



# Town Center Specific Plan

**DRAFT**  
**February 2025**

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# Introduction

*1.1 Overview*

*1.2 Specific Plan Area*

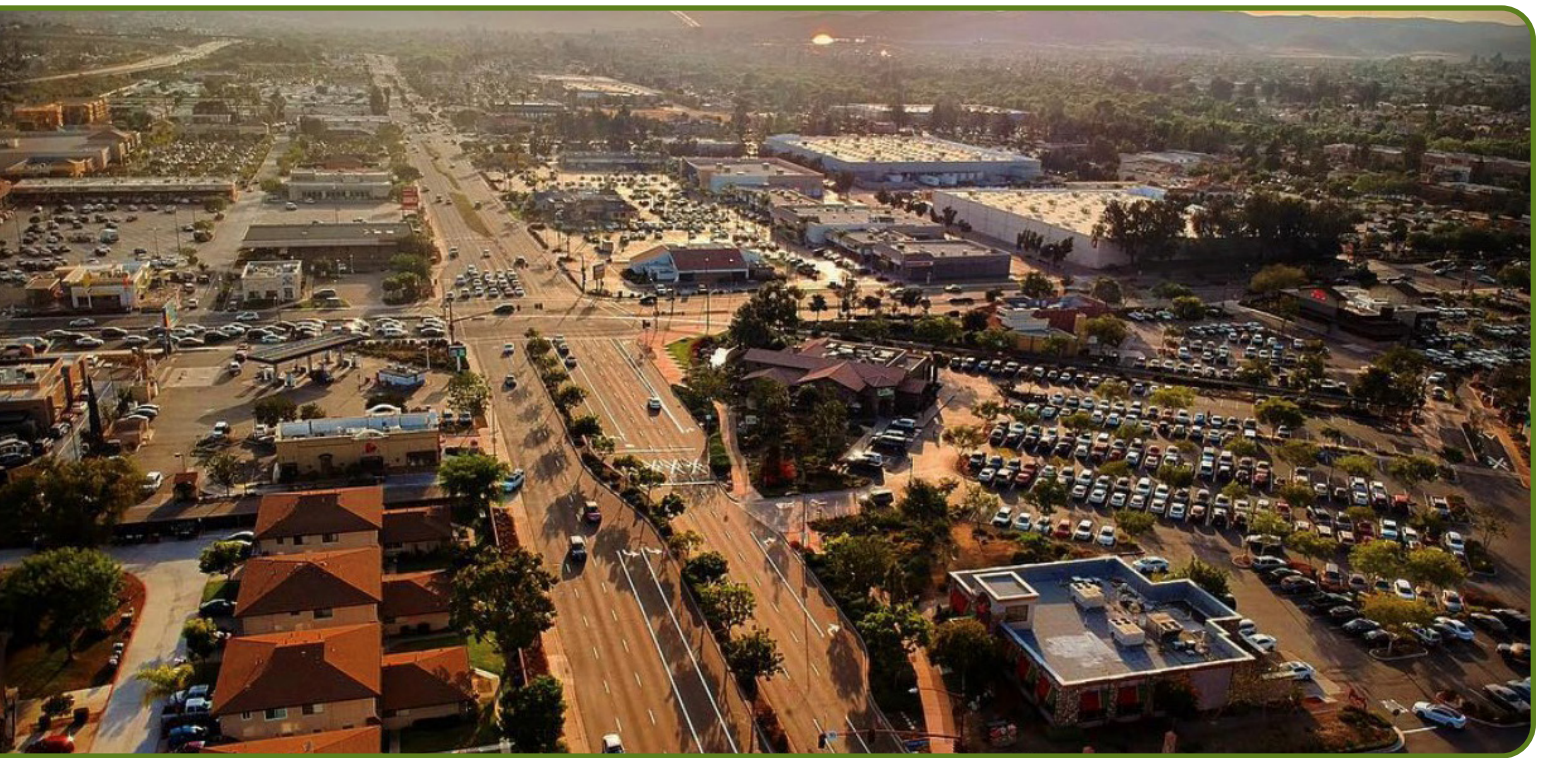
*1.3 Specific Plan Organization*

*1.4 Relationship to Other Planning Documents*

*1.5 Specific Plan Goals*







## 1.1 Overview

As a focal area of the City of Santee, the Town Center, through its Specific Plan, intends to shape the existing Town Center into a people-oriented commercial and residential hub, with a mix of uses and amenities that serve residents and visitors alike. Its unique location allows development to occur in areas with connectivity to natural features and man-made amenities.

To continue building a successful central core for the City of Santee, the Specific Plan aims to connect the San Diego River with new residential, commercial, office, and open space uses.

Building upon the original Town Center Specific Plan adopted by the City Council on October 22, 1986, this update builds upon the existing goals and objectives while strengthening the vision through objective design guidelines and thoughtful development standards.

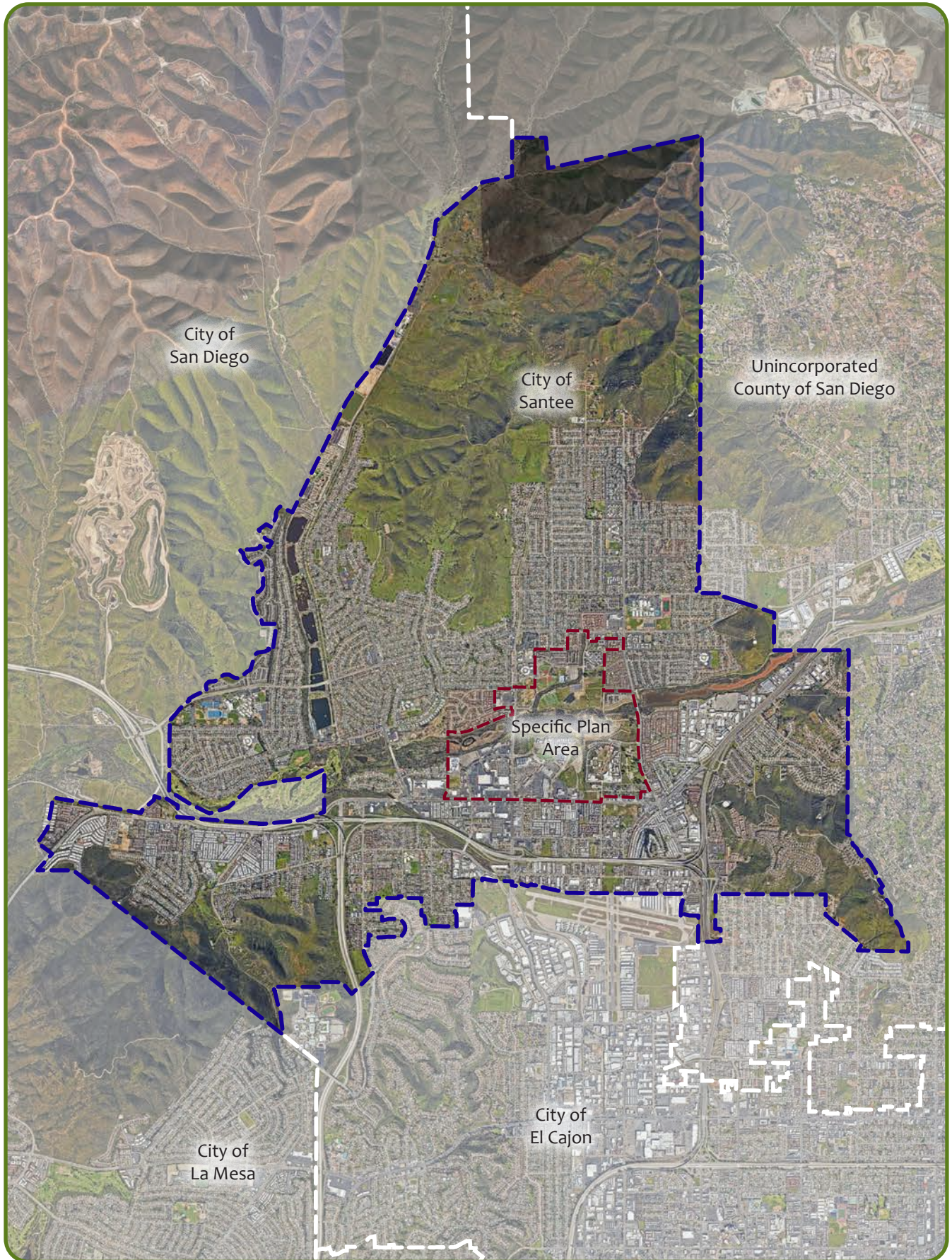
## 1.2 Specific Plan Area

Santee is in the County of San Diego, about 18 miles east of downtown San Diego. Santee is bordered on the west and southwest by the City of San Diego, on the south by the City of El Cajon, on the north by San Diego County lands and on the east by Lakeside, an unincorporated community within the County of San Diego. The Town Center Specific Plan Area is centrally located within the City of Santee. The area surrounding Santee contains scenic hills and ridgelines.

The Town Center Specific Plan area is bounded on the south by Mission Gorge Road and 3rd Street, on the east by Magnolia Avenue and Cottonwood Avenue, and on the north by Mast Boulevard. The Specific Plan area also includes commercial areas north of Mission Gorge Road and west of Cuyamaca Street, located along Town Center Parkway, as well as commercial areas south of Mission Creek Drive and north of River Park Drive, west of Cuyamaca Street. The San Diego River flows through the central portion of the Specific Plan area. [Figure 1-1: Regional Context Map](#) depicts the Town Center Specific Plan area and shows each property within the boundaries and its relationship to surrounding areas.



Figure 1-1: Regional Context Map





## 1.3 Specific Plan Organization

The Specific Plan is organized into seven chapters as follows.

### Chapter 1 - Introduction

Provides an introduction to the Specific Plan area, the document's organization, context, its relationship to other planning documents, and introduces the Specific Plan goals.

### Chapter 2 - Land Use

Provides a vision and land use plan for the Specific Plan area, including an overview of each of the neighborhoods established by the Specific Plan. This chapter includes a description for each of the land use designations, development standards, and corresponding zoning applicable in the area, and illustrative site concepts that showcase the neighborhoods' allowed uses and standards.

### Chapter 3 - Mobility and Beautification

Addresses the proposed transportation network within the Specific Plan area. This chapter describes and illustrates the existing and proposed configuration for major roadways, and details how the bicycle, pedestrian, and vehicular facilities will be organized within the public right-of-way.

### Chapter 4 - Infrastructure and Public Facilities

Describes existing and proposed infrastructure such as water, wastewater, recycled water, storm drainage, and dry utilities, as well as the public services and associated facilities which support the Specific Plan area.

### Chapter 5 - Implementation

Includes a series of potential funding sources and financing mechanisms that could support the implementation of the Specific Plan. This chapter also identifies future actions and roles by City of Santee and private developers.

### Chapter 6 - Administration

Describes the Town Center Specific Plan authority, the administrative procedures required for amendments and/or modifications to the Specific Plan, and processing requirements.

### Chapter 7 - Allowable and Permitted Uses

Includes references to applicable citywide zones for each land use designation. This chapter details exceptions, allowances, and/or different permitting processes, applicable within the Specific Plan area, and where they differ from citywide zones.

## 1.4 Relationship to Other Planning Documents

### City of Santee General Plan

The Santee General Plan is the long-term vision to guide the physical development of the city. The Santee General Plan designates the Town Center Specific Plan area in the Land Use Element, to guide development in this opportunity area. The Town Center Specific Plan implements the Santee General Plan within the Specific Plan area by establishing a vision for the area and providing tailored land use and development standards applicable to future development and improvements within the Specific Plan boundaries.

### Sustainable Santee Plan

The Sustainable Santee Plan is the roadmap for reducing Greenhouse Gas Emissions (GHG) in the city. The Sustainable Santee Plan calls for the creation of a vibrant Town Center and aims to support walking, biking, and transit ridership within the area. The Town Center Specific Plan implements the Sustainable Santee Plan by providing a vision and guidance for future development within the Town Center, as well as proposing a multimodal mobility network, facilities, and improvements that support all modes of transportation in the area.

### Housing Element

The City of Santee City Council adopted the Housing Element (2021-2029 Sixth Cycle) on May 11, 2022. The Housing Element (HE) is compliant with state housing law as determined by Housing and Community Development (HCD) on December 6, 2022. The Housing Element includes a Sites Inventory map and table (Figure C-1 and Table C-1 of the HE), with a series of undeveloped or underutilized parcels that provide an opportunity for the City of Santee to meet its Regional Housing Needs Allocation housing capacity goals. Four of the sites included in the Sites Inventory are located within the boundary of the Town Center Specific Plan.



*Branding elements paired with light fixtures at Trolley Square.*



*End of the Copper trolley line at Trolley Square.*

To comply with state housing law, jurisdictions within California must update their housing element every eight (8) years, therefore the Housing Element is expected to be updated for upcoming cycles to reflect the local and regional housing needs.

To further advance housing production in Santee, city staff applied for and were awarded a Housing Acceleration Program (HAP) grant with San Diego Association of Governments. The HAP grant provided funding for project-level analysis of four Housing Element opportunity sites, identified as 16A, 16B, 20A, and 20B within the Sites Inventory map. The Town Center Specific Plan includes illustrative site planning and development concepts for each site.

## 1.5 Specific Plan Goals

Based on community input, the following goals were established to guide the Specific Plan.

### Overall Goal

The Town Center shall become Santee’s vibrant focal area by balancing development with conservation, enhancing the community’s regional image, and creating opportunities for people to live, work, and play.

### Open Space

- ▶ Allow a unified comprehensive open space system to be an integral part of the design concept of Santee Town Center. The river shall be an open space area for the benefit of the community.

### Parks and Recreation

- ▶ Provide and encourage both active and passive recreational opportunities to help meet the recreational needs of the community.

### Urban Design

- ▶ Establish criteria for architectural designs and concepts that reinforce the sense of community identity and support high quality pedestrian-oriented development. These criteria should foster uniqueness and cohesive design enhancing Santee’s character.

### Landscape Design

- ▶ Use landscape design to enhance the quality of the environment by prioritizing shade trees and bringing in a plant palette that draws inspiration from the San Diego River. It also works to enhance the resiliency of the community and contribute to high quality, safe and sustainable development.

### Circulation and Parking

- ▶ Provide for the development of a varied, safe, efficient, and cost-effective transportation system to adequately support the mobility needs of the Santee Town Center area.

### Residential

- ▶ Allow a variety of housing types and sizes with a mixture of ownership and rental housing.

### Commercial/Office Professional

- ▶ Create a variety of commercial and office/professional opportunities to provide goods, services, and employment opportunities to the region and establish the Santee Town Center as an activity center of the community.

### Civic/Institutional

- ▶ Incorporate community-serving, civic, and public uses within the Town Center to become focal points for residents and visitors to enjoy.
- ▶ Limit the introduction of new institutional uses within the Town Center area.

### Employment

- ▶ Establish employment-supportive uses as part of new developments to provide job opportunities for the community and establish revenue sources within Santee Town Center. These should include research and development, and office/ professional uses.



# Land Use

*2.1 Introduction*

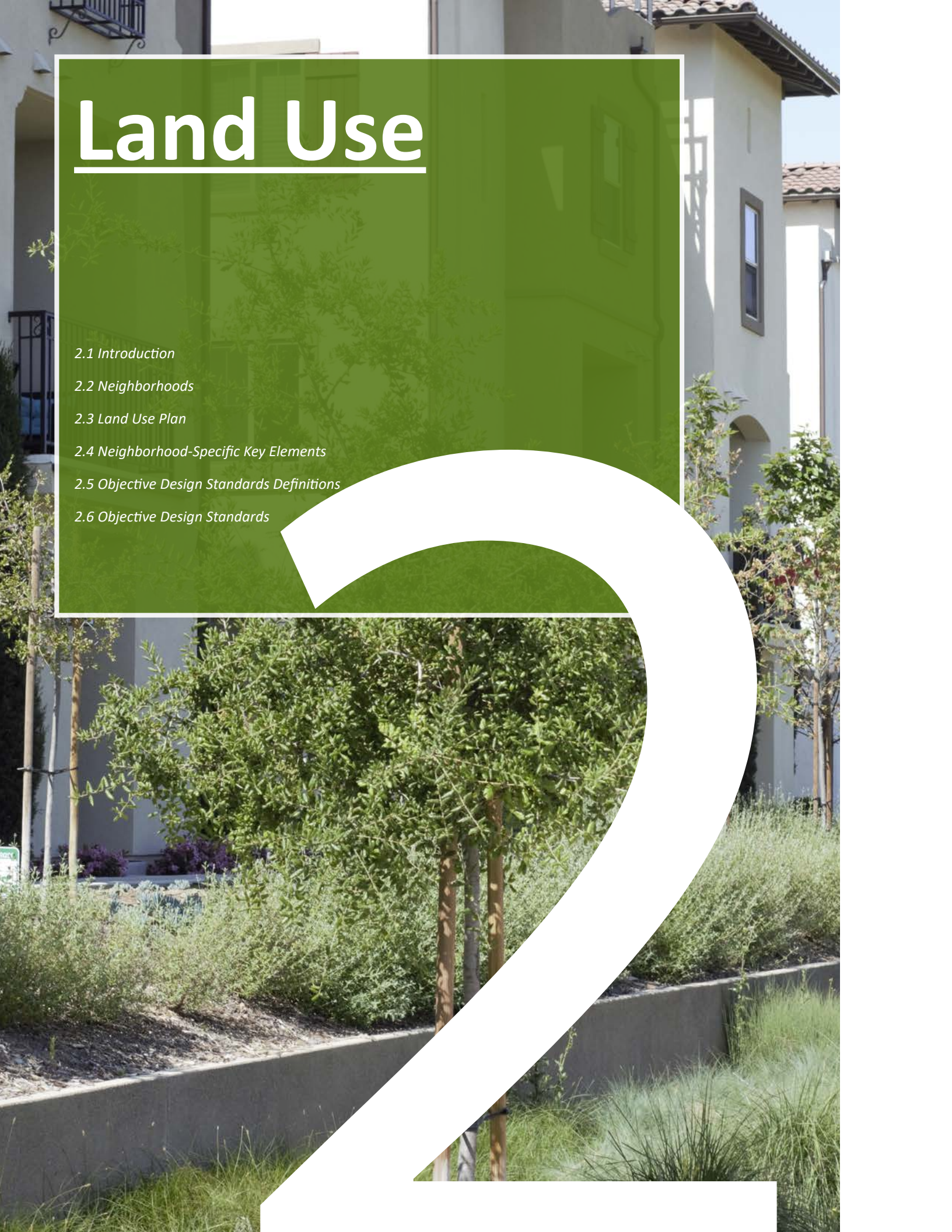
*2.2 Neighborhoods*

*2.3 Land Use Plan*

*2.4 Neighborhood-Specific Key Elements*

*2.5 Objective Design Standards Definitions*

*2.6 Objective Design Standards*







## 2.1 Introduction

This chapter provides direction for future development within the Specific Plan area. By including a land use plan that sets forth the densities, intensities, and land use regulations applicable to properties within the Specific Plan area, as well as standards for improvements within the public right-of-way.

## 2.2 Neighborhoods

The Specific Plan will help shape the character and sense of place of the properties within its boundaries by grouping them into unique neighborhood areas. This chapter identifies a series of neighborhoods defined by their location, development patterns, and potential mix of uses. Each neighborhood includes a vision statement, and neighborhood-specific development standards to provide a regulatory framework for future development.

The Town Center Specific Plan is comprised of five neighborhoods, shown in [Figure 2-1: Neighborhoods](#), and listed below:

- ▶ Arts and Entertainment Neighborhood
- ▶ Town Center Commercial Neighborhood
- ▶ Mast Boulevard Residential Neighborhood
- ▶ Park Avenue Residential Neighborhood
- ▶ Facilities-Based Neighborhood

## Arts and Entertainment Neighborhood

The City of Santee adopted the Arts and Entertainment Overlay District in 2019, with the intent of encouraging the development of an arts and entertainment area within a significant portion of the Town Center Specific Plan. Renamed the Arts and Entertainment Neighborhood and alternatively identified as Arts and Entertainment District, there are tailored land use designations that support uses related to arts and culture, entertainment, commercial recreation, visitor, and civic uses. The Arts and Entertainment Neighborhood also aims to enhance connections to the San Diego River, strengthen the sense of place creating an attraction for residents and visitors to gather, and support public spaces that incorporate streetscape concepts with features such as riparian inspired landscape treatments, water elements, shade, lighting, and wayfinding signs. The Specific Plan aims to create a central destination within the city, with a strong emphasis on arts and culture, and connections to the natural environment.



*Proposed outdoor communal space at the Town Center Core.*



*The Town Center Commercial Neighborhood incorporates connections to the San Diego River trails.*

## Town Center Commercial Neighborhood

The Specific Plan identifies the areas west of Cuyamaca Street as the Town Center Commercial Neighborhood. The Town Center Specific Plan Area contains a number of commercial uses, including a variety of retail and services options. The commercial uses found in this neighborhood serve area residents and attract visitors to come and spend time in Santee. This neighborhood primarily consists of shopping areas, with easy access to Mission Gorge Road and Cuyamaca Street. The Town Center Specific Plan recognizes the commercial properties within this area have the potential to expand, while taking into consideration the parking needs of the established uses of the area.

## Mast Boulevard Residential Neighborhood

The Specific Plan includes a series of existing residential neighborhoods, which provide vitality and an influx of residents that live, work, and enjoy the community's recreation facilities. These established residential neighborhoods are assumed to maintain their character, while enhancing pedestrian and vehicular connections between them and to the rest of the uses within the Specific Plan area. In addition to the existing residential neighborhoods, this area includes vacant parcels located north of the San Diego River and south of Mast Boulevard, which are designated to allow for residential uses. This neighborhood is adjacent to Town Center Community Park and Park Center Drive is a roadway that runs along this area. The Specific Plan envisions new residential development designed with consideration to the surrounding properties, in terms of access, connectivity, and relationship to the San Diego River.



*Water feature should be located in high visibility areas as in this example.*

## Park Avenue Residential Neighborhood

Recognizing the underlying redevelopment potential of residential properties located in the southeast portion of the Specific Plan area, along Park Avenue, east of Cottonwood Avenue, west of Magnolia Avenue and north of Mission Gorge Road, the Specific Plan supports new development on these properties. The properties within this neighborhood are designated Town Center Residential TC-R-22, which allows for 22-30 dwelling units per acre. Existing residential development in this area consists of single-family residences found on lots that could accommodate multi-family residential development should the properties be redeveloped. Characteristics of this area such as the existing grid street pattern, Park Avenue's generous width, and proximity to retail and services, support the planned density for this neighborhood.

## Facilities-Based Neighborhood

Las Colinas Detention and Reentry Facility (LCDRF) and the Edgemoor Skilled Nursing Facility, and the future County of San Diego Animal Care Shelter are located within the Specific Plan area. Both facilities serve regional purposes. Las Colinas Detention and Reentry Facility is operated by the County of San Diego Sheriff's Department. Edgemoor Skilled Nursing Facility is owned and operated by the County of San Diego and provides care for individuals having complex medical needs who require specialized interventions from highly trained staff. The County of San Diego Animal Care Shelter will be located at Riverview Parkway & Magnolia Avenue. The Specific Plan recognizes these properties have reached their development potential and does not envision major changes in the upcoming years. The Specific Plan does not support or encourage the expansion of such facilities within the Town Center.



Figure 2-1: Neighborhoods



- Arts & Entertainment Neighborhood
- Town Center Commercial Neighborhood
- Mast Boulevard Residential Neighborhood
- Park Avenue Residential Neighborhood
- Facilities-Based Neighborhood



## 2.3 Land Use Plan

The Town Center Specific Plan includes **Figure 2-2: Land Use Map**, which provide land use designations applicable to each property within the Specific Plan area. Each of these land use designations is described in **Table 2.1: Land Use Designations / Corresponding Zoning**.

The Specific Plan identifies land uses as follows: describing the Specific Plan's intent for future development, referencing corresponding citywide zones as established by the zoning ordinance for each land use designation, while identifying exceptions, additional allowances, and/or different permitting processes where appropriate, as referenced in **Table 2.1: Land Use Designations / Corresponding Zoning**.

If not specified herein, the performance and development standards set forth in the Santee Municipal Code shall apply to properties in the Town Center Specific Plan area. Where the Specific Plan is silent on a standard, the Santee Municipal Code standard will apply.

### Residential

The Specific Plan envisions the residential development of the area will allow for additional housing opportunities within a central location in the City of Santee, in proximity to transit, services, amenities and recreational facilities. The Residential land use designations allow for densities that support different housing types for a range of household incomes. Each density range is defined by the number of dwelling units per acre (DU/AC) it allows.

#### Residential TC-R-2 (2 to 6 DU/AC)

The Residential TC-R-2 land use designation is intended for single-family residential development in a typical subdivision. All the R-2 development in the Town Center is built-out.

#### Residential TC-R-7 (7 to 14 DU/AC)

The Residential TC-R-7 land use designation is intended for multi-family residential development which could include detached units (at the lower end of the density range), and/or attached units (at the higher end of the density range).

#### Residential TC-R-14 (14 to 22 DU/AC)

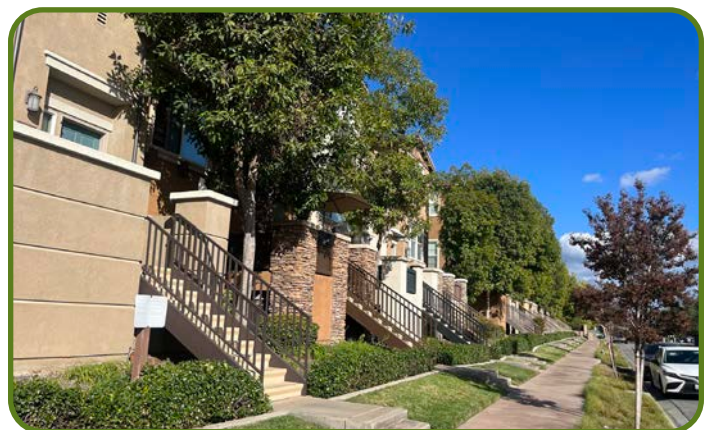
The Residential TC-R-14 land use designation is intended for multi-family residential development which could include multi-family detached and attached units such as duplexes and townhomes (at the lower end of the density range) and attached units, in the form of apartment and condominium buildings (at the higher end of range). This land use designation allows for smaller front yards and taller structures, in comparison to TC-R-7.

#### Residential TC-R-22 (22 to 30 DU/AC)

The Residential TC-R-22 land use designation is intended for residential development that typically could include mid-rise apartment and condominium buildings. This land use designation allows for reduced private open space and common open space, taller structures and greater building lot coverage in comparison to TC-R-14.

#### Residential TC-R-30 (30 to 36 DU/AC)

The Residential TC-R-30 land use designation is intended for residential development that typically could include mid-rise apartment and condominium development with parking facilities incorporated into the building design. This land use designation allows for reduced private open space and common open space requirements, taller structures in comparison to TC-R-14, as well as greater building lot coverage in comparison to TC-R-22.



*Residential development along Riverwalk Drive is within the TC-R-14 land use designation (14-22 DU/AC).*



*Commercial uses and water features in Trolley Square.*

## Commercial

The Commercial land use designation allows for small-scale, pedestrian-oriented retail, and office uses, designed to serve the City or the region as a whole. This land use designation allows for structures up to 55 feet tall.

### Office Commercial

Office Commercial provides for employment and professional/administrative offices and personal services rather than commodities, with limited retail uses. This land use designation allows for structures up to 55 feet tall.

### Trolley Commercial

Trolley Commercial allows a variety of commercial uses, such as retail stores, hotels, service stations and offices, that serve residents and workers in the community and adjacent communities, including visitors that arrive to Santee via the trolley.

### Entertainment Commercial

The Entertainment Commercial land use designation allows for entertainment uses, such as a movie theater, as well as accessory uses such as restaurants, food halls, retail and services that enhance the user experience. This land use designation also allows for public gathering spaces and/or civic uses.

## Floodway / Open Space

The Floodway/Open Space land use designation allows for controlled development within floodplains to protect the public health, safety, and welfare and to minimize hazards due to flooding. This land use designation limits development recognizing the adjacency to the San Diego River.

## Park / Open Space

The Park / Open Space land use designation allows for the development and operation of public parks and facilities to promote active and passive recreation.

## Institutional

The Institutional land use designation provides for public facilities operated by the County of San Diego. Institutional land uses within the community currently consist of the Las Colinas Detention Facility, Edgemoor Skilled Nursing Facility, and the County of San Diego Animal Care Shelter.

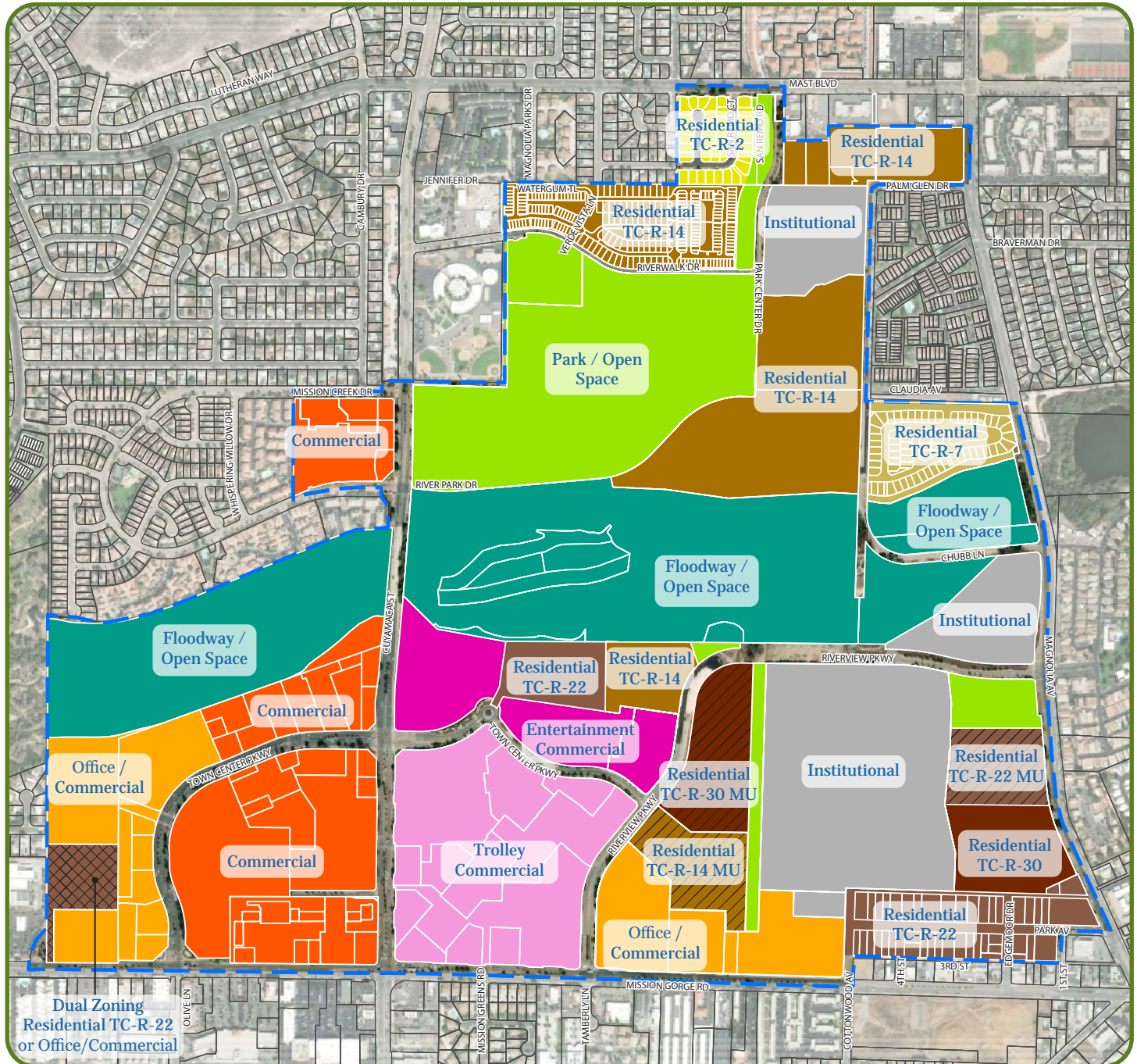
## Mixed Use Overlay















The mixed use overlay applies to a series of properties within the Town Center Specific Plan area as indicated in [Figure 2-2: Land Use Designations](#). The purpose of the mixed use overlay is for residential development to incorporate ground level commercial uses.



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Figure 2-2: Land Use Designations



- |   |                                      |   |                          |
|---|--------------------------------------|---|--------------------------|
|  | Residential TC-R-2 (2 to 6 DU/AC)    |  | Commercial               |
|  | Residential TC-R-7 (7 to 14 DU/AC)   |  | Office Commercial        |
|  | Residential TC-R-14 (14 to 22 DU/AC) |  | Trolley Commercial       |
|  | Residential TC-R-22 (22 to 30 DU/AC) |  | Entertainment Commercial |
|  | Residential TC-R-30 (30 to 36 DU/AC) |  | Institutional            |
|  | Floodway / Open Space                |  | Mixed-Use Overlay        |
|  | Park / Open Space                    |  | Dual Zoning              |

**Table 2-1: Land Use Designations / Corresponding Zoning\***

<u>Color shown on Figure 2-1</u>	<u>Specific Plan Land Use Designation</u>	<u>Density Range</u>	<u>Corresponding Citywide Zoning</u>	<u>Exceptions and Allowances to Citywide Zoning Applicable within TCSP</u>
	Residential TC-R-2	2 to 6 DU/AC	R-2	Refer to Section 7.2, Table 7-2
	Residential TC-R-7	7 to 14 DU/AC	R-7	Refer to Section 7.2, Table 7-2
	Residential TC-R-14	14 to 22 DU/AC	R-14	Refer to Section 7.2, Table 7-2
	Residential TC-R-22	22 to 30 DU/AC	R-22	Refer to Section 7.2, Table 7-2
	Residential TC-R-30	30 to 36 DU/AC	R-30	Refer to Section 7.2, Table 7-2
	Floodway / Open Space	N/A	P/OS	Refer to Section 7.6, Table 7-12, Table 7-14
	Park / Open Space	N/A	P/OS	Refer to Section 7.6, Table 7-12, Table 7-13
	Commercial	N/A	GC	Refer to Section 7.3, Table 7-3, Table 7.4
	Office Commercial	N/A	OP	Refer to Section 7.3, Table 7-3, Table 7-7
	Trolley Commercial	N/A	NC	Refer to Section 7.3, Table 7-3, Table 7-5
	Entertainment Commercial	N/A	NC	Refer to Section 7.3, Table 7-2, Table 7-6
	Institutional	N/A	OP	Refer to Section 7.5, Table 7-10, Table 7-11
<b>Overlays</b>				
	Mixed Use Overlay		Underlying zone and MU Overlay	Refer to Section 7.4, Table 7-8, Table 7-9
	Dual Zoning		R-22/GC	Refer to Section 7.8, Table 7-16.

*\*The development standards, including, but not limited to, lot coverage, setbacks, height, of the corresponding zone shall apply, unless a different standard is specified herein.*



## Chart 2-1: Land Use Designations

### Residential TC-R-2



The Residential TC-R-2 land use designation is intended for single-family residential development in a typical subdivision. All the R-2 development in the Town Center is built-out.

### Residential TC-R-7



The Residential TC-R-7 land use designation is intended for multi-family residential development which could include detached units (at the lower end of the density range), and/or attached units (at the higher end of the density range).

### Residential TC-R-14



The Residential TC-R-14 land use designation is intended for multi-family residential development which could include multi-family detached and attached units such as duplexes and townhomes (at the lower end of the density range) and attached units, in the form of apartment and condominium buildings (at the higher end of range). This land use designation allows for smaller front yards and taller structures, in comparison to TC-R-7.

Residential TC-R-22



The Residential TC-R-22 land use designation is intended for residential development that typically could include mid-rise apartment and condominium buildings. This land use designation allows for reduced private open space and common open space, taller structures and greater building lot coverage in comparison to TC-R-14.

