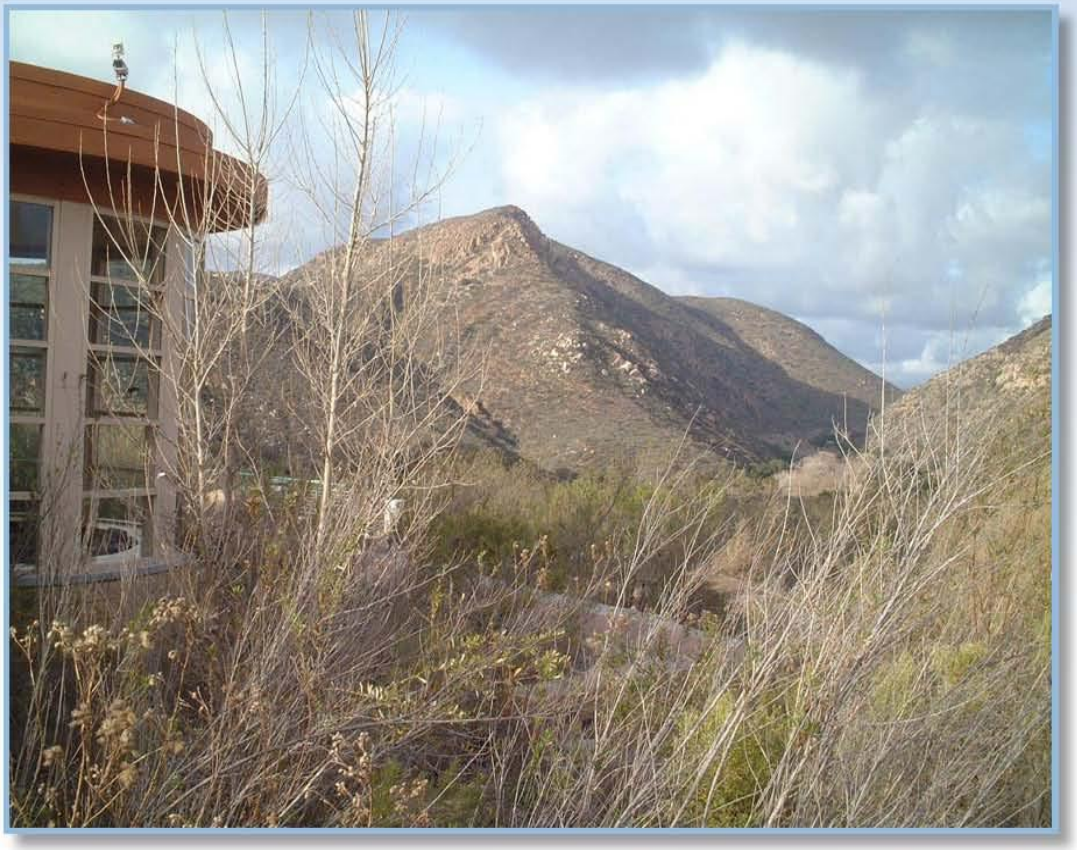

Mission Trails Design District

MISSION TRAILS

DESIGN DISTRICT ORDINANCE AND DESIGN MANUAL

SAN DIEGO RIVER PARK MASTER PLAN
PROPOSED AMENDMENTS
PTS 121886
May 2013

Printed on recycled paper.

This information, or this document (or portions thereof), will be made available in alternative formats upon request.

MISSION TRAILS DESIGN DISTRICT

The following amendments have been incorporated into this ~~March 2007~~ Month 2013 posting of this Plan:

Amendment	Date Approved by Planning Commission	Resolution Number	Date Adopted by City Council	Resolution Number
Mission Trails Design District	--	--	August 10, 1981	O-15566NS
Revisions approved for design guidelines and boundary changes	July 24, 2003	3403	September 23, 2003	R-298405
Revisions approved for San Diego River Park Master Plan language for Subarea 3	--2013	--	--2013	R---

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INTRODUCTION

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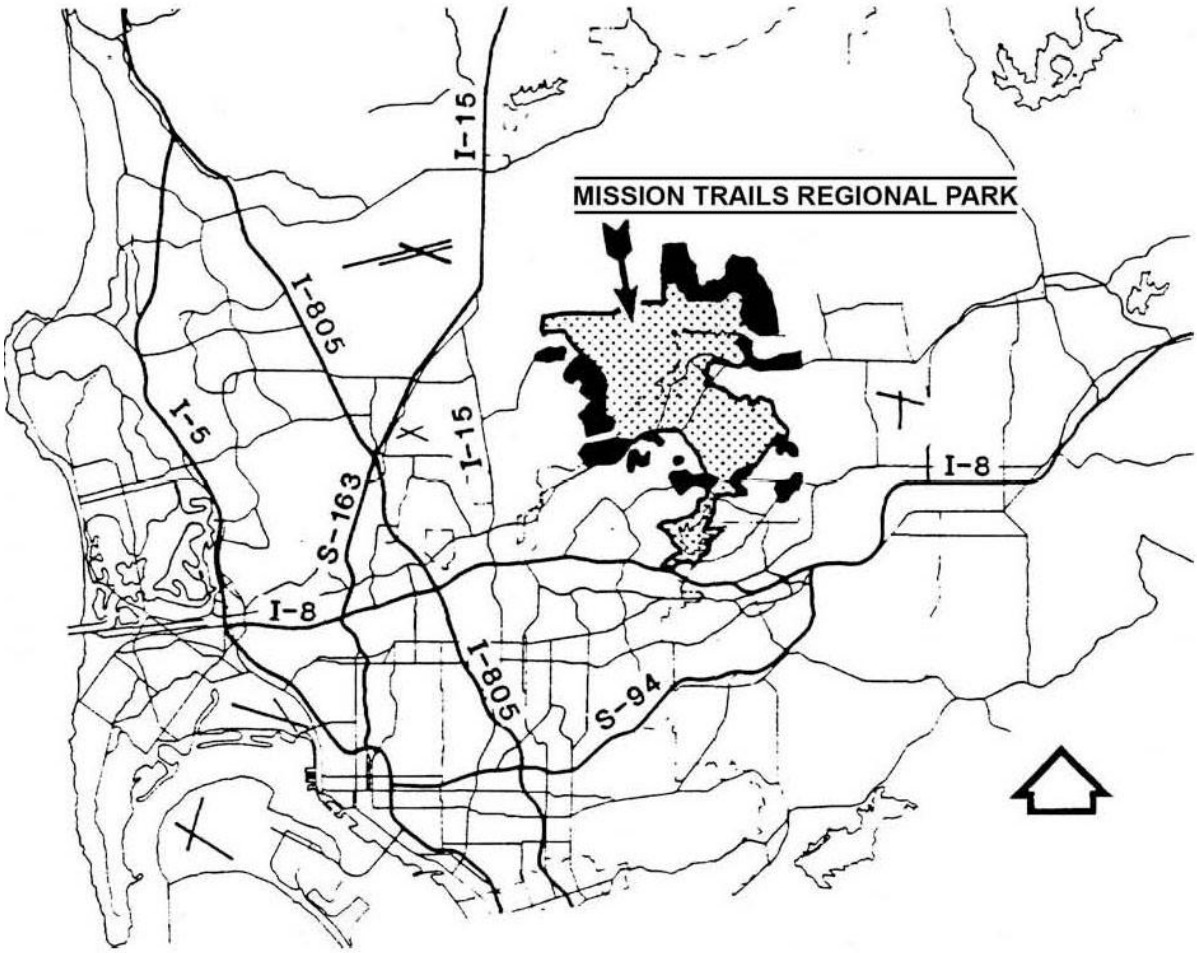
INTRODUCTION

The Mission Trails Design District Ordinance and Design Manual covers some 2,000 acres adjacent to Mission Trails Regional Park within the Navajo, Tierrasanta and East Elliott communities. The Master Development Plan for Lake Murray, Cowles and Fortuna Mountains Regional Park (now Mission Trails Park) provided the direction for the preparation of this ordinance and design manual by calling for design guidelines to control development in the sensitive areas around the Park.



The Mission Trails Design District is comprised of three subareas:

SUBAREA 1

Opportunity Areas include the commercially and multifamily residentially zoned sections of the District which could potentially redevelop according to existing zoning and the adopted community plan.

SUBAREA 2

Hillside Areas include steep, undeveloped hillsides presently under the HR (Hillside Review) Overlay zone, as well as undeveloped non-HR zoned areas contiguous to the Regional Park and HR areas.

SUBAREA 3

Mission Gorge and San Diego River Areas include portions of Mission Gorge adjacent to the Park along the San Diego River.

Design guidelines have been prepared for each subarea to assist in evaluating new development. Because most of the district is or will be developed for residential use, the design guidelines are primarily intended to assist in the evaluation of new residential development.

The guidelines developed for Subarea 1, which is primarily a commercial and multifamily residential zoned area, are designed to ensure that new development should not radically change the existing character of the surrounding neighborhood. Major concerns are the bulk, scale and height of new development.

Guidelines for Subarea 2, which is primarily the steep undeveloped hillside areas adjacent to the Park, are basically concerned with the impacts associated with hillside development and attendant grading.

The guidelines for Subarea 3 are most concerned with protecting the visual linkages to and from the park in the Mission Gorge area and implementing the San Diego River Park Master Plan Design Guidelines.

The design guidelines will be used by the Planning Department in evaluating the impact and compliance of all new development projects and permit requests within the District.

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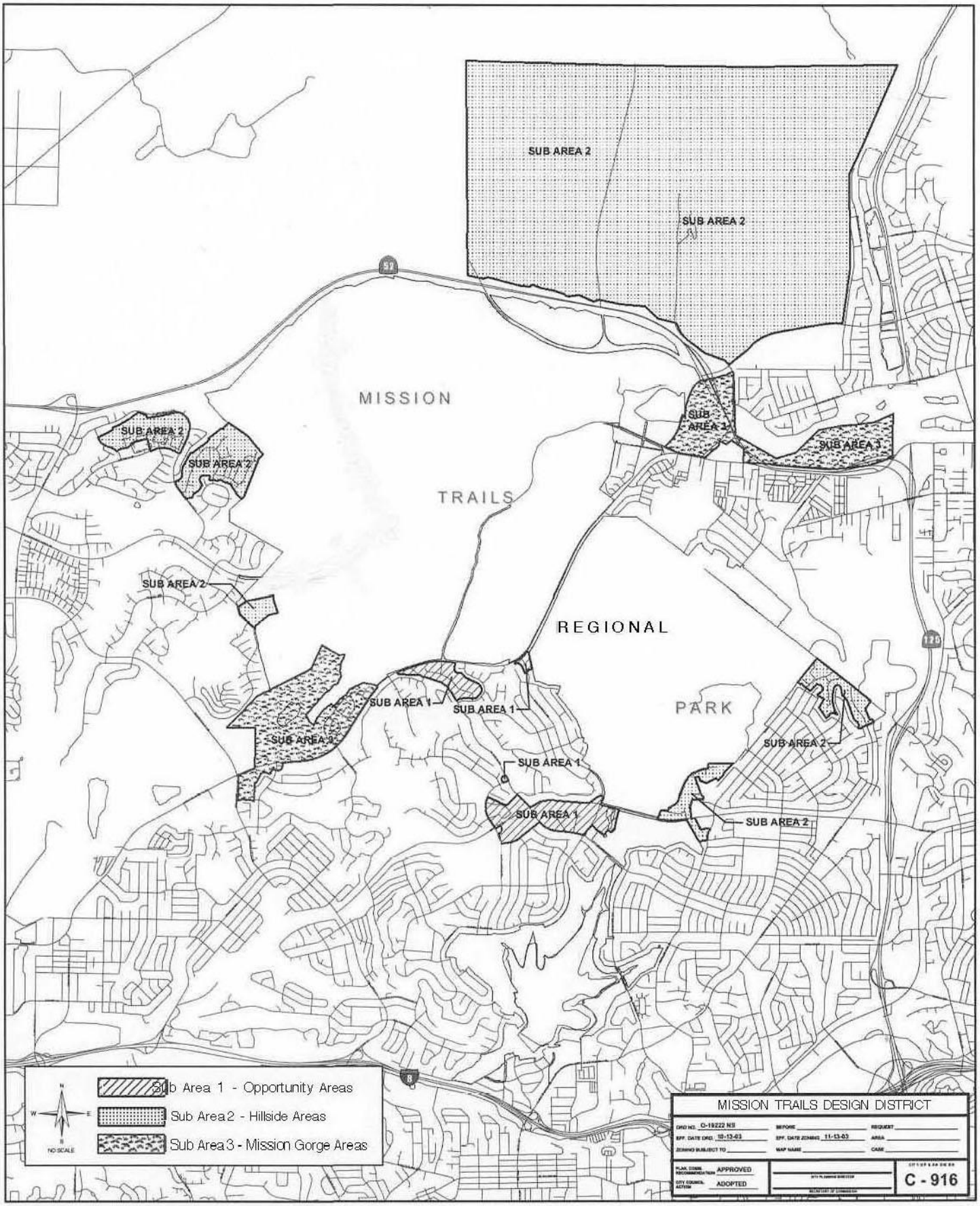
DESIGN MANUAL


SUB AREA 2
SUB AREA 2
MISSION
TRAILS
REGIONAL
PARK
SUB AREA 2
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SUB AREA 2
SUB AREA 1
SUB AREA 3
SUB AREA 2
SUB AREA 1
SUB AREA 1
SUB AREA 2
SUB AREA 1
SUB AREA 1
SUB AREA 2
Sub Area 1 - Opportunity Areas
Sub Area 2 - Hillside Areas
Sub Area 3 - Mission Gorge Areas
NO SCALE
MISSION TRAILS DESIGN DISTRICT
ORD NO. O-19222 NS
EFF. DATE ORD. 10-13-03
EFF. DATE ZONING 11-13-03
APPROVED
ADOPTED
C - 916

