

**DESIGN GUIDE
FOR OTAY RANCH, PORTION OF
VILLAGE FOUR
City of Chula Vista, California
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1 DESIGN GUIDE

1.1 Background

1.1.1 Design Plan

The Otay Ranch General Development Plan (GDP) requires that a Village Design Plan be prepared for each village at the Sectional Planning Area (SPA) level of planning. The Village Design Plan guides planning and development by defining intended character and design elements of the village. It provides guidance for developers and designers in creating the village and it will be used by the City of Chula Vista to (City) evaluate the village design.

The Village Four Design Plan guides the design of sites, buildings, and landscapes within the village to ensure that the quality of the adopted urban design and architectural concepts established for the overall Otay Ranch community are maintained. The design plan identifies an architectural and landscape theme for Village Four and delineates that identity through streetscape and landscape design, signage programs, and architectural and lighting guidelines. The design plan also identifies the Village Core design concepts that will guide implementation of Otay Ranch's planned pedestrian orientation.

This introductory section of the Village Design Plan provides a description of the design review process for development within Village Four. The following sections describe the review process, overall village design themes/features, and provide guidelines for the Village Core, and multi-family and single family residential developments.

1.1.2 Design Goals, Principles, and Guidelines

The residential property development standards are intended to implement specific design goals and principles established in the Otay Ranch GDP. The intent of the GDP village concept land use goals are to “produce a cohesive pedestrian friendly community that encourages non-vehicular trips and fosters interaction amongst residents.” To implement this goal, the land use policies encourage a pedestrian scale and pedestrian friendly village environment.

Pedestrian-oriented development in residential neighborhoods has several basic components. In single-family neighborhoods, homes may be closer to the sidewalk and have architectural features, such as porches, courtyards, and other elements that promote interaction between neighbors and encourage focus on the streets.

The appearance of garage doors fronting on the street should be minimized through a variety of design solutions, such as living spaces located forward of the garage door which reduces the visual impact of the garage. The pedestrian experience is enhanced through limiting curb-cuts and

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driveway widths and increasing landscaping across the front of residential lot. The “Hollywood Drive” is an example of a design solution that softens the appearance of driveways which lead to garages.

Pedestrian entries should be the focal point for each residence through the use of strong architectural features including windows, courtyards, porches, landscaping, paths, and color. The visibility to entries, ease of pedestrian access, and separation from driveways encourages pedestrian activity.

Multi-family neighborhoods should be designed to emphasize the views into Wolf Canyon and pedestrian/non-motorized movement. Vehicles should be de-emphasized through the creation of walkable and inviting environment within the neighborhood and to the regional non-motorized path. Pedestrian features should include architectural and landscape designs similar to those encourage for the single-family neighborhood and should connect each dwelling unit to common areas and amenities.

1.1.3 Companion Documents

Otay Ranch GDP Overall Design Plan

The guiding framework plan is the Otay Ranch GDP Overall Design Plan. The Overall Design Plan provides general design guidelines appropriate to the pedestrian and multi-modal oriented village concepts envisioned for the community.

Village Four Planned Community District Regulations

The Planned Community (P-C) District Regulations establish land use development standards and appropriate regulations (zoning) for all construction within the Village Four project area. All proposed developments must adhere to the land uses, setbacks, building heights, and similar regulatory criteria specified in the P-C District Regulations.

1.2 Village Identity

1.2.1 Village Setting and Design Influences

Village Four is located on the north side of Rock Mountain, south of Wolf Canyon, and north of the Otay River Valley. The site and Rock Mountain slope into Wolf Canyon from south to north and provides view opportunities across Wolf Canyon to the north.

Otay Ranch Village Two is located to the north, Village Eight West is located to the east, University Villages (portions of Villages Three North and Village Four) is located to the west, and the Otay Valley Quarry is located to the south. The Otay River Valley is located south of the

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Quarry. Village Four provides the synergy and population base to support the community-serving Village Four West and provides a housing base for the surrounding Village Cores. A Rapid Transit route is planned by MTS in the 2035 revenue constrained Regional Transportation Plan along Main Street, with stops anticipated to be located within Village Eight West which is within approximately 0.5 miles of the majority of Village Four residences and with a possible stop in Village Four. Village Eight West is located along the eastern edge of Village Four, placing a village-serving public neighborhood park and an elementary school site within approximately 0.5 miles of most residences within Village Four.

1.2.2 Pedestrian/Multi-Modal Orientation

The circulation system includes sidewalks separated from the roadway by parkways, tree-lined walkways, pedestrian-scaled lighting, and other amenities. The pedestrian circulation system incorporates connections to the City's regional trail system as well as a trail connection between neighborhoods south of Main Street.

Bicycle circulation is also planned within Village Four, including Class 2 Bike Lanes along Main Street.

1.2.3 Urban Theme and Character

Old California architectural styles provide the inspiration for the Village Four Design Plan. Old California architecture is represented in Spanish, Spanish Eclectic, and Mission styles.

The defining design features of Old California architecture are particularly applicable to the pedestrian-oriented design of the public active use areas within the village. Design elements may include awnings, trellises, and street trees to define and highlight the created spaces. In addition to trees, the landscaping may include planting areas with a variety of colorful shrubs, groundcovers, and vines, as well as potted accent plants. Architecture in the Village Core will allow for variety, but maintain a strong basis in Old California-inspired architecture.

1.2.4 Landform Grading

The natural sloping landform provides the opportunity to tier the site and provide home sites with views into Wolf Canyon. On the north side of the village, the topography slopes from south to north from Main Street to into Wolf Canyon. The Otay Valley Quarry is located beyond the village to the south and the Otay Valley Regional Park (OVRP) is located south of the Quarry. The site design of the village follows the undulating landform of the canyon.

Building sites have been created in terraces and streets are located within the topography to adhere to City horizontal and vertical curve standards.

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The design plan for the village strives to minimize grading and create an aesthetically pleasing landform. The following are guidelines for grading and slope design:

- Create elevation changes within the property that strive for a balance of cut and fill grading.
- Use grade changes to optimize views and a sense of spaciousness.
- Use grade changes between different land uses where separation and buffering is desired.
- Use landform grading techniques, where appropriate, on slopes more than 25 feet in height.
- Use varied-height trees, shrubs, and groundcovers to undulate the surface of slopes.
- Minimize surface runoff and erosion potential by planting slopes with low-water and drought-tolerant plants.
- Use state-of-the-art erosion control, irrigation, and water management practices to protect slopes.

1.2.5 Landscape Concept

The landscape concept is to integrate Village Four with the overall Otay Ranch design theme to create a distinct internal village design theme. The Otay Ranch design theme is addressed by extending established arterial streetscape designs and perimeter slope landscape designs into the Village Four landscape plan. Within the village, the landscape theme is an assembly of California's architectural history.

The use of traditional California trees such as California Sycamore and Oaks provide the key linkage between the neighborhoods. Ornate shrubs, groundcovers and vines such as escallonia, lantana, aloes, trumpet vine, and other vibrant plant materials, accentuate important destinations. The plant palette is a collection of water-efficient material that connects the diversity in Old California-inspired architectural styles.

The Old California-inspired design theme will be created through a comprehensive landscape plan that addresses the design of outdoor spaces, features, furnishings, and the use of a wide variety of trees, shrubs, and groundcovers. The landscape concept is illustrated in the Landscape Concept Plan, shown on Figure 1.1 of this chapter. Descriptions of landscapes within zones are provided in the following sections. Additional information about the Village Four landscape plan is provided in the Preserve Edge Plan. The Village Landscape Master Plan, developed after the SPA Plan is approved, will provide more detailed descriptions of the village landscapes. See Section 1.14: Village Four Approved Plant List for additional plant palette information.

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**OTAY RANCH
PORTION OF VILLAGE FOUR
LANDSCAPE CONCEPT PLAN
FIGURE 1.1**

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1.3 Village Perimeter and Slope Design

The Village Four landscape is compatible with the established Otay Ranch design theme visible from the village and the City's Water Conservation Ordinance. Perimeter slopes are the dominant landscapes visible from Wolf Canyon. Distinct landscape designs have been developed for the project perimeters: facing Wolf Canyon and Main Street. The following describes the design concepts and primary plant species that will create slopes complementary to the overall Otay Ranch theme. The design concepts and plant palettes described below are consistent with the Village Four Preserve Edge Plan (Appendix D of the SPA Plan) and are subject to requirements of the Village Four Fire Protection Plan (Appendix F of the SPA Plan) and the City of Chula Vista Landscape Manual. Signage within areas adjacent to the MSCP shall be provided and must meet the requirements of the City of Chula Vista and the Preserve Owner/Manager.

1.3.1 Plantable Retaining Wall Systems

Plantable retaining wall systems are planned at interior to Village Four and along Main Street. The Plantable wall system offers a fully plantable face that softens the visual impact of large retaining structures. Plantable retaining walls transform grade transitions into a vegetated "steepened slope" instead of a concrete scar across a hillside. Per OVRP Design Standards & Guidelines, Section 5.3.2, "If large retaining walls are necessary then they should be the type of construction that allows for planting on the walls." Plantable walls are proposed consistent with these Standards & Guidelines. Vegetation covering the face of the retaining walls will create seamless transitions between natural areas, landscaped slopes, and plantable retaining walls. The geogrid component of the plantable wall system may not encroach into the public right-of-way and shall be maintained by the adjacent homeowners' association (HOA).

1.3.2 Perimeter and Interior Slopes

The 100-foot Brush Management Zone occurs at the northern, southern, and western edge of Village Four. Manufactured slopes, a portion of a private recreation facility (Community Purpose Facility (CPF)), a residential street, and residential lots are proposed within this zone. Consistent with the Chula Vista MSCP Subarea Plan and Preserve Edge Plan, a 100-foot Brush Management Zone and Preserve Edge is also provided, outside the Preserve. Native plants (non-irrigated) will be used on manufactured slopes within half of the Preserve Edge area. However, consistent with the Chula Vista MSCP, the first 50 feet of the Brush Management Zone will be irrigated and planted with native compatible plant species. Temporary irrigation may be used outside the first 50 feet of the Brush Management Zone during the plant establishment period, subject to approval of the Director of Development Services. The Preserve Edge Plan provides detailed irrigation requirements. The plant palettes provided below are subject to the requirements of the Chula Vista MSCP Subarea Plan, the Preserve Edge Plan (Appendix D of the SPA Plan), the Village Four Fire

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Protection Plan (Appendix F of the SPA Plan), and the approval of the Chula Vista Director of Development Services. Slope conditions at the project perimeter are described in the following sections.

The manufactured perimeter slopes adjacent avoid negatively impacting Wolf Canyon by using the following techniques:

- Perimeter slopes follow the existing topography, blending the site into natural topography and preserving natural drainages between Village Four and Wolf Canyon.
- Landscape buffers are planted with native plant materials, consistent with the Village Four Fire Protection Plan and Preserve Edge Plan.
- Retaining walls are planted and irrigated to avoid large expanses of blank walls and blending the retaining walls into the natural setting, making them virtually undetectable with full landscape cover. Wherever possible, plantable retaining walls are split into two sections, providing opportunities to screen the walls with native landscaping in front of the wall and reduce single wall heights.
- Non-residential fencing at the perimeter is typically post and rail, permitting views to and from the park.
- Residential fencing at the perimeter is typically 2 feet of block with 4 feet of view fencing, permitting views to and from the park.
- Lighting at the perimeter must be directed away from Wolf Canyon by placing light fixtures in appropriate locations and shielding lamps.
- Public access from Village Four to the OVRP is provided along an attractive and controlled rural trail connection.

