

NEW • CENTURY • CENTER


VOLUME 2 DEVELOPMENT STANDARDS

MASTER PCD/PRD/PID

PLANNED COMMERCIAL DEVELOPMENT, PLANNED INDUSTRIAL DEVELOPMENT
PLANNED RESIDENTIAL DEVELOPMENT

EXHIBIT "A"

APPROVED BY THE CITY COUNCIL -
NOVEMBER 12, 2002.



November 18, 1997
Amended October 2000
Draft Revisions – April 2001
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Draft Revisions – February 2002
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PLANNED COMMERCIAL DEVELOPMENT, PLANNED INDUSTRIAL DEVELOPMENT
& PLANNED RESIDENTIAL DEVELOPMENT

Adopted by the City Council on November 18, 1997
By Resolution No. 289453 (for Volumes 2 and 3)
By Resolution No. 289452 (for Volume 1)
Amendment adopted by the City Council on October 3, 2000
By Resolution No. 293926



Associated Permits include Amendment Planned Commercial Development Permit,
Planned Industrial Development Permit, Planned Residential Development
LDR No. 99-1269 and
Resource Protection Ordinance Permit
LDR No. 96-0165.



Associated Vesting Tentative Map LDR No. 99-1269.
Associated Development Agreement LDR No. 99-1269.
Associated Environmental Impact Report LDR No. 99-1269.

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I. INTRODUCTION

A. EXECUTIVE SUMMARY

The *San Diego Planning and Zoning Ordinance* states that planned development permits should be used to "promote and facilitate imaginative, innovative and comprehensively planned" commercial and industrial developments which integrate "compatible activities which are harmoniously designed to complement the surrounding community." The New Century Center Master Plan Project ("Project") is proposed to include Planned Commercial Development (PCD), Planned Residential Development (PRD) and Planned Industrial Development (PID) overlays ("Master PCD/PRD/PID") which will seek to accomplish these ordinance objectives by outlining the key features proposed within the Project and establishing regulatory standards and guidelines for development.¹

The New Century Center Master Plan ("NCC Master Plan"), "Development Standards" and "Design Manual" are the Project governing documents, and have been prepared as three separate volumes, of which this is Volume 2. These Development Standards have been prepared to provide comprehensive information regarding proposed land uses, development guidelines and standards in support of the Master PCD/PRD/PID permit for the Project. Along with the NCC Design Manual (Volume 3), these Development Standards are intended to provide the City of San Diego with information regarding the various facets of the Project in sufficient detail to allow entitlement processing of individual development projects in conformance with the NCC Master Plan (Volume 1), and are proposed for adoption concurrently with the NCC Master Plan.

B. GOVERNING DOCUMENTS AND PROJECT APPROVALS

As indicated on Table A, *Project Approval Process*, the Project would be implemented through three tiers of regulatory approvals.

¹ References to the Master PCD/PID throughout this NCC Development Standards refer to the initial Master PCD/PID as may be amended from time to time in accordance with applicable City requirements.

TABLE A
PROJECT APPROVAL PROCESS

TIER 1: Policy Level Approvals		
a. NCC Master Plan (Volume 1) b. General Plan Amendment, Community Plan Amendment c. Zone Change	Policy level documents establishing vision for project as a whole	Approved concurrently as part of Master Plan approvals
TIER 2: Planning Level Approvals*		
a. NCC PCD/PRD/PID Permits b. Development Standards (Volume 2) c. Tentative Map d. Resource Protection Permit	More detailed guidelines for future development within planning areas	Approved concurrently with Tier 1 as part of Master Plan approvals
TIER 3: Site Development Level Approvals*		
a. NCC Design Manual (Volume 3) b. Site Plan Review c. NCC Signage Guidelines	Site-specific conformance review of detailed plans	Approved periodically as individual pad sites are processed

* Denotes that residential projects within the Mixed Use Commercial/Residential Areas shall be processed and approved under a Process 4 PRD and therefore, no site-specific conformance review of detailed plans is necessary after the PRD is approved. This process is for the purpose of confirming conformance with Development Standards and Design Guidelines only.

B. 1. Policy Level Approvals: Tier One

a) NCC Master Plan

The NCC Master Plan (the first volume of the Project governing documents) is the primary vehicle for establishing policies and objectives that will shape the future development of the Property. The Master Plan is organized to track the relevant elements contained in the *Kearny Mesa Community Plan: Land Use, Transportation, Urban Design, Community Facilities and Services, and Conservation and Open Space*. Within each element is a description of the existing conditions at the time of NCC Master Plan adoption, and planning objectives that govern development. The *Kearny Mesa Community Plan* shall be amended, upon approval of this NCC Master Plan, to incorporate the NCC Master Plan land uses.

b) San Diego Progress Guide and General Plan Amendment and Kearny Mesa Community Plan Amendment

In order to integrate the objectives and other features of the NCC Master Plan into the *San Diego Progress Guide and General Plan* and the *Kearny Mesa Community Plan*, amendments to the *General Plan* and *Community Plan* are necessary.

Land use changes associated with the Property include approximately 85 49 acres on the western portion that will change its land use to General Commercial, and the approximately 7 acre "Missile Park" will change its

~~land use to Open Space/Recreational. Mixed Use Commercial/Residential.~~

~~The proposed land use amendments would change portions of Planning Area 3A from the existing Industrial and Business Park to Mixed Use Commercial/Residential and Planning Area 1A, 1B and 2B from General Commercial to Mixed Use Commercial/Residential designation on the Property. Four land use designations would be implemented: (1) General Commercial (2) Industrial and Business Park, (3) Open Space and (4) Residential. The figures and text of the San Diego Progress Guide and General Plan, and the Kearny Mesa Community Plan would be modified to reflect the details in the NCC Master Plan land uses, circulation system, and other General Plan and Community Plan elements applicable to the Property.~~

Figure 1, *Existing Community Plan Land Use Designations*, at the end of this section, depicts the existing land use designations for the site; Figure 2, *Proposed Community Plan Land Use Designations*, depicts the proposed land use designations for the Property.

c) **Zone Change**

~~Planning Area 3A will change from M-1B to CA. The Property is currently zoned M-1A, M-1B. A change of zone from CA to M-1B is proposed for Planning Area 1C. Additionally, Planning Area 3B will change from M-1B to R-1500. These Planning Areas, including surrounding streets, comprise approximately 33 gross acres of the Property adjacent to Kearny Villa Road.~~

The existing M-1B zoning designation within the eastern portion of the Property will be retained. The existing M-1A zoning designation for Planning Areas 8A and 8B will remain. The commercial density allowable is based on the existing M-1A acreage that fronts Clairemont Mesa Boulevard, approximately 7.5 acres, at a .35 FAR.

Figure 3, *Existing Zoning Designations*, and Figure 4, *Proposed NCC Rezone*, depict the existing zoning and the proposed zoning designations for the Property. The uses and regulatory standards applicable to the CA, M-1B and M-1A and OS-TDR zones will be implemented through the Master PCD/PRD/PID.

2. **Planning Level Approvals: Tier Two**

The second tier of regulatory approvals establishes more detailed planning guidelines for future Project development. These guidelines seek to strike a balance between the overall objective of maintaining sufficient use and design flexibility to encourage housing, revenue and job-generating uses of the site, and the need to provide sufficient regulatory guidance to ensure that high-quality, compatible development occurs.

a) **NCC PCD/PID/PRD Permits**

The approvals include three planned development permits: a Planned Commercial Development (PCD) permit for the approximate ~~85 westerly acres (which includes streets) of the commercially-Commercial and Residential~~ focused property, Planned Residential Development (PRD) of approximately 20 acres and a Planned Industrial Development (PID) permit for the remainder of the Property.

The *City of San Diego's Planning and Zoning Ordinance* states that planned development permits should be used to "promote and facilitate imaginative, innovative, and comprehensively planned" commercial, residential and industrial developments which integrate "compatible activities which are harmoniously designed to complement the surrounding community."

b) **NCC Master PCD/PID/PRD Development Standards**

The NCC PCD/PRD/PID Development Standards are Volume 2 of the Project governing documents, and establish more detailed planning regulations for future Project development. These regulations seek to strike a balance between the overall objective of maintaining sufficient use and design flexibility to encourage housing, revenue and job-generating uses of the site, and the need to provide sufficient regulatory guidance to ensure that high-quality, compatible development occurs. The Development Standards establish detailed use and building envelope parameters for each Planning Area within the Project, in addition to describing transportation and circulation features, and outlining architectural, parking, landscaping and general signage standards.

A planning level of regulatory review would be accomplished through concurrent review and approval of the New Century Center Master Plan (Volume 1), Development Standards (Volume 2), and Design Manual (Volume 3). However, the once approved, individual PRDs (subject to Process 4 approval) shall not be subject to a substantial conformance review and approval by the City of the procedures and requirements of Volumes 2 and 3 of the NCC Master Plan. Approval of the PRDs by the City precludes additional review provided the project does not change between discretionary approval and the submittal of the ministerial Building Permit application.

c) **Vesting Tentative Map**

The Property will be subdivided into various legal parcels in accordance with Vesting Tentative Map No. 96-0165 and will be subject to such conditions as may be imposed in connection with its approval. The Vesting Tentative Map will include as part of the subdivision review process a traffic study, water and sewer capacity study, and drainage study. The map has been filed concurrently with the NCC Master Plan.

d) **Resource Protection Permit**

A Resource Protection Permit is required due to the presence of sensitive biological resources and wetlands on the Property.

3. **Site Development Level Approvals: Tier Three**

The final tier of regulatory approvals is intended to ensure that individual development proposals within the Property are consistent with the various objectives and standards established under the first two tiers of approvals outlined above. This objective is accomplished through the approval of the following documents:

a) **NCC Design Manual**

The NCC Design Manual is Volume 3 of the Project governing documents and is intended to provide guidance to the New Century Center Design Review Board and City Staff concerning various design alternatives, and will include site planning, architecture and landscaping guidelines.

b) **Site Plan Review**

In accordance with the procedures set forth in Section VI, *Implementation*, the development of individual parcels within the Property will occur pursuant to Site Plans to be reviewed by the New Century Center Design Review Board and approved by the City.

c) **NCC Signage Guidelines**

Signage Guidelines will be prepared to provide guidance to the NCC Design Review Board and City Staff concerning various sign design alternatives.

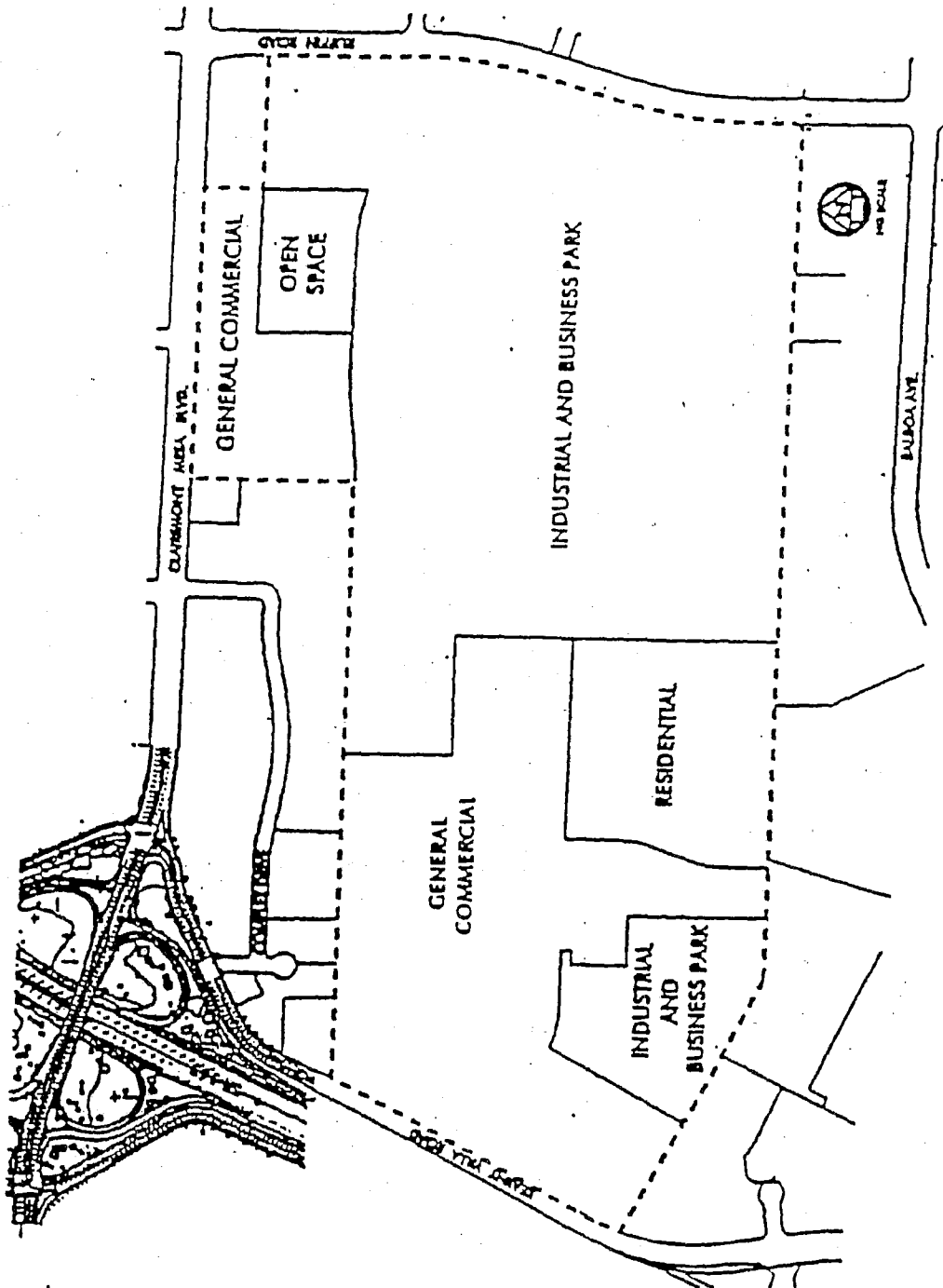
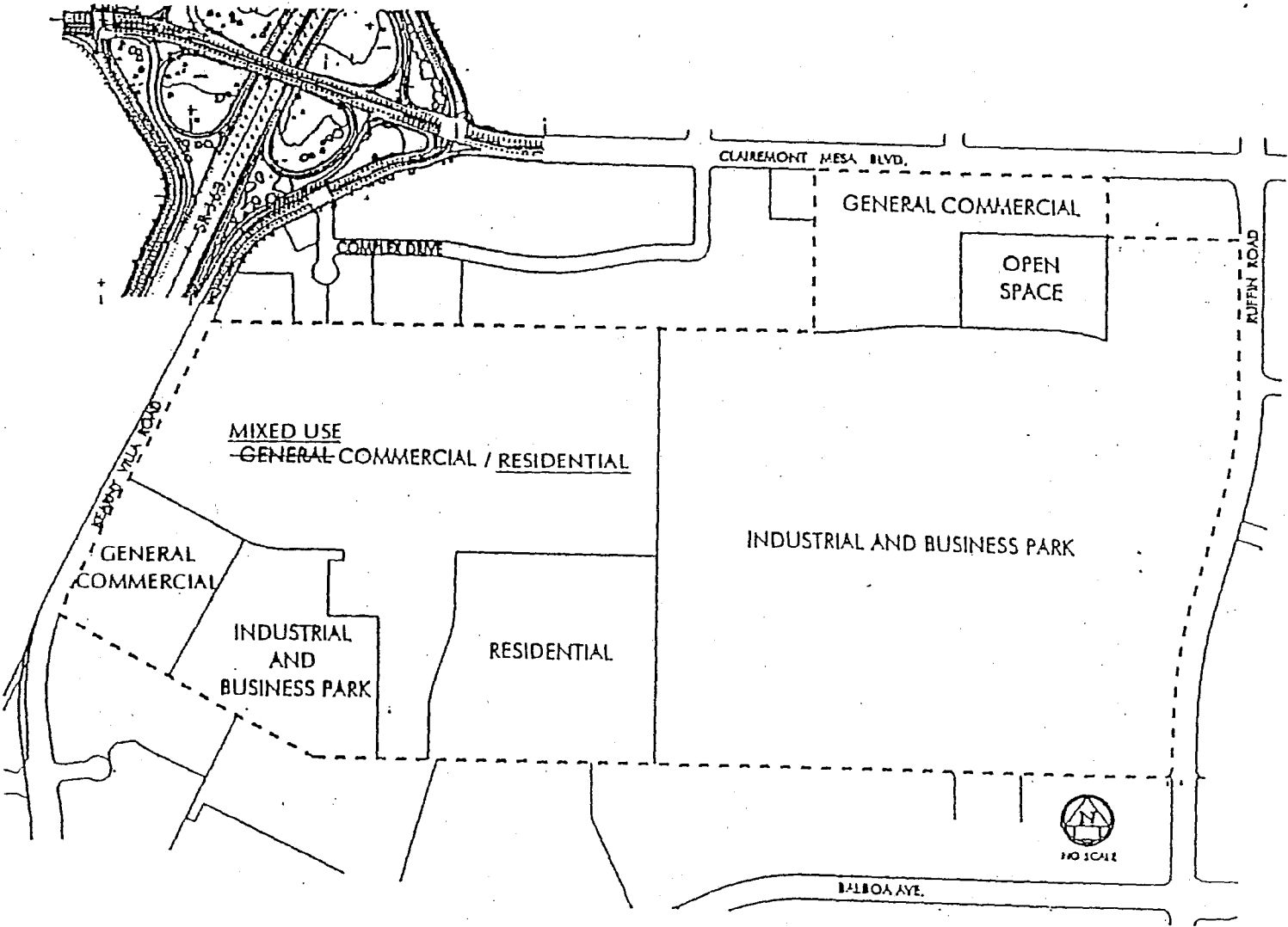
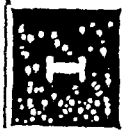


