

EXHIBIT E



Vision Plan with Conceptual Plans and Illustrations



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Introduction

The overall purpose of the Santee Arts and Entertainment District Overlay is to create a vision and plan amendments to the Town Center Specific Plan. The resulting amendment creates a guide to the evolution of Trolley Square and surrounds an exciting mixed-use district that over time will become Santee’s “downtown”. The vision this plan projects is one that through a diversity of activities and opportunities will bring people back time after time. Visitors and residents alike will spend time with their families and friends simply exploring and enjoying.

On December 11th, 2019, the Santee City Council adopted an amendment to the Town Center Specific Plan establishing the Arts and Entertainment District. “The overall goal of the town Center Specific Plan is the ‘The Town Center shall become Santee’s vibrant focal point by providing a balance of development with conservation, enhancement of the community’s regional image, and the creation of opportunities for people to live, work and play’.”

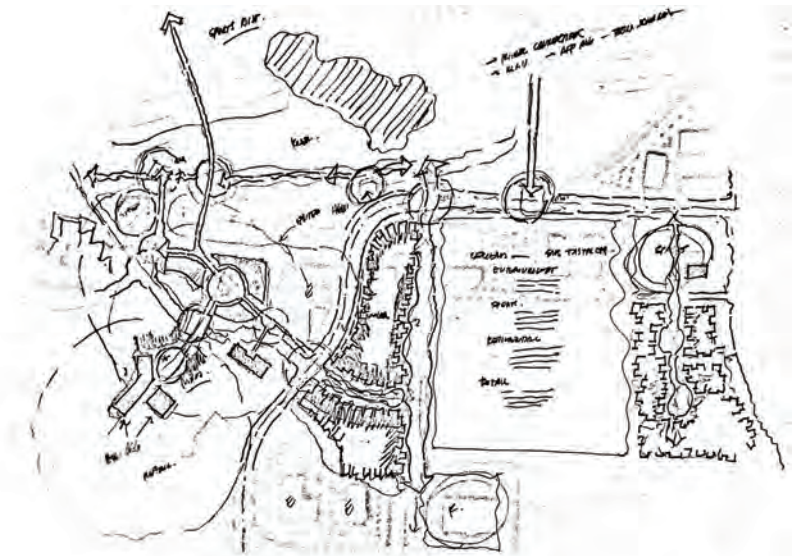
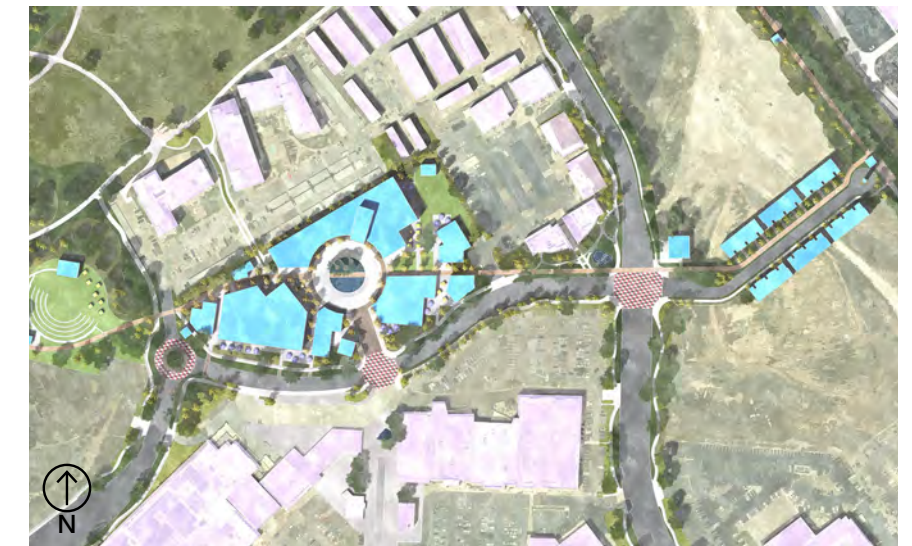
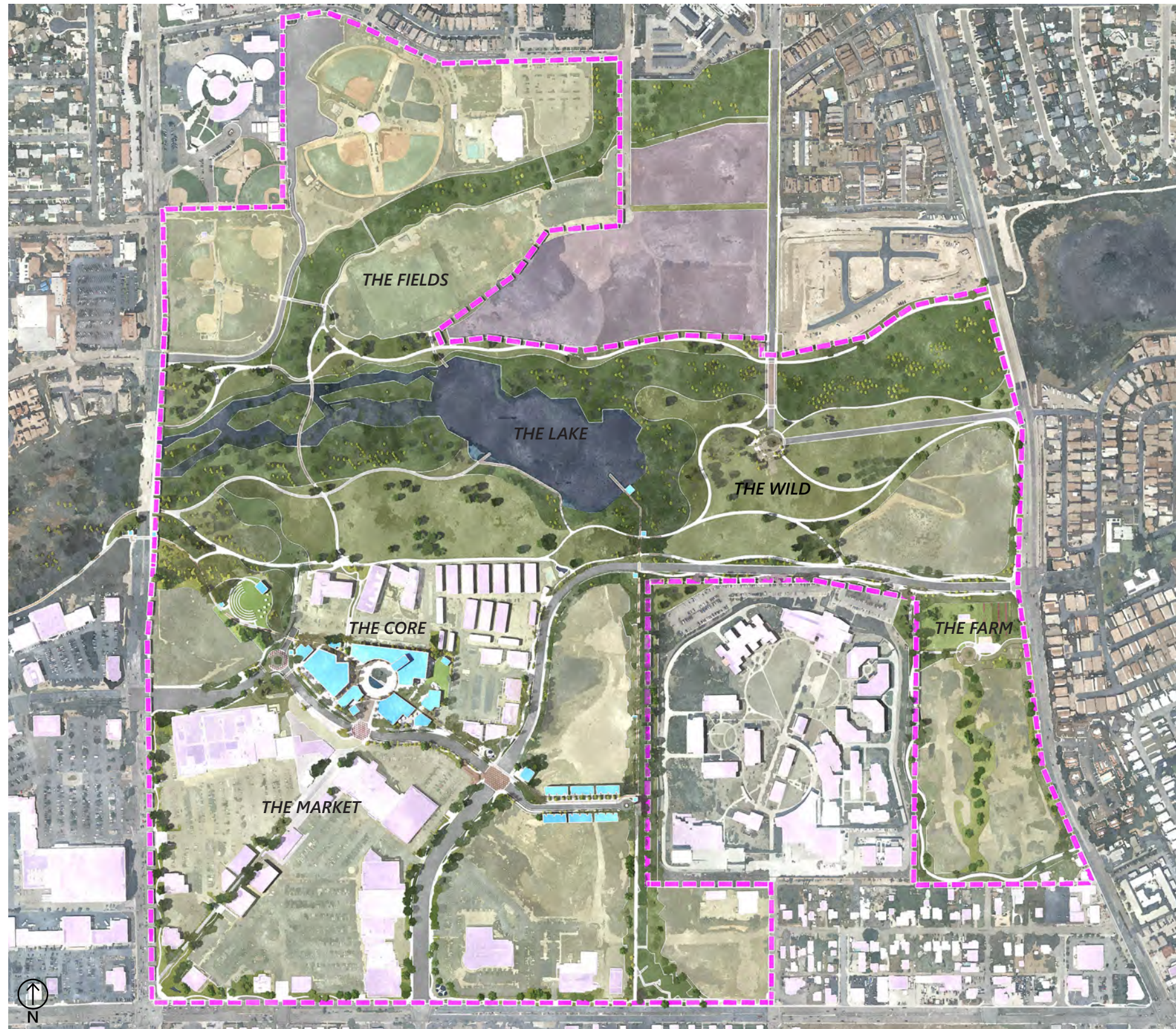
Two years later, in December 2021, the development of a Vision Plan for the Arts and Entertainment District of the Town Center Specific Plan was initiated. The overall goal of this vision plan is to form the basis for an amendment to the Town Center Specific Plan that further details the Arts and Entertainment District along with goals, design features and implementation elements such as design standards and allowed land uses. It is expected that the result of this work will result in the creation of a district that fulfills the goals and objectives of the Specific Plan, and Santee’s leadership and residents.

Created as a collaborative effort between City of Santee staff, stakeholders and the consultant team, this plan puts forth a “real” vision, one that can be implemented over time. The initial goals of the planning process have been followed but expanded by a robust outreach and stakeholder workshop process.



..... Proposed Arts & Entertainment District Overlay Boundary





Illustrative

The Arts & Entertainment District has been planned as an interconnected neighborhood considering the goals established by the Santee Town Center Specific Plan, Santee City Council Members and Stake Holders and includes several sub-districts. Implementing this plan will result in an active and exciting “downtown” with both a regional and local positive daytime and nighttime impact. The river will become a central focus of the overall plan and link the south and north sides of the river into a cohesive whole. Driven by the community with focus areas that include arts and entertainment, sports activities, recreation, housing, retail, and business, the Arts and Entertainment District will ultimately become the activity core of Santee.



Goals of the Plan

"Make walkability a feature of the plan, not a transportation option"

The Arts & Entertainment District will be included in the Santee Town Center Specific Plan. With that in mind, the goals of the Town Center have been reviewed for their application to this district. During that review with stakeholders only two added goals were suggested and agreed to:

- Elevate the Arts to reflect a diverse and vibrant culture.
- Support sustainability and energy conservation

The existing the Town Center goals which should remain are:

- The Town Center shall become Santee's vibrant focal point by providing a balance of development with conservation, enhancement of the community's regional image, and the creation of opportunities for people to live, work, and play.
- A unified and comprehensive open space system should be an integral part of the basic design concept of the center. The river shall be a centrally located in the open space area for the benefit of the community.
- Both active and passive recreational opportunities should be provided and encouraged to help meet the recreational needs of the community.
- Architectural designs and concepts should be guided by criteria which reinforce the sense of community identity. These criteria should foster uniqueness and cohesiveness of design, enhancing Santee's character.
- Landscape design should enhance the quality of the environment and contribute to high quality, safe and energy efficient development.
- Provide for the development of a safe, efficient, and cost-effective variety of transportation systems to adequately support the circulation needs of the Town Center area with minimal negative impact on the community.
- A variety of housing types and sizes and a mixture of ownership and rental housing should be provided.
- A variety of commercial and office/professional opportunities should provide goods, services and employment opportunity to the region and establish the Town Center as an activity center of the community.