Plant Palette – Perimeter and Interior Slopes and Brush Management Zones

Trees Adjacent to Open Space Preserve

- California sycamore (*Platanus racemosa*)
- Hollyleaf cherry (*Prunus ilicifolia*)
- Catalina cherry (*Prunus lyonii*)
- California coast live oak (*Quercus agrifolia*)
- Engelmann oak (*Quercus engelmannii*)

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Shrubs and Groundcover Adjacent to Open Space Preserve

Native/low height/low fuel/revegetation plants and hydroseed such as the following:

- Manzanita (*Arctostaphylos* spp.)
- Dwarf coyote brush (*Baccharis pilularis* ‘Pigeon Point’)
- Carmel creeper California lilac (*Ceanothus griseus horizontalis*)
- Summer holly (*Comarostaphylis diversifolia*)
- Coast sunflower (*Encelia californica*)
- Chaparral honeysuckle (*Lonicera subspicata*)
- Baja bush-snapdragon (*Galvezia juncea*)
- Island bush-snapdragon (*Galvezia speciosa*)
- Mesa bushmallow (*Malacothamnus fasciculatus*)
- Hollyleaf cherry (*Prunus ilicifolia*)
- Lemonade berry (*Rhus integrifolia*)
- Blue-eyed grass (*Sisyrinchium bellum*)
- Golden-eyed grass (*Sisyrinchium californicum*)
- Purple nightshade (*Solanum xantii*)
- Lilac verbena (*Verbena lilacina*)
- San Diego sunflower (*Viguiera laciniata*)

Usable Recreation Areas

Low water-use type turfgrass such as the following:

- Seashore paspalum sod (warm season type) (*Paspalum vaginatum*)
- Bermuda grass (warm season type) (*Cynodon dactylon*)

Interior Slope Trees

Tree species including the following:

- Strawberry tree (*Arbutus unedo*)
- Western redbud (*Cercis occidentalis*)
- Glossy privet (*Ligustrum lucidum*)

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- Brisbane box (*Lophostemon confertus*)
- Mexican palo verde (*Parkinsonia aculeata*)
- Willow pittosporum (*Pittosporum angustifolium*)
- California coast live oak (*Quercus agrifolia*)

Shrubs and Groundcover on Interior Slopes

- Century plant (*Agave americana*)
- *Agave attenuata* and thin-leaved relatives (California native and non-native) (no common name)
- *Baccharis* 'Centennial' (no common name)
- Coyote brush (*Baccharis pilularis* 'Pigeon Point')
- Natal plum (*Carissa* spp. and cultivars)
- California lilac (*Ceanothus* spp.)
- Summer holly (*Comarostaphylis diversifolia*)
- Bearberry (*Cotoneaster dammeri* 'Lowfast')
- Silverberry (*Elaeagnus pungens*)
- Pineapple guava (*Feijoa sellowiana*)
- *Lantana montevidensis* (no common name)
- *Lantana* 'New Gold' and other hybrids (no common name)
- Sea lavender (*Limonium perezii*)
- Chaparral honeysuckle (*Lonicera subspicata*)
- Pink melaleuca (*Melaleuca nesophila*)
- Cape plumbago (*Plumbago auriculata*)
- Carolina laurel cherry (*Prunus caroliniana*)
- Firethorn (*Pyracantha* spp.)
- Coffee berry (*Rhamnus californica*)
- Indian hawthorn (*Rhaphiolepis indica* and cultivars)
- Yeddo hawthorn (*Rhaphiolepis umbellata* and cultivars)
- Rosemary (*Rosmarinus* cultivars)

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Vines on Interior Landscapes

- San Miguel coral vine (*Antigonon leptopus*)
- Blood-red trumpet vine (*Distictis buccinatoria*)
- Heart-leaved penstemon (*Keckiella cordifolia*)
- Hall's honeysuckle (*Lonicera japonica* 'Halliana')
- Chaparral honeysuckle (*Lonicera subspicata*)
- Potato vine (*Solanum jasminoides*)

Plant Palette – Brush Management Zones 1 and 2

Individual trees may be planted in Zone 1 at an average rate of no less than one tree per 200 lineal feet, no closer than 15 feet from a property line or top of slope (whichever is further), and a minimum of 30 feet between mature canopies. Trees are also permitted adjacent to single loaded streets, major parkways, or 50 feet from top of slope. Planting and irrigation requirements are provided in the Fire Protection Plan and Preserve Edge Plan. Slopes adjacent to the MSCP Preserve must be planted with native species and are subject to the Preserve Edge Plan (Appendix D of the SPA Plan) and the Village Four Approved Master Plant List provided in Section 1.14.

1.4 Entryways/Identity Concept

Entry landscape features and monument signs identify the village and contribute to the village design theme. A hierarchy of entries has been established to help direct visitors to community, village, and neighborhood areas of the village. Descriptions of these entries are provided in the following sections. The Village Four entry walls and monuments are designed in context with the Old California design theme. Materials include cream-colored stucco walls with a swirled finish and terracotta wall caps with citoria (tile) wall accents. Decorative ceramic tile is also incorporated in the wall and pilaster as a design element used throughout the village. Finally, the signature element of the village is a low wide bowl resting on a low pedestal. Each bowl will be planted with a colorful display of bougainvillea and other contrasting and colorful shrubs (see Figure 1.2: Primary Entry – Main Street).

1.4.1 Primary Entry – Main Street

Because Main Street transects Village Four, it serves as the primary point of entry. Low monument walls are planned on the east side of the Main Street Bridge and at the transition from Village Eight West to the residential neighborhood of Village Four. A variety of plant species will be used to complement the Old California-inspired architectural theme and image of Village Four. The landscape palette for the median and parkways is provided below. Enhanced paving, special lighting, and thematic walls will be used to create a sense of arrival in Village Four.

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Plant Palette

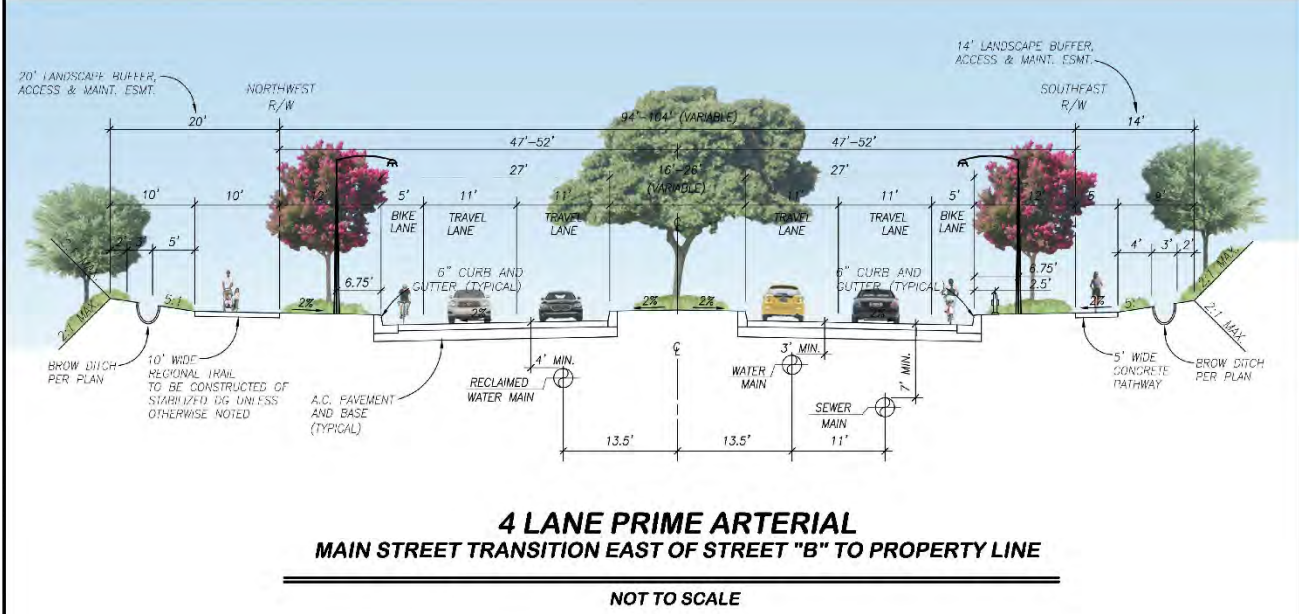
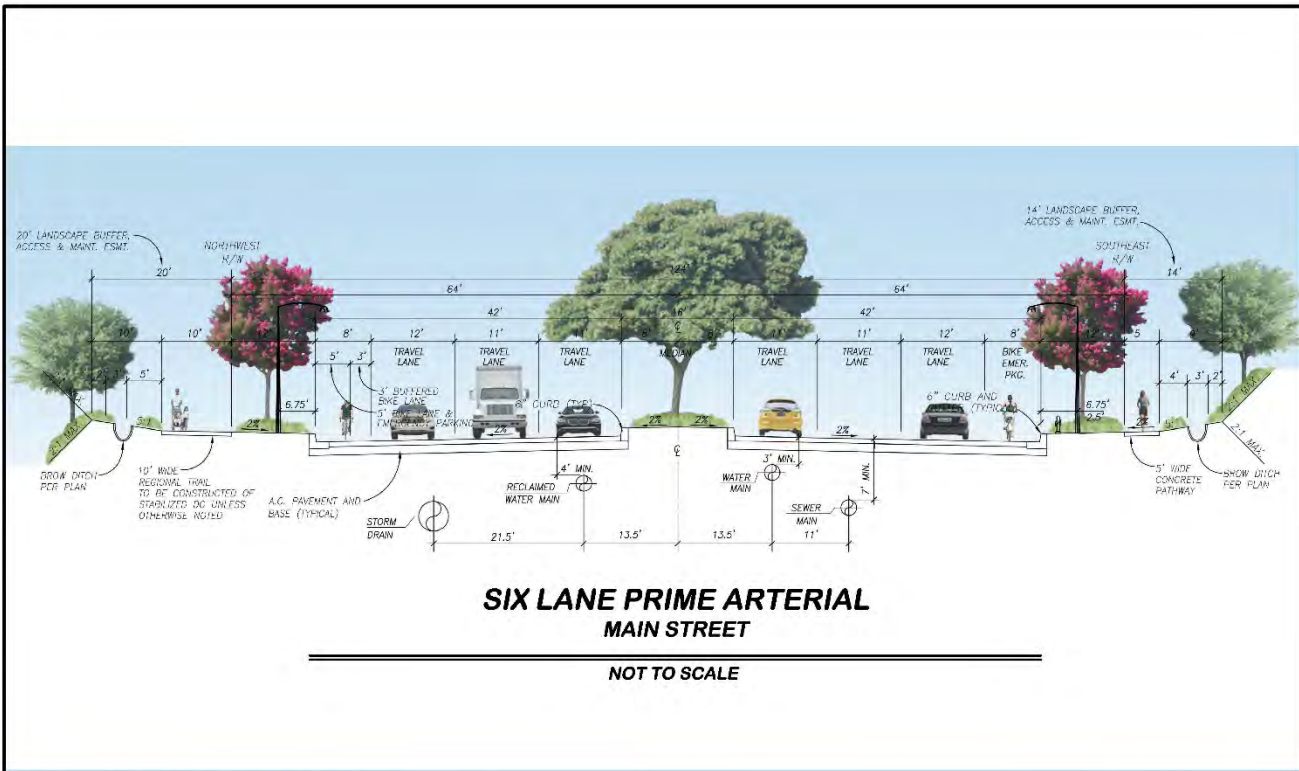
Trees

- Chinese flame tree (*Koelreuteria bipinnata*)
- Japanese crape myrtle (*Lagerstroemia* × *fauriei*)
- New Zealand Christmas tree (*Metrosideros excelsa*)
- California sycamore (*Platanus racemosa*)
- Coast live oak (*Quercus agrifolia*)

Accent Shrubs and Groundcovers

- *Aloe* spp. (California native and non-native) (no common name)
- Manzanita (*Arctostaphylos* spp.)
- Natal plum (*Carissa grandiflora*)
- Bearberry (no invasive species/hybrids) (*Cotoneaster dammeri* ‘Lowfast’)
- Silverberry (*Elaeagnus pungens*)
- Escallonia (*Escallonia* spp.)
- Baja bush-snapdragon (*Galvezia juncea*)
- Island snap-dragon (*Galvezia speciosa*)
- Gazania (*Gazania* spp.)
- Red-hot poker (*Kniphofia uvaria*)
- *Lantana* ‘New Gold’ and other hybrids (no common name)
- Sea lavender (*Limonium perezii*)
- Penstemon (*Penstemon* spp.)
- Photinia (*Pittosporum crassifolium*)
- Firethorn (*Pyracantha* spp.)
- Indian hawthorn (*Rhaphiolepis indica* ‘Ballerina’)
- Trailing rosemary (*Rosmarinus officinalis*)
- Dwarf periwinkle (*Vinca minor* ‘Bowles’)

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**OTAY RANCH
PORTION OF VILLAGE FOUR
PRIME ARTERIAL STREET SECTIONS**

FIGURE 1.2

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1.4.2 Secondary Village Entry

The secondary village entries are planned at the two entry points into the single-family areas, south of Main Street, and the entry point into the multi-family area, north of Main Street. Access to Village Four is provided from the Main Street, which extends through the village from Villages Three and Eight West. Special paving, monument walls, and enhanced landscaping and paving will create a sense of arrival at these entry points.