FIGURE 1
EXISTING COMMUNITY PLAN LAND USE DESIGNATION



PROPOSED COMMUNITY PLAN LAND USE DESIGNATION

FIGURE 2

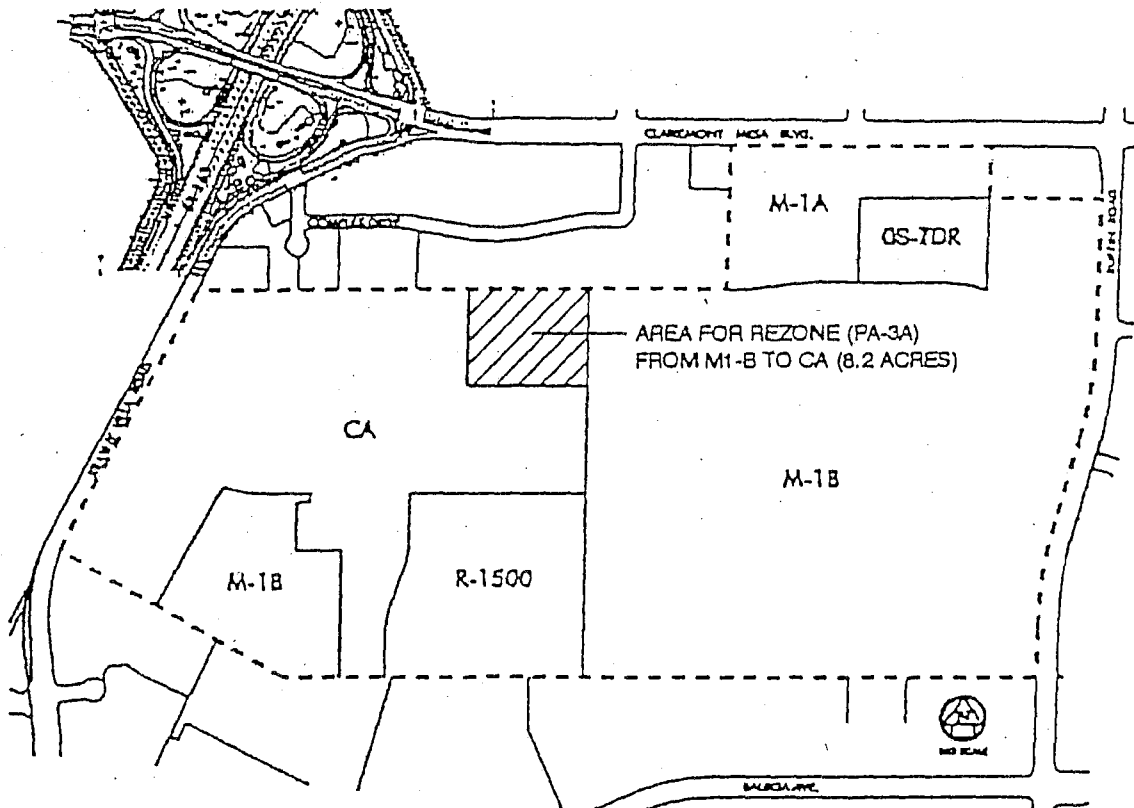


FIGURE 3
EXISTING ZONING DESIGNATIONS

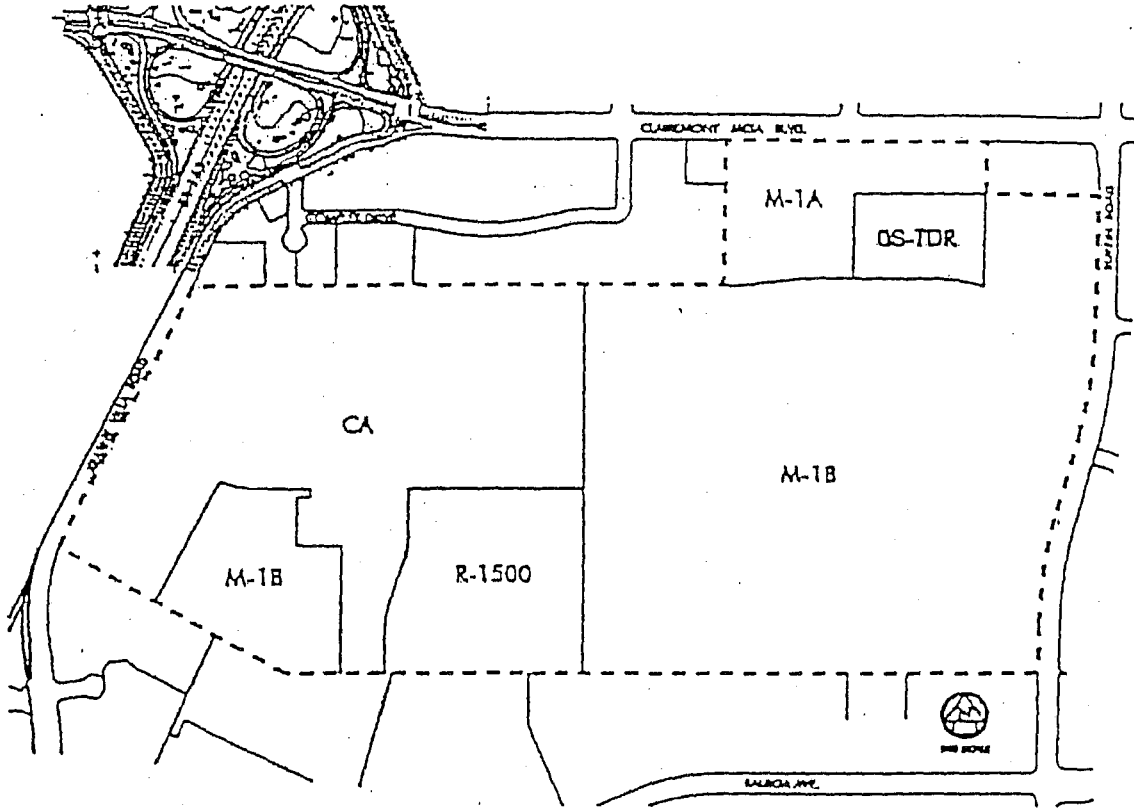


FIGURE 4
PROPOSED NCC REZONE

II. DEVELOPMENT OVERVIEW

A. GENERAL SITE ORGANIZATION

The NCC Master Plan (Volume 1) establishes ~~three~~ four principal land use designations for the majority of the Property: Mixed Use Commercial/Residential for Planning Areas 1A, 1B, 3A and 2B; "General Commercial" for Planning Areas ~~1A, 1B, 2B, 1D,~~ 8A and 8B, "Residential" for Planning Area 3B and "Industrial and Business Park" for the remainder of the Planning Areas (1C, ~~3A,~~ 4A, 4B, 5A, 6A, 6B, 6C, 6D, 6E and 9), with the exception of "Missile Park" (Planning Area 7) which will be designated "Open Space." Each "General Commercial" Planning Area in the western area of the Project site is included within the CA zone, and subject to a PCD permit. The remainder of the Project site will be governed by a PID permit, except for Planning Area 3B, which will be governed by a PRD permit. Notwithstanding the foregoing, where PCD and PID areas are contiguous and under single ownership, site planning should consider the larger area and not be constrained by PID/PCD boundaries. This section of the Development Standards gives a general overview of the development intended for the PCD, PRD and PID areas, while Sections IV and V will outline the permitted uses and provide detailed standards for development within the PCD, and PID. However, ~~the PRD-residential PRDs once approved by the City under a Process 4 shall not be subject to a substantial conformance review and approval by the City or the procedures and requirements of Volumes 2 and 3 of the NCC Master Plan. Approval of the PRD-residential PRDs by the City under a Process 4 procedure precludes the need for additional review provided the project does not change between discretionary approval and the submittal of the ministerial Building Permit application.~~

1. PCD Designated Areas

Reference *Figure 5, "PCD Designated Areas,"* on the following page, for location of the PCD area within NCC.

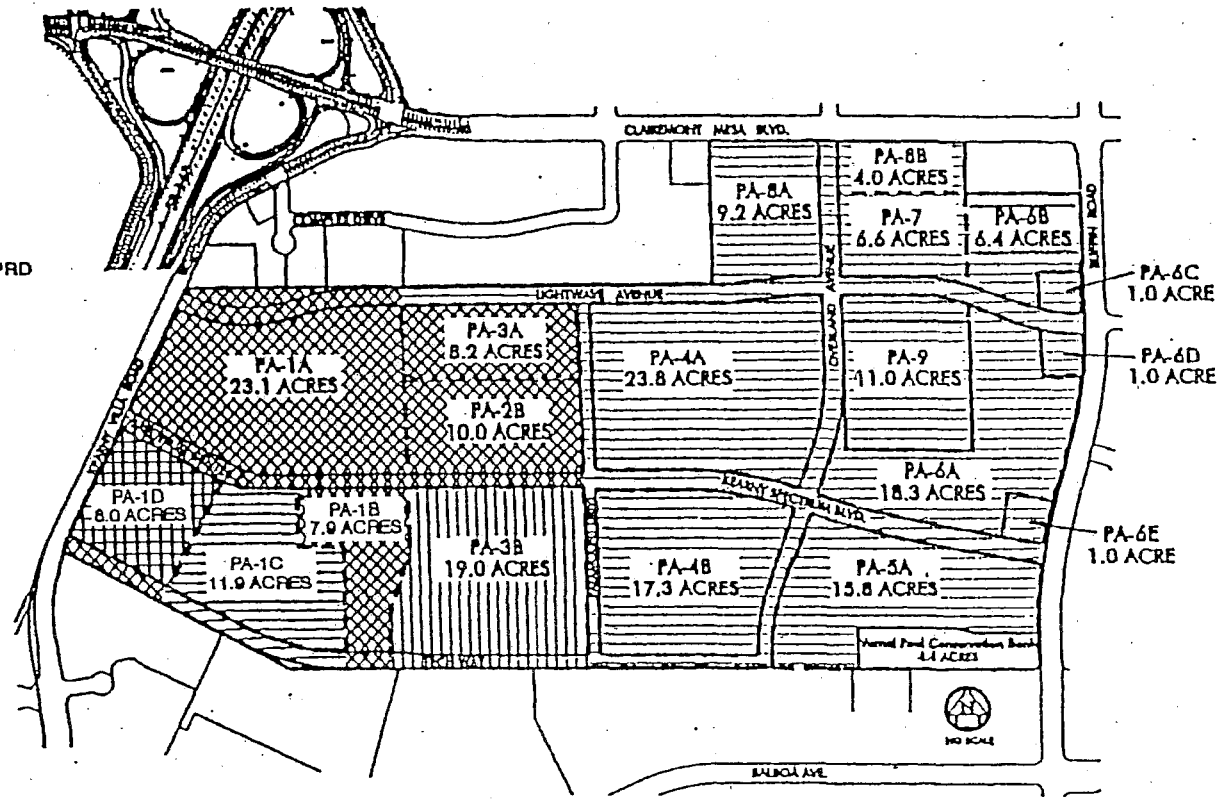
Reference *Table B, "Summary Of Primary Permitted Uses By Planning Area Within The PCD"* and *Table D, "PCD/PRD/PID Land Use Summary"* which identifies proposed land uses, approximate acreages and aggregate square footage for each Planning Area within the PCD.

TABLE B
SUMMARY OF PRIMARY PERMITTED USES BY PLANNING AREA WITHIN THE PCD

Planning Area	Retail	Entertainment/Recreation (indoor)	Restaurant/Outdoor Cafe	Health Club/Fitness Center	Outdoor Performance Facility	Open Air Market	Recreation	Office	Conference/Exhibition Center	Museum/Cultural Facility	Outdoor Sales	Industrial/Business Park	Residential (for sale or rent)
1A	X	X	X	X				X	X		X	X	X
1B	X	X	X	X				X	X		X	X	X
1D	X	X	X	X				X	X			X	
2B	X*	X	X	X				X	X	X	X	X**	X
3A	X							X					X

*(125,000 s.f. max. exclusive of a health club use or retail associated with a hotel.)

**Industrial/Business Park uses are transferable from Planning Areas 3A into the PCD area as outlined within these Development Standards, Sections IV.B.7 & V.B.7.



PCD AND PID DESIGNATED AREAS

FIGURE 5



A. 13. ae) Planning Area 1D-General Commercial and Planning Area(s) 1A, 1B, and 2B and 3A - Mixed-Use Commercial/Residential

The project Master Plan calls for "General Commercial" land use with and a Mixed-Use Commercial/Residential development focus within these Planning Areas, which totals 50.7 acres. These Planning Areas in concert with Spectrum Commons will provide a pedestrian oriented space featuring a variety of service related uses within a mixed-use environment. The commercial element of these Mixed-Use Commercial areas can be characterized as supportive to the surrounding Business/Industrial Park and residential use. Retail spaces should be adjacent to or integrated into office or other mixed-use structures and generally focused towards Spectrum Commons creating an active and integrated street edge. Residential projects within the Mixed-Use Commercial/Residential area may be exclusively Residential uses. Planning areas 1A and 1B allow up to 620,000 square feet provided, however, that retail uses in Planning Area 1A shall not exceed 300,000 S.F. Vertical mixed-use projects are strongly encouraged. Large big-boxed retail uses and auto-oriented commercial uses shall be strongly discouraged unless incorporated and developed as part of a vertically mixed-use development.

To promote the mixed-use character of these Planning Areas, the Industrial/Business park use shall also be permitted through transfers from Planning Areas 3A into Planning Areas 1A, 1B and 2B in accordance with procedures set forth in Sections IV.B.7 and V.B.7. Multi-Family Residential uses (for sale or rent) are permitted within the Mixed-Use Commercial/Residential Planning Areas up to a total of 1,120 units (not including the 448 units outside the PCD area within PA 3B). The types of non-residential uses consist of the following: (1) Office, Retail and Restaurant will be the primary uses in Planning Areas 1A, 1B, 3A, and 2B, totaling up to one million square feet including transferred density from PA 3A (2) Retail: The total retail development allowed within Planning Area 2B will be limited to 125,000 square feet, with a maximum 20,000 square foot floorplate for any single retail. This retail development limitation does not include retail space within a hotel, a hotel related facility, or health club space. (3) Hotel: (350 rooms maximum, including conference center/exhibition facility), health club, civic, institutional, educational. (4) Industrial/Business Park: Office, research and development and industrial uses, as contemplated in Planning Areas 3A (but transferable to PCD area). Table D summarizes the entitlements for all permitted land uses.

24. **PID Designated Areas**

Reference Figure 5, "PCD, PRD and PID Designated Areas," for location of PID area within NCC..

Reference Table C, "Summary Of Primary Permitted Uses By Planning Area Within The PID," and Table D, "PCD/PRD/PID Land Use Summary," which identifies proposed land uses, approximate acreages and aggregate square footage for each Planning Area within the PID.

The majority of uses within the PID generally encompass uses permitted in the M1-B zone, which is normally intended to provide locations for high-quality development in park-like atmospheres. These would typically include uses such as research and development, corporate headquarters, multi-tenant offices, manufacturing and light industrial. The remainder of uses are based on the M1-A zone or the OS-TDR zones.

TABLE C
SUMMARY OF PRIMARY PERMITTED USES BY PLANNING AREA WITHIN THE PID

Planning Area	Office	Research & Development	Industrial	Institutional	Support Commercial	Open Space	Hotel ¹
1C	X	X	X	X			
3A	X	X	X	X			X
4A	X	X	X	X			
4B	X	X	X	X			
5A	X	X	X	X			
6A	X	X	X	X			
6B	X	X	X	X			
6C					X		
6D					X		
6E					X		
7						X	
8A					X		X
8B					X		X
9	X	X	X				

¹ Subject to PID amendment approval pursuant to Process 3.

a) Planning Areas 1C, 3A, 4A, 4B, 5A, 6A, 6B and 9 - Industrial/Business Park

The project Master Plan calls for "Industrial/Business Park" land use on these Planning Areas. Table D summarizes the entitlements for permitted land uses, which encompass approximately 117 acres net, and will provide for between 2,500,000 and 2,965,000 square feet of development within the PID. These Planning Areas collectively will provide development opportunities for corporate business, research and development, light manufacturing, warehouse and distribution. In addition, within Planning Area 5A, a vernal pool conservation bank will be established.

This portion of the overall project is intended to be a stimulus for the majority of the job-creating uses which will incorporate and attract growth industries both in and out of San Diego. In particular, research and development (as well as industrial) users are aware of the shrinking supply of well located land in amenitized environments within the central part of the City. Industry groups involved in health care products and services; electronics manufacturing; telecommunications; software, recreation goods and business/financial services, will comprise the primary target market for these planning areas.

**b) Planning Areas 6C, 6D, 6E, 8A and 8B - Business Support
Commercial uses within Industrial/Business Park**

The project Master Plan calls for "Industrial/Business Park" land use within these Planning Areas with a support commercial focus. The Business Support Commercial uses in the PID are planned to be business serving in nature. Due to the vast acreage of the overall Property, it will be important for corporate users to have convenient and timely access to business service retail establishments.

Four Business Support Commercial pads are located on the Ruffin Road entry points, (Planning Areas 6C, 6D and 6E) totaling approximately three acres and will remain in the M1-B zone with the ability to produce up to 65,340 square feet of development. Located at the two Ruffin Road entry portals, Planning Areas 6C, 6D and 6E provide the flexibility to design an appropriate entry statement which, if further enhanced by a Business Support Commercial use, will be viewed as a positive addition by corporate and industrial tenants. The entry statement focus will be on creating attractive, ceremonial, and well-designed entrances with the Business Support Commercial uses being subordinate to the functional space requirements associated with formal entry portals. The Ruffin Road entries will be landscaped and enhanced to serve as "front doors," inviting to visitors and tenants within the business center. No free-standing restaurants, fast food or drive-through restaurants, free-standing dry-cleaners or laundries, car washes, video sales/rentals, liquor stores or cocktail lounges will be permitted.

Planning Areas 8A and 8B, also envisioned as Business Support Commercial areas, total approximately 13.2 acres and with the ability to provide approximately 113,658-204,013 square feet. These two Planning Areas will provide enough space for a significant entry statement from Clairemont Mesa Boulevard and the ability to develop a small center that will most likely include business related services such as cafes, delicatessens, business and copy centers, temporary employment agencies, child care facilities and emergency health care units, and/or business support related uses. Hotel is also an allowed use in this planning area subject to the maximum 350 room limit.

While these Planning Areas along Clairemont Mesa Boulevard are currently zoned M-1A, the Master Plan envisions this area to be

functionally more in line with Business Support Commercial related uses as well, consistent with the *Kearny Mesa Community Plan's* goal to...."provide commercial services to employees within industrially designated areas by encouraging support commercial uses"....as...."part of the ongoing operations of firms or for the daily needs of a firm's employees."

c) Planning Area 7 - Open Space

The project Master Plan calls for an "Open Space" land use within Planning Area 7, which is approximately 7 acres of landscaped open space retained as "Missile Park," serving as a project specific and Kearny Mesa community amenity.

d) Planning Area 3B – Residential

The project Master Plan calls for an "Residential" land use within Planning Area 3B, which is approximately 20 acres in size and includes recreational and community facilities. As designed, the project will provide "high-end" residential living within an area that provides employment opportunities and commercial amenities and activities.

The residential site will be zoned R-1500 which allows a maximum density of 29 dwelling units per acre. The residential project was reviewed and approved in conjunction with changes to the original New Century Center Master Plan; therefore, it has been designed to architecturally integrate this residential site with the surrounding uses and ensure the New Century Master Plan remains a mixed-use project.

TABLE D
PCD/PID LAND USE SUMMARY

PLANNED COMMERCIAL DEVELOPMENT (PCD)				
PLANNING AREA		SITE ACREAGE	ZONING	Aggregate Square Footage
1A	Retail/Entertainment: Retail Center, Entertainment Center, Retail / Service Pad Sites, Health Club, etc.	23.0	CA	660,000 ¹
1B		27.0		820,000 ¹
2A	Market Square: Urban Garden, Outdoor Market, Restaurants/Cafes, etc.	6.34 ²	CA	50,000
2B	Mixed-use Commercial: Retail/Restaurant, Hotel, Conference, Health Club, Industrial/Business Park ³	12.0	CA	125,000 ²
				135,000
				435,000
	Other: Streets, Parkways	16.8		
	SUBTOTAL PCD:	85.1		1,270,000 1,430,000⁴
PLANNED INDUSTRIAL / BUSINESS DEVELOPMENT (PID)				
PLANNING AREA		SITE ACREAGE	ZONING	Aggregate Square Footage
3A	Industrial and Business Park: Office, R&D, Related Services, Conference Center, Health Club ⁵ , etc.	7.5	M-1B	Up to
3B		9.2		470,000 ³
4A	Industrial and Business Park: Office, R&D, Related Services	22.0	M-1B	956,342-
4B		17.0		1,471,342
5A	Industrial and Business Park: Office, R&D, Light Manufacturing, Support Commercial, etc.; Vernal Pool Conservation Bank (4.3 Acres); ("Southern Section")	16.8	M-1B	278,220-350,000
6A	Industrial and Business Park: Institutional (Government/Educational), Office, R&D, Light Manufacturing, etc.	16.8	M-1B	329,660-
6B		6.9		399,660
6C	Business Support Commercial: Business Service Pads, etc.	1.0	M-1B	21,780
6D		1.0		21,780
6E		1.0		21,780
7	Missile Park	7.0	OS-TDR	
8A	Business Support Commercial: Business Service Pads, etc.	10.5	M-1A	113,658
8B		4.0		
9	CSC Parcel	11.5	M-1B	165,000
	Other: Streets, Parkways	26.4		
	SUBTOTAL PID:	158.6		2,400,000- 3,035,000
	TOTAL	243.7		3,670,000 4,465,000

¹ Any development that would occur in PA 1A /1B beyond 620,000 SF would be limited to uses other than retail or entertainment.
² A maximum amount of 125,000 square feet of retail (not including health club or retail in hotel) is allowed in PA 2B.
³ To provide mixed-uses within Planning Area 2B, the Industrial/Business Park uses contemplated in Planning Areas 3A and 3B may be transferred in accordance with procedures set forth within Sections IV.B.7 and V.B.7 (435,000 SF refers to hotel and conference use.)
⁴ This total does not include Industrial/Business Park uses which may be transferred from PA 3A, 3B (see Section IV.B.7 and V.B.7).
⁵ Health Club permitted in PA 3A/B through PID amendment.
⁶ Permitted uses within "southern section" shall be limited to conservation bank.