The existing Town Center goals which should be considered for omission or editing are:

- A Civic Center (should this be edited to Arts and Entertainment Center) and associated uses should be located as a part of the developed portion of the site to provide a public focal point for the city.
- An employment center should be established to provide job opportunities for the community and establish revenue sources within the Town Center. (Most of the employment designated areas are proposed to become residential).

Extensive community outreach was conducted that included City Council Member interviews, stakeholder workshops, booths at community events and an online questionnaire. The responses were overwhelmingly supportive of the concept of an Arts and Entertainment District. As might be expected there was a great deal of overlap and repetition of ideas, suggestions, and goals.

With that in mind, the following summarizes the primary goals and suggestions received:

- Create a walkable "Downtown" that connects all uses including housing, arts, entertainment, retail, commercial and civic embodying an authentic character that fits Santee
- Consider elements such as a community gathering place in the form of a "Town Square", farmer's markets and local vendors
- Incorporate art, murals, live theater, dance, and music venues both indoors and outdoors, resulting in a regional destination
- Consider parking structure(s)
- Incorporate night life for evening and after dinner entertainment
- Incorporate unique and effective lighting and signs that "brand" the Arts and Entertainment District
- Promote creativity and inventiveness on the part of the vendors and local businesses in the district.

- Pedestrian areas should be tree lined to provide shade with water features with a naturalized design that recalls the river
- Santee's weather should be considered a positive for year-round activities. Public spaces should support this concept.
- Open space, parks, youth programs and health-oriented activities should be integrated into the district

The Vision plan for the Arts and Entertainment District was initiated with the following basic concepts and goals in mind:

- Connect more people to the river park, (YMCA, Community Park, Community Center, and Sports Park)
- Expand transit, pedestrian, and bicycle access
- Environmental: Frame the plan, explore opportunities for streamlining
- Create the vision together
- Create a green organizing framework
- Make a day in the life at the Arts and Entertainment District exceptional:
 - ✓ In the morning – breakfast, exercise, and other activities
 - ✓ At work and school
 - ✓ Great places for lunch
 - ✓ Programs after school such as dance classes
 - ✓ A place to meet friends after work in the evening
 - ✓ Abundant arts + culture
 - ✓ Lots to do on weekends
 - ✓ Signage to help create the ambiance
 - ✓ Outreach helps form the right vision





Outreach & Pop-Up Events

What We Heard

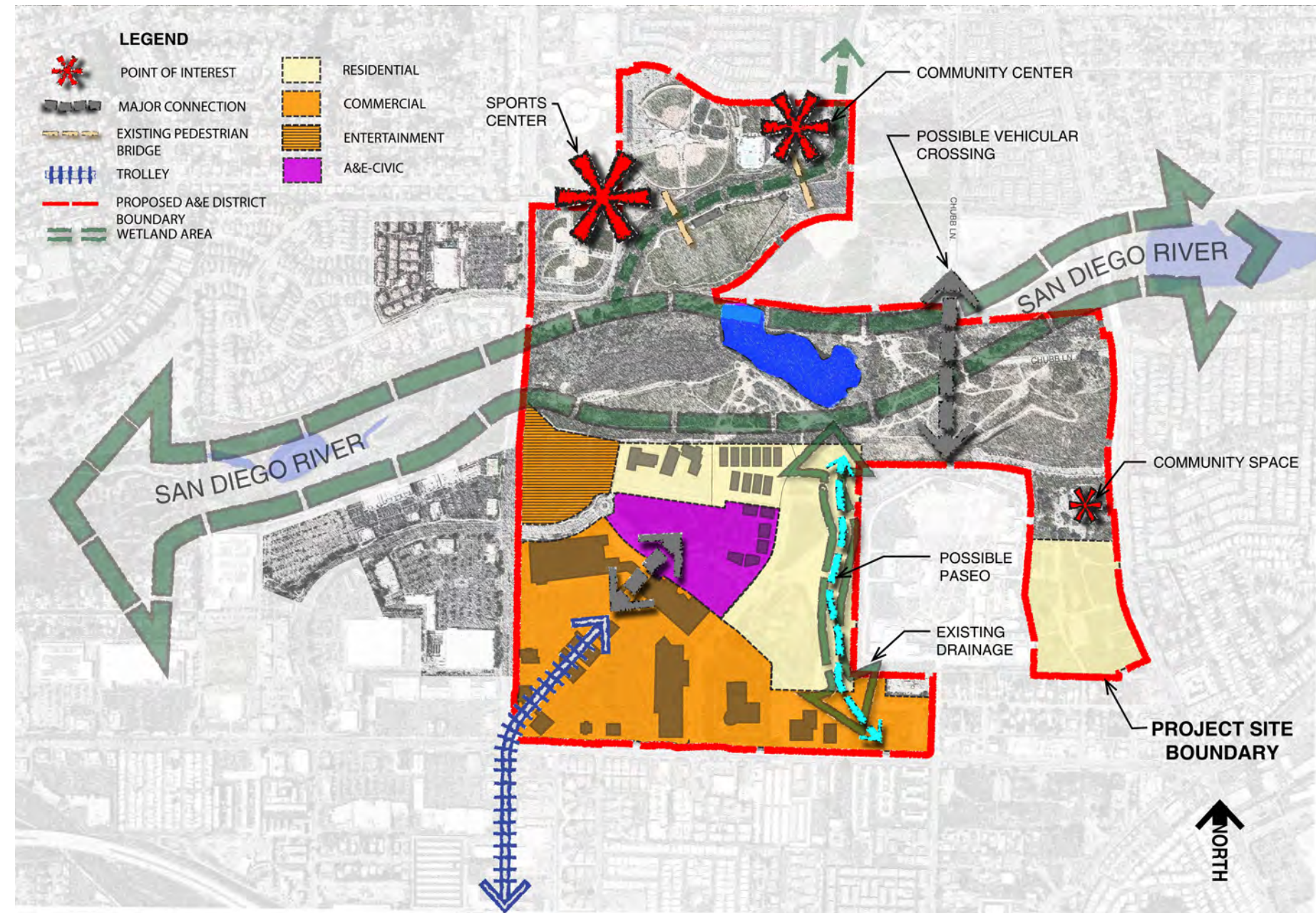
Public outreach is at the core of any successful planning process. Through an exhaustive process of pop-up outreach at Santee events, a widely distributed questionnaire, stakeholder workshops and one-on-one interviews a complete picture of how the Arts and Entertainment District can be part of and elevate Santee. Distilling what we heard has been refined into 5 overarching goals:

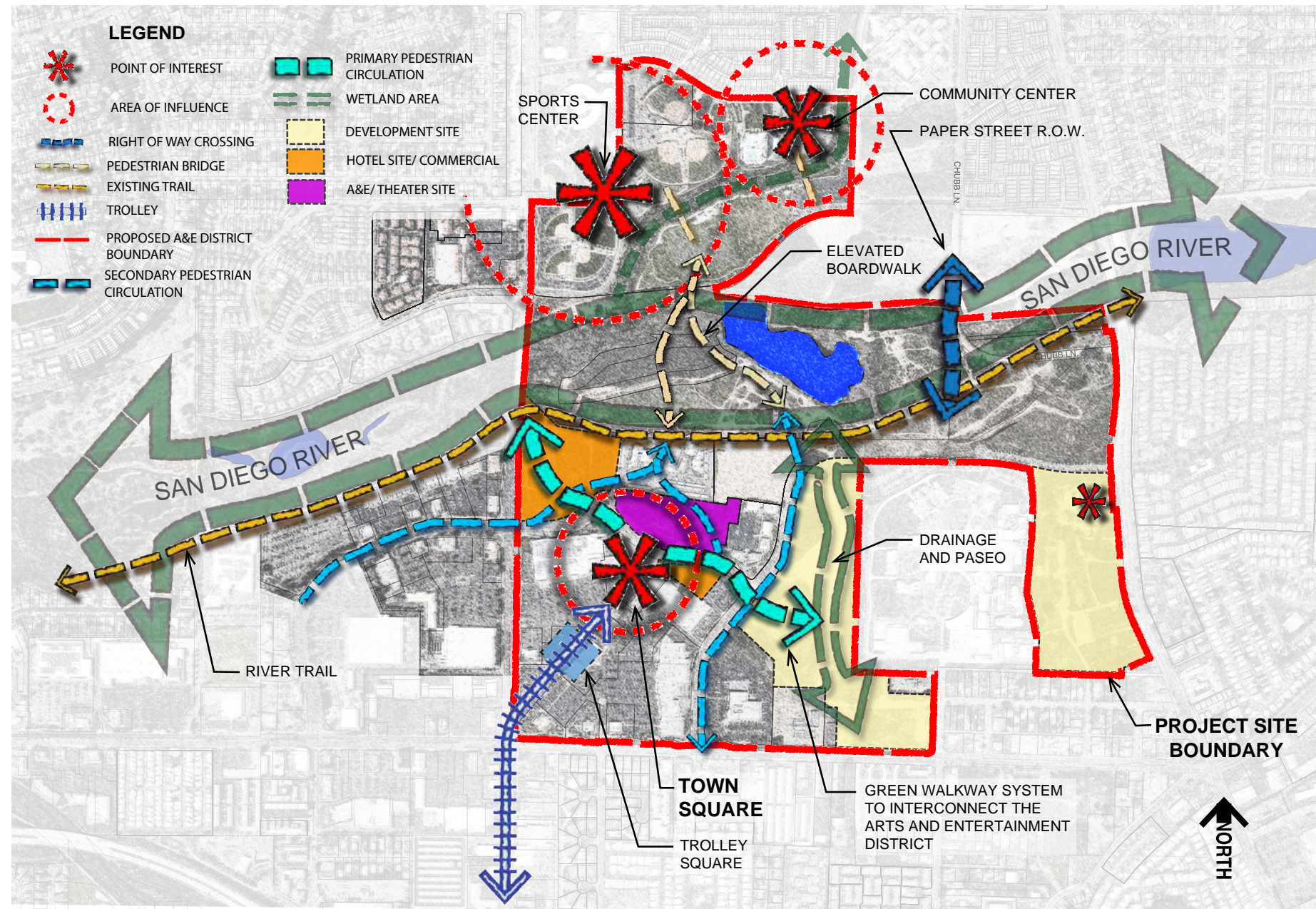
- Create a unique, walkable, community gathering environment that reflects the best of Santee
- Include the river park and Sportsplex as integral parts of the district with enhanced connections
- Emphasize a mixed-use district that supports and links housing, arts, entertainment, dining, and retail
- Provide educational, cultural, recreational, and arts venues for all ages
- Create an interconnected system of shady landscaped linkages, open spaces, parks, and plazas

Opportunities & Constraints Diagram

The Arts and Entertainment District has great opportunities, many of which might be considered constraints. As often happens with urbanized sites, overcoming constraints often presents great opportunities. A perfect example of this is the San Diego River, which divides the district now, but could become the district's greatest asset.