DESIGN MANUAL

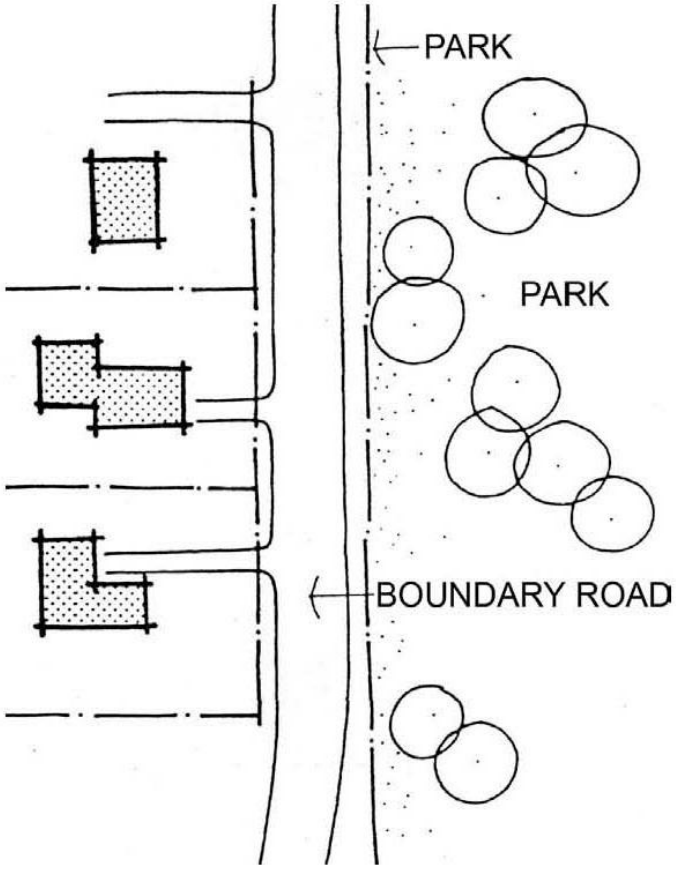
ALL SUBAREAS

The following design principles apply to all subareas within the Mission Trails Design District:

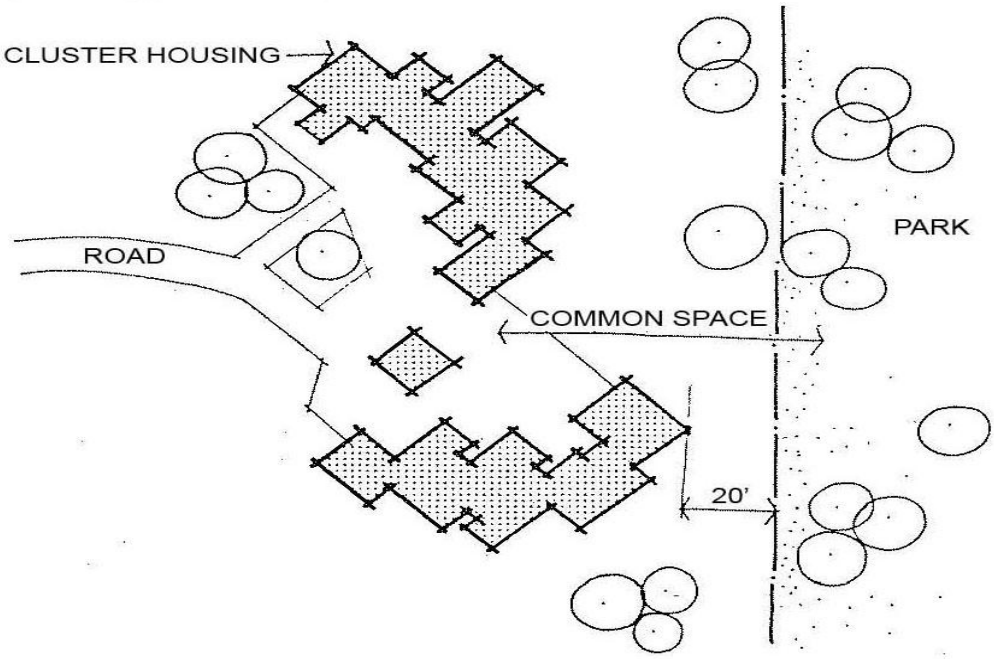
POLICY: NEW DEVELOPMENT SHOULD RELATE TO THE PARK AND EXISTING LANDSCAPING IN THE PARK.

A. New developments shall maintain contiguous public access immediately adjacent to the park edge or boundaries.

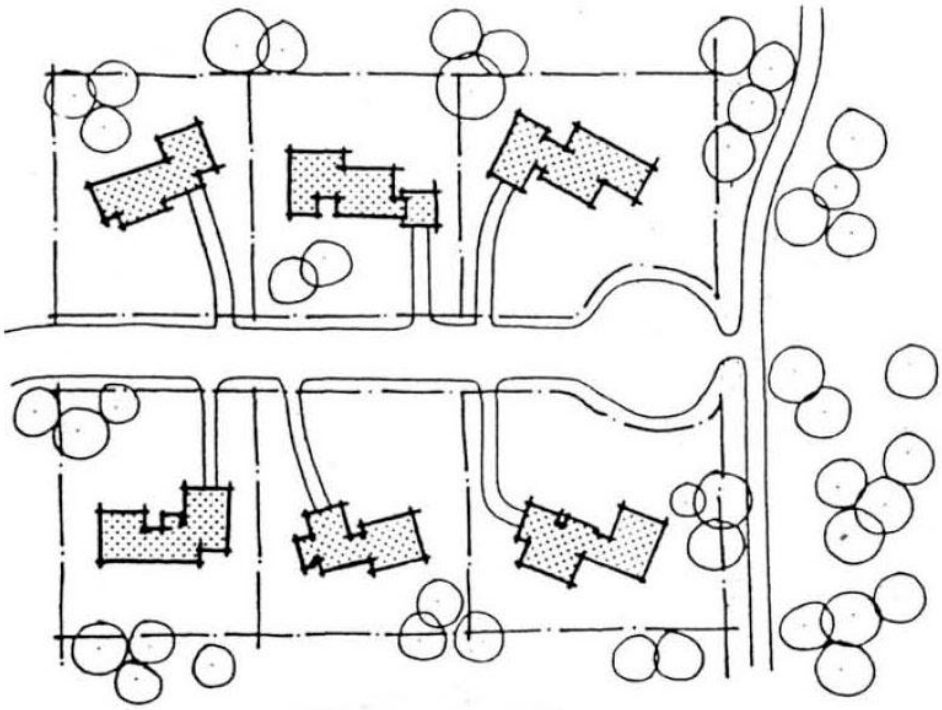
1) In a conventional subdivision, rear property lines shall not be permitted contiguous to the park boundary. Access roads or bike paths could buffer park from private yard. Wherever possible, pathways should provide linkages to trails within the park.



2) In a Planned Residential Development, common recreational/open space areas shall abut the park boundary. Private property lines shall not be permitted within 20 feet of the park's edge or boundary.



B. New development immediately abutting the park should provide open space linkages, bike/pedestrian (and equestrian if in East Elliott) access to the park.



C. New landscaping should complement the park's existing plant palette in terms of color and shape to create a landscaping transition between the park and the built environment as well as serve as a visual extension of the park. Every landscape plan shall include a design statement explaining how the landscape plan relates to the Regional Park plant environment.

D. Architectural materials and colors for new development should be designed to blend into the natural backdrop of the Mission Trails Regional Park to provide a transition from the park. Architectural materials should be chosen to complement the Regional Park environment, and natural materials such as flagstone, river rocks, wood and tile should be considered for a portion of the facade. Architectural colors for exterior facades should be chosen from the color palette of the natural soil, rocks and plant life from the Regional Park. Extreme color selections should be avoided. Exterior accent colors should be chosen from the existing park environment.

E. No structure shall exceed four stories or 50 feet in height, including screening of mechanical equipment.

F. Citywide Wireless Communication Facilities Policy 600-43. The Citywide Communications Facilities Policy should be applied to the Mission Trails Design District with the following additional guidelines and considerations.

1) Screening - All wireless communication facilities should be fully screened from public view. The screening should be in the form of appropriate facade materials when the facility will be installed as part of a building, or adequately screened by landscaping when it will be free standing.

2) Landscaping - Landscaping should be used to screen the wireless communications facility equipment proposal when necessary to minimize the visual impact of the equipment. Vertical evergreen trees should be part of the proposal to screen the equipment.

3) Views to the Park - Any new Wireless Communication Facility should be constructed to maximize public views to the park, without creating new obstructions in the view shed.

SUBAREA 1 - OPPORTUNITY AREAS

The following design principles apply to Subarea 1 of the Mission Trails Design District:

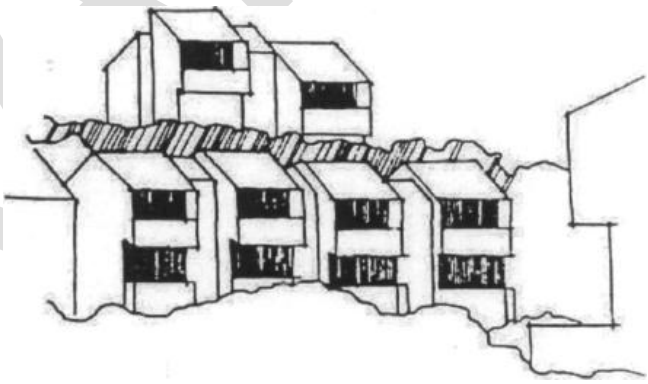
POLICY: THE SCALE OF NEW BUILDINGS SHOULD BE CONSISTENT WITH THE EXISTING CHARACTER OF THE REGIONAL PARK.

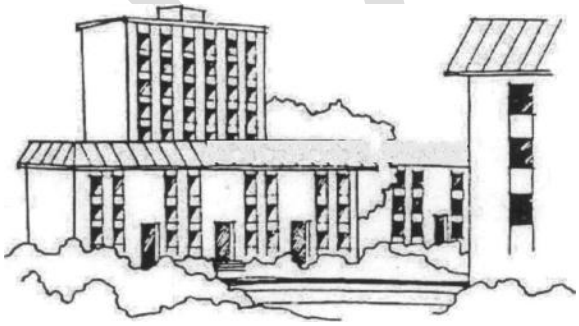
A. Relate the height of new buildings to the height of existing development.
The relationship between areas of low-profile buildings and areas of taller or more visually prominent buildings can be made more compatible if the transition in building height is gradual.
Exceptionally tall buildings immediately adjacent to low buildings usually create problems such as excessive shadows, undesirable wind tunnels, lack of privacy and view blockage.

B. Tall buildings should occur closest to centers of activity and community services to encourage economic, energy and transportation efficiency and express the functional importance of these centers.

C. Building size should be scaled to human proportion and articulated to reflect a diversity of facade elements. For example, a group of apartments should not present a bulky, monolithic appearance against the parkscape.

Example: Properly articulated buildings tend to blend well into their natural surroundings.





Example: Slab structures tend to dominate and obscure the natural surroundings.

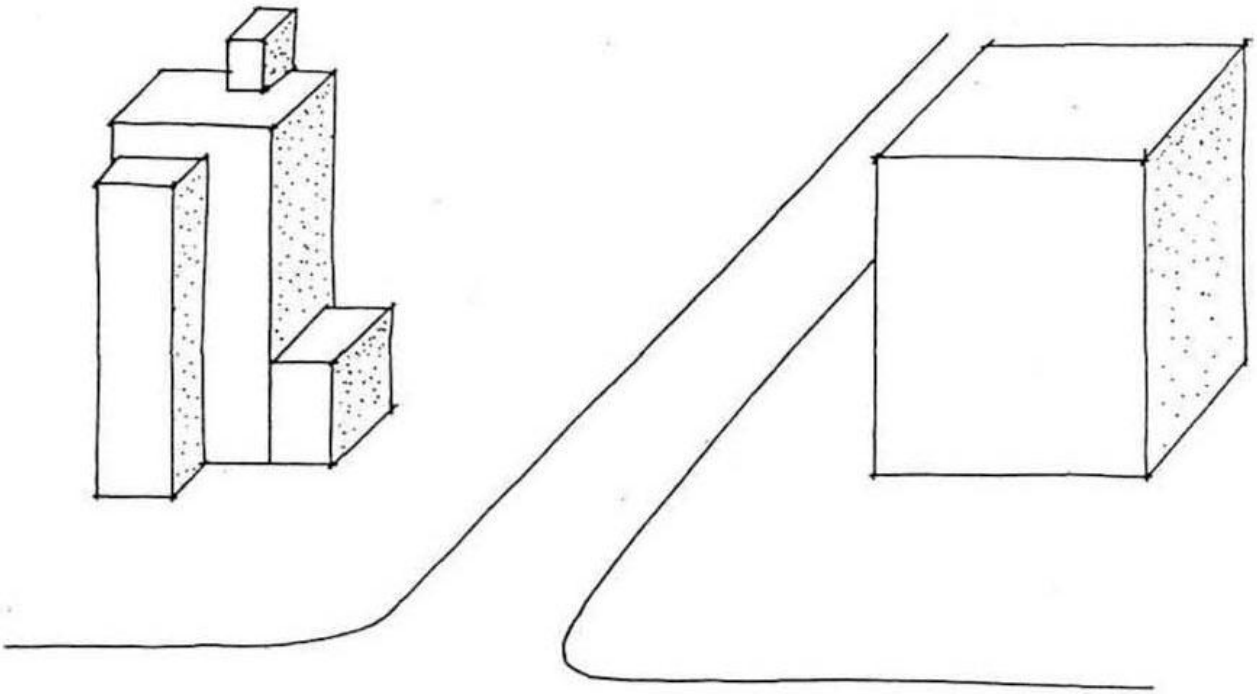
D. A building that does not share either a similar height or profile with adjoining structures should mitigate disruptive effects to a neighborhood by incorporating features of adjacent buildings.

1) Decorative features of adjacent buildings can make a new building appear a part of the contiguous theme.

2) A false front or parapet can partially disguise a building's height and give a harmonious profile with adjacent buildings.

E. The appearance of bulk in a structure should be mitigated by means of at least one and preferably a combination of the following factors so as to produce the impression of an aggregate of parts rather than a single building mass.