**TABLE D
CD/PRD/PID LAND USE SUMMARY**

PLANNED COMMERCIAL DEVELOPMENT (PCD)					
PLANNING AREA	Use Designation/Permitted Uses	SITE ACREAGE	ZONING	Aggregate Square Footage	Notes
1A, 1B	Mixed-use Commercial: Retail/Restaurant, Hotel, Conference, Health Club, etc.	40.2	CA	620,000 ¹ 335,000 ⁷	
2A, 2B	Mixed-use Commercial: Retail/Restaurant, Hotel, Conference, Health Club, Industrial/Business Park ³	40.5	CA	175,000 ²	
	Other: Streets, Parkways	13.3			
	SUBTOTAL PCD:	64.0		795,000-1,130,000⁴	
1A, 2B, 3A	Mixed Use Commercial/Residential: Office, retail, restaurant, hotel, conference, health club, multi-family residential (for sale or rent).	41.3	CA	a) 1,000,000 sq. ft. Plus b) 1,000 D.U.s	1, 2, 5, 6, 7
1D	General Commercial: Office, Office, retail, hotel, conference, restaurant, etc.	8	CA	65,000 sq. ft. Hotel-246 rooms, plus 335,000 sq. ft. ⁴	1
1B	Mixed Use Commercial/Residential: Predominately or solely multi-family residential with Office, retail, restaurant, hotel, conference, health club, multi-family residential (for sale or rent).	7.3	CA	a) 200,000 sq. ft. Plus b) 120 D. U. s	1
	SUBTOTAL PCD:				
PLANNED RESIDENTIAL DEVELOPMENT (PRD)					
PLANNING AREA	Use Designation/Permitted Uses	SITE ACREAGE	ZONING	Aggregate Square Footage	
3B	Residential: Apartments (448), Clubhouse	18.8	R-1500		
	Other: Streets	1.6			
	SUBTOTAL PRD:	20.4			
PLANNED INDUSTRIAL / BUSINESS DEVELOPMENT (PID)					
PLANNING AREA	Use Designation/Permitted Uses	SITE ACREAGE	ZONING	Aggregate Square Footage	
1C	Industrial and Business Park: Office, R&D, Related Services	11.8	M-1B	200,000	
3A	Industrial and Business Park: Office, R&D, Related Services, Conference Center, Health Club, etc. ⁵	8.2	M-1B	470,000 ³	
4A 4B	Industrial and Business Park: Office, R&D, Related Services	23.8 17.0	M-1B	556,210-651,210 400,130-535,130	
5A	Industrial and Business Park: Office, R&D, Light Manufacturing, Support Commercial, etc.; Vernal Pool Conservation Bank ⁶ (4.3 Acres); (Lot 33)	20.2	M-1B	350,000-440,000	3
6A 6B	Industrial and Business Park: Institutional (Government/Educational), Office, R&D, Light Manufacturing, etc.	18.3 6.4	M-1B	286,982-391,627 112,680	
6C 6D 6E	Business Support Commercial: Business Service Pads, etc.	1.0 1.0 1.0	M-1B	21,780 21,780 21,780	
7	Missile Park	7.0	OS-TDR		
8A, 8B	Business Support Commercial: Business Service Pads, etc.	13.2	M-1A	113,658-204,013 100,000 ^{7,4} Hotel-104 rooms	
9	CSC Parcel	11.0	M-1B	165,000	
	Other: Streets, Parkways	49.5			
	SUBTOTAL PID:	169.3		2,788,000-3,335,000 2,250,000-2,765,000	
	TOTAL	243.7		3,950,000-4,465,000⁴	

- ~~1. Any development that would occur in PA 1A, 1B and 1B beyond 300,000SF would be limited to uses other than retail or entertainment.~~
- ~~2. A maximum amount of 60,000 square feet of retail (not including health club or retail in office) is allowed in PA 2B.~~
- ~~3. To provide mixed uses within Planning Area 1A/1B/2B, the Industrial/Business Park uses contemplated in Planning Areas 3A may be transferred into the PCD in accordance with procedures set forth within Sections IV.B.7 and V.B.7.~~
- ~~4. This total does not include Industrial/Business Park uses which may be transferred from PA 3A, (see Section IV.B.7 and V.B.7).~~
- ~~5. Health Club permitted in PA 3A through PID amendment.~~
- ~~6. Permitted uses within "5A Lot33" shall be limited to conservation bank.~~
- ~~7. Permitted square footages refer to hotel and conference use only (max. 350 rooms).~~

1. All square footage and dwelling units (D.U.s) are transferable between Planning Areas within the PCD area.
2. Residential Densities shall average 25 DUs – 75 DUs per acre.
3. Permitted uses within "5A Lot33" shall be limited to conservation bank.
4. Permitted square footages refer to hotel and conference use only (max. 350 rooms).
5. Residential projects shall be processed under a Process 4 PRD, and therefore, are not subject to a substantial conformance review.
6. Within PAs 1A, 2B and 3A, the project traffic study assumed a worst case all multi-tenant, office. Therefore, if actual development results in large/corporate office (40,000 sq. ft. tenants or greater), the entitlement may be increased. Applications for such potential increases shall be subject to an administrative review by City Staff of Traffic Studies which must provide satisfactory evidence that there would be no additional significant traffic impacts during the PM peak hour.
7. Certain retail uses shall be considered as "accessory" and not charged "trips" (ADT's) if such uses primarily serve immediately surrounding business park and residential uses (versus the community at large) are internal to the project with limited or no visibility from the freeway or Kearny Villa Road and are less than 10,000 square feet.

III. SITE INFRASTRUCTURE

A. SITE INFRASTRUCTURE DEVELOPMENT STANDARDS

1. Infrastructure Phasing

The Project is expected to be phased over approximately 10 to 15 years. Some of the "public" facilities and improvements to be developed with Project implementation, including Missile Park, will be open to the public but will be privately owned and maintained. Refer to Section VI, *Implementation*, for more details regarding anticipated phasing.

2. Vehicular Circulation

Reference Figure 6, "Vehicular Circulation and Roadway Classifications," for a plan of the overall vehicular circulation concept. Also reference Exhibit 1, "Streetscape Segment Key Map," at the back of these development standards, for street cross-sections throughout New Century Center.

a) Roadway Classifications and Standards

New Century Center is designed to facilitate pedestrian, bicycle, and transit use within the Project, as well as to existing off-site systems in order to reduce a dependency on vehicles. Because of the pedestrian-orientation of the Project, the Project proposed modifications to the City's street standards. All public streets within the Property will be reviewed and approved by the City. *Figure 6, Vehicular Circulation and Roadway Classifications*, depicts the recommended classification of internal public streets. The proposed classifications are based on the traffic analysis conducted for Master Plan purposes. (Note: Further analysis and refinement of roadway capacities and necessary rights-of-way proposed in the Master PCD/PRD/PID will occur as the traffic report is finalized for the Environmental Impact Report.)

The internal street system provides a basic framework for the land uses proposed in the New Century Center Master Plan. The sizing and character of the street system features median and parkway landscaping, pavement materials used at key activity locations, and provisions for pedestrian and bicycle movement. Descriptions of important street locations, including rights-of-way and streetscape design features are provided below.

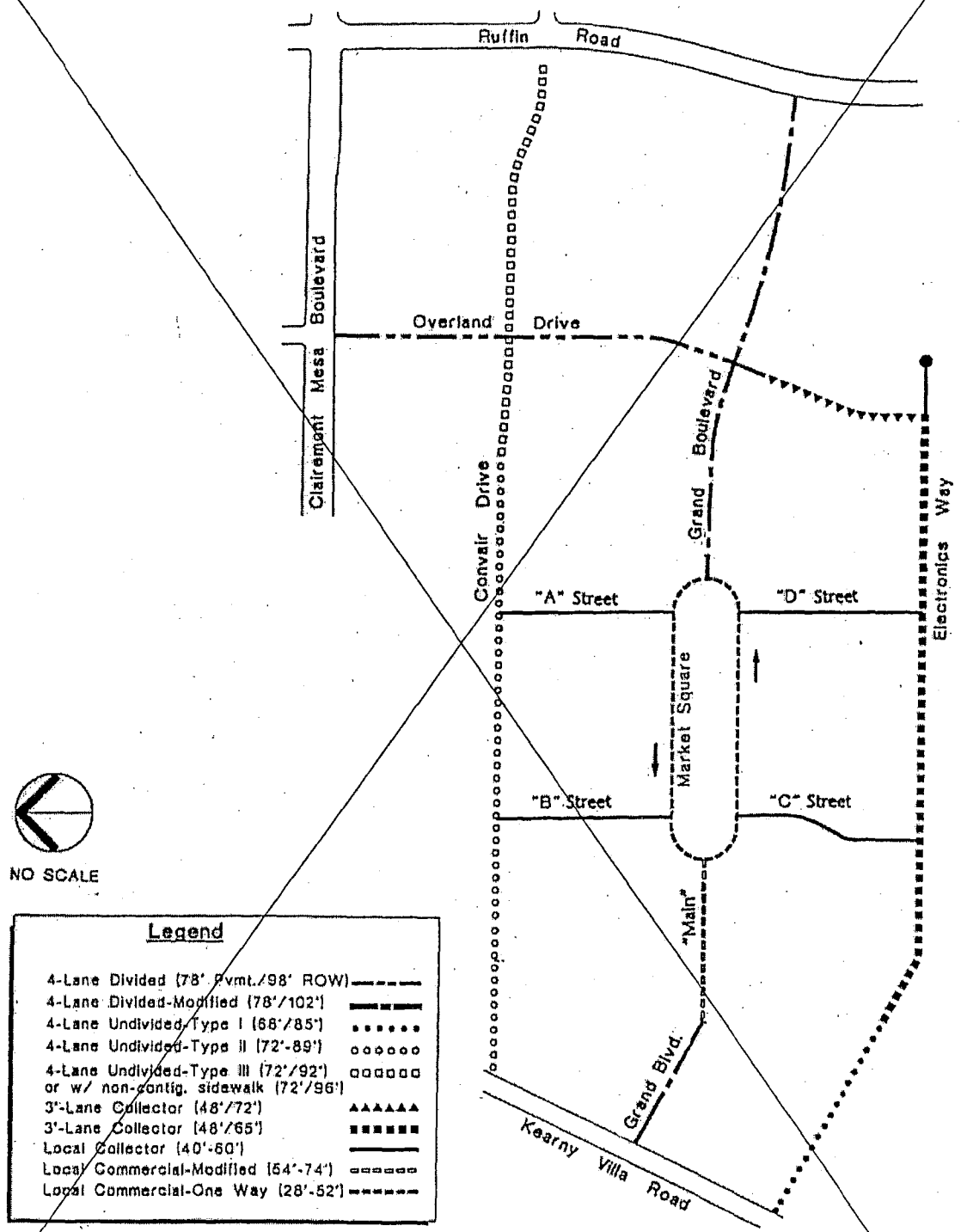
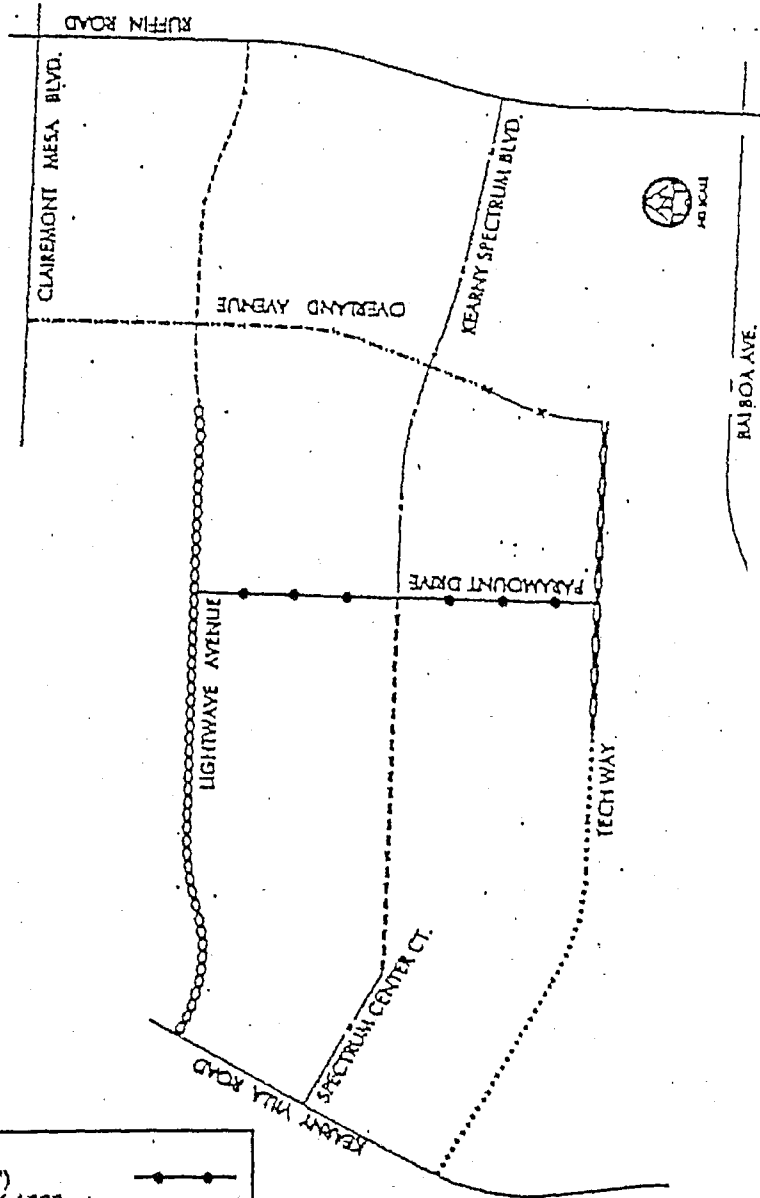


Figure 6

VEHICULAR CIRCULATION AND ROADWAY CLASSIFICATIONS



LEGEND	
2 LANE COLLECTOR (40' / 60')	
4-LANE UNDIVIDED - TYPE II (72' / 89')	
4-LANE UNDIVIDED - TYPE I (68' / 85')	
3' - LANE COLLECTOR (48' / 65')	
3' - LANE COLLECTOR (48' / 72')	
4-LANE UNDIVIDED - TYPE III (72' / 92')	
4 - LANE DIVIDED (78' PAVT / 98' ROW)	
LOCAL COMMERCIAL MODIFIED (40'-70')	
4 - LANE DIVIDED-MODIFIED (78' / 102')	

Figure 6

VEHICULAR CIRCULATION AND ROADWAY CLASSIFICATIONS

- b) **Four-lane Divided (78' Pavement / 98' ROW)** *Reference Figure 6 in this section, and Exhibit 1e at the back of these PCD/PRD/PID Development Standards.*

The primary northern entry portal into the Industrial/Business Park area will be from Clairemont Mesa Boulevard. From Clairemont Mesa Boulevard, the roadway runs north-south through the Property.

From Clairemont Mesa Boulevard, the formal entry boulevard will be a four-lane divided roadway within a 98-foot right-of-way until it reaches the central boulevard. The roadway will have one 12-foot-wide travel lane, one 14-foot-wide travel lane and one 6-foot-wide bike lane on each side of a 14-foot-wide center landscaped median.

A 10-foot-wide parkway located on each side of the roadway will include street light standards, and a 5-foot-wide sidewalk and landscaping. The center median will also be landscaped. Development areas, including building setbacks, will abut each side of the right-of-way. Reference the Design Manual (Volume 3), Section II for a more detailed description of landscaping.

- ~~c) **Four-lane Divided Modified (78' Pavement / 102' ROW)** *Reference Figure 6 in this section, and Exhibit 1d at the back of these PCD/PRD/PID Development Standards.*~~

~~The primary western and eastern entry portals New Century Center will be via a central boulevard. These formal entrances will lead from Kearny Villa Road at the western of Ruffin Road in the eastern end of the property. This boulevard will be a four-lane divided roadway within a 102-foot right-of-way. The roadway will have one 12-foot wide and one 14-foot wide travel lane, and one 6-foot wide bike lane on each side of a 14-foot wide landscaped median. The western segment commences at Kearny Villa Road to a midpoint within the Planned Commercial Development where the roadway narrows to two lanes (Exhibit 1f at the back of these PCD/PRD/PID Development Standards).~~

~~The center median will be landscaped providing formal entrances at these key locations. On each side of the entry boulevard, a parkway with a 5-foot wide sidewalk and 7-foot wide landscaped area will be provided. Reference the Design Manual (Volume 3), Section II for a more detailed description of landscaping. Development areas will abut each side of the right-of-way.~~

- dc) **Four-Lane Undivided - (Perimeter Service Drives)**

The perimeter service drives run generally east-west along the northern and southern boundaries of the Project. To the west, ingress/egress to the Property is provided from the perimeter service drives at Kearny Villa Road. No ingress/egress is provided from the southeastern boundary at

Ruffin Road. The Perimeter service drives are broken into 3 street classifications:

1. Four-Lane Undivided Type I (68' Pavement / 85' ROW) *Reference Figure 6 in this section, and Exhibit 1i at the back of these PCD/PRD/PID Development Standards.*

This street is characterized by one 14-foot-wide lane and one 12-foot-wide lane alongside the parking lot with a 12-foot-continuous left turn lane in the middle. The outer edge of the Property is characterized by a one 12-foot-wide and one 18-foot-wide travel lane. This results in a 68-foot-wide pavement section within an 85-foot wide right-of-way.

2. Four-Lane Undivided Type II (72' Pavement / 89' ROW) *Reference Figure 6 in this section, and Exhibit 1j at the back of these PCD/PRD/PID Development Standards.*

This street consists of an 89-foot-wide right-of-way with one 18-foot -wide and one 12-foot-wide travel lane in each direction and a 12-foot-wide center turn lane. A 7-foot-wide landscaped parkway is proposed on the outside of the roadway. A 10-foot-wide parkway is proposed on the inside of the roadway that includes lighting, 5-foot-wide landscape and a 5-foot-wide sidewalk. Because the perimeter service drives will be adjacent to parking areas, no on-street parking will be provided.

3. Four-Lane Undivided Type III (72' Pavement / 92' or 96' ROW) *Reference Figure 6 in this section, and Exhibit 1k at the back of these PCD/PRD/PID Development Standards.*

This street consists of a 92-foot-wide or a 96-foot-wide parkway, depending upon if a contiguous or non-contiguous sidewalk is utilized. If a contiguous sidewalk is incorporated, the right-of-way will be 92' with a 5-foot-wide sidewalk and a 5-foot-wide landscaped strip on each side of the 72-foot-wide roadway. If a non-contiguous sidewalk is incorporated, the right-of-way will be 96' with a 5-foot-wide sidewalk and a 7-foot-wide landscaped strip on each side of the 72-foot wide roadway. The 72-foot-wide roadway will consist of an 18-foot-wide and 12-foot-wide travel lane on each side of the road with a 12-foot -wide turn lane in the middle.

ed) **Three-Lane Collector** (48' Pavement / 72' ROW) *Reference Figure 6 in this section, and Exhibit 1m at the back of these PCD/PRD/PID Development Standards.*

This street consists of a 72-foot-wide right-of-way with one 18-foot-wide travel lane in each direction and a 12-foot-wide center turn lane. A 12-foot-wide parkway with a 5' sidewalk and 7' landscaping is proposed on each side of the roadway.

- fe) **Three-Lane Collector** (48' Pavement / 65' ROW) *Reference Figure 6 in this section, and Exhibit 1l at the back of these PCD/PRD/PID Development Standards.*

This street consists of a 65-foot-wide right of way with one 18-foot-wide travel lane in each direction and a 12-foot-wide center turn lane. A 7-foot-wide landscaped parkway is proposed on the outside of the roadway. A 10-foot-wide parkway is proposed on the inside of the road way that includes lighting, 5-foot-wide landscape and a 5-foot-wide sidewalk. Because the perimeter service drives will be adjacent to parking areas, no on-street parking will be provided.

- gf) **Local Collector** (40' Pavement / 60' ROW) *Reference Figure 6 in this section, and Exhibit 1h at the back of these PCD/PRD/PID Development Standards.*

These roadways will consist of a 60-foot-wide right-of-way with one 20-foot-wide travel lane on either side of the roadway centerline. Abutting the roadway edge, a 10-foot-wide parkway will be provided on each side with street light standards and trees. Beyond the parkway, a minimum 5-foot-wide landscape area is proposed on each side of the right-of-way, providing a buffer between the parkway and adjacent parking areas.

- hg) **Local Commercial Modified** (54' 40' Pavement / 74'-70' ROW for PAs 1A, 1B and 1C and 40' pavement / 70' ROW for PAs 2B and 3B within a 31' setback from face of curb on each side of street.) *Reference Figure 6 in this section, and Exhibit 1f at the back of these PCD/PRD/PID Development Standards.*

It is envisioned that a portion of the central boulevard will be designed to be themed and serve as the central "spine" road running east-west between the office and residential and the business park area.

Because of the desired pedestrian-orientation of this area, this street is envisioned as a two-lane undivided roadway within a 70 foot-wide right-of-way, linking the western portion of the Property to the east. The roadway would provide two travel lanes, two bike lanes on each side of the roadway, and a 15' foot-wide parkway will be located on each side of the roadway and will incorporate noncontiguous sidewalks and landscape elements (landscaping and hardscape). Based on the ultimate setback of individual buildings within the Planning Area, variations to the setback area will be allowed.

Street lighting will use a "shoe-box" or special type of fixture designed in accordance with the *City of San Diego Street Design Manual*. Pedestrian walkway lighting will be provided at intervals and be of consistent scale and material with other street furniture.

Frequent pedestrian crossings will be provided along the main street. Special design features, such as on-street parking, all-way stop signs,

special crosswalk pavement materials, traffic-calming devices such as raised and enhanced pedestrians crossing, stop signs and narrowed street sections, will be used to ensure pedestrian safety.

3. Public Transportation Facilities and Shuttle Circulation

Reference the following Figure 7, "Public Transportation and Shuttle Circulation."

In accordance with the *Kearny Mesa Community Plan*, this Project will provide "adequate provisions for transit opportunities....".

Two bus stops are proposed. These facilities will connect external bus routes to the proposed internal loop bus/shuttle route. Prior to submission of the first site plan subsequent to build-out of the Redevelopment Increment (as outlined in the Project Environmental Impact Report), a Shuttle Program will be submitted to City Staff for review and approval. *Figure 7* depicts the existing on-site bus service route, the proposed locations of bus stops, and a conceptual internal loop bus/shuttle route connecting these facilities. Alternative bus stop locations are also shown. The location and design of bus turnouts, benches and shelters shall be approved by the New Century Center design review board, the Metropolitan Transit Development Board, and the City Engineer.

Discussions are currently underway regarding specific route locations and transfer center locations. Preliminary discussions with the Metropolitan Transit Development Board are underway that address a bus transit transfer center and non-exclusive Park-and-Ride lot location currently planned to be situated in Planning Area 1B. Phasing of the NCC Master Plan will determine the timing of bus service initiation.

4. Parking

In accordance with the *Kearny Mesa Community Plan* this Project will provide "adequate provisions" for off-street parking.

Parking must conform to the following San Diego City Standards:

- Division 8 of the *City of San Diego Zoning Requirements*.
- *Location Criteria, Development Standards and Operational Standards for Off-street Parking Lots*, City of San Diego, California.
- State Building Code *Title 24, Handicapped Requirements*.