Besides the San Diego River, the district contains a multitude of successful existing facilities that create limitations but also add energy and vitality. Once again, the existing development is both a constraint and opportunity.





Urban Elements Diagram

The best strategy to create a large district as complex as the Arts and Entertainment District is built on a framework of elements that include points of interest and activity areas that are connected together by pedestrian links. In the case of the Arts and Entertainment District, this includes connecting the San Diego River with housing, entertainment and arts focus areas, sports and recreation and the existing retail. Locating gathering places such as a town square and arts plaza can also be linked to the river, sports park, housing, and retail.

Uses, Districts, and Concepts: Connectivity & Connections

"What makes it all work"

Creating a district where people live and participate in its many offerings depends on its success of connectivity. Being invited to walk from one's home to all the interesting, exciting, and fun features of the district is an overarching goal of the plan. Connectivity is therefore seen as a system of walkways, trails, paseos, plazas, and open space.

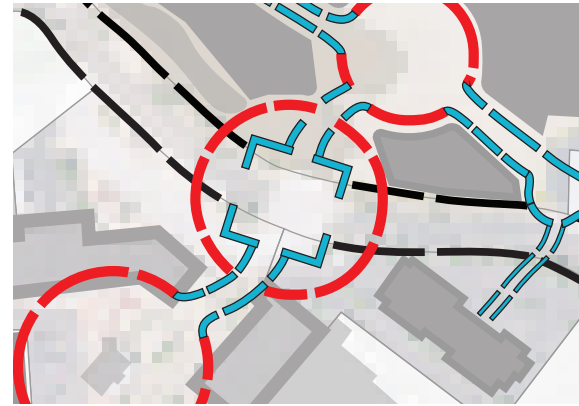
A link between the open space element resulting from the drainage channel, through the entire complex to the Sportsplex is one of the main features of the plan.

Connections are an important part of connectivity as they make the system work seamlessly. These connections take the form of intersections, plazas, and town squares. One of the key intersections where Town Center Parkway, the transit center, entrance to the north parking lot and pedestrian crossing intersect with one another. This intersection should be re-configured to allow and promote a strong pedestrian link from Trolley Square to the planned theater/entertainment site.

- ✓ Clear and effective connections from all areas of the Arts and Entertainment District to the river park is a top priority.



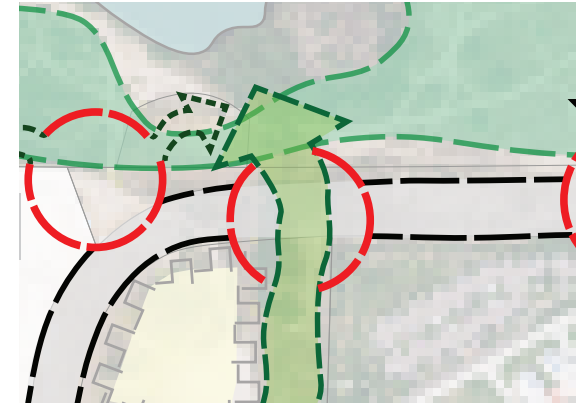
Arts and Entertainment District



A&E District - Intersection at Town Center



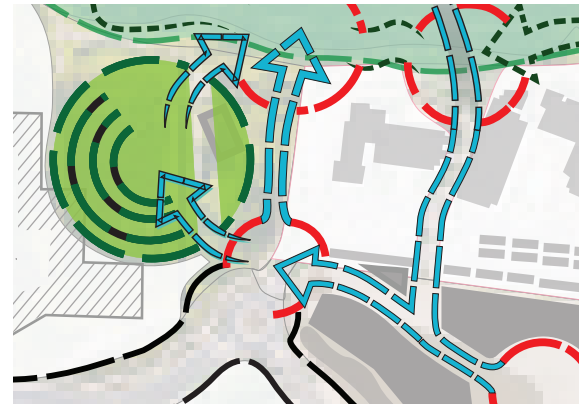
A&E District - Intersection at Town Center



A&E District - Intersection at Town Center



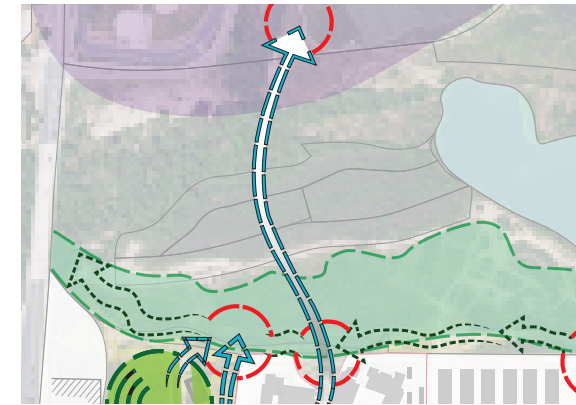
Accessible Intersection Providing Safe Pedestrian Crossing



A&E District - Intersection at Town Center



Accessible Intersection Providing Safe Pedestrian Crossing



A&E District - Intersection at Town Center



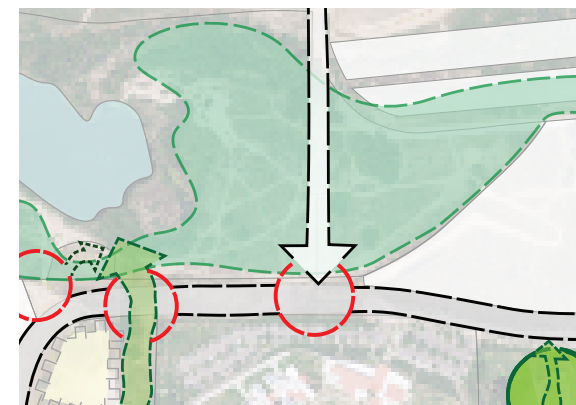
Accessible Intersection Providing Safe Pedestrian Crossing



A&E District - Intersection at Town Center



Accessible Intersection Providing Safe Pedestrian Crossing



A&E District - Intersection



The Wild



Uses, Districts, and Concepts: Open Space & Recreation

"The green organizing framework"

The San Diego River, youth programs and integrated playgrounds disbursed throughout. The goal of making the San Diego River a central feature of the district will be realized through the careful organization of linkages connecting the river to every other facet of the district.

The Santee Historical Society and Historic Edgemoor Barn will be preserved and remain as the Santee Historical Society. Consideration should be given to developing a passive open space at this location for recreation of Santee residents and for the benefit of the Historical Society.

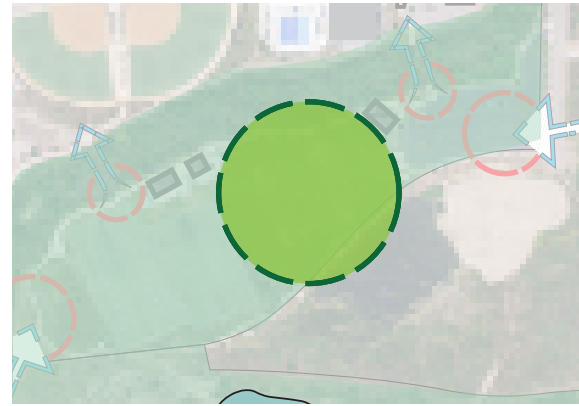
The drainage channel will become a major open space element connecting residential neighborhoods to the river park as well as the primary A&E promenade. The concept of feasibly combining a much-needed drainage system and open space.

Open space internal to the project is important for the well-being of residents. This will be developed in the plan through both guidelines and objective standards.

Shade and water create an environment that celebrates Santee's great climate. This concept should be followed with the design of all open spaces, connections, plazas, and town squares.



Arts and Entertainment District



Sports District - Existing Band Shell and Field



Accessible Intersection Providing Safe Pedestrian Crossing



A&E District - Intersection at Town Center



Accessible Intersection Providing Safe Pedestrian Crossing



A&E District - New Town Square



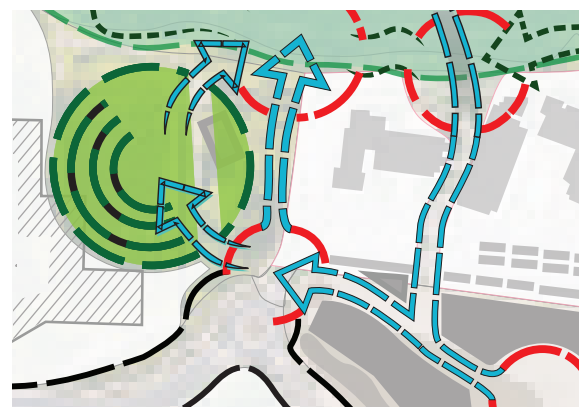
Town Square as Gathering Space



Food Hall



Outdoor Seating and Lighting



A&E District - Intersection at Town Center



Accessible Intersection Providing Safe Pedestrian Crossing



A&E District - Intersection at Town Center



Accessible Intersection Providing Safe Pedestrian Crossing



Uses, Districts, and Concepts: Edges

"Where things come together"

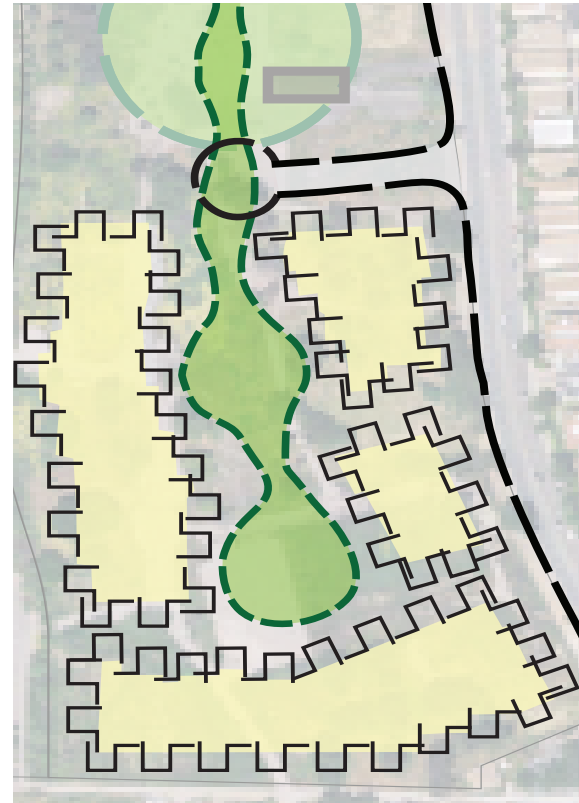
Creating an environment that promotes walking by creating a "village" quality that supports a sense of community, safety and wellbeing is dependent largely on how the street and walkway edges are treated and developed. This is of particular importance at both Riverview Parkway and Town Center Parkway.