1) Major variations in the planes of wall surfaces, in either height or depth, that significantly alter the mass.

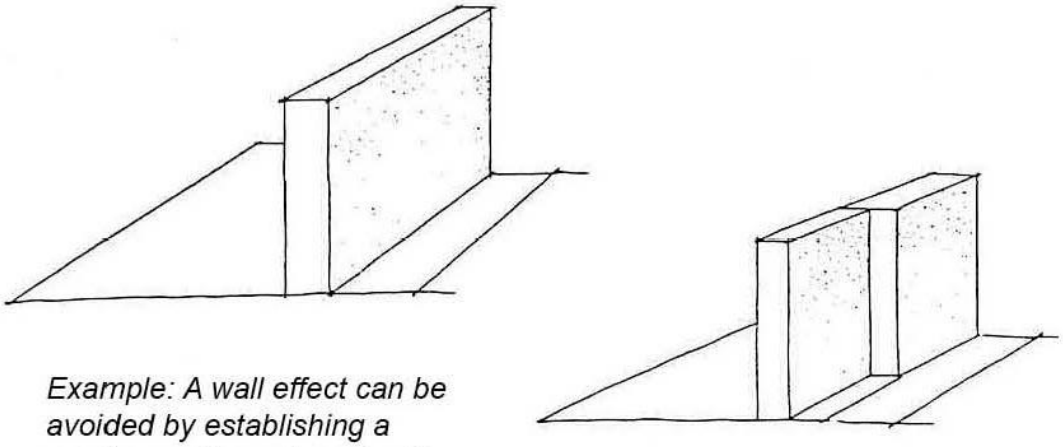


Example: Differences in the heights and depths of various portions of the building divide the mass into distinct elements, and create a transition between low- and mid-rise development.

Example: Uniform heights and depths bring attention to the building's total size.

2) Use of angled walls, and asymmetrical patterns of setbacks, use of pronounced faceting, carving or sculpturing techniques to avoid a square, boxy or flat silhouette.

3) The horizontal dimension of the plane of wall surface should not exceed 50 percent of the total dimension of the adjacent lot line.



Example: A wall effect can be avoided by establishing a maximum dimension of wall planes in relation to the lot line.

4) Building surfaces should be articulated and textured to reduce their apparent size. Buildings can be articulated with canopies, balconies, terraces, cornices, small windows and other architectural details. Buildings can be textured by using different materials, colors or facades to produce separate elements.

   a. Treat upper floors so that they actually, or seem to, set back and recede.

   b. Smaller architectural elements: Windows, cornices and other details should be not much larger than they would be on a single-family house.

F. All parking should be enclosed or underground.

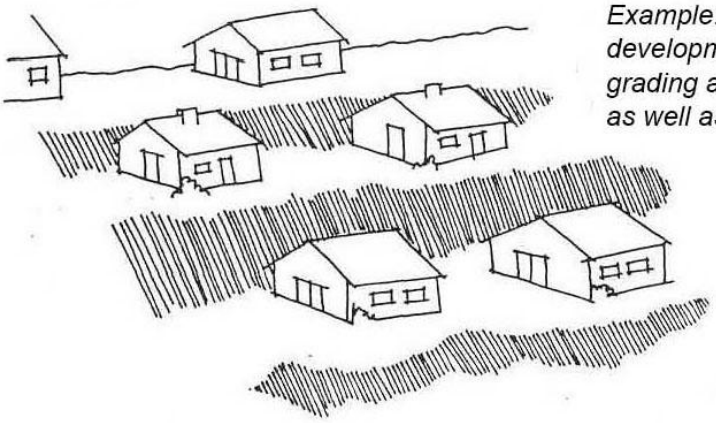
SUBAREA 2 - HILLSIDE AREAS

The following design principles apply to Subarea 2 of the Mission Trails Design District:

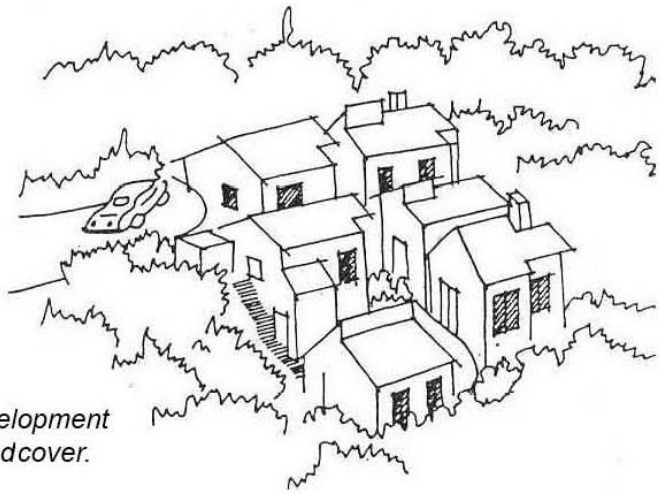
POLICY: HILLSIDE DEVELOPMENT SHOULD RETAIN THE NATURAL CHARACTER OF THE LAND.

A. LAND PREPARATION/SITE PLANNING

1) Standard prepared pads (cut and fill grading) resulting in a terraced hillside and extensive removal of natural groundcover shall not be permitted.

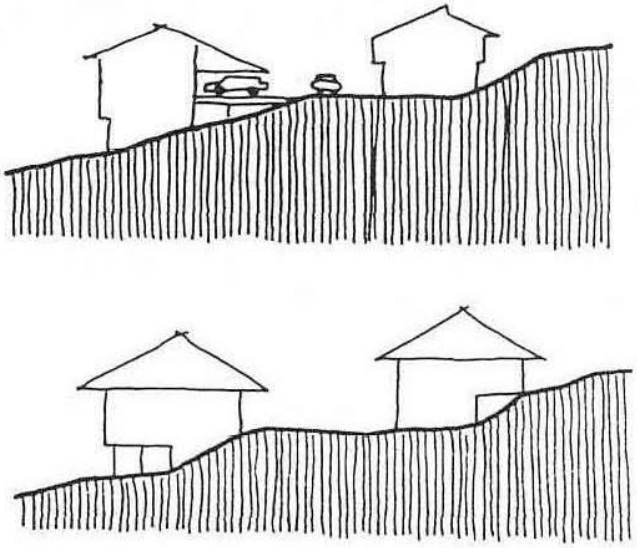


Example: Standard hillside subdivision development results in excessive grading and landform modification, as well as loss of natural groundcover.

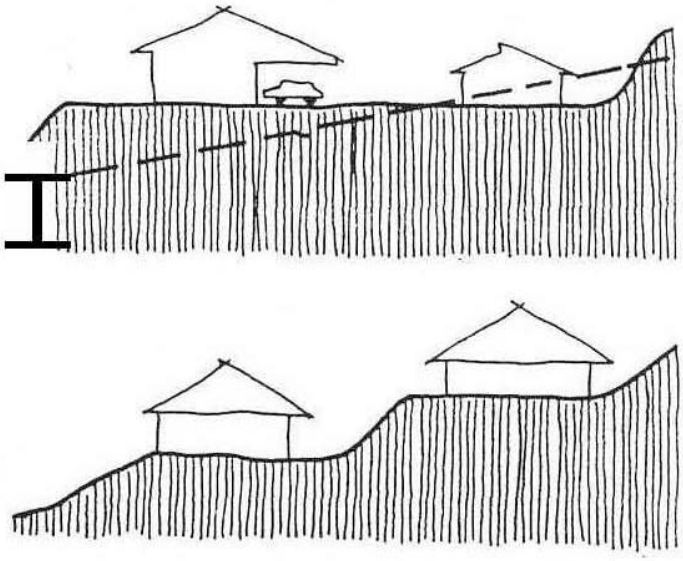


Example: Clustered and terraced development preserves natural landform and groundcover.

Example: Structures adapted to hillside conditions minimize earth moving requirements and resulting costs.

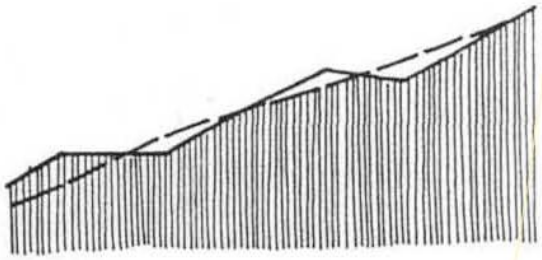


Example: Standard prepared pad – entire hillside is terraced and destroyed. The usable open land provided is minimal.

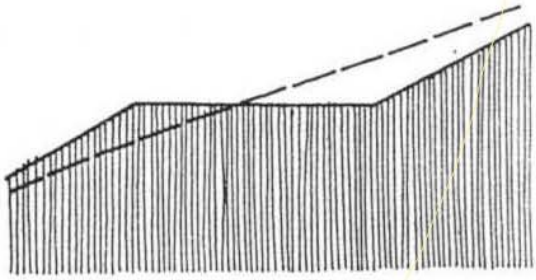


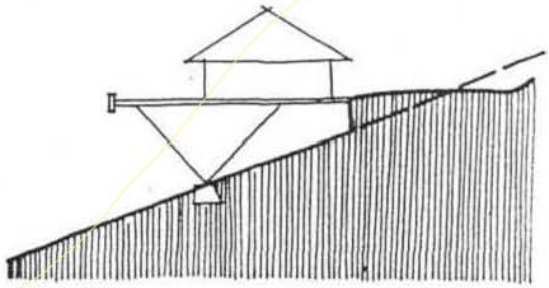
2) Where workable and appropriate, retaining walls should considered as an alternative to banks of cut and fill.

3) In steep terrain, plan buildings to fit into the hillside rather than altering the hillside to fit the buildings.

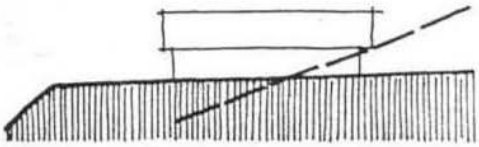


Example: Make level areas in smaller increments.



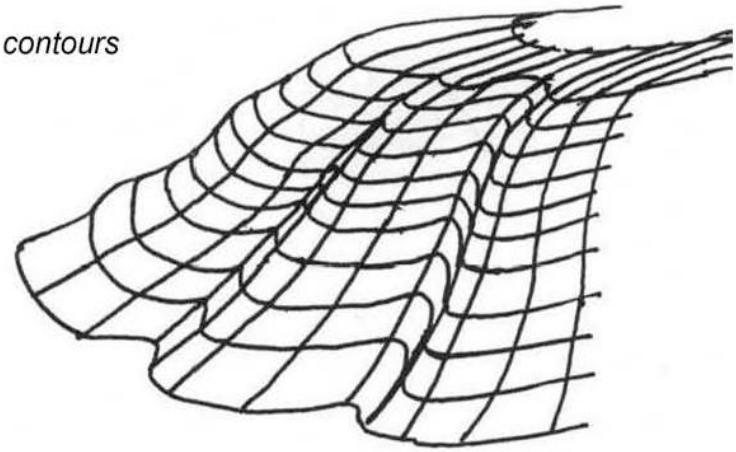


Example: Create level areas by structure rather than grading.

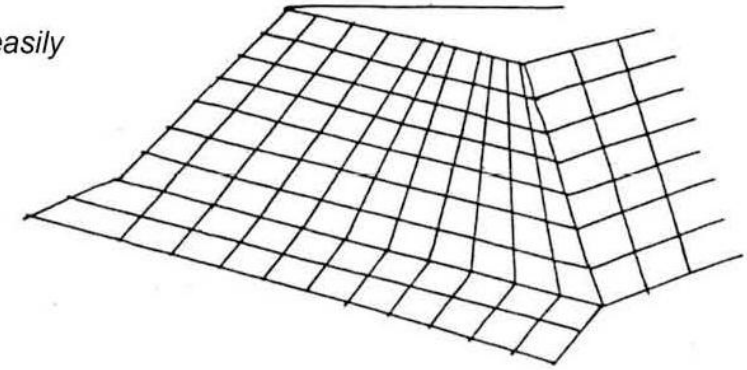


4) Grading should be contoured to preserve the natural landform, and facilitate planting and maintenance.

Example: Retain smooth contours and flow of groundform.



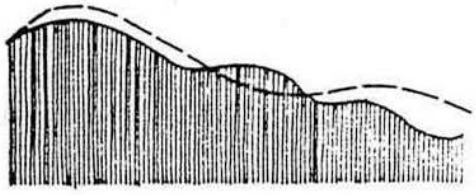
Example: Avoid harsh, easily eroded forms and high, steep banks.



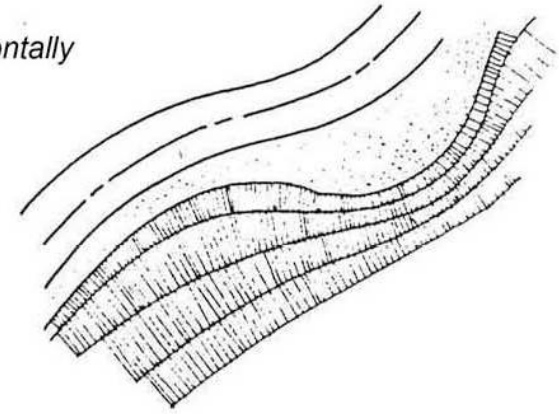
5) Altered natural land should be replanted with erosion retardant cover.

6) Man-made banks should avoid straight and unnatural slope faces.
Example: Vary slope increments.

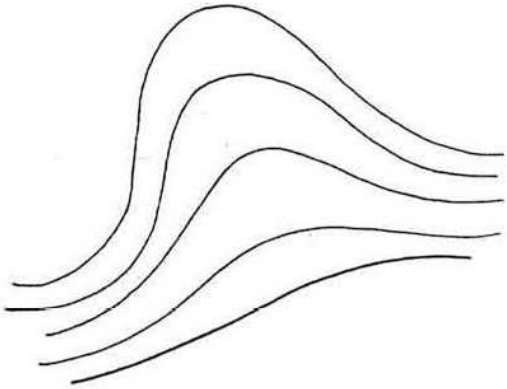
Example: Vary slope increments.