Residential TC-R-30



The Residential TC-R-30 land use designation is intended for residential development that typically could include mid-rise apartment and condominium development with parking facilities incorporated into the building design. This land use designation allows for reduced private open space and common open space requirements, taller structures in comparison to TC-R-14, as well as greater building lot coverage in comparison to TC-R-22.

Floodway / Open Space



The Floodway/Open Space land use designation allows for controlled development within floodplains to protect the public health, safety, and welfare and to minimize hazards due to flooding. This land use designation limits development recognizing the adjacency to the San Diego River.



Park / Open Space



The Park / Open Space land use designation allows for the development and operation of public parks and facilities to promote active and passive recreation.

Commercial



The Commercial land use designation allows for small-scale, pedestrian-oriented retail, services and office uses, designed to serve the City or the region as a whole. This land use designation allows for structures up to 55 feet tall.

Office Commercial



The Office Commercial land use provides for employment and professional/administrative offices and personal services rather than commodities, with limited retail uses. This land use designation allows for structures up to 55 feet tall.



### Trolley Commercial



The Trolley Commercial land use allows a variety of commercial uses, such as retail stores, hotels, service stations and offices, that serve residents and workers in the community and adjacent communities, including visitors that arrive to Santee via the trolley.

### Entertainment Commercial



The Entertainment Commercial land use designation allows for entertainment uses, such as a movie theater, as well as accessory uses such as restaurants, food halls, retail and services that enhance the user experience. This land use designation also allows for public gathering spaces and/or civic uses.

### Institutional



The Institutional land use designation provides for public facilities operated by the County of San Diego. Institutional land uses within the community currently consist of the Las Colinas Detention Facility, Edgemoor Skilled Nursing Facility, and the County of San Diego Animal Care Shelter.



## 2.4 Town Center Vision Concepts

The vision concepts included in this Specific Plan are the result of valuable input from the community and a deep understanding that much of the area is already developed. Each vision concept focuses on strengthening connections to the existing community and enhancing the inherent qualities that are valuable to the residents of Santee. The concept of connectivity is achieved through the mobility network (roads, sidewalks, bike paths) as well as a riparian landscape palette that pulls the visual energy of the San Diego River deeper into the Specific Plan area.

As [Figure 2-3: Town Center Vision Concepts](#) shows, a pedestrian bridge crossing the San Diego River provides a natural connection from the Sportsplex and residential neighborhoods on the north side of the river with the commercial, civic and residential uses on the south side. Further, an extension of Cottonwood Avenue provides a similar vehicular connection across the river allowing for more varied interaction with the natural amenity. An art trail concept acts as a natural extension of the pedestrian bridge to the south that further connects Riverview Parkway at the north to Mission Gorge Road at the south.

By connecting to Riverview Parkway, an extension of Edgemoore Drive allows a more integrated use of the land South of the “Polo Barn” and provides an active loop within the Specific Plan area that connects the existing Park Ave Residential neighborhood with the Arts and Entertainment Neighborhood.

Perhaps most notably, the conceptual development of the land just north of Trolley Square along Town Center Parkway and its extension across Riverview Parkway into a “Main Street” allow for a vibrant experience and mix of entertainment, commercial, residential, and civic uses to all take place and create a vibrant core that will not only serve local residents but the local region as well.

As shown, the Specific Plan provides a unifying concept for the area, as well as standards related to signs and features of the public realm, which aim to enhance the area’s character, sense of place, and strengthen the Town Center area as a regional destination.



*Outdoor public space concept for the Town Center Core.*



Figure 2-3: Town Center Vision Concepts







Outdoor public space concept for the Town Center Core.



Amphitheater concept for the Town Center Core.



Concept for the roundabout and water feature at Main St.

## 2.5 Neighborhood-Specific Key Elements

Each Neighborhood (identified in [Figure 2-1: Neighborhoods](#)) is characterized by a defined vision and a series of key elements to guide development that will help applicants, reviewers, and decision makers ensure their streamlined implementation. These key elements relate to mobility, beautification, land use, and public infrastructure.

### 2.5.1 Arts and Entertainment Neighborhood

#### Vision

The Arts and Entertainment Neighborhood will be a prime destination within the City of Santee, with enhanced connectivity to the San Diego River, and a strong sense of place. This Neighborhood will become an attraction for residents and visitors to gather, with a strong emphasis on arts and culture with public spaces that incorporate features such as landscape, water elements, shade, lighting, and wayfinding signage, and connections to the natural environment. The following are key elements that will be necessary for the realization of the vision for the Neighborhood.

- ▶ Allow for a mix of uses supporting civic uses, arts and culture, entertainment, services, and amenities that serve local residents and attract regional visitors (refer to [Section 2.3: Land Use Plan](#)).
- ▶ Incorporate roadway facilities that provide multimodal connectivity throughout the Town Center Arts and Entertainment Neighborhood, to allow the movement of people walking, bicycling, and riding transit in the area (refer to [Chapter 3: Mobility and Beautification](#)).
- ▶ Develop a new pedestrian bridge across the San Diego River to provide a north-south connection and support events, passive and active recreation (refer to [Section 2.5.1.e: San Diego River Bridge](#)).



Figure 2-4: Arts and Entertainment Neighborhood



- ▶ Incorporate a new pedestrian bridge on Cuyamaca Street, at the Cuyamaca Street / Town Center Parkway intersection (refer to [Chapter 3: Mobility and Beautification](#)).
- ▶ Implement the Street Tree Plan and Landscape Standards applicable within the Neighborhood per [Section 3.5: Streetscape Beautification](#).
- ▶ Implement the Arts and Entertainment Neighborhood Standard Signage Treatment (refer to [Section 3.5.3: Gateways and Signage Plan](#)).
- ▶ Implement the Housing Element, through streamlined residential development within sites 16 and 20 ([Sections 2.5.1.b: Site 16](#) and [2.5.1.d: Site 20](#)).

The Arts and Entertainment Neighborhood includes four sites that were identified in the City of Santee Housing Element (2021-2029 Sixth Cycle). The sites are identified within the Housing Element Sites Inventory map and table as 16A, 16B, 20A, and 20B.

The Specific Plan provides a vision for the development of these sites, including objective design standards to guide their building design and site planning, illustrative concepts that showcase these standards, as well as roadway facility guidelines and standards for the new roadways required within these sites as part of their future development (refer to [Sections 2.5.1.b: Site 16](#) and [2.5.1.d: Site 20](#)).



### 2.5.1.a Town Center Core

This Town Center Core site consists of a 6.74-acre city owned vacant property, a 3.89-acre property where the San Diego Christian College operates, and a 10.3-acre property at the intersection of Cuyamaca Street and Town Center Parkway. The Town Center Core site is located along Town Center Parkway, north of Trolley Square Plaza and south of the Parc One residential development.

The site’s central location within the Specific Plan area and the Arts and Entertainment Neighborhood, and its immediate proximity to the terminus of the San Diego trolley line, provide an opportunity for the development of an attractive destination for Santee’s residents and visitors alike.

**Figure 2-5: Town Center Core - Concept 1**



The Specific Plan designates the area as Entertainment Commercial (refer to [Figure 2-2: Land Use Designations](#) and [Table 2-2: Land Use Designations / Corresponding Zoning](#), and details the allowable/permitted uses in [Chapter 7.0: Allowable and Permitted Uses](#) of the Specific Plan). [Figures 2-5 and 2-6](#) illustrate potential development scenarios for this site with uses that are allowed.

The following are the main objectives to be accomplished through the design and development of the site:

- ▶ Incorporate a community space that provides flexibility for public events, which may include concerts, live performances, festivals, and art installations, among others.



- ▶ Develop a movie theater, complemented with accessory uses such as restaurants, food halls, retail and services that enhance the user experience. Development shall incorporate building design and site planning that meets the objective design standards (refer to Sections 2.6: Objective Design Standards Definitions and 2.7: Objective Design Standards).
- ▶ Incorporate public recreation facilities, such as open lawn area, a playground, picnic areas, among others.
- ▶ Incorporate facilities that promote arts and culture, such as a performing arts center, and dance studios.



Concept of pedestrian plaza connecting the Copper line and Town Center Core.

Figure 2-6: Town Center Core - Concept 2





### 2.5.1.b Site 16

Site 16 was identified in the City of Santee Housing Element (2021-2029 Sixth Cycle) within the Housing Element Sites Inventory map. This site provides opportunities for additional housing within the Town Center Specific Plan area, within proximity of the trolley station, services, and amenities, as well as recreational facilities. This site allows easy access to and from Trolley Square Plaza, via Town Center Parkway and Riverview Parkway.

The Specific Plan allows a residential density of 30 to 36 dwelling units per acre within 11.11 acres on the northern portion of the site (16A), and a residential density of 14 to 22 dwelling units per acre within 8.61 acres on the southern portion of the site (16B), as delineated in [Figure 2-2: Land Use Designations](#) and [Table 2-2: Land Use Designations / Corresponding Zoning](#).



*Concept for Farmers Market on Main Street.*



*Concept for art trail.*

[Figure 2-7](#) and [Figure 2-8](#) illustrate potential development scenarios for the site, which factor in allowed uses, residential densities, development standards, ground floor commercial requirements, common open space amenities, and roadway dedications.

The following are the main objectives to be accomplished through the design and development of the site:

- ▶ Provide residential development that implements the Housing Element by meeting the density identified for this site within the allowed density range.
- ▶ Incorporate a new roadway, Main Street, from Park Avenue to Town Center Parkway. Refer to [Section 3.2.11: Main Street](#) for roadway standards.
- ▶ Incorporate non-residential uses on the ground floor along “Main Street”. Refer to [Figure 2-2: Land Use Designations](#), [Table 2-2: Land Use Designations / Corresponding Zoning](#) and [Section 7.4: Mixed Use Overlay](#) for mixed use overlay applicability.
- ▶ Design “Main Street” to allow for closure to vehicular traffic, and allow for public events, such as farmers’ markets, art installations and music performances.
- ▶ Incorporate an “art trail” along the channel that will connect from Mission Gorge Road to the San Diego River to the north. The “art trail” will include locations for sculpture and art installations.
- ▶ Provide a buffered transition along the eastern boundary of the site, to address its adjacency with the Las Colinas Detention Center (refer to [Section 2.7: Objective Design Standards, Special Edge Conditions](#)).
- ▶ Incorporate building design and site planning that meets the objective design standards (refer to [Sections 2.6: Objective Design Standards Definitions](#) and [2.7: Objective Design Standards](#)).



Figure 2-7: Site 16 Residential Concept 1

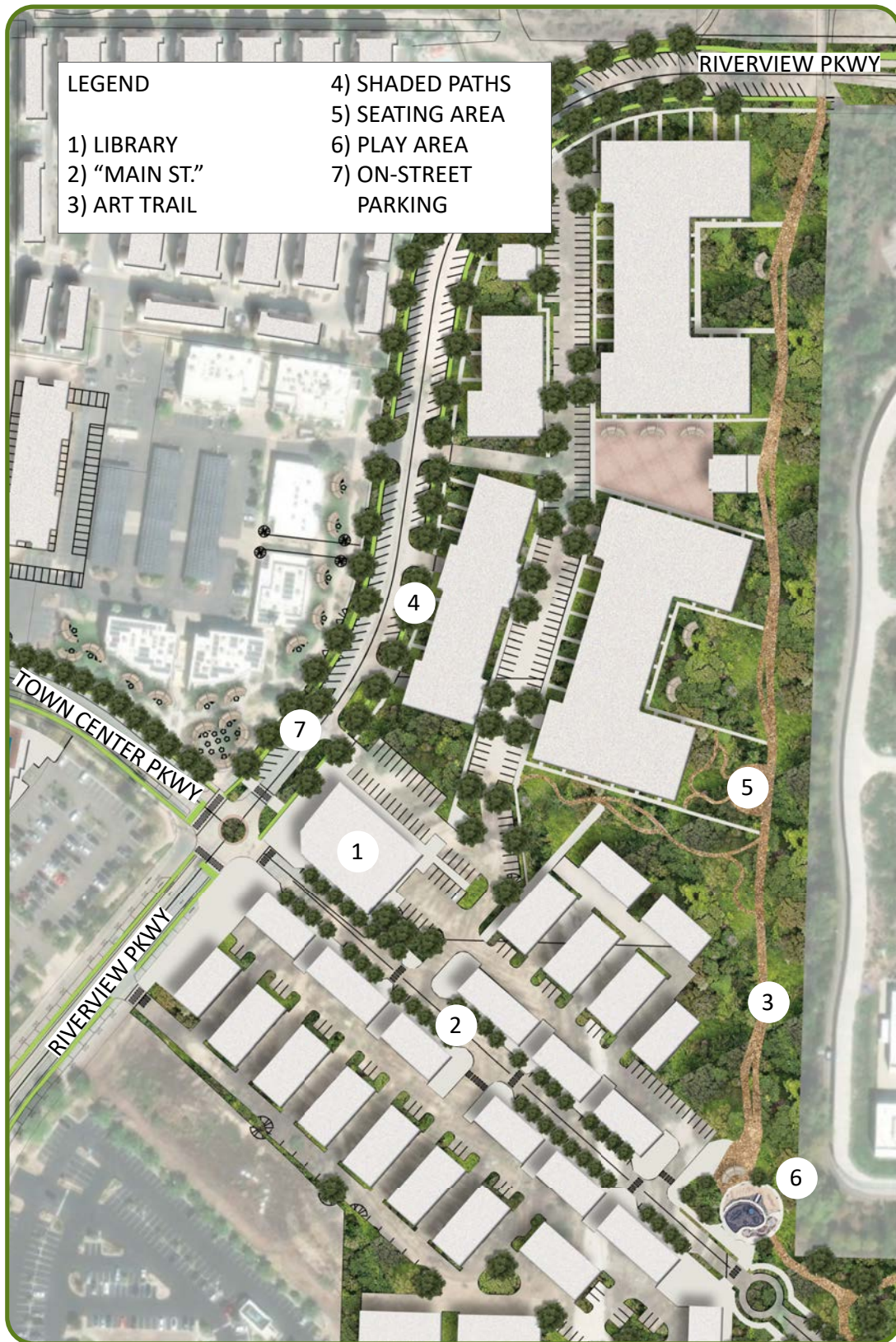




Figure 2-8: Site 16 Residential Concept 2





Figure 2-9: Art Trail - Perspective View (from Main Street to Riverview Parkway)



Figure 2-10: Main Street - Perspective View





### 2.5.1.c Parcel 6 Commercial Site

This site, located along Mission Gorge Road, and designated as Commercial, provides opportunities for retail services and commodities that can serve as nearby residential amenities. Two potential development scenarios are shown here:

#### Concept 1

Showcased as Figure 2-11, this conceptual plan illustrates the potential uses on the site with an emphasis on incorporating a theater, performing arts and dance studios. This concept also includes a plaza as a unifying element of the commercial uses.

#### Concept 2

Showcased as Figure 2-12, this conceptual plan illustrates the potential uses on the site with an emphasis on incorporating a hotel, restaurant, outdoor dining, and a parking garage.

The following are the main objectives to be accomplished through the design and development of the site:

- ▶ Provide a mix of uses that promotes ground floor activity along the new “Main Street” and will consist of the extension of Park Avenue across the site connecting to Town Center Parkway. Refer to Section 3.2.11: Main Street for roadway standards.
- ▶ Incorporate building design and site planning that meets the objective design standards (refer to Sections 2.6: Objective Design Standards Definitions and 2.7: Objective Design Standards).

#### Fire Station 4

Redevelopment of Fire Station No. 4, which is anticipated as part of this Specific Plan, shall incorporate at least one public artwork and include artistic elements, such as a mural, along the sides visible from Main Street.

Figure 2-11: Parcel 6 Commercial Concept 1

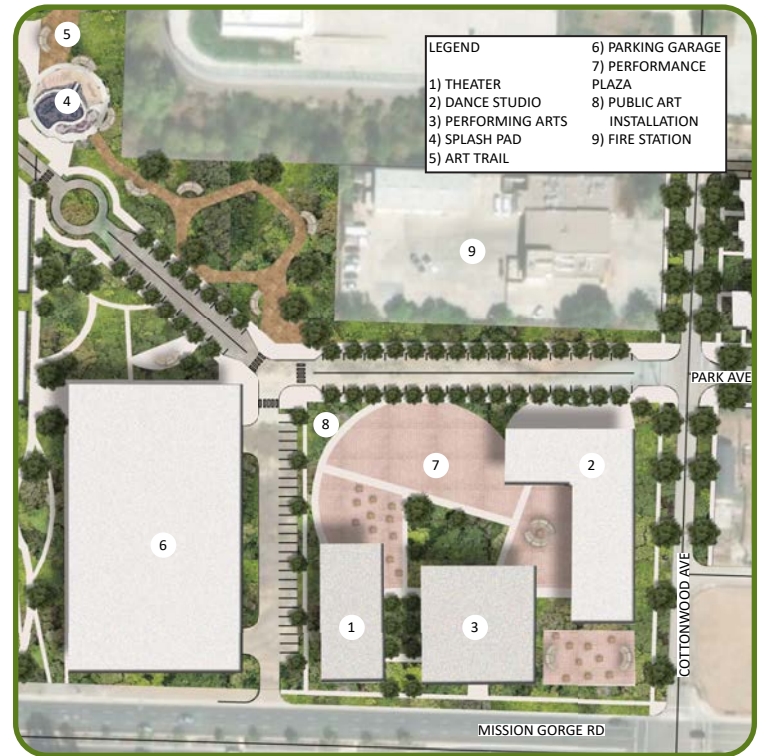
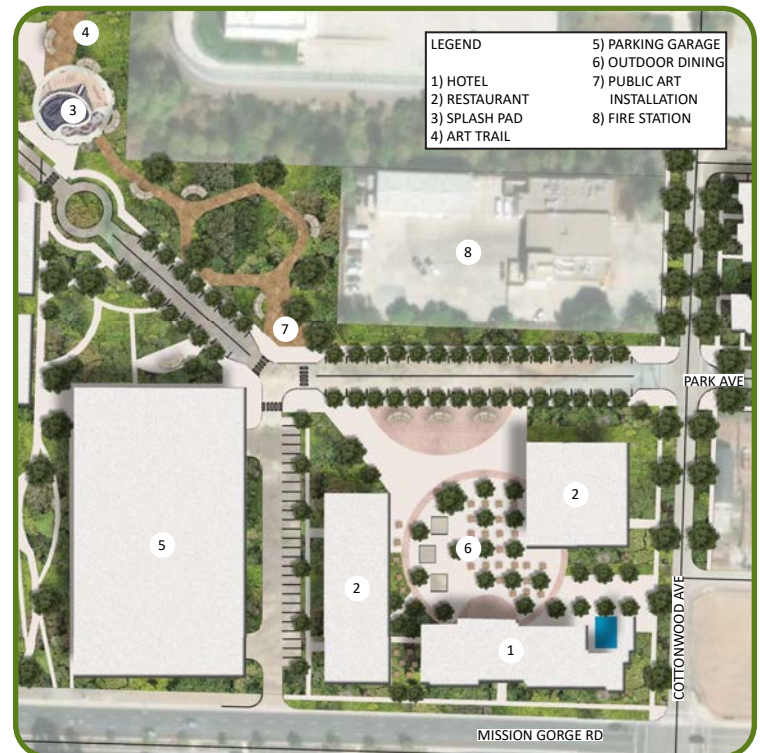


Figure 2-12: Parcel 6 Commercial Concept 2



### 2.5.1.d Site 20

This site is located on the eastern boundary of the Specific Plan area. Site 20 benefits from easy access to and from State Route 52, off Magnolia Avenue, and to and from Mission Gorge Road, via Edgemoor Drive.

Site 20 is adjacent, on its southern boundary, to the area identified by the Specific Plan as the Park Avenue Residential Neighborhood, which includes residential properties along Park Avenue bound by Third Street to the south, Cottonwood Avenue to the west, and First Street to the east.

The Specific Plan allows a residential density of 22 to 30 dwelling units within 7.75 acres on the northern portion of the site (20A), and a residential density of 30 to 36 dwelling units per acre within 10 acres on the southern portion of the site (20B), as delineated in [Figure 2-2: Land Use Designations](#) and [Table 2-2: Land Use Designations / Corresponding Zoning](#). [Figure 2-13](#) illustrates a potential development scenario for the site.

An iconic structure, Edgemoor Barn, recognized as one of Santee’s oldest buildings, and its surrounding property, is located north of Site 20. Edgemoor Barn, colloquially known as the Polo Barn, is listed in the National Register of Historic Places by the United States Department of the Interior.

The following are the main objectives to be accomplished through the design and development of the site:

- ▶ Provide residential development that implements the Housing Element within the allowable density range, by meeting the density identified for this site. Refer to [Figure 2-2: Land Use Designations](#) and [Table 2-2: Land Use Designations / Corresponding Zoning](#) for density limits.
- ▶ Incorporate a north-south unifying roadway across the site, which will consist of an extension of Edgemoor Drive, and will connect Park Avenue to Riverview Parkway across the Edgemoor Barn property. Refer to [Section 3.2.12: Typical Residential Roadway](#) for roadway standards.
- ▶ Allow for non-residential uses on the ground floor fronting the north-south roadway (Edgemoor Drive extension). Refer to [Figure 2-2: Land Use Designations](#), [Table 2-2: Land Use Designations / Corresponding Zoning](#) and [Section 7.4: Mixed Use Overlay](#) for mixed use overlay applicability.
- ▶ Incorporate building design and site planning that meets the objective design standards (refer to [Sections 2.6: Objective Design Standards Definitions](#) and [2.7: Objective Design Standards](#)).
- ▶ Provide a buffered transition along the western boundary of the site, to address its adjacency with the Las Colinas Detention Center, refer to [Section 2.7: Objective Design Standards, Special Edge Conditions](#)).



*Concept for community space within new residential development.*



*Concept for active residential street fronts on Edgemoor Drive.*



Figure 2-13: Site 20 Residential Concept



### 2.5.1.e San Diego River Bridge

The Town Center Specific Plan is bisected east-west by the San Diego River. The river represents a major asset to the City of Santee and to the Specific Plan area. The river provides recreation opportunities and a rich environment to observe and enjoy nature, including wildlife and riparian vegetation.

Major recreation facilities are found north of the San Diego River, such as the Town Center Community Park (east and west), the Sportsplex, and the YMCA and Aquatics Center. The Specific Plan envisions improving connectivity for all modes of transportation between uses north and south of the river.

The Specific Plan designates the area as Floodway / Open Space (refer to [Figure 2-2: Land Use Designations](#) and [Table 2-2: Land Use Designations / Corresponding Zoning](#), and details the allowable/permitted uses in Chapter 7 of the Specific Plan). [Figures 2-14](#) and [2-15](#) illustrate the potential configuration of the San Diego River Bridge.

The following are the main objectives to be accomplished through the design and development of the bridge:

- ▶ Develop a bridge that allows multiple modes of transportation across the San Diego River.
- ▶ Incorporate lookouts across the bridge that provide opportunities for passive recreation, such as areas for art installations, interpretive signage, and seating.
- ▶ Design the bridge alignment in a manner that minimizes shades projected onto protected habitat areas as well as deters uncontrolled access to them.
- ▶ Incorporate lighting features that reduce light spillover into protected habitat areas while providing safety for the users of the bridge.

**Figure 2-14: San Diego River Bridge Lookout Concept**

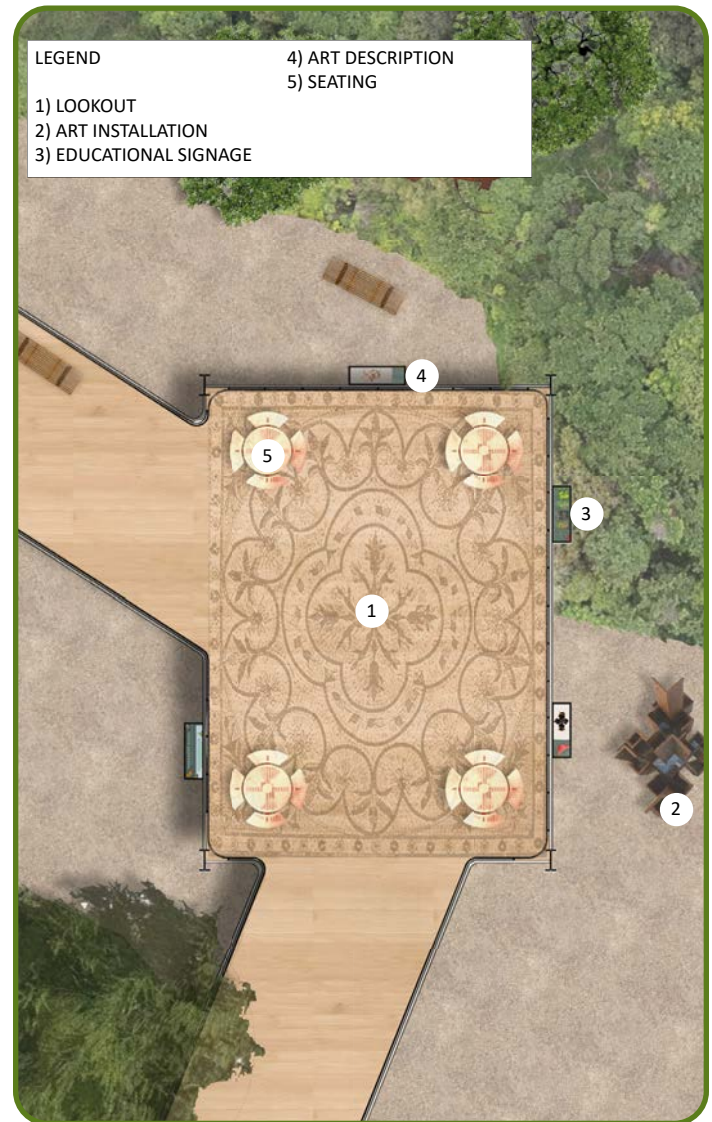




Figure 2-15: San Diego River Bridge Concept





## 2.5.2 Town Center Commercial Neighborhood

### Vision

The Town Center Commercial Neighborhood will continue to serve the City of Santee with a number of commercial uses, including a variety of retail and services options within proximity to Mission Gorge Road and Cuyamaca Street. The Specific Plan recognizes the potential of this area to accommodate additional commercial square footage, along with the implementation of shared parking strategies among the properties in this Neighborhood. A trail runs across the northern edge of this neighborhood, and provides connectivity to the San Diego River from its commercial uses.

The following are key elements that will be necessary for the realization of the vision for this Neighborhood.

- ▶ Implement the Housing Element, through residential development within the property identified as site 15 in the Sites Inventory Map (south of Walmart).
- ▶ Implement the Street Tree Plan and Landscape Standards applicable within the Neighborhood per [Section 3.5: Streetscape Beautification](#).
- ▶ Implement the Commercial Neighborhood Standard Signage Treatment (refer to [Section 3.5.3: Gateways and Signage Plan](#)).

Figure 2-16: Town Center Commercial Neighborhood





### 2.5.3 Mast Boulevard Residential Neighborhood

#### Vision

The Mast Boulevard Residential Neighborhood will continue to support the vitality of the Town Center Specific Plan area through its residential character, providing an influx of residents that live, work, and enjoy the community’s recreation facilities in the area. The Neighborhood will be improved by enhancing multimodal connections between existing and new residential developments and to the rest of uses within the Specific Plan area.

The following are key elements that will be necessary for the realization of the vision for this Neighborhood.

- ▶ Implement the Street Tree Plan and Landscape Standards applicable within the Neighborhood per [Section 3.5: Streetscape Beautification](#).

- ▶ Incorporate roadway facilities that provide multimodal connection through this Neighborhood, including Park Center Drive, between Mast Boulevard and Magnolia Avenue, and incorporate on-street public parking on new residential roadways adjacent to Town Center Community Park (refer to [Chapter 3: Mobility and Beautification](#)).
- ▶ Implement the Residential Neighborhood Standard Signage Treatment (refer to [Section 3.5.3: Gateways and Signage Plan](#)).
- ▶ Incorporate building design and site planning that meets the objective design standards (refer to [Section 2.6: Objective Design Standards Definitions](#) and [2.7: Objective Design Standards](#)).

**Figure 2-17: Mast Boulevard Residential Neighborhood**



## 2.5.4 Park Avenue Residential Neighborhood

### Vision

The Park Avenue Residential Neighborhood is characterized by existing residential development within large lots. The Neighborhood will benefit from its existing grid street pattern, Park Avenue's generous width, and proximity to retail and services, which can support the residential densities allowed in the Specific Plan.

The following are key elements that will be necessary for the realization of the vision for the Neighborhood.

- ▶ Connect Park Avenue to a new roadway, Main Street, from Park Avenue to Town Center Parkway refer to [Section 3.2.11: Main Street](#) for roadway standards.
- ▶ Incorporate the extension of Edgemoor Drive, which will connect Park Avenue to Riverview Parkway through the Edgemoor Barn property. Refer to [Section 3.2.12: Typical Residential Roadway](#) for roadway standards.
- ▶ Implement the Street Tree Plan and Landscape Standards applicable within this Neighborhood per [Section 3.5: Streetscape Beautification](#).
- ▶ Implement the Residential Neighborhood Standard Signage Treatment (refer to [Section 3.5.3: Gateways and Signage Plan](#)).

**Figure 2-18: Park Avenue Residential Neighborhood**





## 2.5.5 Facilities-Based Neighborhood

### Vision

The Specific Plan recognizes the properties found within the Facilities-Based Neighborhood; which includes the Las Colinas Detention and Reentry Facility, the Edgemoor Skilled Nursing Facility, and the County of San Diego Animal Care Shelter, have reached their development potential and does not envision major changes in the upcoming years.

- ▶ No development and/or expansions are provided by this Plan within the Neighborhood.

Figure 2-19: Facilities-Based Neighborhood





## 2.6 Objective Design Standards Definitions

This section provides the definition of key terms that are used in the Objective Design Standards that follow. These standards apply to all future multi-family and residential mixed use development within the Specific Plan boundary. Key terms will be *underlined and italicized* in the standards and will indicate that there is a definition here associated with it.

- ▶ *“Back-of-House”*: Uses such as refuse areas, blank walls, utility closets, service areas.
- ▶ *Common Open Space*: Areas used for gathering or recreation such as parks and plazas.
- ▶ *Common Outdoor Area*: Spaces providing pedestrian connections, served by pedestrian pathways and public sidewalks. These are inclusive of common open space as well as private outdoor dining spaces adjacent to pedestrian pathways.
- ▶ *Cut-off Light Fixtures*: Type of outdoor lighting that has no direct up-light, meaning that it does not emit any light above the horizontal plane.
- ▶ *Diamond Planters*: Planting areas of square shape at 45 degree angle from the parking stalls alignment. Diamond planters allow for tree planting in parking lot areas, while their geometry and placement allows for efficient use of the parking lots’ area.
- ▶ *Enhanced Paving/Striping*: Stone, brick pavers, concrete unit pavers, poured-in-place concrete with stamped pattern or ornamental insets such as tile, decomposed granite, mosaic inserts, asphalt art.
- ▶ *Floor-to-Floor Height*: The vertical distance from the top of the floor finish to the top of the floor finish on the next floor above or below.
- ▶ *Landscape Area*: Outdoor areas treated with grass, shrubs, trees or other vegetative elements.
- ▶ *Landscape Peninsula*: An extension into the parking area of the landscape buffer that separates parking from a sidewalk. This landscape element shall be the same depth as the adjacent parking stalls.
- ▶ *Parking Area*: Any surface parking lot, on street parking, Parking deck or parking garage.



- ▶ **Paseos**: A walkway located with buildings and landscaping on both sides. Trees are incorporated in the landscape element to provide shade. Lighting and street furniture are also included.
- ▶ **Pedestrian Connections**: A pedestrian pathway that connects one space to another. Pedestrian connections are allowed to cross streets provided that appropriate crosswalk striping and signs are provided.
- ▶ **Pedestrian Pathway**: Any sidewalk, paseo, trail, or other feature intended for pedestrian use as a means of access.
- ▶ **Plaza**: An outdoor public space, predominately hardscape in nature that uses one of the following ground treatment materials: colored concrete, stamped concrete, pavers, exposed aggregate concrete, artistic inserts. A plaza must also provide shade canopies at the perimeter in the form of trees or trellis fixtures (minimum 1 per 250sf of plaza hardscape).
- ▶ **Publicly Accessible**: Any space not intended for exclusive use by site tenants/residents.
- ▶ **Public Realm**: Anything adjacent to a public street, public walkway, trail or other public venue such as a playground, plaza, or entertainment space.
- ▶ **Public Sidewalk**: Any sidewalk adjacent to a public street within the right-of-way.
- ▶ **Public Street**: Any street within the public right-of-way which is not exclusively used for accessing residential units, or loading/unloading areas.
- ▶ **Shared Landscape Areas**: Common areas used for gathering or recreation, that provide appropriate seating, shade, light, and trash receptacle amenities. These areas can either be hardscape or planted.
- ▶ **Street Facing**: Elements of a facade that are adjacent and parallel to a public road such as Riverview Pkwy, Town Center Pkwy, and Park Avenue.
- ▶ **Softscapes**: A living landscape element consisting of plants, flowers, trees, shrubs, grass etc...It can also include treatments such as loose gravel or sand that are typical xeriscape applications. Bark, wood chips and similar treatments are also acceptable.
- ▶ **Trails**: Multi-modal pathways to be used by pedestrians and cyclists.
- ▶ **View Corridors**: An unobstructed view path between two points.



## 2.7 Objective Design Standards

This section includes objective design standards that describe how new development will support and enhance the desired character, quality, and atmosphere within the Town Center Specific Plan area. These standards apply to all future development within the Specific Plan boundary. At the core of these standards is the desire to create a welcoming pedestrian environment filled with visual interest and shaped by the surrounding architecture and landscape. When there is a conflict between the standards and requirements of this Specific Plan and Title 13 of the Santee Municipal Code, the Specific Plan shall supersede.

### A. Engaging the Street

To ensure that buildings appropriately address unique site conditions and meet the ground in a meaningful way, buildings shall be designed to meet the following objective criteria.

1. Main entry to ground floor retail and shared lobby spaces that serve multiple tenants shall be street facing and immediately connected to a sidewalk.
2. Any courtyard, *plaza* or outdoor dining area shall be accessible from a *public sidewalk*.
3. Ensure windows and storefront glazing allow for clear views of courtyards, plazas or outdoor dining areas.
4. All ground floor residential units directly accessible from the outside shall include a porch or front yard and shall be a minimum 6' in depth, measured perpendicular to the face of the building. Fractional calculations shall be rounded up.
  - i. Opaque walls are not allowed to delineate the porch or front yard.
  - ii. Any fence or other landscape screening elements shall not exceed 3' in height.
5. At least 30% of ground floor residential uses shall be treated with transparent or translucent glazing measured from floor-to-floor.
6. At Least 75% of ground floor, street facing mixed use commercial uses measured floor to floor OR 20% minimum of gross wall area of stand alone, street facing commercial uses shall be treated with transparent or translucent glazing measured from floor to floor.
  - i. The sill height of all commercial glazing shall be no more than 30" above the adjacent exterior finished floor.
  - ii. Where it is infeasible to provide glazing along a wall such as; a parking garage, trash room, mechanical room, or electrical room then one (1) of the following options must be provided.



**Figure 2-20: Engaging the Street**



- 1 3' landscape buffer with adequate shade trees between parking stalls and 5' sidewalk
- 2 One (1) landscape peninsula shall be provided per every ten (10) spaces
- 3 Buildings positioned along the street shall orient front entries to the street
- 4 Articulation of building massing through the use of balconies, changes in plane, or changes in roof line

- iii. Landscape area with a minimum dimension of 3' in depth and a width equivalent to 70% of the wall. OR a 2' deep landscape area AND a vertical trellis system made of either cable wire or wood, attached to the face of the building. The trellis shall span the full height of the ground floor.
- 7. Where a use other than residential or parking is located at the ground floor, the minimum floor-to-floor height shall be 12'.
- 8. Buildings positioned along a public street shall orient main front entries to the street. Street facing residential units shall have covered front entries with a minimum recess or projection of 12 square feet in area.
- 9. Ground floor residential units that are not adjacent to a public street shall have front entries oriented to common areas such as paseos, courtyards, parking areas, and shared landscape areas.
- 10. All commercial/office unit entrances shall face a public street, a parking area, or a plaza.
- 11. When a building has multiple entries along its frontage, one (1) of the following transitions between each separate tenant shall be provided.
  - i. Columns
  - ii. Change in material
  - iii. Change in plane a minimum of 1'
  - iv. Vertical trim element
- 12. "Back-of-house" uses are not allowed to face a public street.