Residential development should present an active environment that includes a sense of "eyes on the street". This can easily be done by incorporating front doors, porches, stoops and living room windows that face the street. Commercial and entertainment venues should likewise engage the streets and walkways with entrances, cafes, windows, and other elements typical of a downtown environment.

Edges of the river park play an important role in the daily life of the Arts and Entertainment District and their sensitive treatment is of utmost importance.



Arts and Entertainment District



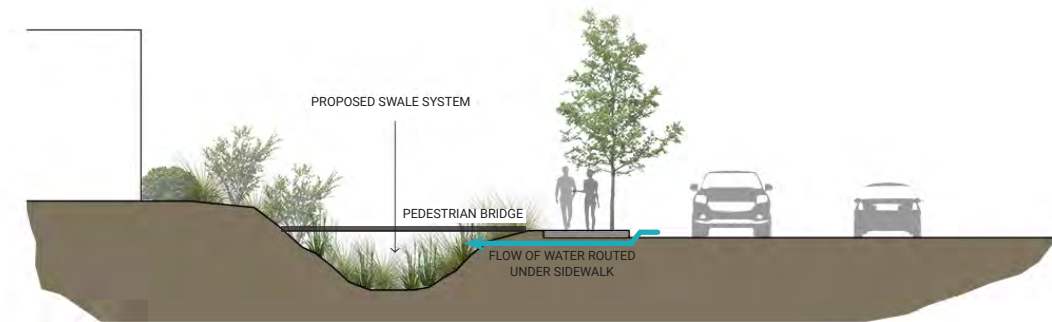
Residential District



Lower Density Housing with Formal Entry



Existing Stormwater Management System



Managing Stormwater Runoff



Residential District - Adjacent Natural Features



Walking Path and Native Landscaping



Residential District - Street Frontage



Active Streetscape with Work-Live



Transform Street Design & Stormwater Runoff



Uses, Districts, and Concepts: Entertainment & Arts

"A uniquely 'Santee Experience'"

The overarching goal of the Arts and Entertainment district is to create a uniquely "Santee" environment that supports local arts, entertainment, and food venues. Art will be integrated into all aspects of this district including art in the public realm, venues for artists of all disciplines and integration of art elements in the landscape, walkways, public plazas, and open spaces. People have asked for quality local restaurants and a great place to go after dinner. Others have asked for venues that can support larger presentations of dancing and music. And some have asked for this district to become Santee's "downtown".

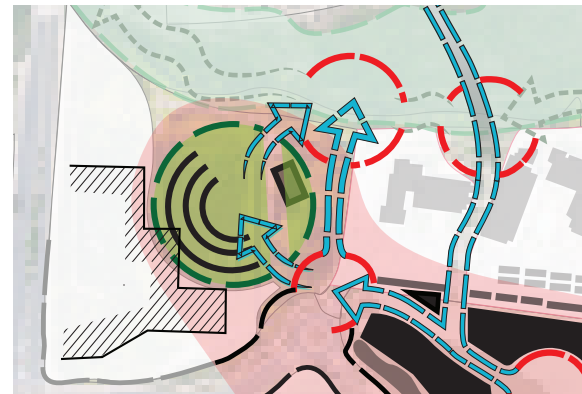
Major entertainment venues exist on the north side of the river; the (band shell / green) and the soon to be realized community center. Locating a larger amphitheater within the district is a goal of the plan. If a large enough site can be identified, this would be a positive feature for the district.

Some of the uses envisioned include:

- ✓ Performance venues for music, dance, and theater
- ✓ Opportunities for art studios, dance studios, music studios, and public exhibitions
- ✓ Food venues that include dining, food hall/markets, food truck parking, and dining plazas
- ✓ Movie theater that may be designed to accommodate other forms of entertainment



Arts and Entertainment District



A&E District - New Outdoor Amphitheater



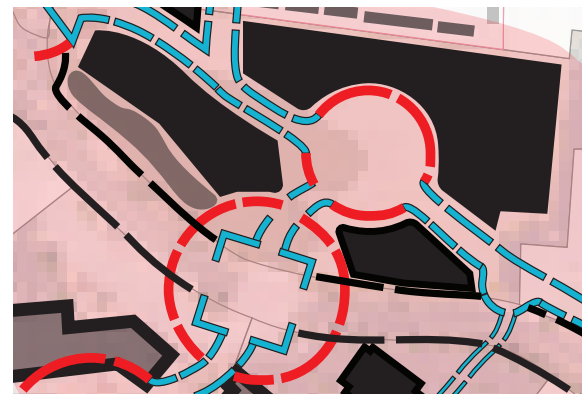
Space for the Community to Perform



Music Lessons



Dance Lessons



A&E District



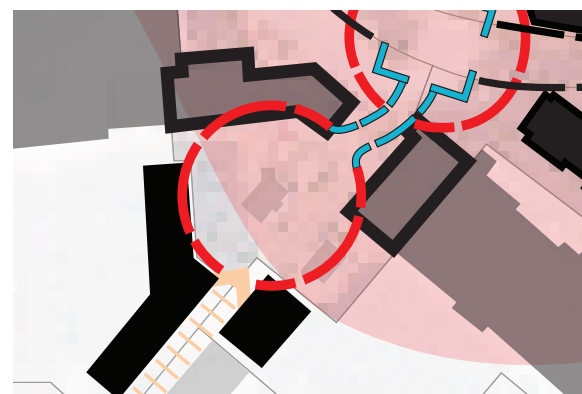
Art Classes



Music Lessons



Dance Lessons



A&E District - Existing Amphitheater Enhanced



Food court with Openness and Natural Light



Food court with Evening Lighting



Uses, Districts, and Concepts: Sportsplex

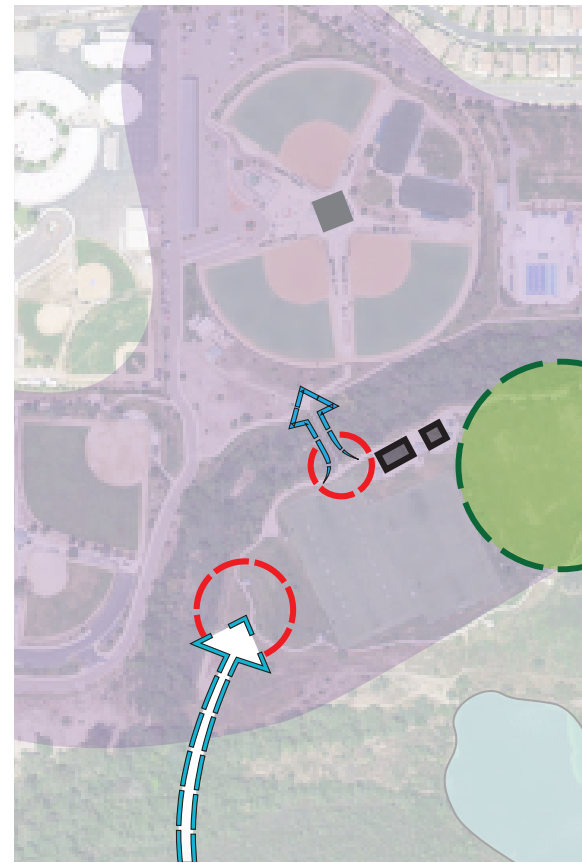
"A regional treasure"

The Santee Sports Park and health-oriented activities abound on the north side of the river. This regional facility will be integrated into the whole with the introduction of sensitively designed and constructed pedestrian bridges over the river park. In addition to the existing Sportsplex and Santee Community Park as a venue for sports and entertainment, a smaller children's "sports park" is envisioned on the south side of the river, close to residential areas.

In support of the young families of Santee, many opportunities for exercise and sports are envisioned such as:

- ✓ The integration of the Santee Sportsplex into the A&E district by installing direct connections over the river park
- ✓ Focus of the plan on outdoor spaces and uses
- ✓ Integration of small playground and children's sports facilities throughout the area





Sports District - Symbiotic Activation



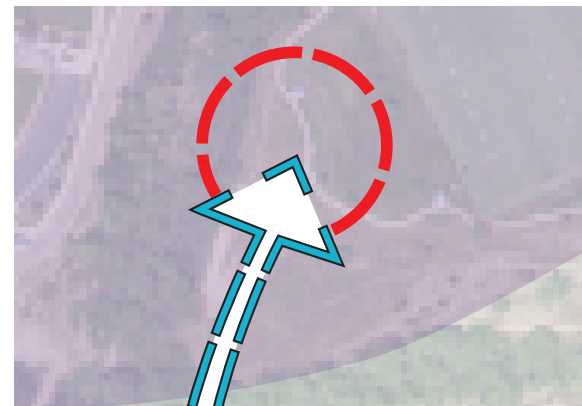
Play Ball!