Example: Undulate banks horizontally (Plan View).



Example: Undulate banks vertically (Plan View).



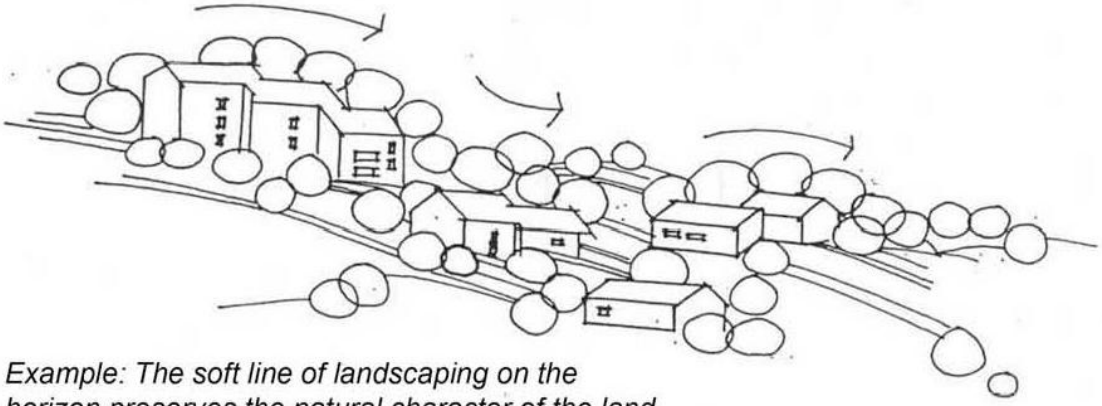
7) Only clustered development and structures that adjust to steep terrain shall be permitted.

Clustering usually allows more units on a site than a conventional development on the same site, but development will be concentrated on the least sensitive land. The excessive economic and social cost of developing steep, ecologically sensitive, or scenic land can be avoided.

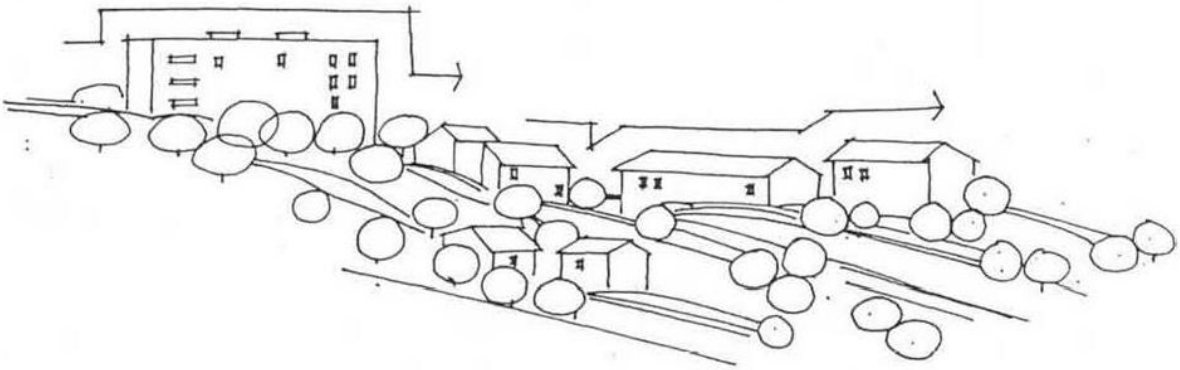
8) No development should be permitted on the crest of a hill or along a ridge.

Only low-profile development should be allowed on canyon rims or ridges. Such development should be sensitively designed to fit in with the hillside and not be visually prominent.

9) Where it is impossible to avoid developing the crest of a hill or ridge, landscaping should be used to soften the visual impact of development.



Example: The soft line of landscaping on the horizon preserves the natural character of the land.



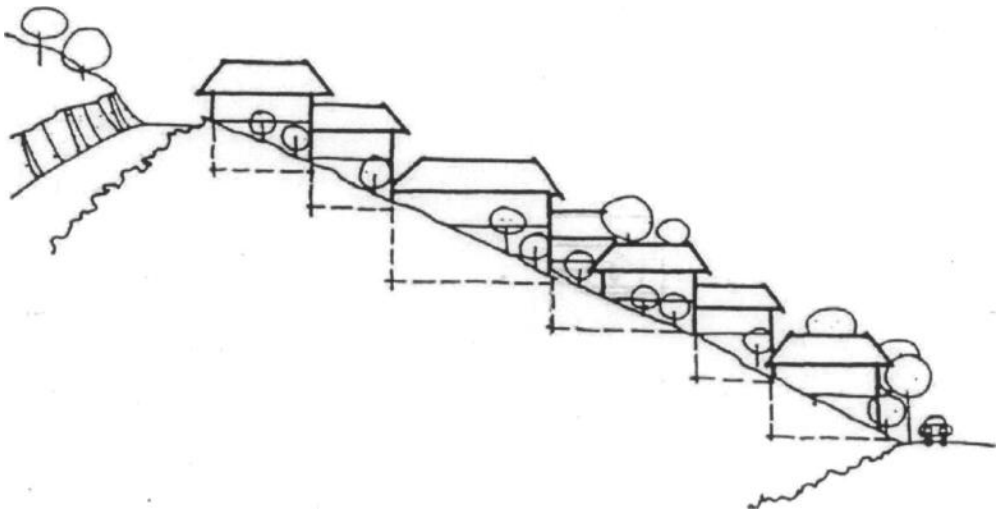
Example: Buildings dominate the profile of the land.

10) Hillside development shall not be permitted on slopes 50 percent or greater. The clustering concept should be applied to avoid those slopes.

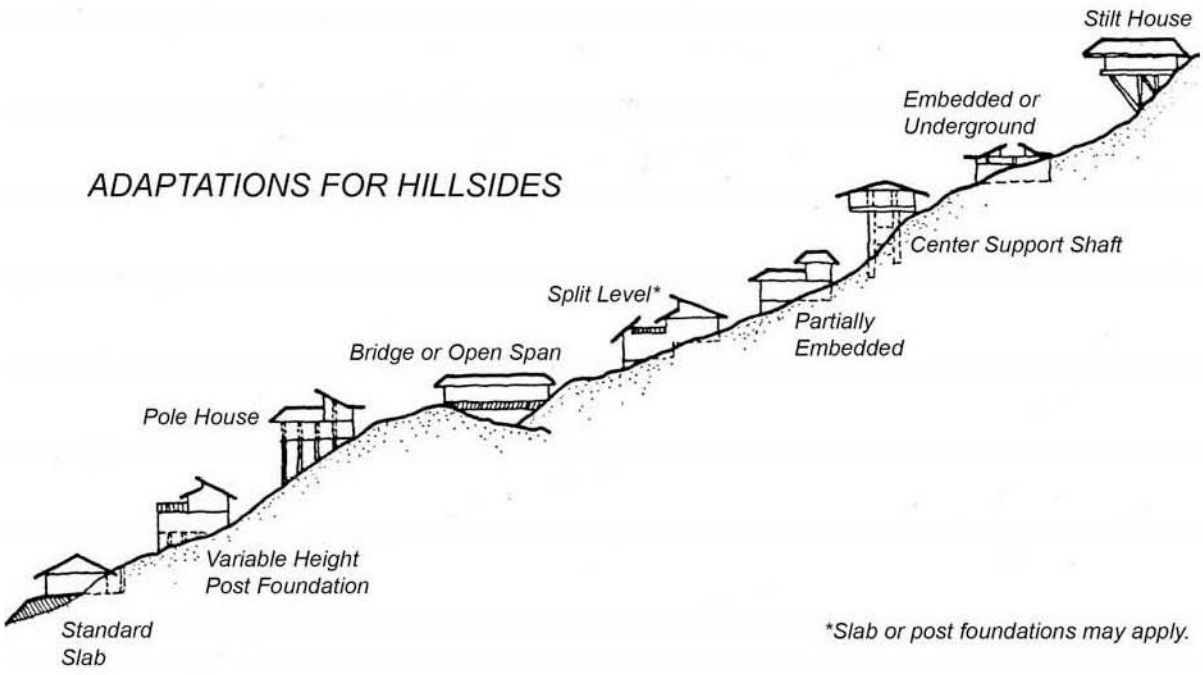
11) The following cluster development concepts should be considered for hillsides:

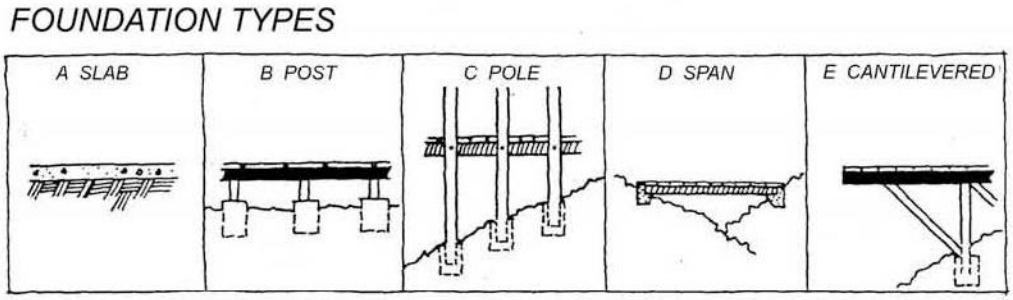
a. Development set into the contours of the hillside complementing the land's natural character.

b. Multiple "step down" development on existing slopes, maximizing views and opportunities to design rooftops as private outdoor spaces.



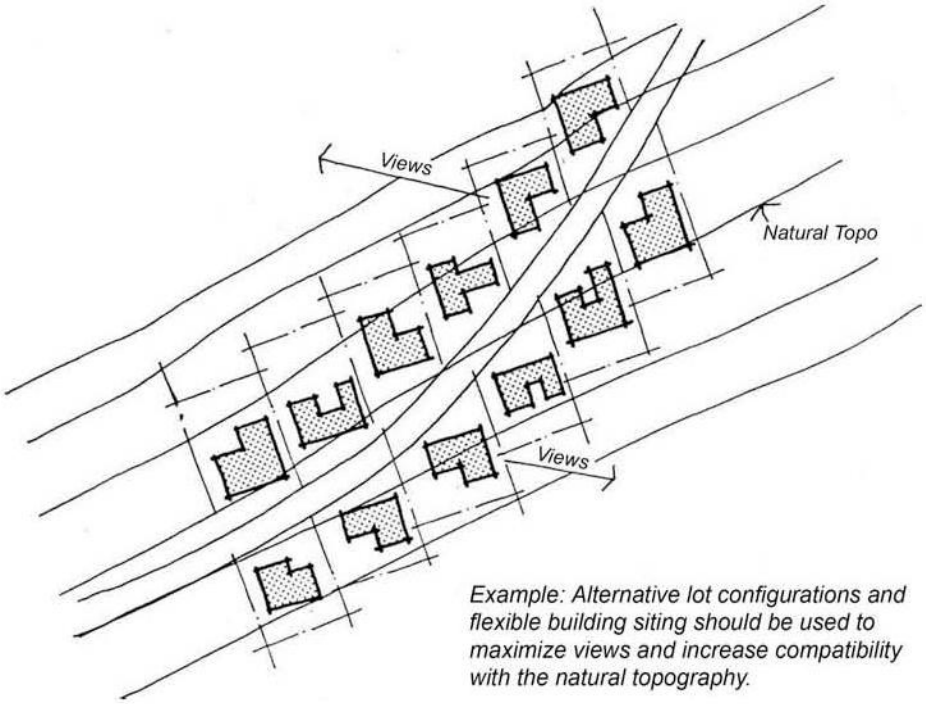
c. Unconventional structures with foundation adapted to the hillside conditions.





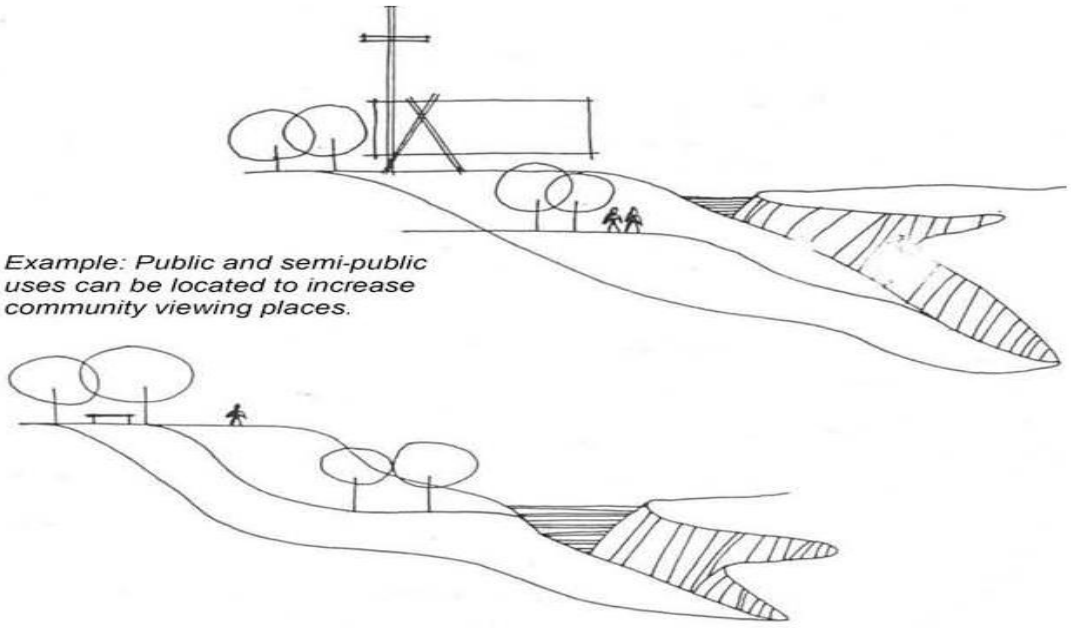
Note: Generalized illustrations show a range of possible foundations that may serve as a solution to a given hillside development problem.