Plant Palette

Trees

- Japanese crape myrtle (*Lagerstroemia × fauriei*)
- Coast live oak (*Quercus agrifolia*)

Accent Shrubs and Groundcovers

- *Aloe* spp. (California native and non-native) (no common name)
- Manzanita (*Arctostaphylos* spp.)
- Natal plum (*Carissa grandiflora*)
- Bearberry (no invasive species/hybrids) (*Cotoneaster dammeri* ‘Lowfast’)
- Silverberry (*Elaeagnus pungens*)
- Escallonia (*Escallonia* spp)
- Baja bush-snapdragon (*Galvezia juncea*)
- Island snap-dragon (*Galvezia speciosa*)
- Gazania (*Gazania* spp.)
- Red-hot poker (*Kniphofia uvaria*)
- *Lantana* ‘New Gold’ and other hybrids (no common name)
- Sea lavender (*Limonium perezii*)
- Penstemon (*Penstemon* spp.)
- Photinia (*Pittosporum crassifolium*)
- Firethorn (*Pyracantha* spp.)
- Indian hawthorn (*Rhaphiolepis indica* ‘Ballerina’)
- Trailing rosemary (*Rosmarinus officinalis*)

- Dwarf periwinkle (*Vinca minor* ‘Bowles’)

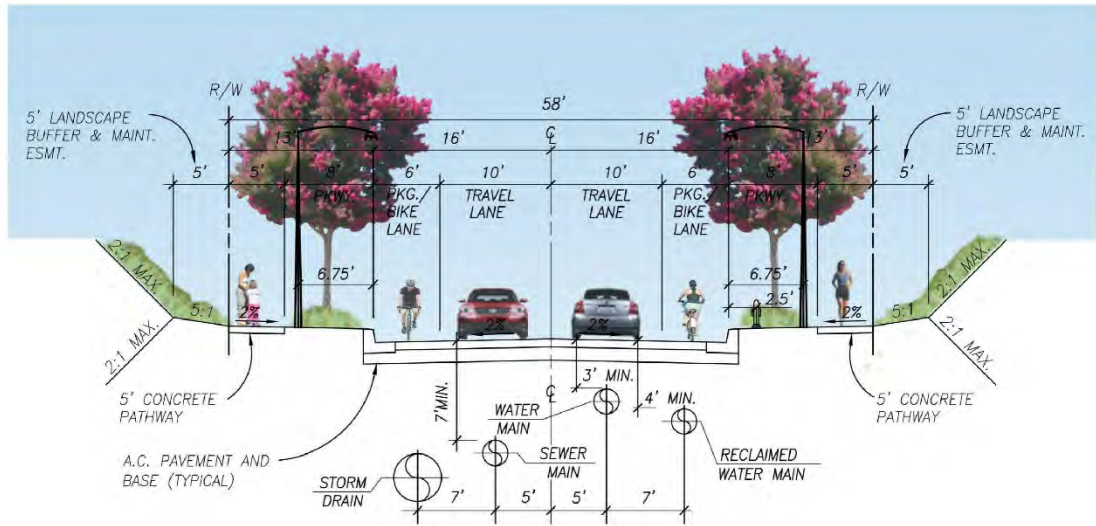
1.5 Streetscape Design Concept

Streetscapes are an important component in creating the village design theme. They identify the edges of the project and major points of entry and serve as the unifying design theme. The streetscapes for the surrounding major streets will adhere to the Otay Ranch “ranch theme” landscape. Within the village, the design of the streetscapes will emphasize the village pedestrian-oriented concept by providing tree-shaded walkways, lighting, and shortened or enhanced crosswalks. The Circulation Plan shows the surrounding and internal street designations for the village. A description of each street classification and cross-sections are provided to illustrate the conceptual street landscape plan.

Parkway Residential Street

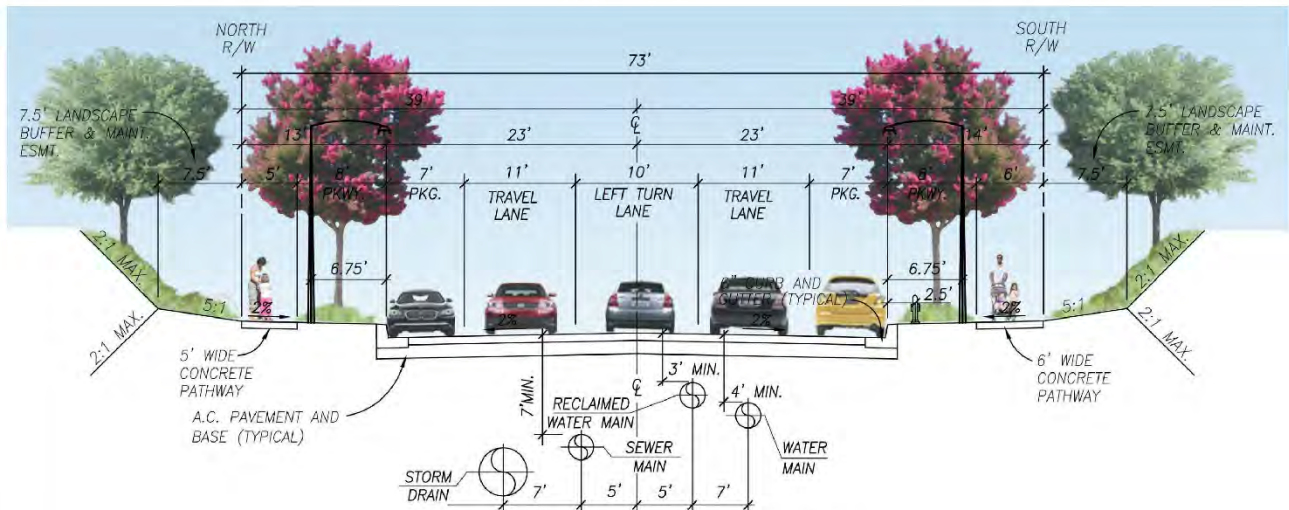
Residential Streets are streets designed to emphasize the pedestrian orientation of the village with narrow travel lanes and sidewalks separated from the road with landscaped parkways. Parkway Residential Streets are located in the single family neighborhoods of Village Four. The street design provides for travel lanes and on-street parallel parking (see Figure 1.3: Parkway Residential Streets Secondary Village Entry).

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PARKWAY RESIDENTIAL
PUBLIC STREET "A",
PORTION OF PUBLIC STREET "B" (SE OF PUBLIC STREET "D"),
PUBLIC STREET "D",
PUBLIC STREET "E"

NOT TO SCALE



SECONDARY VILLAGE ENTRY
PORTION OF PUBLIC STREET "C" (NW OF PUBLIC STREET "A"),
PORTION OF PUBLIC STREET "B" (NW OF PUBLIC STREET "D")

NOT TO SCALE

OTAY RANCH PORTION OF VILLAGE FOUR PARKWAY RESIDENTIAL STREET SECTIONS

FIGURE 1.3

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Plant Palette

Street Trees

Trees such as the following:

- Marina madrone (*Arbutus* ‘Marina’)
- African sumac (*Rhus lancea*)

Accent Shrubs and Groundcovers

- Aloe spp. (California native and non-native) (no common name)
- Manzanita (*Arctostaphylos* spp.)
- Natal plum (*Carissa grandiflora*)
- Bearberry (no invasive species/hybrids) (*Cotoneaster dammeri* ‘Lowfast’)
- Silverberry (*Elaeagnus pungens*)
- Escallonia (*Escallonia* spp.)
- Baja bush-snapdragon (*Galvezia juncea*)
- Island snap-dragon (*Galvezia speciosa*)
- Gazania (*Gazania* spp.)
- Red-hot poker (*Kniphofia uvaria*)
- Lantana ‘New Gold’ and other hybrids (no common name)
- Sea lavender (*Limonium perezii*)
- Penstemon (*Penstemon* spp.)
- Photinia (*Pittosporum crassifolium*)
- Firethorn (*Pyracantha* spp.)
- Indian hawthorn (*Rhaphiolepis indica* ‘Ballerina’)
- Trailing rosemary (*Rosmarinus officinalis*)
- Dwarf periwinkle (*Vinca minor* ‘Bowles’)

1.6 Non-Vehicular Circulation Concept

A well-designed pedestrian circulation system is a fundamental component of the village concept. Section 1.5: Streetscape Design Concept includes illustrations of pedestrian amenities, including sidewalks, lighting, and shade trees. This section describes the pedestrian circulation system in

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terms of the Otay Ranch and City trail systems. An overall plan is provided as well as the descriptions of each trail/pedestrian path.

1.6.1 Regional Trail

Regional Trails provide off-street pedestrian and bicycle connections throughout Chula Vista. Chula Vista Regional Trail is located on the north side of Main Street and is adjacent to the roadway within the landscape buffer. The regional trail is 10 feet wide to accommodate both pedestrians and bicycles and may be decomposed granite or concrete. Trail signage shall conform to the Greenbelt Master Plan.

1.6.2 Neighborhood Trail

Neighborhood Trails are off-street trails that provide pedestrian connections between neighborhoods. They typically occur on slopes, at the end of cul-de-sacs, or where other site conditions do not allow full roadway connections. The intent is to promote walkability by providing more direct pedestrian connections than would otherwise occur along public roadways. The SPA Plan and Tentative Map include a connecting 8-foot-wide Neighborhood Trail from Main Street to the east end of the D Street cul-de-sac, then into Village Eight West. The final location and alignment of the trail will be determined by the Final Map(s).

1.7 Community Purpose Facility

Since the initial approval of the Otay Ranch GDP, most of the lands have been divided without regard for the initial village boundaries. Village Four represents this pattern to the extreme, as the surrounding villages were planned, portions of Village Four were included in those villages. The Village Eight West SPA Plan provides a wide variety of uses, including commercial and public uses, which negate the need for such land uses within Village Four. As such, the Village Four SPA Plan includes the payment of an in-lieu park fee; however, on-site CPF is provided.