5. Pedestrian and Bicycle Circulation

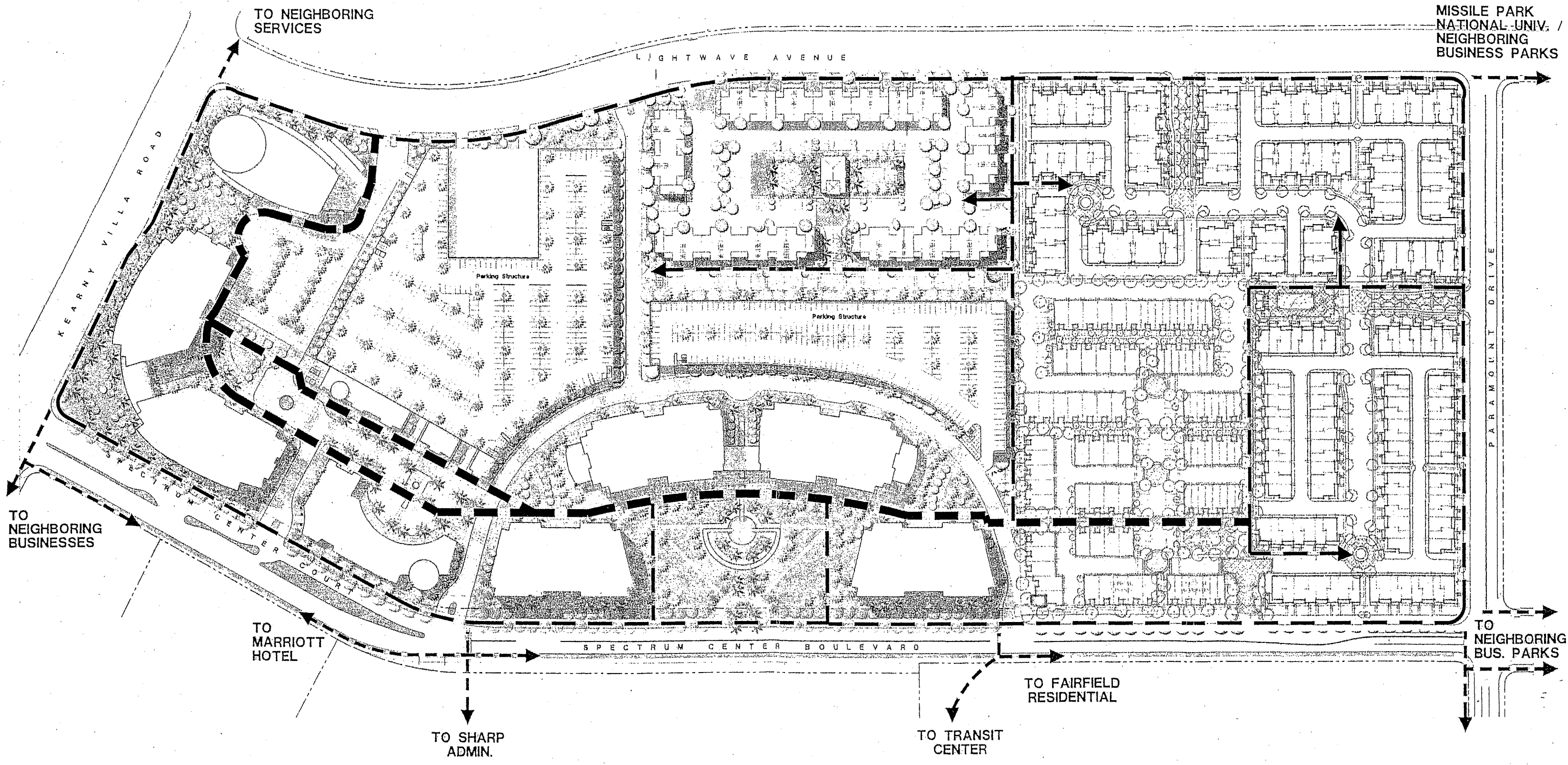
In accordance with the *Kearny Mesa Community Plan* this Project will provide a "cohesive circulation system which emphasizes pedestrian and bicycle comfort and safety."

Reference the following Figure 8, "Pedestrian and Bicycle Circulation," for a plan of the overall pedestrian/bicycle circulation concept.

a) Pedestrian Circulation

The pedestrian circulation network is a central feature of New Century Center, and includes walkways, plazas, and crosswalks designed to accommodate users safely and efficiently. The following list notes key aspects of the pedestrian circulation system:

- A continuous network of pedestrian access ways will be provided throughout New Century Center. Key pedestrian areas will be focused along the Main Street entry road, off of Kearny Villa Road, throughout Spectrum Commons, residential connections and parkways.
- Sidewalks along the perimeter streets will tie into existing adjacent sidewalks.
- Sidewalks with handicap ramps and crosswalks identified by special delineation/enhanced paving, will be provided, in conformance with all applicable standards.
- Parking areas will be directly linked to building entrances by pedestrian walkways and entry plazas within individual development parcels.
- The Transit Center will be linked to surrounding development and to the pedestrian circulation system.
- Pedestrian circulation within the Spectrum Commons area and landscape gateways to Spectrum Commons will be identified with enhanced paving in enlarged landscape setback promenades.
- Within PAa 1A, 2B and 3A the "backbone" pedestrian circulation system connecting the residential component (on the east side of the site to the office and retail component (central and west side of site) shall be implemented substantially as shown in Exhibit A, Pedestrian flow diagram.



The above graphic is a representative example only of a possible site layout, and is not meant to convey final layout as other viable options may be permitted

CENTRUM PEDESTRIAN FLOW

b) Bicycle Circulation

The New Century Center Master Plan incorporates Class II bike paths (a 6' wide striped lane within the roadway pavement) to ensure safe usage for bicyclists. All roadways, except for the Secondary/Service and Perimeter Services drives, will incorporate Class II bikeways.

- Drainage inlet grates, manhole covers, etc., within bikeways will be designed and installed in a manner that provides a safe surface for bicyclists.
- Secured bike racks will be provided in key areas of the development in conformance with City standards.

6. Transportation Demand Management

The NCC Development Concept Plan incorporates many of the design features consistent with Transportation Design Management objectives, as recommended by the *Kearny Mesa Community Plan*. These features include:

- Bicycle facilities (i.e., bicycle racks).
- Internal pedestrian circulation system linked with adjacent properties and the community-wide pedestrian system.
- An internal bus/shuttle loop route within the Property interconnected with on-site uses to accommodate employees and customers accessing the Property via bus transit.

Additionally, the NCC PID recommends several design features consistent with TDM objectives. These features include:

- Bicycle lockers.
- On-site showers for employees.

7. Utilities

The existing General Dynamics facility was constructed over a period of twenty-plus years. During that time an extensive amount of on-site infrastructure improvements were installed to accommodate both existing uses and planned expansions that were envisioned per the *Kearny Mesa Community Plan*. It is expected that some of the on-site infrastructure improvements will be utilized to provide needed service for the future development of New Century Center. Existing on-site overhead utilities provide service for both buildings and the CSC facility along with other off-site users. Where feasible, existing on-site overhead utilities will remain in place. Where applicable, a request for a waiver for existing under built facilities will be processed in connection with subsequent site development. Future infrastructure improvements will be constructed to comply with current standards per City of San Diego requirements.

8. Signage

Signage will be provided that identifies New Century Center and directs the visitor to major entrances. Each developer will be responsible for providing the signage for their individual project. The PCD/PRD/PID Design Manual (Volume 3) provides general direction regarding locations and types of signage anticipated for this development. NCC Signage Guidelines will be prepared providing further detail regarding signage within individual Planning Areas. All signage should be of high quality design and construction, consistent with the basic signage guidelines outlined within the Guidelines. These Signage Guidelines will also be consistent with the *San Diego Municipal Code Sign Ordinance*, to the extent not otherwise addressed by the guidelines.

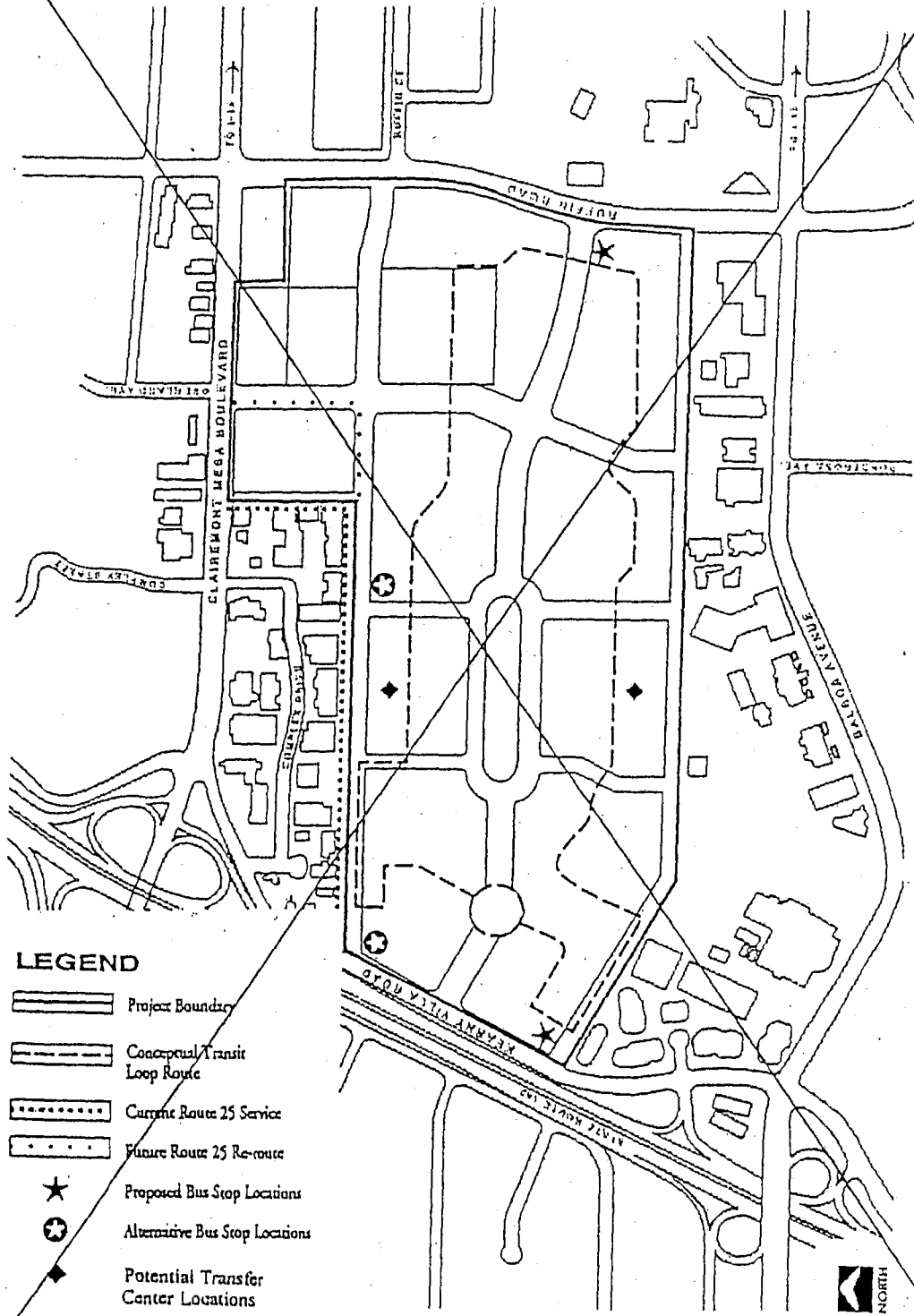
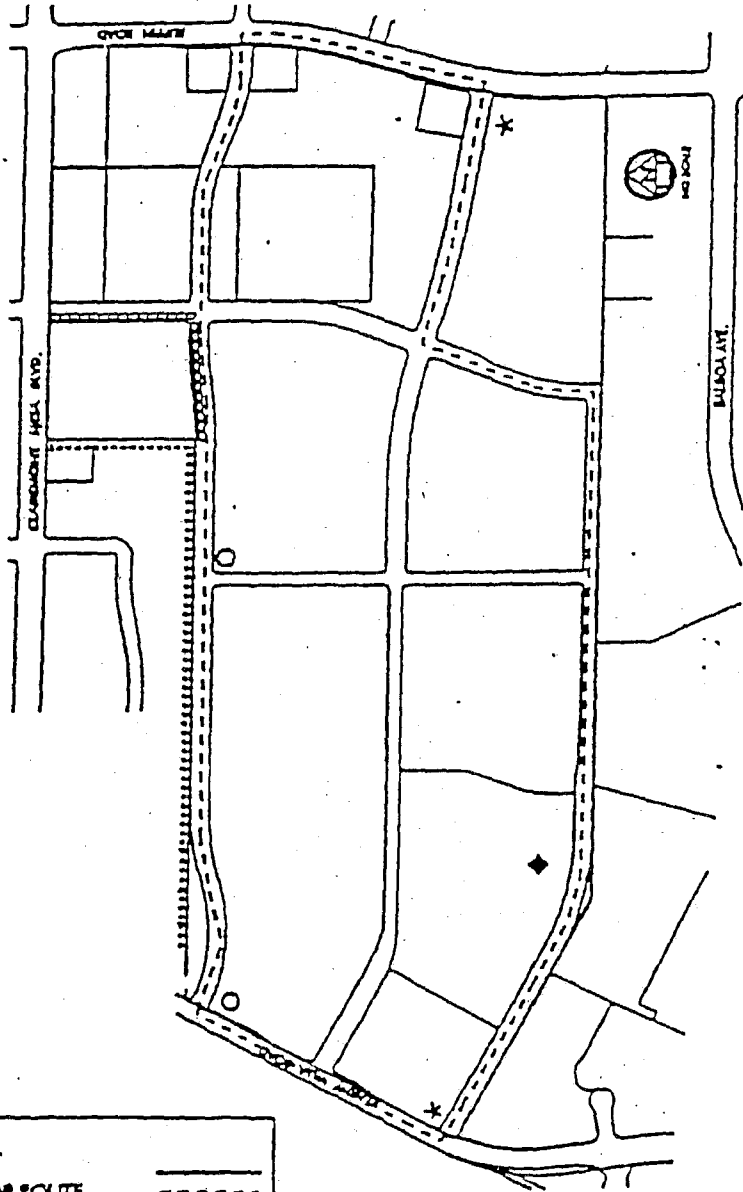


Figure 7
PUBLIC TRANSPORTATION AND SHUTTLE CIRCULATION



LEGEND

PROJECT BOUNDARY	—————
CONCEPTUAL SHUTTLE LOOP ROUTE	- - - - -
FUTURE ROUTE 25 RE-ROUTE
CURRENT ROUTE 25 SERVICE	— · — · —
PROPOSED BUS STOP LOCATIONS	*
ALTERNATIVE BUS STOP LOCATIONS	o
TRANSFER CENTER LOCATION	◆

Figure 7

PUBLIC TRANSPORTATION AND SHUTTLE CIRCULATION

IV. PLANNED COMMERCIAL DEVELOPMENT: Planning Areas 1A, 1B, 1D and 2B and 3 A

A. PERMITTED USES (also refer to Table D)

1. Planning Areas 1A, 1B, and 2B

a) **Unrestricted Permitted Uses**

The following uses shall be permitted without restriction and without the need for additional permits or applications.

Vertical mixed-use projects are strongly encouraged. Large big-box retail uses and auto-oriented commercial uses shall be strongly discouraged unless incorporated and developed as part of a vertically mixed-use development.

Antique Shops	Import Goods
Apparel Shops	Interior Decorator
Arcades: Electronic/Video	Jewelry Stores
Arts and Craft Stores	Leather Goods and Luggage Shops
Art Galleries and Frame Shops	Lighting Fixtures
Automobile Wash Establishments	Liquor Stores
Bakeries and Donut Shops	Locksmith Shops
Barber Shops	Miniature Golf Courses
Beauty and Manicure Shops	Museums and Cultural Facilities
Bicycle Shops and Repair	Music Shops
Book Stores and Newsstands	Nurseries (Plant)
Bowling Lanes	Office Supplies
Business Machine/Small Consumer Electronic Sales, Service, and Repairs	Outdoor Markets, Sales, and Shows
Carpet, Rugs, and Floor Covering Stores	Paint and Wallpaper Stores
Catalog Showroom Stores	Park-N-Ride Facilities
Child Care Facilities (no overnight facilities)	Parking
Coffee Shops	Pet Shops
Computer Sales and Service	Photographic Equipment, Supplies, and Film Processing Stores
Confectioneries	Photocopy/Reprographic Stores
Construction Staging Areas	Post Office, Postal Delivery and Services
Consumer Electronics and Appliance Stores	Radio, Television & Home Appliance Repair Shops
Convenience Food Stores	Recreational Facilities
Cosmetics and Perfume Stores	Restaurants including Outdoor Cafe Dining, drive-in, and Drive-Through
Curtain and Drapery Shops	Shoe Stores and Repair Shops
Delicatessens	Skating Rinks
Department Stores	Sporting Goods Stores
Dry Cleaning and Laundry Agencies and Self- Service Dry Cleaning and Laundry	Stationers and Greeting Card Shops
Dry Goods Stores	Studios for Teaching of Art, Dancing, and Music
Eyewear and Optometrist Stores	Theaters and Cineplexes
Fast Food Stores	Ticket, Travel, and Car Rental
Financial Institutions including drive-in and Drive-through Facilities	Toy Stores
Florists	Variety Stores
Furniture Stores	Video Sales and Rentals
Gas Stations and Service Facilities	Warehouse Retail Outlets
Gift Stores	
Gourmet Food Stores	
Gymnasiums, Health Clubs, and Fitness Centers	<u>Prohibited Uses</u>
Health Foods and Vitamins Stores	<u>Adult entertainment uses shall be prohibited</u>
Hobby Shops	
Housewares and Home Furnishings	

Additional unrestricted permitted uses;

Family Entertainment Facilities

Recreational Facilities (indoors indoor and outdoor)

Special format theaters, and simulated ride film theaters.

Public utility electrical distribution substations, gas regulators, and communication equipment buildings.

Outdoor park including gardens, walkways, plazas, and fountains.

Open-air market, either permanent or changing in nature, including, but not limited to, a farmer's market, arts and crafts market, flower market, and flea market.

Outdoor performance facility including band shell or amphitheater.

Retail kiosks and carts including, but not limited to, food vending and newsstands.

Conference centers and exhibition facilities

Offices, both single and multiple tenant facilities including, but not limited to:

Businesses and professional offices

Local and regional corporate headquarters and administrative centers

Trade associations

Professional, academic, trade, and business schools

Private clubs, lodges, and fraternal organizations.

Drug stores (no more than 10 percent of gross floor area to be used for display of alcoholic beverages)

Dry Cleaning and Laundry Establishments (no truck delivery of finished cleaning)

Food Stores (no more than 10 percent of gross floor area to be used for display of alcoholic beverages).

Hardware Stores (excluding the sale of used building materials, used appliances and used plumbing supplies)

Billiard Parlor (subject to obtaining liquor license)

Sports-themed bars (subject to obtaining liquor license)

Liquor Stores and Cocktail Lounges

Accessory uses for permitted uses including, but not limited to, the following:

Businesses and services in permitted offices provided the combined gross floor area of such uses shall not exceed 25 percent of the total gross floor area of the structure or structures on the premises.

Businesses and services catering to hotel and motel guests including, but limited to, retail sundries and package liquor, barber and beauty shops, florist, and gift shops, laundry/dry cleaning/pressing, and travel, ticket, touring, and car rentals.

Swimming pools, tennis courts, and recreational facilities accessory to hotels, motels, and health clubs.

All other uses otherwise permitted in the CA zone (which incorporates the CO and CN zones), including those listed in paragraph "B.2" of the CO zone but without limitations.

All other uses similar in character to and consistent with the uses identified above and in Table "B" may be approved in conjunction with the Site Plan Review Procedures as set forth in Section VI, *Implementation*.

Any uses contemplated in the proposed Land Development Code update not currently in the CA zone.

Certain Accessory uses shall be deemed not to cause additional traffic (ADT's) if such uses are internal to, and serve the immediately surrounding business park and residential uses (versus the community at large), have limited, or no visibility to the freeway or Kearny Villa Road and are less than 10,000 square feet.

b) Uses Permitted Subject To Restriction

The following uses shall be permitted subject to the restrictions set forth therein, but without the need for additional permits or applications.

Vertical mixed-use projects are strongly encouraged. Large big-box retail uses and auto-oriented commercial uses shall be strongly discouraged unless incorporated and developed as part of a vertically mixed-use development.

Building materials and home improvement stores including garden centers (provided any open storage areas are completely enclosed by walls or buildings or a combination thereof; said walls and building shall be no less than 6 feet in height, and provided also there shall be no outdoor storage of merchandise, material, equipment, or other goods to a height greater than that of any enclosing wall or building. Outdoor garden centers shall be permitted to be enclosed by fences if only plant material is visible from the exterior.)

Hotel (350 room maximum within Master Plan area).

Tire sales, repair, and auto accessories establishments (if entirely within an enclosed building)

Nightclubs with/without live entertainment and/or dancing that are less than 5,000 square feet in gross floor area. (subject to obtaining liquor license.)

c) Conditional Uses

The following uses shall be permitted subject to obtaining a Conditional Use Permit in accordance with the Conditional Use requirements of the *San Diego Municipal Code*:

Nightclubs and bars with/without live entertainment and/or dancing which are greater than 5,000 square feet in gross floor area.