12) Lots and structures should be oriented towards views and vistas of Mission Trails Park. For example, lots should be oriented at right angles to the contour lines in a staggered fashion instead of at right angles to the streets.



Example: Alternative lot configurations and flexible building siting should be used to maximize views and increase compatibility with the natural topography.

13) Utilize for community or public land use those portions of the hillsides most exposed to public view, or from which the widest views are possible.



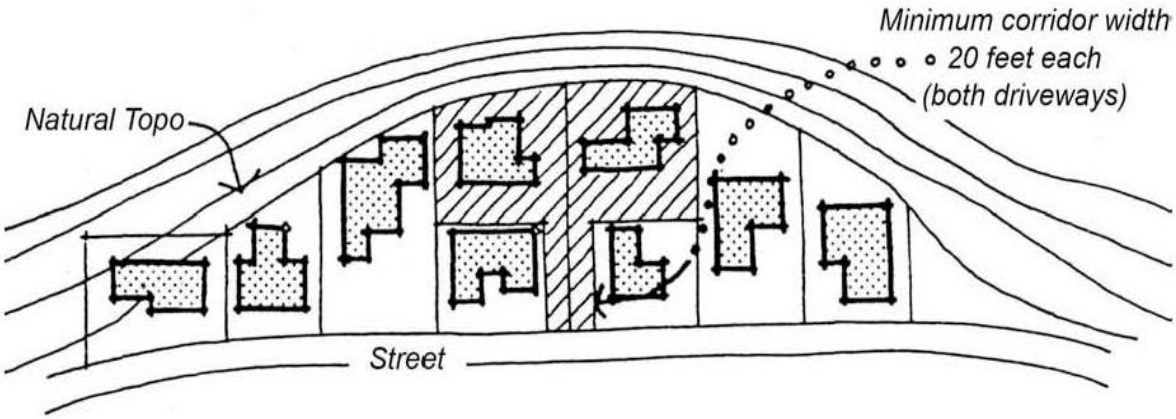
Example: Public and semi-public uses can be located to increase community viewing places.

14) Site major structures to show only a portion of themselves beyond the hill's brow or profile when viewed from important roads.

15) Do not obscure the hillside foot at the end of streets perpendicular to Mission Trails Park, with the exception as outlined in #16 below.

16) Only buildings of significance to the entire community should be allowed at the ends of streets perpendicular to Mission Trails Park.

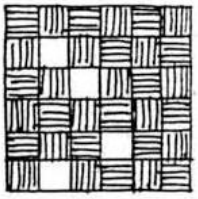
17) Where the available building area is limited by topography, and/or in order to provide better views from proposed structures, flexible siting techniques should be utilized. More specifically, the sizes and shapes of lots, and setback requirements shall be permitted to vary from the requirements of the underlying zone. No minimums shall be required except where "panhandle" lots are included in the development. The minimum width of corridor should be 20 feet, and the maximum length, 150 feet. Such corridor shall be part of the panhandle lot.



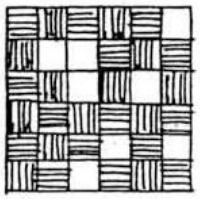
18) Do not exceed equilibrium in the structure-vegetation relationship.

Natural site vegetation is the ground.

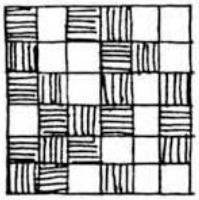
Development starts. Structure is the figure.



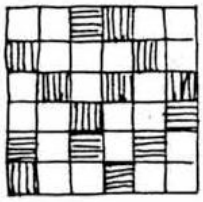
Development continues.



Equilibrium attained when development covers 40-50% of area.



Figure/ground ratio reverses. Hillsides lose character.



19) The paved surface ground in a given development shall not exceed 45 percent of the total development area, in order to support the natural system of drainage. Paved surface ground includes structure foundations, driveways, patios, sidewalks, parking areas and streets.

20) At least three of the following techniques shall be employed to limit the amount of paved surface and further reduce interference with the natural drainage system:

    a) Clustered design as previously described.

    b) Grading of foundation area only, or open type foundations as previously described.

    c) Raised wood decks instead of concrete slabs for patios, driveways and parking.

    d) Common driveways or cul-de-sacs, and narrow streets for access.

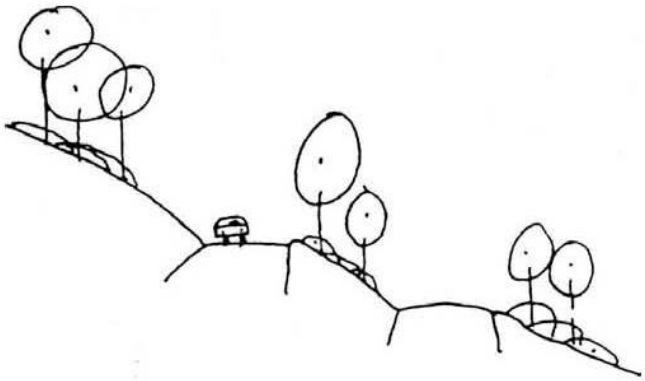
    e) Elimination of paved sidewalks. Provision of street sidewalks should be a response to need rather than to arbitrary policy.

    f) Design of garage/parking space either under or over the structure depending on whether the lot is uphill or downhill from the street.

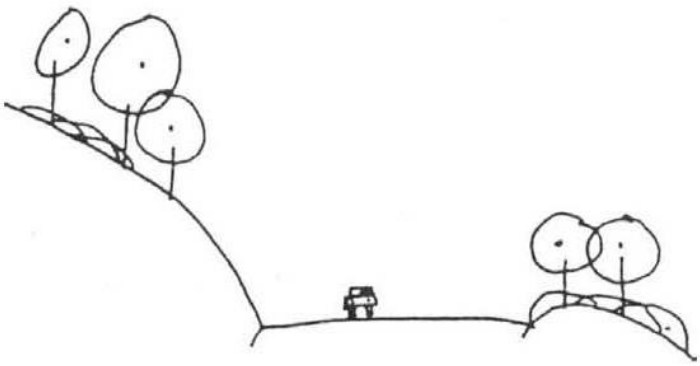
B. CIRCULATION/PARKING

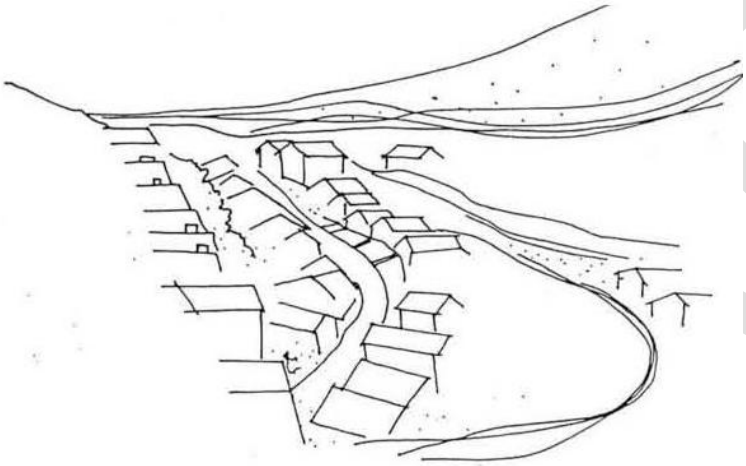
1) Street design in hillside areas should have the narrowest street width acceptable to the City Engineer, based on the anticipated average daily traffic in a given development, parking needs, safety considerations, probable vehicle speeds and limitations imposed by sight distances, climate, terrain and maintenance needs.

2) One-way street and split level roads should be used wherever possible to avoid excessive earth moving and to reduce the amount of paved surface which interferes with natural drainage and vegetation.



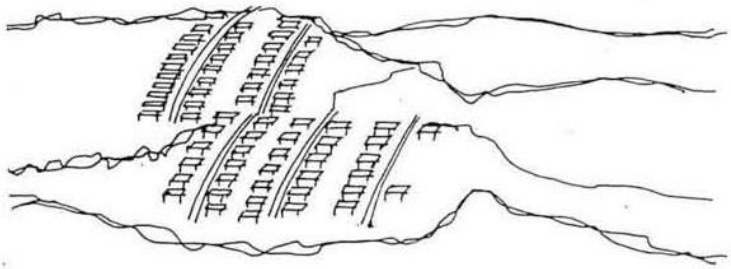
3) Street design in hillside areas should follow the natural contours of the land in order to avoid excessive cut and fill, discourage speeding, minimize erosion, create more varied views, and emphasize the hillside topography.





Example: Good circulation "fits" the lay of the land It is less likely to be so visible as to destroy the character of the area. A well fitted circulation system permits more imaginative subdivisions and disturbing natural drainage patterns.

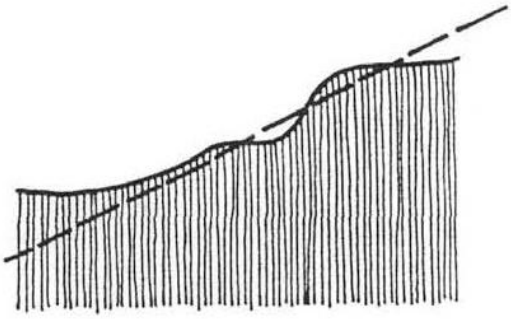
Example: A conventional development, where a number of lots are arbitrarily carved out of the site, demonstrates how a grid of straight lines superimposed on a curving hill may work on paper, but doesn't work on the site.



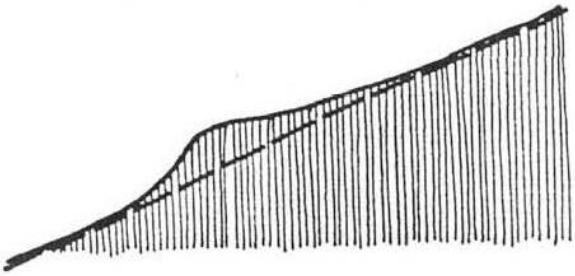
4) Where it is impossible to follow natural contours due to technical considerations (e.g. soil/geologic conditions, length and purpose of street, etc.) the street design can be a straight line on a curving hill.

   Streets at right angles to contours can provide a panoramic view of Mission Trails Park. As the grid plummets up and down the hills the views open out for everyone to enjoy.

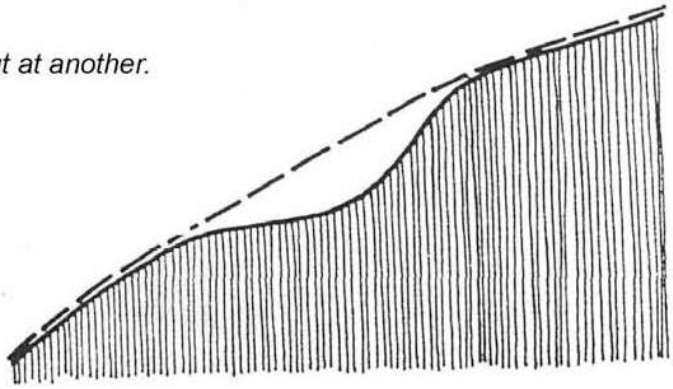
5) Streets should be located on ridges or valleys to minimize cut and fill. If a street must be located between a ridge and a valley, the following methods should be used:



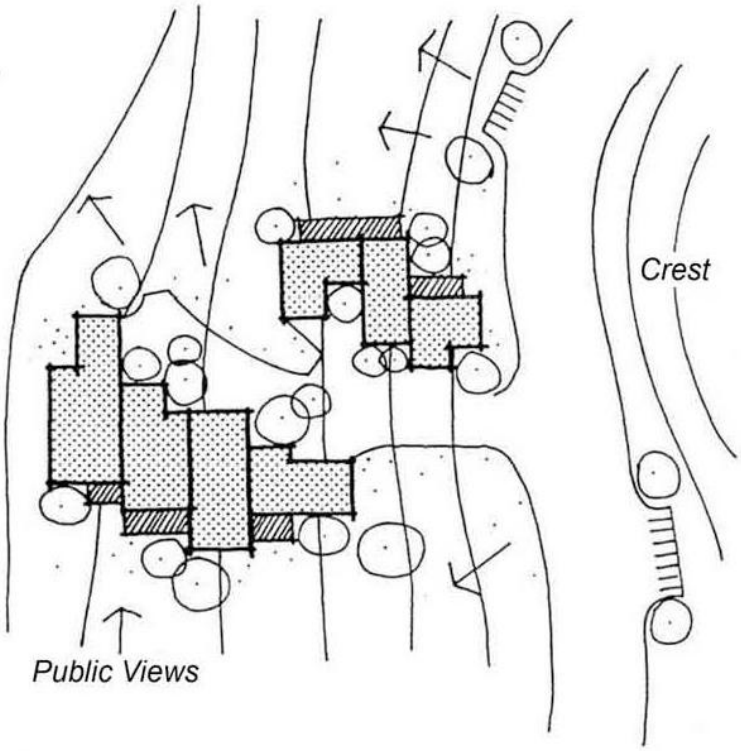
Example: Half cut, half fill at any given section.

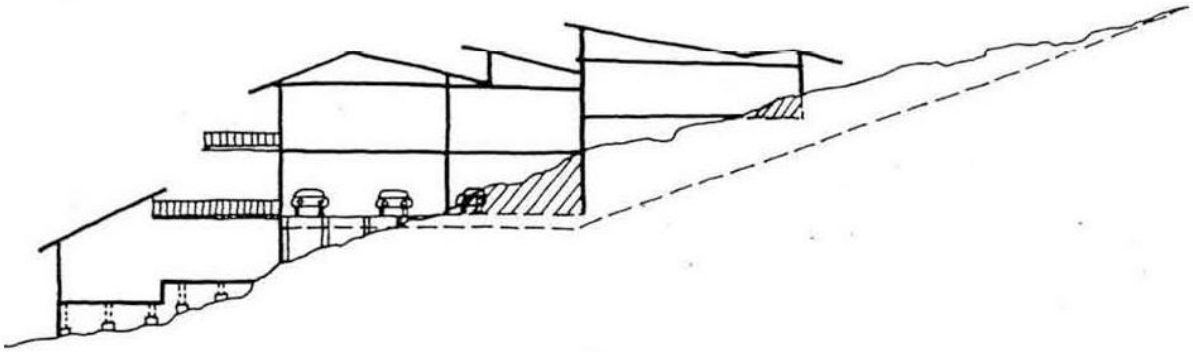


Example: All fill at one point, all cut at another.



