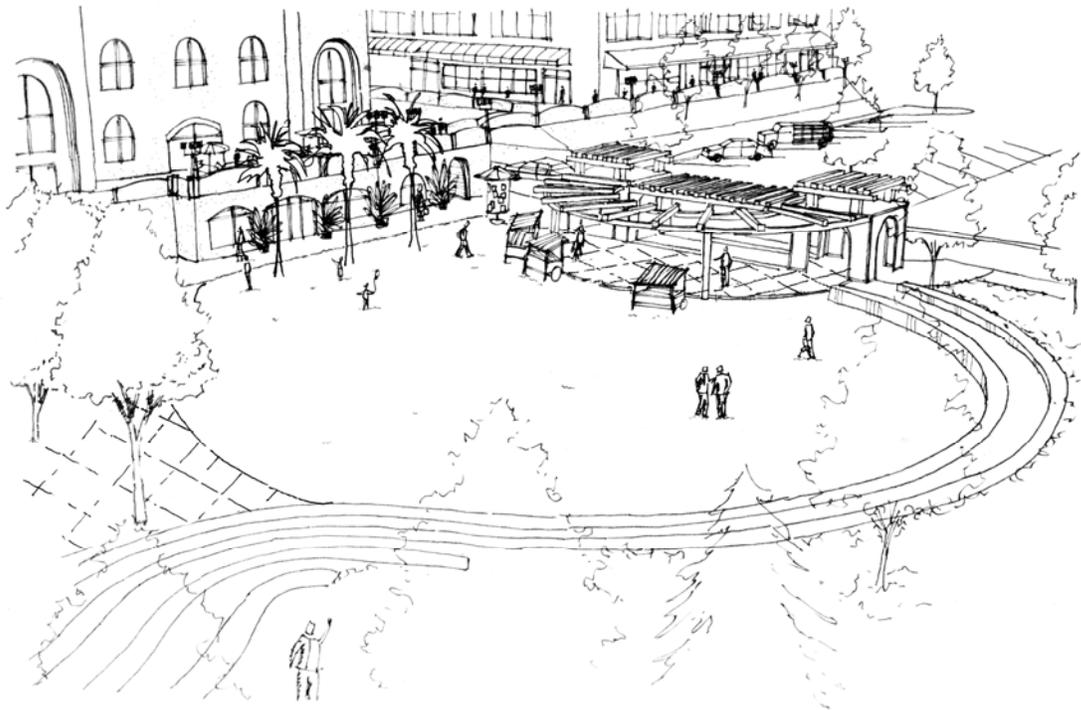
purpose residential occupancy on the upper floors, while retaining commercial uses on the ground floor, would also be permitted.

- Centerpointe Commons and Garden Plaza. The combined acreage of exterior open space available for public use shall be at least ten percent of the total acreage for the proposed project and shall consist of Centerpointe Commons, Garden Plaza and potentially other outdoor plazas and public-use gathering spaces.

The proposed development shall comply with the following provisions of the Mixed-Use CPIOZ and the RM-3-9 and CO-1-1 zones.

### Development Concept

Centerpointe at Grantville shall be developed with a mix of office and retail uses along the Mission Gorge Road frontage and a mix of commercial and residential uses along the Twain Avenue frontage in compliance with the list of permitted uses, below. Privately-owned community open space for public use shall also be included within the project and shall be improved, maintained, and managed to permit public access and use during daylight hours and at other times when commercial uses are open.



**Public Use Open Space**

## Permitted Uses

Permitted uses within Centerpointe at Grantville shall be residential and commercial, as follows:

- Multiple Dwelling Units
- Separately Regulated Residential Uses
  - Student Dormitories (C – Permitted by Conditional Use Permit and subject to compliance with Section 141.0304 of the Municipal Code, but excluding Fraternities or Sororities)
  - Home Occupations (L – Permitted subject to compliance with Section 141.0308 of the Municipal Code)
  - Housing for Senior Citizens (C – Permitted by Conditional Use Permit and subject to compliance with Section 141.0310 of the Municipal Code)
- Sales of
  - Food, Beverages and Groceries
  - Consumer Goods, Furniture, Appliances, Equipment (limited to 2,500 square feet for each premises)
  - Sundries, Pharmaceuticals, and Convenience Sales
  - Wearing Apparel and Accessories
- Commercial Services
  - Building Services (limited to 2,500 square feet for each premises)
  - Business Support (Hiring Halls are not permitted)
  - Eating and Drinking Establishments (the sale of alcoholic beverages is not permitted as a primary use)
  - Financial Institutions
  - Maintenance and Repair (limited to 2,500 square feet for each premises)
  - Personal Services
  - Pet Grooming and Pet Supplies (Pet Sales or Boarding Kennels are not permitted)
- Separately Regulated Commercial Services Uses
  - Child Care Centers (L – Permitted subject to compliance with Section 141.0606 of the Municipal Code)
  - Instructional Studios