The CPF areas, shown on Figure 1.4: Community Public Facility, Site 1, are located at the intersection of A Street and C Street and are designed to comply with Chula Vista Municipal Code (CVMC) Chapter 19.48: P-C – Planned Community Zone. The two CPF sites are privately owned and maintained facilities located so as to provide active and passive communal amenities in proximity to neighborhoods in the village. The facilities create focal points in the village and are connected through the village pedestrian circulation system. The facilities will be designed to complement the surrounding neighborhood and amenities. Typical concept plans for CPF sites are shown on Figure 1.5: Community Public Facility, Site 2. The private recreation CPF areas located within the 100-foot Preserve Edge are subject to the Preserve Edge Plan.

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Plant Palette

Trees

- Purple-leaf redbud (*Cercis* 'Forest Pansy')
- Chinese flame tree (*Koelreuteria bipinnata*)
- Japanese crape myrtle (*Lagerstroemia* × *fauriei*)
- Southern magnolia (*Magnolia grandiflora*)
- Coast live oak (*Quercus agrifolia*)

Shrubs and Groundcover on Interior Slopes

- Century plant (*Agave americana*)
- *Agave attenuata* and thin-leaved relatives (California native and non-native) (no common name)
- *Baccharis* 'Centennial' (no common name)
- Coyote brush (*Baccharis pilularis* 'Pigeon Point')
- Natal plum (*Carissa* spp. and cultivars)
- California lilac (*Ceanothus* spp.)
- Summer holly (*Comarostaphylis diversifolia*)
- Bearberry (*Cotoneaster dammeri* 'Lowfast')
- Silverberry (*Elaeagnus pungens*)
- Pineapple guava (*Feijoa sellowiana*)
- *Lantana montevidensis* (no common name)
- *Lantana* 'New Gold' and other hybrids (no common name)
- Sea lavender (*Limonium perezii*)
- Chaparral honeysuckle (*Lonicera subspicata*)
- Pink melaleuca (*Melaleuca nesophila*)
- Cape plumbago (*Plumbago auriculata*)
- Carolina laurel cherry (*Prunus caroliniana*)
- Firethorn (*Pyracantha* spp.)
- Coffee berry (*Rhamnus californica*)

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- Indian hawthorn (*Raphiolepis indica* and cultivars)
- Yeddo hawthorn (*Raphiolepis umbellata* and cultivars)
- Rosemary (*Rosmarinus* cultivars)

Usable Recreation Areas

Low water-use type turfgrass such as the following:

- Seashore paspalum sod (warm season type) (*Paspalum vaginatum*)
- Bermuda grass (warm season type) (*Cynodon dactylon*)

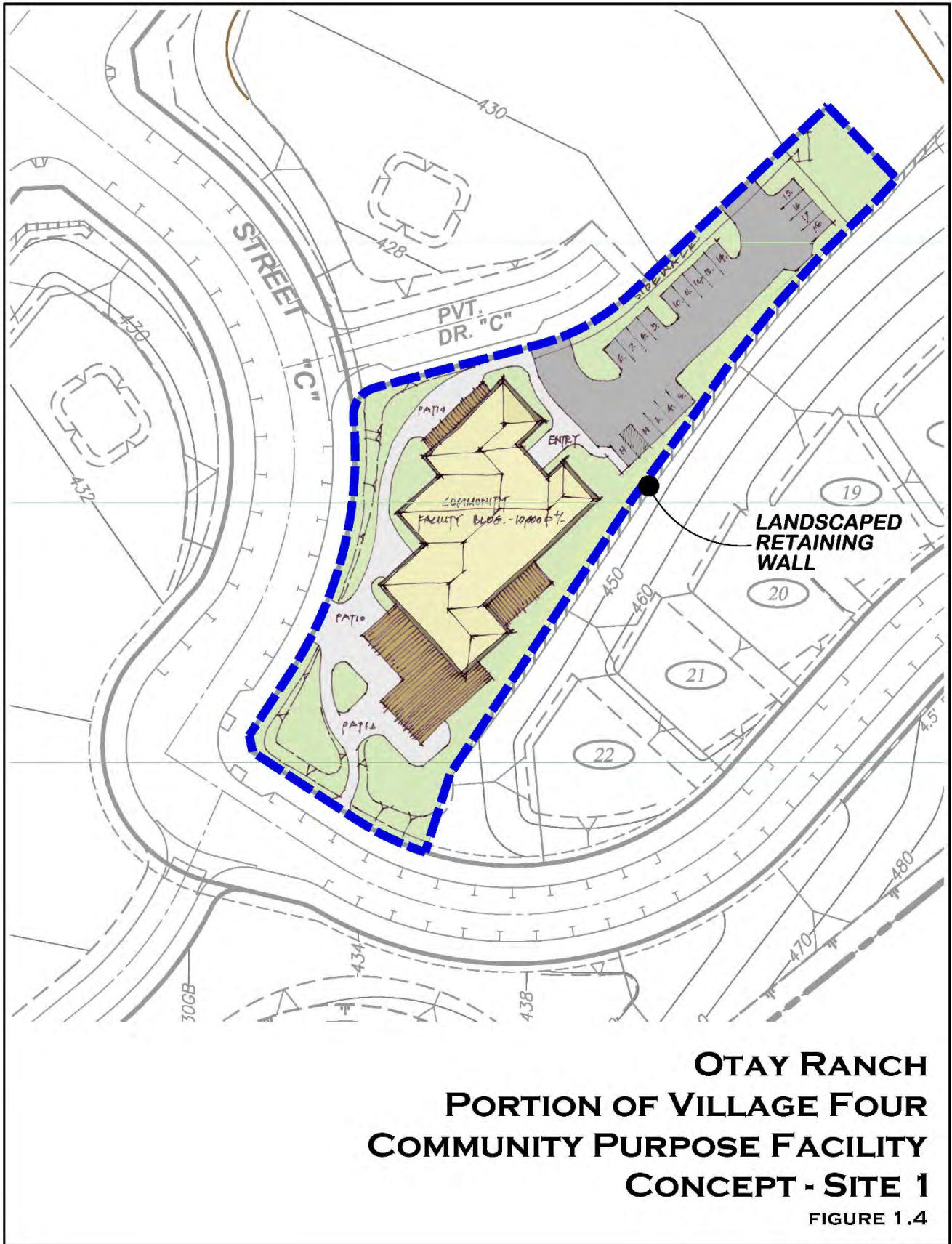
1.8 Wall and Fence Concepts

Community Walls

The Ranch-wide theme will be maintained through a comprehensive system of walls and fences. Walls at the village entries will be designed to accent the entries and establish the Old California character, using various materials such as light stucco or plaster, stone, and tile. Entry monuments and architectural walls will provide screening, sound attenuation, heat deflection (for fire safety), security, and neighborhood identity. Community perimeter walls will be constructed of integral color mid-tone concrete block, with tubular steel or glass components at specialty conditions. An enhanced wall design is also proposed at key locations at community entries. View fencing is proposed at the village perimeter to maximize view opportunities across and into Wolf Canyon. Figure 1.6: Fence and Wall Details provides examples of the aforementioned walls and fences.

The project's slopes in the areas of concern along with the elevated lots/pads adjacent, provide an opportunity to place a non-combustible, 6-foot-tall, heat-deflecting wall (lower 1 to 2 feet block wall and upper 4 to 5 feet dual pane, one pane tempered glazing, or a 6-foot-high concrete block wall) to provide additional deflection for these lots to compensate for the reduced fuel modification zones and top of slope setbacks. These walls and barriers are usually constructed of noncombustible materials (concrete block, bricks, stone, stucco) or earth with emergency access openings built around a development where 30 feet (9 meters) of defensible space is not available. Heat-deflecting view walls of masonry construction with fire-rated glazing that are 6 feet in height (roughly, lower 2 feet masonry construction and upper 4 feet dual pane, one pane tempered glazing or equivalent) will be incorporated at top of slope for southwestern portion lots 23 and RM-1B.

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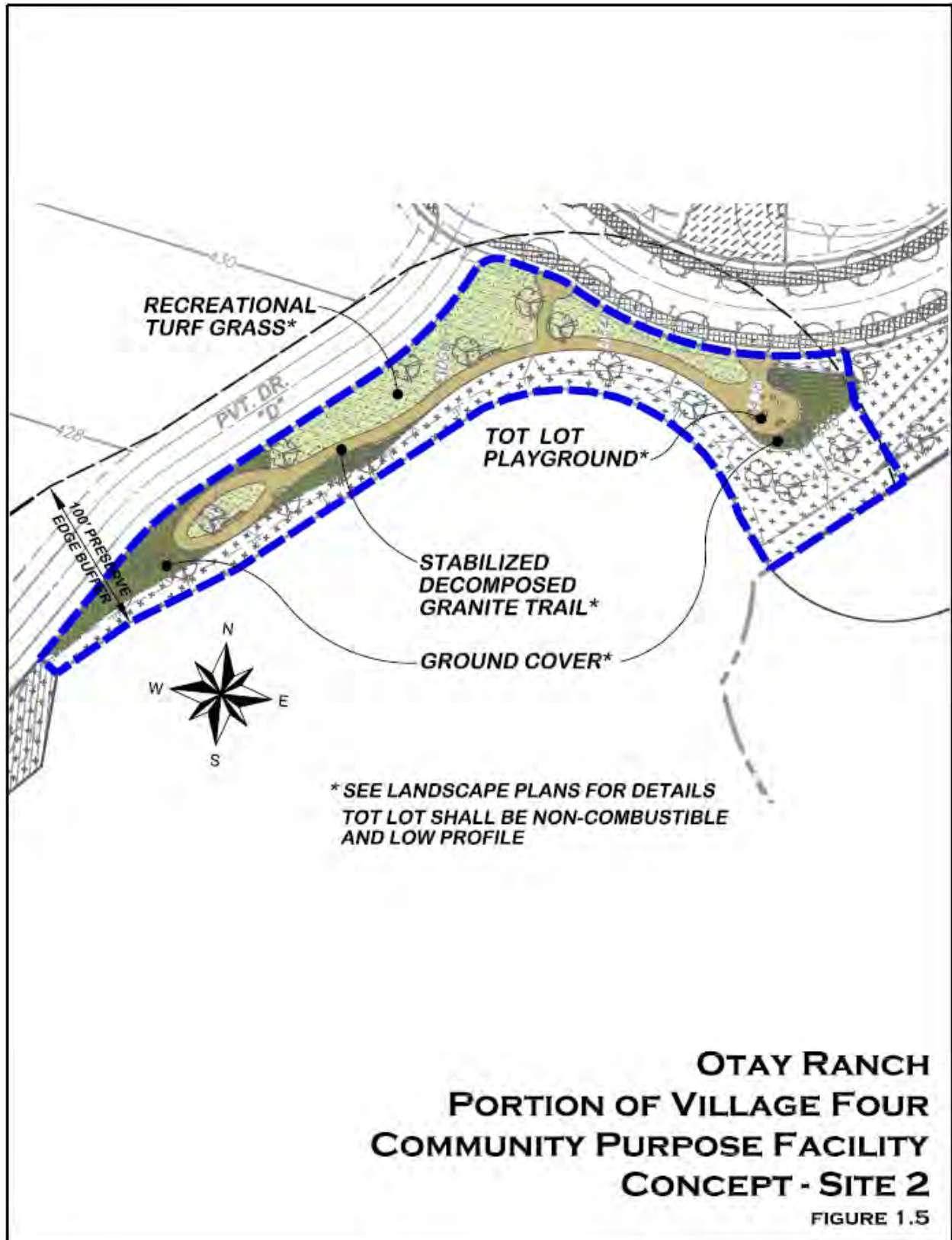
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Figure 1.5 Community Public Facility, Site 2