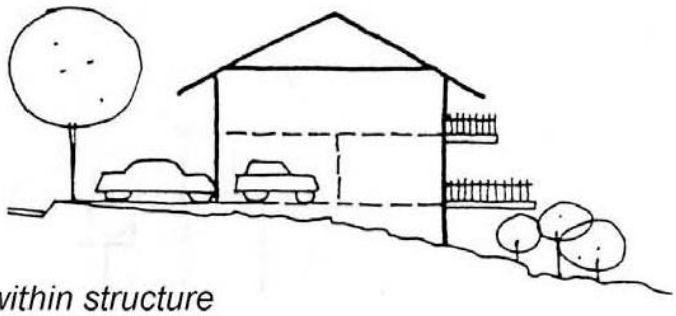
6) Streets should follow and/or end in views from the crest of hillsides. Wherever possible, development facing the park should be set below road grade to preserve public views of the park from the roadway.



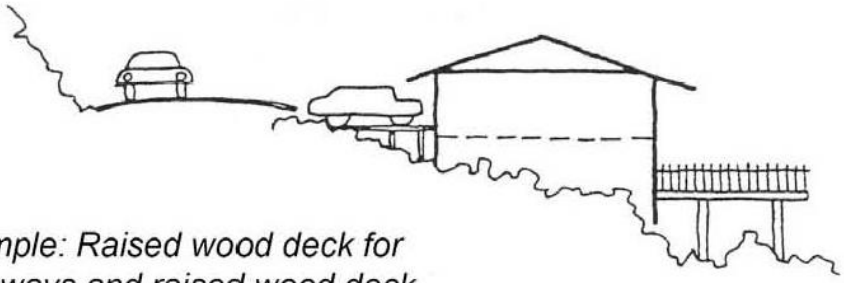


7) Aim streets directly at Mission Trails Park to create sightlines for maximum visual impact.

8) Large parking requirements for a cluster development should be met with multiple small parking areas, at different levels, rather than by a single, large parking area.



Example: Parking within structure



Example: Raised wood deck for driveways and raised wood deck for patios

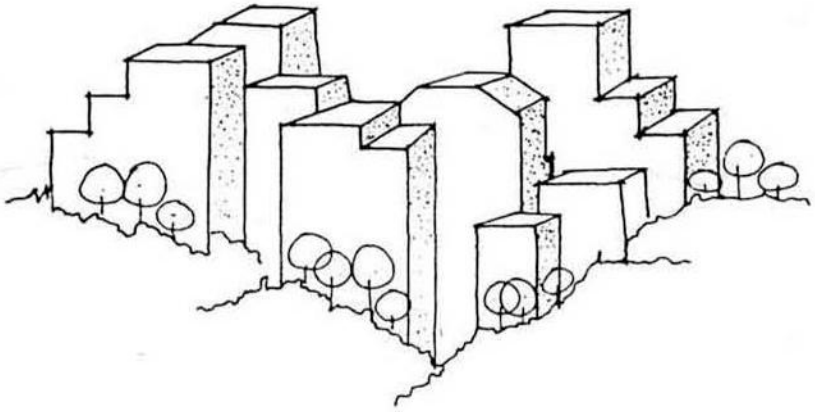
9) Individual unit parking requirements should be incorporated within the structure. Wherever possible, use raised decks for driveways to protect natural drainage.

10) In multiple "step down" development, common parking areas or garages should be located in the middle of the project. Pedestrian walkways should connect parking and residential areas. Walkways with handrails may be essential in steep areas.

11) A pedestrian walkway system should be provided to ensure access to locations offering unusual overlooks or other particularly interesting physical features. Walkways in locations away from streets generally should be lighted and integrated into the project enabling visual surveillance of the walkway from nearby residences.

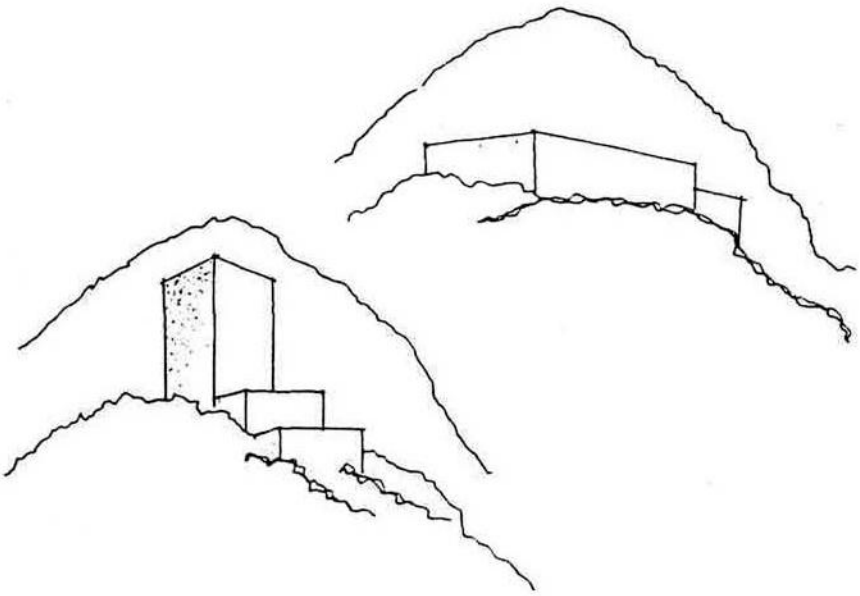
C. BUILDING DESIGN CONSIDERATIONS

1) Irregular architectural edges should be used to interlock structures with hillside contours and vegetation.

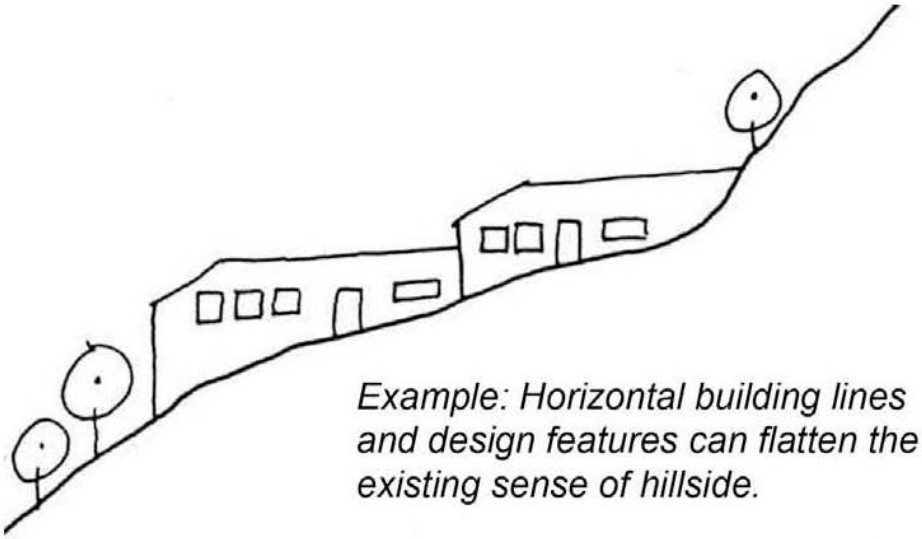


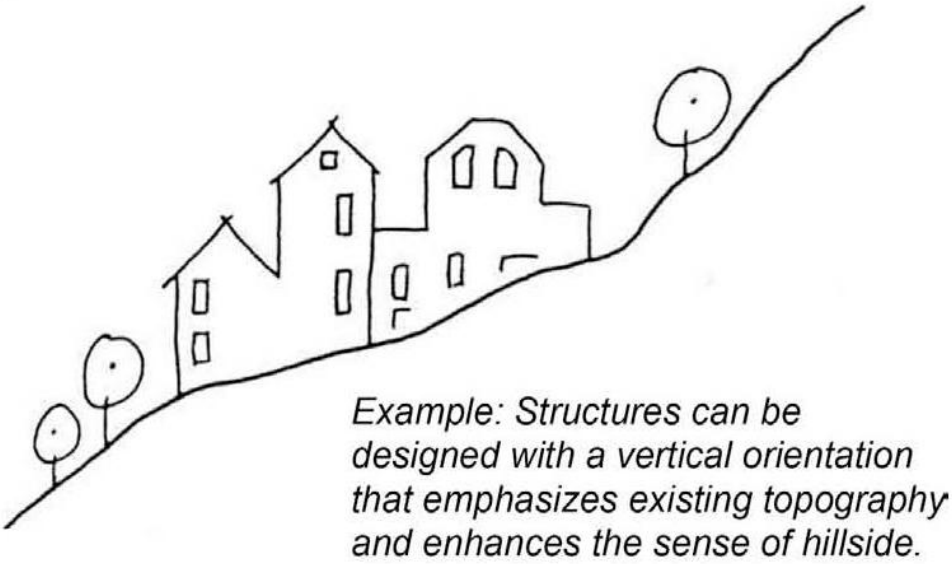
Example: Planting overlaps buildings' edges, especially at the foundation.

2) As seen on the face of the hillside or on the hilltop, buildings should appear higher than they are wide.



3) Development clusters should emphasize vertical lines in the exterior treatment of structures consistent with the vertical character of the hillside.





4) The treatment of rooftops should be varied since the visual prominence of rooftops on hillsides emphasizes monotony of materials, forms and colors. Rooftop utilities should be avoided except for solar type improvements. Such improvements, however, should be an integral part of roof design.

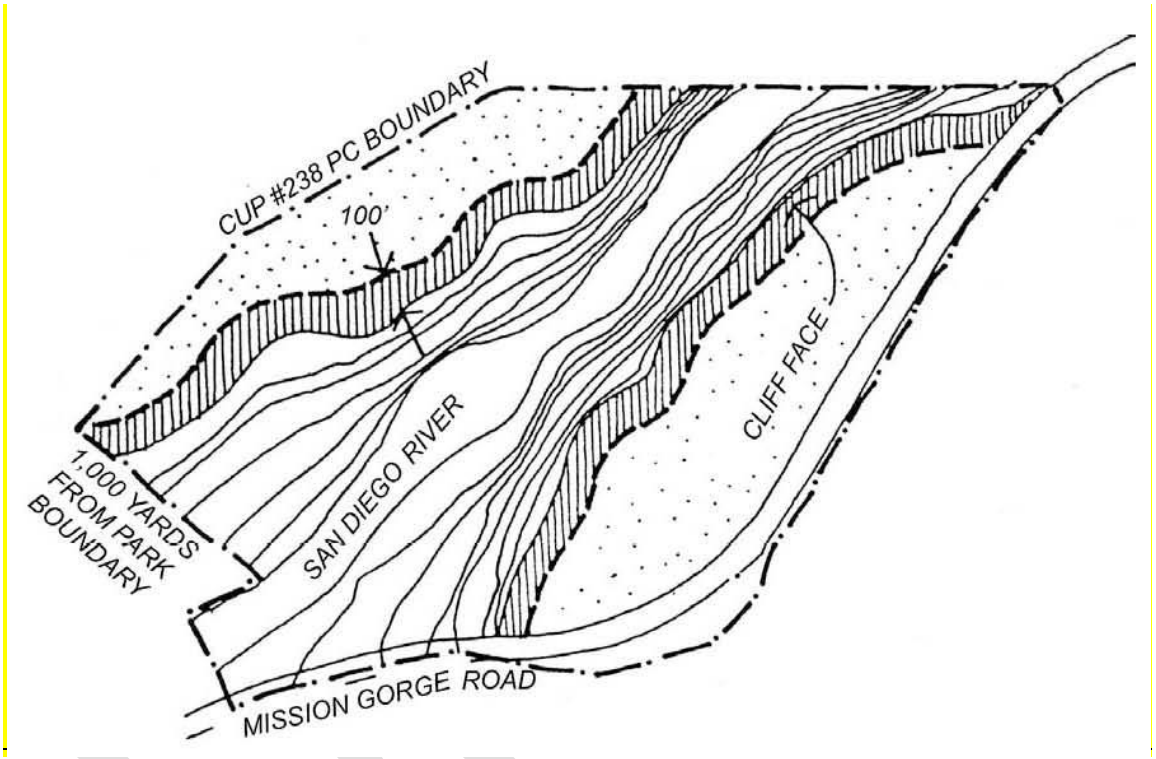
5) The mixture of residential types, although not necessarily possible or desirable in every hillside development, does provide a richness of visual experience and should be encouraged.

SUBAREA 3 - MISSION GORGE AND THE SAN DIEGO RIVER PARK AREAS

POLICY: THE SAN DIEGO RIVER AREAS ADJACENT TO MISSION TRAILS REGIONAL PARK SHOULD PROVIDE VISUAL LINKAGES TO AND FROM THE PARK AND IMPLEMENT THE SAN DIEGO RIVER PARK MASTER PLAN.