- Outpatient Medical Clinics (N – Permitted with a Neighborhood Use Permit subject to compliance with Section 141.0615(b) of the Municipal Code)
- Private Clubs, Lodges and Fraternal Organizations
- Pushcarts on Private Property (L – Permitted subject to compliance with Section 141.0619(a) of the Municipal Code)
- Sidewalk Cafés (N – Permitted with a Neighborhood Use Permit subject to compliance with Section 141.0621 of the Municipal Code)
- Offices
  - Business and Professional
  - Government
  - Medical, Dental, and Health Practitioner
  - Regional and Corporate Headquarters
- Industrial
  - Research and Development
- Signs
  - Allowable Signs
- Separately Regulated Institutional Uses
  - Minor Telecommunication Facility (L – Permitted subject to compliance with Section 141.0405(e) of the Municipal Code)
  - Satellite Antennas (L – Permitted subject to compliance with Section 141.0405(g) of the Municipal Code)

Open spaces are to be shared amongst the uses when appropriate to achieve contiguous, functional common open space areas, and public access and use of the privately-owned and publicly-used open space outside of the confines of each building and its security requirements shall be encouraged. Management of the open space shall be provided to prohibit activities that would create a nuisance to residents, business and the local community, and to maintain public safety.

A Transit Shuttle Service is also envisioned as a permitted use to provide a transit center stop within or adjacent to the project to link other key commercial, institutional, employment and park uses with the Grantville Trolley Station. This shuttle depends on economics, community support and the workforce and residential population involvement, as well as logistical support by the Metropolitan Transit Service.

### Density and Floor Area Ratio (FAR)

Centerpointe at Grantville shall comply with the density and FAR of the RM-3-9 and CO-1-1 zones.

### Building Setbacks and Height for Residential Uses

Residential buildings shall comply with development regulations for the RM-3-9 Zone per Table 131-04G of the Municipal Code, with the following exceptions:

- Buildings fronting on the interior street (Centerpointe Circle) shall have a front yard setback of zero to ten feet. If residential uses are proposed for buildings adjacent to the Fairmount Avenue street frontage, the building setback shall be zero to ten feet and no off-street parking shall be permitted within this setback.
- Buildings within this area shall be limited to a maximum height of 75 feet, plus an additional five feet for architectural roof treatments and/or appurtenances.

### Ground Level Land Use

Ground level retail and commercial uses shall be provided along the project frontage on Mission Gorge Road and Twain Avenue and shall abide by the transparency requirements of the Supplemental Development Regulations to ensure pedestrian visibility into and out of buildings at the ground floor.



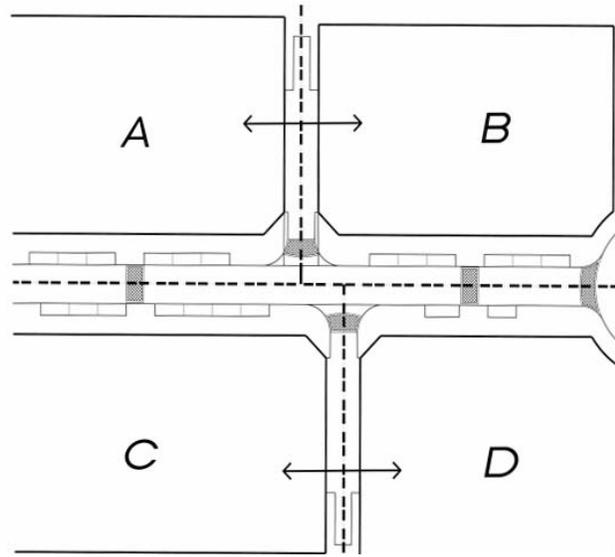
**Pedestrian Scale and Public Space**

Centerpointe Circle

Major entries of buildings shall be located fronting onto Centerpointe Circle, and individual building courtyards shall be enclosed along the property line to maintain a strong street wall continuity and to provide a clear space for pedestrian circulation.