Gas Stations

Child Care Facilities

d) Uses Permitted Subject to a PRD decided in accordance with Process 4

Residential (for sale or rent): (550 dwelling unit maximum within the PCD area and 998 1,120 dwelling units maximum within Planning Areas 1A, 1B, 2B and 3A the Master Plan

area) and a maximum of 1.568 for the PCD portion of the Master Plan. Densities shall average between 20 DUs – 75 DUs per acre.

B. SITE DEVELOPMENT STANDARDS

1. Lot Sizes

Minimum lot areas shall be one acre except within the Mixed-Use Commercial/Residential –area (Planning Area 1A, 1B, 3A and 2B), where additional flexibility would be needed to accommodate the unique blend of uses contemplated. Within planning areas 1A and 2B, the "Spectrum Commons" shall be a minimum of 34,800 square feet.

Lot size refers to the area of legal subdivided parcels, and does not impose square footage restrictions to individual uses with the lot.

2. Lot Consolidation

Lot sizes shall be governed by this PCD. Due to the unique nature of the Project, which is focusing on the development of a master-planned, mixed-use business center expected to contain a mixture of retail, and business uses, flexibility will be needed to respond to conditions in the marketplace. To accommodate this flexibility, there will be the need to adjust both the parcel size and numbers of parcels within New Century Center, resulting in possible lot line adjustments and lot consolidations. To date, end users are unknown and their needs and requirements will ultimately dictate parcelization within New Century Center. Lot line adjustments and lot consolidation will not require an amendment to the vesting Tentative Map or the PCD.

3. Building Setbacks

Minimum yard and building setback requirements within the PCD are identified below and in *Table F, PCD Minimum Setbacks*.

Front Yard	Ten feet for the first three stories, plus an additional building step-back of 10 feet for any floor above the third story.
Interior Side Yard	None
Street Side Yard	Ten feet for the first three stories, plus an additional building step-back of 10 feet for any floor above the third story.
Rear Yard	None
Rear Street Yard	Ten feet for the first three stories, plus an additional building step-back of 10 feet for any floor above the third story.

a) Exceptions to Front and Street Side Rear Yard Regulations

Off-street parking may be located within the required front and street side yard adjoining the required landscape strip abutting the public street rights-of-way, but shall not be closer than 5 feet to the right-of-way.

TABLE F
PCD MINIMUM SETBACKS (in feet)

Planning Area	Front	Side	Side Street	Rear	Rear Street
1A, 1B, 3A and 2B	10	0	10	0	10 ^a
^a Parking allowed in rear street setbacks up to a minimum of 5 feet from the right-of-way.					

TABLE Fa
COMMERCIAL AND RESIDENTIAL MINIMUM SETBACKS (in feet)

Planning Area	Front	Side	Side Street	Rear	Rear Street
1A, 1B, 2B and 3B	31 ^b	0	10	0	10 ^a
^a Parking allowed in rear street setbacks up to a minimum of 5 feet from the right-of-way. ^b Measured from the face of the curb, no additional setback from property line is required, for both sides of Spectrum Center Boulevard, only.					

4. Density

Density controls have been established for the project in order to create a high quality environment. The cumulative gross square footage within Planning Areas 1A, 1B, and 2B (referred to hereinafter as the "Planned Commercial Aggregate Square Footage") shall not exceed 1,130,000 square feet ("Commercial Square Footage Ceiling") except through density transfers from Planning Area 3A. Any Industrial/Business Park uses transferred from Planning Area 3A are subject to the procedures set forth in Sections IV.B.7 and V.B.7. The Master Developer will ensure minimum development entitlement for each Planning Area to avoid a reduction of any Planning Area to an undevelopable size through transfer allowances, except when the transfer occurs within the same ownership.

5. Transfer of Density

A transfer of up to 143,000 square feet of the Commercial Square Footage Ceiling shall be permitted from the PCD to the M-1B zoned area of the PID. Transfers of density shall also be permitted between lots or parcels within the PCD, providing that all other development standards are met; provided however that any transfers of commercial square footage to PA 1A and 1B from other Planning Areas within the PCD shall be limited to non-retail uses. In no event shall the aggregate amount of retail uses within PA 1A and 1B exceed 300,000 SF.

~~7. Transfer of Use~~

~~In order to promote the mixed use character in Planning Area 1A, and 2B, the uses contemplated in Planning Area 3A may be transferred to Planning Areas 1A, 1B, and 2B as follows; upon submission of any site plan pursuant to which Industrial/Business Park uses are proposed, the applicant shall identify the square footage of such uses ("Designated Business Park Square Footage"). The Designated Business Park Square Footage shall be permitted within Planning Areas 1A, 1B, and 2B so long as the amount of such square footage combined with all previously transferred Designated Business Park Square Footage does not exceed 470,000 square feet. Upon transfer, all Designated Business Park Square Footage, shall be deducted from the Industrial Business Park Square Footage allocated to Planning Area 3A.~~

8.6. Retail/Hotel Density Limitation

- **Retail**

For Planning Areas 1A, and ~~4B-1D~~ the aggregate retail uses shall not exceed 300,000 square feet. For Planning Area 2B, retail uses shall not exceed 125,000 square feet, with a 20,000 square foot maximum single floorplate. The Planning Area 2B retail space developable does not include retail space within a hotel related facility; or health club space.

Vertical mixed-use projects are strongly encouraged. Large big-box retail uses and auto-oriented commercial uses shall be strongly discouraged unless incorporated and developed as part of a vertically mixed-use development.

- **Hotel**

A hotel will be limited to 350 rooms within the Master Plan area in addition to appropriate ancillary services.

9.7. Residential Limitation

- Residential use within the Mixed Use Commercial/Residential area is limited to 550 1,120 dwelling units and within the Master Plan area, it is limited to 998 1,568 dwelling units, subject to the Aggregate Trip Limitation determination as described in the PCD, PRD, and PID Processing Requirements.
- After the 550th dwelling unit within the mixed use Commercial/Residential area, residential projects shall include approximately 10% of the proposed units as affordable housing. Affordable housing shall be defined as units to be rented or sold to households earning no more than 65% of median income, or an equally acceptable affordable housing program approved by the City Manager and the Housing Commission.

40.8. Landscape Requirements

- All landscaping will be in accordance with the *City of San Diego Landscape Technical Manual (LTM)* and *Citywide Landscape Regulations (LR)*.
- Developments in the PCD must be landscaped in accordance with Municipal Code 101.0910.
- The developer shall enter into a bonded landscape maintenance agreement, agreeing to maintain all landscaping and appurtenances thereto within City right-of-way until a Landscape Maintenance District, Property Owner's Association or other such mechanisms are established and assume maintenance responsibility, satisfactory to the City Engineer.
- The subdivider shall obtain an encroachment removal agreement for landscape and appurtenances thereto within the City right-of-way.
- The developer must follow landscape guidelines and adhere to standards as outlined within the NCC Design Manual, Volume 3.
- The developer will verify underground and overhead utilities in planning for trees and irrigation systems.

40.9. Height Limits

The Retail component of any development within Planning Areas 1A, 1B and 2B will be limited to three stories. All other development within the PCD shall comply with all height regulations of the *City of San Diego Municipal Code* for the CA zone (which incorporates the CO and CN zones.)

4410. Parking Standards**a) Shared Parking**

Since the project will include a variety of uses, the project will be able to take advantage of the City of San Diego shared parking generation rates. The shared parking program allows a project to reduce its parking supply when uses such as office, retail restaurants, theaters, residential and hotels are combined in a single development. The program acknowledges that each of these uses has differing peak parking demand times. For instance, a restaurant's peak demand occurs from 7:00 p.m. to 9:00 p.m., during which time an office development has a demand for only 7% of its parking. Shared parking requests may be approved by the City Engineer for two or more different land uses located adjacent or in close proximity to one another subject to the following:

Parking Ratio

Parking ratios will meet or exceed city standards for the City of San Diego CA zone (which also encompasses the CO and CN zones). Parking for retail will be at 1 car per 200 square feet of gross floor area; restaurants within mixed-use structure will be parked at 1 car per 80 square feet, freestanding restaurants at 1 car per 60 square feet; hotel at 1 parking space for each guest room or suite; conference facilities at 1 car per 80 square feet; office at 1 car per 300 square feet; theater at 1 car per 3 fixed seats; nightclubs at 1 car per 80 square feet.

Standard/Compact

At least 40% of parking spaces provided shall be standard size spaces, and parking spaces shall follow the minimum standards for parking layouts for standard and compact vehicles.

Layout

Parking spaces shall follow the minimum standards for parking layouts for standard and compact vehicles.

Additionally, shared parking requests will be considered between those differing land uses that are connected via the Project shuttle system.

Due to the internal Project Shuttle System and unique parking design, no restrictions shall be placed upon the location of uses as they relate to the location of shared parking.

11. Provision of Support Retail Services

Within P.A.'s 1A, 2B and 3A, 10% of the ground floor of office building shall be temporarily reserved for support retail services which would serve office tenants and/or the adjacent residential projects. Once free-standing retail facilities of 10,000 square feet or more are constructed, the provision for support retail space within office buildings shall no longer apply. The ten percent requirement may be

achieved on a building by building basis or averaged over several buildings within each phase, such that at least 10 % of the ground floor within each phase shall be reserved for retail use.

12. Construction Phasing

Construction of office buildings may be phased in a manner which initially will accommodate parking on surface lots. Portions of these surface lots will ultimately be converted to parking structures and free standing retail buildings. Applications for Substantial Conformance Review shall include notes on plans identifying parking lots that are subject to this phasing.

13. Provisions of Park and Recreation Facilities: For Planning Areas 1A, 2B and 3A, PRDs shall comply (except as otherwise noted) with the following development standards

4. Prior to the approval of Planned Residential Development (PRD) Permits for any residential development, but after the 430th dwelling unit, land, recreational improvements and/or in lieu contributions will be provided to the satisfaction of the City Manager.

"Prior to the issuance of the first building permit for Sunroad's 570 additional residential units (adopted by the City Council on November 12, 2002) within the New Century Center Master Plan Area, the owner/permittee shall meet, or assure through agreement or bond, the following mitigation options to the satisfaction of the City Manager:

- a. The developer shall provide 3.42 contiguous, usable (maximum 2% grade for active recreation) acres of land within their development for park and recreation purposes, and provide funding for the design and construction of the required public recreational facilities on the provided acreage plus their pro rata share of the cost of constructing a 15,000 square-foot building and swimming pool; OR
- b. The developer shall provide a minimum of 2.0 contiguous, usable (maximum 2% grade for active recreation) acres of land* within their development in a configuration to support active recreational programming, provide the funding for the design and construction of the required public recreational facilities on the provided acreage plus their pro rata share of the cost of constructing a 15,000 square-foot recreation building and swimming pool, and meet the following:

- i. Provide the remainder of the required 3.42 acres within their development as contiguous, usable (maximum 2% grade for active recreation) land acceptable to the City Manager.

* The minimum of 2.0 contiguous, usable (maximum 2% grade for active recreation) acres of land shall be constructed and open for active recreational use and programs prior to occupancy of the first residential building permit issuance for Sunroad's 570 additional units (adopted by the City Council on November 12, 2002)."

Exhibit 5 in Volume III represents a conceptual park site layout for Planning Area(s) 1A, 3A, and 2B. It is intended that the park site planning be flexible and it

is intended that the actual development of the park site may not necessarily be identical to the conceptual park site plans.



V. PLANNED INDUSTRIAL DEVELOPMENT: Planning Areas 1C, 3A, 4A, 4B, 5A, 6A, 6B, 6C, 6D, 6E, 7, 8A, 8B and 9

A. PERMITTED USES

1. Planning Areas 1C, 3A, 4A, 4B, 5A, 6A, 6B and 9

a) Unrestricted Permitted Uses

The following uses shall be permitted without restriction and without the need for additional permits or applications.

Local, regional, and headquarters offices of businesses, industrial, and governmental agencies including, but not limited to:

Corporate and headquarters offices
Administrative and operations center offices
Business and professional offices
Trade associations

Business, professional, and educational establishments including, but not limited to:

Accountants	Financial Institutions
Addressing and Secretarial Services	Graphic Artists
Architects	Insurance Agencies
Attorneys	Labor Unions and Trade Associations
Business Machine Sales, Display and Service	Medical and Dental Clinics and Laboratories (no overnight patients)
Contractors	Parking
Dentist	Photographers
Doctors	Professional, Academic, Trade, and Business Schools
Drafting, blueprinting, and reprographics	Real Estate Brokers
Electronic data processing and record keeping services	Surveyors
Engineers	Tabulating and Record Keeping Services

Research and development establishments including, but not limited to:

Scientific and technological research and development activities including headquarters or administrative office of firms engaged in on-site research and development.

Laboratories and facilities for scientific research development and testing, headquarters or administrative offices, and such accessory use buildings as are commonly used in conjunction with laboratories and facilities.

Manufacturing limited to prototype fabrication and/or to production of products requiring advanced technology and skills and directly related to on-site research and development activities.



Manufacturing of bio-tech, electronic, and telecommunications products of research and development to be used by industry, government, universities, laboratories, hospitals, and clinics for scientific research and developmental testing purposes.

Production of experimental products and the manufacturing of such products as necessary to the development of production or operating systems are to be installed and operated at another location.

Light industrial and manufacturing establishments including warehouse and distribution engaged in manufacturing, fabricating, assembly, testing, repair, servicing, and processing including, but not limited to:

- | | |
|---------------------------------------|---|
| Aircraft and Automotive Parts | Guided Missiles and Space |
| Apparel | Vehicles |
| Audio Products | Office Machines |
| Bakery Products | Professional Scientific and Controlling |
| Beverages | Instruments |
| Communications Equipment | Photographic and Optical Goods |
| Confectionery and Related Products | Service Industry Machines |
| Cut Stone and Stone Products | Drugs and Pharmaceuticals |
| Electrical Industrial Apparatus | Engines and Turbines |
| Electrical Components and Accessories | Toys, Amusements, Sporting, and |
| Electronic Computing Equipment | Athletic Goods |
| Furniture and Fixtures | |

Private professional, trade, technical and academic training facilities or branch campuses. (Some types of academic facilities may have restrictions attached or may require a CUP.)

Newspaper and magazine publishing and printing facilities (not allowed in PA-4B).

Television and motion picture production facilities.

Community facility, if located on a lot directly fronting onto Planning Area 7 including, but not limited to:

- Governmental Administrative Center
- Public Library
- Senior Care Center or Clinic (non-resident)

Public utility electrical distribution substations, gas regulators, and communication equipment buildings.

Accessory uses to permitted uses.

All other uses similar in character to and consistent with the uses identified above may be approved in conjunction with the Site Plan Review Procedures as set forth in Section VI, *Implementation*, of these Development Standards.

Any uses contemplated in the proposed zoning code update not currently in the M-1B zone.

For areas zoned M-1B (which incorporates the M-1P, SR, and M-1 zones) all uses will be permitted as excepted within the M-1B zone.

b) Uses Subject To Restriction

Hotel (maximum 350 rooms within the Master Plan area).



c) Conditional Uses

Proposed uses within the PID which require a Conditional Use Permit under the Municipal Code shall require a C.U.P. under the appropriate process.

All conditional uses permitted in the M-1B zone shall be permitted subject to obtaining a Conditional Use Permit in accordance with the Conditional Use requirements of the *San Diego Municipal Code*.

The following use shall be permitted subject to obtaining a Conditional Use Permit in accordance with the Conditional Use requirements of the *San Diego Municipal Code*;

Radio and television broadcast facilities.

2. Planning Areas 6C, 6D and 6E

a) Unrestricted Permitted Uses

The following uses shall be permitted without restriction and without the need for additional permits or applications.

All uses permitted under the M1-B zone (which incorporates the M-1P, SR, and M-1 zones) will be permitted as excepted, within these planning areas.

Public utility electrical distribution substations, gas regulators, and communication equipment buildings.

Accessory uses to permitted uses.

All other uses similar in character to and consistent with the uses identified above may be approved in conjunction with the Site Plan Review Procedures as set forth in Section VI, *Implementation*, of these Development Standards.

Any uses contemplated in the proposed zoning code update not currently in the M-1B zone.

b) Conditional Uses

All conditional uses permitted in the M-1B zone shall be permitted subject to obtaining a Conditional Use Permit in accordance with the Conditional Use requirements of the *San Diego Municipal Code*.

3. Planning Areas 8A and 8B

a) Unrestricted Permitted Uses

All uses permitted in the M-1A zone.

b) Uses Subject to Restriction

Hotel (maximum 350 rooms within the Master Plan Area).



c) **Conditional Uses**

All conditional uses shall be permitted subject to obtaining a Conditional Use Permit in accordance with the Conditional Use requirements of the *San Diego Municipal Code*.

4. **Planning Area 7**

Uses will be permitted as outlined in the *San Diego Municipal Code* for the OS-TDR zone.

Accessory uses to permitted uses.

All other uses similar in character to and consistent with the uses identified above may be approved in conjunction with the Site Plan Review Procedures as set forth in Section VI, *Implementation*, of these Development Standards.

B. SITE DEVELOPMENT STANDARDS

1. **Lot Sizes**

Minimum lot areas shall be 1 acre. Minimum street frontage shall be 75 feet, minimum lot width shall be 75 feet, except on lots which front on a turnabout, where the frontage may be 45 feet. Minimum required lot depth shall be 100 feet.

Lot sizes refer to the area of legal subdivided parcels, and does not impose square footage restrictions to individual uses within the lot.

2. **Lot Consolidation**

Lot sizes shall be governed by the Vesting Tentative Map. Due to the unique nature of the project which is focusing on the development of a master planned, mixed-use business center expected to contain a mixture of retail, and business uses, flexibility will be needed to respond to conditions in the marketplace. To accommodate this flexibility, there may be a necessity to adjust both the parcel size and numbers of parcels within New Century Center. This includes lot line adjustments and lot consolidations. To date, end users are unknown and their needs and requirements will ultimately dictate parcelization within New Century Center. Lot line adjustments and lot consolidation will not require an amendment to the Vesting Tentative Map or the PID. The procedure for lot line adjustment and/or lot consolidation is covered in Section VI of these Development Standards.



3. Building Setbacks

Minimum setbacks within the PID are identified below:

Front Yard	Twenty-five feet
Side Yard	Ten feet
Rear Yard	No requirement

4. Lot Coverage

Building coverage, exclusive of parking structures, for the Planned Industrial Development shall not exceed 50 percent within the M-1A and M-1B zoned areas of the PID.

5. Density

The cumulative gross square footage within Planning Areas 1C, 3A, 4A, 4B, 5A, 6A through 6E, 8A, 8B, and 9 (referred to hereinafter as the "Planned Industrial/Business Park Aggregate Square Footage") shall not exceed ~~3,335,000~~ 2,865,000 square feet, as adjusted periodically pursuant to the density transfer provisions set forth below (The "Industrial/Business Park Square Footage Ceiling",) and in Section VI, *Implementation*.

6. Transfer of Density

The aggregate number of trips of the Project as a whole have not exceeded the aggregate number of trips in the traffic study incorporated in the EIR. Any transfer of density from the PCD to the M-1B zoned area of the PID shall not, by virtue of any change in land use designation and associated trip generation rates increase the aggregate peak hour trips from the aggregate peak hour trips identified in the Project EIR upon full build-out of the Project.

The Industrial/Business Park Square Footage Ceiling may be increased by as much as 143,000 square feet through a transfer of density from the PCD to the M-1B zoned areas of the PID. Transfer of densities will be permitted between lots or parcels within the PID or between the PCD and PID lots if under the same ownership, providing that all other development standards are met.

~~7. Transfer of Use to Planning Area 1A, 1B and 2B~~

~~As contemplated in Sections IV.B.7, up to 470,000 square feet of industrial/business park uses may be transferred to Planning Area 1A. Upon each transfer of Designated Business Park Square Footage, the square footage allocated to Planning Area 3A shall be reduced by a like amount. Such~~

~~Designated Business Park Square Footage shall be applied against the Industrial/Business Park square footage ceiling (even though developed in Planning Areas 1A, and 2B). In the event that the entire 470,000 square feet of industrial/business park uses allocated to Planning Areas 3A were transferred to 1A, 1B and 2B, the only remaining permitted use for 3A will be parking, unless additional PID square footage is transferred to 3A from another PID area. However, the Master Developer will ensure minimum development entitlement for each Planning Area to avoid reducing a Planning Area to an undevelopable size through transfer allowances, except when the transfer occurs within one ownership.~~

8.7. Landscape Requirements

- The developer will verify underground and overhead utilities in planning for trees and irrigation systems.
- Developments shall be landscaped in accordance with the provisions of City landscape regulations and standards set forth in the *City of San Diego Landscape Technical Manual (LTM)* and *Citywide Landscape Regulations (LR)* prior to the permanent use and occupancy of any premises.
- The developer shall enter into a bonded landscape maintenance agreement, agreeing to maintain all landscaping and appurtenances thereto within City right-of-way until a Landscape Maintenance District, Property Owner's Association or other such mechanisms are established and assume maintenance responsibility, satisfactory to the City Engineer.
- The subdivider shall obtain an encroachment removal agreement for landscape and appurtenances thereto within the City rights-of-way.
- The developer must follow landscape guidelines and adhere to standards as outlined within the NCC Design Manual, Volume 3.
- Developments in the PID must be landscaped in accordance with Municipal Code 101.0920.
- Vernal Pool Conservation Area: for areas adjacent to the vernal pool conservation area, including development of lots 80, 81, 82 and 83, and improvements to the public right-of-way along Ruffin Road south of "B" Street, plant palettes will be reviewed and approved by LDR Environmental and Landscape staff as part of the Site Plan Review at implementation in order to ensure that only non-invasive plant species are proposed.