A. The following design principles ~~should~~ shall apply to the western and eastern Mission Gorge and San Diego River Park area within Subarea 3 of the Mission Trails Design District:

~~1) When applicable, new developments adjacent to the San Diego River should be setback 100 feet from the cliff face.~~

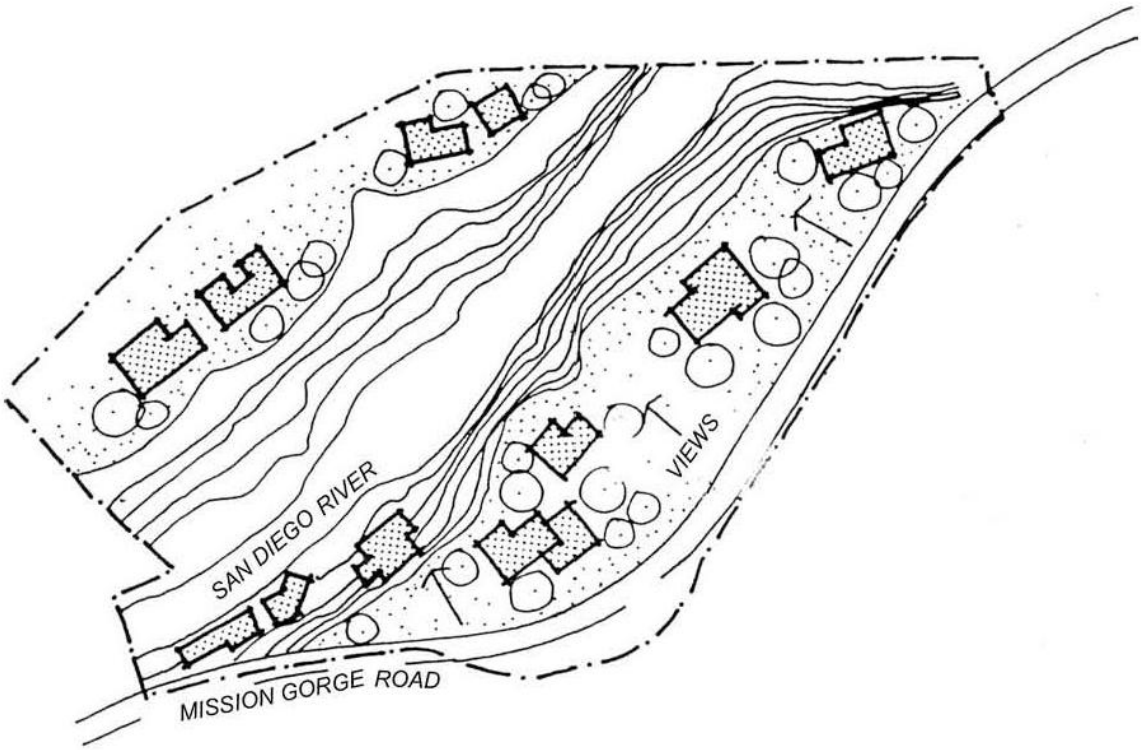


~~2) In the event property used for natural resource extraction is developed for uses not directly related to such operations, the following principles should apply:~~

~~a. Development within the 100-year frequency flood contours should comply with the regulations of applicable floodway and floodplain fringe zones, and Council Policy 600-14 "Development Proposals within Floodplains."~~

~~b. Structures should be sited and designed to preserve public views of the San Diego River from Mission Gorge Road.~~

~~3) The rear elevations of buildings which face the San Diego River should be as well detailed and visually interesting as the front elevations.~~



~~4) Structures should be designed to step back from the San Diego River's floodway so that low-story buildings are adjacent to the river with the higher stories tiered away from the river.~~

~~5) No parking area shall be located between the building wall line and the San Diego River unless a landscaped buffer is provided between the parking area and the required setback from the river.~~

1) Boundaries:

The San Diego River Park Subdistrict includes the River Corridor Area and the River Influence Area. The River Corridor Area comprised of the current 100-year floodway (floodway) as mapped by Federal Emergency Management Agency (FEMA) and the 35-foot wide Path Corridor on each side of the floodway. The River Influence Area is the 200-foot wide area extending outward from the River Corridor Area on each side of the river, as illustrated in Diagram 1.

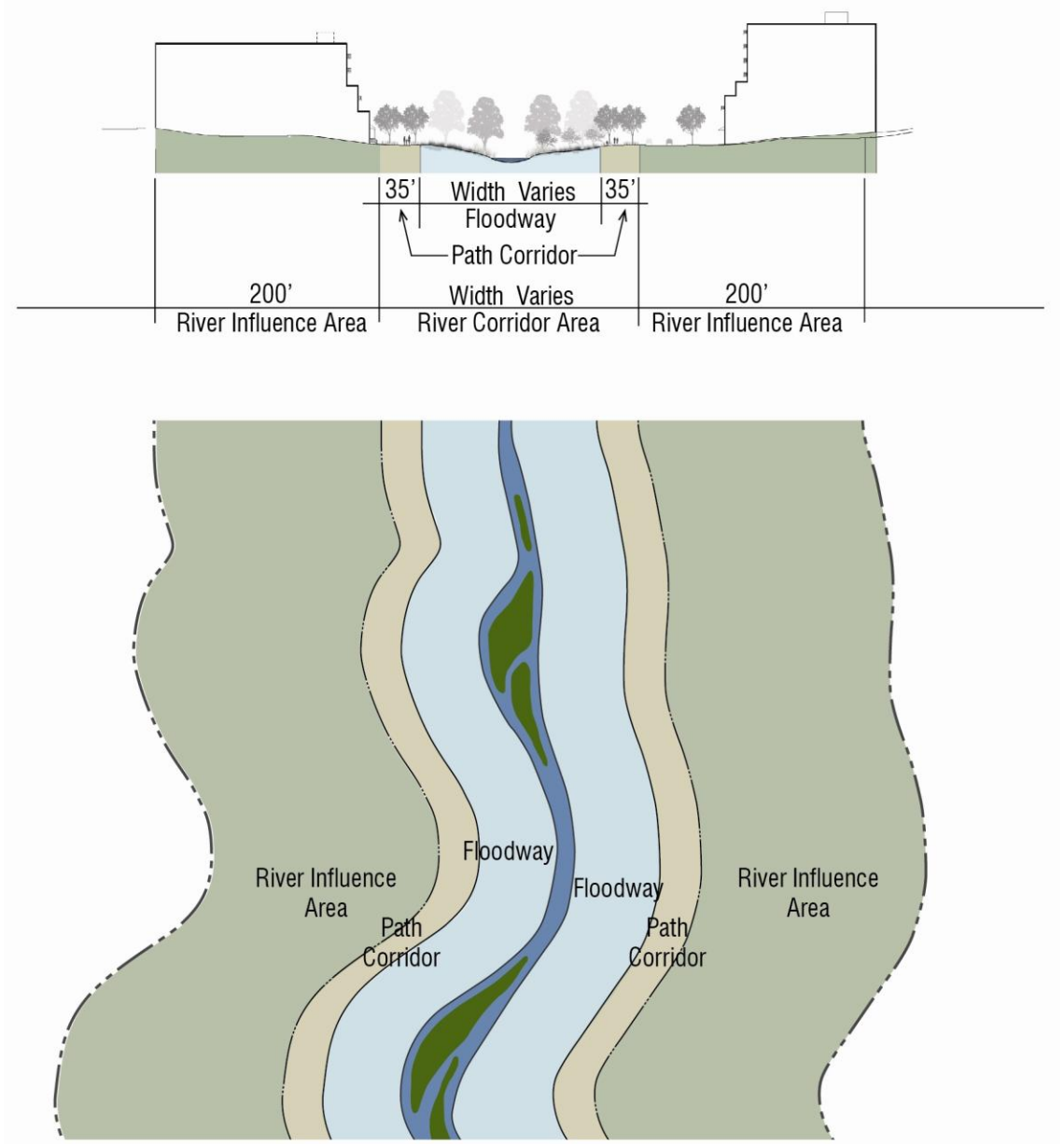


Diagram 1
Section and Plan View of River Corridor Area and River Influence Area

2) River Corridor Area

(a) Permitted Uses and Development: Development within the floodway shall be in accordance with Land Development Code Section 143.0145 (Development Regulations for Special Flood Hazard Areas).

Within the 35-foot wide Path Corridor only the following development shall be allowed:

the multi-use San Diego River Pathway, trails, and passive recreational uses, as determined by the City Manager, including picnic areas, scenic or interpretive overlooks, fitness stations, seating and educational exhibit areas.

Within locations that are not mapped as Multi-Habitat Planning Area (MHPA), as identified by the City of San Diego MSCP Subarea Plan, or determined to be wetland buffers in accordance with Land Development Code Section 143.0141, the following development shall be allowed; children's play areas, multi-purpose courts, turf fields and development determined by the City Manager to be for active recreation use.

Portions of the 35-foot wide Path Corridor that are mapped as MHPA, as identified by the City of San Diego MSCP Subarea Plan, or determined to be wetland buffers in accordance with Land Development Code Section 143.0142 shall be developed in accordance with the MSCP Land Use Considerations and the Environmentally Sensitive Lands Regulations in Chapter 14, Article 3, Division 1 of the Land Development Code.

(b) Grading: Grading within the floodway shall be conducted in accordance with MSCP Land Use Considerations and the Environmentally Sensitive Lands Regulations in Chapter 14, Article 3, Division 1 of the Land Development Code.

Grading within the 35-foot wide Path Corridor shall, to the satisfaction of the City Manager; i) Avoid long continuous engineered slopes with hard edges; ii) provide gradual transitions at the top and bottom of the slopes; iii) and stabilize and revegetate slopes with native plants found in the immediate vicinity to the satisfaction of the City Manager.

(c) San Diego River Pathway: Development on a lot located wholly or partially in the River Corridor Area shall include a San Diego River Pathway and shall meander to the satisfaction of the City Manager.

Where portions of the Path Corridor are mapped as MHPA, as identified by the City of San Diego MSCP Subarea Plan, or determined to be wetland buffers in accordance with Land Development Code Section 143.0141, the San Diego River Pathway shall be located outside the MHPA and the wetland buffer, immediately adjacent to the Path Corridor. See Diagram 2, Path Corridor Realignment for MHPA and Wetland Buffer.

The San Diego River Pathway shall be dedicated with an easement that allows public access and shall be completed in the first phase of any phased development.

The San Diego River Pathway shall include the following features:

i) A minimum 10-foot wide pathway of concrete or similar material, in a color that blends with the surrounding native soil.

ii) A minimum two-foot wide area of decomposed granite or similar material along each side of the San Diego River Pathway in a color similar to the San Diego River Pathway.

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iii) A minimum 10-foot wide landscape area between the floodway and the San Diego River Pathway.

iv) A minimum 12-foot vertical clearance above finished grade of the San Diego River Pathway.

v) In areas east of Mission Trail Regional Park, the San Diego River Pathway may be provided as a 10-foot wide soft surface material in a color that blends with the surrounding native soil.

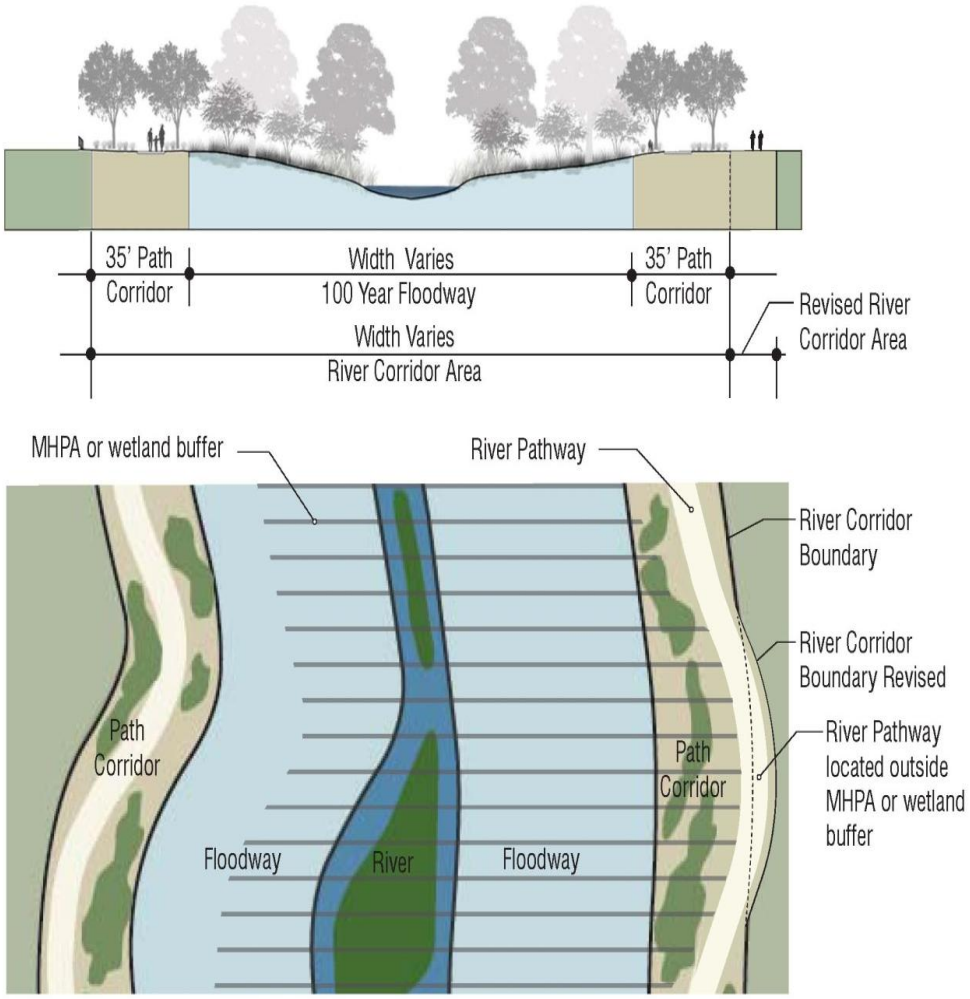

Diagram 2
Path Corridor Realignment for MHPA and Wetland Buffer

(d) Trails: Pedestrian-only trails may be located within the River Corridor Area as follows:

i) Trail alignments shall mimic natural conditions and minimize grading and disturbance to vegetation.

ii) Trails shall be designed to provide continuous loops to the San Diego River Pathway, with no trail alignment resulting in a dead end.

iii) Trails located in areas mapped MHPA, as identified by the City of San Diego MSCP Subarea Plan, or determined to be wetland buffers in accordance with Land Development Code Section 143.0141are subject to the MSCP Land Use Considerations and the Environmentally Sensitive Lands Regulations in Chapter 14, Article 3, Division 1 of the Land Development Code.

Trails shall include the following features: aa) A maximum eight-foot width; bb) An eight-foot vertical clearance above finish grade of the trail; and cc) Surface material shall be decomposed granite or similar material in a color that blends with the surrounding native soil.