Façade treatment should emphasize the front façade as fronting on Centerpointe Circle. Façade treatments should ensure that there is a clear definition of public open space along the street frontage.

Along Centerpointe Circle, accesses to parking and loading spaces for adjacent buildings shall be consolidated.



**Building Side Access**

Street trees shall be selected for wide canopy shape with the use of one or two varieties, to be selected according to the City of San Diego’s urban forestry list of acceptable street trees. Street trees shall be chosen for oval, rounded, or umbrella shapes to complement the pedestrian spaces and to provide needed shade along the street. Supplemental specimen trees shall be allowed to visually reduce the pedestrian scale of buildings, preferably in clusters to soften building edges and emphasize transitions amongst buildings and open spaces.

**Centerpointe Circle Street Trees**

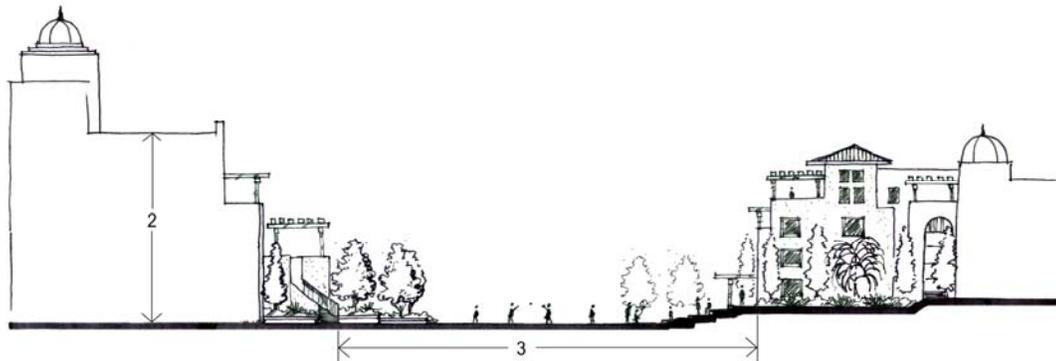
<b>Common Name</b>	<b>Botanical Name</b>	<b>Height at Maturity</b>
<b>Street Tree:</b>		
Jacaranda	<i>Jacaranda mimosifolia</i>	40 ft.
Maidenhair tree	<i>Gingko biloba</i>	50 ft.
Flame tree	<i>Brachychiton acerifolius</i>	40 ft.
<b>Accent Tree (outside of street right of way):</b>		
Raywood Ash	<i>Fraxinus oxycarpa</i> ‘Raywood’	70 ft.
Weeping Willow	<i>Salix babilónica</i>	50 ft.
Cottonwood	<i>Populus freemontii</i>	70 ft.



**Centerpointe Circle Streetscape**

Plaza/Public Access Common Areas (Centerpointe Commons and Paseos)

The ratio of adjacent buildings to open space should be a 2:3 ratio of the ground plane. The width of the open space shall not exceed 1.5 times the adjacent building height. This is intended to create urban village plazas with clearly defined open space areas that visually relate to the adjacent buildings. This means that urban village plazas should be clearly defined open spaces. These spaces are generally defined by building facades or by massing of landscaping, such as a row of specimen trees to delineate the edge of the open space. In this manner, people are able to better recognize these important neighborhood amenities as a place for public use and social gatherings.



**The Commons**

Public art should be encouraged to be located within this space and it is recommended that an artist be retained with the initial design team to ensure a seamless design of softscape, hardscape, and art.

Vehicular Accesses

Centerpointe Circle may have limited curb cuts, as denoted on Map 2. Vehicular access, parking, and curb cuts may also be made from surrounding streets, as well as delivery, visitor, emergency, and trash collection. Street trees shall be located along accesses and include broad canopy tree selections that are consistent with the Centerpointe Circle theme. Sidewalks and streetlights shall also be included on Centerpointe Circle and in the Commons, the pedestrian Paseos, and where internal accesses intersect with surrounding streets.