9.8. Height Limits

All development within the PID shall comply with the height regulations of the *City of San Diego Municipal Code* for the M-1A and M-1B zones.

40.9. Parking Standards

a) Shared Parking

Since the project will include a variety of uses, the project will be able to take advantage of the City of San Diego shared parking generation rates. The shared parking program allows a project to reduce its parking supply when uses such as office, retail restaurants, theaters and hotels are combined in a single development. The program acknowledges that each of these uses has differing peak parking demand times. For instance, a restaurant's peak demand occurs from 7:00 p.m. to 9:00 p.m., during which time an office development has a demand for only 7% of its parking. Shared parking requests may be approved by the City Engineer for two or more different land uses located adjacent or in close proximity to one another subject to the following:

Parking Ratio

Parking ratios will meet or exceed city standards for the City of San Diego CA zone (which also encompasses the CO and CN zones). Parking for retail will be at 1 car per 200 square feet of gross floor area; restaurants within mixed-use structures will be parked at 1 car per 80 square feet; hotel at 1 parking space for each guest room or suite; conference facilities at 1 car per 80 square feet; office at 1 car per 300 square feet.

Standard/Compact

At least 40% of parking spaces provided shall be standard size spaces, and parking spaces shall follow the minimum standards for parking layouts for standard and compact vehicles.

Layout

Parking spaces shall follow the minimum standards for parking layouts for standard and compact vehicles. Additionally, shared parking requests will be considered between those differing land uses that are connected via the Project shuttle system. Due to the internal Project Shuttle System and unique parking design, no restrictions shall be placed upon the location of uses as they relate to the location of shared parking.

VI. IMPLEMENTATION

A. TRANSFERS OF DENSITY

Certain transfers of density from the PCD area of the Property to the M-1B zoned areas of the PID area of the Property will be implemented and administered through the Site Plan Review Procedures described in this Section (C.2). The proposed transfer of density provisions shall be reviewed, along with the remainder of the Site Plan Submission (detailed below), in accordance with such procedures to determine whether the transfer complies with the requirements set forth in this NCC Master Plan and the Master PCD/PRD/PID. In the event that such transfer does comply, no further approvals of the density transfer shall be required. In the event that density transfers in excess of that permitted under this NCC Master Plan are proposed, an amendment to this NCC Master Plan shall be required.

1. Square Footage Ceilings

There will be a "Planned Commercial Square Footage Ceiling" of ~~4,130,000~~ 1,600,000 square feet for the Planned Commercial Development portion of the Property, and a "Planned Industrial/Business Park Square Footage Ceiling" of ~~3,335,000~~ 2,865,000 square feet for the Planned Industrial Development (each such limit is sometimes referred to hereinafter as the "Applicable Square Footage Ceiling"). In reviewing the Site Plan Submissions, the ~~Planning and Development Services Review~~ Department shall determine whether the square footage of the proposed development, when added to the square footage of other approved development projects within the Planned Commercial Development or Planned Industrial Development, as applicable, would exceed the Applicable Square Footage Ceiling. In the event the Applicable Square Footage Ceiling would be exceeded, no approval of the Site Plan Submissions shall occur until a transfer of density has occurred pursuant to the provisions as set forth below.

2. Procedure for Transfer of Density

Up to 143,000 square feet may be transferred from the PCD to the M-1B zoned areas within the PID. Such transfer shall occur on a one-for-one basis such that each square foot to be added to the Planned Industrial Development shall result in a like amount of square footage reduction from the Planned Commercial Development. Such transfer shall result in adjustments to the initial Applicable Square Footage Ceiling as appropriate. The transfer shall be affected by the execution of a Density Transfer Covenant executed by owners of not less than 50 percent of the undeveloped Property (i.e., Property which has not previously received Site Plan Review approval) within the Planned Commercial Development. Such owners are referred to collectively hereinafter as the "Density Transferees." The Density Transfer Covenant shall be executed by the Density Transferees, shall be in recordable form, shall specify the square footage

to be transferred to the Planned Industrial Development and the revised Applicable Square Footage Ceilings, and shall provide that the square footage of future development within the Property subject to the Covenant, when added to the developed square footage within remainder of the Planned Commercial Development, shall not exceed the revised Applicable Square Footage Ceiling.

B. RESIDENTIAL USE IN THE AND MIXED USE COMMERCIAL/RESIDENTIAL AREA

Residential use in the Mixed Use Commercial area should be subject to a PRD decided in accordance with Process 4. Residential use is limited to 550 dwelling units within the Mixed Use Commercial area and 998 dwelling units within the Master Plan area, subject to the Aggregate Trip Limitation determination as described in the PCD, PRD and PID Processing Requirements. PA-3B (Residential) permits a maximum of 448 units, subject to a Process 4 PRD. Within the Mixed Use Commercial/Residential Planning Areas (PAs-1A, 2B, 3A, and 1B) a maximum of 1,120 dwelling units are permitted, subject to a Process 4 PRD. The process 4 PRD is for the purpose of confirming compliance with Development Standards and Design Guidelines, only. All residential units may be for sale or rent.

C. SUBDIVISION APPROVALS

1. Final Map Recordation

It is contemplated that vesting Tentative Map #99-1269 will be approved concurrently with the approval of this NCC Master Plan. A final map shall be prepared that will fix the lot sizes and identify the location and timing of any public improvements which must be constructed to implement the Project in accordance with the tentative map. The boundaries established in the final map shall be subject to further adjustment as provided in the following paragraph.

Nothing in this PCD/PRD/PID shall preclude or prevent the creation of industrial, residential, or commercial condominium maps on individual sites; nor shall anything in this PCD/PRD/PID be interpreted as preventing the individual long-term leases of portions of building or entire buildings on common lots.

2. Lot Line Adjustments/Lot Consolidations

As the Project develops, it is contemplated that adjustments will be necessary to the boundaries created by a Vesting Tentative Map. So long as the resulting lots or parcels meet the minimum requirements set forth in the Master PCD/PRD/PID in regard to lot frontage, depth, and area, and all proposed and existing buildings

meet the minimum requirements for setbacks, lot coverage, parking, etc. as set forth in the Master PCD/PRD/PID, lot consolidations and lot line adjustments may be approved by the City of San Diego Development Services Department pursuant to Process One. Modification to the Vesting Tentative Map grading plan will be allowed to accommodate lot line adjustments and lot consolidations, as long as the grading is in substantial conformance with the grading shown on the approved Vesting Tentative Map and approved by the City Engineer.

D. PCD, PRD AND PID PROCESSING REQUIREMENTS

1. General Procedure

The Design Review process consists of two integrated procedures: Site Plan Review by the New Century Center Design Review Committee, and review and approval by the City of San Diego.

2. Site Plan Review Procedures

Prior to the issuance of any buildings permits within the NCC Property, the developer of such proposed improvements (the "Site Developer") shall prepare a site plan and such other documents as may be required pursuant to the implementation provisions of the Master PCD/PRD/PID (collectively, the "Site Plan Submissions"). The Site Plan Submissions initially shall be reviewed by the Design Review Board of the Property Owners' Association and shall be subject to a substantial conformance review and approval ("Site Plan Review") by the City pursuant to Process Two in accordance with the procedures and requirements set forth below.

Subject to the Interim Use Exemption set forth the following item #3, and prior to the issuance of any building permits within the Property, the developer of such proposed improvements (the "Site Developer") shall prepare the following (collectively, the "Site Plan Submissions") sufficient for a Process Two review:

a) Site Plan

A Site Plan showing the location of all proposed buildings, structures, and signs within the parcel to be developed; the location, name, and width of all existing and proposed streets, alleys, easements, and interior pedestrian ways proposed to provide primary access to the proposed development; proposed off-street parking facilities, including, if applicable, the shared parking lot intended to furnish parking to the site; the height, type, and location of proposed walls and fences; conceptual grading plans showing existing topography and proposed finished grades; drainage patterns and facilities; tabulation of the various land uses proposed, showing the total site area and the total floor area for

each use; tabulation of all natural or landscaped open areas shown on the plot plan indicating the square footage of each type.

b) Architectural Drawings

Architectural drawings in sufficient detail to indicate the design of the proposed buildings and determine whether building materials and design comply with the requirements of this Master PCD/PRD/PID.

c) Child Care Facilities

If the Site Developer proposed child care facilities, the Site Developer shall include a statement demonstrating compliance with the requirements of Section 101.0580, *Child Care Facilities*, of the *San Diego Municipal Code*.

d) Review

In accordance with the procedures set forth in the CC&Rs, Site Plan Submissions shall be reviewed initially by the Design Review Board. Upon approval by the Design Review Board, the Site Developer may submit the Site Plan Submissions to the City for conformity review in accordance with the provisions stated below.

e) Conformity Review

The Site Plan Submissions shall be filed with the Planning and Development Review Department along with applicable fees and deposits as established by duly adopted City ordinance or resolution. The Site Plan Submissions shall be reviewed by Planning and Development Review Department for the purposes of determining whether such Submissions are in substantial conformance with the standards, regulations, and requirements of the Master Plan Approvals. The Site Plan Submissions may be approved, conditionally approved, or denied pursuant to Process Two. In the event of a denial, the decision shall describe specifically which portions of the Site Plan Submissions were found not to be in substantial conformance with the provisions of the Master Plan Approvals.

f) Aggregate Trip Limitation

The Conformity Review described above shall include a determination by the Development Services Department as to whether the uses described in the Site Plan Submissions will generate a.m. or p.m. peak hour vehicle trips, based upon standard trip generation rates and any trip credits which may be applicable as contemplated by the Project EIR and any subsequent environmental review documents ("AM/PM Trips"), which, when combined with all AM/PM Trips generated from other Site Plans previously approved by the City (collectively, the "Aggregate AM/PM Trips"), would exceed the maximum AM/PM Trips ("Aggregate AM/PM

Trip Limit") for the NCC Project as set forth in the final Traffic Impact Analysis for New Century Center prepared by Kimley-Horn and Associates. In the event the Aggregate AM/PM Trips will exceed the Aggregate AM/PM Trip Limit, a revised traffic study (or an addendum to the existing study) shall be prepared assessing the potential impacts of the development proposed in the Site Plan and potential cumulative traffic impacts ~~(an "Updated Traffic Study")~~. The updated Traffic Study shall be prepared in accordance with the City's then-applicable traffic impact study guidelines. The updated Traffic Study shall be reviewed by City staff to determine whether implementation of the Site Plan will result in significant unmitigated impacts to the City's circulation system. If such impacts are identified, the Site Plan shall not be deemed in conformance with these Development Standards unless the Applicant agrees to implement sufficient traffic mitigation measures to address such impacts.

g) Construction Pursuant to Approved Site Plan Submissions

Upon the approval or conditional approval of the Site Plan Submissions, construction documentation, including final building, landscape, grading, irrigation, and signage plans, may be submitted to the City for ministerial review.

3. Interim Use Exemption

Any use otherwise permitted under this Master PCD/PRD/PID which does not entail the construction of a structure in excess of 500 square feet, including temporary uses of portions of the Property prior to long-term development, shall not require Site Plan Review in accordance with this Section VI. Subsequent development of any site upon which interim uses have been permitted will be subject to Site Plan Review as provided above. Areas utilized for interim parking uses shall conform to the *San Diego Municipal Code*.

4. Signage Submittals

Plans for proposed tenant sign designs must be submitted to and approved in writing by the New Century Center Design Review Committee prior to making an application to the City of San Diego for a sign permit. All signage must comply with the NCC Signage Design Manual (to be submitted at a future date) and the *San Diego Municipal Sign Ordinance*.

Sign dimensions, materials, colors, copy layout, location or placement on storefront elevation, construction details, and lighting techniques including bulb types and wattage should be identified on the plans. Shop drawings, color, and material samples must also be provided.

5. Modifications and Waivers

a) Determination of Materiality

Non-material modifications to and waivers of the development standards, regulations, and requirements set forth in this PCD/PRD/PID may be processed concurrently with the Site Plan Submissions. The determination of whether modifications or waivers are "material" shall be based upon whether such modification or waiver: (a) is substantially consistent with the policies and objectives set forth in the *San Diego Progress Guide and General Plan, Kearny Mesa Community Plan*, and the *New Century Center Master Plan*; (b) is substantially consistent with those provisions of the PCD/PRD/PID other than those which are proposed to be modified or waived; and (c) is based upon specific circumstances or conditions associated with the site such that the granting of the modification or waiver is not likely to unfairly discriminate against other site owners within the applicable Planning Area.

b) Procedure for Processing Modifications and Waivers

A determination of whether the proposed modifications or waivers are "material" shall be made by the Development Services Department. In the event such changes are found to be material, they shall be approved conditionally approved, or denied by a Hearing Officer pursuant to Process Three. If the requested waiver or modification is for an existing development, the variance procedures set forth in the *City of San Diego Municipal Code* shall be followed.

E. MAINTENANCE

1. Common Areas

The Master Developer is proposing that the streets to be developed to serve the Property will be dedicated to and maintained by the City. Spectrum Commons, and Missile Park, a designated open space area, and other common areas within the Project will be maintained through a property owner's Assessment District or association. The maintenance plan may include street trees abutting the property planted along Clairemont Mesa Boulevard, Ruffin Road, Kearny Villa Road, Overland Avenue, Convair Drive and Electronics Way. Landscaped areas within each lot, including side and rear yard setbacks, would be maintained by individual lot owners. Maintenance of each property would conform to standards for common area maintenance. All maintenance of landscaping shall be performed in accordance with the *City's Landscape Technical Manual (LTM)*.

2. Conditions, Covenants, and Restrictions (CC&Rs)

Pursuant to the New Century Center Master Plan, a Declaration of Conditions, Covenants, and Restrictions (CC&Rs) shall be recorded with respect to the Property prior to the development of individual Planning Areas. Among other things, the CC&Rs shall establish a Design Review Board, for the review of individual development proposals in accordance with the procedures set forth in this Section, Item C.

The provisions of the CC&Rs shall be consistent with the NCC Master Plan Approvals (refer to Section I, Item C) and shall contain procedures and standards for Design Review Board review. They shall also (1) provide a mechanism for the ongoing maintenance of common landscape and recreational area and, to the extent applicable, Spectrum Commons, Missile Park, and other public facilities and improvements designated by the Master Developer as common area improvements; (2) provide for the long-term enforcement of reasonable development standards consistent with the requirements of the Master PCD/PID and this NCC Master Plan; and (3) provide for the establishment of a Property Owners' Association that will be responsible through a Design Review Board for the review of Site Plan Submissions in accordance with the procedures as set forth in the Master PCD/PRD/PID and the CC&Rs.

F. FACILITIES FINANCING

The infrastructure and other public facilities and improvements necessary to implement the Project will be funded through a variety of private and, potentially, public sources. Subject to complying with all applicable public review and other legal requirements, including the ability of the applicable public agency to make any and all necessary findings, public financing options include: the formation of one or more community facilities or other assessment districts; the issuance of revenue bonds or certificates of participation; the establishment of one or more maintenance districts [and consideration of various options under the California Redevelopment Law]. Private financing options include common area assessments pursuant to the CC&Rs (particularly with respect to ongoing maintenance obligations for Missile Park, among other public/private improvements), fee-for-service revenue, and institutional financing.

G. INFRASTRUCTURE AND PUBLIC IMPROVEMENTS: PHASING

The Project is expected to be phased over approximately 10 to 15 years. Some of the "public" facilities and improvements to be developed with Project implementation, including and Missile Park, will be open to the public but will be privately owned and maintained. Public infrastructure and other public improvements that will need to be developed as portions of the Property are constructed and occupied shall be constructed in phases in accordance with the conditions of approval of the NCC Vesting Tentative Map and subsequent subdivisions of the Property, the Mitigation Monitoring and

Reporting Program adopted in conjunction with the final Program Environmental Impact Report, and the Master PCD/PRD/PID. The objective of such phasing shall be to ensure that all required infrastructure and other public improvements needed to serve the developed portions of the Property are constructed in advance of such service demands.

H. SPECTRUM COMMONS: PHASING

The development of Spectrum Commons is intended to be phased according to development activity in the surrounding adjacent parcels. It will be developed as follows: construction of the north half of Spectrum Commons will be substantially completed prior to the second building adjacent to Spectrum Commons in Planning area 1A or 2B receiving its certificate of occupancy. Construction of the south half of Spectrum Commons will be substantially completed prior to the first building adjacent to Spectrum Commons in the portion of Planning Area 1B between Planning Area 1C and 3B, receiving its certificate of occupancy.



LIST OF EXHIBITS

- Exhibit 1 Streetscapes Key Map
- Exhibit 1.1 Streetscape Descriptions
 - Exhibit 1a Street Section A
 - Exhibit 1b Street Section B
 - Exhibit 1c Street Section C
 - Exhibit 1d Street Section D
 - Exhibit 1e Street Section E
 - Exhibit 1f Street Section F
 - Exhibit 1g Street Section G
 - Exhibit 1h Street Section H
 - Exhibit 1i Street Section I
 - Exhibit 1j Street Section J
 - Exhibit 1k Street Section K
 - Exhibit 1l Street Section L

**STREETSCAPE '1a'**

Kearny Villa Road serves as the window to New Century Center and provides the opportunity to introduce the project's desired image. The landscape of this edge will be characterized by a double row of 22' bth palms, @ 30' o.c., shrub massing (5 gal. min. @ 4' o.c.) to screen views of parking and a turf parkway.

STREETSCAPE '1b'

The landscape along Ruffin Road will draw from the existing informal landscape character that occurs to the north and south of the project. It will set the tone for the "campus" feel of the Industrial/Business Park development. The plant material will be comprised of existing eucalyptus, additional eucalyptus (50% 5 gal./ 50% 15 gal. @15' o.c.) shrub massing (min. 5 gal. @ 4' o.c.) and a turf parkway. Only non-invasive plant species are proposed to be used adjacent to the vernal pool areas alongside Ruffin Road.

STREETSCAPE '1c'

The project access from Clairemont Mesa Boulevard will be a primary access to the Support Commercial areas, continuing on through to the Industrial Business Park. The landscape character will be consistent with the informal "campus" feel through the use of loose canopy trees such as Brazilian Pepper and shrub massing to screen parking.

STREETSCAPE '1d'

This "grand" boulevard will provide the linkage from the western and eastern edges of the property. It will be comprised of a 14' median landscaped with shrubs, groundcover, and canopy trees (min. 24" box @ 30' o.c.) with a parkway on each side. The parkway will be comprised of a 7' landscaped strip adjacent to the street with turf and canopy trees (min. 24" box @ 30' o.c.), and a 5' sidewalk. A minimum 5' landscape setback on the outside of the walk will include shrub massing (min. 5 gal. @ ' o.c.) and 22 bth palms @ 30' o.c.

STREETSCAPE '1e'

This area primarily serves as access from Clairemont Mesa Boulevard to the Support Commercial and Industrial/Business Park developments. It is adjacent to Missile Park and will tie into the existing character. The landscape will be comprised of a 14' median landscaped with groundcover and eucalyptus (50% 5 gal./ 50% 15 gal @15' o.c.) and a 10' parkway on each side of the street. The parkway will be comprised of a 5' landscape strip contiguous to the curb with turf and eucalyptus (50% 5 gal./ 50% 15 gal. @ 15' o.c.) and a 5' sidewalk. A minimum 10' setback contiguous to the sidewalk will be landscaped with shrubs (min. 1 gal. @ 3' o.c.) and eucalyptus (50% 5 gal./ 50% 15 gal. @15' o.c.)

STREETSCAPE '1f'

This streetscape will serve as the "gateway" into the Spectrum Commons from the west side of the project. It will have a "Main Street" feel through the use of, enhanced concrete paving, enlarged right-of-way with a 7' parkway, 8' non-contiguous sidewalk and a triple row of street trees (minimum 24" box at 30'o.c). At these landscape gateways entering the Spectrum Commons area, the wider landscape setback will incorporate a grove of trees and a distinct landscape treatment at the ground plane. These trees will be unique in species from the remaining street trees outside the Spectrum Commons area. This unique tree species will continue through the Spectrum Commons area east to streetscape '1g' in a triple row of street trees, with an enhanced concrete promenade.

STREETSCAPE '1g'

The streetscape in this area will provide pedestrian access from the eastern edges of the project to the Spectrum Commons. The landscape on each side of the street shall have a double row of street trees (min. 24" box at 30'o.c). Both sides shall also have a 7' parkway with an 8' non-contiguous sidewalk. This streetscape will be characterized by a widened landscape setback that includes a grove of trees and a distinct landscape treatment at the ground plane.