Critical Use for the Community and Surrounding Area



Blend of Sports, Art, and Culture



Sports District



Shaded Areas for Play



Uses, Districts, and Concepts: Residential Neighborhoods

"Bringing the district alive 24/7"

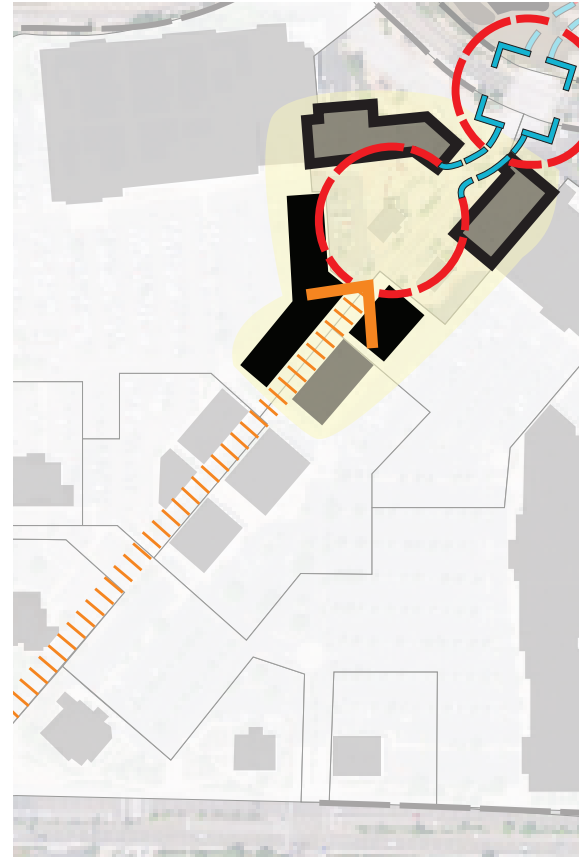
Affordable housing, senior housing and mixed-use housing have all been front and center of discussions with all Santee residents and stakeholders.

The multi-family residential that is included in the district will activate streets and open spaces, and the main street/trolley corridor. The mixed-use housing will be configured to support and intensify the main street/trolley corridor as well as further define and active the existing amphitheater/food court space.

The types and nature of the residential uses in the A&E district are envisioned as:

- ✓ Apartments, both affordable and market rate suitable for families as well as seniors
- ✓ Condominiums
- ✓ Mixed use housing that reinforces the Trolley "main street" and existing amphitheater/food court with thoughtful pedestrian orientation
- ✓ Planning and design that results in complete integration with the district amenities and walkable circulation
- ✓ Sustainable design throughout





Mixed-Use



High Density Housing with Comfortable Streetscape



Residential District



Work-Live



Residential District



Sustainable Design



Residential District



Outdoor Space Connecting Residents

Uses, Districts, and Concepts: Retail, Existing & New

"All part of creating a sense of 'downtown'"

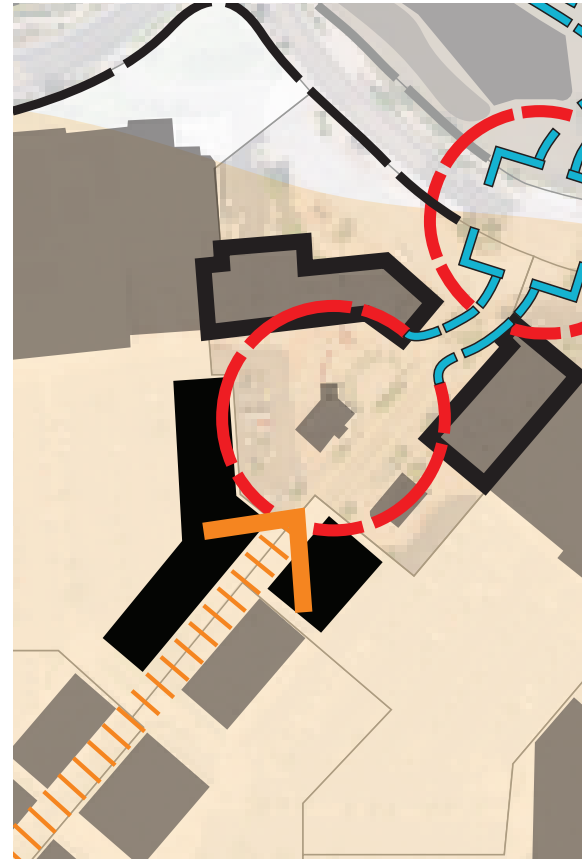
How do we make the district uniquely "Santee"? Is there a "main street"? Public town squares organizing the retail and integrating it into the overall plan has been suggested. New retail will be focused on "town squares" and plazas to foster placemaking. Outdoor dining will be encouraged, and shady spaces and paseos are encouraged to take full advantage of Santee's weather. A range of new retail will be focused on local businesses as a way to create a unique Santee environment.

The existing community serving retail at Trolley Square will be supported by the overall plan. There may be some areas that will see improvements or additions should the existing tenants choose to do so in the spirit of creating an overall fresh environment.

The types of retail uses envisioned include:

- Fine dining, casual and outdoor dining, food halls, food trucks and carry-out restaurants
- Public market
- Night clubs with and without entertainment
- Various soft goods retail with a focus on local vendors
- Wine tasting and sales





Retail District



Outdoor Dining



Art Services



Local Cuisine



Local Businesses



Retail Gathering Spaces

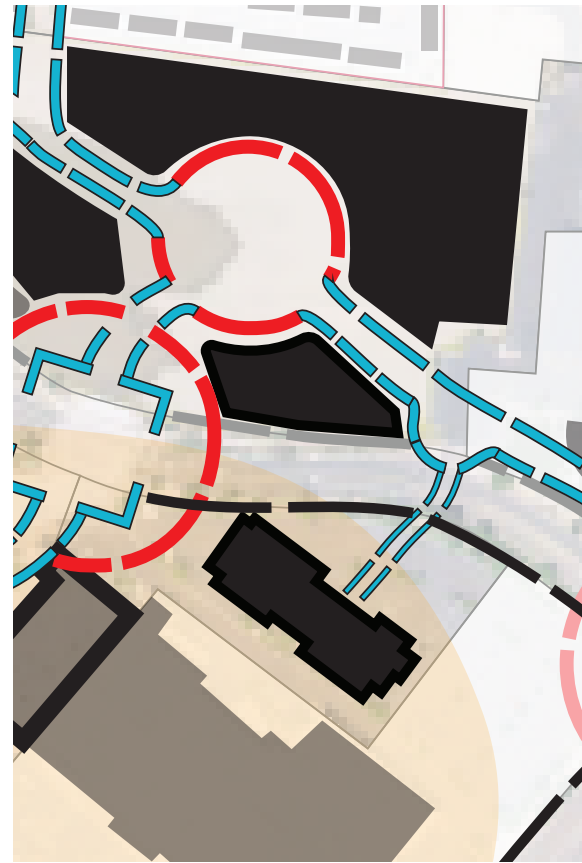


Uses, Districts, and Concepts: Hospitality as a New Use

"Bringing people to the core of Santee"

A hotel will be part of the A&E district. Its siting is important since it should become an active part of the entertainment component of the plan. This great addition to Trolley Square should be designed in a way that encourages and supports the walkable nature of the district and engages the street.





Retail District - Hospitality



Dining and Sportsbar



Sportsplex Accomodations



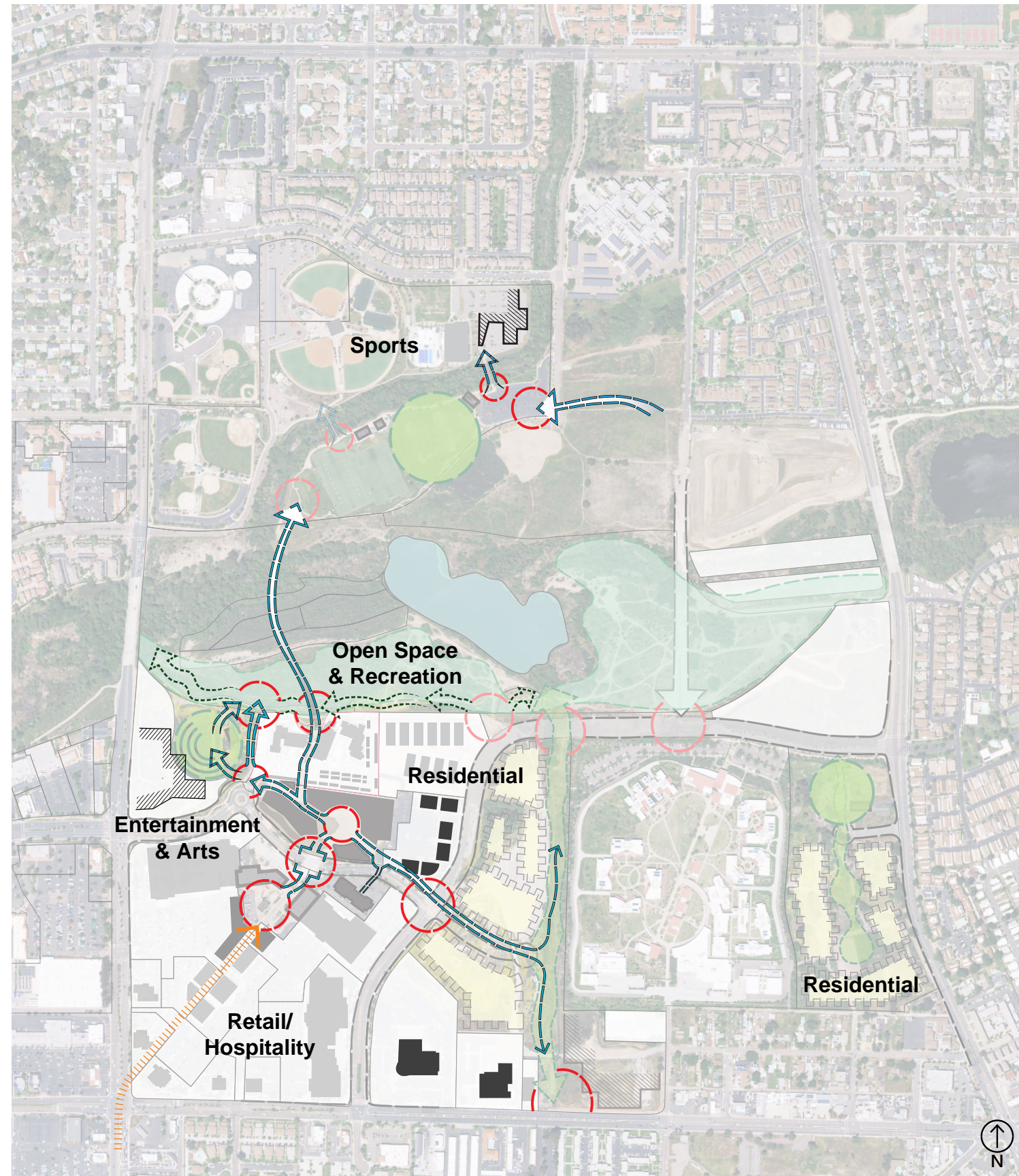
Small Convention Space

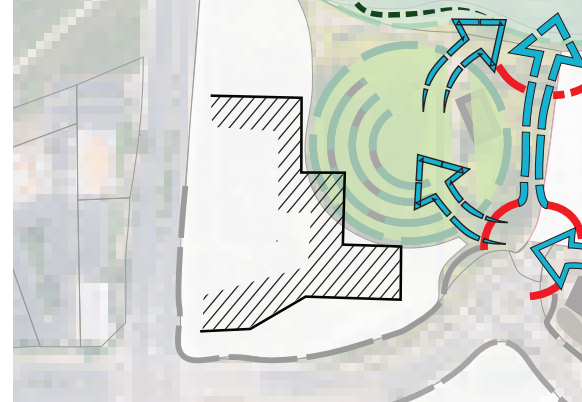


Uses, Districts, and Concepts: Existing Office Use

"Important to the life of the district"