**B. First 30'**

To create a human-scale environment and buildings that are compatible with and enhance the surrounding area, buildings shall be designed to meet the following objective criteria.

1. Buildings shall incorporate the following features.
  - i. Enhancement of all entrances through the use of one (1) of the following elements:



*Active commercial frontages will incorporate human-scale building features.*



*Walkways within new development will incorporate clear paths of travel and include landscaped buffers from vehicular traffic.*

- Awnings
  - 3' change in plane minimum
  - Change in material
  - Change in color
  - 3' vertical change minimum in the roof line directly above the entrance
- ii. Articulation of building massing through the use of two (2) of the following elements:
    - Balconies that are a minimum 6' wide and a minimum of 4' in depth (recessed or cantilevered).
    - A minimum 15' wide by 2' deep change in plane that extends the full height of the building.
    - 3' vertical change in the roof line that extends a minimum width of 15'.
  - iii. Sconce or recessed can lighting at all entrances.
  - iv. At the top of the ground floor, a minimum 1' wide horizontal band of a different plane shall be provided such as a cornice or lintel.
  - v. Where vertical changes in building material or color occur, a minimum 1' wide horizontal band of a different plane shall be provided as separation such as a cornice or lintel.
  - vi. Where horizontal changes in building material or color occur, a minimum 1' change in plane shall occur for the entirety of that section of material or color.



**Figure 2-21: Building Articulation and Massing**



- 1 At least 30% of ground floor residential uses shall be treated with transparent or translucent glazing.
- 2 When a building has multiple entries along its frontage, transitions between tenants shall be provided
- 3 Articulation of all entrances through the use of one: awnings, color, material, plane
- 4 Balconies a minimum 6' wide and a minimum of 4' in depth (recessed or cantilevered)

2. Buildings four (4) - stories or more shall incorporate the additional following features:
  - i. Floors 4 and above must break up their massing by providing balconies or projecting/recessing a minimum of 4' at typical structural bays along the elevation.
  - ii. Buildings taller than four (4)- stories must limit the footprint of floors 5 and above to a maximum of 85% of the ground floor.

**C. Integrated Parking**

To ensure that parking does not function as a standalone element, but instead is incorporated into the pedestrian experience, design shall meet the following objective criteria:

1. Surface parking shall not be located between the building frontage and a public sidewalk.
2. Trees shall be planted at a ratio of one (1) tree to every five (5) parking spaces.

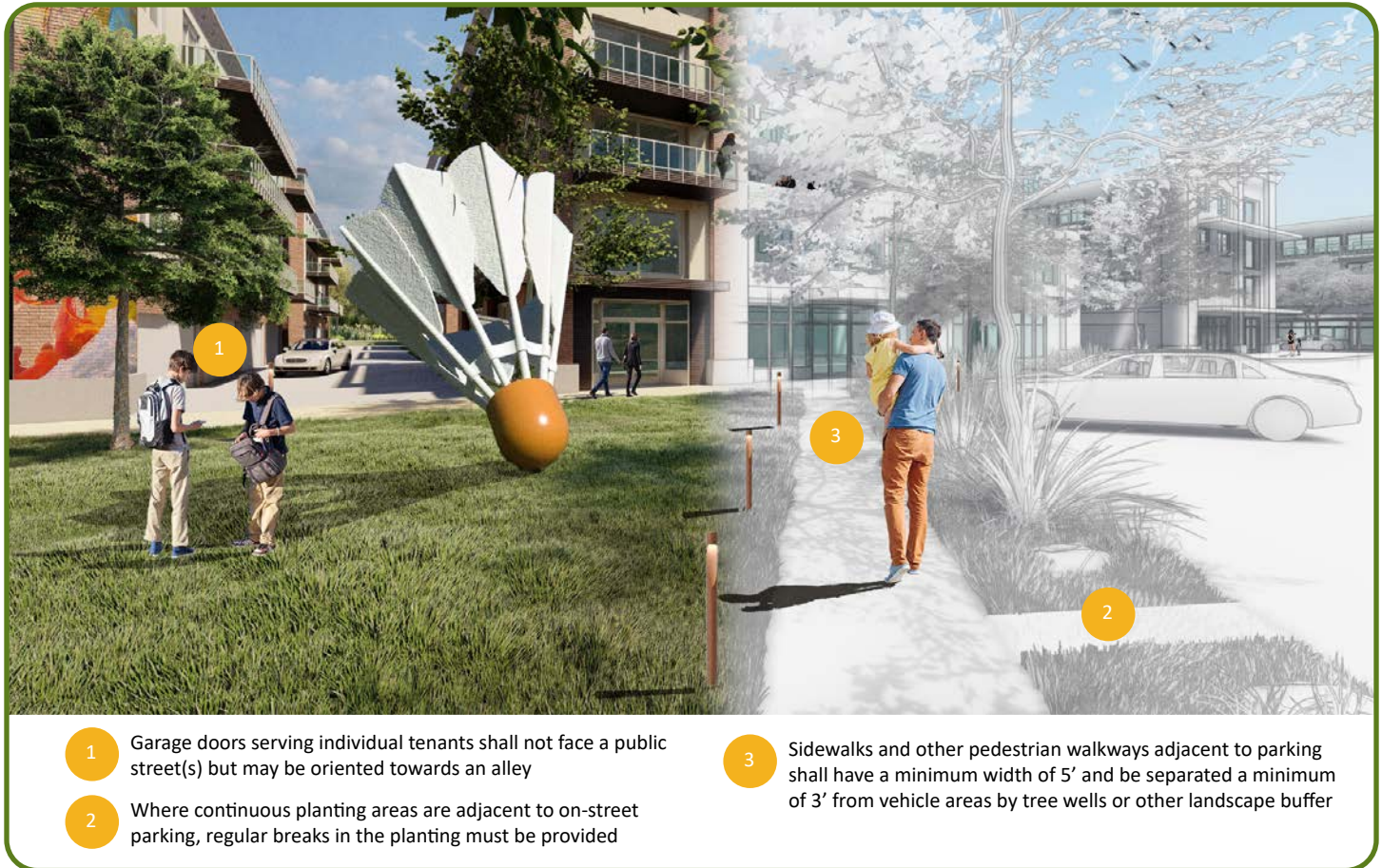
3. Planting area placement. All parking lots shall incorporate diamond planters of 4 feet by 4 feet to be provided after 5 parking spaces in a row. Planters shall incorporate landscape treatments and a minimum of one shade providing tree.
4. All end parking stalls shall be adjacent to landscape peninsula. This step-out area shall not reduce the minimum 5' inside dimension of the planter.
5. Sidewalks and other pedestrian walkways adjacent to parking should have a minimum width of 5' and be separated a minimum of 3' from vehicle areas by tree wells or other landscape buffers.
6. Enhanced paving or stripping shall be included where pedestrian crossings occur in parking areas and street intersections. Unique, artistic paving shall be provided in the Town Center Core.
7. Entry driveways shall have a minimum 12' deep full width enhanced treatment using patterns and/or colored pavers, brick, or decorative colored and scored concrete.



*The plaza at Trolley Square incorporates art into the columns to create a sense of place and atmosphere.*

8. Best management practices (BMPs) shall be integrated into the landscape to reduce the speed and amount of stormwater entering the MS4 from the parking or loading facility.
9. For projects containing tuck under parking, parking garage, podium parking, etc. The following apply:
  - i. Garage doors serving individual tenants shall not face a public street(s) but may be oriented toward an alley or a private street/driveway that is internal to the project.
  - ii. Garage doors cannot face a common space or play area.
  - iii. Above ground parking structures shall be screened, or wrapped with other active uses (retail, office, residential) along public streets leaving only the access points for vehicles visible.
  - iv. Facades of parking structures/garages that are not lined with active uses shall be screened using architectural and/or landscape solutions that are integrated into the structures design (e.g. perforated panels, “green walls”, vine screens, columnar trees, or art elements).
10. When applicable, parking structures shall include photovoltaic treatments.
11. Parking structures shall integrate audible warning systems when access driveways are near sidewalks.
12. To avoid ambient lighting on nearby buildings or open space, parking structures shall screen night lighting.

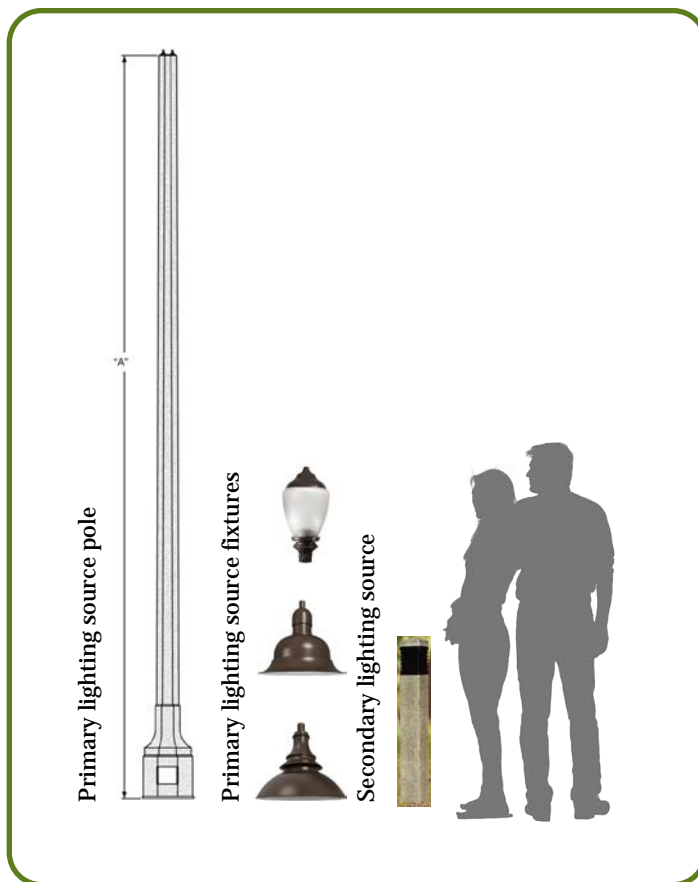


**Figure 2-22: Integrated Parking**

## D. Pedestrian Linkages

To create an attractive, welcoming, safe, and active interface between private development and the public realm, buildings and site design shall meet the following objective criteria:

1. Street edges shall be defined by tree wells or other landscape buffers a minimum of 3' deep. Where continuous planting areas are adjacent to on-street parking, regular breaks in the planting area must be provided a minimum of every 25' continuous.
  - i. Street trees shall be planted in aligned rows centered within planting strips, or within tree wells within the sidewalk at the back of the curb.
2. Walkways shall be a minimum 5' wide flanked on both sides with landscape.
  - i. Shade trees shall be provided so that at maturity a minimum of 75% of the walkway is shaded.
3. Where T-intersections occur, mid block crossings must be provided.
4. Chain link fences, wooden fences and unfinished freestanding or retaining cinder block walls shall be prohibited.
5. Gated communities are not allowed.



**Figure 2-23: Example of Light Fixture Variation**

### Art

6. Developments within the Arts and Entertainment Neighborhood shall provide as an amenity a minimum of one (1) art piece in the public realm, per 10,000 sq. ft. of developed building area subject to approval from the City.
  - i. Art in the public realm may include but is not limited to; sculpture, murals, electronic treatments, asphalt art, landscape, water features, mosaics, and fabric.
7. Art in the public realm shall be located directly adjacent to public sidewalks, pedestrian pathways, and common outdoor areas.
8. Art in the public realm shall be located at regular intervals along pedestrian pathways and trails. Minimum one (1) per block, or every 200' (continuous) whichever is lesser.

9. Common spaces accessible to the public shall include art elements in the form of custom light fixtures, seating, or shading devices at a rate of one (1) per 1,000 square feet. These elements can count toward the overall art requirement of the development.

### Pedestrian Lighting

10. All exterior lighting used for pedestrian pathways shall be cut-off fixtures and arms that match adjacent street lighting standards from the following selection or similar as approved by the Planning Director:
  - i. Arm: ANP Lighting Model PA200. Fixture: ANP Lighting Model LA402
  - ii. Arm: ANP Lighting Model PA231. Fixture: ANP Lighting Model LA196
  - iii. Arm: ANP Lighting Model PA742. Fixture: ANP Lighting Model LF3344
  - iv. Market lights or string lights are allowed along Main Street, Edgemoor Drive, within plazas, along paseos, and at any outdoor dining location.
11. Poles for primary light sources shall be Ameron Contemporary Series 5B7 or similar as approved by the Planning Director.
12. Secondary Light sources shall be concrete Ameron Square Louvered Bollards or similar as approved by the Planning Director.
  - i. Along trails, secondary lights shall be concrete Ameron Square Wood Grain Bollards.
13. Lighting along pedestrian pathways shall provide a minimum of two (2) lighting sources.
  - i. Primary lighting sources shall be spaced every 75'-90' and shall be 12'-15' in height.
  - ii. Secondary lighting sources shall be spaced every 20'-25' in between primary lighting sources and shall not be taller than 44".



**Figure 2-24: Pedestrian Oriented Street Edge**



- 1 Where T-Intersection occur, mid-block crossings must be provided
- 2 Lighting along street edges shall provide primary lighting sources every 75'-90'

- 3 At least 75% of ground floor commercial shall be treated with transparent or translucent glazing
- 4 Street trees shall be planted in aligned rows centered within planting strips, or within tree wells

iii. Ambient lighting sources shall be integrated into adjacent railing systems where applicable.

- 14. Walkway lighting along street edges shall provide primary lighting sources every 75'-90' and shall be 12'-15' in height.
- 15. Uplighting is allowed in the following locations:
  - i. When used as part of an approved art installation or sculpture.
  - ii. In landscape areas to highlight accent plant material.
  - iii. As part of signage and flagpoles.
- 16. Light sources shall have a correlated color temperature (CCT) of 4000K.

irrigation controllers, switch and panel boxes, and utilities such as gas and electrical meters shall be located at interior corners of building walls or behind landscape elements and not visible from a public right-of-way.

- 18. Where feasible, utility equipment shall be placed underground. If utility boxes are required to be above ground, they shall be screened from view and/or painted or wrapped artistically.

**E. Street Furniture**

- 1. Publicly accessible common areas shall provide seating and ornamental trash and recycling bins.
  - i. Where planter walls are provided, seating elements shall be integrated into the planter wall itself.
- 2. Seating shall be provided at each block within 30' of an intersection or mid-block crossing.

**Utilities**

- 17. Wall-mounted utility elements such as vents, exhausts, wires, conduits, junction boxes, transformers, ballast, backflow devices,

3. Seating shall be provided along pedestrian pathways and trails at regular intervals not to exceed 150'.
  - i. Seating shall be arranged in ways that either face the trail/pathway or face each other to accommodate different uses.
  - ii. Seating shall not be placed to face towards any parking area.
  - iii. Seating must be integrated within the landscape by being set outside of designated walking paths, and paired with artwork and a minimum of one (1) of the following accessories:
    - Trash or recycling bins
    - Shading devices
    - Shade tree
    - Artwork
    - Lighting fixture
  
4. Light fixtures and other street furniture elements should be made of durable high-quality material such as painted fabricated steel, painted cast iron, painted cast aluminum, and cast concrete.
  - i. Steel fixtures must be galvanized in order to protect against rust and weathering.
  - ii. Paint over the galvanizing (“duplex” system) is allowed, but must include a UV-protectant clear coat.
  - iii. Seating can incorporate wood elements.
  
5. Bike racks/lockers
  - i. Bicycle racks shall be made of stainless steel, cast ductile pipe, or hot-dip galvanized steel pipe.
  - ii. Bicycle racks shall be mounted to concrete surfaces or subsurfaces.
  - iii. Bicycle racks shall not require lifting of the bicycle in order to secure.
  - iv. Bicycle racks shall fall under one of the following styles: Inverted-U shape, horseshoe, and loop. Lockers are also acceptable.
  - v. Custom-designed art rack styles are also encouraged, provided they meet the above functional and material requirements.

**Figure 2-25: Example of Various Furniture Elements**







- 1 Locations for sculpture and art installations shall be provided at regular intervals
- 2 The Riverview Art Trail shall meander and maintain a width of 12'

- 3 Lighting along trails shall provide primary lighting sources spaced every 15'-20' and shall not be taller than 44"
- 4 Art in the public realm may include but is not limited to; sculpture, murals, electronic treatments, landscape, etc.

**Figure 2-26: Pedestrian Linkages**

**Signs**

- 6. When incorporated, light features of any kind shall remain constant in their color and intensity.
- 7. Freestanding signs shall be stationary in all components.

**F. Special Edge Conditions**

A major feature of Town Center is the Riverview Art Trail, connecting Riverview Parkway at the north to Mission Gorge Road at the south. It is important that projects directly engage, provide access, and maximize views to the public amenity. In addition, any new development or redevelopment of properties which abut the San Diego River must adhere to the following requirements:

- 1. The Riverview Art Trail shall meander and maintain a width of 12'.

- 2. Railing along the Riverview Art Trail, or any other trail along the San Diego River shall be made of weathering steel and vertically run aircraft cable.
- 3. Locations for sculpture and art installations shall be provided at regular intervals a maximum of 250' feet apart along the Trail.
- 4. View corridors and pedestrian connections from Riverview Parkway to the Trail shall be provided at a minimum every 500'.
- 5. Educational signs describing local ecology and wildlife shall be placed at regular intervals along the Trail a maximum of 500' apart.
- 6. Wayfinding signs must be located at all trail connections and entrances.
- 7. Buildings shall maintain a minimum 10' setback from the Trail at any given location.
- 8. Buildings directly adjacent, and taller than three (3)-stories must step away from the open space above the 3rd floor a minimum of 10'.

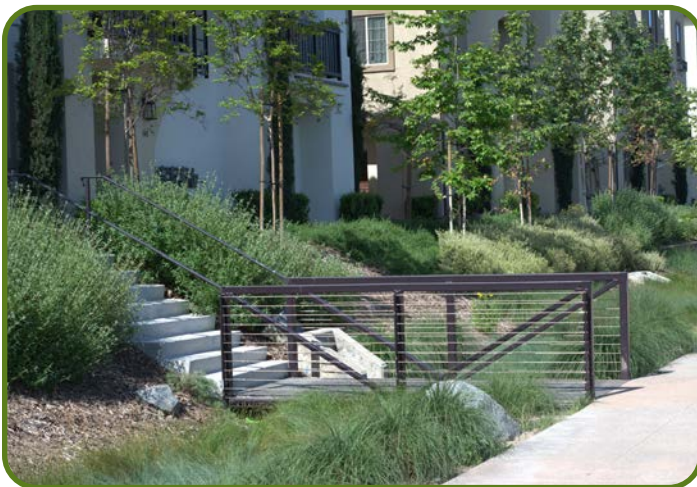
9. Courtyards and other communal spaces shall be provided along the open space and make direct connections to the trail.
10. Where adjacent, all ground floor non-residential uses must directly connect to the Riverview Art Trail and any other trails along the San Diego River.
  - i. Where applicable, residential units must be located at the ground floor and oriented to face the Trail.
11. “Back-of-house” functions are not allowed to face the Riverview Art Trail.

12. The east side of the Riverview Art Trail shall be planted with evergreen trees and other screening vegetation to visually buffer the Las Colinas Detention Center.
  - i. At all other locations adjacent to the Las Colinas Detention Center, trees and other screening vegetation shall be used as a visual and security buffer.

## G. Open Space and Recreation

To ensure that residents and visitors have access to usable open space and common facilities that provide recreational opportunities, promote a safe environment, and enhance the pedestrian experience, common area and open space design shall meet the following objective criteria:

1. Softscapes shall be located in all outdoor areas that are not specifically used for parking, driveways, walkways, patios, plazas, or other recreation amenities listed at the end of this section.
2. Plants shall be grouped in high and low maintenance zones to minimize the use of water and efficiently locate irrigation needs.
3. Common open space shall not be bordered by streets or parking on more than one (1) side.
4. Hardscape space should not comprise more than 30% of common outdoor areas.
  - i. Performance spaces, such as outdoor amphitheaters, with fixed seating, do not count towards allowable hardscape area.
5. Courtyards and common outdoor areas shall be visible from the street, parking areas, pedestrian pathways, storefronts or residential uses.
6. Decorative water features, including but not limited to decorative fountains, reflective pools, spray/mist fountains shall be integrated in high-use and visibility areas.
  - i. Re-circulating water shall be used for all decorative water features.



*Riverview Apartments provide connectivity to trails along the San Diego River.*



*Amenities with direct connection to trail.*



7. Pedestrian pathways shall be made of the following:
  - i. Stone
  - ii. Brick pavers
  - iii. Concrete unit pavers
  - iv. Stamped concrete
  - v. Colored concrete
  - vi. Broom finish concrete
  - vii. Exposed aggregate concrete
  - viii. Decomposed granite (DG)
8. The first 50 feet of a pathway near a trailhead shall include an artistic element such as stamped animal footprints.
9. Both seasonal and year-round flowering shrubs and trees should be used along pedestrian pathways and near common open space, or as a frame for building/unit entrances.
10. Multi-family and mixed use residential projects shall provide both passive and active recreation amenities. The size for passive recreation amenities shall at a minimum be 600 square feet total. The size for active recreation amenities shall at a minimum be 2,000 square feet total. Required amenity areas should be combined into a single area, but may be separated into multiple spaces.
  - i. Passive recreation amenities include community gardens, outdoor gathering/seating area, picnic/barbque area, pet area/dog park, or courtyard/plaza.
  - ii. Active recreation amenities include playground/tot lots, sport court/field, outdoor fitness area, swimming pool, exercise structure or complex, clubhouse w/kitchen, recreation hall.
11. Multi-family developments with more than 15- units shall provide a play area with at least two (2) structured play modules (e.g. slide and sand box, or tunnel and climber) and a

picnic table adjacent to the play area. This required play area can count towards the total square feet required for active amenities.

## H. Bird Safe Treatment

In recognition of the Specific Plan area being in close proximity to the San Diego River and its associated habitat, new projects, specifically north of Town Center Pkwy., west along the Riverview Art Trail, and the area between Riverview Pkwy, Magnolia Ave., and Las Colinas Detention Center, should be sensitive to the interface and transition between developed and natural areas. Special design consideration consistent with this section should be applied to lighting, landscape, and facade treatments as these three areas most directly affect birds and their associated habitat.

1. Glazing treatment or architectural design shall be used to reduce the amount of untreated glazing to less than 10% of the building facade above the ground floor including, but limited to:
  - i. Film and art treatment of glass
  - ii. External screens
  - iii. Architectural features such as awnings, overhangs, and louvers that block the view of glass. When these elements are used, window treatments that reduce reflections shall be used in conjunction.
  - iv. Fritted or frosted glass



*Riverview Apartments incorporates residential common spaces and amenities, including a swimming pool.*

- v. Ultraviolet glass that reflects UV light perceptible to birds.
- vi. Opaque glazing
- vii. Glass that is interrupted by mullions, grills, louvers, screens, etc. shall follow the “2x4 Rule”, which describes the maximum distance between elements in bird deterring patterning.
- viii. Balconies using glass railings must also comply with this section.
- ix. Treatments recommended by a qualified biologist may be accepted on a case-by-case basis.
- x. Landscape shall be designed to keep birds away from the building façade through the following standards:
- xi. Trees and other vegetation planted adjacent to a reflective surface shall be planted no further than 3’ from that surface.
- xii. Building edges shall be clearly defined at exterior courtyards and recessed areas with opaque materials or non-reflective glazing.
- xiii. Red and blue lights shall be limited to what is required for security and safety warning needs.



*View of site 20 from Edgemoor Drive (looking north).*

## I. Historic Site Adjacency

1. Development proposals within Site 20B shall demonstrate project site planning and building design that respects and enhances the Polo Barn historic site, which should consist of the following:
  - i. Pedestrian connectivity between proposed uses and Polo Barn historic site.
  - ii. Landscape that enhances the Polo Barn historic site.
2. Development proposals within site 20B shall demonstrate how they would adhere to the Secretary of Interior Standards for the Treatment of Historic Properties and standards and guidelines prescribed by the State Office of Historic Preservation.

## J. Aviation Land Use Compatibility

1. Development proposals within sites 16A, 16B, 20A and 20B, shall demonstrate that design features are incorporated into the site plan to address identified aircraft safety and noise hazards, consistent with General Plan Safety Element.
2. Development proposals within Review Area 1 per the Gillespie ALUCP, shall be routed to the Federal Aviation Administration for a determination of no hazard to air navigation and to the ALUC for consultation as part of the site-specific development review.



## K. Noise

If operational activities within the TCSP, AEN, or Housing Element sites 16A, 16B, 20A, and 20B will produce noise levels that will adversely affect nesting birds during the breeding season for least Bell's vireo (March 15 to September 15), coastal California gnatcatcher (March 1 to August 15), or raptors (January 15 to July 15), activities nearby to suitable special-status species habitat on preserved land will be designed and implemented to minimize noise impacts to preserves and wildlife. Operational activities shall (1) be allowed to continue if a temporary noise barrier or berm is constructed at the edge of the suitable special-status species habitat to ensure that noise levels are reduced to below 60 A-weighted decibels (dBA) or the measured existing ambient at the edge of suitable habitat, or (2) operational activities that would be above 60 dBA Leq hourly at the edge of suitable habitat shall be allowed to continue with incorporation of noise reduction strategies in equipment, siting and site design, features, timing, noise barriers, landscaping, and buffer separation.

- a. To provide a noise buffer for sensitive species, development proposals located along the San Diego River must be located at least 45 feet from the edge of the floodway as delineated by FEMA.
- b. Development proposals within sites 20A and 20B, shall prepare a noise technical analysis by a qualified professional that demonstrates:
  - i. Noise levels would not exceed the City's General Plan Noise Element compatibility guidelines, or
  - ii. Noise levels which already exceed the levels considered compatible for that use are not increased by 3 dB or more.

## L. VMT Reduction

For development projects located outside of a TPA that both: do not meet other VMT screening criteria and exceed VMT thresholds established by the City, the City shall require implementation of applicable Mobility Element Policies that would support VMT reductions for individual projects. Specifically, the City shall require that future projects are compliant with Mobility Element Policies 9.1 through 9.5, which encourage the use of Transportation Demand Management (TDM) strategies, such as ride sharing programs, flexible work schedule programs, and incentives for employees to use transit. Additionally, alternative transportation modes, such as walking, cycling and public transit are encouraged to reduce peak hour vehicular trips, save energy, and improve air quality. Sample TDM measures that may be applied at the project-level are provided below:

1. Increase mixed use development
2. Increase transit accessibility
3. Provide pedestrian network improvement along project frontage
4. Provide bicycle network improvement along project frontage
5. Provide bicycle parking and bike lockers
6. Implement subsidized or discounted transit passes
7. Provide rider-sharing programs
8. Implement commute trip reduction marketing
9. Implement school pool program
10. Implement bike-sharing or micro mobility program
11. Provide local shuttle to connect visitors to different attractions throughout the City

Additional measures can be found in the California Air Pollution Control Officers Association Quantifying Greenhouse Gas Mitigation Measures report (<http://www.aqmd.gov/docs/defaultsource/ceqa/handbook/capcoa-quantifying-greenhouse-gas-mitigation-measures.pdf>). Mitigation measures should be consistent with the City's Active Transportation Plan.

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# Mobility and Beautification

*3.1 Introduction*

*3.2 Major Roadways*

*3.3 Proposed Transportation Network*

*3.4 Transportation and Parking Goals and Policies*

*3.5 Streetscape Beautification*







### 3.1 Introduction

This chapter provides recommendations and guidelines for the main thoroughfares that provide connectivity within the Town Center Specific Plan area, including Mission Gorge Road, Cuyamaca Street, Town Center Parkway, Riverview Parkway, Park Center Drive, Cottonwood Avenue, and Park Avenue. This section also addresses bicycle facilities, pedestrian facilities, transit services, and on-street parking improvements.

The Specific Plan envisions minimizing conflicts between vehicular traffic and bicycle circulation and provides standards for the establishment of a clearly defined pedestrian and bicycle circulation system that provides connectivity to the natural features within the area and the San Diego River.

This chapter also addresses streetscape beautification within the Specific Plan area. Streetscape beautification encompasses the elements of a street that are part of the public realm and enhance the community's character, including roadways and road intersection elements, such as median and crosswalks, sidewalks, street furniture, street trees and corner treatments.

The Town Center Specific Plan provides recommendations and guidelines for enhancing the area's streetscape and sense of place through the incorporation of attractive street furnishing and treatments, landscape treatments as part of medians, parkways, and landscaped frontages as part of new development.

The Specific Plan envisions the creation of a pedestrian-oriented environment in the area by incorporating human-scale frontages and enhancing facilities that support pedestrian and bicycle movement along the major roadways within the Specific Plan area.

### 3.2 Major Roadways

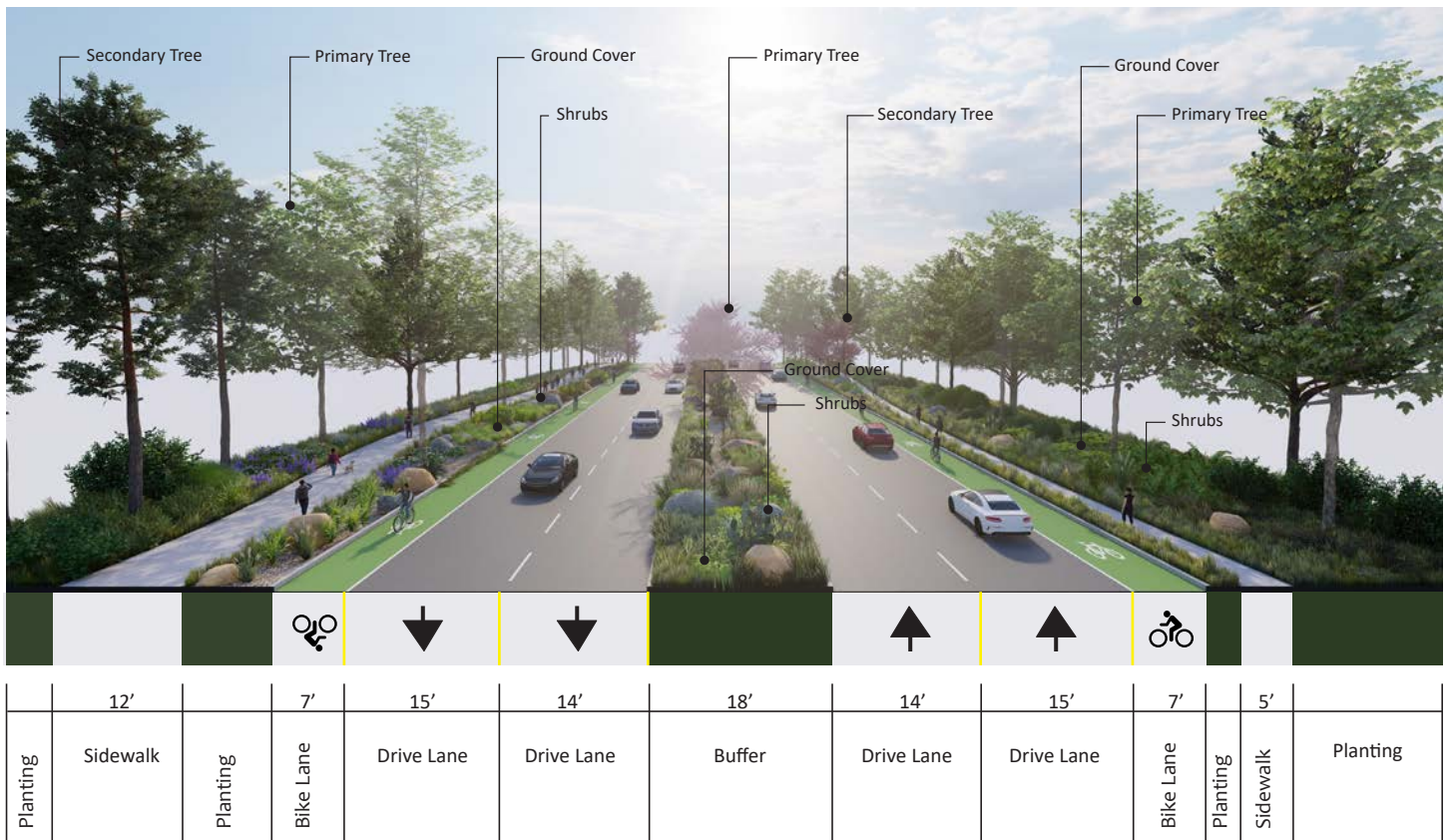
This section provides the roadway facility guidelines and standards, across all modes of travel, for all the Mobility Element roadways that traverse the Town Center Specific Plan area. Existing descriptions of each roadway are provided along with proposed changes where applicable. The cross sections shown represent the existing conditions, or where applicable, the proposed alterations. Existing facility standards as well as the proposed changes that will be implemented along the roadways with the build out of the specific plan are outlined in [Tables 3-1 through 3-12](#). It should be noted that the identified cross-sections and standards represent the most constrained sections of the identified roadway segment, thus these should be considered the minimum standards.



### 3.2.1 Town Center Parkway - Mission Gorge Road to Cuyamaca Street

No changes are proposed along this segment of Town Center Parkway.