STREETSCAPE '1h'

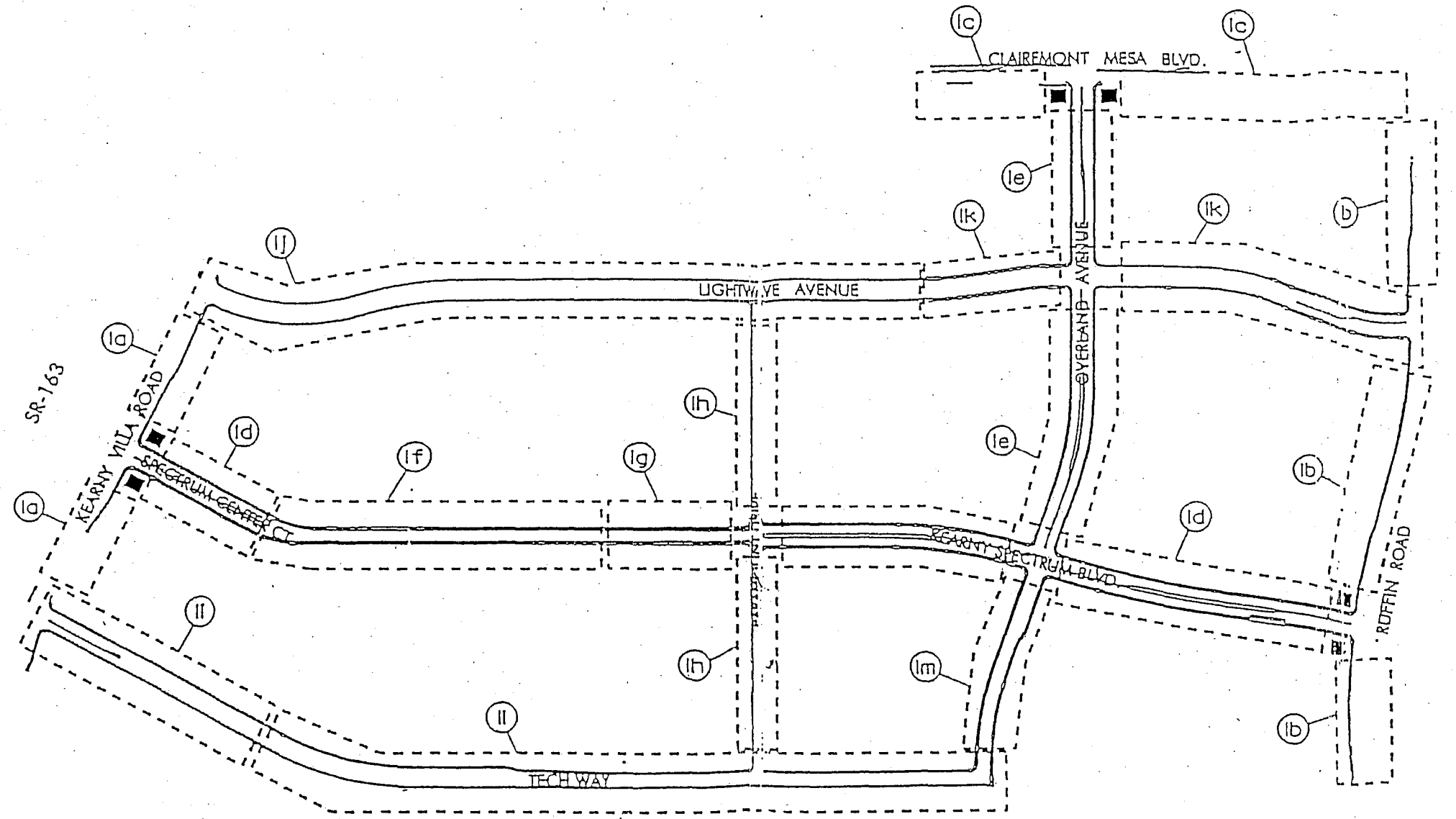
The streetscape within this area will provide pedestrian access from the northern and southern edges of the project. The landscape on each side of the street will be characterized by a single row of canopy trees with a 5' parkway with a 5' non-contiguous sidewalk (min. 24" box @30" o.c.).

STREETSCAPES '1i', '1j' & '1l'

These areas serve as the north and south perimeter access into New Century Center. The landscape will be characterized by a 7' landscape buffer adjacent to the New Century Center property line. The buffer will be comprised of shrub massing (70% 1 gal. @ 3' o.c. and 30% 5 gal. @ 4' o.c.) and eucalyptus sp. (50% 5 gal./ 50% 15 gal. @ 15' o.c.) The interior perimeter will be characterized by a 5' sidewalk and a 5' landscape with shrubs (min. 5 gal. @ 4' o.c.) and canopy trees (min. 24" box @ 30' o.c.)

STREETSCAPE '1k' & '1m'

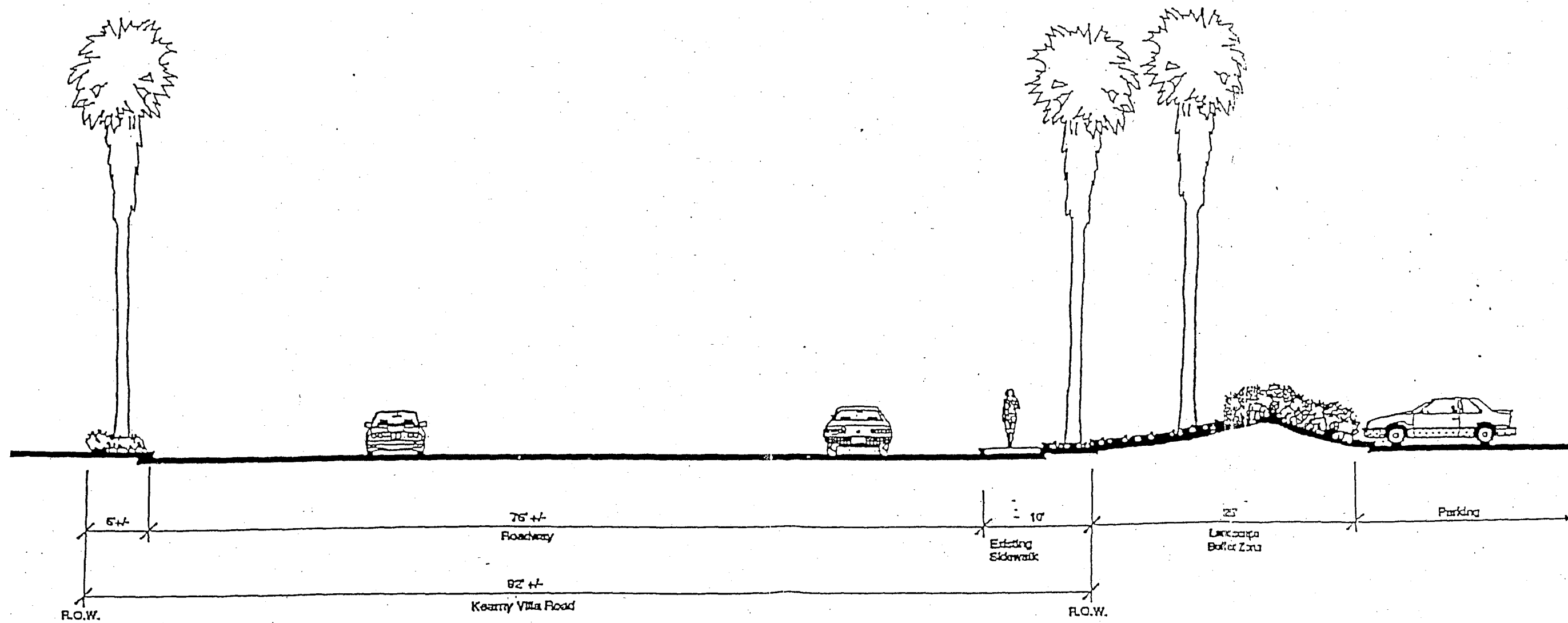
The description for these areas is the same as for streetscape '1e', however there is no 14' median.

