

CHAPTER 05 MONITORING and UPDATES

05.01.000 Purpose

As provided in the *EUC SPA* Plan, a range of residential and non-residential intensities are planned within the *EUC SPA* in ten districts. There is some latitude in the proportion of residential and non-residential uses provided within the *EUC*. As further provided for in Chapter IV, transfers and conversions of intensity and units may occur during development. These changes must be monitored to insure compliance with the overall approvals of the project and the provision of certain population based public facilities such as community purpose facilities. Changes which increase the number of residential units will require a corresponding increase in such facilities and a decrease, a corresponding decrease in facility requirements. Refer to Exhibit V-1 (Residential Intensity Monitoring Program).

05.02.000 Intensity Monitoring

In order to assure continuing compliance with required standards, the Director of Planning and Building shall maintain an administrative record beginning with initial SPA Plan approval which documents the assignment of intensity to the various *EUC* districts and the intended compliance strategy for population based public facilities. This record shall be updated with each design review approval and/or intensity transfer as an administrative action following such approval. The monitoring tables, Exhibits V-1, V-2, and V-3, shall be included in Appendix 1, along with a Record of Design Review approvals, Exhibit V-4.

The current administrative monitoring record and the associated changes, if any, shall be provided to the decision making body at the time of each design review approval and/or density/intensity transfer. No proposal which would jeopardize compliance with population based public facility standards shall be approved. The applicant for any Design Review application must submit the proposed monitoring tables proposed. After approval, the Director of Planning and Building shall maintain these as the official monitoring records in Appendix 1, and in digital form, accessible to other City departments and to *EUC* applicants.

05.03.000 CPF Monitoring

There is no population monitoring required in the *EUC* except as required for compliance with the Community Purpose Facility requirements.

CPF monitoring shall occur to insure that the number of units approved at the Design Review does not exceed the 9.34 acres of existing CPF credit. Prior to exceeding this existing credit, the applicant shall be required to either provide CPF land or an equivalent amount of floor area within a mixed use building. The equivalent floor area shall be based on the rate of 10,000 square feet of floor area, excluding required parking, is equal to one acre of land. Refer to Exhibit V-3 (Community Purpose Facility Compliance Monitoring Program).

Residential Intensity Monitoring Program

Updated as of: _____ Zoning Administrator's Signature _____

Land Use District (from Site Utilization Plan)	Projected Residential Intensity			Actual Residential DU's (Based on Actual Design Review Approvals)	Approved Within Site Util. Plan Range (yes/no)	DU Transfers		Notes
	Low	Target	High			Transferred In	Transferred Out	
Gateway Mixed Use District	0	50	100	0	yes	0	0	
NE Neigh. Dist.	150	300	500	0	yes	0	0	
NE Neigh. Dist.	150	400	750	0	yes	0	0	
Business Dist.	0	100	150	0	yes	0	0	
Mixed Use Civic/ Office Core Dist.	0	200	300	0	yes	0	0	
Main Street Dist.	100	533	800	0	yes	0	0	
E. Gateway Dist.	50	200	300	0	yes	0	0	
SW Neigh. Dist.	300	500	700	0	yes	0	0	
Central So. Neigh. Dist.	130	500	650	0	yes	0	0	
SE Neigh. Dist.	200	200	450	0	yes	0	0	

Exhibit V-1

Non-Residential Intensity Monitoring Table

Updated as of: _____ Zoning Administrator's Signature _____

Land Use District (from Site Utilization Plan)	Non-Residential Intensity (in 000's Sq. Ft.)			Actual Development Square Feet (Based on Actual Design Review Approvals)	Approved Within Site Util. Plan Range (yes/no)	Square Feet Transfers		Notes
	Low	Target	High			Transferred In	Transferred Out	
Gateway Mixed Use District	100	400	700	0	yes	0	0	
NW Neigh. Dist.	2	120	200	0	yes	0	0	
NE Neigh. Dist.	10	50	250	0	yes	0	0	
Business Dist.	505	1,532	1,900	0	yes	170	0	March 5, 2013 by Ord # 3142 and reso #2013-038
Mixed Use Civic/Office Core Dist.	100	900	1,000	0	yes	0	0	
Main Street Dist.	80	240	400	0	yes	0	0	
E. Gateway Dist.	0	0	0	0	yes	0	170	March 5, 2013 by Ord # 3142 and reso #2013-038
SW Neigh. Dist.	2	50	200	0	yes	0	0	
Central So. Neigh. Dist.	2	45	100	0	yes	0	0	
SE Neigh. Dist.	2	150	200	0	yes	0	0	

Exhibit V-2

Community Purpose Facility Compliance Monitoring Program

Updated as of: _____ Signature of Zoning Administrator: _____

Land Use District (Neighborhood)	Target Units Estimated	Pers/DU Factor	Estimated Population	Estimated CPF Req'd. (Acres: 1.39/1000)	Actual Units Approved (Design Review)	Actual CPF Required (Acres)	CPF Acres Provided	CPF Req'mt Satisfied (yes/no)
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Off-Site CPF Credit Transfer from Previous Projects

9.34

Gateway Mixed Use District	50	2.58	129	0.18	0	0.00	0.00	yes
NW Neigh. Dist.	300	2.58	774	1.08	0	0.00	0.00	yes
NE Neigh. Dist.	400	2.58	1032	1.43	0	0.00	0.00	yes
Business Dist.	100	2.58	258	0.36	0	0.00	0.00	yes
Mixed Use Civic/ Office Core Dist.	200	2.58	516	0.72	0	0.00	0.00	yes
Main Street Dist.	533	2.58	1375	1.91	0	0.00	0.00	yes
E. Gateway Dist.	200	2.58	516	0.72	0	0.00	0.00	yes
SW Neigh. Dist.	500	2.58	1290	1.79	0	0.00	0.00	yes
Central So. Neigh. Dist.	500	2.58	1290	1.79	0	0.00	0.00	yes
SE Neigh. Dist.	200	2.58	516	0.72	0	0.00	0.00	yes
Total	2,983	2.58	7,696	10.70	0	0.00	9.34	
Excess (- Deficit)							-1.36	

Notes:

1. The deficit may be satisfied by providing 1.36 acres of CPF land or an equivalent amount of floor area within a mixed use building at the rate of 10,000 square feet of floor area per one acre of CPF land required (13,600 Sq. Ft. total). Required parking shall be provided for the CPF use in addition to the required floor area.
2. The population per dwelling units is based on the coefficient established by the Otay Ranch GDP.

Exhibit V-3