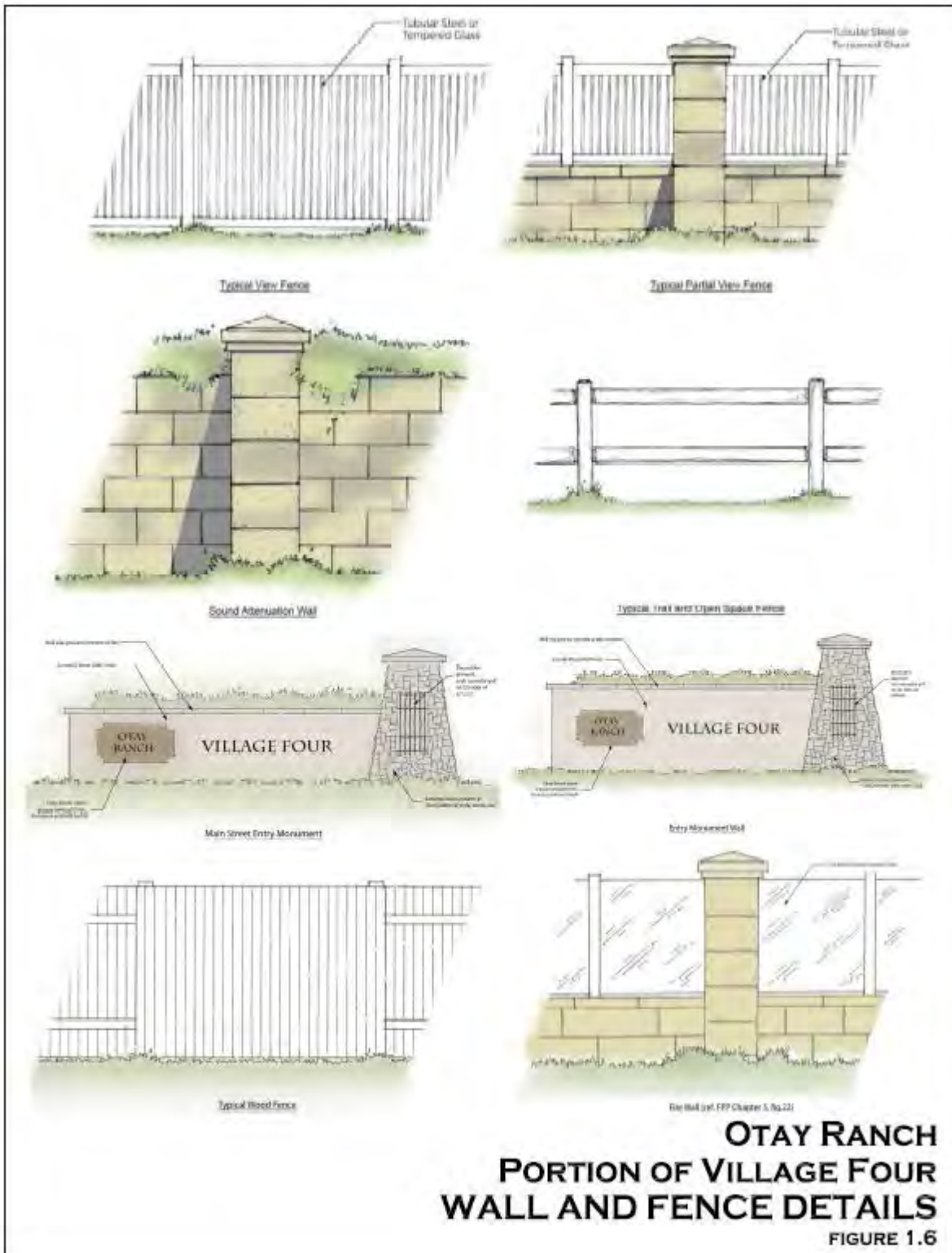
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The sound wall noise barriers shall be a minimum of 6 feet in height, must have a surface density of at least four pounds per square foot, and be free of openings and cracks. The wall may be constructed of acrylic glass, masonry material, earthen berm, or a combination of these materials. Heights are provided relative to final pad elevation. Required heights may be achieved through construction of walls, berms or a wall/berm combination.

1.9 Lighting Concepts

The village lighting design concept focuses on the quality of light along specific corridors and areas. Light standards must have a distinctive character to relate to the corridors they serve. Lighting along pedestrian corridors must be more human in scale, closer spaced, and lower than is typically found on an urban street. Light standards should be manufactured of high-quality materials that are visually pleasing. The base, pole, and light fixture must be attractive and suitable to the design theme of the village. Street light and Neighborhood Trail fixtures within the Village Core shown below are conceptual. Final fixture design will be determined in the Village Four Master Precise Plan. The objectives for exterior lighting are as follows:

- To contribute to the safe and efficient use of all public and private areas in the village.
- To increase the perception of personal and property safety.
- To complement and reinforce the architectural and landscape character of all public and private spaces.
- To contribute to the ease of way finding through the village.
- To meet all applicable public and environmental standards, including energy conservation.
- To provide a consistent quality of lighting throughout the village.
- To avoid adverse impacts such as excessive glare and light spill.
- To reinforce the identity of each component of the village, including private and public space improvements.
- To sensitively design lighting along the MSCP Preserve that minimizes light spillage into the Preserve to the greatest extent practicable by directing light away from preserve areas through the placement and shielding of light fixtures.
- Special accent lighting may be proposed within the CPF sites and private open space. Special accent lighting may include architectural, pathway and/or lighting on signage. All special accent lighting proposed within the 100-foot Preserve Edge must be shielded and directed away from the Preserve to minimize/avoid light spillage into Preserve areas. Detailed lighting plans will be provided at the improvement/site plan level.

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1.9.1 Parkway Residential Street Lighting

Residential streets are semi-urban roads with a pedestrian scale. The streets have homes on both sides, with pedestrian walks and on-street parallel parking.

Pole

- Pre-cast custom color concrete approximately 22 feet tall

Fixture Type

- Cut-off feature for glare control, either pole top or single davit mount

Lamp Type

- LED lamp

1.9.2 Lighting within 100-Foot Preserve Edge

Special Accent Lighting (CPF)

All special accent lighting, such as pathway lighting, proposed within the portion of the CPF sites within or adjacent to the 100-foot Preserve Edge must be shielded and directed away from the Preserve to minimize/avoid light spillage into Preserve areas. Detailed lighting plans will be provided in conjunction with the improvement/site plan.

Neighborhood RM-2

A lighting plan shall be prepared in conjunction with Design Review submittal for the RM-1B and RM-2 neighborhoods that demonstrates that lighting within the 100-foot Preserve Edge is adequately shielded to minimize/avoid light spillage into adjacent Preserve areas.

1.9.3 Parking Lot Lighting

Parking lot lighting is consistent throughout the village, in terms of fixture height, spacing, light source, and performance characteristics. Fixture style may differ between projects if necessary. Parking lots should be adequately lighted with pole-mounted fixtures. Parking lot lighting adjacent to residential uses should be located to minimize light intrusion and be adequately shielded.

Pole

- Painted metal, 20 feet tall, triangularly spaced

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Fixture Type

- Single or double mount, full cut-off fixtures

Lamp Type

- LED lamp

1.10 Village Design Features

This section highlights important features of the Village Design Plan and provides guidelines in four design areas: site planning and building orientation; pedestrian and vehicular access; landscaping; and lighting and street furnishings.

1.10.1 Site Planning and Building Orientation

All developments are encouraged to orient building entrances to the main circulation streets. Parking, service, and utilitarian uses should be located internally to the sites or where they can be screened from public view. Parking should be sited to facilitate visual surveillance from the public street.

Residential building entrances and/or front doors should be located along the public right-of-way or internal streets/drives and should be closely spaced to increase articulation and interest along the pedestrian walk. Design emphasis on the entries improves the street scene.

Shaded areas and a sense of enclosure will encourage pedestrian activity. Features such as canopies, arcades, and roof overhangs can achieve these objectives and also provide weather protection when necessary.

In general, the exterior building elevations should incorporate a range of scale defining elements that relate larger building masses to the pedestrian scale. Examples include columns, archways, doorways, upper floor windows, and balconies.

1.10.2 Pedestrian and Vehicular Access

Vehicle access should be clearly subordinated to pedestrian access through street design that incorporates narrow travel lanes and minimal driveways and curb cuts. Parking lots should be located behind buildings which front onto pedestrian-oriented streets.

Broad sidewalks should be located along pedestrian streets to allow groups to comfortably pass each other. Frequent opportunities to sit, relax, and observe should be provided with the inclusion of benches, steps, planters, and low walls within and adjacent to the pedestrian walk.

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Pedestrian and bicycle routes should be maximized and well-marked.

1.10.3 Landscaping Design Guidelines

a. General Site Landscape Guidelines

- Design landscape and open space areas shall be an integral part of the overall site plan design, with a style and amenity level consistent with the surrounding environment.
- Trees shall be used to define and enclose exterior spaces and to provide physical protection from the sun and wind.
- Street tree planting shall comply with the City of Chula Vista Shade Tree Policy Number 576-19. The objective is to maximize shade cover to the greatest extent possible.
- The design of landscaped open space areas shall enhance the building design, create viewsheds, and provide buffers and transitions between adjacent uses.
- Trees, shrubs, and vines shall be used to conceal walls, building elevations, and parking facilities.
- Plant materials shall not interfere with security lighting or restrict access to emergency equipment such as fire hydrants or fire alarm boxes.
- Any structures surrounding mailboxes should match the style of the homes/businesses where they are located.
- The pedestrian ground plane should be well defined, with a hard surface that is textured or accented to identify focal areas.
- Landscaping should reinforce the character of the development and reflect ordered, formal plantings in the streetscape, which transition to natural, informal plantings on slopes and adjacent to open space. Trees should be incorporated into the pedestrian experience, planted flush to ground level with overhead branches to create overhead canopies.
- Landscape areas within 100 feet of the MSCP Preserve are subject to the landscaping provisions/plant palette contained in the Preserve Edge Plan.
- Perimeter slope planting should be informal and reflective of natural slopes.

b. Surface Parking Area Landscape Standards

- Surface parking lots shall be landscaped and maintained with a combination of trees, shrubs, and groundcover.

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- Surface parking lots shall use “Orchard Style” tree planting for shade and screening purposes. Island finger planters shall include at least two trees (one tree on each end of the island) and shall be at least 8 feet in width and 18 feet in length.
- Trees shall be distributed throughout the surface parking area.
- Ensure through tree choice and maintenance that the lowest tree branches are more than 8 feet above the finish grade at the base of the tree to prevent damage from and to automobiles, pedestrians, and bicyclists.
- Shade trees shall be provided for all new parking lots that will achieve 50% canopy cover over the parking stall areas 5 to 15 years after planting, pursuant to Chula Vista Shade Tree Policy No. 576-19 (May 22, 2012).

c. **Landscape Paving Design Guidelines**

These guidelines for pavement apply to pedestrian-oriented areas within the village. Pedestrian pavements may include, but are not limited to, sidewalks, paths, walkways, courtyards, and plazas. Enhanced paving may be used within key vehicular areas as well.

- Paved surfaces intended for pedestrian and/or bicycle use shall have the following qualities:
 - A surface texture rough enough to prevent slipping, but smooth enough to prevent stumbling;
 - ADA and Title 24 guidelines compliance;
 - Maintenance-free and/or low-maintenance surface;
 - Stain-resistance;
 - Fade resistance; and
 - Non-reflective surface.
- The following pedestrian paving materials meet these criteria:
 - Colored concrete, broom finished, salt finished, heavy sandblasted, and top cast (exposed aggregate) and
 - Stamped and saw-cut concrete and tile, provided pavers do not have joints or score lines that catch high heels or cause tripping.
- Other pedestrian paving surfaces which do not meet these criteria may be used, provided that the limitations of the material have been considered:
 - Decomposed granite (not suitable for use where disabled access should be provided);

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- Loose gravel (not suitable for use where disabled access should be provided or where heavy pedestrian traffic is expected);
- White or very light colored paving (not suitable where glare from surface will affect pedestrian safety);
- Asphalt (not suitable where asphalt is likely to become soft on hot days); and
- Wood boardwalk paving (not suitable where heels might catch in cracks between the boards).