**Figure 3-1: Town Center Parkway - Mission Gorge Road to Cuyamaca Street**



**Table 3-1: Town Center Parkway - Mission Gorge Road to Cuyamaca Street**

Mode	Existing	Proposed Changes
Pedestrian	Multi-use pathways on both sides of the roadway	No proposed changes
Bike	Class II bike lanes in both directions	No proposed changes
Transit	Route: MTS Bus Route 834 Bus Stops: Town Center Pkwy & 101 Town Center & 140 Town Center & 3205 Town Center Pkwy & Cuyamaca St	No proposed changes
Auto	Travel Lanes: 4 Center: Raised Median Speed Limit: 35 mph	No proposed changes
Parking	Private and public clubs (YMCA, YWCA)	No proposed changes
Right-of-Way	Curb to Curb: 90' Total: 150- 156'	No proposed changes

### 3.2.2 Town Center Parkway - Cuyamaca Street to Parc One

Figure 3-2: Town Center Parkway - Cuyamaca Street to Parc One



Table 3-2: Town Center Parkway - Cuyamaca Street to Parc One

Mode	Existing	Proposed Changes
Pedestrian	Multi-use pathways on both sides of the roadway	No proposed changes
Bike	Class II bike lanes in both directions	Change to a Class III Bike Route with Sharrows in both directions
Transit	Route: MTS Bus Route 834 Bus Stops: None	No proposed changes
Auto	Travel Lanes: 2 Center: Painted Median Speed Limit: 25 mph	Removed painted median
Parking	None	Implement parallel parking on both sides of the roadway
Right-of-Way	Curb to Curb: 46' Total: 150- 156'	Curb to Curb: 42' Total: 150- 156'



### 3.2.3 Town Center Parkway - Parc One to Riverview Parkway

Figure 3-3: Town Center Parkway - Parc One to Riverview Parkway

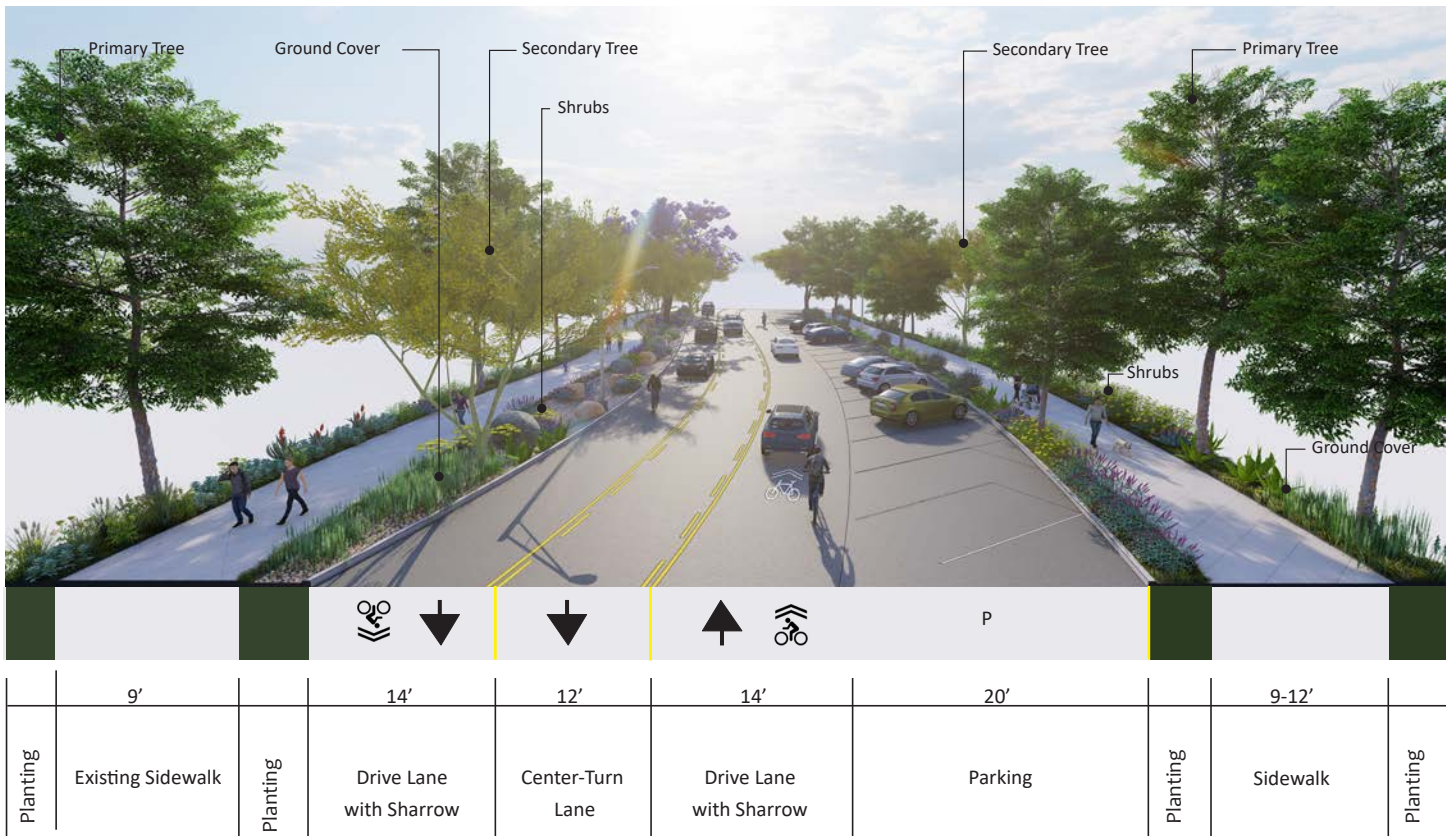


Table 3-3: Town Center Parkway - Parc One to Riverview Parkway

Mode	Existing	Proposed Changes
Pedestrian	Multi-use pathways on both sides of the roadway	No proposed changes
Bike	Class III Bike Routes (Sharrows) in both directions	No proposed changes
Transit	Route: MTS Bus Route 832, 833 & 834 Bus Stops: Santee Town Center	Move Santee Town Center bus Stops to the curb line.
Auto	Travel Lanes: 2 Center: Painted Median / Turn Lane Speed Limit: 25 mph	Narrow travel lanes from 14' to 12' Narrow median / turn-lane from 12' to 10'
Parking	None	Implement angled parking on the northeast side of the roadway
Right-of-Way	Curb to Curb: 40' Total: 90'	Curb to Curb: 54' Total: 90'

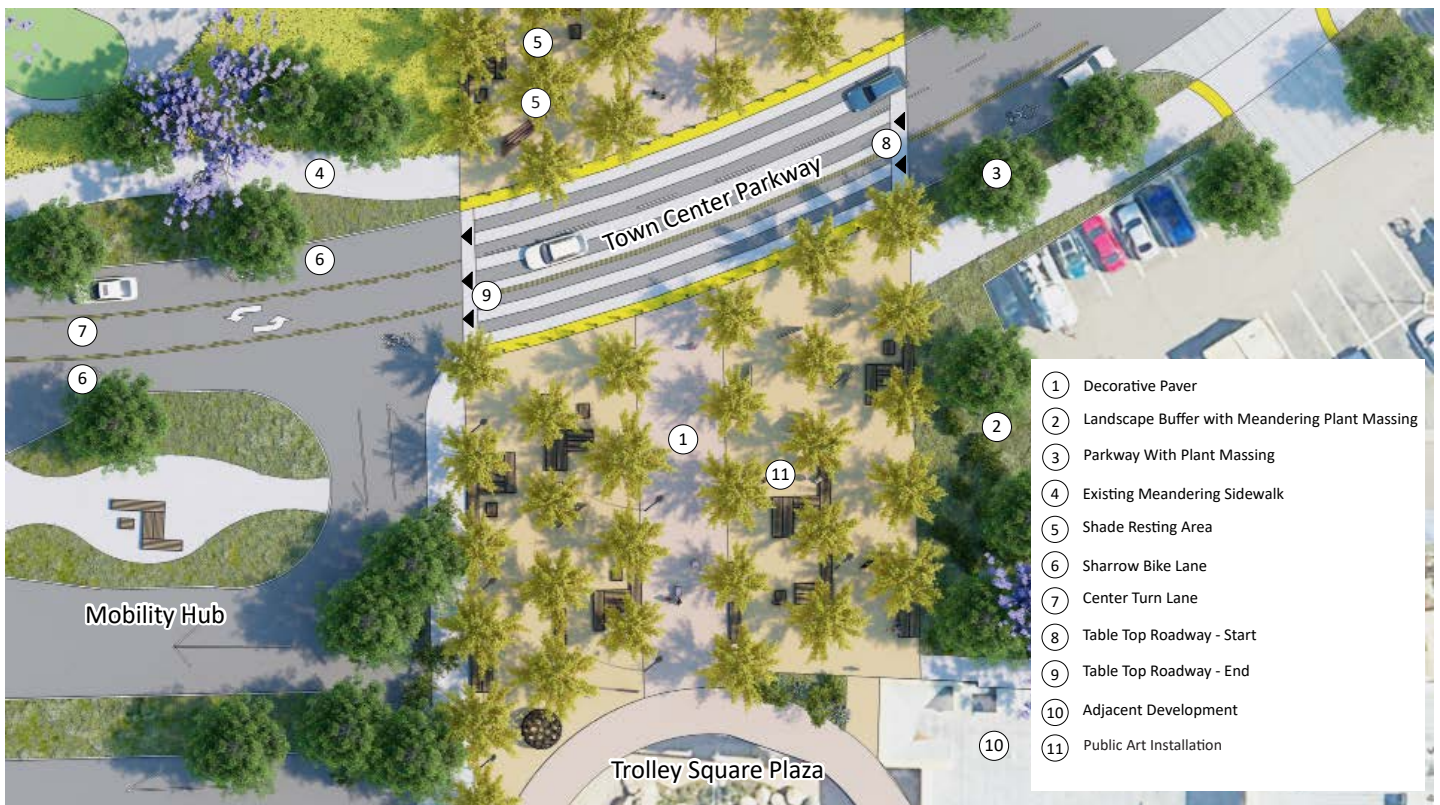
### Other Proposed Improvements

Within the Arts and Entertainment Neighborhood, a safe, inviting, and convenient connection across Town Center Parkway from Trolley Square to the Town Center Core and Bus Station will help the user experience and will be a valuable feature in ensuring the success of the neighborhood. Therefore, the following improvements are recommended:

- ▶ Create pedestrian pathway from the Trolley Station to the Town Center Core and Bus Station.
  - ▷ This would include decoupling the driveways for the MTS Bus Station and Parking lot to the southeast on Town Center Parkway to remove modal conflicts and allow the pathway clear access to the area.
  - ▷ Separate driveways for each site would be provided on either side of the pathway, as shown in the graphic below.
  - ▷ Potentially install a raised crosswalk where the pathway crosses Town Center Parkway.
  - ▷ Potentially install a pedestrian activated signal where the pathway crosses Town Center Parkway.
- ▶ Coordinate with MTS to explore reducing the bus parking/transfer area and/or moving the bus stops to on-street parking to allow for better viability and access.
- ▶ Coordinate with MTS to explore the opportunity of building a parking structure over the existing Bus Station that would serve both the Arts and Entertainment Neighborhood and MTS riders.

Some of these improvements are displayed, conceptually, in the figure below.

**Figure 3-4: Additional Improvements at Town Center Parkway**

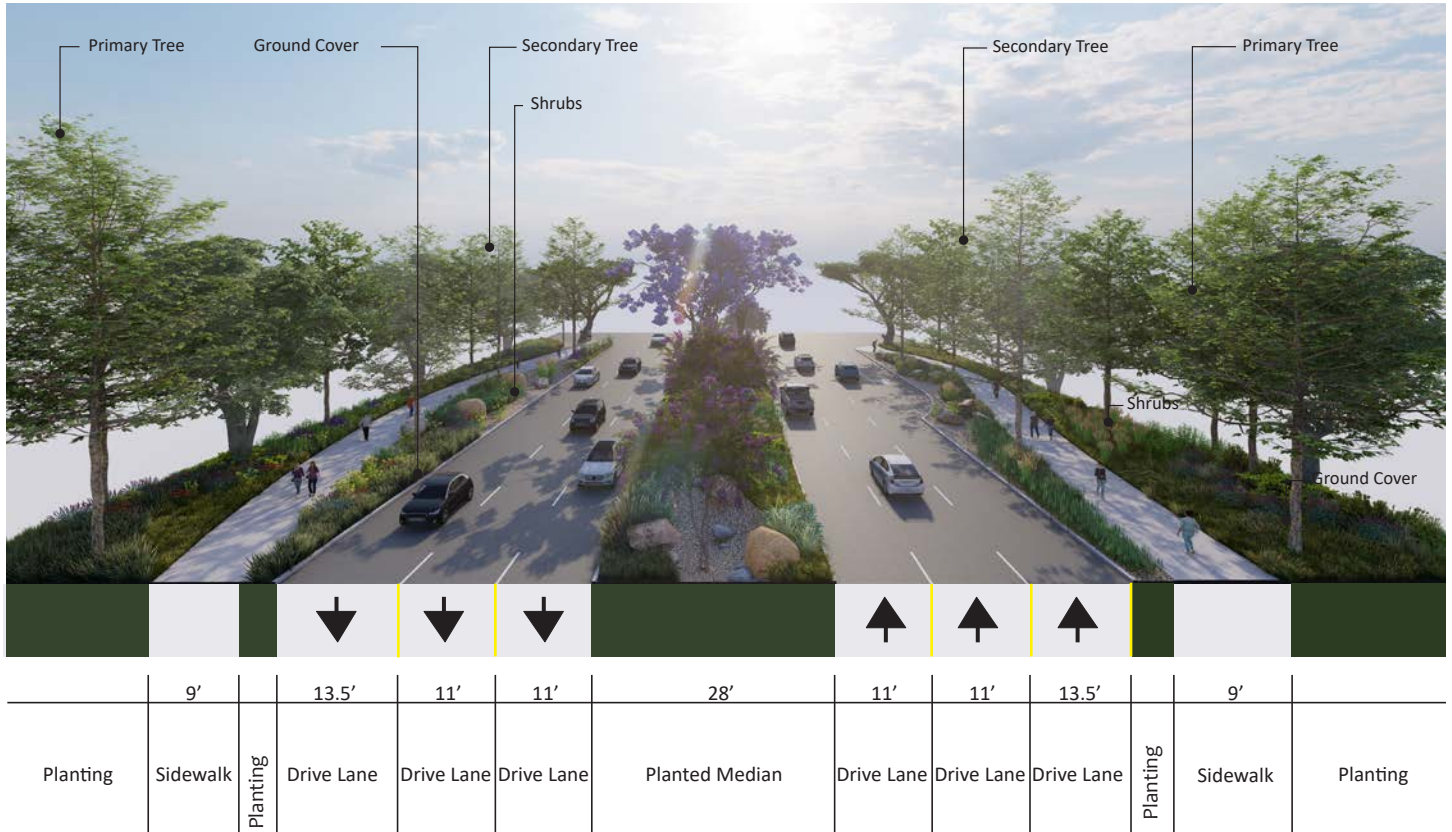




### 3.2.4 Cuyamaca Street - Mission Gorge Road to Town Center Parkway

No changes are proposed along this segment of Cuyamaca Street.

**Figure 3-5: Cuyamaca Street - Mission Gorge Road to Town Center Parkway**



**Table 3-4: Cuyamaca Street - Mission Gorge Road to Town Center Parkway**

Mode	Existing	Proposed Changes
Pedestrian	Multi-use pathways on both sides of the roadway	Implement missing segments of the multi-use pathway on the west side of the roadway
Bike	None	No proposed changes
Transit	None	No proposed changes
Auto	Travel Lanes: 6 Center: Raised Median Speed Limit: 35 mph	No proposed changes
Parking	None	No proposed changes
Right-of-Way	Curb to Curb: 98' Total: 158'	No proposed changes

### 3.2.5 Cuyamaca Street - San Diego River Bridge to Town Center Parkway

Figure 3-6: Cuyamaca Street - San Diego River Bridge to Town Center Parkway

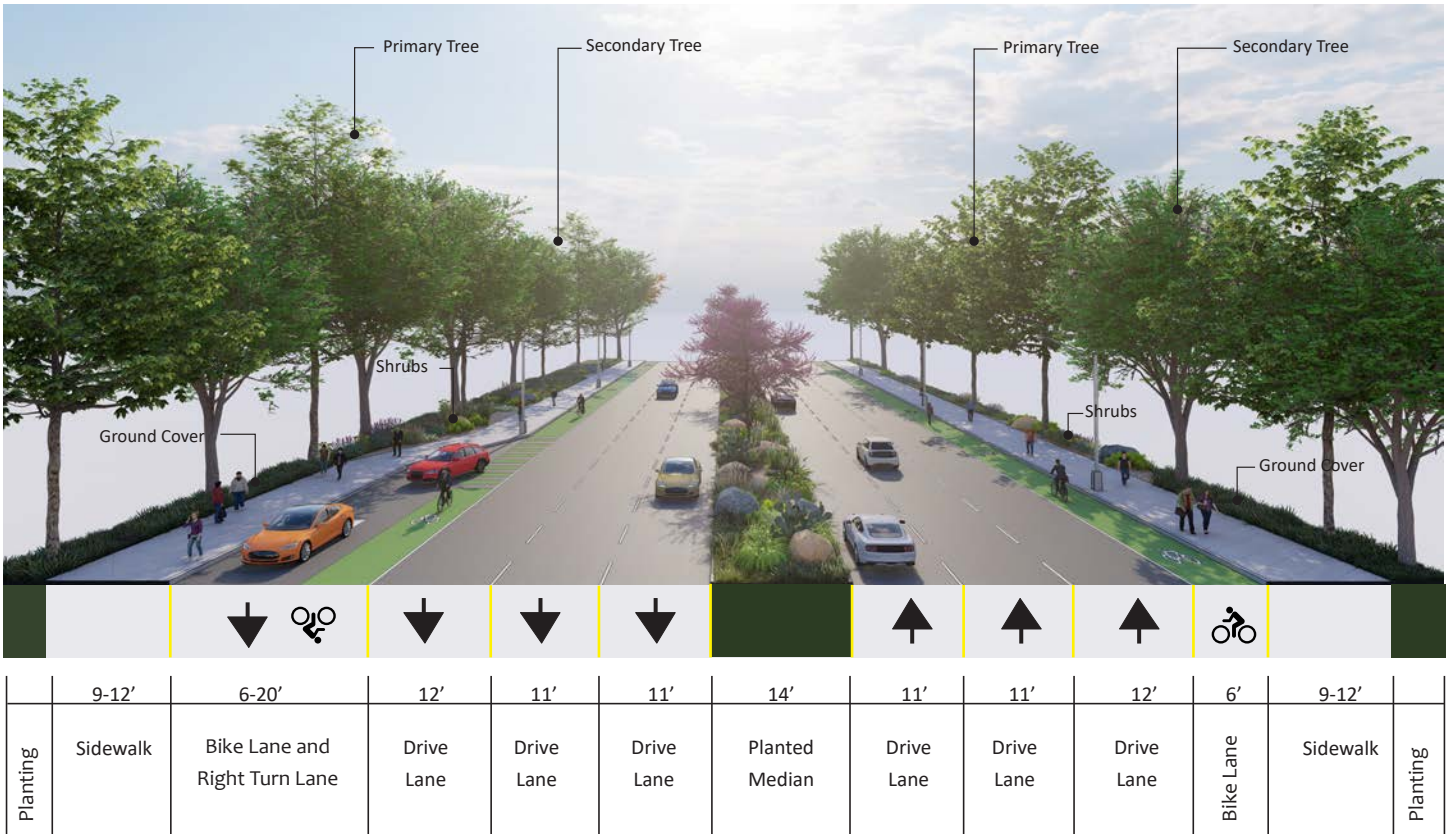


Table 3-5: Cuyamaca Street - San Diego River Bridge to Town Center Parkway

Mode	Existing	Proposed Changes
Pedestrian	Multi-use pathways on the west side of the roadway	Implement a multi-use pathway on the east side of the roadway
Bike	Class II bike lanes in both directions	No proposed changes
Transit	Route: MTS Bus Route 832 Bus Stops: Cuyamaca St & Riverview Dr	No proposed changes
Auto	Travel Lanes: 4 Center: Raised Median / Painted Median Speed Limit: 35 mph	No proposed changes
Parking	None	No proposed changes
Right-of-Way	Curb to Curb: 58' Total: 78'	Curb to Curb: 58' Total: 93'



### 3.2.6 Riverview Parkway - Mission Gorge Road to Cottonwood Avenue

Figure 3-7: Riverview Parkway - Mission Gorge Road to Cottonwood Avenue

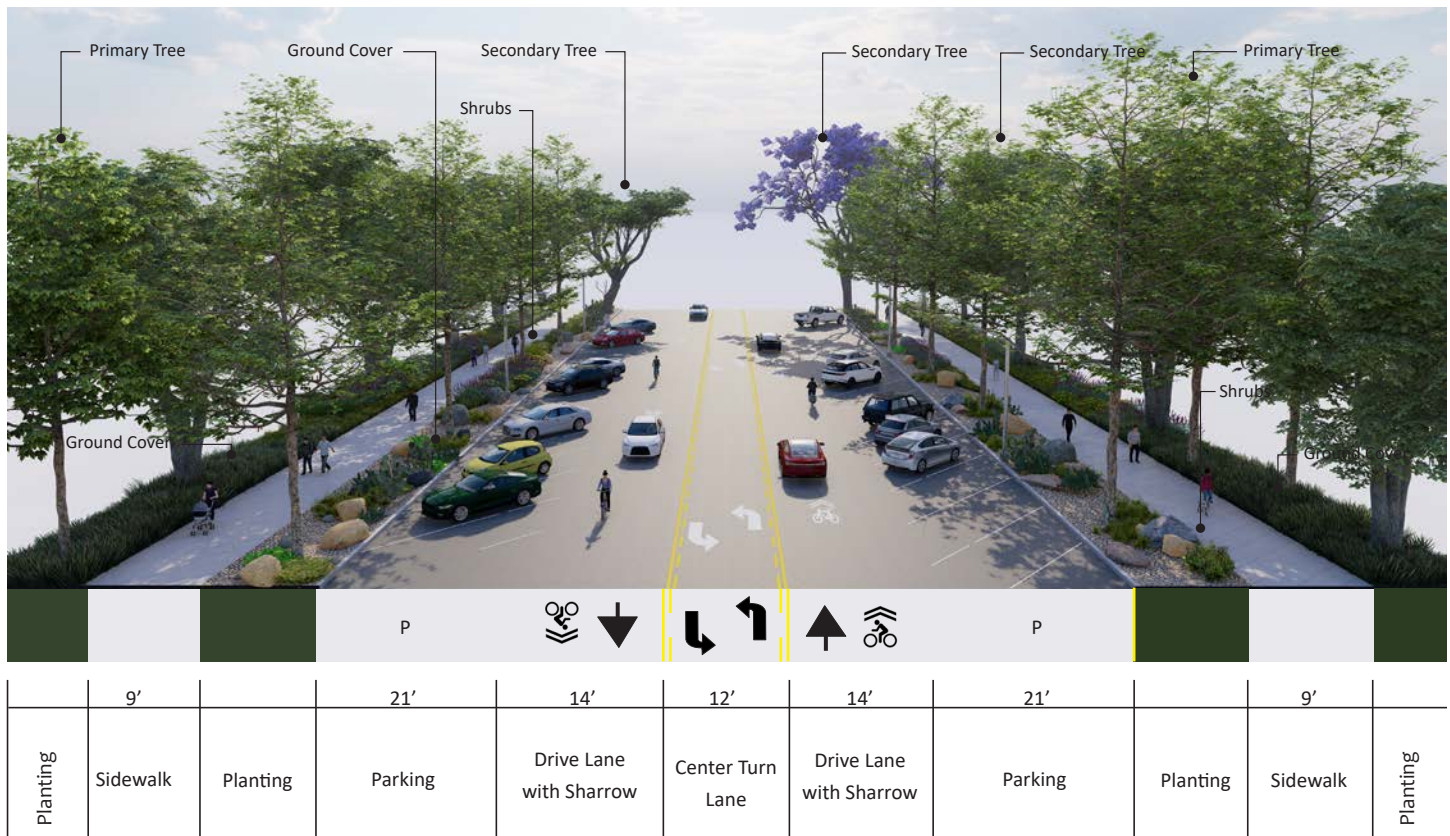


Table 3-6: Riverview Parkway - Mission Gorge Road to Cottonwood Avenue

Mode	Existing	Proposed Changes
Pedestrian	Multi-use pathways on both sides of the roadway	No proposed changes
Bike	Class II bike lanes in both directions	Change to a Class III Bike Route (Sharrows) in both directions
Transit	Route: MTS Bus Route 832 & 833 Bus Stops: None	No proposed changes
Auto	Travel Lanes: 4 Center: Raised Median / Painted Median Speed Limit: 30 mph	Change median from 18' striped median to a 12' continuous left-turn lane Reduce number of travel lanes from 4 to 2
Parking	None	Implement angled parking on both sides of the roadway
Right-of-Way	Curb to Curb: 82' Total: 152'	No proposed changes

### 3.2.8 Riverview Parkway - Cottonwood Avenue to Magnolia Avenue

The additional right-of-way required to construct this roadway to its ultimate classification has already been allocated.

**Figure 3-8: Riverview Parkway - Cottonwood Avenue to Magnolia Avenue**



**Table 3-7: Riverview Parkway - Cottonwood to Magnolia Avenue**

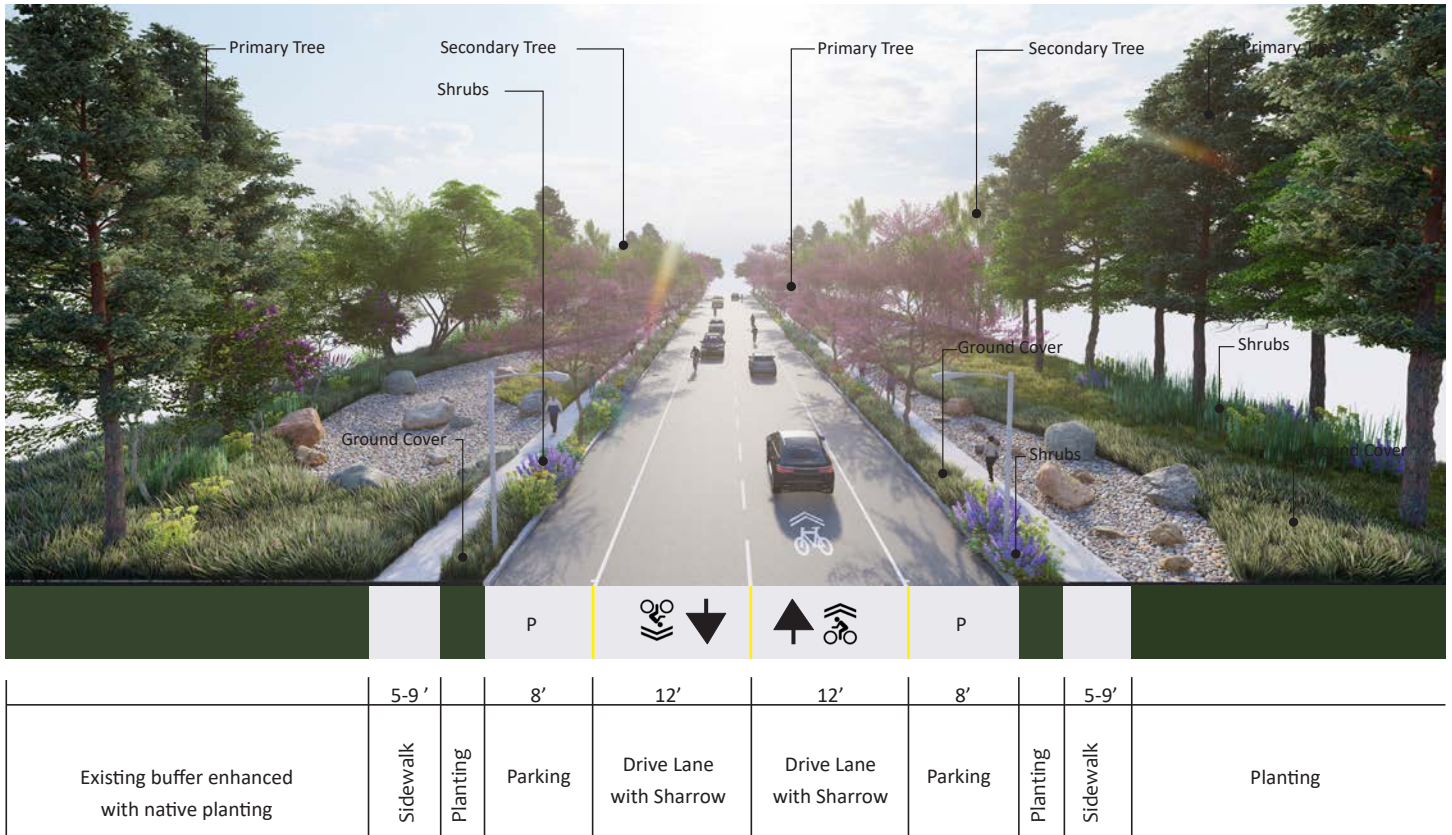
Mode	Existing	Proposed Changes
Pedestrian	Multi-use pathways on south side of the roadway	Implement a multi-use pathway on the north side of the roadway (River Trail)
Bike	None	Implement a Class II bike lanes in both directions
Transit	None	No proposed changes
Auto	Travel Lanes: 2 Center: None Speed Limit: 35 mph	Implement a 18' median
Parking	None	Implement parallel parking on both sides
Right-of-Way	Curb to Curb: 32' Total: 67'	Curb to Curb: 82' Total: 150'



### 3.2.9 Riverwalk Drive - Cuyamaca Street to Park Center Drive

No changes are proposed to this segment of Riverview Drive.

**Figure 3-9: Riverwalk Drive - Cuyamaca Drive to Park Center Drive**



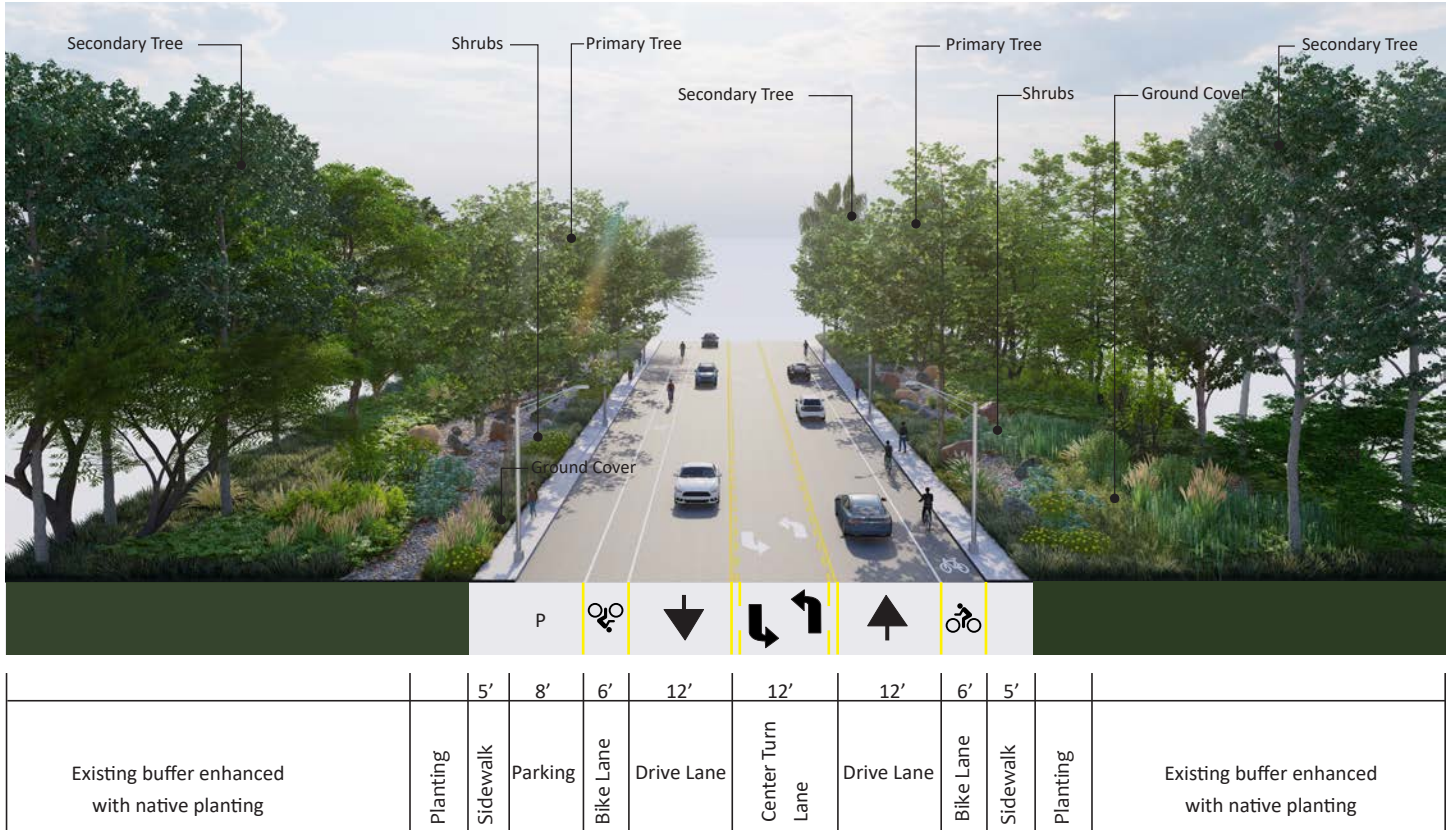
**Table 3-8: Riverwalk Drive - Cuyamaca Street to Park Center Drive**

Mode	Existing	Proposed Changes
Pedestrian	5' Sidewalks on both sides with 4' planted parkways	No proposed changes
Bike	Class III Route (Sharrows) in both directions	No proposed changes
Transit	None	No proposed changes
Auto	Travel Lanes: 2 Center: None Speed Limit: 25 mph	No proposed changes
Parking	Parallel Parking on both sides	No proposed changes
Right-of-Way	Curb to Curb: 40' Total: 64'	No proposed changes

### 3.2.10 Cottonwood Avenue - Park Center Drive to Riverview Parkway

This is a future segment of Cottonwood Avenue that will provide a new north/south connection across the San Diego River.

**Figure 3-10: Cottonwood Avenue - Park Center Drive to Riverview Parkway**



**Table 3-9: Cottonwood Avenue - Park Center Drive to Riverview Parkway**

Mode	Existing	Proposed Changes
Pedestrian	Does not currently exist	5' Sidewalks on both sides
Bike		Class II Bike Lanes in both directions
Transit		None
Auto		Travel lanes: 2 Center: Continuous Left-Turn Lane
Parking		Parallel parking on the west side of road, north of the San Diego River bridge.
Right-of-Way		Curb to Curb: 54' Total: 64'



### 3.2.11 Main Street - Riverview Parkway to Cottonwood Avenue

This is a new roadway that will create an east/west connection between the Arts and Entertainment Neighborhood and the Park Avenue Residential Neighborhood. This segment should be designed as a Main Street concept.

**Figure 3-11: Main Street - Riverview Parkway to Cottonwood Avenue**



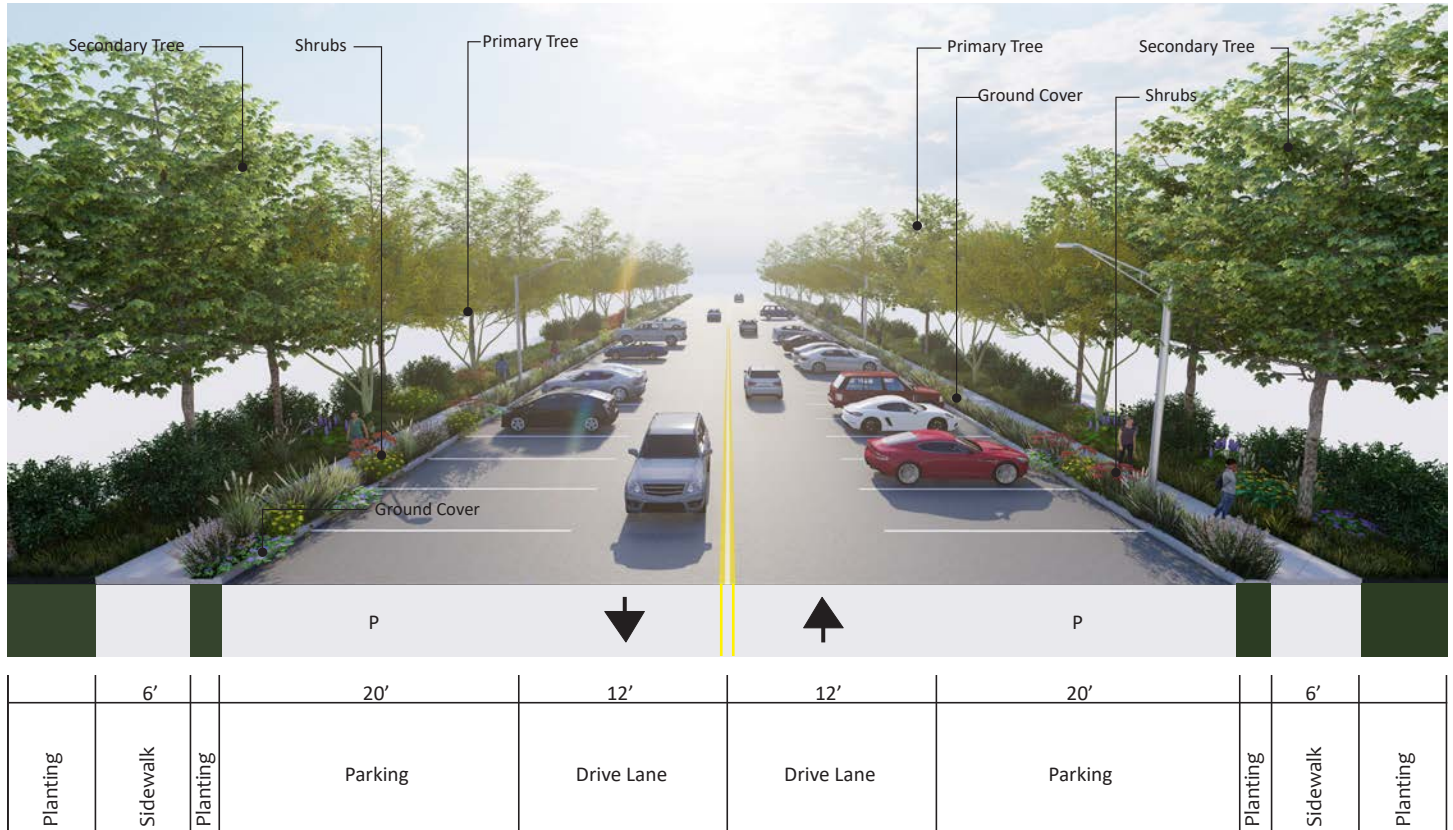
**Table 3-10: Main Street - Riverview Parkway to Cottonwood Avenue**

Mode	Existing	Proposed Changes
Pedestrian	Does not currently exist	8' Sidewalks on both sides with 4' planted parkways
Bike		Class III Bike Routes (Sharrows) in both directions
Transit		None
Auto		Travel lanes: 2 Center: Undivided
Parking		None
Right-of-Way		Curb to Curb: 40' Total: 64'

### 3.2.12 Typical Residential Roadway

This is the typical standard that internal, non-classified, residential roadways, within the specific plan area should be designed to.

