

3 Plan Context

3.1 Environment and Context

Zoning

The campus is located in the Linda Vista Community Plan Area and the primary land uses surrounding the university are residential, commercial and open space uses. The project site is located within the OP-2-1, OR-1-1, RS-1-7, RM-1-1, RM-3-7, CC-4-2, CC-4-5 AND CC-5-4 Zones of the City of San Diego Land Development Code. The campus is also located in the Community Plan Implementation Overlay Zone (CPIOZ) Type A and the Parking Impact Overlay Zone (Campus Impact Area). (See Figure 6)

Environmental Assets and Constraints

USD is located in the south coast ecological sub-region, a warm, inviting climate with a variety of native vegetation and moderate average temperatures. University development is limited by several environmental factors. The siting of new buildings must consider sensitive water and habitat areas. It must also preserve steep slopes and unique views. Development of the campus is focused in areas that are previously developed and non-sensitive habitats, as these provide the greatest opportunities for campus expansion without resulting in direct impacts that require environmental mitigation.

The City of San Diego environmental regulations that apply to the USD campus include designations under the Multi-Habitat Planning Area (MHPA) and the Environmentally Sensitive Lands (ESL) ordinance which protect sensitive biology, floodplains, and steep slopes. The MHPA is the city's planned habitat preserve within the Multiple Species Conservation Program. Land use adjacency guidelines limit development within and adjacent to the MHPA. The City defines environmentally sensitive lands (ESA) to the north and south of campus.

Several of the habitats present on the USD campus represent constraints to campus development and are regarded as sensitive under the City Biology Guidelines, ESL Regulations, and MSCP. They include Diegan coastal sage scrub, baccharis scrub (a type of coastal sage scrub), southern mixed chaparral, non-native grassland, southern willow scrub, and Arundo-dominated riparian (a type of disturbed wetland).

Several species of sensitive plants and animals were observed on campus, including the Coastal California Gnatcatcher (*Poliptila Californica*), Belding's Orange-throated Whiptail (*Cnemidophorus Hyperythrus Beldingi*), Coast Barrel Cactus (*Ferocactus Viridescens*), and Spineshrub (*Adolphia Californica*). (see figure 7)

Wetland habitats represent, by far, the greatest constraint within the campus study area given the City's requirements that impacts to wetlands be avoided, the cost and time necessary to obtain trustee agency permits and the cost to provide wetland mitigation. The MHPA also represents a significant constraint to future development of the on-campus.