1.10.4 Lighting and Street Furnishings

- Architectural accent lighting is encouraged on all buildings.
- Illumination of walkway/trail connections should be provided through the use of low intensity fixtures for safety and comfort. The lighting pattern and intensity should become more intense at path intersections and vehicular crossings.
- Within building groups, architectural and accent lighting should be indirect and subtle. Increased lighting levels should highlight pedestrian areas to clearly define the pedestrian path. Service area lighting should be contained within the service area boundaries/enclosure. Lighting should be designed to minimize glare and intrusion into neighboring land uses.
- Transit/bus shelter shall be designed per City standards, should transit services be provided for the village.
- Periodic benches and trash receptacles should be provided and maintained by the HOA within the CPF and multi-family areas.

1.11 Single-Family Residential Guidelines

These guidelines address the design elements that contribute to the village planning concepts for pedestrian-oriented design. Guidelines are provided for architectural styles, façade elements, garage location and design, and landscape themes.

1.11.1 Architecture

The Village Four Design Plan is influenced by Old California architectural styles. Residential architectural styles including Spanish, Spanish Eclectic, and Mission have been selected as examples of styles that complement the Old California design theme. These styles are attractive, compatible with one another, and can be easily integrated into the individual style and scale of each neighborhood. It is important to note that these styles are intended for modern adaptation, not recreation of historic homes. The architecture is expected to be somewhat simplified, yet still

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maintain the unique characteristics that exemplify the style. The following examples of Old California architectural styles and their individual elements are provided to guide builders/architects during preparation of architectural elevations. A brief description of the architectural styles is provided in this section with pedestrian-oriented elements appropriate to each style.

a. Spanish

The Spanish style includes elements ranging from Moorish to Spanish and Mission Revival architecture. The building massing is varied and decorative elements are incorporated to add interest and character. Pedestrian-oriented features of the Spanish style may include the following:

- Courtyard patio entries.
- Porches supported by arched forms.
- Front-facing windows, often one large arched window.

b. Spanish Eclectic

This architectural style uses decorative details borrowed from the entire history of Spanish architecture including Moorish, Byzantine, Gothic, or Renaissance inspiration. The Spanish Eclectic architectural style is composed of low-pitched roofs, red tile roof covering, and typically one or more arches placed above door or principal window or beneath a porch roof. Wall surfaces are usually stucco finished. Pedestrian-oriented features of the Spanish Eclectic Style may include the following:

- Courtyard patio entries.
- Porches supported by arched forms.
- Front-facing windows, often one large arched window.

c. Mission

California was the birthplace of the Mission style, with the earliest examples built in the 1890s. The Mission architectural style is composed of mission-shaped dormer or roof parapet; red tile roof covering; widely overhanging eaves; and porch roofs supported by large, square piers, commonly arched above. Wall surfaces are usually smooth stucco. Pedestrian-oriented features of the Mission Style may include the following:

- Courtyard patio entries.
- Arcaded entry porches.
- Front-facing windows, often one large arched window.

1.11.2 Pedestrian-Oriented Design

Pedestrian-oriented neighborhood design emphasizes a sense of neighborliness and community through aesthetically pleasing site planning and architecture. Essential elements include attractive architecture, inviting entries, and a minimization of utilitarian areas facing the street. The structure of a neighborhood must be understood to better promote its pedestrian-orientation. The area between the street and residence contains a hierarchy of public to private spaces. The street, sidewalk, and parkway are perceived as public, common neighborhood use areas. Residential front yards provide a transition space between the public spaces of the sidewalk and street, and the private spaces of the home. The residential entry is the final demarcation area between public and private spaces. The design of residential neighborhoods can complement that orientation by borrowing elements from traditional neighborhoods, such as porches, and minimizing the influence of the automobile. The following sections describe three primary areas of design that will facilitate the creation of pedestrian-oriented neighborhoods: site planning, façade elements, and garage and driveway design.

1.11.2.1 Site Planning

Appropriate site planning and building plotting are fundamental to creating a pedestrian-oriented neighborhood. Variety is the key to creating a vibrant neighborhood and promoting individual residential identity. Site planning and building plotting in single-family residential neighborhoods should be based upon the following criteria:

- Single-family detached residential lots and setbacks shall encourage variety in the design, orientation, and placement of homes, wherever practical.
- Front yard building setbacks shall be varied, where possible, to avoid a monotonous pattern of houses.
- Where slopes in side yards allow for varied side yard setbacks, provide more useful private open space in side yards, and avoid a monotonous pattern of houses.
- A minimum of three housing plans shall be provided for compatibility with different lot configurations (interior and corner lots) and variety of designs for entry and garage designs.
- Side entry floor plans may be used on corner lots, provided that the entry is clearly defined and the front elevation includes front-facing bay windows, porches, or other pedestrian-oriented design features.
- Housing plans used on corner lots shall provide for architectural features, such as porches or entry trellises to wrap around the street-facing corner.

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- Production wall fencing shall be integrated into the design of corner lots to provide for reduced wall length and other enhancements to side yards.
- Where the rear of a lot abuts a street, the design shall provide for a privacy wall and landscaping consistent with the village streetscape theme and enhanced architectural features.
- Grade differentials within neighborhoods shall be used to add variety and enhance the sense of open space between residences.
- Housing plans shall provide a variety of designs for garage locations and treatments.
- Housing plans shall provide for a variety of designs for entry features.

Building/Lot Schematics

The following illustrations are options for site planning and building plotting on various sized lots. These are possible prototypical concepts and are not intended to constrain creative solutions. The examples provide minimum setbacks and do not address special lot configurations, such as non-perpendicular lot lines, allowances for easement and slopes or other constraints.

Corner Lots

Homes built on corner lots are often the most visible within the neighborhood. Due to the visibility, the architecture of these homes will contribute to defining the character of the neighborhoods. It is important for each neighborhood to include one house plan that can be used in both interior and corner designs. Variety in architectural styles and treatments should also be included to create interest and individual home identity for corner lots.

Architectural treatments for corner lots include “wrap around” architecture such as porches, siding, roof treatments, door and window trim, and other embellishments. These features enhance the front façade of the home and continue with equal emphasis on the forward side of the house. Variation in the wall planes or a single component of building mass may be oriented toward the corner. Entries, windows, garages, landscaped trellises, and decorative privacy walls may also be located toward the corner or the side of the house.

Alley Plotting Guidelines

- Optimize architecture on the street frontage.
- Provide garage access via alley at the rear elevation.
- Provide for undulated building massing and varied setbacks appropriate to architectural style.
- Provide for varied roof pitches and directions.

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- Orient front doors and entries toward street where possible.
- Provide for private, usable rear yards.
- Provide a traditional tree-lined foreground for homes through incorporation of curb-separated sidewalks.

Single-Family Plotting Guidelines

- Optimize architecture on the street frontage.
- De-emphasize garages through varied plotting design.
- Provide for undulated building massing and varied setbacks appropriate to architectural style.
- Provide for varied roof pitches and directions.
- Orient front doors and entries toward street where possible.
- Provide for private, usable rear yards/driveway side yard.
- Provide a traditional tree-lined foreground for homes through incorporation of curb-separated sidewalks.
- Garage plotting options:
 - Two- or three-car garages.
 - Shallow recessed.
 - Deep recessed.
 - Side entry.
 - Split.
 - Tandem.

1.11.2.2 Façade Elements

Residential building façades should be attractively designed with varied features for individual identity and neighborhood interest. Façade features should be pedestrian-oriented to provide a connection between the public street and sidewalk and the private residence. Façade treatments should include one or more of the following:

- Variation in architectural style.
- Undulating building mass and roof planes.
- Vertical and horizontal stepped massing.

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- Visually minimized garages.
- Entry features such as doors, windows, porches, patios, courtyards and trellises oriented towards the street and appropriate to the architectural style.
- Façades that are visible from public view areas (open spaces, streets, parks, etc.) shall be articulated to avoid monotony.

1.11.2.3 Garages and Driveways

The pedestrian orientation of a neighborhood places emphasis on the home and front yard rather than the garage. This section describes building massing and plotting techniques, as well as specific solutions for garage placement and façade design. Designers are encouraged to explore additional methods to meet the objective of minimizing the visual dominance of garages in neighborhoods. Basic guidelines for garage design are as follows:

- Minimize the impact of garages facing the street by techniques such as varying garage door patterns and utilizing recessed doors, varying colors, splitting one large door into two single doors, and integrating door windows and coach lights.
- Vary the garage setbacks; the preferred design is for the garage wall to be set back farther than the front wall of the home.
- Provide variety through the use of alternative garage configurations such as split, swing-in, and mid- to deep-recess garages.
- Do not place front-facing garages forward of front building wall, unless architectural elements create shadows and interest at the garage door.
- Vary the garage setback from the back of sidewalk.

1.12 Multi-Family Residential Guidelines

1.12.1 Architectural Theme

The multi-family residential neighborhood is located both on the north and south sides of Main Street within Village Four. The architecture of the multi-family development is focused primarily on the Old California architectural design theme. Preferred architectural styles include Spanish, Spanish Eclectic, and Mission.

Multi-family residential in Village Four may include a variety of housing types, ranging from medium to high-density townhouses, flats, duplexes, and small lot single family development. These guidelines address the design elements that contribute to the village planning concepts: pedestrian-oriented design expressed through façade elements, parking and garage location and

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design, and landscape themes. Specific building architectural styles are not mandated but should be complementary to the Old California architectural design theme for the village.

1.12.2 Pedestrian-Oriented Design

The pedestrian-oriented village concept is enhanced by the intensity of multi-family development located in proximity to Main Street, public transit, and the regional trail on the north side of Main Street. It is anticipated that residents of multi-family development will take advantage of the available opportunities to walk to schools, parks, and shopping areas in neighboring villages. Pedestrian access and amenities are fundamental components of the village. The siting, access, entries, and architecture of multi-family development should complement the pedestrian orientation of the village.

Site Planning and Building Plotting

The site planning and plotting of multi-family residential buildings will contribute to the pedestrian-oriented village concept. Site planning which focuses on the pedestrian includes designs that orient entries toward internal streets and minimize views to garages and parking areas. The following guidelines are provided for siting and building plotting of multi-family development.

- Development shall be oriented to the street, and shall face front doors, pedestrian features, and strong architecture along the street.
- Development shall be oriented toward the street with reduced setbacks, multiple entries, and pedestrian connections to ground floor units.
- Buildings should be oriented to create outdoor rooms, such as courtyards, connected by landscaped walkways in the Old California Architecture-inspired village design theme.
- Building orientation should consider indoor and outdoor privacy, noise, solar access, and overall aesthetic appearance.
- Where grade differentials occur between the street and private living space. Interesting entries incorporating steps, porches, or landings may be integrated into the design.
- Development adjacent to Main Street may be buffered with sound and privacy walls. Walls and view fences shall incorporate inviting entry openings for both pedestrians and cars.
- Building architecture that is visible beyond sound and privacy walls shall be well articulated with pedestrian-oriented features, such as second-story windows and balconies.

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- A wide variety of housing types are suitable for Village Four and creative site planning solutions are encouraged. Minimum setbacks may be reduced or modified through the Design Review process. That process provides for consideration of unique site planning and architectural solutions for multi-family housing.
- Site planning for multi-family neighborhood adjacent to the Preserve are subject to MSCP adjacency guidelines, the Preserve Edge Plan, and the Fire Protection Plan. Any uses proposed within the 100-foot Preserve Edge will be reviewed in conjunction with the Minor Design Review process and are subject to review and approval of the Director of Development Services.