**Figure 3-12: Typical Residential Roadway**



**Table 3-11: Typical Residential Roadway**

Mode	Facility
Pedestrian	6' Sidewalks on both sides with 2' planted parkways
Bike	None
Transit	None
Auto	Travel lanes: 2 Center: None Speed Limit: 25 mph
Parking	Perpendicular parking on both sides of the roadway
Right-of-Way	Curb to Curb: 64' Total: 80'



### 3.2.13 Park Center Drive - From Mast Boulevard to Magnolia Avenue

This is a future segment of Park Center Drive that will create a north/south and east/west connection between Mast Boulevard and Magnolia Avenue.

Figure 3-13: Park Center Drive - Mast Boulevard to Magnolia Avenue

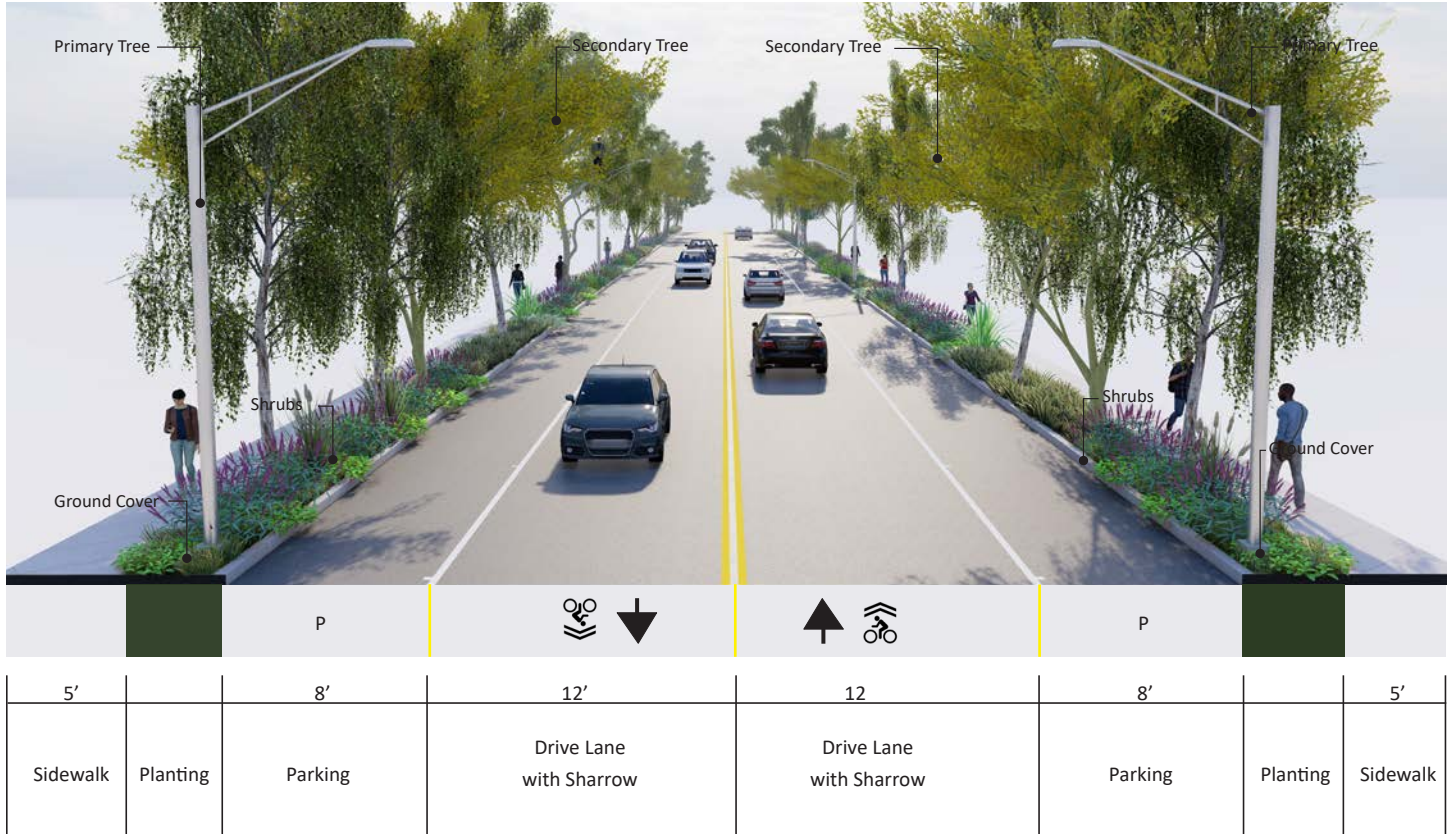


Table 3-12: Park Center Drive - Mast Boulevard to Magnolia Avenue

Mode	Existing	Proposed Changes
Pedestrian	Does not currently exist	5' Sidewalks on both sides with 4' planted parkways
Bike		None
Transit		None
Auto		Travel Lanes: 2 Center: Undivided
Parking		Parallel Parking on both sides
Right-of-Way		Curb to Curb: 40' Total: 58'

### 3.3 Proposed Transportation Network

The following section provides an overview of the proposed transportation network that will be implemented in conjunction with the build out of the proposed land uses within the Specific Plan area. Proposed transportation facility maps are provided for each mode of travel, and the specific improvements / changes required to build out the network are also described. These improvements are consistent with the roadway standards that are described in [Section 3.2: Major Roadways](#); however, this section also shows how the separate facilities will connect and work together to provide safe and comfortable connections for all modes of travel.

#### Multi-Use Pathways

Multi-use pathways will be provided along all major roadway facilities within the specific plan area. Multi-use pathways provide safe, convenient, and comfortable pedestrian access between the different land uses and neighborhoods, and form the backbone of first mile and last mile connections between the transit center and proposed residential uses. Less experienced or slower cyclists can also utilize the multi-use pathways as an alternative to using the in-road facilities such as Class II Bike Lanes and Class III Bike Routes. [Figure 3-14](#) displays the multi-use pathways that currently exist as well as those that need to be implemented as the specific plan area continues to develop.

#### Pedestrian Connections

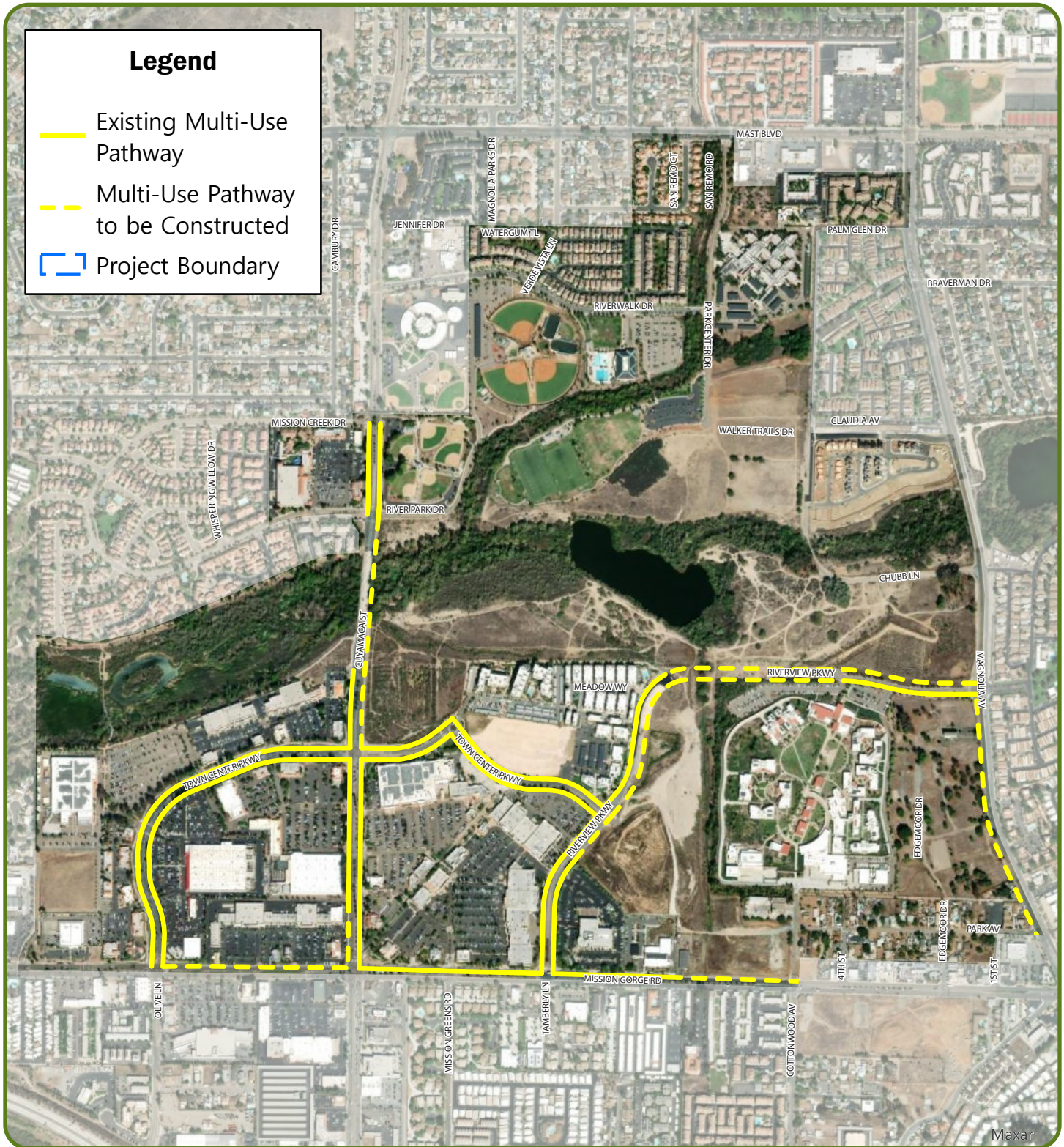
Sidewalk facilities are generally provided along all roadways in the Specific Plan area, and provide connectivity to the system of multi-use pathways. [Table 3-13: Missing Sidewalk Facilities](#) identifies the locations where sidewalk facilities are currently not present along roadways within the Specific Plan area. Sidewalk facilities will be implemented along these roadways, where feasible, in conjunction with the adjacent land uses being developed or redeveloped.

**Table 3-13: Missing Sidewalk Facilities**

<u>Roadway</u>	<u>Segment</u>
Cuyamaca St (east side)	Town Center Pkwy to River Trail bridge (overpass)
Riverview Pkwy (east side)	Town Center Pkwy to North end
Riverview Pkwy (SE side)	Town Center Pkwy to ~400ft south of Town Center Pkwy
Magnolia Ave (west side)	Cottonwood Ave to Park Ave
Riverview Pkwy (north side)	Magnolia Ave to West end (culdesac)
Park Center Dr (east side)	Riverwalk Dr to South end (culdesac)
Cottonwood Ave (west side)	Annie Ln to Claudia Ave
Park Ave (both sides)	Cottonwood Ave to 1st St
3rd St (both sides)	Cottonwood Ave to 1st St
Cottonwood Ave (both sides)	Mission Gorge Rd to North end
Edgemoor Dr (both sides)	Mission Gorge Rd to North end
1st St (west side)	Mission Gorge Rd to Park Ave



Figure 3-14: Multi-Use Pathways



**Bicycle Network**

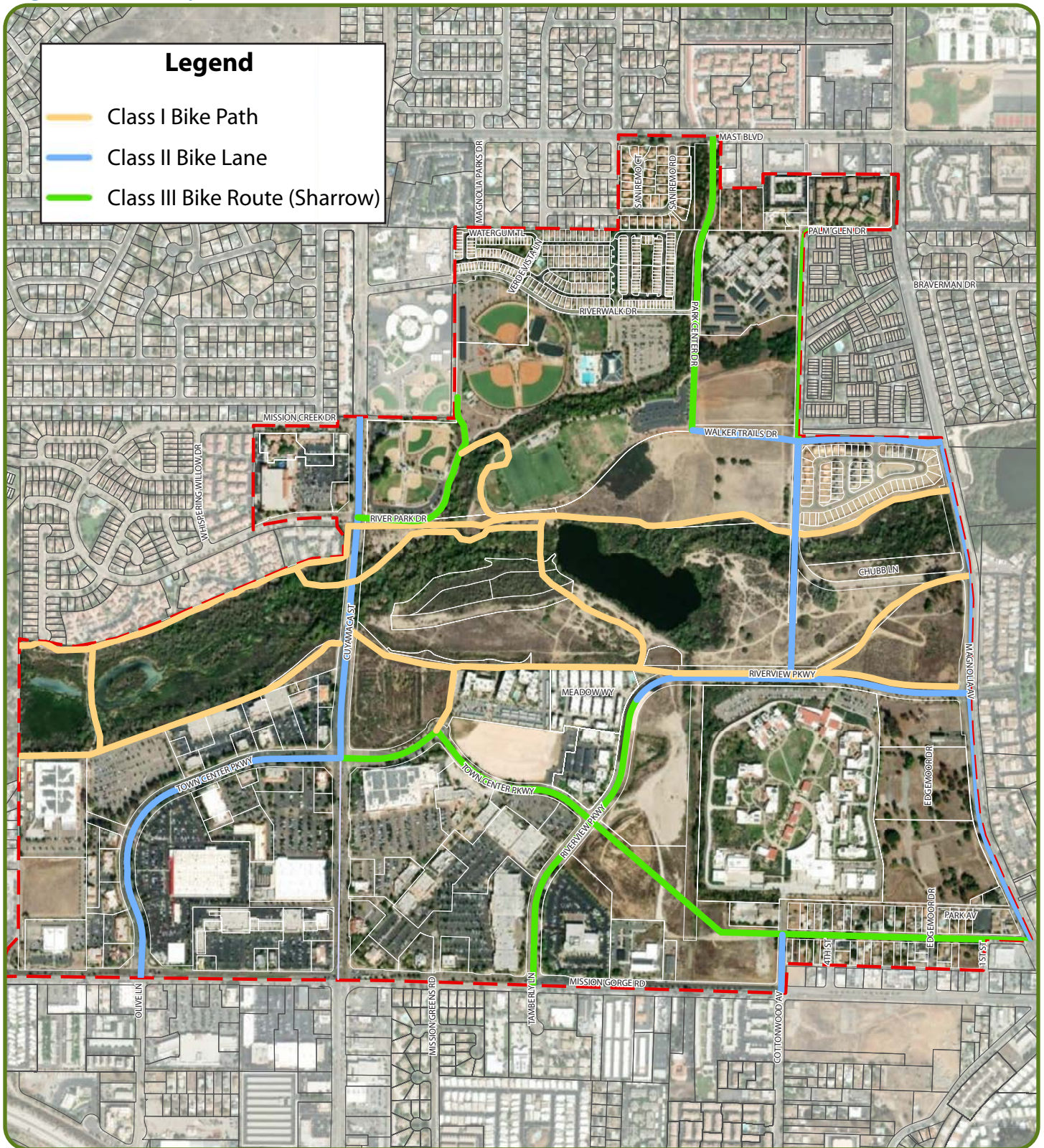
As outlined in Section 3.2: Major Roadways, there are several bicycle facility changes or improvements that will be implemented with the buildout of the Specific Plan. Figure 3-15: Bicycle Network displays the proposed bicycle network within the Specific Plan area, while Table 3-14 (below) identifies the specific changes to the existing bicycle facilities.

**Table 3-14: Changes to the Bicycle Network**

<u>Segment</u>	<u>Extent</u>	<u>Existing Facility</u>	<u>Proposed Facility</u>
River Trail Crossing	North side of Walmart to River Rock Ct	None	Class I Path
River Trail (south) Segment 10	Existing Class I north of Town Center Roundabout to Planned Town Center Pkwy Class I	None	Class I Path
River Trail (north) Segment 3	Cuyamaca St to Cottonwood Ave	None	Class I Path
Park Center Dr	Riverwalk Dr to Park Center Dr	None	Class III Bike Route (Sharrows)
Cottonwood Ave	Palm Glen Dr to Park Center Dr	None	Class III Bike Route (Sharrows)
Cottonwood Ave (extension)	Park Center Drive to Riverview Parkway	Roadway does not exist	Class II Bike Lanes
Riverview Parkway	Mission Gorge Road to Town Center Parkway	Class II Bike Lanes	Class III Bike Route (Sharrows)
Riverview Parkway	Town Center Parkway to Cottonwood Avenue (extension)	None	Class III Bike Route (Sharrows)
Riverview Parkway	Cottonwood Avenue (extension) to Magnolia Avenue	None	Class II Bike Lanes
Town Center Parkway	Cuyamaca Street to Parc One Driveway	Class II Bike Lanes	Class III Bike Route
Main Street	Riverview Parkway to Cottonwood Avenue	Roadway does not exist	Class III Bike Route (Sharrows)



Figure 3-15: Bicycle Network





### Other Proposed Improvements

The Active Santee Plan, January 2021 identifies the need for a crosswalk with pedestrian/ bicycle-activated Hybrid Beacon, across Cuyamaca Street at the San Diego River Trail Crossing. This improvement should be implemented in conjunction with the construction of the multi-use pathway on the east side of Cuyamaca Street.



Figure 3-17: Pedestrian/bicycle-activated crosswalk across Cuyamaca Street.

Figure 3-16: Traffic Circle Riverview Parkway and Town Center Parkway



- ① Parkway Planting
- ② New Sidewalk
- ③ Bioswale Parkway
- ④ Center Turn Lane
- ⑤ Sharrow Bike Lane
- ⑥ Angled Parking
- ⑦ Parallel Parking
- ⑧ Storm Water Treatment Planter
- ⑨ Roundabout With Planting, Boulders And Signage

Where Town Center Parkway continues past Riverview Parkway and becomes a new road section called Main Street, a traffic circle is proposed to handle the change in varying right-of-way dimensions at this intersection



Figure 3-18: Roundabout at Town Center Parkway and Parc One



- ① Meandering Planting
- ② Meandering Sidewalk
- ③ Protected Crosswalk
- ④ Pickup/drop-off
- ⑤ Sharrow Bike Lane
- ⑥ Two-way Roadway
- ⑦ Roundabout With Boulders And Signage
- ⑧ Center Turn Lane

### Transit Network

Access to quality regional transit services is a defining feature of the Specific Plan area. However, all transit routes and services within the Specific Plan area are operated by the Metropolitan Transit Service (MTS), and are outside of the control of the City of Santee. As such, the transit services and facilities within the Specific Plan cannot be changed without the approval of MTS, thus, no changes to the existing transit network are proposed. **Figure 3-19: Transit Network** displays the existing transit network that serves the Specific Plan area.

### Roadway Network

The specific roadway guidelines, standards, and features for all classified roadways, within the specific plan area, are described in detail within **Section 3.2: Major Roadways**. **Figure 3-20: Roadway Network** displays the proposed roadway classifications and identifies the general locations in which the proposed roadway extensions will be located

## 3.4 Transportation and Parking Goals and Policies

The following are the transportation and parking related goal and policies for the Specific Plan area.

### Goal

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

### Policies

- ▶ Parking areas, including parking structures, should be strategically located to serve all areas of Town Center and should not act as prominent visual features (see **Figure 3-22: Parking** for potential locations).
  - ▶ Adequate off-street parking should be provided throughout the Specific Plan area, wherever possible.
  - ▶ A regional Transit Center should be provided to handle local and regional bus and trolley service.
  - ▶ Parking facilities should be provided in close proximity to the Transit Center to encourage regional use of the mass transit services provided.
  - ▶ Parking structures should be provided to ensure adequate parking while allowing open landscape areas throughout the Town Center Specific Plan area.
  - ▶ Extensive landscape, 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.
  - ▶ Whenever new development comes in, it must build out sidewalks along all roads (public or private) and connect to the existing sidewalk network.
  - ▶ New development that incorporates public on-street parking as part of their projects will be able to take credit towards on-site parking requirements.
- ▶ Access points should be well defined, located on major streets, and utilize adequate traffic control features.
  - ▶ 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.



Figure 3-19: Transit Network

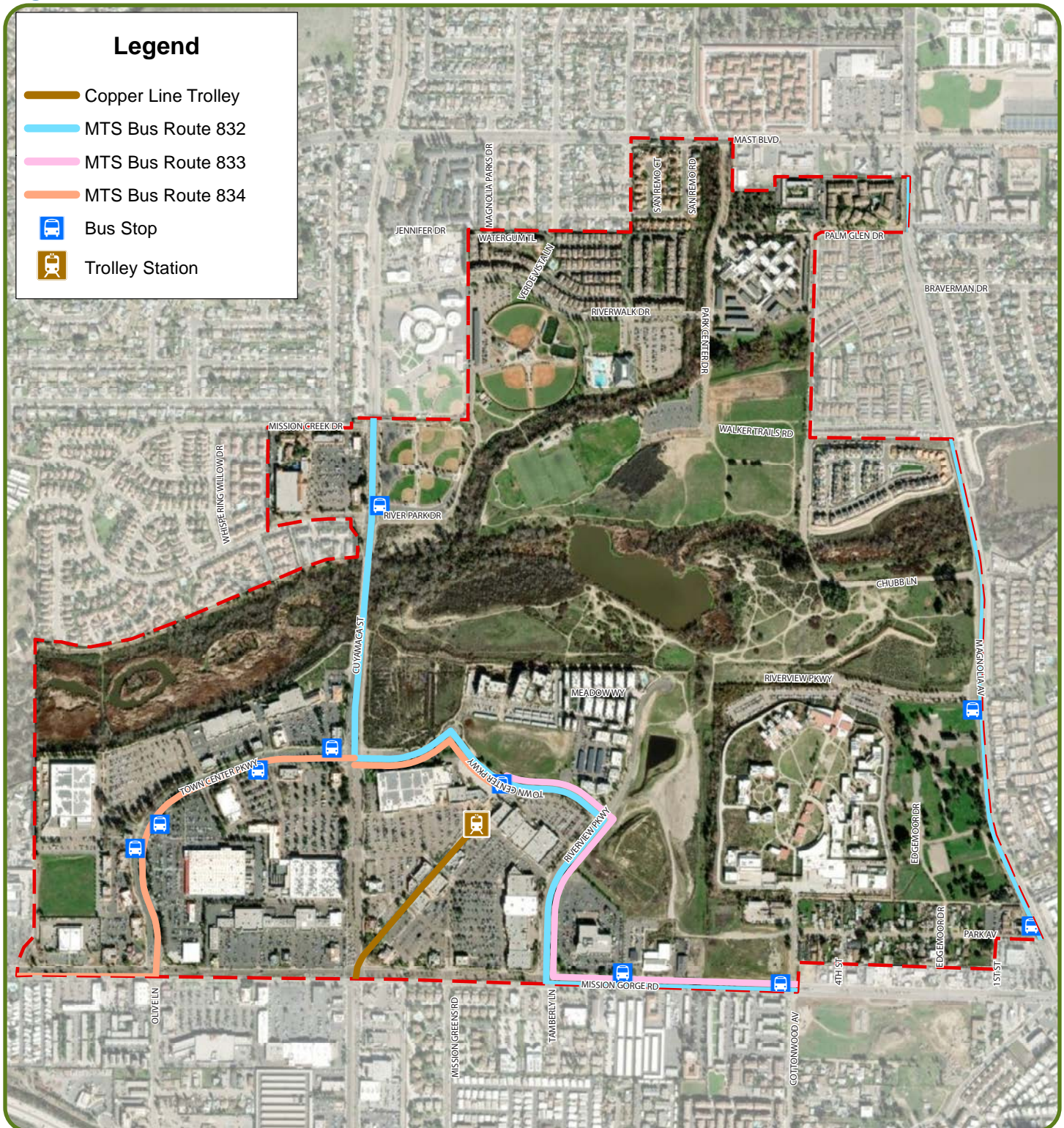
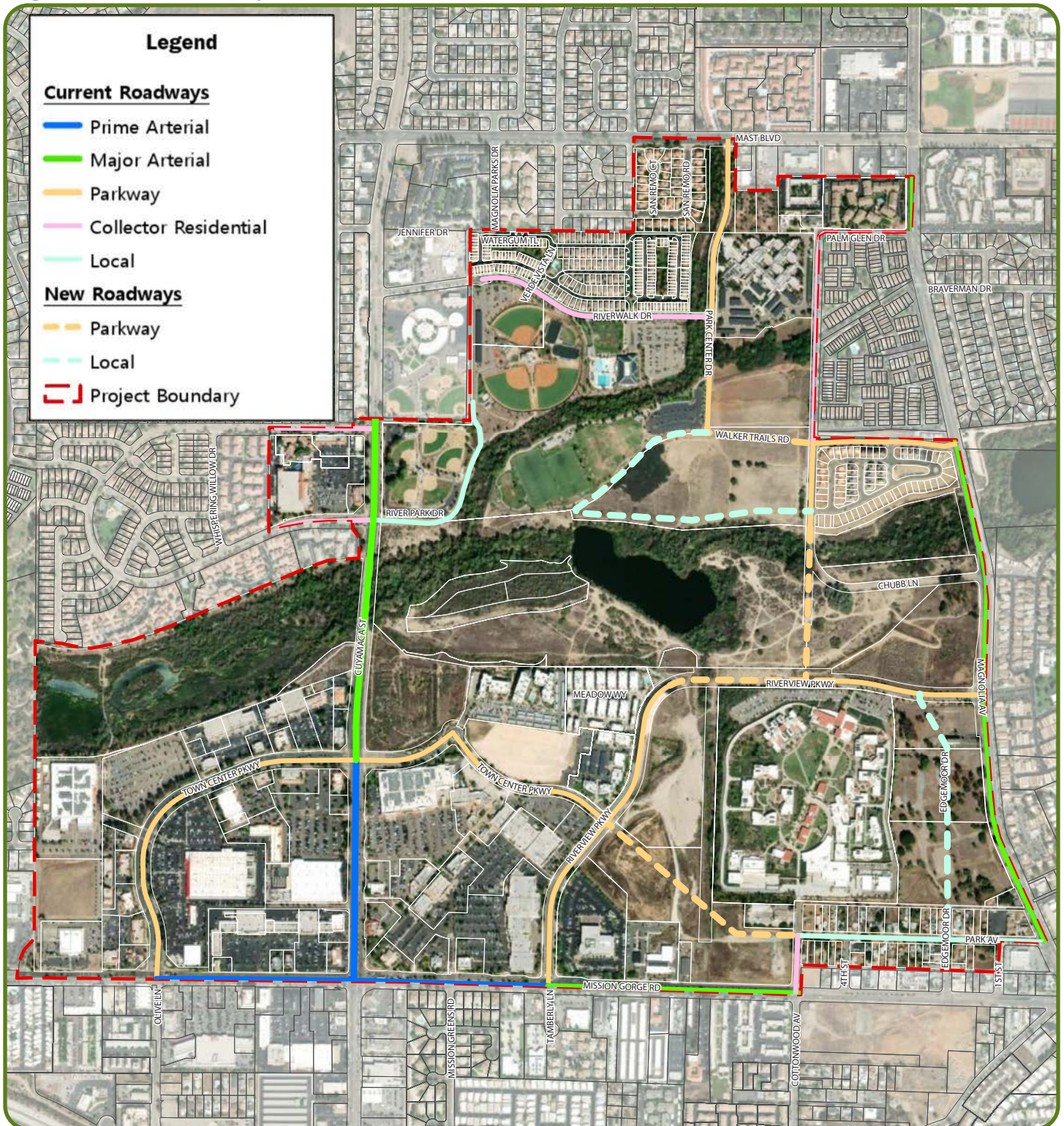




Figure 3-20: Roadway Network









## 3.5 Streetscape Beautification

The Streetscape Beautification section provides an overarching set of principles for the foundation of public and private improvements in the Town Center. It demonstrates the interconnected network and hierarchy of street corridors, public open spaces, building forms, highlighting the location and character of public and private improvements in the Specific Plan area.

Santee's connection to the surrounding landscape is an undeniable asset, from its mountain trails to the San Diego River habitat which serves as a unique amenity to the Town Center. The intent of the following standards, goals and policies is embed the character of the San Diego River and to allow the landscape to become a unifying element throughout the Specific Plan area between the various neighborhoods that integrates itself as a prominent thread in the fabric of the space. By bringing the river's character into these street improvements it ensures that users are reminded of their unique location within Santee and the amenities that it has to offer.

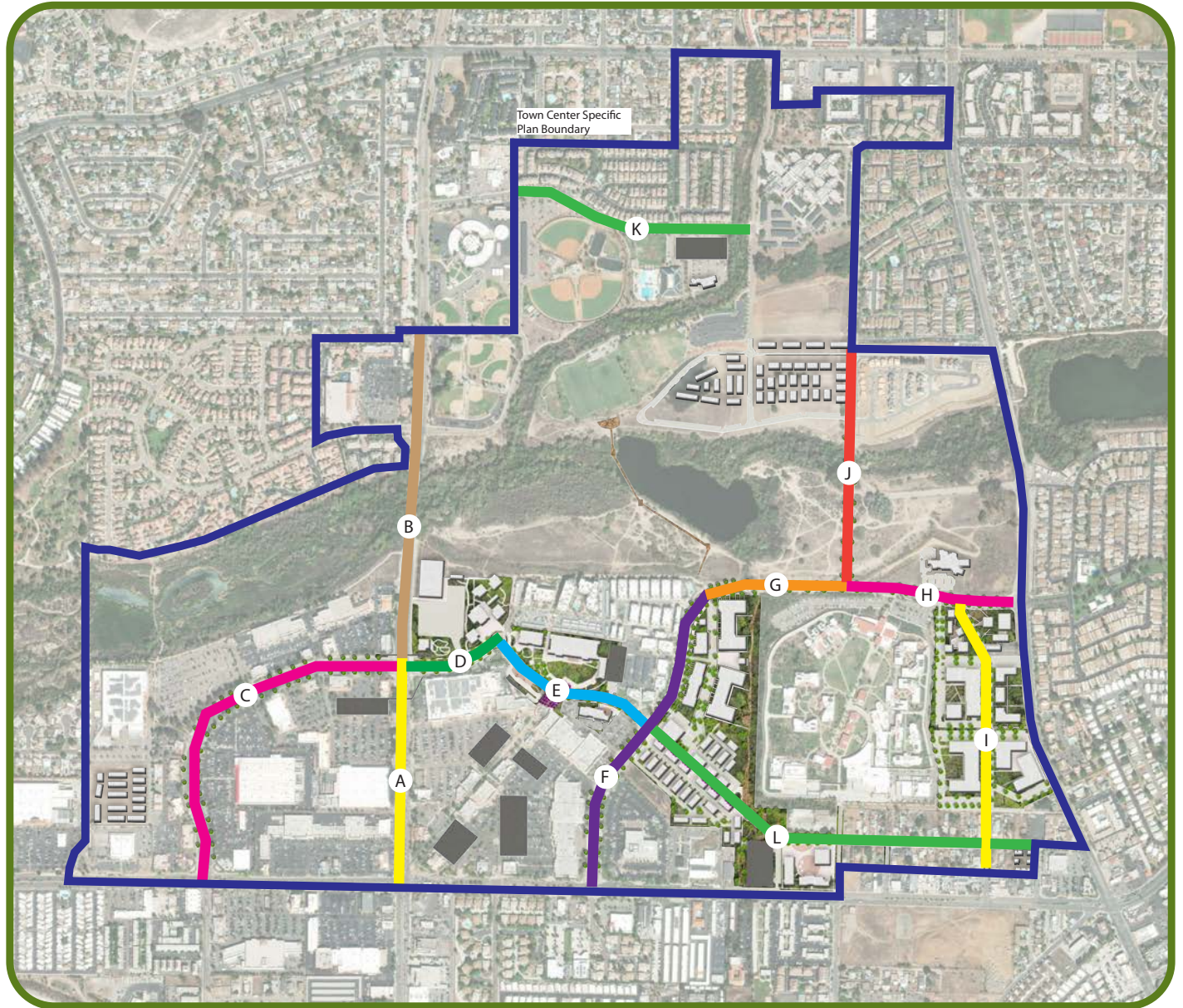
### 3.5.1 Street Trees

The character and neighborhood distinction in the of the Specific Plan shall be further enhanced through the use of specific street trees along the Specific Plan roadways, which serve to stitch together the various neighborhoods. [Table 3-15: Street Tree Planting List](#) should be used in coordination with [Figure 3-22: Street Tree Planting](#) to understand where specific species of trees are to be planted.

- ▶ Main Street Tree – Evergreen with large canopy
- ▶ Town Center Tree – Flowering, tall, stately
- ▶ Multimodal Street Tree – Tall, drought-tolerant
- ▶ Native Corridor Tree – Riparian, local
- ▶ Neighborhood Tree – Evergreen
- ▶ Screening Tree – Tall, stately, large canopy



Figure 3-22: Street Tree Planting



**Table 3-15: Street Tree Planting List**

Key	Street	Segment	Primary Tree	Secondary Tree
A	Cuyamaca Street	<b>Town Center Parkway to Mission Gorge Road</b>		
		Parkway (up to 9')	Ulmus parvifolia - Chinese Evergreen Elm	Quercus suber - Cork Oak
		Median (up to 28')	Jacaranda mimosifolia - Jacaranda	Koelreuteria bipinnata - Chinese Flame Tree
B	Cuyamaca Street	<b>River Park Drive to Town Center Parkway</b>		
		Parkway (up to 3')	Cercis occidentalis - Western Redbud	Callistemon citrinus - Lemon Scented Bottle Brush
		Parkway (up to 4')	Chitalpa tashkentensis - Chitalpa	Hymenosporum flavum - Sweetshade
C	Town Center Parkway	<b>Mission Gorge Road to Cuyamaca Street</b>		
		Median (up to 18')	Pinus canariensis - Canary Island Pine	Pinus pinea - Italian Stone Pine
		Parkway (up to 3')	Cercis occidentalis - Western Redbud	Chitalpa tashkentensis - Chitalpa
D	Town Center Parkway	<b>Cuyamaca Street to Parc One</b>		
		Parkway (up to 6')	Geijera parviflora - Australian Willow	Lagerstroemia indica - Crape Myrtle
E	Town Center Parkway	<b>Parc One to Riverview Parkway</b>		
		Parkway (up to 4')	Lophostemen confertus - Brisbane Box	Brachychiton populneus - Bottle Tree
		Parkway (up to 9')	Magnolia grandiflora - Southern Magnolia	Bauhinia blakeana - Hong Kong Orchid Tree
F	Riverview Parkway	<b>Mission Gorge Road to Meadow Way</b>		
		Parkway (up to 11')	Quercus suber - Cork Oak	Koelreuteria bipinnata - Chinese Flame Tree
		Parkway (up to 12')	Quercus ilex - Holly Oak	Cinnamomum camphora - Camphor Tree
G	Riverview Parkway	<b>Meadow Way to Cottonwood Avenue</b>		
		Parkway (up to 2')	Chitalpa tashkentensis - Chitalpa	Cercis occidentalis - Western Redbud



Key	Street	Segment	Primary Tree	Secondary Tree
H	<b>Riverview Parkway</b>	<b>Cottonwood Avenue to Magnolia Avenue</b>		
		Median (up to 18')	Metrosideros excelsus - New Zealand Xmas Tree	Pinus canariensis - Canary Island Pine
		Parkway (up to 6')	Ginko biloba - Maiden Hair Tree	Alnus glutinosa - Black Alder
		Parkway (up to 7')	Platanus acerifolia - London Plane Tree	Robinia pseudoacacia - Black Locust
I	<b>Edgemoor Drive</b>	<b>Third Street to Riverview Parkway</b>		
		Parkway (up to 2')	Lophostemen confertus - Brisbane Box	Lagerstroemia indica - Crape Myrtle
J	<b>Cotonwood Avenue</b>	<b>Park Center Drive to Riverview Parkway</b>		
			Magnolia grandiflora - Southern Magnolia	Cinnamomum camphora - Camphor Tree
K	<b>Riverwalk Drive</b>	<b>Park Center Drive to Cuyamaca Street</b>		
		Parkway (up to 4')	Quercus suber - Cork Oak	Quercus ilex - Holly Oak
L	<b>Park Avenue</b>	<b>Riverview Parkway to Magnolia Avenue</b>		
		Parkway (up to 4')	Quercus suber - Cork Oak	Quercus ilex - Holly Oak

### Street Tree Clearances

Street trees shall be planted between a minimum of fifteen (15) feet and a maximum of twenty (30) feet to the satisfaction of the City Engineer.