There are office uses presently located at the perimeter and central to Trolley Square. These facilities are envisioned to remain a part of the district. There is a vacant site at the northeast corner of Cuyamaca Street and Town Center Parkway that may be developed in part as a corporate complex.

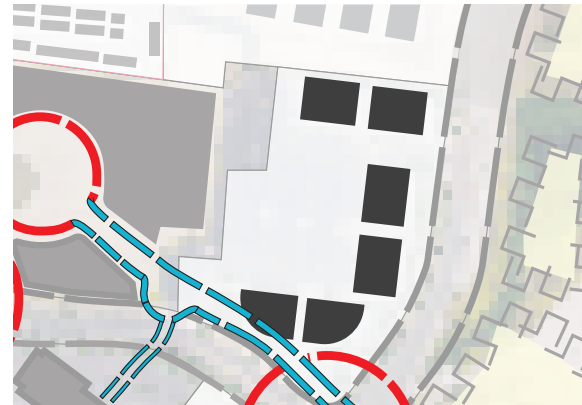




Corporate Headquarters



Office Use-Integrated Public Amenities



Academia and Professional Use



Providing Amenities to Enhance Student Life



Existing Office Use



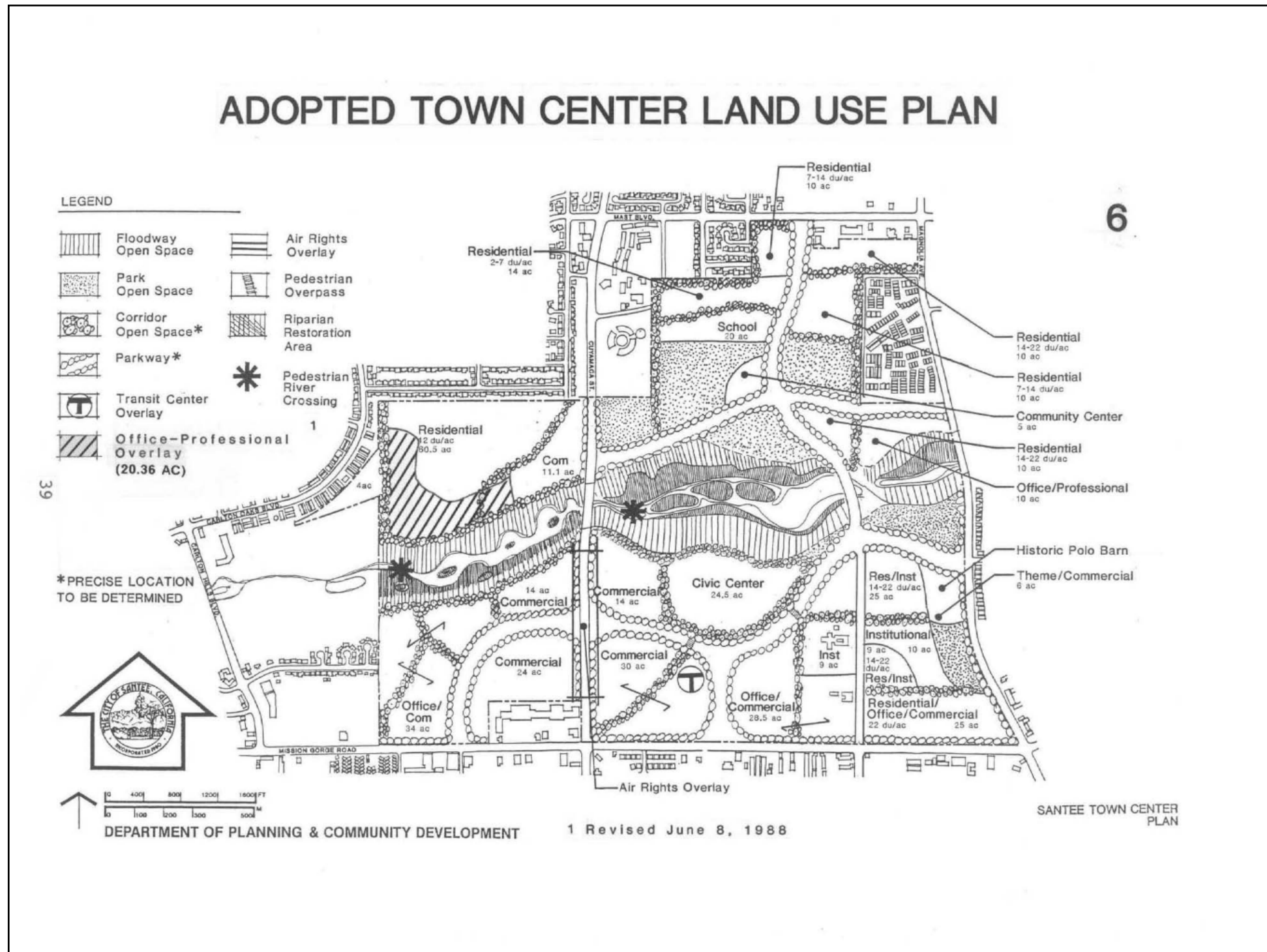
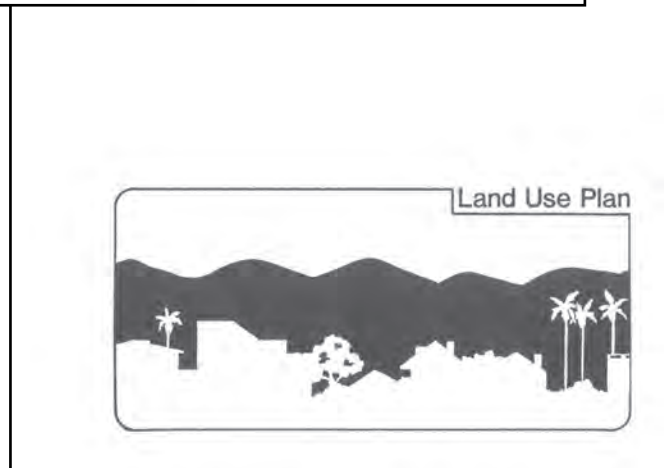
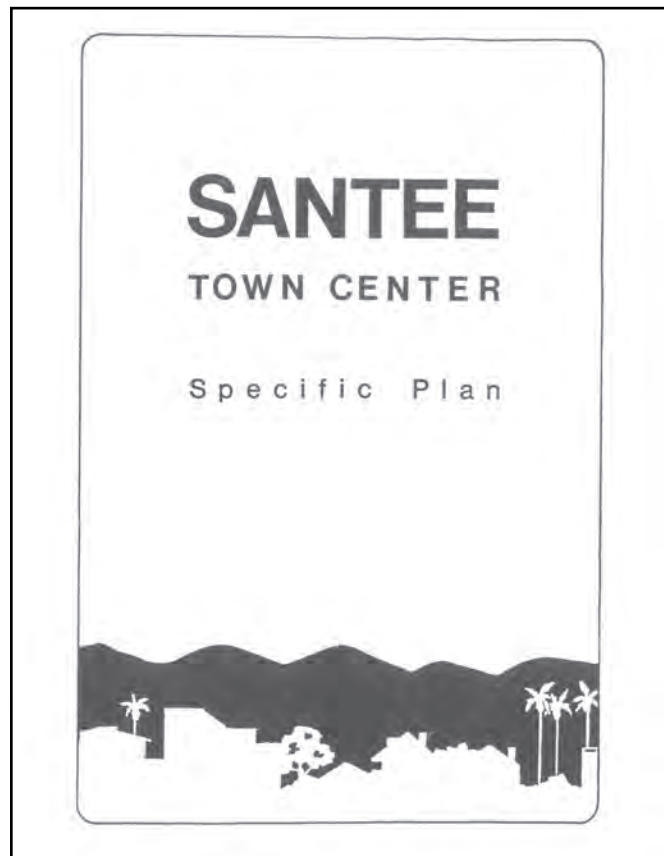
The Town Center Specific Plan Amendments

The Land Use Matrix included within the next pages captures the series of amendments that have been adopted by the City of Santee City Council which are applicable within the Town Center Specific Plan. The amendments are summarized in the table below, and then annotated with footnotes in each page of the Land Use Matrix.

As part of the matrix, the amendments that address the Arts and Entertainment District Overlay have been incorporated. The land use categories that were not previously included have been incorporated to create a unified cohesive source of information for staff and applicants.