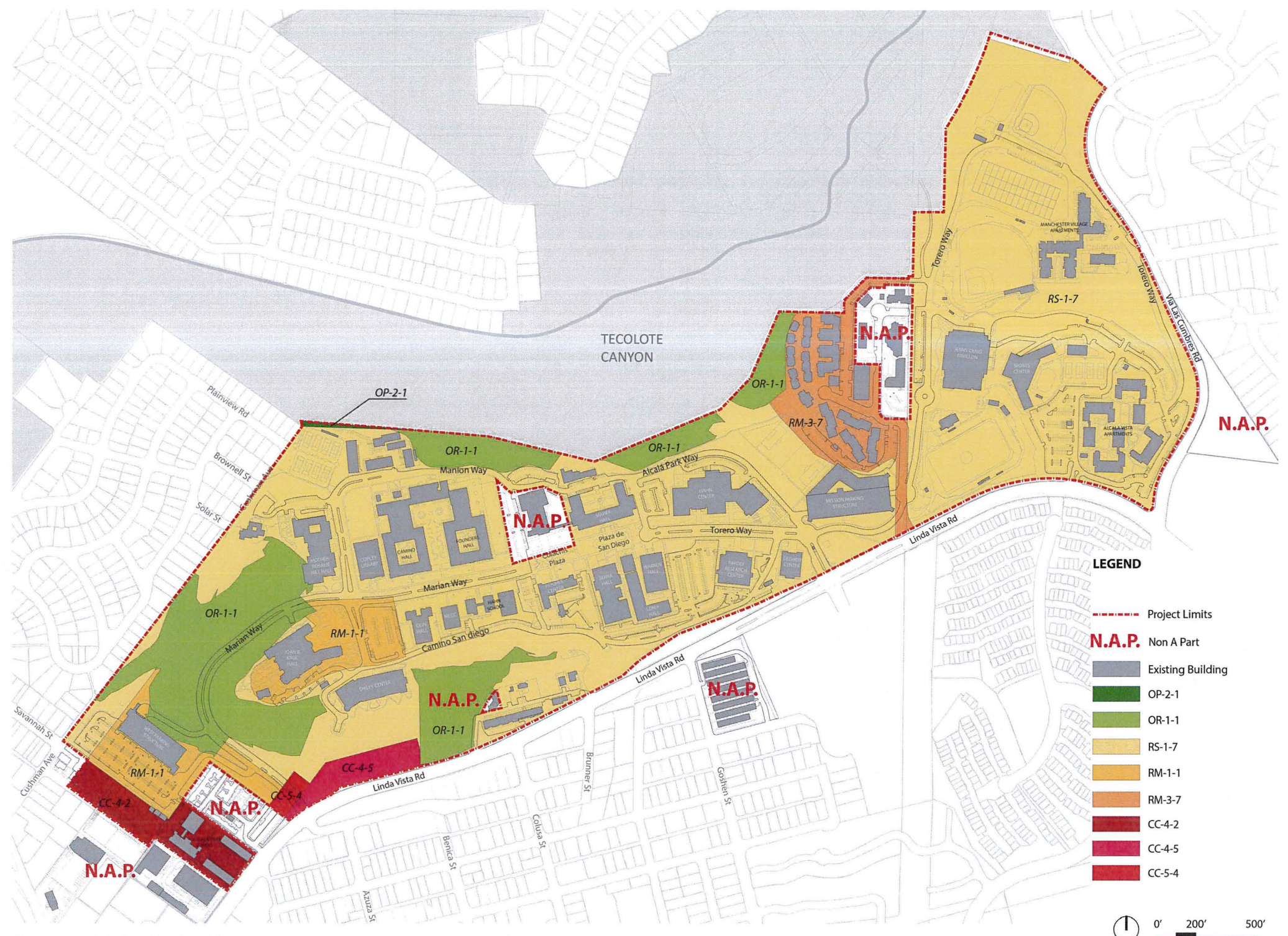


Figure 6 - Existing Zoning Map

8 Design Guidelines

8.1 Introduction

Purpose of the Design Guidelines

This Design Guidelines document describes and illustrates site planning, vehicular and pedestrian circulation, parking, architecture, landscape, lighting and signs for the existing campus and future development. The Design Guidelines provide direction on the physical development of the campus and support key planning principles and framework plans established in the Master Plan. The Design Guidelines are organized into two parts: General Design Guidelines and Focused Area Guidelines.

General Design Guidelines apply campus-wide and are presented in a manner to guide the quality of each project and assist with compliance to the Master Plan. All projects should follow the General Design Guidelines as they will serve as a basis for evaluation of Substantial Conformance Review (SCR) compliance.

The Focus Area Guidelines follow General Design Guidelines and are presented in greater detail to show site planning, building design and spatial orientation directed at place-making and pedestrian connections. Focus Areas include site specific guidelines that establish design criteria at the beginning of each project. The Focus Area Guidelines also provide a basis for evaluation of Substantial Conformance Review (SCR) compliance.

How to Use this Document

The General Guidelines and Focused Area Guidelines are intended to guide future campus planners, architects, landscape architects, and designers of lighting, signs and other amenities and maintenance personnel. Design guidelines also assure the San Diego community that the University acknowledges its place as a landmark in the city and will continue to maintain the highest standards of design.

The Illustrative Plan (Figure 2) establishes a vision for the campus based on the concepts in the framework plans that are described in Section 3 of the Master Plan. The Illustrative Plan shows how the campus can accommodate its projected growth as the concepts and guidelines are followed. Actual design will undoubtedly vary somewhat as specific projects are planned and designed. The General Guidelines and Focused Area Guidelines will apply to refine the key design criteria at each project site.

8.2 Site Planning

Site Planning Guidelines

How buildings and landscape improvements contribute to the campus setting is important. The design of buildings and their location and configuration relative to one another and to adjoining open spaces and neighborhoods are important considerations. Decisions made to determine site selection, program functions, architectural treatment and landscape amenities are key. Campus buildings in concert with site landscaping contribute to the campus character and image. Each building adds up to create the overall campus.

A series of campus-wide plans are provided to show site planning guidelines. This will help guide future development and the desired siting of buildings, creating attractive and usable open space, as well as optimizing each development site. The site planning principles contained within the campus-wide plan drawings are applicable to buildings of various types and address the following:

- Building Limits and Build-to Lines Map
- Parcel Map with Alignment Points and Key Dimensions
- Building Entries Map

Project Sites Map

Project Sites Maps are provided in Section 6 of this plan (see Figures 26 and 27). They identify project sites and not exact building footprints nor exact landscape improvement areas.

Key information regarding the size of the site, the building ground floor area and building height is provide in the Previously Approved Projects Matrix and the Proposed Projects Matrix (Tables 4 and 5) in Section 6. The matrices and maps indicate what is suitable for each site, however, it should be noted that over time the projected programs may change and that flexibility will be required.

Deviations to Base Residential Zones on Campus

The following deviations to the base residential zoning on campus are proposed:

- A deviation to the RS-1-7 base zoning for Height from 24/30 feet required to the heights specified in Project Matrix Tables 4 and 5 (pages 59 and 61).
- A deviation to the RS-1-7 base zoning for Floor Area Ratio from 0.45 to 0.60 across the entire campus C.U.P. site area.
- A deviation to the RM-1-1 base zoning for Height from 30 feet required to the heights specified in Project Matrix Tables 4 and 5 (pages 59 and 61)

Where the design guidelines and standards in this Master Plan, Section 8, conflict with the development standards in City of San Diego Land Development Code Table 131-04D and Table 131-04G, the design guidelines and standards in this Master Plan shall apply.

Historic Resources on Campus

Proposed projects adjacent to and impacting historic resources on campus are encouraged to follow U.S. Secretary of Interior's Standards for the Treatment of Historic Properties.