Double rows of trees are encouraged, with trees triangulated at the distances listed above. Tree spacing should be equal between street lights, where feasible.

Trees can be grouped and do not have to be equally spaced if alternative layouts are warranted due to conflicts with driveways, utilities, or other design elements.

- ▶ Fifteen (15) feet minimum from street lights.
- ▶ Five (5) feet minimum from driveway apron flares.

- ▶ Twenty (20) feet minimum from the front of any traffic signal or stop sign.
- ▶ Ten (10) feet minimum from the back of any traffic signal or stop sign.
- ▶ Five (5) feet minimum from underground utilities.
- ▶ Ten (10) feet minimum from sewer lines.

Street trees must be installed with an irrigation system designed by a registered Landscape Architect or irrigation consultant, root control barriers, and where appropriate tree grates shall be used. Use of structural soil allows for the elimination of the root control barrier in most cases, and is encouraged.

## Special Condition Clearances

In locations where historic or otherwise protected trees occur, such as west of Magnolia Ave within site 20, the following measures, shown in [Figure 3-23](#) and [3-24](#), should be taken to ensure the designated trees remain undisturbed and integrated into the proposed development.

**Figure 3-23: Park Around Existing Trees - Plan View**



- ① Adjacent Development
- ② New Sidewalk
- ③ Bioswale With Boulders And Crushed Stones
- ④ Berm Planting Area With Boulders
- ⑤ Interactive Rest Area - Around Existing Trees
- ⑥ Existing Trees (Typical)
- ⑦ Proposed Trees (Typical)



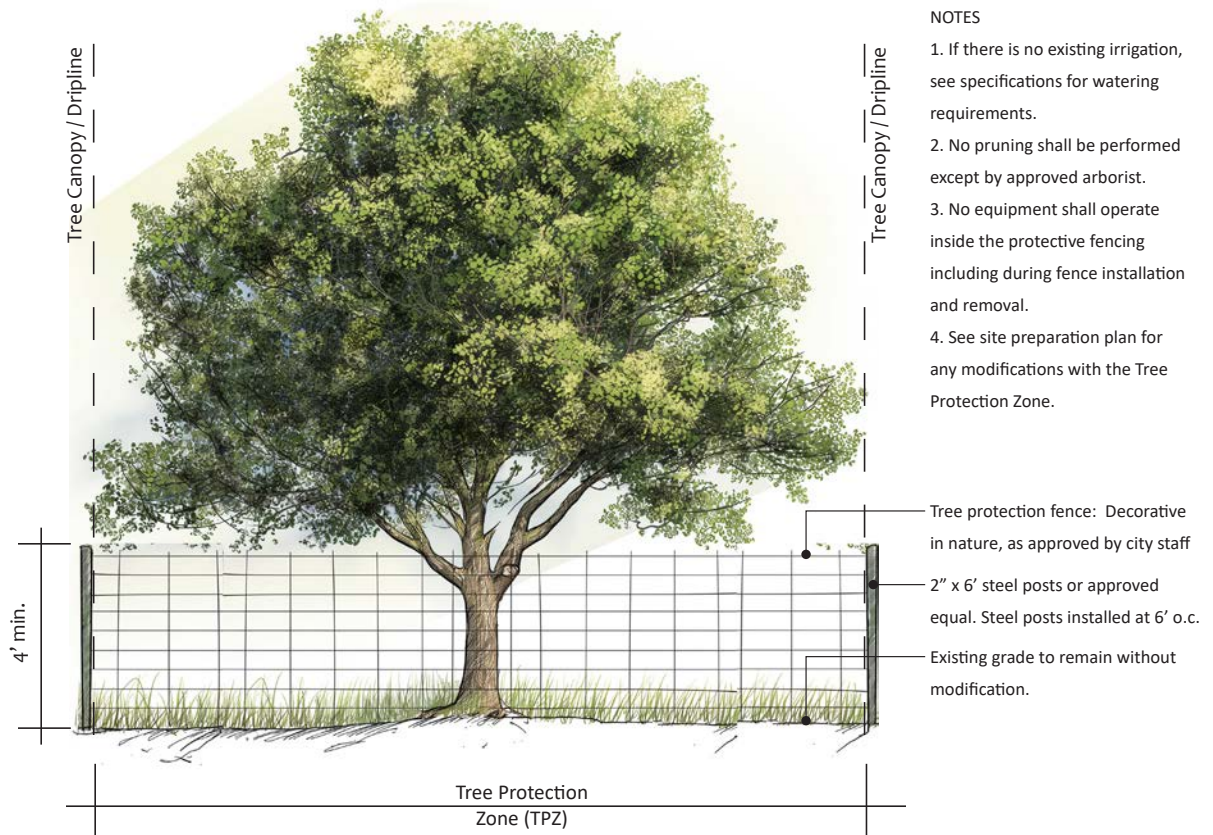
**Figure 3-24: Park Around Existing Trees - Elevation**

**WATERING**

1. The Contractor shall be fully responsible to ensure that adequate water is provided to the tree (if required) or existing irrigation preserved during the entire construction period. Adequate water is defined to be maintaining soil moisture above the permanent wilt point to a depth of 8 inches or greater.

2. The Contractor shall adjust the automatic irrigation system, if available, and apply additional water, using hoses or water tanks as required.

3. Periodically test the moisture content in the soil within the root zone to determine the water content.



**NOTES**

1. If there is no existing irrigation, see specifications for watering requirements.
2. No pruning shall be performed except by approved arborist.
3. No equipment shall operate inside the protective fencing including during fence installation and removal.
4. See site preparation plan for any modifications with the Tree Protection Zone.

At a minimum, the tree protection fence should extend to the dripline. The optimal distance is to the tree's critical root zone. No grading, storage of material, soil compaction, or parking of vehicles is permitted in the TPZ. Existing grade within the tree protection zone is to remain as is.

## Landscape in Public Spaces

Landscape is an important part of connecting the Specific Plan Area to the San Diego River. In order to strengthen that connection, even when not directly connected to the river landscape areas within public spaces such as pocket parks, near intersections, along special edge conditions such as the Art Trail are important features and should be integrated into the site development process. The following figures (3-25, 3-26, and 3-27) show examples of how landscape should be used as a tool for placemaking as well as to create a sense of being enveloped in the natural amenities that Santee has to offer.

**Figure 3-25: Landscape Improvements In Public Spaces**



- ① Adjacent Development
- ② New Sidewalk
- ③ Bioswale Parkway
- ④ Berm planting area
- ⑤ Interactive Rest Area - Park Pocket
- ⑥ Class II Bike Lane



Figure 3-26: Pocket Park Concept



- ① Adjacent Development
- ② New Sidewalk
- ③ Bioswale Parkway
- ④ Berm planting area
- ⑤ Interactive Rest Area - Park Pocket
- ⑥ Landscape Buffer Between Development and Federal Institution
- ⑦ Storm Water Treatment Planter
- ⑧ Landscape Buffer - Riparian Area



**Figure 3-27: Public Space Along Special Edge Conditions**



- ① Boardwalk Bridge
- ② Landscape Buffer - Riparian Area
- ③ Grass Entertainment Area
- ④ Interactive Rest Area
- ⑤ Landscape Buffer Between Development and Federal Institution
- ⑥ Native Planting Area

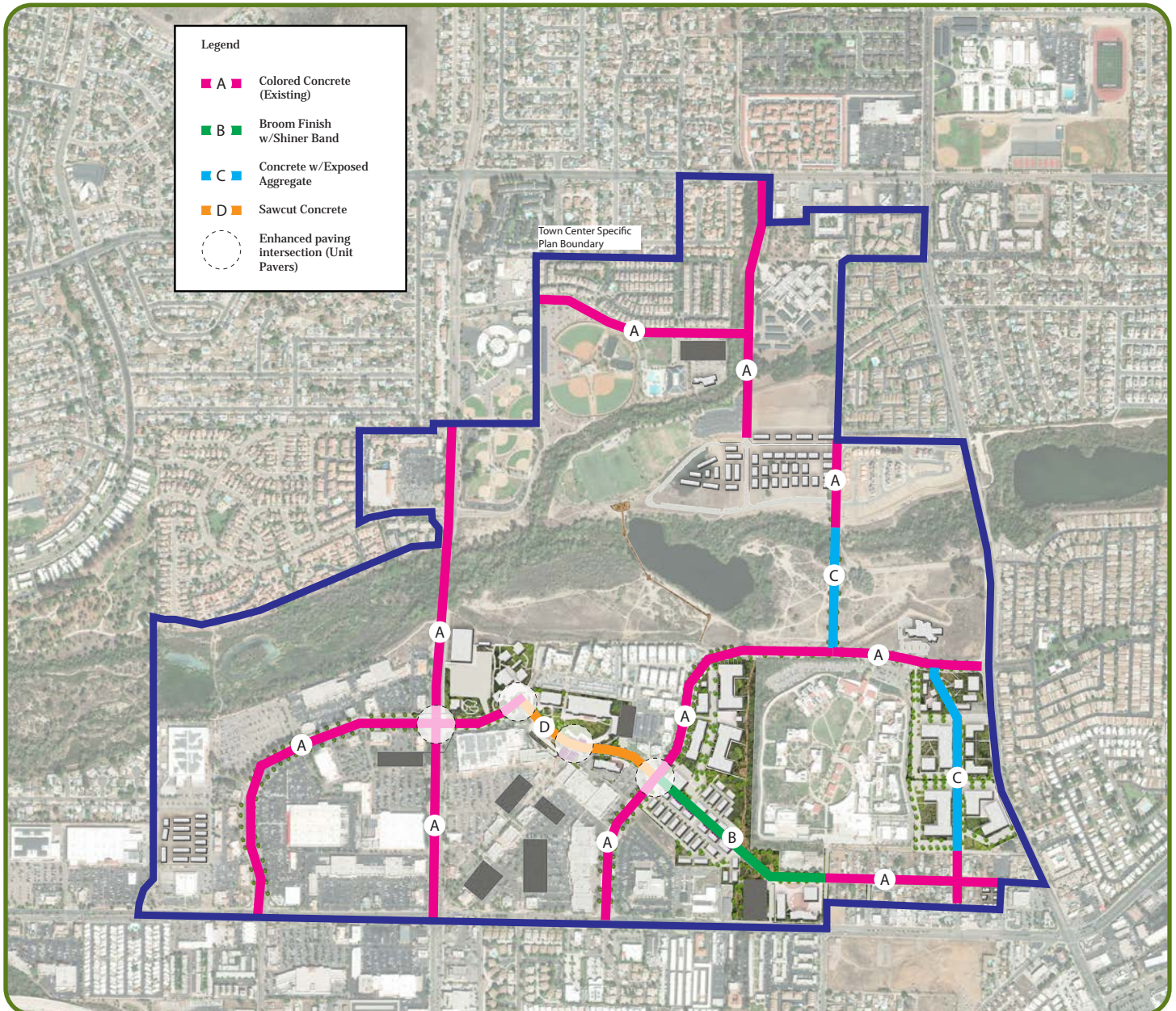


### 3.5.2 Paving

#### Paving Treatments

The sidewalk treatment in the identified locations shall relate to the character, use and landscape of each neighborhood. Please refer to [Figure 3-28: Paving Plan](#) and [Figure 3-29: Standard Paving Treatments](#).

**Figure 3-28: Paving Plan**



### Figure 3-29: Standard Paving Treatments



*If using unit pavers, they must be standard shape, size, and colors that are readily available off the shelf.*

### Sidewalk Width

The minimum sidewalk width shall be 5 and 1/2 foot, including curb. Sidewalk widths shall accommodate pedestrian walking space, and street furniture in compliance with the Americans with Disabilities Act (ADA) and Title 24 California Administrative Code. Given the existing development pattern in the Arts and Entertainment Neighborhood, additional right-of-way dedication to widen sidewalks is not recommended.

### Street Corner Standard

Standard street corners shall have a minimum radius of thirty (30) feet. Except for Cuyamaca Street and Town Center Parkway, where a minimum radius of forty (40) feet shall apply. The curb radius may be reduced, upon approval by the City Engineer, where warranted by existing conditions or conflicts.

Parking should be prohibited within ten (10) feet from the point of return of the curb radius to allow for appropriate sightlines.

### Street Corner Pop-outs

Street corner pop-outs as identified shall emphasize pedestrian activity, mitigate traffic impacts, and enhance the streetscape. They should be used on streets and in areas where shown on the conceptual plans in Chapter 2. Street corner pop-outs shall meet the twenty (20) foot curb radius standard and support drainage and street sweeping equipment.

### Corner Clear Zone

A clear zone shall be reserved at all street corners to permit unobstructed pedestrian movement and increase visibility. The clear zone shall be the area

created by extending a line from each respective property line at the corner to the curb.

Within this zone, all lights, traffic boxes, mail boxes, newspaper machines, transformers, litter containers, landscaping and planters, and pedestrian information signs are prohibited.

The clear zone shall be kept free of traffic signals where feasible.

### Litter Receptacles

Litter receptacles in the right of way are required for new developments with more than one hundred (100) linear feet or more of street frontage. The frontage of each development shall have at least two (2) litter receptacles located on each corner.

### Removal and Addition of Street Trees

The permit process for removal and addition of street trees within the Town Center Specific Plan area shall follow City guidelines as established by the Community Services Department.

### Tree Grates

Tree grates shall meet safety requirements of ADA and Title 24 of the State Administrative Code. The tree grate shall be installed flush with adjacent paving in a one-piece steel frame unit embedded in concrete and be anti-pilfer equipped (two-piece steel frame units will be allowed when installed around existing trees). The standard size tree grates shall be four (4) feet by six (6) feet .

Edges of tree grates should be aligned with score lines and/or expansion joints and adjacent to the concrete curb and gutter. Metal grates shall be factory primed and painted black.





### 3.5.3 Gateways and Public Signs

As part of creating a cohesive thread through the Specific Plan area, a sign program will be implemented as a tool to orient visitors to the specific location they are in or guide them to where they are going. New development and improvements in the public right-of-way shall implement the Sign Location Plan (refer to Figure 3-30: Sign Location Plan).

Figure 3-30: Sign Location Plan



LEGEND

- |  |  |
|--|--|
|  BRANDING ON BRIDGE             |  PEDESTRIAN DIRECTIONALS  |
|  MEDIAN ID MONUMENT             |  PEDESTRIAN DIRECTORY     |
|  SUBNEIGHBORHOOD IDENTIFICATION |  TRAIL MASTHEAD           |
|  FACILITY/ZONE IDENTIFICATION   |  TRAIL INTERPRETIVE SIGNS |
|  VEHICULAR DIRECTIONALS         |  DRIVE-IN SIGN            |

## Family of Signs

A goal of the sign program is to provide a family of signs that use a common set of materials, colors and style implemented in different ways to accommodate various needs throughout the Specific Plan area.

Figure 3-31 shows a complete concept family which includes the following:

- ▶ A new marquee branding opportunity to be located on the pedestrian bridge that crosses Cuyamaca near the Sportsplex.
- ▶ Median Identification Monument that will identify entries into the Specific Plan Area.
- ▶ Sub-neighborhood identification which will be used to identify each of the various neighborhoods.
- ▶ Facility/zone identification used to identify key buildings or locations throughout the Specific Plan area.
- ▶ Vehicular directionals located at intersections to guide drivers to nearby parking garages, amenities and neighborhoods.
- ▶ Pedestrian directionals located within developments to guide visitors to adjacent neighborhoods or amenities.
- ▶ Pedestrian directories that show a map of the immediate area and important relevant information.
- ▶ Trail mastheads that provide important trail information and maps.
- ▶ Trail interpretive signs that provide information about local wildlife and ecology.

The family of signs are further identified by the neighborhoods they are located in. Each neighborhood has a unique design and color on the back of their sign panels as well as a unique material at their base that relates to the character of each neighborhood, which are shown on Figures 3-32 through 3-40. Signs in the public right of way will reflect the branding and color palette established on Figure 3-41.

In addition to the family of signs, the Arts and Entertainment Neighborhood will incorporate the sign from the Santee Drive-In at a location to be determined within the Entertainment Commercial designated site.

Roof-mounted signs, theater marquee signs and architecturally integrated digital signs shall be permitted within the Arts & Entertainment Neighborhood, and their location, design, size and number shall be determined through a Comprehensive Sign Program. Theater signage may utilize dynamic lighting and static and/or changeable copy signs to promote movies or special events. Roof-mounted signs shall be architecturally integrated and proportional to the building to which it is affixed and must consist of a unique artistic and iconic design.



Figure 3-32: Town Center - Family of Signs

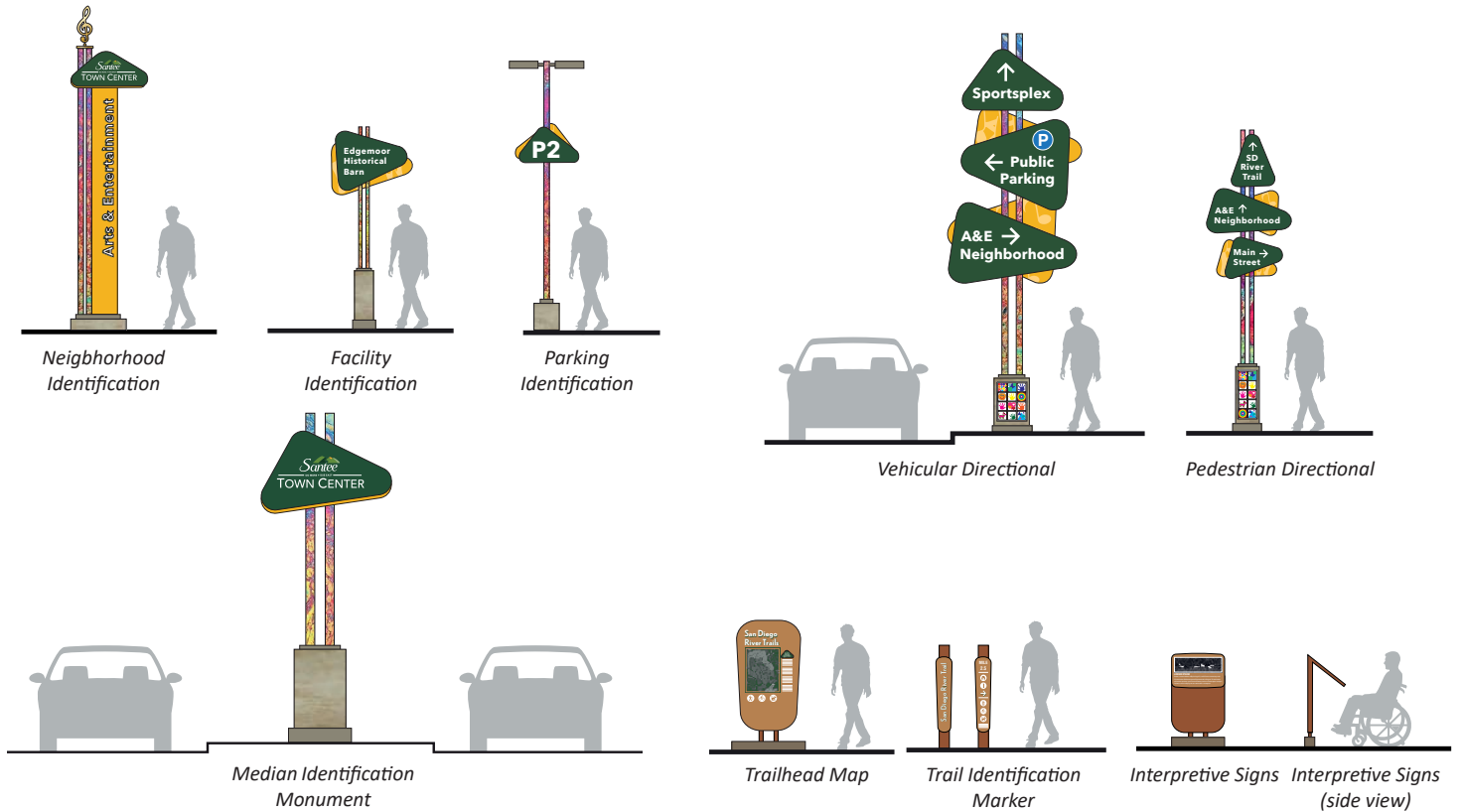
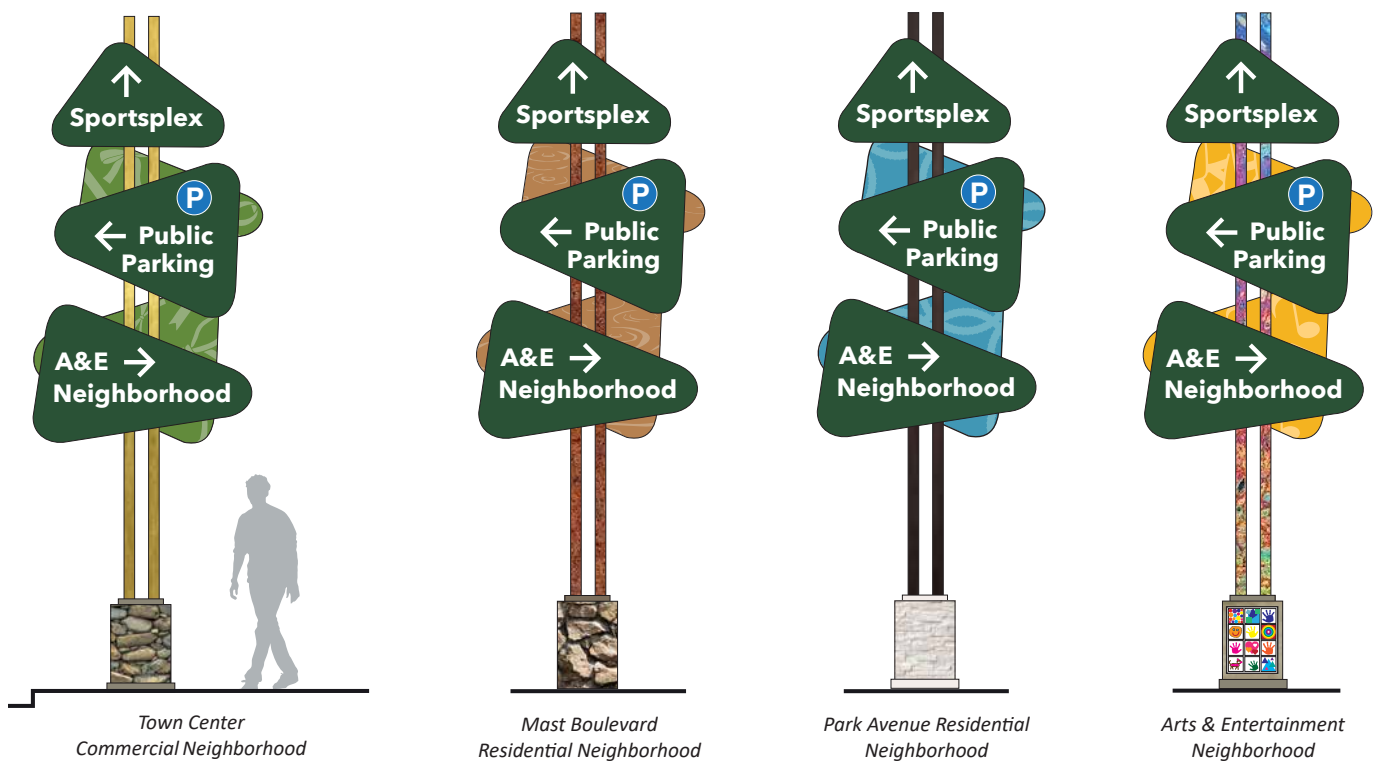


Figure 3-31: Standard Sign Treatment by Neighborhood

Vehicular Directional Signs



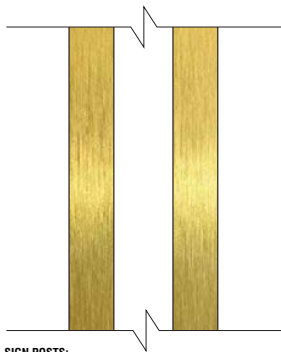
### Figure 3-33: Standard Sign Treatment - Town Center Commercial Neighborhood



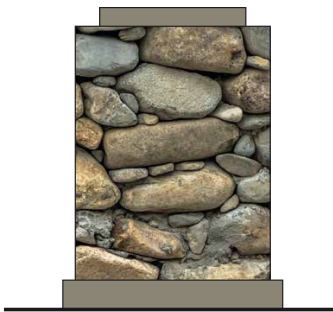
**SIGN PANELS FACES:**  
DARK GREEN BACKGROUNDS WITH WHITE REFLECTIVE TYPE  
(TYPICAL FOR ALL SIGNS)



**SIGN PANELS BACK:**  
SILHOUETTES OF BOWS OR RIBBONS, BOXES WITH BOWS, ETC.  
IN GREEN TONE-ON-TONE



**SIGN POSTS:**  
GOLDEN BRASS



**SIGN BASE:**  
COBBLESTONE BASE



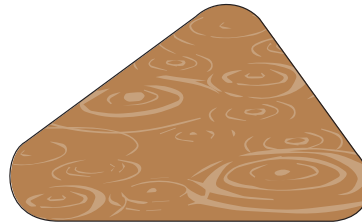
**EXAMPLE SIGN**  
SCALE: 3/8" = 1'-0"



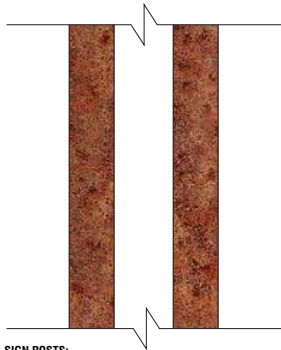
### Figure 3-34: Standard Sign Treatment - Town Center Residential Neighborhood



**SIGN PANELS FACES:**  
DARK GREEN BACKGROUNDS WITH WHITE REFLECTIVE TYPE  
(TYPICAL FOR ALL SIGNS)



**SIGN PANELS BACK:**  
IMAGE OF WATER RIPPLES PATTERNS IN LIGHT/DARK TAN  
(TONE ON TONE)



**SIGN POSTS:**  
RUSTED STEEL FINISH



**SIGN BASE:**  
ROUGH STONE BOULDER BASE

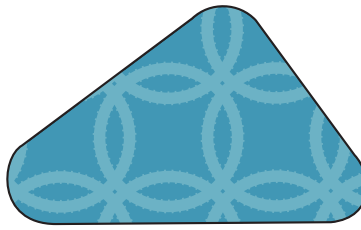


**EXAMPLE SIGN**  
SCALE: 3/8" = 1'-0"

### Figure 3-35: Standard Sign Treatment - Park Boulevard Residential Neighborhood



**SIGN PANELS FACES:**  
DARK GREEN BACKGROUNDS WITH WHITE REFLECTIVE TYPE  
(TYPICAL FOR ALL SIGNS)



**SIGN PANELS BACK:**  
QUILT PATTERNS IN BLUE TONE-ON-TONE



**SIGN POSTS:**  
RUBBED BRONZE



**SIGN BASE:**  
STACKED LEDGE STONE WITH SQUARE CUT EDGES



**EXAMPLE SIGN**  
SCALE: 3/8" = 1'-0"



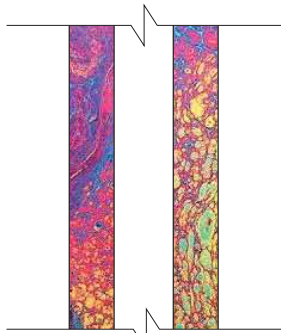
Figure 3-36: Standard Sign Treatment - Arts & Entertainment Neighborhood



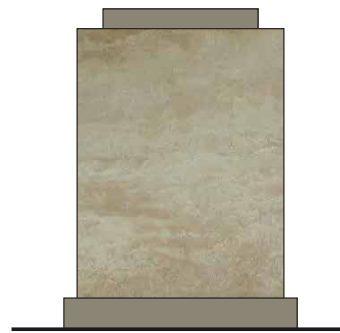
**SIGN PANELS FACES:**  
DARK GREEN BACKGROUNDS WITH WHITE REFLECTIVE TYPE  
(TYPICAL FOR ALL SIGNS)



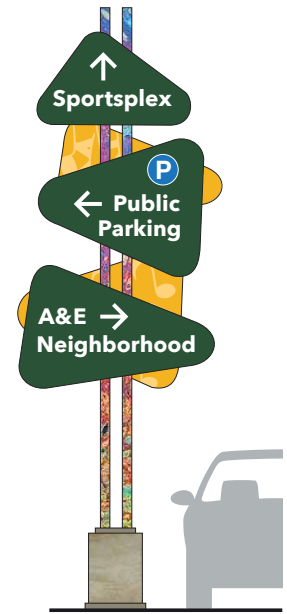
**SIGN PANELS BACK:**  
MUSICAL INSTRUMENTS, MUSICAL NOTES, BALLET SHOES, OR  
PAINT PALETTES SHOWN IN YELLOW TONE-ON-TONE



**SIGN POSTS:**  
OPALESCENT COLOR WITH  
RANDOM COLORFUL STRIPES



**SIGN BASE:**  
POLISHED STONE FACE



**EXAMPLE SIGN**  
SCALE: 3/8" = 1'-0"

Figure 3-37: Bridge Treatment - Daytime View





Figure 3-38: Bridge Treatment - Nighttime View



**Figure 3-39: Median Identification Monument - Mission Gorge Road and Cuyamaca Street**



**Figure 3-40: Median Identification Monument - Mission Gorge Road and Riverview Parkway**





Figure 3-41: Branding Concepts



City logotype



Pantone 370c  
C66 M26 Y100 K9  
R99 G140 B28  
#638C1C



Pantone 350c  
C80 M43 Y83 K42  
R41 G81 B53  
#295135



Pantone 371c  
C64 M42 Y100 K31  
R84 G97 B34  
#546122



Pantone 7409c  
C3 M32 Y98 K0  
R244 G178 B35  
#F4B223



Pantone 7459c  
C73 M27 Y21 K0  
R63 G150 B180  
#3F96B4



Pantone 7694c  
C100 M77 Y34 K21  
R0 G65 B107  
#00416B



Pantone 729c  
C26 M50 Y76 K6  
R182 G129 B80  
#B68150

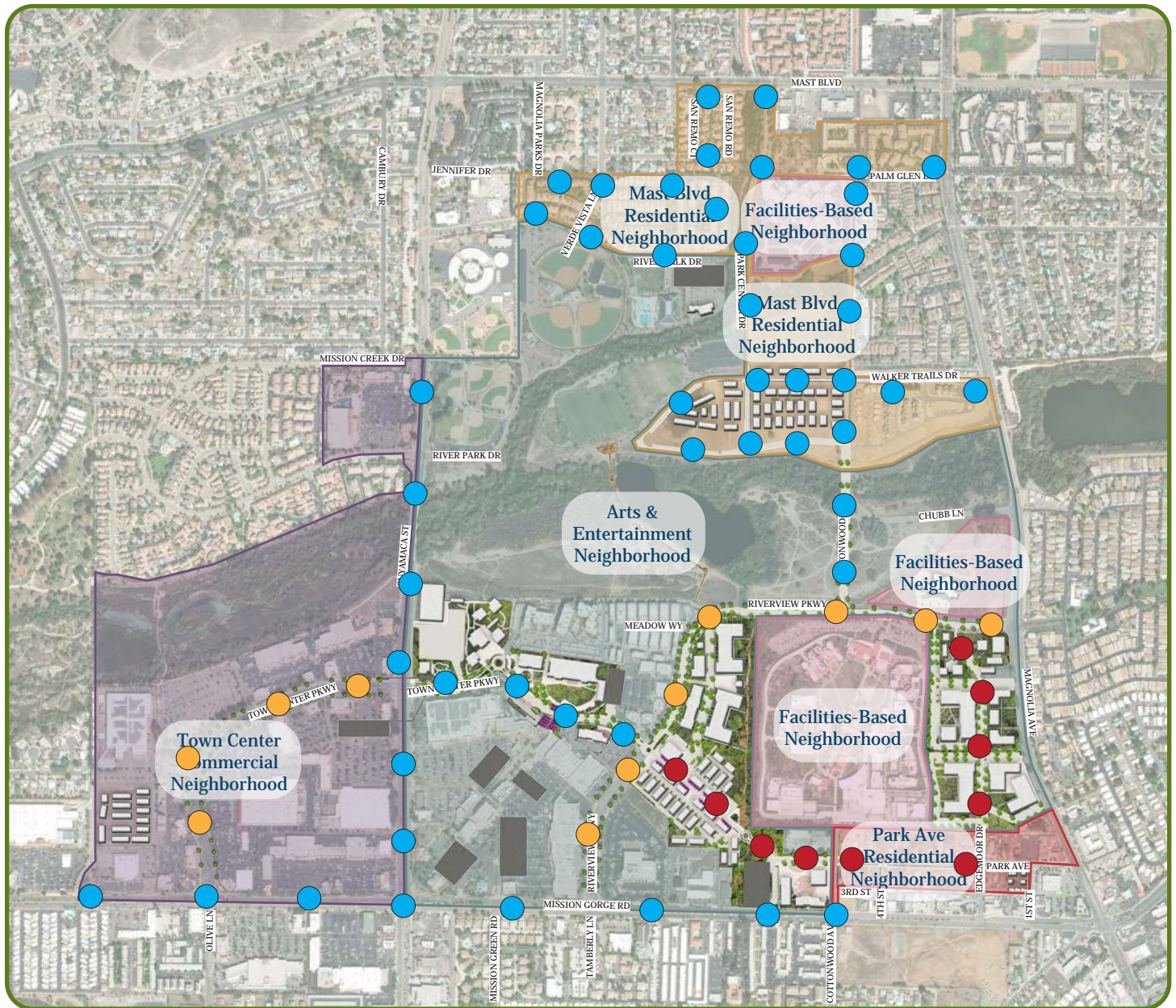


Pantone Cool Gray 11c  
C66 M57 Y51 K29  
R84 G86 B90  
#54565A

### 3.5.4 Street Lighting

Street lighting will be provided in order to adequately light roadways in the Specific Plan area. In order to ensure a cohesiveness between the various neighborhoods specific poles and light fixtures have been selected for implementation and are included in the following pages (refer to Figure 3-42 for Lighting Location). In the event that the specific model of pole or fixture is no longer in production, a pole or fixture similar in aesthetic quality shall be used with the approval of the Planning Director.

**Figure 3-42: Lighting Location Plan**



**Orange Circle:** New and replacement light poles along Town Center Parkway east of Cuyamaca Street and along Riverview Parkway:  
 Arm: ANP Lighting Model PA200 or similar as determined by City Engineer  
 Light Fixture: ANP Lighting Model LA402 or similar as determined by City Engineer

**Blue Circle:** Light Pole (shoebox) replacements outside of Town Center Core (i.e. areas not along Riverview Parkway or Town Center Parkway east of Cuyamaca Street). Any new light poles in residential areas north of the river shall apply the citywide light pole standard as determined by the City Engineer.  
 Arm: ANP Lighting Model PA231 or similar as determined by the City Engineer  
 Light Fixture: ANP Lighting Model LA196 or similar as determined by the City Engineer

**Red Circle:** New light poles along Main Street, Park Avenue, and Edgemoor Drive  
 Arm: ANP Lighting Model PA742 or similar as determined by the City Engineer  
 Light Fixture: ANP Lighting Model LF3344 or similar as determined by the City Engineer



## Street Lights

Street lights should be located approximately seventy-five (75) to ninety-five (95) feet apart; with a total of three lights located on each 200-foot block frontage and four lights located on each 300-foot block frontage.

Street lights should be triangulated on opposite sides of the street and installed two and a half (2½) feet from the back of curb, measured from the back of curb to center of the pole base.