Amendment #	Land Use District	
87-01	Resolution to amend the Office/Professional land use designation to allow additional Light Industrial uses	Denied - Not consistent with the General Plan or the intent of the Town Center Specific Plan
88-01	Removed a 35' height limit, prohibited Supermarkets, added on Office/Professional overlay, and permitted Museums as conditionally approved use	"Resolution states delete supermarkets from Commercial (But I cannot find this use on the land use table), added museums as a conditional use in all residential zones"
89-01	Revised signage provisions, and amends the Office-Commercial designation to permit "City Halls" and "Community Centers"	Amends the Town Center signage provisions to increase compatibility with the citywide ordinance; and amends the Office-Commercial designation to permit "City Halls" and "Community Centers"
92-01	Added private and public clubs as a conditional use.	Added to Public School and Park/Open Space designations
93-04	Revised sign regulations & removed certain property along Mission Gorge Road between Cottonwood Avenue and Magnolia Avenue	N/A
98-01	Added gas stations as a conditionally approved use	Added to Commercial and Office Commercial
00-01	Established an Office Park Overlay	N/A
01-01	Added libraries as a conditionally permitted use	Added to Commercial
01-02	Established an R-22 land use designation and a Residential/Institutional Overlay and added athletic and health clubs as permitted uses in commercial areas.	Added athletic and health clubs as permitted use in Commercial
02-01	Changed land use designation on two parcels on Cuyamaca Street/River Park Drive from commercial to residential	N/A
04-01	Established Riverview Master Plan	N/A
07-02	Removed Mission Creek subdivision	N/A
09-01	Added R-30 land use designation	N/A
12-1	Changed the land use designation specified properties	N/A
15-1	Amended sign regulations within the River View Office Park area	N/A
19-1	Established Art and Entertainment District	Table revised with new column





Town Center Specific Plan - Land Use Matrix (incorporating amendments)

Use Categories	Land Use District																
	Floodway/ Open Space	Park/ Open Space	Corridor/ Open Space	Civic Center	Institutional	Commercial	Office/ Commercial	Office/ Professional	Residential	Residential/ Office/ Commercial	Residential/ Institutional	Transit Center Overlay	Air Rights Overlay	Public Schools	Theme/ Commercial	Community Center	Arts and Entertainment Overlay ³⁰
A. Residential	1. Single Family Dwellings								P	P							
	2. Patio homes								P	P							
	3. Townhomes								P	P							
	4. Garden Apartments								P	P							
	5. Senior Citizen Apartments								P	P	P						
	6. Residential Care Facility								C	C	C						
B. Office and Related Uses	1. Administrative and Executive Offices				P	P	P	P	P	P							
	2. Artist and Photographic Studios						P	P		P			P		P		
	3. Clerical and Professional Offices						P	P	P	P					P		
	4. Financial Services and Institutions						P	P	P	P							
	5. General Offices				P		P	P		P							
	6. Medical, dental, and related health services including clinics					C	C	C	P ¹		C						
	7. Public utility service offices				P	P	P	P		P							
	8. Political and Philanthropic Headquarters						P	P	P	P					P		
C. Industrial	1. Craft Production							C									
	2. Research and Development							P									
	3. Laboratories							C									
	4. High Tech Manufacturing							C									
	5. Sand Mining	C							C ²								

¹ Note detailed description per Table 13.12.030A in the Zoning Code: "Medical, dental and related health administrative and professional offices services (non-animal related) including laboratories and clinics; only the sale of articles clearly incidental to the services provided shall be permitted"

² B.42 Mining per Zoning Code Table 13.12.030A Commercial/Office Districts Use Regulations for Office/Professional.

Key	
P	Permitted Use
C	Conditional Use
[blank]	Not permitted



Town Center Specific Plan - Land Use Matrix (incorporating amendments)

Use Categories	Land Use District																
	Floodway/ Open Space	Park/ Open Space	Corridor/ Open Space	Civic Center	Institutional	Commercial	Office/ Commercial	Office/ Professional	Residential	Residential/ Office/ Commercial	Residential/ Institutional	Transit Center Overlay	Air Rights Overlay	Public Schools	Theme/ Commercial	Community Center	Arts and Entertainment Overlay ³⁰
1. Small Conference Center				P		P	P								C		
2. Convention Center				P		P	P								C		
3. Family Restaurant				P		P	P			P			P		P		
4. Gourmet Restaurant				P		P	P			P			P		P		
5. Cafeteria				P		P	P			P		P	P		P		
6. Food Stand				P	P	P	P			P		P	P		P		
7. Flower Stand				P	P	P	P	P ³		P	P	P	P		P		
8. Specialty Food Stores (butcher, baker, candy, etc.)						P	P			P			P				
9. Farmer's Market						C							C		C		P ³⁰
10. Cabaret						C									C		P ³⁰
11. Drug Store						P	P	P		P	C		P				
12. Stationery Store				P		P	P	P ⁴		P			P		P		
13. Shoe Store						P	P			P			P		P		
14. Hardware Store						P	P			P			P				
15. Arts and Crafts Shop						P	P			P			P		P		
16. Gift Shop				P		P	P	P ⁴		P			P		P		
17. Book Store						P	P	P ⁴		P			P		P		
18. Department Store				P		P	C			P			P				
19. Clothing Store						P	C			P			P		P		
20. Discount Store						P	C			P			P				
"21. Automotive Services in conjunction with, and accessory to department or discount stores (does not include gasoline sales) "						C	C										
22. Home Furnishings Store						P	P			P			P				
23. Furniture Store						P	P			P			P				
24. Sporting Goods Store						P	P			P			P				
25. Florist Shop				P		P	P	P		P	P		P		P		
26. Beauty Shop						P	P	P ⁵		P			P				

D. Commercial

³ B.29 Florist shops per Table 13.12.030A in the Zoning Code.

⁴ B.15. Book, gift and stationery stores (other than adult related material) per Table 13.12.030A in the Zoning Code.

⁵ B.12. Barber and beauty shops and/or supplies per Table 13.12.030A in the Zoning Code.



Town Center Specific Plan - Land Use Matrix (incorporating amendments)

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	Floodway/ Open Space	Park/ Open Space	Corridor/ Open Space	Civic Center	Institutional	Commercial	Office/ Commercial	Office/ Professional	Residential	Residential/ Office/ Commercial	Residential/ Institutional	Transit Center Overlay	Air Rights Overlay	Public Schools	Theme/ Commercial	Community Center	Arts and Entertainment Overlay ³⁰
27. Pet Store						P	P			P			P				
28. Record Store						P	P			P			P				
29. Travel Bureau				P		P	P	P ⁶		P			P		P		
30. Photography Store						P	P	P ⁷		P			P		P		
31. Bank/Savings Facilities				P		P	P			P			P		P		
32. Professional Services				P		P	P			P					P		
33. Motel						C	C	C ⁸		C							P ³⁰
34. Resort Hotel						C	C	C ⁸									P ³⁰
35. Office and Business Machine Stores				P		P	P	P ⁹		P							
36. Commercial Parking Facilities				P	P	P	P	P ¹⁰		P					P		
37. Photocopy Services				P		P	P	P ¹¹		P			P		P		
38. Printing Shops				P		P	P	P ¹²		P			P				
39. Tailor						P	P	P ¹³		P			P				
40. Television, Radio sales and services						P	P			P			P				
41. (Deleted)																	
42. Convenience Store (does not include gasoline sales)						P	P										
43. Bed and Breakfast										C					C		
Bars, including sports bars, brewpubs, and cocktail lounges																	P ³⁰
Wineries and wine- tasting rooms																	P ³⁰
Movie Theater																	P ³⁰
Bail Bonds								P									
Accessory commercial uses when incidental to an office building or complex (blueprinting, stationery, quick copy, etc.)								P									
Antique shops																	

⁶ B.73. Travel agencies per Table 13.12.030A in the Zoning Code.

⁷ B.4. Art, music and photographic studios and/or supply stores per Table 13.12.030A in the Zoning Code.

⁸ B.35. Hotels and motels per Table 13.12.030A in the Zoning Code.

⁹ B.48. Office and business machine stores and sales per Table 13.12.030A in the Zoning Code.

¹⁰ B.49. Parking facilities (commercial) where fees are charged per Table 13.12.030A in the Zoning Code.

¹² B.55. Printing and publishing per Table 13.12.030A in the Zoning Code.

¹³ B.66. Tailor or seamstress per Table 13.12.030A in the Zoning Code.



Town Center Specific Plan - Land Use Matrix (incorporating amendments)

Use Categories	Land Use District																
	Floodway/ Open Space	Park/ Open Space	Corridor/ Open Space	Civic Center	Institutional	Commercial	Office/ Commercial	Office/ Professional	Residential	Residential/ Office/ Commercial	Residential/ Institutional	Transit Center Overlay	Air Rights Overlay	Public Schools	Theme/ Commercial	Community Center	Arts and Entertainment Overlay ³⁰
Animal care facility, small animal only (animal hospital, veterinarian, commercial center, grooming)																	
a. Excluding exterior kennel, pens or runs																	
b. Including exterior kennel, pens or runs																	
Art, music and photographic studios and/or supply stores								P									
Dance, gymnastics, martial arts, or fitness / sports school or studio								¹⁴									
Athletic and health clubs ³						P ¹⁵		P									
"B.10 Automotive services including automobiles, trucks, motorcycles, boats, trailers, mopeds, recreational vehicles or other similar vehicles as determined by the Director b. Rentals ii. No on-site vehicle storage [B.10.b.ii]"								P									
Cleaning and pressing establishments, retail [B.15]								P									
" Food and beverage sales or services. a. Cocktail lounge, bar or tavern i. Not accessory to a restaurant and with or without entertainment, other than adult related"								C									

¹⁴ Non-permitted use: B.5 Dance, gymnastics, martial arts, or fitness / sports school or studio per Table 13.12.030A in the Zoning Code.

¹⁵ Town Center Specific Plan Amendment 01-02.



Town Center Specific Plan - Land Use Matrix (incorporating amendments)

Use Categories	Land Use District																
	Floodway/ Open Space	Park/ Open Space	Corridor/ Open Space	Civic Center	Institutional	Commercial	Office/ Commercial	Office/ Professional	Residential	Residential/ Office/ Commercial	Residential/ Institutional	Transit Center Overlay	Air Rights Overlay	Public Schools	Theme/ Commercial	Community Center	Arts and Entertainment Overlay ³⁰
D. Commercial	"Food and beverage sales or services: a. Cocktail lounge, bar or tavern ii. Accessory to a restaurant, coffee shop and with or without entertainment, other than adult related"							P									
	"Food and beverage sales or services: c. Snack bars, delicatessens, or refreshment stands, take-out only, and accessory to an office use"							P									
	"Food and beverage sales or services. e. Restaurants or coffee shops, other than fast food with or without alcoholic beverages and without entertainment"							P									
	Interior decorating service [B.36]							P									
	"Kiosks for general retail and food sales, key shops, film drops, automatic teller machines, etc. in parking lot [B.39]"							MC									
	Newspaper and magazine stores [B. 45]							P									
	Small collection facility							P									
	Transportation facilities (train, bus, taxi depots)							C									
	Gasoline dispensing stations						C ¹⁶	C ¹⁶									

¹⁶ Town Center Specific Plan Amendment 98-01.