(e) Picnic Areas and Overlooks: Development on a lot located wholly or partially in the River Corridor shall include at least one picnic area or overlook along the San Diego River Pathway unless either exists less than one-half mile away. Picnic areas and overlooks shall include a combination of site furniture, such as picnic tables, trash and recycling receptacles, bicycle racks, shade structures, benches, interpretive signs and drinking fountains, to the satisfaction of the City Manager.

(f) Lighting: Shall be provided along the San Diego River Pathway as necessary to provide for security and personal safety. Light poles shall not exceed 12 feet in height. All lighting shall be shielded and directed away from the floodway, the edge of the San Diego River Pathway fronting the river and the MHPA.

(g) Site Furniture: Shall be designed in accordance with the San Diego River Park Master Plan Design Guidelines and include the San Diego River Park Logo. Shall be provided along the San Diego River Pathway at picnic areas, overlooks and other locations that complement the San Diego River Pathway. Lots that do not have picnic areas or overlooks shall include along the San Diego River Pathway a minimum of one piece of site furniture for every 200 linear feet of the San Diego River Pathway.

(h) Signs: Shall be designed in accordance with the San Diego River Park Master Plan Design Guidelines and shall include the San Diego River Park Logo. Overlooks shall include, at a minimum, one interpretive sign. Information Kiosks (as described in the San Diego River Park Master Plan Design Guidelines) shall be provided at any location where the San Diego River Pathway intersects a public street.

(i) Fences: Located between the San Diego River Pathway and the River shall be provided only as required to protect sensitive habitat or historic resources, and shall allow for

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wildlife movement. Fences shall be in accordance with the following:

i) Located a minimum of five feet from the San Diego River Pathway or trails and shall follow the natural grade.

ii) Consist of horizontal rails of either wood peeler log or steel posts and cables, shall not exceed 42 inches in height and shall be at least 75 percent open.

iii) For purposed of this Section, chain link fencing shall not qualify as a 75 percent open fence.

(j) Plant Materials: Shall include a mixture of native plants and trees consistent with the surrounding habitat type.

Non-native grasses and lawn areas shall not be permitted in any areas mapped MHPA, as identified by the City of San Diego MSCP Subarea Plan, or determined to be wetland buffers in accordance with the Land Development Code Section 143.0141.

(k) Visual Openings: Views within the River Corridor Area shall be maintained at the pedestrian level along the San Diego River Pathway by using tall canopy trees, rather than short bushy trees. Plant materials shall be selected and located in order to provide views to the river along at least 50 percent of the river side of the San Diego River Pathway of each lot.

(l) Plant Material Adjacent to the San Diego River Pathway: On the river side of the San Diego River Pathway and within 10 feet of the non-river side of the San Diego River Pathway:

i) Trees shall have a canopy clearance of eight feet above the finish grade of the San Diego River Pathway.

ii) All other plant materials shall not exceed a mature and natural growth habit of 30 inches in height above the finish grade of the San Diego River Pathway.

3) River Influence Area

(a) Buildings Height and Massing: Maximum building height and massing on lots adjacent to the River Corridor Area shall be determined by the distance the building is set back from the River Corridor, and shall in compliance with Table 1 or the base zone, whichever is more restrictive, See Diagram 3, River Influence Area Maximum Building Height and Setback.

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Table 1

River Influence Area Setback, Height and Massing

Minimum Distance the Building is Set Back from the River Corridor Area (1)	Maximum Building Height Allowed	Massing
10 feet (2)	35 feet	No more than 20 percent of a building's wall may be located at the setback measured from the River Corridor Area
20 feet	45 feet	Not regulated by this Division
30 feet	50 feet	Not regulated by this Division
50 feet	The maximum building height allowed is established by the base zone.	Not regulated by this Division

Footnotes to Table 1:

(1) Where river and street setbacks overlay, the requirements of the River Corridor Area setback shall apply.

(2) Buildings shall be set back a minimum of 10 feet from the River Corridor Area. Architectural features such as eaves, cornices, eyebrows, trellises, bay window balconies, entry roofs and arbors, and fireplaces may extend a maximum of 4 feet into the 10-foot setback.

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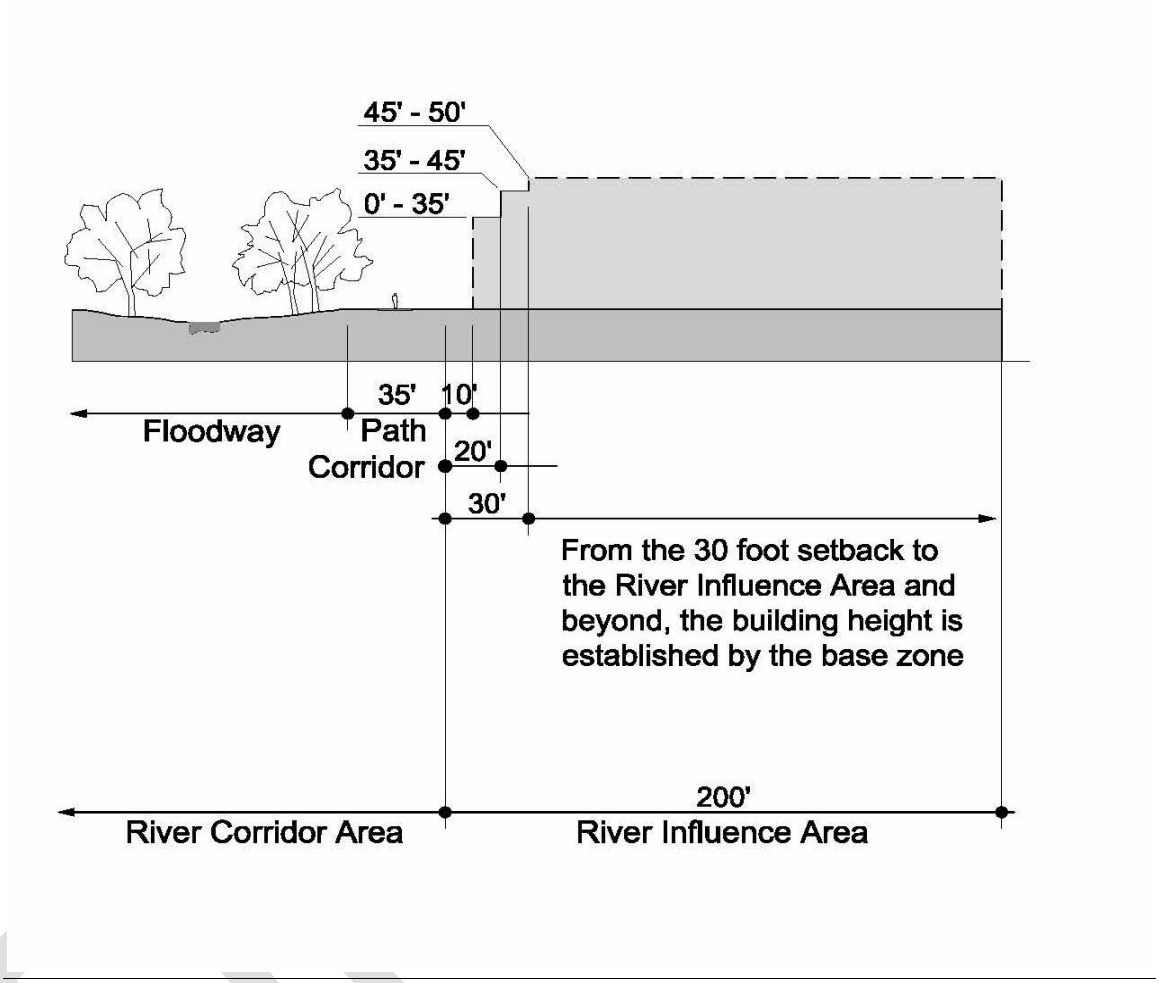
Diagram 3

River Influence Area Maximum Building Height and Setback



(b) Setbacks not identified in Table 1: Refer to the Base Zone.

(c) Off Setting Planes: Refer to the Base Zone.

(d) Building Façade and Entrance: Development that abuts the River Corridor Area shall provide a river-fronting façade and entrance that are of substantially equivalent design and quality of materials as the primary building façade and entrance to the satisfaction of the City Manager.

(e) Building Transparency: Building facades that front the River Corridor Area or building facades that front a street that abuts and runs parallel to the River Corridor Area shall provide building transparency in accordance with the following:

i) The amount of transparency, measured as the visible light transmittance (VLT) shall be at least 0.65 VTL.

ii) Commercial and Mixed Use Zones, a minimum of 50 percent of the total façade shall be transparent and a minimum of 70 percent of the ground floor (between finish grade and the full height of the first floor) shall be transparent.

iii) Industrial Zones a minimum of 25 percent of the total façade shall be transparent.

(f) Building Reflectivity: Building facades that front the River Corridor Area shall not include materials with a visible light reflectivity (VLR) factor greater than 10 percent.

(g) Exterior Equipment Enclosures, Outdoor Storage, Loading Areas and Refuse Collection Areas: Shall be in accordance with the following:

i) Located a minimum of 100 feet from the River Corridor Area.

ii) Screened with landscape and an opaque wall at least 6 feet in height or, if the item to be screened exceeds 6 feet in height, a wall one foot taller than the item to be screened, to a maximum height of 10 feet, shall be provided. Screening shall be of the same design and materials as the primary building façade.

iii) Loading areas shall also comply with the requirements of Land Development Code Section 1514.0403(d) Off Street Freight Loading Spaces Required.

(h) Off-Street Surface Parking: Off-street surface parking areas located adjacent to the River Corridor Area shall be set back and screened for the full height and length of the parking area, with one or more of the following:

i) Shall be screened with residential, commercial, industrial, or mixed use development in accordance with the base zone: or

ii) Screened with landscape materials, in which case the following shall apply: aa) Parking shall be setback a minimum of 20 feet from the River Corridor Area; bb) Parking areas adjacent to the River Corridor Area shall not exceed 30 percent of the length of the lot frontage along the River Corridor Area or a maximum of 120 feet of the lot frontage along the River Corridor Area, whichever is less; cc) Parking areas shall be screened with shrubs capable of achieving a minimum height of 30 inches along 80 percent of the length of the parking area along the River Corridor Area frontage within a 2 year period, except that screening shall not be required at pedestrian access points; and dd) Screening for parking areas shall include one 24-inch box evergreen tree for every 30-foot of frontage along the River Corridor Area. The trees shall be spaced apart or in naturalized groupings.

(j) Parking Structures: Parking Structures located adjacent to the River Corridor Area

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shall be set back and screened for the full height and length of the parking area, with one or more of the following:

i) Shall be screened with residential, commercial, industrial, mixed use development in accordance with the base zone; or

ii) Shall be screening with landscape materials in accordance with Section (9)(b) and in which case the following provisions shall apply; aa) Parking structures shall be setback a minimum of 30 feet from the River Corridor Area; and bb) Parking structures located along the River Corridor Area shall not exceed 50 percent of the length of the lot frontage along the River Corridor Area.

(j) Streets that Abut and Run Parallel to the River Corridor Area: Shall be the minimum width necessary consistent with the Street Design Manual of the Land Development Manual and shall be designed to minimize the number of curb cuts to the satisfaction of the City Manager. On-street parking shall be provided in clusters of parking bays along the river side of the street.

(k) Building Access to the River Corridor Area: Development on lots that abut the River Corridor Area shall provide building access paths connecting the primary structure with the San Diego River Pathway in accordance with the following:

i) One building access pathway for every 300 linear feet of river frontage.

ii) The building access pathway shall be to the primary building entrance or to a secondary entrance that, to the satisfaction of the City Manager, is designed to the same quality as the primary entrance.

(l) Public Access Pathway Across a Development Site: Development on lots that abut the River Corridor Area shall provide public access pathways connecting the public street and the San Diego River Pathway in accordance with the following:

i) At least one public access pathway shall be provided for every 1,000 linear feet of frontage along the River Corridor Area.

ii) The public access pathway shall be designed to the same quality as the primary on site pathways, to the satisfaction of the City Manager.

iii) A public access pathway sign shall be provided at the public street and at the intersection of the San Diego River Pathway to identify the entry to the public access pathway and shall be placed in a clearly visible location.

iv) An easement for public use shall be required for public access pathways.

(m) Public Access Pathways from Streets that Abut and Run Parallel to the River

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Corridor Area: Public access pathways shall connect the street to the San Diego River Pathway at every street intersection, and at a minimum, provide a connection every 1,000 linear feet of street frontage along the River Corridor Area.

(n) Lighting: All lighting within 100 feet of the River Corridor Area shall be shielded and directed away from the River Corridor Area.

(o) Fences: Within the 10-foot building setback area, only the following fences are permitted:

i) A solid fence not to exceed three feet in height.

ii) A fence that is at least 75 percent open and does not exceed 6 feet in height.

iii) A combination of a 3-foot tall solid fence topped with a 3-foot tall fence that is at least 75 percent open fence.

iv) For purposes of this Section, chain link fencing shall not qualify as a 75 percent open fence.

(p) Signs:

i) Within 100 feet of the River Corridor Area, wall signs fronting the river shall not exceed a height of 15 feet above finish grade.

ii) Ground signs between a building and the River Corridor Area shall be monument signs not to exceed five feet in height and shall be located within a landscaped area at least equivalent to the area of the sign face.

iii) Signs fronting the River Corridor Area shall be face lighted or internally lighted.

(q) Plant Material: Plant materials within 15 feet of the River Corridor Area shall be non-invasive low water use species.

B. The City-owned portion of the eastern Mission Gorge area within Subarea 3 of the Mission Trials Design District should be retained as an open space linkage to the Regional Park, and for future inclusion in the San Diego River Regional Park System.

~~C. The privately-owned portion of the eastern Mission Gorge area within Subarea 3 of the Mission Trails Design District should conform to the following principles.~~

~~1) Development within the 100-year frequency flood contours should comply with the regulations of applicable floodway and floodplain fringe zones, and Council Policy 600-14 "Development Proposals within Floodplains."~~

~~2) Structures should be located in park-like surroundings.~~

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