- ▶ New and replacement light poles along Town Center Parkway east of Cuyamaca Street and along Riverview Parkway shall consist of the following:
  - ▷ Arm ANP Lighting Model PA200 or similar as determined by the City Engineer.
  - ▷ Combined with light fixture APN Lighting Model LA402 or similar as determined by the City Engineer.



*ANP Lighting Model PA200 (Arm)*



*APN Lighting Model LA402 (Light fixture)*

- ▶ Light pole (shoebox) replacements outside of the Town Center core (i.e. areas not along Riverview Parkway or Town Center Parkway east of Cuyamaca Street) shall consist of the following. Any new light poles in the Town Center in residential areas north of the river shall apply the citywide light pole standard as determined by the City Engineer.
  - ▷ Arm ANP Lighting Model PA231 or similar as determined by the City Engineer.
  - ▷ Combined with light fixture APN Lighting Model LA196 or similar as determined by the City Engineer.



*ANP Lighting Model PA231 (Arm)*



*APN Lighting Model LA196 (Light fixture)*

- ▶ New light poles along Main Street, Park Avenue, and Edgemoor Drive shall consist of the following:
  - ▷ Dual arm ANP Lighting Model PA742 or similar as determined by the City Engineer.
  - ▷ Combined with light fixture APN Lighting Model LF3344 or similar as determined by the City Engineer.



*ANP Lighting Model PA742 (Dual arm)*



*APN Lighting Model LF3344 (Light fixture)*



Figure 3-43: Main Street



Figure 3-44: Edgemoor Drive



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# Infrastructure and Public Facilities

*4.1 Introduction*

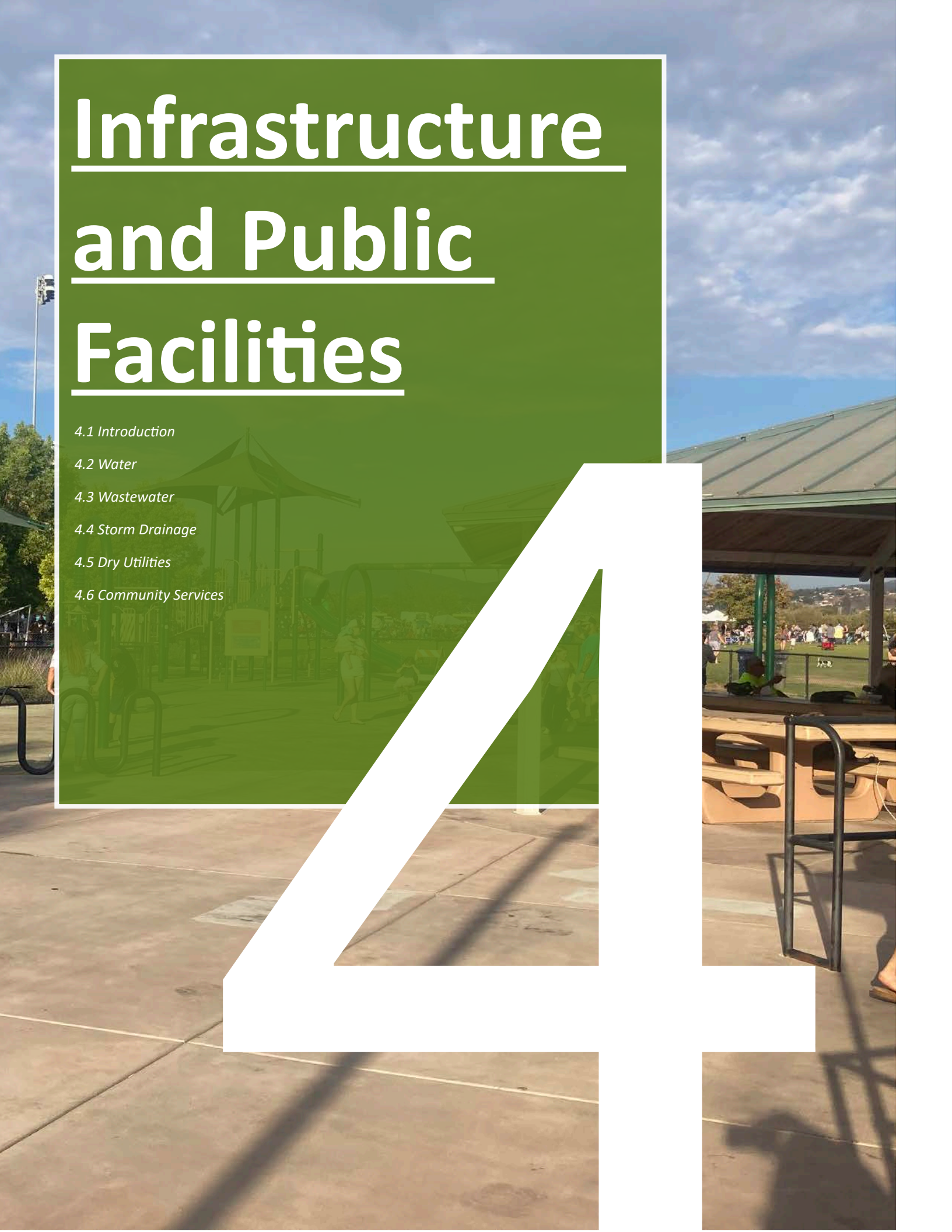
*4.2 Water*

*4.3 Wastewater*

*4.4 Storm Drainage*

*4.5 Dry Utilities*

*4.6 Community Services*





## 4.1 Introduction

Infrastructure and public facilities are essential to the success of the Town Center Specific Plan. This chapter describes existing and proposed infrastructure such as water, wastewater, storm drainage, and dry utilities; and the public services and associated facilities that support the Specific Plan area (refer to [Figure 4-1](#) for the location of facilities that service the area).

## 4.2 Water

### Water Supply

The Padre Dam Municipal Water District (PDMWD) provides potable water and non-potable water (recycled water) services to the City of Santee. PDMWD imports all of its drinking water supply from the San Diego County Water Authority (SDCWA) via three connections along Mission Gorge Road near Mission Trails Park (connection No. 4), at Lake Jennings Treatment Plant (connection No. 6), and connection No.7 (secondary connection). The PDMWD is also a public agency and implements a five-year budget and five-year strategic business plan to evaluate infrastructure improvements.

The Specific Plan area is serviced by both potable and non-potable water. Potable water is drinking water that comes from surface water and groundwater sources and is treated to levels that meet state and federal standards for consumption. Non-potable water (recycled water) that is not of drinking quality but is treated for other purposes, such as landscape irrigation.

### Potable Water

The Specific Plan area contains a low-water level elevation of 605.5 feet above mean sea level and a high-water level elevation of 629 feet above mean sea level. PDMWD has pump stations agency-wide, but the potable water system is entirely a gravity-based system that services the Specific Plan area. The water system is generally a closed loop system.

The city relies upon the PDMWD 2020 Urban Water Management Plan (prepared by Carollo Engineers), a Water Shortage Contingency Plan (prepared by the PDMWD), and the 2015 Addendum to the 2015 Urban Water Management Plan (prepared by Carollo Engineers). These plans and policy documents are used by PDWMD for meeting long range water supply needs for the County of San Diego.

Pipelines are constructed of both polyvinyl chloride (PVC) and asphalt concrete pipe (ACP) and range in diameter from 6 to 10 inches to 18 inches with 10-inch and 12-inch diameter mains being a predominant pipe size. A series of 10-to-12-inch diameter main pipelines are found through commercial sites, and along Mission Gorge Road is a 36-inch diameter, steel transmission pipeline (El Capitan Pipeline) and a 20-inch diameter concrete cylindrical pipe (CCP).

Fire water is served through the hydrants located throughout the project area. Fire flow calculations and determinations are not determined by PMWD. Fire flow information is determined for each project based on demand and need for the developments, as described in the most current version of the PMWD Master Plan. Hydrants are located on each major



street in the study area, however additional fire hydrants will be required as redevelopment and new development occurs within the Specific Plan area to meet fire hydrants spacing and Fire Department requirements for fire protection/fire flow.

The adopted five-year budget identifies city-wide projects funded by the PDMWD. Annual, typical water main maintenance, valve replacement projects, and general water maintenance projects are done annually as needed for the system.

### Non-Potable Water

Non-potable, or recycled water, is predominant in the Specific Plan area. Recycled water pipelines are predominantly located outside the San Diego River area and lie beneath major streets; however, there are pipelines that cross local streets and on private property serving irrigation needs. Pipelines are generally constructed of PVC and range in diameter from 6 inches to 12 inches.

The adopted five-year budget does not identify proposed recycled water improvements in the Specific Plan area other than typical energy efficiency-based projects.

## 4.3 Wastewater

The Padre Dam Municipal Water District (PDMWD) provides wastewater collection, disposal, and operation/maintenance services to the City of Santee which is a part of their western service area. According to the PDMWD website, the District typically averages a wastewater collection of 40% to be sent to their Water Recycling Facility where it is treated and becomes part of the local recycled water supply. The remaining 60% travels from Padre Dam wastewater system into the City of San Diego Metropolitan Wastewater System where it is treated at the Point Loma facility. Currently under construction is the East County Advanced Water Purification project which will expand the wastewater treatment plant north of Santee Lakes that will accept flows from Padre Dam and could treat up to nearly 15.5 MGD of wastewater.

As with most agencies, the PDMWD maintains a Sewer System Management Plan (SSMP), as updated in 2019. The SSMP contains general sewer system information and the methods of handling general maintenance, sewer spills, and general emergency response. As such, a solid and complete maintenance program is integral to the success of the longevity and performance of the wastewater system. The maintenance program should be implemented and monitored along with capital improvement projects for upgrades in collaboration with PDMWD.

A 27-inch diameter County of San Diego Interceptor transmission sewer pipeline (per the County of San Diego 2011 Master Plan) bisects and traverses roughly in an east-west direction within the southern one-half of the Specific Plan Area. The County of San Diego discourages proposed sewer connections to this type of pipeline for planned, new developments and existing development (i.e., transmission pipelines are not appropriate for usage over distribution pipelines). Sewer connections to this pipeline for planned, new developments and existing developments within Santee are discouraged, as the interceptor distribution line is intended to serve different areas of the County.

### Wastewater Conveyance and Capacity

Wastewater conveyance and capacity are paramount to the success of the development and build-out of the Town Center Specific Plan Update. For this update and complemented and validated by conversations with the Padre Municipal Water District (PMWD) engineering staff, pipeline conveyance in the planned areas pose more of the existing challenge than a deficiency in capacity. The San Diego River that bifurcates the specific plan area also poses a unique challenge for conveyance facilities to connect with downstream sewer pipelines which could lead to a few localized pump/lift stations where planned development abuts the river including site layout/configuration coupled with other existing topographical (elevations) features and grading schematics. Based on the recommendations of the Town Center Specific Plan, a pipeline diameter of 10 inches would likely be required for build-out in select areas where sewer conveyance facilities are minimal

and/or not available. The pipe sizing will also depend on final site configurations, grading, and the actual demand of the development. This pipe sizing could increase as required by the development.

Based on the recommendations of the Town Center Specific Plan, a pipeline diameter of 10 inches would be required for build-out in select areas where sewer conveyance facilities are minimal to missing. The pipe sizing will also depend on final site configurations, grading, and the actual demand of the development. This pipe sizing could increase as required by the development.

### Planned Wastewater Improvements

The Mission Gorge Sewer upgrade project proposed to be built as part of a capital improvement project by the PMWD on Mission Gorge Road between Riverview Parkway and 4th Street as discussed in this section is planned to be built by 2027. This project will upgrade the existing 8-inch and 10-inch diameter pipeline to a 15-inch diameter pipeline which will be of value to the planned build-out of the retail, office, institutional, entertainment, and residential developments within the southeast quadrant of the specific plan area.

- ▶ The Town Center plan calls out for this 10-inch diameter pipeline to be built within Town Center Parkway and Riverview Parkway to serve the build out within the central portion of the specific plan area south of the river, and the 10-inch diameter pipeline is planned within Riverwalk Drive and Park Center Drive up to Mast Boulevard within the northern portion of the planned build out north of the river. There is a 15-inch diameter sewer line that splits the areas with potential for new residential development within the Mast Boulevard Residential Neighborhood north of the San Diego River, however, site grading and site layout will determine whether that sewer line is available for use from both a conveyance and capacity standpoint.
- ▶ As part of the PMWD Master Plan (2022) evaluation, various lift stations located throughout their western service area

sewer collection system were evaluated for upgrades to their existing mechanical and/or electrical equipment. These lift stations have older and outdated equipment that requires replacement to current standards. These lift stations include Mission Creek, Woodside Avenue, High Rise Way, and Sky Ranch Lift stations. Of these four lift stations, the Mission Creek Lift Station is within the limits of the Town Center Specific Plan area near Cuyamaca Street and the San Diego River.

### Development Considerations

Some of the smaller development projects at the extreme southwest corner and northeast corners of the planned project areas will require pipelines along their project frontages. For example, new development within the Mast Boulevard Residential Neighborhood, east of Park Center Dr, north of the Edgemoor Skilled Nursing Facility will require at least a 10-inch diameter sewer within Park Center Drive to serve the project. Similarly, the new development within the Town Center Commercial neighborhood, west Town Center Parkway, south of the Walmart center, would need sewer facilities in the private drive to serve this project. Lastly, consideration for site grades in coordination with the site design should be evaluated closely to allow for proper typical gravity-based flow for sewer pipelines to avoid or minimize the presence of lift stations which can get costly and be a long-term maintenance consideration. Although the County has plans to improve the 27-inch diameter interceptor transmission sewer pipeline (described earlier in the “Wastewater and Capacity” section of this document, The County of San Diego discourages proposed sewer connections to this type of pipeline for planned, new developments and existing development (i.e., transmission pipelines are not appropriate for usage over distribution pipelines). The County does have plans to upgrade segments of this pipeline to a 36-diameter pipeline, however, the County performs these improvements as part of their overall wastewater conveyance upgrades County-wide” outside the Specific Plan area.



## 4.4 Storm Drainage

Stormwater is transported by overland flow from the various residential, commercial, institutional, open space/park properties and roadways and collected by catch basins and inlets to be ultimately directed below ground within underground storm drainage pipelines.

The Specific Plan area provides a network of underground pipelines below minor and major roadways such as Cuyamaca Street, Town Center Parkway, Mission Gorge Road, Riverview Parkway, Magnolia Avenue, Cottonwood Avenue, Mast Boulevard and underneath local residential roadways such as Leavesly Trail, Verde Vista Lane, Little Leaf Lane, and Star Magnolia Lane. Some commercial properties contain on-site, underground storm drainage pipelines that connect to other systems downstream.

Some of these pipelines are privately owned and maintained and range between 18 to 24 inches in diameter for low flows and 30 to 48 inches in diameter for larger flow capabilities. Ultimate discharge is the San Diego River which bisects the Specific Plan area.

The current adopted Five-Year Capital Improvement Program (CIP) identifies a major storm drainage pipeline project including replacing a corrugated metal storm drain pipeline with a larger diameter reinforced concrete pipe beneath Mission Gorge Road between Cuyamaca Street and Cottonwood Avenue.

### 4.4.1 Flood Hazards/Flood Zones

The majority of the Specific Plan zoned properties are located in Zone X per FEMA's flood zone designations, where Flood Zone X is defined as an area of minimal flood hazards and not affected by a 500-year storm event. However, the central portion of the Specific Plan area, generally following the San Diego River, is within the Special Flood Hazard Area Zone AE, which is designated as a Regulatory Floodway.

### North of San Diego River

The southern one-half of the Park Open Space Area, localized western portion of the Residential TC-R-14

and all of the Residential TC-R-7 areas located north of the San Diego River, are located within Flood Zone AE.

### South of San Diego River

Between Cuyamaca Street and Magnolia Avenue, the northern portions of the Commercial, Residential, and Institutional zoned properties abutting the river are within Zone AE and all of the Park/Open Space/Floodway zoned property north of Riverview Parkway is located within Zone AE as well, while the balance of these properties lie within Zone X. To the west of Cuyamaca Street, the majority of the Commercial, Office/Commercial, and Dual-Zoned Residential TC-R-22 or Office/Commercial is located in Zone X but within an area of a 1% annual chance of a flood with a average depth of less than one foot or with drainage areas of less than one-square mile.

## 4.5 Dry Utilities

The Specific Plan area contains dry utilities including telephone, TV, internet, electric, and natural gas that service the community.

### 4.5.1 Telecommunications

Crown Castle provides telecommunications services in the Specific Plan area. This carrier is expected to meet current and future demands of land uses.

### 4.5.2 Cable Service

AT&T and Cox Communications provide cable in the Specific Plan area. These carriers are expected to meet current and future demands of land uses.

### 4.5.3 Energy (Electricity and Natural Gas)

San Diego Gas & Electric (SDG&E) provides electricity and natural gas services in the Specific Plan area. Existing transmission and distribution are adequate to meet and the current and future demands of the proposed land uses including new extensions meant to service the build out of the Town Center. The Public Utilities Commission of the State of California outlines the regulations for SDG&E.

Santee Municipal Code Chapter 9.08 “Overhead and Underground Utilities” and Chapter 11.24 “Construction and Improvement Standards” set forth the provisions for the establishment of Underground Utility Districts and undergrounding of existing utilities. Provisions in Section 11.24.100 also allow the City Council to defer the undergrounding requirement, however, the applicant must enter into an agreement with the City to accept the establishment of an undergrounding utility district UUD at some future date. UUD No. 7 is located along Cuyamaca Street between Mission Creek Drive and Bingham Street and UUD No. 8 is located along Mast Boulevard. Both UDDs are just outside the northwest quadrant of the Specific Plan area. Additional districts may be established should the City Council deem it necessary as the project area builds out.

## 4.6 Community Services

### 4.6.1 Library

The County of San Diego operates the Santee Library, which services the Town Center Specific Plan area along with the rest of the City of Santee. The Santee Library is located at 9225 Carlton Hills Boulevard, Suite 17, in Santee. The Santee Library is located within Carlton Oaks Plaza, located at the intersection between Carlton Hills Boulevard and Carlton Oaks Drive. The library is found near the northwest corner of Mast Park, less than half a mile from the Specific Plan area.

The Santee Library offers services for all ages, such as providing a cool zone program for seniors, persons with disabilities, and those with health concerns that could be complicated by the effects of heat. The library offers story time for toddlers and preschoolers, and after-school programs for grades 1 through 5. Services, such as Wi-Fi and a 3D printer, are also available to residents to support their education and access to information.

The County of San Diego Library is supported by a non-profit group called the Friends of the Library. The Friends of the Library help support and provide positive advocacy for all local branches of the overall County-wide library organization named Library Friends of San Diego County, or LFSDC, by providing

financial support, accepting donations, purchasing equipment and sponsoring various library programs.

### 4.6.2 Schools

The Santee School District provides preschool, elementary and middle school education services throughout nine schools that serve approximately 6,400 students in Santee. The Specific Plan area is served by the Santee School District at two schools in proximity to its boundaries, Rio Seco Elementary School and Hill Creek Elementary School.

- ▶ Rio Seco Elementary School  
9545 Cuyamaca Street, Santee, CA 92071
- ▶ Hill Creek Elementary School  
9665 Jeremy Street, Santee, CA 92071

Grossmont Union High School District provides high school education services across 10 high schools located in El Cajon, Lakeside, Spring Valley, and Santee. Two high schools found in Santee serve the Specific Plan area: Santana High School and West Hills High School.

- ▶ Santana High School  
9915 Magnolia Ave, Santee, CA 92071
- ▶ West Hills High School  
8756 Mast Blvd, Santee, CA 92071

### 4.6.3 Police

The San Diego County Sheriff’s Department provides law enforcement services to the City of Santee. The Santee Sheriff’s Station provides a full range of law enforcement services, which include patrol, traffic, investigations, parking enforcement, emergency services, crime prevention programs, crime analysis, and narcotics enforcement. The Santee Sheriff’s Station is located at 8811 Cuyamaca Street, Santee, CA 92071, within 800 feet south of the southern boundary of the Specific Plan area, Mission Gorge Road. Additionally, the Community Safety Center at Trolley Square provides on-site law enforcement services within the Town Center Specific Plan area, at the Santee Town Center trolley station.



#### 4.6.4 Fire/Emergency Services

The City of Santee is serviced by its own municipal Fire Department, which was established after the city incorporated in 1980. The Fire Department consists of two fire stations and a Fire Administration Building organized into three divisions consisting of administrative, emergency services, and fire prevention. Fire Station No. 4 is located at 8950 Cottonwood Avenue within the Town Center Specific Plan Area. Redevelopment and size expansion of Fire Station No.4 is anticipated as part of this Specific Plan. Heartland Fire and Rescue Station No. 5 is located at 9130 Carlton Oaks Drive, located approximately two miles to the west from Fire Station No. 4. Additional Fire Department organizational services are located within Santee City Hall located at 10601 Magnolia Avenue.

The City of Santee Emergency Operations Plan identifies City Hall and two fire stations as part of initiating city-wide emergency services. Also, in partnership and collaboration with the entire San Diego region, the San Diego Regional Association of Governments administer a Cities Emergency Operations Center (EOC) and Emergency Management Centers (EMC) in the region.

#### 4.6.5 Parks and Recreation

The Town Center Community Park is located within the northern area of the Town Center Specific Plan, north of the San Diego River, and south of Mast Boulevard. The Town Center Community Park includes the YMCA and Santee Aquatics Center, Sportsplex USA, Town Center Community Park East (550 Park Center Drive) and West (9409 Cuyamaca Street) and Riture Community Center currently under design.

Nearby:

- ▶ Mast Park
- ▶ Walker Preserve Trail

The Community Services Department contains the Parks and Recreation Division and Public Services Division that operates and maintains parks and recreational facilities' structures and infrastructure, social and recreational programs, classes, special events, and activities such as summer concerts and community clean up days.

#### 4.6.6 Solid Waste

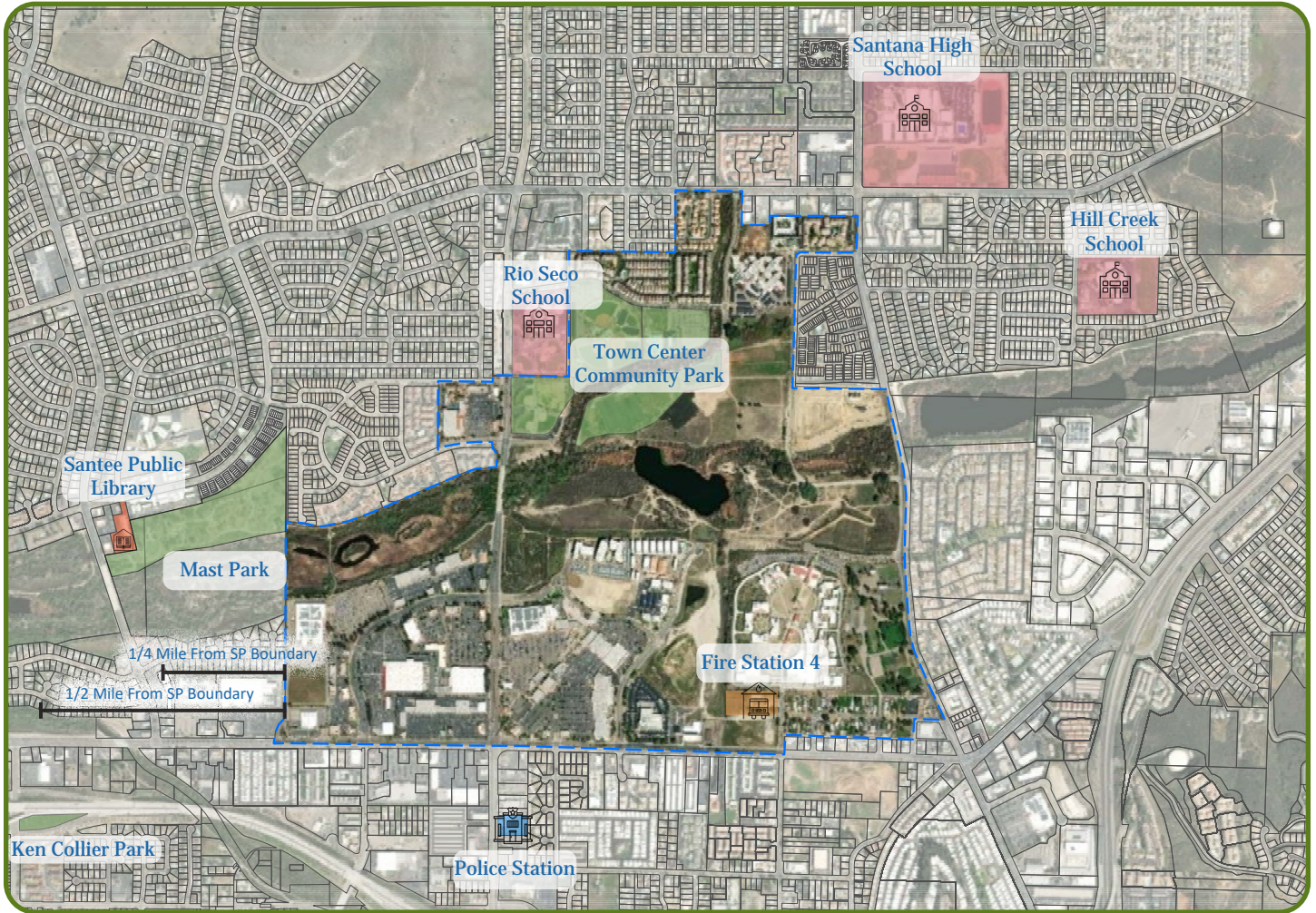
Solid waste services within the Specific Plan area are provided by Waste Management, Inc., (a private hauler) which is under an exclusive franchise agreement with the City of Santee. Waste Management, Inc. provides commercial and residential trash hauling, as well as industrial solid waste and recycling collection and disposal services.

The City of Santee Municipal Code Chapter 9 requires that Santee residents, businesses and multi-family apartment complexes separate all recyclable materials from other solid waste. The State of California regulations require all California businesses to participate in Mandatory Commercial Organics Recycling (AB 1826) and Mandatory Commercial Recycling (AB 341). In addition, as of January 1, 2022, California's Short-Lived Climate Pollutant Reduction Strategy (SB 1383) requires local collection agencies to further reduce organic waste methane emissions which result from organic waste deposited at landfills. This organic waste includes food waste, green waste, and paper products that decompose and release methane gas into the atmosphere.

Organic waste is required to be deposited in green containers and recyclable materials are deposited in blue containers. Although Sycamore Landfill's capacity is adequate to handle wastewater project build out, these further reductions in waste diversions will effectively reduce the waste that gets deposited into the landfill as a secondary outcome from the law and ordinance.

The Specific Plan area will not require any physical changes or new/altered facilities to ensure adequate service to the Specific Plan area, as detailed further in the environmental documentation. However, the City through development projects or within public lots may consider the inclusion of trash compacters.

Figure 4-1: Public Facilities Map



 Public School

 Fire Station

 Library

 Police Station

 Park



# Implementation

5.1 Introduction

5.2 Potential Funding Sources and Financing Mechanisms

5.3 Implementation Action Plan





## 5.1 Introduction

This chapter includes a series of potential funding sources and financing mechanisms to implement the Town Center Specific Plan. Ultimately, as the Specific Plan is implemented over the years, a variety of tools for financing public infrastructure improvements, incentivizing private development, and maintaining public facilities and improvement will be utilized. This approach will also be defined depending on the availability of specific programs and funding opportunities, public funding opportunities change over time, and are subject to evolving economic, environmental, legal, and political conditions.

## 5.2 Potential Funding Sources and Financing Mechanisms

Table 5-1 describes potential funding sources that could be utilized for implementing the improvements as well as supporting annual operations and maintenance.

## 5.3 Implementation Action Plan

The vision for the Town Center Specific Plan area is supported by the following Implementation Action Plan included in Table 5-2. The Implementation Action Plan provides a summary of the improvement projects recommended in the Specific Plan. The table also identifies the suggested timing priority of the improvements, indicates the responsible parties for their implementation, and includes a series of potential funding sources. The table groups improvements under the following categories: public spaces within new development, high priority projects, circulation improvements within the public right-of-way, streetscape improvements within the public right-of-way, and open space connectivity improvements.

Table 5-1 identifies the suggested timing priority as short range (1-3 years), mid range (3-10 years), and long range (10-20 years).



**Table 5-1: Potential Funding Sources/Mechanisms**

<u>Potential Funding Sources/Mechanisms</u>	<u>Descriptions</u>
General Fund	The City's primary General Fund revenue sources are property taxes and sales tax, which combined provide more than 72% of the General Fund revenues. The City is responsible for providing or procuring a range of municipal services that includes law enforcement, fire and life safety, street maintenance, traffic circulation, planning and community development, park and landscape maintenance, code enforcement, building inspection and recreation programs for all ages. General funds are also used to pay for a sizable portion of replacement infrastructure and some new capital facilities.
Special Assessment Districts	California law provides procedures to levy assessments against benefiting properties and issue tax exempt bonds to finance public facilities and infrastructure improvements. Assessment districts, also known as improvement districts, are initiated by the legislative body (e.g. city), subject to majority protest of property owners or registered voters. Assessments are distributed in proportion to the benefits received by each property and represent a lien against property. The assessments are fixed dollar amounts and may be prepaid. Only improvements with property-specific benefits (e.g. roads, and sewer and water improvements) may be financed with assessments.
Area of Benefit Fees	Area of benefit fees may be enacted by the legislative body (e.g. city) through adoption of an ordinance, without voter approval. The fee must be directly related to the benefit received. It does not create a lien against property, but must be paid in full as a condition of approval. Its principal use is for encumbering properties that will not voluntarily enter into an assessment, so that they pay their fair share at the time they are ready to be developed. Proceeds may be used to reimburse property owners who pay up-front cost for facilities benefiting other properties. Benefiting properties may be given the option to finance the fees by entering into an assessment district.

<u>Potential Funding Sources/Mechanisms</u>	<u>Descriptions</u>
<p>Business Improvement Districts (BID)</p>	<p>In California, there are two different types of business improvement districts, one created through assessments on business licenses within the district (including landowners who lease property), and the second created through assessments of property owners alone.</p> <p><b>Business-based BIDs</b> - The Parking and Business Improvement Area Law of 1989 provides the legal basis for what is commonly known as business improvement districts (BIDs). Business improvement districts utilize an annual assessment levied against business owners based on a measure of benefit to each participating business, and can support a limited range of ongoing activities, including streetscape and sidewalk improvements, trash and cleanup activities, promotion and advertising and public safety. Special assessments within this type of business improvement district cannot be used to secure loans or bonds, thus limiting financing strategies to a pay-as-you-go basis.</p> <p><b>Property-based BIDs</b> - The Property and Business Improvement District Law of 1994 provides funding for a wide range of improvements and activities. Assessments are levied against property owners rather than businesses - a key difference from the business-based Parking and Business Improvement District Law of 1989, as previously described. Property owners are often more willing to assess themselves if the result may directly benefit their investment in real property. Any assessments must be reauthorized by a majority vote in proportion to their assessment every five years. Compared with a business-based business improvement district that requires annual reinstatement, this longer five-year period also allows for minor capital improvements to be funded through loans.</p>



<u>Potential Funding Sources/Mechanisms</u>	<u>Descriptions</u>
Landscaping and Lighting Districts	Landscaping and Lighting Districts (LLD) may be used for installation, maintenance and servicing of landscaping and lighting, through annual assessments on benefiting properties. LLDs also may provide for construction and maintenance of appurtenant features, including curbs, gutters, walls, sidewalks or paving, and irrigation or drainage facilities. They also may be used to fund and maintain parks above normal park standards maintained from general fund revenues.
Enhanced Infrastructure Financing Districts	In 2014, with Senate Bill (SB) 628 the State revamped existing Infrastructure Financing Districts into Enhanced Infrastructure Financing Districts (EIFDs). EIFDs are a type of tax increment financing (TIF) district cities and counties could form to help fund economic development projects. With these modifications, EIFDs are currently able to fund infrastructure maintenance and housing development, economic development, transportation infrastructure, sewage treatment, and climate adaptation projects, among other uses.
Street Furniture Dedication Program (Donor Programs)	Some of the proposed improvements may lend themselves to a public campaign for donor gifts. Donor programs have been used very successfully in many cities in the United States for providing funds for streetscape and community design elements. Such programs can be tailored to solicit contributions from individuals, corporations, local businesses and community and business associations. Many improvements could be funded by donor gifts for items such as: benches, trash receptacles, street trees, street tree grates, public art elements and information kiosks. Donors could be acknowledged with a plaque on the element itself or other prominent display such as a “wall of fame” with donors’ names.