Town Center Specific Plan - Land Use Matrix (incorporating amendments)

Use Categories	Land Use District																
	Floodway/ Open Space	Park/ Open Space	Corridor/ Open Space	Civic Center	Institutional	Commercial	Office/ Commercial	Office/ Professional	Residential	Residential/ Office/ Commercial	Residential/ Institutional	Transit Center Overlay	Air Rights Overlay	Public Schools	Theme/ Commercial	Community Center	Arts and Entertainment Overlay ³⁰
1. Arboretum		C															
2. Botanical Gardens		C															
3. Museum		C		P				P ¹⁷	C ¹⁸	C ¹⁸	C ¹⁸			P			P ³⁰
4. Art Gallery (Public)				P				P ¹⁷						P			P ³⁰
5. Information Center		C		P										P		P	P ³⁰
6. Youth Center				C	C											C	
7. Community Theater				C	C										C		P ³⁰
8. Amphitheater				C	C												
9. Library				P		C ¹⁹											
10. City Hall				P			P ²⁰										
11. Post Office				P	P	P	P	P									
12. Sheriff Station					P												
13. Fire Station					P												
14. State/County Offices				P	P		P										
15. Community Center				P	P	P	P ²⁰									P	
16. Trolley Line												P					
17. Transit Depot												P					
18. Park and Ride				C	C	C	C		C	C	C	P			C		
19. Private and Public Clubs (YMCA, YWCA)		C ²¹		C	C	C	C		C					C ²¹			
20. Educational Institutions				C	C	C	C							P			
21. Vocational and Business Schools				P	P	P	P	P ²²						P			
Performing arts facility																	P ³⁰
Street fair (subject to encroachment permit if within the public right-of-way)																	P ³⁰
Ambulance services								C ²³									
Art galleries and museums, public or private								P ²⁴									
Biological habitat preserves (unless otherwise approved by another entitlement)								P ²⁵									

E. Public and Semi-Public Uses

¹⁷ C.2 per Table 13.12.030A in the Zoning Code.
²² B.56: School, business or trade (all activities occurring within an enclosed building) per Table 13.12.030A in the Zoning Code.
²³ C.1 per Table 13.12.030A in the Zoning Code.
²⁴ C.2 per Table 13.12.030A in the Zoning Code.
²⁵ C.3 per Table 13.12.030A in the Zoning Code.

¹⁸ Town Center Specific Plan Amendment 88-01.
¹⁹ Town Center Specific Plan Amendment 01-01.
²⁰ Town Center Specific Plan Amendment 89-01.
²¹ Town Center Specific Plan Amendment 92-01.



Town Center Specific Plan - Land Use Matrix (incorporating amendments)

Use Categories	Land Use District																
	Floodway/ Open Space	Park/ Open Space	Corridor/ Open Space	Civic Center	Institutional	Commercial	Office/ Commercial	Office/ Professional	Residential	Residential/ Office/ Commercial	Residential/ Institutional	Transit Center Overlay	Air Rights Overlay	Public Schools	Theme/ Commercial	Community Center	Arts and Entertainment Overlay ³⁰
E. Public and Semi-Public Uses	"Clubs and lodges, including YMCA, YWCA and similar group uses without alcoholic beverage sales (clubs and lodges serving or selling alcoholic beverages shall come under the provisions of subsection (B)(30) of this table)"							MC									
	"Parks and recreation facilities, public or private (excluding commercial recreation facilities)"							C									
F. Open Space Uses	1. Conservation Area	P	P	P													
	2. Fishing	P	P														
	3. Sports Fields (soccer, softball)	P	P													P	
	4. Sports Courts (volleyball, basketball, tennis, shuffleboard)		P													P	
G. Institutional	1. Day Care Center (more than 12 students)				C	C	C	C	C ²⁶	C	C	C					
	2. Medical Office					C	C			C	C						
	3. Hospital					C			C ²⁷		C						
	4. Public School					C				C	C	C		P			
	5. Church								C ²⁸								
	Educational Institution								C ²⁹								P ³⁰
	Library								P								P ³⁰
	Public buildings and facilities								C								

²⁶ C.7. Day care center facilities [no minimum # students] per Table 13.12.030A in the Zoning Code.

²⁷ C.6. Convalescent facilities and hospitals per Table 13.12.030A in the Zoning Code.

²⁸ [Under Public and Semi-Public Uses] C.4. Churches, convents, monasteries and other religious institutions per Table 13.12.030A in the Zoning Code.

²⁹ [Under Public and Semi-Public Uses] C.9. Educational facilities, excluding business or trade schools and commercial schools per Table 13.12.030A in the Zoning Code.

³⁰ Town Center Specific Plan Amendment 19-1.



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Accessory Uses	Auxiliary structures and accessory uses customarily incidental to a permitted use and contained on the same site							P										
	Caretaker's living quarters only when incidental to and on the same site as a permitted or conditionally permitted use							P										
	Temporary uses subject to the provisions contained in Section 13.06.07							P										



Town Center Specific Plan Amendments

Amendment 19-1 to the Town Center Specific Plan "Land Use Plan", Subsection B entitled "Town Center Goals and Objectives" as shown in ~~strikeout underline~~ in the following pages.

Urban Design

Page 28 of Town Center Specific Plan

Goal

Architectural designs and concepts should be guided by criteria which reinforce the sense of community identity. These criteria should foster uniqueness and cohesiveness of design enhancing Santee's character.

Objectives

- 3.1. Reinforce community identity through the application of a unifying architectural theme or features in the design of civic center, commercial, office professional, residential and recreational uses.
- 3.2. Encourage the use of architectural styles that are in scale with the natural and man-made environment.
- 3.3. Enhance Santee's character by using architectural techniques and elements which draw upon Santee's history and provide a tie to the area's heritage.
- 3.4. Provide for variety and discourage monotony in dwelling design by use of creative guidelines.
- 3.5. Promote building form that will respect and improve the integrity of open spaces and other public areas.
- 3.6. In recognition of both functional and visual concerns, heights and mass of buildings should be varied to provide for a transition from lower scale development along the edges of the site to more intensive, large scale development within the Town Center site.
- 3.7. The height and placement of buildings should retain major views of the surrounding hill forms and maximize long distance view opportunities for buildings located within the Town Center area.
- 3.8. Form and spacing of buildings within a particular development area should be sufficient to maintain necessary pedestrian and vehicular circulation, retain reasonable solar access to all major public or private outdoor areas or pedestrian paths and provide visual privacy to indoor residential uses.
- 3.9. Signage within Town Center should adequately convey directional information and business identification and contribute positively to the visual appearance of the area.
- 3.10. Create incentives for the developer to encourage open space opportunities.
- 3.11. Encourage energy efficient development through appropriate site planning techniques and architecture.
- 3.12. Establish an Art and Entertainment Overlay District to support tourism and attract commercial, educational and recreational uses that beautify and enliven portions of the Town Center.

Circulation and Parking Objectives

Page 31 of Town Center Specific Plan

Goal

Provide for the development of a safe, efficient, and cost-effective variety of transportation systems to adequately support the circulation needs of the Town Center Area with minimal negative impact on the community.

Objectives

- 5.1. Access points should be well defined, located on major streets, and utilize adequate traffic control features.
- 5.2. Alternate vehicular access should be provided to Carlton Hills Boulevard and Mast Boulevard to provide relief to Cuyamaca Street, Magnolia Avenue and Mission Gorge Road.
- 5.3. Parking areas should be strategically located to serve all areas of Town Center and should not act as prominent visual features.
- 5.4. Adequate off-street parking should be provided.
- 5.5. A regional transit center should be provided to handle local and regional bus and trolley service.
- 5.6. Parking facilities should be provided in close proximity to the Transit Center to encourage regional use of the mass transit services provided.
- 5.7. Parking structures should be provided to assure adequate parking while allowing open landscaped areas throughout the Town Center site.
- 5.8. A freeway shall not be located through the Town Center site.
- 5.9. Extensive landscaping, mounding and grade separations for the development of interior and periphery streets are techniques that should be used to de-emphasize the presence of the automobile.
- 5.10. Encourage uses and activities in the Art and Entertainment Overlay District that take advantage of universal valet, shuttle service, shared parking agreements, and rideshare programs, particularly to accommodate high volume attendance at public and private events in conjunction with the existing transit, bicycle and pedestrian circulation facilities.



Commercial/Office Professional

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Goal

A variety of commercial and office/professional opportunities should provide goods, services and employment opportunities to the region and establish the Town Center as an activity center of the community.

Objectives

- 7.1.** Diverse retail commercial opportunities should be provided in an integrated design concept with adjacent areas set aside for future expansion.
- 7.2.** A variety of retail, service and special commercial uses should be encouraged with one or more general retailers as the major tenants and apparel, home furnishings, appliances and specialty shops emphasized as part of the retail outlets.
- 7.3.** Shopper traffic patterns should not conflict with civic or residential uses.
- 7.4.** Office professional uses should be integrated with other commercial and civic uses.
- 7.5.** Commercial facilities should include specialty theme-oriented shops.
- 7.6.** A motel, hotel, and resort complex should be encouraged within the Town Center area.
- 7.7.** Allow cultural uses and activities such as museums, art galleries, theater and dance companies and performing arts studios in the Art and Entertainment Overlay District.

Design Manual - Design Standards

Page 114 of Town Center Specific Plan

7. Building Height

Building heights of 55 feet are permitted within the Art and Entertainment Overlay District, with an additional 15 feet for architectural projections such as roof parapets, structures housing elevators, staircases, air conditioners, or similar equipment provided such structures are architecturally compatible with the design of the building. Accessory structures such as flagpoles, commercial antennas, steeples and chimneys may also be allowed as height exceptions. However, building height is constrained by the Federal Aviation Administration (FAA) and proximity to Gillespie Field.

8. Setbacks

A variety of commercial and office/professional opportunities should provide goods, services and employment opportunities to the region and establish the Town Center as an activity center of the community.