Multi-family site planning guidelines include the following:

- Optimize architecture on the street frontage.
- Provide enhanced elevations along Main Street.
- Ensure that garages are located in alleys or parking courts.
- Provide for undulated building massing and varied setbacks appropriate to architectural style.
- Provide for varied roof pitches and directions.
- Orient entries toward street or interior pedestrian courtyards or walkways.
- Provide for private open space.
- Garage plotting options:
 - Alley entry.
 - Internal street.
 - Tandem.
 - Carport.

1.12.2.1 Façade Elements

Multi-family residential development should be designed to promote variety and enhance the human-scaled pedestrian activity of the village. The following guidelines suggest methods for creating vital, interesting architecture:

- Developments should be unique, but share fundamental architectural characteristics consistent with the village theme.

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- Building elevations that are visible from public view areas (surrounding arterial streets, and public open spaces) shall be articulated with elements such as wall offsets, balconies, and windows, appropriate to the architectural style.
- The architectural style within an individual development shall be compatible through the use of similar building heights, materials, window or door style, detailing, porches, arcades, overhangs, roofing or color.
- Varied building elements, roof pitches, and setbacks should be employed to avoid monotony.
- Each development shall provide articulated, identifiable pedestrian entry oriented toward the village street.
- Distinctive building elements shall be oriented toward the corners of prominent Village Core and entry street intersections.
- Street-facing façades shall incorporate a range of scale-defining elements that relate larger building masses to the scale of the pedestrian. Elements may include trellises, columns, archways, doorways, porches or patios, and upper-floor balconies and windows.
- Individual residential unit entries shall be oriented towards the streets wherever possible.
- Internal residential units shall be connected to the internal streets by courtyards or landscaped walkways, wherever possible.
- Stairs shall be sensitively designed and integrated into the overall building design.
- Utilitarian areas, including parking, loading, mechanical equipment and trash enclosures, shall be screened from view from public views, to the extent possible.
- Transformer and cable box locations are to be carefully planned and coordinated with both the utility company and the landscape architect. Transformers and cable boxes should be located to be unobtrusive and screened from view with plantings where possible.
- Mailboxes and mailbox structures are to be designed to complement the architectural style of the development for which they are intended. Ganged mailboxes are to be used, with a maximum of four boxes per cluster. Only Postmaster-approved boxes will be allowed.
- Trash enclosures shall be covered and designed to complement the architectural style of the development for which they are intended. Provisions for trash and recycling shall be in conformance with the Chula Vista Municipal Code.
- Large expanses of asphalt paving shall be avoided and the appearance softened by landscape screening where possible.

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1.12.2.2 Parking, Carport, and Garage Design

Views of parking areas, carports, and garages should be minimized to create the pedestrian-oriented village. The following guidelines provide direction for location and design of multi-family parking facilities:

- Parking and vehicular access shall be located to the rear or within each development and separated from the pedestrian-oriented street frontage.
- Site planning and architectural treatments, such as off-sets, should be used to minimize the appearance of garage corridors.
- Carports and freestanding garages shall be architecturally treated and designed to match the architectural style of residential buildings.
- All surface and covered parking within multi-family areas shall be separated from streets, tops or toes of slopes, patios, or courtyards with a landscaped buffer. The buffer shall include screening elements such as low walls or masses of shrubs to screen headlights and glare from reflective car surfaces.
- Shade trees shall be provided for all new parking lots that will achieve 50% canopy cover over the parking stall areas 5 to 15 years after planting, pursuant to Chula Vista Shade Tree Policy Number 576-19 (May 22, 2012).

1.12.2.3 Landscape

Landscape in multi-family development shall adhere to the Chula Vista Design Manual and Landscape Manual. The front and side yard landscaping shall be complementary to the streetscape and adhere to the overall village design theme. The interiors of multi-family residential development shall provide for common and private outdoor spaces that are functional and aesthetically pleasing. Interior landscapes are encouraged to maintain the tranquil, courtyard style landscapes established by the village design theme. The following guidelines are for multi-family landscapes:

- The landscape is to be composed of trees, shrubs, vines, and ground covers that are consistent with the overall village theme.
- Tree plantings in the front yard areas shall be varied to provide interest in the landscape.
- Side- and rear-yard areas shall be landscaped to soften the architecture and provide privacy for residential units.
- The landscape should be simple, bold, and easy to maintain, which incorporates many drought-tolerant non-toxic plant materials.

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- Landscape elements on multi-family parcels visible from the public right-of-way should blend with and appear to be an extension of the public right-of-way landscaping.
- All permanently landscaped areas shall be irrigated with permanent underground irrigation systems.

1.13 Crime Deterrence Guidelines

Both safety and security are key components of a quality lifestyle. Proper design and effective use of the built environment can reduce the fear and incidence of crime and thereby improve the overall quality of life. Safety must be incorporated into the community design by creating friendly streetscapes, facilities and a perceivable social infrastructure. Crime Prevention through Environmental Design (CPTED) offers a framework that complements the Otay Ranch neo-traditional principals for planning, designing, and building a safer community and to creating livable communities. This approach to crime prevention is much more far-reaching than dead bolts on doors and locks on windows. CPTED principles can be applied easily and inexpensively to new communities and have been successfully implemented across the nation. Creating a design that eliminates or reduces criminal behavior and at the same time encourages people to “keep an eye out” for each other is the key to crime prevention. The CPTED strategies and design objectives are described in the following sections.

1.13.1 Natural Surveillance

Natural surveillance is a design concept directed primarily at keeping intruders easily observable. Promoted by features that maximize visibility of people, parking areas, and building entrances; doors and windows that look out onto streets and parking areas; pedestrian friendly sidewalks and streets; front porches; and adequate nighttime lighting. Natural surveillance design objectives include:

- To the maximum extent practicable, locate high activity uses to the front of buildings.
- Place windows overlooking sidewalks and parking lots.
- Leave window shades open.
- Use passing vehicular traffic as a surveillance asset.
- Create landscape designs that provide surveillance and avoid screening, especially in proximity to walkways and designated points of entry and opportunistic points of entry.
- Use the shortest, least sight-limiting fence appropriate for the situation.
- When creating lighting design, avoid poorly placed lights that create blind spots for potential observers and miss critical areas. Ensure that potential problem areas are well lit (pathways, stairs, entrances/exits, parking areas, phone kiosks, mailboxes, bus stops,

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children’s play areas, recreation areas, pools, laundry rooms, storage areas, trash/recycling areas, etc.).

- Avoid too-bright security lighting that creates blinding glare and/or deep shadows, hindering the view for potential observers. Eyes adapt to night lighting and have trouble adjusting to severe lighting disparities. Using lower-intensity lights often requires more fixtures.
- Use shielded or cut-off luminaires to control glare.
- Place lighting along pathways and other pedestrian use areas at proper heights for lighting the faces of the people in the space.

1.13.2 Natural Territorial Reinforcement

Territorial reinforcement promotes social control through increased definition of space and improved proprietary concern. An environment designed to clearly delineate private space accomplishes two things:

- First, it creates a sense of ownership. Owners have a vested interest and are more likely to challenge intruders or report them to the police.
- Second, the sense of owned space creates an environment where “strangers” or “intruders” stand out and are more easily identified.

By using buildings, fences, pavement, signs, lighting, and landscape to express ownership and define public, semi-public, and private space, natural territorial reinforcement occurs. Natural territorial reinforcement design objectives include the following:

- Maintain premises and landscaping such that it communicates an alert and active presence occupying the space.
- Provide trees in residential areas. Research results indicate that outdoor residential spaces with more trees are seen as significantly more attractive, safer, and more likely to be used than similar spaces without trees.
- Restrict private activities to defined private areas.
- Display security system signage at access points.
- Schedule activities in common areas to increase proper uses, attract more people, and increase the perception that these areas are controlled.

Territorial reinforcement measures make the normal user feel safe and make the potential offender aware of a substantial risk of apprehension or scrutiny.

1.13.3 Natural Access Control

Natural access control limits the opportunity for crime by taking steps to clearly differentiate between public and private space. By selectively placing entrances and exits, fencing, lighting, and landscape to limit access or control flow, natural access control occurs. Natural access control design objectives include the following:

- Use a single, clearly identifiable point of entry.
- Use structures to divert visitors to reception areas.
- Use low, thorny bushes beneath ground-floor windows.
- Avoid design features that provide access to roofs and upper levels.
- In the front yard, use waist-level fencing along residential property lines wherever possible to control access and encourage surveillance.
- Use a locking gate between front and back yards.
- Use shoulder-level open type fencing along lateral residential property lines between side yards. Fences should be sufficiently unencumbered with landscaping to promote social interaction between neighbors.
- Use substantial, high, closed fencing between backyards and a public alley. Natural access control is used to complement mechanical and operational access control measures, such as target hardening.

1.13.4 Community Based Organizations

Builders can only create the physical environment within which a neighborhood functions. Over time, neighbors own the neighborhood and they become responsible for the neighborhood character sense of community and safety. A community based formal and/or informal organization can play the decisive role. Implementation of a safe community requires constant attention to the changing needs of the residents. An HOA (or similar community organization) is the natural catalyst to bring residents together in a productive atmosphere of community involvement. Activities, clubs, events, and services including a monthly newsletter, holiday displays, sports programs, etc. can facilitate interaction and reinforce relationships. The following design guidelines should be considered for the village:

- The neighborhood is designed with human scale foremost.
- Neighborhood design fosters interaction.
- Neighborhood design creates a sense of ownership and responsibility.
- Real and symbolic resident control within the neighborhood can be provided through signage, paving, landscaping, and street furnishings.

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1.14 Village Four Approved Master Plant Lists

These lists are from the Village Four Fire Protection Plan (Appendix F of the SPA Plan).

1.14.1 Fuel Modification Zone 1

Plant and seed material should be locally sourced to the greatest extent possible to avoid genetically compromising existing Preserve vegetation. Notes provided below must be adhered to and planting must be implemented in accordance with the Chula Vista Fire Department’s fuel modification guidelines summarized in the Village Four Fire Protection Plan. Table 1.1 shows plants approved for use in Fuel Modification Zone 1.