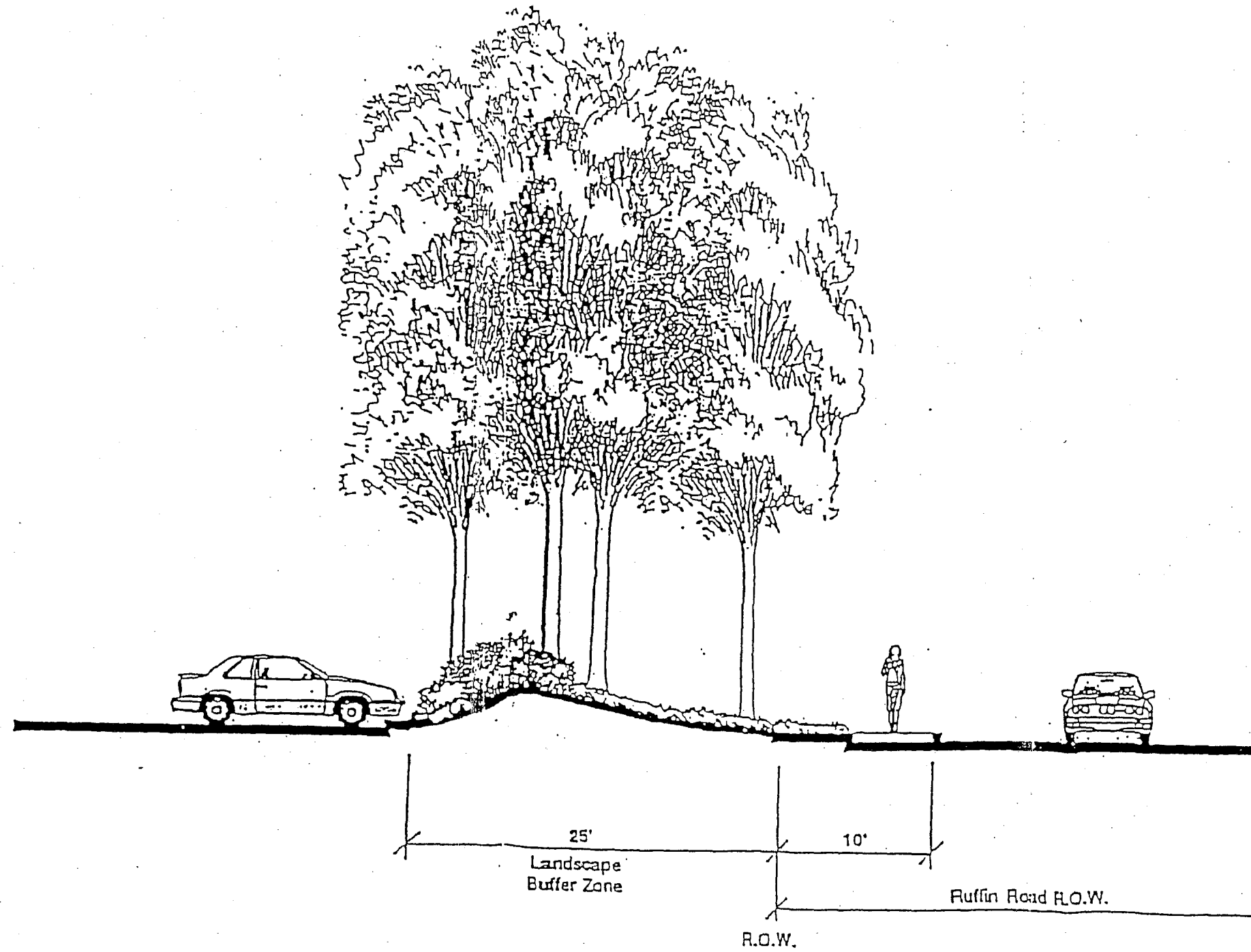


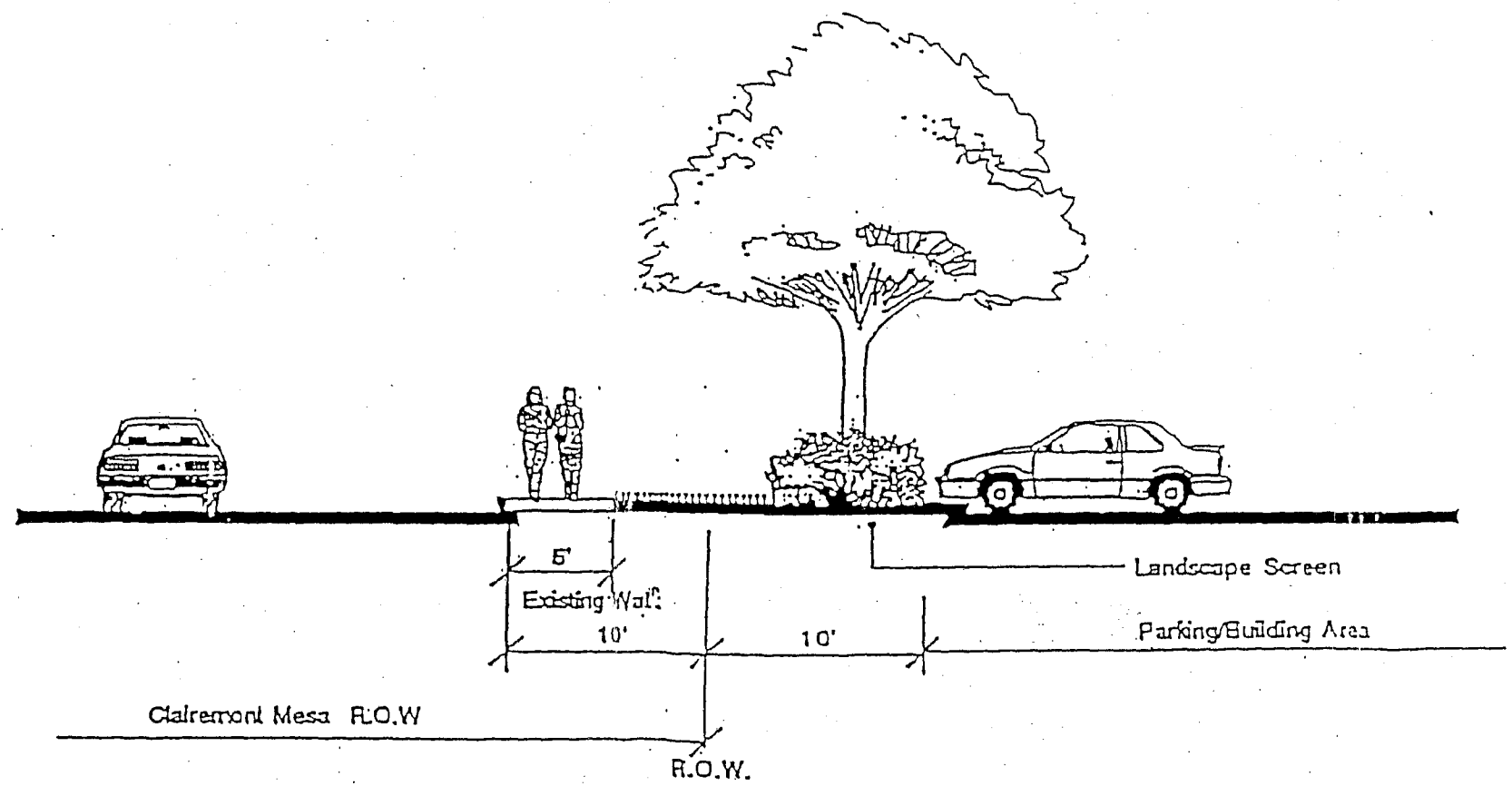
LEGEND

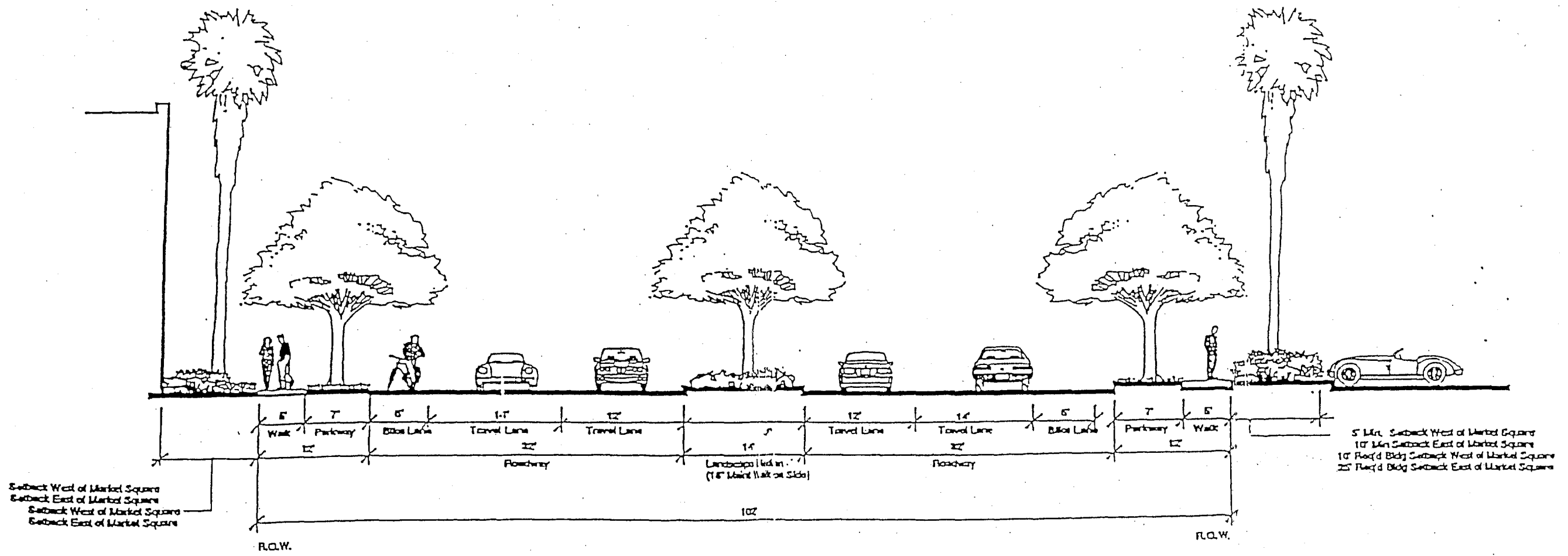
[---] STREETScape ZONE

■ PRIMARY ENTRY PORTAL

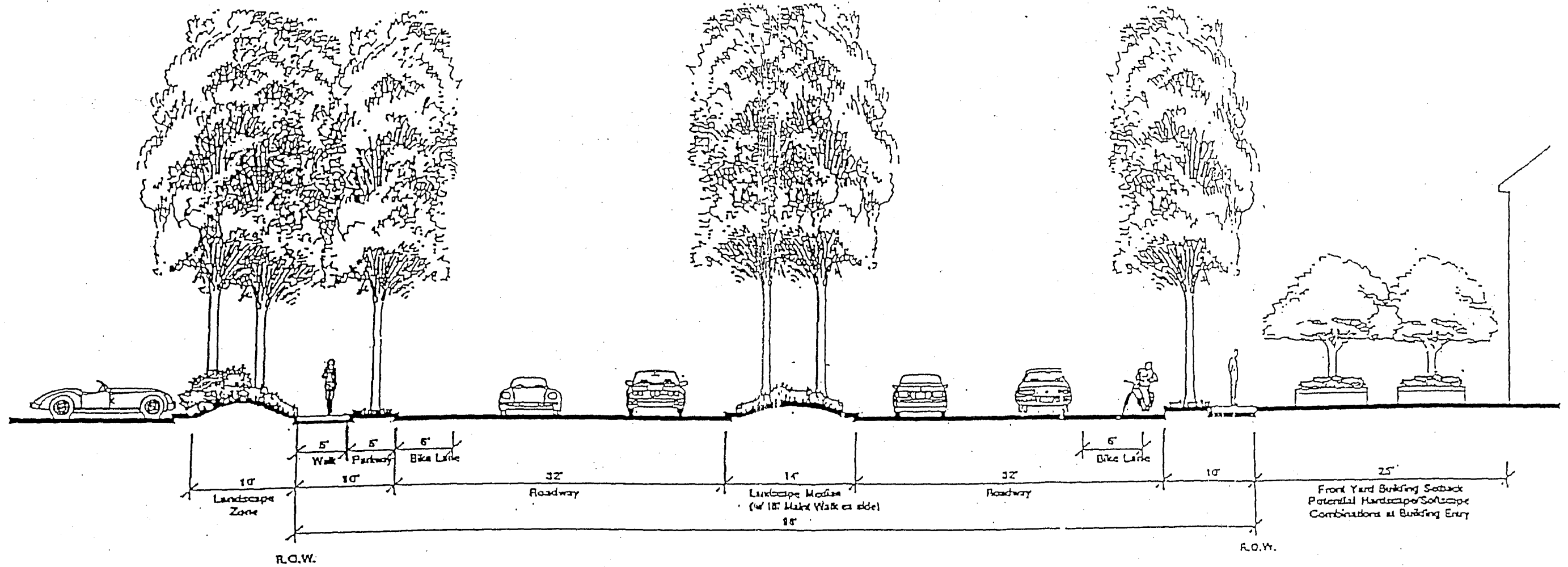


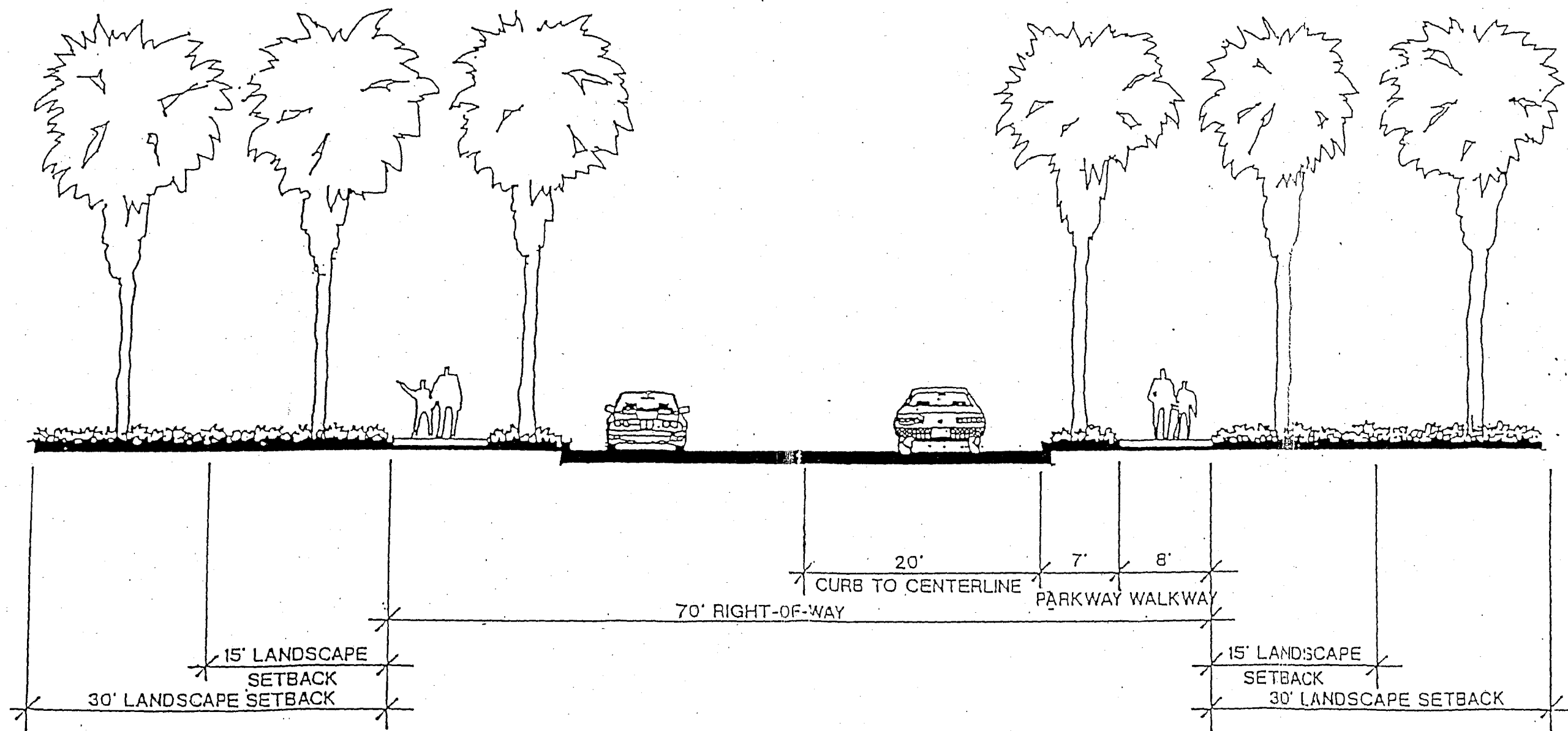


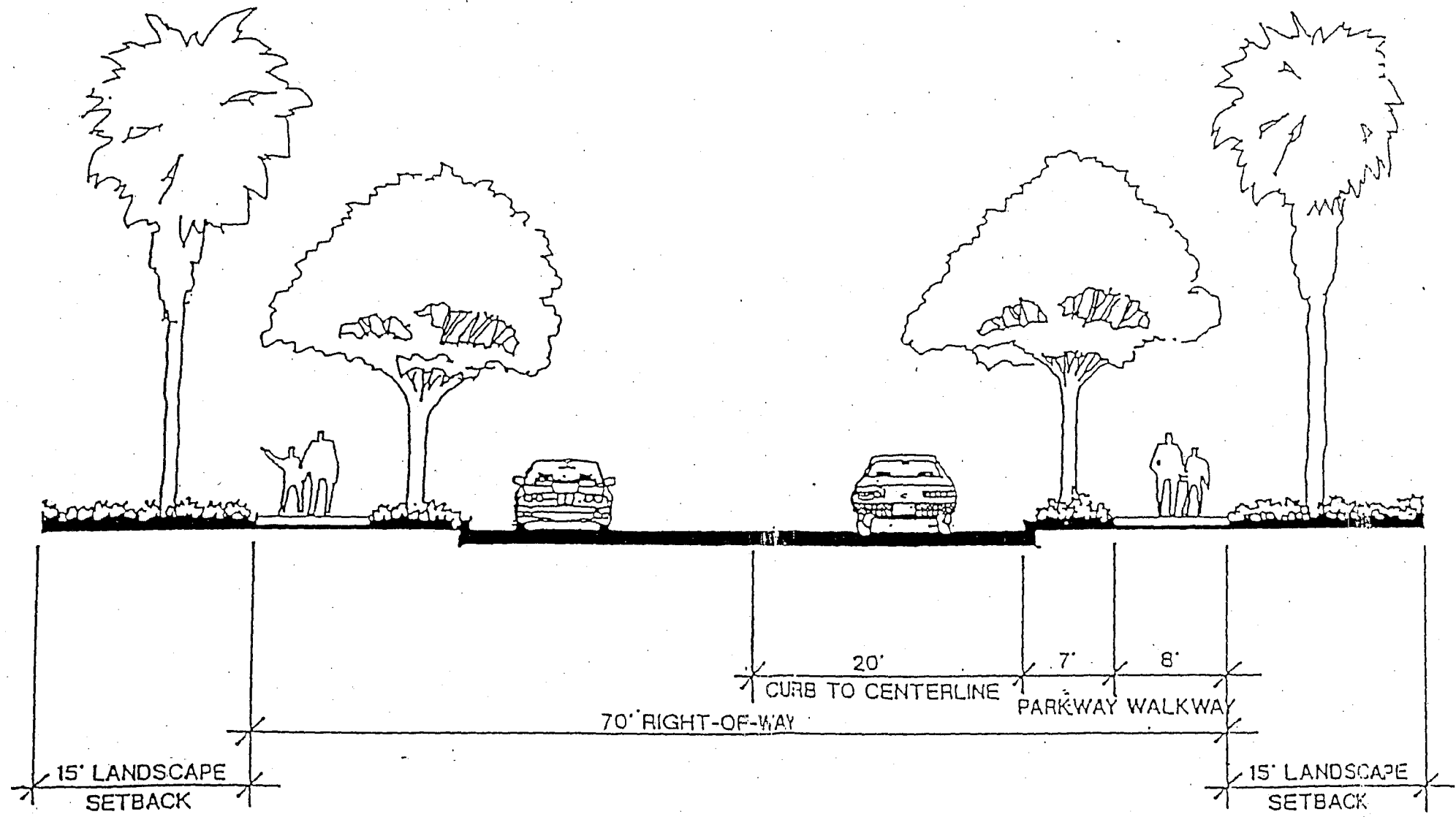


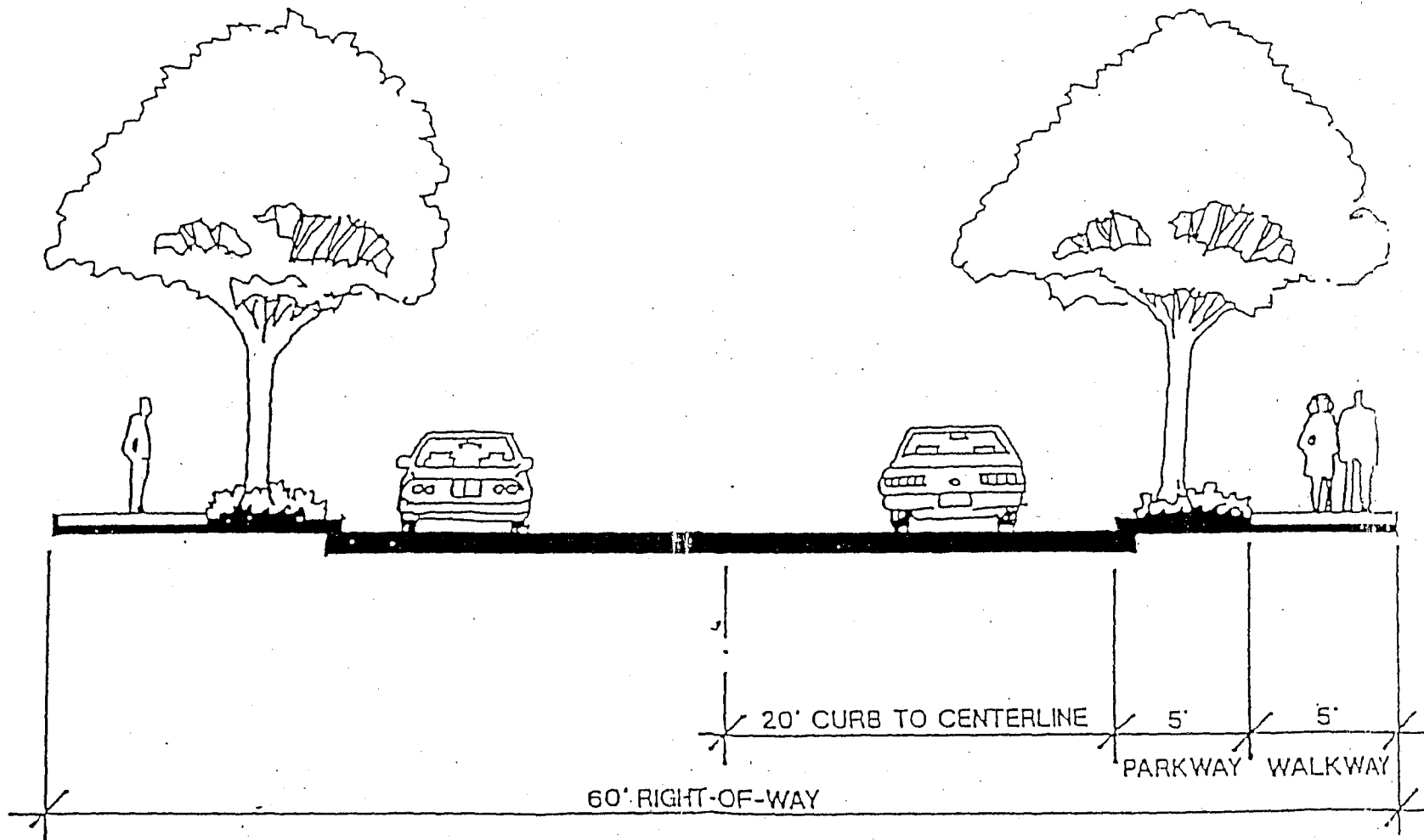


Four-lane Divided - Modified
STREET SECTION D

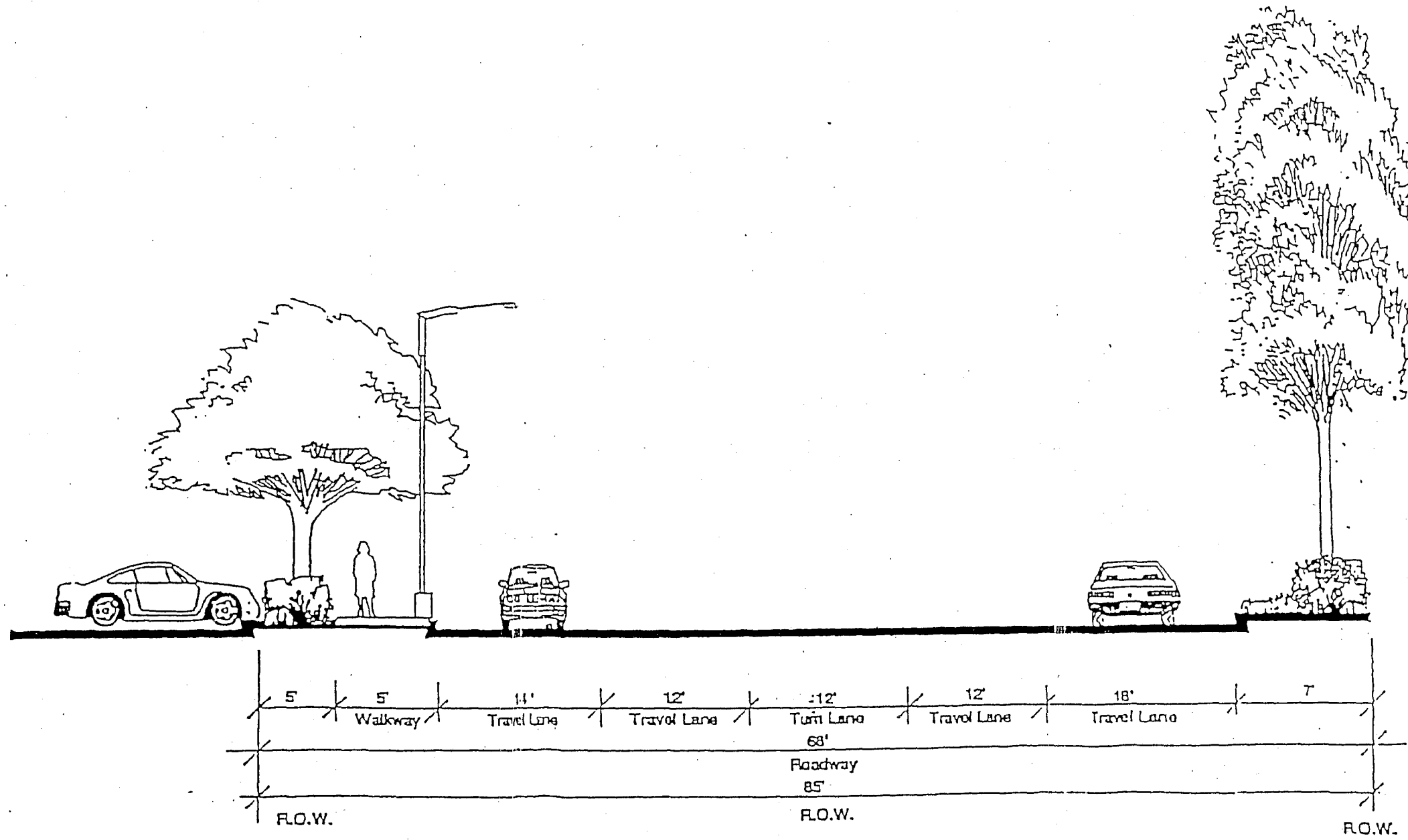






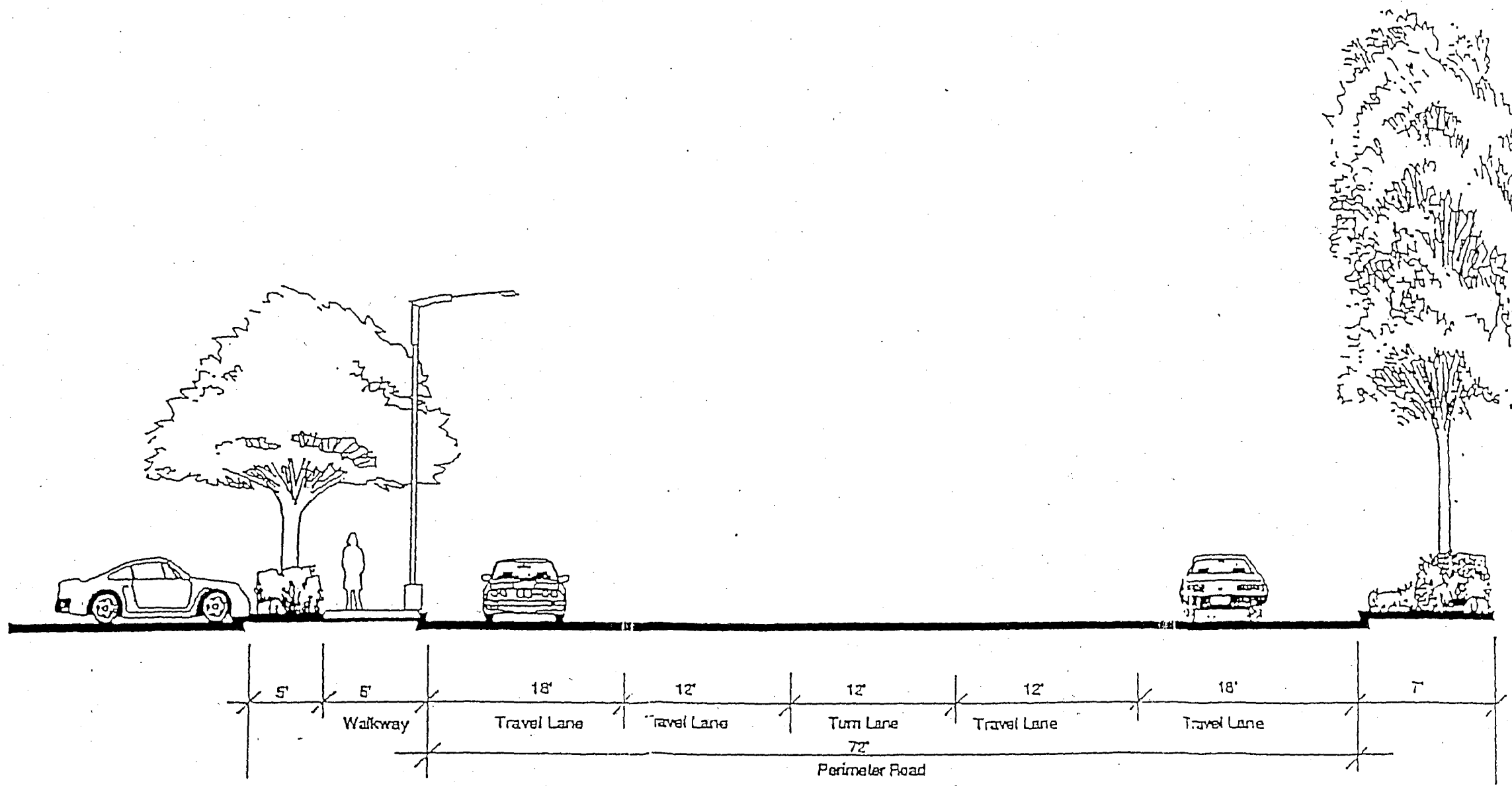




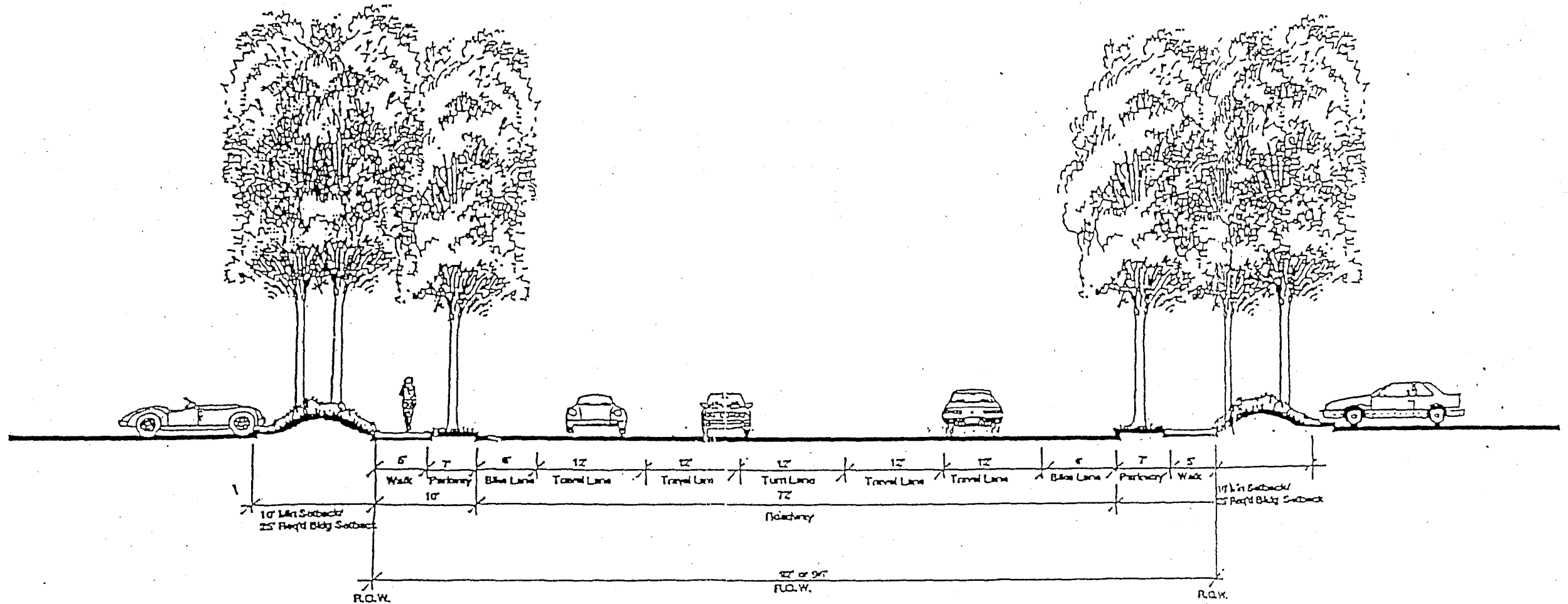


Four-lane Undivided - Type I
STREET SECTION 1





Four-lane Undivided - Type II
STREET SECTION J



NOTE: If Non-Contiguous Sidewalks are to be incorporated, the ROW will be 15' to allow for a 7' parkway on each side. If contiguous sidewalks are to be incorporated, the ROW will be 42', with a 5' parkway on each side.