Table 1.1
Master Plant List – Fuel Modification Zone 1

Botanical Name	Common Name	Notes
<i>Trees</i>		
<i>Heteromeles arbutifolia</i>	toyon	May be planted within Fuel Modification Zone 1 up to 10% of the plant palette mix. No single mass shall exceed 400 square feet. These shall be spaced such that the nearest shrub is no closer than the tallest shrub height (at maturity).
<i>Metrosideros excelsus</i>	New Zealand Christmas tree	
<i>Platanus racemosa</i>	California sycamore	
<i>Quercus agrifolia</i>	coast live oak	
<i>Rhus lancea</i>	African sumac	Plant acceptable on a limited basis (max. 30% of the area at the time of planting).
<i>Shrubs, Cacti, and Groundcovers</i>		
<i>Acalypha californica</i>	California copperleaf	
<i>Agave shawii</i>	coastal agave	
<i>Arctostaphylos</i> 'Emerald Carpet'	emerald carpet manzanita	
<i>Baccharis pilularis</i>	coyote brush	Only local native shrub species will be used. No cultivars shall be permitted.
<i>Bloomeria crocea</i>	common goldstar	
<i>Ceanothus verrucosus</i>	wartystem ceanothus	Plant acceptable on a limited basis (max. 30% of the area at the time of planting).
<i>Comarostaphylis diversifolia</i>	summer holly	
<i>Cotoneaster dammeri</i> 'Lowfast'	bearberry cotoneaster	
<i>Cotoneaster horizontalis</i>	rock cotoneaster	
<i>Cylindropuntia prolifera</i>	coast cholla	
<i>Dudleya pulverulenta</i>	chalk lettuce	
<i>Encelia californica</i>	California encelia	
<i>Epilobium californicum</i>	California fuchsia	
<i>Euphorbia misera</i>	cliff spurge	
<i>Galvezia speciosa</i>	bush snapdragon	

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**Table 1.1
Master Plant List – Fuel Modification Zone 1**

Botanical Name	Common Name	Notes
<i>Helianthemum scoparium</i>	sun rose	
<i>Isomeris arborea</i>	bladderpod	
<i>Iva hayesiana</i>	San Diego marsh elder	
<i>Lupinus succulentus</i>	arroyo lupine	
<i>Lycium californicum</i>	box thorn	
<i>Malacothamnus fasciculatus</i>	chaparral bushmallow	
<i>Malosma laurina</i>	hollyleaf cherry	
<i>Nassella pulchra</i>	purple needlegrass	
<i>Opuntia littoralis</i>	coastal prickly pear cactus	Plants must be locally sourced.
<i>Opuntia oricola</i>		Plants must be locally sourced.
<i>Rhamnus crocea</i>	redberry	
<i>Rhus integrifolia</i>	lemonade berry	
<i>Ribes speciosum</i>	fuchsia-flowering gooseberry	
<i>Salvia apiana</i>	white sage	May be planted in limited quantities and must be properly spaced. <i>S. mellifera</i> is a prohibited species.
<i>Simmondsia chinensis</i>	jojoba	May be planted in limited quantities and must be properly spaced.
<i>Sisyrinchium bellum</i>	blue-eyed grass	
<i>Thymus serpyllum</i> 'Reiters'	creeping thyme	Restricted to 30% of area at time of planting. Use in irrigated areas only.
<i>Yucca schidigera</i>	Mojave yucca	
<i>Yucca whipplei</i>	foothill yucca	
<i>Hydroseed Mix</i>		
<i>Baccharis pilularis</i>	coyote brush	Only local native shrub species will be used. No cultivars shall be permitted.
<i>Ceanothus verrucosus</i>	wartystem ceanothus	Plant acceptable on a limited basis (max. 30% of the area at the time of planting).
<i>Encelia californica</i>	California encelia	
<i>Hazardia squarrosa</i>	sawtooth goldenfields	
<i>Isomeris arborea</i>	bladderpod	
<i>Iva hayesiana</i>	San Diego marsh elder	
<i>Layia platyglossa</i>	tidy tips	
<i>Lupinus succulentus</i>	arroyo lupine	
<i>Malacothamnus fasciculatus</i>	chaparral bushmallow	
<i>Malosma laurina</i>	hollyleaf cherry	
<i>Nassella pulchra</i>	purple needlegrass	
<i>Phacelia campanularia</i>	California blue bells	
<i>Rhamnus crocea</i>	redberry	
<i>Rhus integrifolia</i>	lemonade berry	
<i>Salvia apiana</i>	white sage	
<i>Sisyrinchium bellum</i>	blue-eyed grass	

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Table 1.1
Master Plant List – Fuel Modification Zone 1

Botanical Name	Common Name	Notes
<i>Viguiera laciniata</i>	San Diego sunflower	
<i>Yucca whipplei</i>	foothill yucca	
<i>Hydroseed Mix (Plantable Retaining Walls)</i>		
<i>Baccharis pilularis</i>	coyote brush	Only local native shrub species will be used. No cultivars shall be permitted.
<i>Camissonia cheiranthifolia</i>	beach evening primrose	
<i>Ceanothus verrucosus</i>	wartystem ceanothus	Plant acceptable on a limited basis (Max. 30% of the area at the time of planting).
<i>Clarkia bottae</i>	Botta's clarkia	
<i>Eriophyllum confertiflorum</i>	golden yarrow	
<i>Hazardia squarrosa</i>	sawtooth goldenfields	
<i>Lasthenia californica</i>	California gold rush	
<i>Mimulus aurantiacus</i>	sticky monkey flower	Plants must be locally sourced.
<i>Salvia apiana</i>	white sage	May be planted in limited quantities and must be properly spaced. <i>S. mellifera</i> is a prohibited species.
<i>Sisyrinchium bellum</i>	western blue-eyed grass	
<i>Viguiera laciniata</i>	San Diego sunflower	

1.14.2 Fuel Modification Zone 2

Plant and seed material should be locally sourced to the greatest extent possible to avoid genetically compromising existing Preserve vegetation. Table 1.2 shows plants approved for use in Fuel Modification Zone 2.

Table 1.2
Master Plant List – Fuel Modification Zone 2

Botanical Name	Common Name	Notes
<i>Trees</i>		
<i>Quercus agrifolia</i>	coast live oak	
<i>Shrubs, Cacti, and Groundcovers</i>		
<i>Acalypha californica</i>	California copperleaf	
<i>Agave shawii</i>	coastal agave	
<i>Aristida purpurea</i>	purple three-awn	
<i>Chlorogalum parviflorum</i>	smallflower soap plant	
<i>Cotoneaster dammeri</i> 'Lowfast'	bearberry cotoneaster	
<i>Cylindropuntia prolifera</i>	coast cholla	
<i>Deinandra fasciculata</i>	fascicled tarplant	

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Table 1.2
Master Plant List – Fuel Modification Zone 2

Botanical Name	Common Name	Notes
<i>Dodonaea viscosa</i>	hop bush	Plant acceptable on a limited basis (max. 30% of the area at the time of planting).
<i>Dudleya pulverulenta</i>	chalk lettuce	
<i>Encelia californica</i>	coastal sunflower	
<i>Epilobium californicum</i>	California fuchsia	
<i>Euphorbia misera</i>	cliff spurge	
<i>Grindelia robusta</i>	gum plant	
<i>Helianthemum scoparium</i>	sun rose	
<i>Isomeris arborea</i>	bladderpod	
<i>Lupinus succulentus</i>	arroyo lupine	
<i>Lycium californicum</i>	box thorn	
<i>Malacothamnus fasciculatus</i>	chaparral bushmallow	
<i>Mirabilis californica</i>	wishbone bush	
<i>Nassella pulchra</i>	purple needlegrass	
<i>Opuntia littoralis</i>	coastal prickly pear cactus	Plants must be locally sourced
<i>Opuntia oricola</i>	no common name	Plants must be locally sourced
<i>Prunus ilicifolia</i>	hollyleaf cherry	
<i>Rhamnus crocea</i>	redberry	
<i>Rhus integrifolia</i>	lemonade berry	
<i>Salvia apiana</i>	white sage	May be planted in limited quantities and must be properly spaced. <i>S. mellifera</i> is a prohibited species
<i>Simmondsia chinensis</i>	jojoba	
<i>Sisyrinchium bellum</i>	western blue-eyed grass	
<i>Yucca schidigera</i>	Mojave yucca	
<i>Yucca whipplei</i>	foothill yucca	
<i>Hydroseed Mix</i>		
<i>Bloomeria crocea</i>	common goldstar	
<i>Encelia californica</i>	coastal sunflower	
<i>Eriophyllum confertiflorum</i>	golden yarrow	
<i>Gnaphalium bicolor</i>	bicolor cudweed	
<i>Hazardia squarrosa</i>	sawtooth goldenfields	
<i>Heteromeles arbutifolia</i>	toyon	
<i>Isomeris arborea</i>	bladderpod	
<i>Isocoma menziesii</i>	coast goldenbush	
<i>Lasthenia californica</i>	goldfields	
<i>Layia platyglossa</i>	tidy tips	
<i>Lupinus bicolor</i>	miniature lupine	
<i>Lupinus succulentus</i>	arroyo lupine	
<i>Nassella pulchra</i>	purple needlegrass	
<i>Phacelia campanularia</i>	California blue bells	

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Table 1.2
Master Plant List – Fuel Modification Zone 2

Botanical Name	Common Name	Notes
<i>Plantago erecta</i>	dot-seed plantain	
<i>Rhamnus crocea</i>	redberry	
<i>Rhus integrifolia</i>	lemonade berry	
<i>Salvia apiana</i>	white sage	May be planted in limited quantities and must be properly spaced. <i>S. mellifera</i> is a prohibited species.
<i>Sisyrinchium bellum</i>	blue-eyed grass	
<i>Sphaeralcea ambigua</i>	desert mallow	
<i>Viguiera laciniata</i>	San Diego sunflower	
<i>Yucca whipplei</i>	foothill yucca	
<i>Hydroseed Mix (Plantable Retaining Walls – Irrigated)</i>		
<i>Clarkia botaie</i>	Botta's clarkia	
<i>Eriophyllum confertiflorum</i>	golden yarrow	
<i>Eschscholzia californica</i>	California poppy	
<i>Hazardia squarrosa</i>	sawtooth goldenfields	
<i>Lasthenia californica</i>	goldfields	
<i>Mimulus aurantiacus</i>	sticky money flower	
<i>Sisyrinchium bellum</i>	blue-eyed grass	
<i>Viguiera laciniata</i>	San Diego sunflower	

2 SIGN REGULATIONS

2.1 Purpose

The provisions of this section shall establish the sign regulations for the Village Four SPA Plan. It is the purpose of these provisions for on-site and off-site signs. These sign regulations are intended to supplement the provisions of CVMC Chapter 19.60: Signs. These regulations are intended to achieve the following:

- Protect the general public health, safety, and welfare of the community by reducing possible safety and traffic hazards through proper signage.
- Direct people to various activities and uses in order to provide public convenience.
- Provide a reasonable system of regulations that protect the visual quality of the community.
- Encourage signs that are well designed and appropriately located.
- Limit the visual clutter within the community through encouraging desirable visual designs.
- Preserve the economic value of the community and each neighborhood through the regulation of sign elements such as size, number, location, design, and illumination.
- Promote a consistent sign theme that visually complements the landscape program.
- Discourage proliferation of non-conforming signs, which can be a visual blight.

2.2 Sign Regulations

Sign permits may be issued for signs included under this chapter, provided the signs are in compliance with all other applicable laws and ordinances; specifically, CVMC Section 19.60.595: Signs: Other zones; Section 19.60.450: Signs: P-C zone; and Section 19.60.410: Signs: RM-2 zone.

2.3 Open Space Preserve Signage

Signage within the 100-foot Preserve Edge and adjacent to the Preserve shall be consistent with the OVRP Design Guidelines and the Otay Ranch Preserve Owner/Manager “Sensitive Habitat/No Trespassing” sign requirements.

2.4 Sign Design Standards

Each sign shall be designed with the intent and purpose of complementing the architectural style of the main building or buildings, or the type of institution, or residential use on the site, and to the extent possible, compatible with the adjacent land uses.

1. Relationship to Buildings

- a. Signs located on a lot with only one main building housing the use which the sign identifies, shall be designed to be compatible with the predominant visual elements

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- of the building, such as construction materials, color, or other design detail. Each sign located on a lot with more than one main building, such as a community purpose facility or multi-family residential developed in accordance with a common plan, shall be designed to be compatible with predominant visual design elements common or similar to all such buildings or the buildings occupied by the “main tenant” or principal uses.
- b. The Director of Development Services may condition approval of any sign to require incorporation of visual elements into the design of the sign where such elements are necessary to achieve a significant visual relationship between the sign and the building or buildings.

2. **Landscaping**

Each freestanding sign shall be located in a planted landscaped area which is of a shape, design, and size (equal to at least the maximum allowable sign area) that will provide a compatible setting and ground definition to the sign. The planted landscaped area shall be maintained in a neat, healthy, and thriving condition.

3. **Illumination and Motion**

Signs shall be non-moving stationary structures, and illumination, if any, shall be maintained by artificial light that is stationary and constant in intensity and color at all times (non-flashing).

4. **Relationship to Streets**

Signs shall not obstruct any pedestrian, bicycle, or vehicle views of the street or right-of-way.

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