<u>Potential Funding Sources/Mechanisms</u>	<u>Descriptions</u>
<p>Quimby Fees</p>	<p>The “Quimby fee” provision of the Subdivision Map Act permits cities to require that developers either dedicate parkland or pay an equivalent fee that allows the City to buy land for parks. The fee applies to residential subdivisions and is based upon the number of units multiplied by a density factor.</p> <p>This fee must be used to purchase land for parks in order to meet the City’s standards of 3 acres of parkland per 1,000 population.</p>
<p>SDG&amp;E Undergrounding Funds</p>	<p>Utility companies are required to budget funds each year for undergrounding. These budgets are approved by the Public Utilities Commission and assigned to specific projects in each area based on priorities developed by the City of Santee.</p>



**Table 5-2: Implementation Action Plan**

<u>Improvement Projects</u>	<u>Timing Priority</u>	<u>Responsibility Lead</u>	<u>Potential Funding Sources</u>
<b>Public Spaces Within New Development</b>			
Art trail	Short range <sup>1</sup>	Private Development	Developer funded
Privately developed public space (site 16)	Short range <sup>1</sup>	Private Development	Developer funded
Privately developed public space (site 20)	Short range <sup>1</sup>	Private Development	Developer funded
<b>High Priority Public Improvements</b>			
Community space at theater site	Short range <sup>2</sup>	City of Santee (Community Services, Engineering, Planning & Building)	Quimby (Park In-Lieu) Fees, DIF Funds, General Fund
Intersection Improvements at Town Center Pkwy (south of Theater Site)	Short range <sup>2</sup>	City of Santee (Community Services, Engineering, Planning & Building)	Gas Tax (RMRA), DIF Funds, General Fund
MTS site (south of Theater Site)	Short range <sup>2</sup>	City of Santee (Community Services, Engineering, Planning & Building) / MTS	Gas Tax (RMRA), DIF Funds, General Fund
New driveway from hotel site at Town Center Parkway	Short range <sup>2</sup>	City of Santee (Community Services, Engineering, Planning & Building)	DIF Funds, General Fund
<b>Circulation Improvements within the Public Right-of-Way</b>			
Town Center Parkway Roundabout Improvements	Mid range <sup>2</sup>	City of Santee (Community Services, Engineering, Planning & Building)	General Fund
<i>New roadways (including pedestrian and bicycle facilities)</i>			
Main Street - Riverview Pkwy to Cottonwood Ave	Short range <sup>1</sup>	Private Development	Developer funded
Edgemoor Drive - Park Ave to Riverview Pkwy	Short range <sup>1</sup>	Private Development	Developer funded
Cottonwood Avenue - Claudia Ave to Park Ave	Short range <sup>1</sup>	Private Development	Developer funded

<u>Improvement Projects</u>	<u>Timing Priority</u>	<u>Responsibility Lead</u>	<u>Potential Funding Sources</u>
Park Center Drive - Mast Blvd to Magnolia Ave	Short range <sup>1</sup>	Private Development	Developer funded
<i>Missing sidewalks facilities</i>			
Cuyamaca St (east side) - Town Center Pkwy to River Trail bridge (overpass)	Short range <sup>2</sup>	City of Santee (Community Services, Engineering, Planning & Building)	Gas Tax (RMRA), DIF Funds, General Fund
Riverview Pkwy (east side) - Town Center Pkwy to North end	Short range <sup>2</sup>	City of Santee (Community Services, Engineering, Planning & Building)	Gas Tax (RMRA), DIF Funds, General Fund
Riverview Pkwy (south east side) - Town Center Pkwy to ~400ft south of Town Center Pkwy	Short range <sup>2</sup>	City of Santee (Community Services, Engineering, Planning & Building)	Gas Tax (RMRA), DIF Funds, General Fund
Magnolia Ave (west side) - Cottonwood Ave to Park Ave	Short range <sup>2</sup>	City of Santee (Community Services, Engineering, Planning & Building)	Gas Tax (RMRA), DIF Funds, General Fund
Riverview Pkwy (north side) - Magnolia Ave to West end (culdesac)	Short range <sup>2</sup>	City of Santee (Community Services, Engineering, Planning & Building)	Gas Tax (RMRA), DIF Funds, General Fund
Park Center Dr (east side) - Riverwalk Dr to South end (culdesac)	Short range <sup>2</sup>	City of Santee (Community Services, Engineering, Planning & Building)	Gas Tax (RMRA), DIF Funds, General Fund
Cottonwood Ave (west side) - Annie Ln to Claudia Ave	Mid range <sup>2</sup>	City of Santee (Community Services, Engineering, Planning & Building)	Gas Tax (RMRA), DIF Funds, General Fund
Park Ave (both sides) - Cottonwood Ave to 1st St	Mid range <sup>2</sup>	City of Santee (Community Services, Engineering, Planning & Building)	Gas Tax (RMRA), DIF Funds, General Fund
3rd St (both sides) - Cottonwood Ave to 1st St	Long range <sup>2</sup>	City of Santee (Community Services, Engineering, Planning & Building)	Gas Tax (RMRA), DIF Funds, General Fund
Cottonwood Ave (both sides) - Mission Gorge Rd to North end	Short range	City of Santee (Community Services, Engineering, Planning & Building)	Gas Tax (RMRA), DIF Funds, General Fund
Edgemoor Dr (both sides) - Mission Gorge Rd to North end	Mid range <sup>2</sup>	City of Santee (Community Services, Engineering, Planning & Building)	Gas Tax (RMRA), DIF Funds, General Fund
1st St (west side) - Mission Gorge Rd to Park Ave	Long range <sup>2</sup>	City of Santee (Community Services, Engineering, Planning & Building)	Gas Tax (RMRA), DIF Funds, General Fund



<u>Improvement Projects</u>	<u>Timing Priority</u>	<u>Responsibility Lead</u>	<u>Potential Funding Sources</u>
<i>Proposed bicycle facility improvements</i>			
Class I Path along River Trail Crossing - North side of Walmart to River Rock Ct	Short range <sup>2</sup>	City of Santee (Community Services, Engineering, Planning & Building)	Gas Tax (RMRA), DIF Funds, General Fund
Class I Path along River Trail (south) - North of Town Center Roundabout to Town Center Pkwy	Short range <sup>2</sup>	City of Santee (Community Services, Engineering, Planning & Building)	Gas Tax (RMRA), DIF Funds, General Fund
Class I Path along River Trail (north) - Cuyamaca St to Cottonwood Ave	Short range <sup>2</sup>	City of Santee (Community Services, Engineering, Planning & Building)	Gas Tax (RMRA), DIF Funds, General Fund
Class III Bike Route (Sharrows) along Park Center Dr - Riverwalk Dr to Park Center Dr	Short range <sup>2</sup>	City of Santee (Community Services, Engineering, Planning & Building)	Gas Tax (RMRA), DIF Funds, General Fund
Class III Bike Route (Sharrows) along Cottownwood Ave - Palm Glenn Dr to Park Center Dr	Short range <sup>2</sup>	City of Santee (Community Services, Engineering, Planning & Building)	Gas Tax (RMRA), DIF Funds, General Fund
Class II Bike Lanes along Cottonwood Ave (extension) - Park Center Dr to Riverview Pkwy	Short range <sup>2</sup>	City of Santee (Community Services, Engineering, Planning & Building)	Gas Tax (RMRA), DIF Funds, General Fund
Class III Bike Route (Sharrows) along Riverview Pkwy - Mission Gorge Rd to Town Center Pkwy	Short range <sup>2</sup>	City of Santee (Community Services, Engineering, Planning & Building)	Gas Tax (RMRA), DIF Funds, General Fund
Class III Bike Route (Sharrows) along Riverview Pkwy - Town Center Pkwy to Cottonwood Ave (extension)	Short range <sup>2</sup>	City of Santee (Community Services, Engineering, Planning & Building)	Gas Tax (RMRA), DIF Funds, General Fund
Class II Bike Lanes along Riverview Pkwy - Cottownood Ave (extension) to Magnolia Ave	Short range <sup>2</sup>	City of Santee (Community Services, Engineering, Planning & Building)	Gas Tax (RMRA), DIF Funds, General Fund
Class III Bike Route (Sharrows) along Town Center Pkwy - Cuyamaca St to Parc One Driveway	Short range <sup>2</sup>	City of Santee (Community Services, Engineering, Planning & Building)	Gas Tax (RMRA), DIF Funds, General Fund
Class III Bike Route (Sharrows) along Main St - Riverview Pkwy to Cottonwood Ave	Short range <sup>2</sup>	City of Santee (Community Services, Engineering, Planning & Building)	Gas Tax (RMRA), DIF Funds, General Fund
<i>On-street parking improvements</i>			
Town Center Parkway - Cuyamaca Street to Parc One (parallel parking on both sides of the roadway)	Mid range <sup>2</sup>	City of Santee (Community Services, Engineering, Planning & Building)	Gas Tax (RMRA), DIF Funds, General Fund
Town Center Parkway - Cuyamaca Street to Parc One (angled parking on northeast side of the roadway)	Mid range <sup>2</sup>	City of Santee (Community Services, Engineering, Planning & Building)	Gas Tax (RMRA), DIF Funds, General Fund

<u>Improvement Projects</u>	<u>Timing Priority</u>	<u>Responsibility Lead</u>	<u>Potential Funding Sources</u>
Riverview Parkway - Cottonwood to Magnolia Avenue (parallel parking on both sides of the roadway)	Mid range <sup>2</sup>	City of Santee (Community Services, Engineering, Planning & Building)	Gas Tax (RMRA), DIF Funds, General Fund
Riverview Parkway - Mission Gorge Drive to Meadow Way (parallel parking on both sides of the roadway)	Short range <sup>2</sup>	City of Santee (Community Services, Engineering, Planning & Building)	Gas Tax (RMRA), DIF Funds, General Fund
<b>Streetscape Improvements within the Public Right-of-Way</b>			
Signage in key locations identified in Specific Plan	Mid range <sup>2</sup>	City of Santee (Community Services, Engineering, Planning & Building)	DIF Funds, General Fund
Additional street lighting	Mid range <sup>2</sup>	City of Santee (Community Services, Engineering, Planning & Building)	Gas Tax (RMRA), DIF Funds, General Fund
Additional street furniture (benches, bicycle racks, trashcans)	Mid range <sup>2</sup>	City of Santee (Community Services, Engineering, Planning & Building)	DIF Funds, General Fund
Landscaped parkways	Mid range <sup>2</sup>	City of Santee (Community Services, Engineering, Planning & Building)	Gas Tax (RMRA), DIF Funds, General Fund
Landscaped medians	Mid range <sup>2</sup>	City of Santee (Community Services, Engineering, Planning & Building)	Gas Tax (RMRA), DIF Funds, General Fund
Additional street trees	Mid range <sup>2</sup>	City of Santee (Community Services, Engineering, Planning & Building)	Gas Tax (RMRA), DIF Funds, General Fund
<b>Open Space Connectivity Improvements</b>			
San Diego River bridge	Long range <sup>2</sup>	City of Santee (Community Services, Engineering, Planning & Building)	Quimby (Park In-Lieu) Fees, Gas Tax (RMRA), DIF Funds, General Fund
Trailheads	Mid range <sup>2</sup>	City of Santee (Community Services, Engineering, Planning & Building)	Quimby (Park In-Lieu) Fees, DIF Funds, General Fund
Trails	Mid range <sup>2</sup>	City of Santee (Community Services, Engineering, Planning & Building)	Quimby (Park In-Lieu) Fees, DIF Funds, General Fund

Footnotes:

<sup>1</sup> Private development will happen at market rate pace

<sup>2</sup> Priority to be determined as part of the CIP process and ranking is outlined within Active Santee Plan



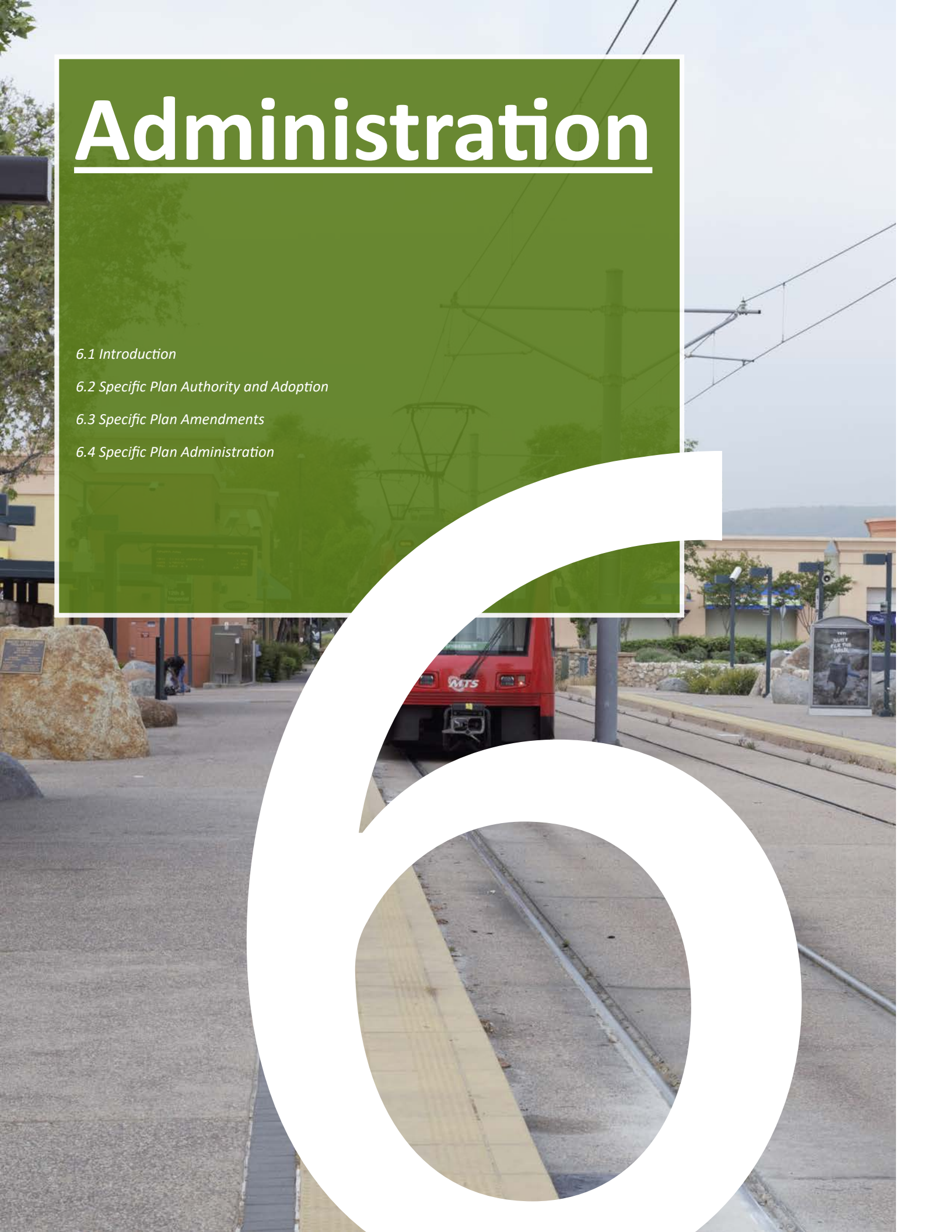
# Administration

*6.1 Introduction*

*6.2 Specific Plan Authority and Adoption*

*6.3 Specific Plan Amendments*

*6.4 Specific Plan Administration*





## 6.1 Introduction

This chapter describes the Town Center Specific Plan authority, the administrative procedures required for amendments and/or modifications to the Specific Plan, and processing requirements.

## 6.2 Specific Plan Authority and Adoption

All specific plans must comply with California Government Code Sections 65450 through 65457. These provisions require that a specific plan be consistent with the adopted General Plan for the jurisdiction in which the specific plan area is located. In turn, all subsequent development proposals, such as tentative subdivision maps, site plans, improvement plans, and all public works projects, must be consistent with the adopted specific plan.

Pursuant to California Government Code Section 65453, a specific plan may be adopted by resolution or by ordinance. Specific plans adopted by ordinance effectively become a set of zoning regulations that provide specific direction to the type and intensity of uses permitted and may also define design expectations and standards. The Town Center Specific Plan is a regulatory document adopted by ordinance. In any instance where the Town Center Specific Plan conflicts with the requirements of the Santee Municipal Code, the Town Center Specific Plan provisions shall take precedence. Where the Town Center Specific Plan is silent on a topic, the requirements of Title 13 of the Santee Municipal Code (Zoning Ordinance) remain in effect.

## 6.3 Specific Plan Amendments

The Town Center Specific Plan may need to be revised over time to accommodate modifications in the City's needs or changing economic conditions. California Government Code Section 65453 states that a specific plan "may be amended as often as deemed necessary by the legislative body." Amendments to the Town Center Specific Plan may be proposed in the case that the proposed amendments are compatible and consistent with the purpose and goals of the Town Center Specific Plan and the Santee General Plan.

This section explains the Town Center Specific Plan amendment processes and approval procedures.

### 6.3.1 Amendment Process

Amendments to the Town Center Specific Plan may be initiated by a developer, an individual, or by the City of Santee. Proposed amendments to the Town Center Specific Plan must be accompanied by all applicable City application forms, required City fees, and information listed below documenting the proposed amendment:

- ▶ A detailed explanation that describes and confirms that the proposed amendment is compatible and consistent with the Town Center Specific Plan guiding principles and vision.



- ▶ Detailed information to document the proposed change. This information should include revised text and revised diagrams, where relevant, depicting the requested amendment.
- ▶ Clear documentation of the need for any changes. To this end, the applicant should indicate the economic, social, and technical issues that support the need for the proposed amendment.
- ▶ The applicant must provide an analysis of the proposed amendment’s impacts relative to the adopted Program Environmental Impact Report (Note: Only applicable if deemed necessary by the Planning and Building Director in accordance with State CEQA Guidelines.)

City staff shall review all the application materials listed above for completeness. If the application is determined complete, and determined to be a “major amendment”, city staff shall then schedule any required hearing(s) and provide a staff report for presentation to the City Council. Staff may also request further clarification of application materials, if deemed necessary. The staff report will analyze the proposed amendment to ensure consistency with the Santee General Plan.

It will also determine whether there is a need to amend the Town Center Specific Plan as supported by the conclusions of the application materials and make a recommendation to the City Council. If determined to be a minor amendment, an administrative decision of the Director of Planning and Building shall be made.

### 6.3.2 Amendment Approval

#### Findings

Approval procedures shall ensure that proposed amendments are compatible and consistent with the objectives and vision of the Town Center Specific Plan and the Santee General Plan. Amendments may be approved only if all the following findings are made:

1. The proposed amendment is consistent with the guiding principles and vision of the Town Center Specific Plan;
2. The proposed amendment is consistent with the Santee General Plan;
3. The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the City.

#### Determination of Minor and Major Amendments

The Planning and Building Director is responsible for making the determination as to whether an amendment to the Town Center Specific Plan is “minor” (administrative) or “major” (requires review by the City Council) within 30 days of any submittal of a request to amend the Town Center Specific Plan. The Planning and Building Director may authorize or deny a minor amendment. Whereas a major amendment must be processed as a Specific Plan Amendment with review by the City Council.

**Minor amendments** must be determined to be in substantial conformance with the Town Center Specific Plan and free from any of the changes described for major amendments. Where the Town Center Specific Plan contains language requiring or allowing for a determination by the Planning and Building Director, it is not considered a minor amendment, and as such, no application is required.

**Major amendments** are those that require resolution from the City Council.

Examples of major amendments include the following:

- a. The introduction of a new land use category not contemplated in the Town Center Specific Plan.
- b. Changes in land use designations from that shown in the Town Center Specific Plan.
- c. Significant changes to the mobility system.
- d. Changes or additions to the development standards or design guidelines which would materially alter the stated intent of the Town Center Specific Plan.

- e. Any changes (not able to be mitigated) that would result in new significant adverse environmental impacts not previously considered in the CEQA analysis for the Town Center Specific Plan.

Appeals

Appeals on decisions rendered by the Planning and Building Director may be filed with the Planning and Building Department and considered by the City’s legislative bodies pursuant to Section 13.04.070 (Appeals) of the Santee Municipal Code.

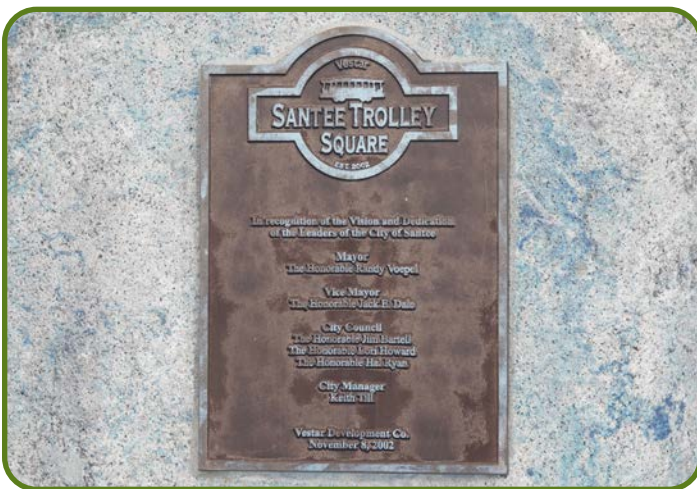
**6.4 Specific Plan Administration**

**6.4.1 Interpretation**

The Planning and Building Director is assigned the responsibility and authority to interpret the Town Center Specific Plan. Whenever the Planning and Building Director makes an official interpretation of this Specific Plan, the interpretation shall be made in writing explaining the interpretation and the general circumstances surrounding the need for the interpretation. The Planning and Building Director may refer interpretation of the Specific Plan to the City Council for a decision at a public meeting.

**6.4.2 Severability**

If any section, subsection, sentence, clause, phrase or portion of this Specific Plan, or any future amendments or additions hereto, is for any reason found to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remainder of this Specific Plan document or any future amendments or additions hereto. The City would have adopted these requirements and each sentence, subsection, clause, phrase or portion or any future amendments or additions thereto, irrespective of the fact that any one or more section, subsections, clauses, phrases, portions or any future amendments or additions thereto may be declared invalid or unconstitutional.







### 6.4.3 Administration Process

All development applications within the Specific Plan area shall follow established City procedures such as those for variances, conditional use permits, development permits and subdivisions. All development applications within the Specific Plan Area will be evaluated for compliance with Specific Plan regulations and guidelines.

### 6.4.4 Allowable Land Uses

Chapter 2: Land Use, references applicable citywide zones for each land use designation, while Chapter 7: Allowable and Permitted Uses, identifies exceptions, additional allowances, and/or different permitting processes where appropriate. A land use that is not listed within each applicable citywide zone or within the Town Center Specific Plan is not allowed, except where the Planning and Building Director may find that a use may be permitted due to its consistency with the purpose/intent of the zoning district and similarity to other uses listed pursuant to Section 13.04.040 (Use Determination) of the Santee Municipal Code.

### 6.4.5 Nonconformity

Section 13.04.110 (Nonconforming Uses and Structures ) of the Santee Municipal Code is applicable to any nonconforming uses, structures, or parcels within the Specific Plan Area. Land uses and structures existing as of the adoption date of this Specific Plan may continue to remain in accordance to Section 13.04.110 (Nonconforming Uses and Structures) of the Santee Municipal Code.

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# Allowable and Permitted Uses

*7.1 Introduction*

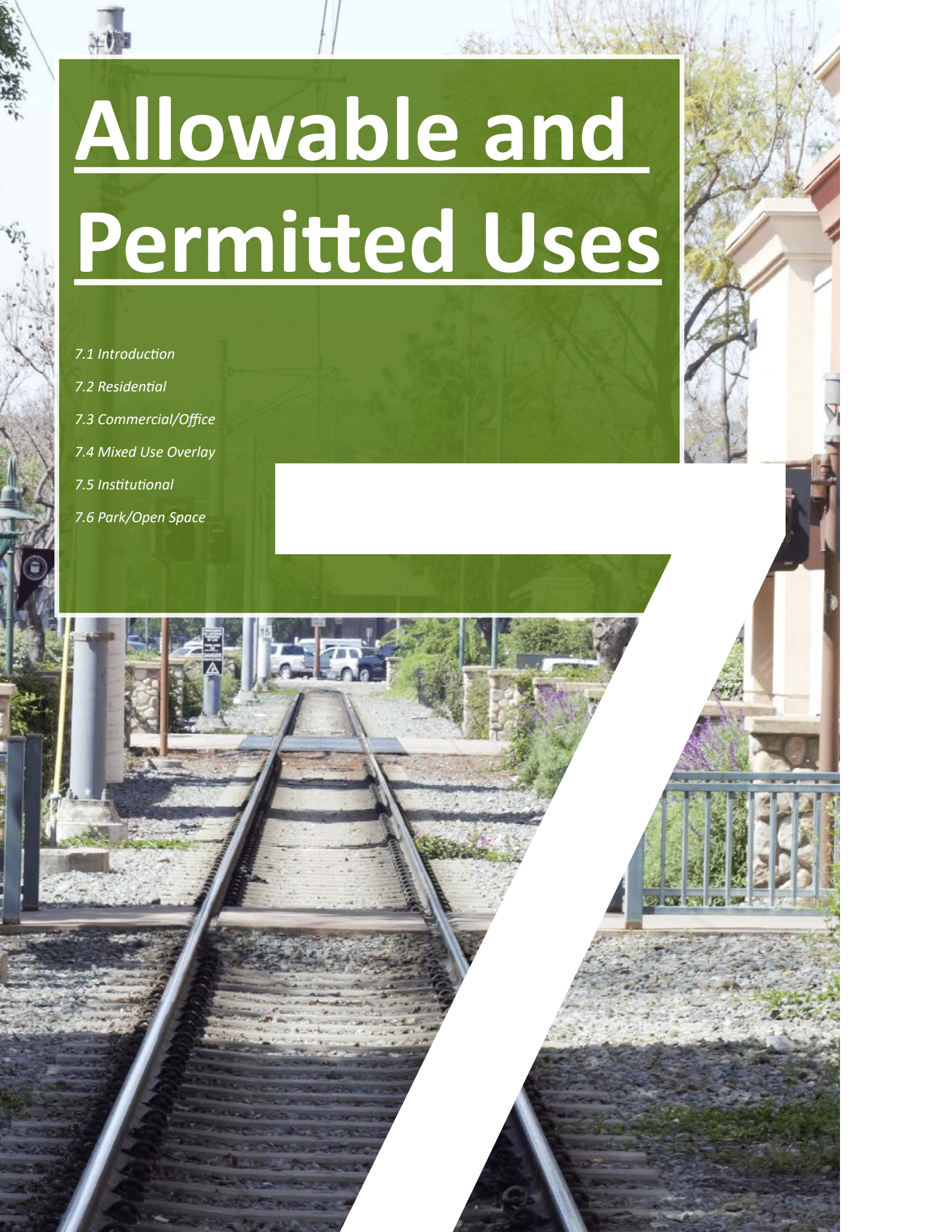
*7.2 Residential*

*7.3 Commercial/Office*

*7.4 Mixed Use Overlay*

*7.5 Institutional*

*7.6 Park/Open Space*



## 7.1 Introduction

The Land Use chapter identifies the land use designations for each property within the Town Center Specific Plan area, while referencing corresponding citywide zones for each land use designation. This chapter provides details regarding the applicable citywide zoning as well as allowable/permitted uses.

Uses listed in tables 7-4, 7-5, 7-6, 7-7, 7-9, 7-11, 7-13, and 7-14 shall be allowable as indicated in the use regulations columns. Where indicated with the letter “P,” the use shall be a permitted use. Where indicated with the letter “C,” the use shall be a conditional use subject to a conditional use permit. Where indicated with the letters “MC,” the use shall be a conditional use subject to a minor conditional use permit. Where indicated with the letters “DR” the use is subject to a Development Permit. Where indicated with a “T”, the use shall be subject to a Temporary Use Permit. Where indicated with a dash “—,” the use shall not be permitted. When there is a conflict between the use regulations of this Specific Plan and Title 13 of the Santee Municipal Code, the use regulations of this Specific Plan shall supersede.

**Table 7-1: Use Regulations Symbols**

Use Regulations	Symbol
Permitted Use	P
Development Review Permit	DR
Not Permitted	-

## 7.2 Residential

The Residential regulations set forth in Section 13.10 of the Santee Municipal Code, including the residential use regulations and site development criteria, apply to properties designated residential within the Town Center Specific Plan area, as established in Table 7-2.

**Table 7-2: Residential Zones Applicability**

TCSP Designation	Citywide Zoning
TC R-2	R-2
TC R-7	R-7
TC R-14	R-14
TC R-22	R-22
TC R-30	R-30

## 7.3 Commercial/Office

The Commercial/Office regulations set forth in Section 13.12 of the Santee Municipal Code, including the commercial and office use regulations and site development criteria, apply to properties designated commercial/office within the Town Center Specific Plan area, as established in Table 7-3.

The use regulations that are unique to the Town Center Specific Plan area, are established in Tables 7-4 through 7-7. The site development criteria that is unique to the Town Center Specific Plan is established in Table 7-15.

The following TCSP designations in the first column correspond to the listed citywide zone in the second column. Uses listed in the corresponding Citywide Zone are similarly applied in the applicable TCSP Designation unless otherwise indicated. If a use is permitted in the Citywide zone, it is also permitted in the TCSP Designation either by right or with a Development Review Permit, unless expressly prohibited as indicated in the TCSP land use designation table.

**Table 7-3: Commercial TCSP Designations and Corresponding Citywide Zones**

TCSP Designation	Citywide Zoning
Commercial	GC
Office Commercial	OP
Trolley Commercial	NC
Entertainment Commercial	NC



**Table 7-4: Commercial Use Regulations Unique to the Specific Plan**

Use	Regulation
<b>A. Offices and Related Uses</b>	
Bail bonds office	--
<b>B. General Commercial Uses</b>	
Alcohol production on-site (with on-site sales, with and without food service) <sup>2</sup>	P
Animal care facility, small animal only (animal hospital, veterinarian, commercial kennel, grooming)	
b. Including exterior kennel, pens or runs	--
Appliance repair and incidental sales, including, but not limited to, small household appliances, computers and vending machines, and provided all work activities and storage occurs entirely within an enclosed building	--
Automotive services including automobiles, trucks, motorcycles, boats, trailers, mopeds, recreational vehicles or other similar vehicles as determined by the Director	
a. Sales <sup>1</sup>	--
b. Rentals	
i. With on-site vehicle storage	--
ii. No on-site vehicle storage	--
c. Repairs including painting, body work and services <sup>1</sup>	--
d. Washing and detailing including full service carwash, self-service carwash, and/or express carwash	--
Recreational vehicle storage facility	--
Coffee shops with or without drive-through service	DR
Commercial recreation facilities	
b. Outdoor uses, including, but not limited to, golf, tennis, basketball, baseball, trampolines, and drive-in theaters	DR
Drive-in business (excluding theaters and fast food restaurants)	--
Equipment sales/rental yards (light equipment only)	--
Farmer's Market	T
Hotels and motels	DR
Mining	--
Mobile home sales	--
Nightclub, teenage	--
<b>C. Public and Semi-Public Uses</b>	
Convalescent facilities and hospitals	--
Parks and recreation facilities, public or private (excluding commercial recreation facilities)	DR
Public buildings and facilities	C <sup>5</sup>

## Footnotes:

<sup>1</sup> Tire services are allowed with a minor CUP.<sup>2</sup> Alcohol production on-site (with on-site sales, with and without food service) may include, but not limited to: wineries, breweries, and micro-breweries.

**Table 7-5: Trolley Commercial Use Regulations Unique to the Specific Plan**

Use	Regulation
<b>B. General Commercial Uses</b>	
Alcohol production on-site (with on-site sales, with and without food service) <sup>2</sup>	P
Antique shops	--
Animal care facility, small animal only (animal hospital, veterinarian, commercial kennel, grooming)	
a. Excluding exterior kennel, pens or runs	--
Appliance repair and incidental sales, including, but not limited to, small household appliances, computers and vending machines, and provided all work activities and storage occurs entirely within an enclosed building	--
Automotive services including automobiles, trucks, motorcycles, boats, trailers, mopeds, recreational vehicles or other similar vehicles as determined by the Director	--
b. Rentals	
i. With on-site vehicle storage	--
d. Washing and detailing including full service carwash, self-service carwash, and/or express carwash	--
e. Service or gasoline dispensing stations including mini-marts, accessory car washes, and minor repair services accessory to the gasoline sales	--
f. Parts and supplies excluding auto recycling or wrecking	--
Drive-in business (excluding theaters and fast food restaurants)	--
Farmer's Market	T
Food and Beverage Sales or Services	
d. Fast food restaurants with drive-in or drive-through service	--
f. Supermarkets (including the sale of alcoholic beverages)	--
j. Micro-breweries, provided all equipment, supplies and materials are kept within an enclosed building	P
k. Food halls with a mixture of food/supportive food and drink options	P
Home improvement centers	
a. Material stored and sold within enclosed buildings	--
Hotels and motels	DR
Mining	--
Parking facilities (commercial) where fees are charged	P
Second hand store or thrift shop	--



Use	Regulation
Small collection facility	--
Stamp and coin shops	--
Swimming pool or spa sales and/or supplies	--
<b>C. Public and Semi-Public Uses</b>	
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)	--
Parks and recreation facilities, public or private (excluding commercial recreation facilities)	DR
Public buildings and facilities	C <sup>5</sup>

**Table 7-6: Entertainment Commercial Use Regulations Unique to the Specific Plan**

Use	Regulation
<b>B. General Commercial Uses</b>	
Alcohol production on-site (with on-site sales, with and without food service) <sup>2</sup>	P
Antique shops	--
Animal care facility, small animal only (animal hospital, veterinarian, commercial kennel, grooming)	
a. Excluding exterior kennel, pens or runs	--
Apparel stores	--
Appliance repair and incidental sales, including, but not limited to, small household appliances, computers and vending machines, and provided all work activities and storage occurs entirely within an enclosed building	--
Athletic and health clubs	--
Automotive services including automobiles, trucks, motorcycles, boats, trailers, mopeds, recreational vehicles or other similar vehicles as determined by the Director	--
b. Rentals	
i. With on-site vehicle storage	--
ii. No on-site vehicle storage	--
d. Washing and detailing including full service carwash, self-service carwash, and/or express carwash	--

Use	Regulation
e. Service or gasoline dispensing stations including mini-marts, accessory car washes, and minor repair services accessory to the gasoline sales	--
f. Parts and supplies excluding auto recycling or wrecking	--
Barber and beauty shops and/or supplies	--
Bicycle sales and shops (non-motorized)	--
Blueprint and photocopy services	--
Catering establishments (excluding mobile catering trucks)	DR
Cigar lounges with or without alcoholic beverage service	P
Cleaning and pressing establishments, retail	--
Commercial recreation facilities	
a. Indoor uses, including, but not limited to, bowling lanes, theaters, and billiard parlors	P
b. Outdoor uses, including, but not limited to, golf, tennis, basketball, baseball, trampolines, and drive-in theaters	DR
Dairy products stores	--
Department stores	--
Drive-in business (excluding theaters and fast food restaurants)	--
Drug stores and pharmacies	--
Farmers Market	T
Food and beverage sales or service	
d. Fast food restaurants with drive-in or drive-through service	--
f. Supermarkets (including the sale of alcoholic beverages)	--
g. Convenience markets	DR
h. Liquor stores	--
i. Clubs and lodges with alcoholic beverage service	P
j. Micro-breweries, provided all equipment, supplies and materials are kept within an enclosed building	P
Furniture stores, repair and upholstery	--
General retail stores	--



Use	Regulation
Hardware stores	--
Home improvement centers	
a. Material stored and sold within enclosed buildings	--
Interior decorating service	--
Janitorial services and supplies	--
Jewelry stores	--
Laundry, self-service	--
Locksmith shop	--
Mining	--
Newspaper and magazine stores	--
Nurseries (excluding horticultural nurseries) and garden supply stores; provided all equipment, supplies and materials are kept within an enclosed building	--
a. With outdoor storage and supplies	--
Office and business machine stores and sales	--
Parking facilities (commercial) where fees are or are not charged	P
Political or philanthropic headquarters	--
Pet shop	--
Plumbing shop and supplies (all materials stored within an enclosed building)	--
School, business or trade (all activities occurring within an enclosed building)	--
School, commercial (all activities occurring within an enclosed building)	--
Second hand store or thrift shop	--
Shoe stores, sales and repair	--
Small collection facility	--
Sporting goods stores	--
Stamp and coin shops	--
Swimming pool or spa sales and/or supplies	--

Use	Regulation
Tailor or seamstress	--
Tanning salon, massage, and other body conditioning services	--
Television, radio sales and service	--
Toy stores	--
Travel agencies	--
Transportation facilities (train, bus, taxi depots)	--
<b>C. Public and Semi-Public Uses</b>	
Churches, convents, monasteries and other religious institutions	--
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)	--
Day care center facilities	--
Educational facilities, excluding business or trade schools and commercial schools	--
Parks and recreation facilities, public or private (excluding commercial recreation facilities)	DR
Entertainment Facilities (Indoor/Outdoor) <sup>3</sup>	P
Privately Operated, Outdoor Recreation Facilities <sup>4</sup>	P
Post office	--
Public buildings and facilities	C <sup>5</sup>
<b>D. Accessory Uses</b>	
Caretaker’s living quarters only when incidental to and on the same site as a permitted or conditionally permitted use	--
Tanning salon, massage, and other body conditioning services only when incidental to and on the same site as a permitted or conditionally permitted Hotel, Motel, or Resort	P

Footnotes:

<sup>3</sup> Entertainment Facilities (Indoor/Outdoor) may include, but not limited to: an amphitheater, auditorium, theater, convention center, exhibition hall, dance hall, festival venue or similar facility that is primarily designed and used for assemblages of people for artistic, cinematic, theatrical, musical, sporting, cultural, educational, and civic purposes.

<sup>4</sup> Privately Operated, Outdoor Recreation Facilities may include, but not limited to: assemblage of people, including event venues, golf-related recreation businesses (not including a golf course), community gardens, botanical gardens, and aquariums. As part of these facilities, food and beverage sales or service is allowed.



**Table 7-7: Office Commercial Use Regulations Unique to the Specific Plan**

Use	Regulation
<b>A. Offices and Related Uses</b>	
Bail bonds office	--
<b>B. General Commercial Uses</b>	
Performing arts, dance, gymnastics, martial arts, or fitness/sports school or studio	P
Bakeries	P
Bicycle sales and shops (non-motorized)	P
Coffee shops with or without drive-through service	DR
Commercial recreation facilities	
a. Indoor uses, including, but not limited to, bowling lanes, theaters, and billiard parlors	P
Day care center facilities	DR
Department stores	DR
Food and beverage sales or service	
j. Micro-breweries, provided all equipment, supplies and materials are kept within an enclosed building	P
Hotels and motels	DR
Mining	--
School, commercial (all activities occurring within an enclosed building)	P
Small collection facility	--
<b>C. Public and Semi-Public Uses</b>	
Convalescent facilities and hospitals	--
Educational facilities, excluding business or trade schools and commercial schools	P
Parks and recreation facilities, public or private (excluding commercial recreation facilities)	DR
Public buildings and facilities	C <sup>7</sup>
Radio or television broadcast studio	P
Supermarkets	DR

## 7.4 Mixed Use Overlay

The Mixed Use Overlay, which is addressed within section 13.22.060 of the Santee Municipal Code, applies to a series of properties within the Town Center Specific Plan area. The purpose of the mixed use overlay district is to provide the option to include complementary ground level commercial uses in conjunction with residential development. The mixed use overlay encourages innovative and attractive development to promote smart growth principles through the integration of complementary land uses which can take advantage of mutual site planning and public service requirements, and which increases the economic viability of development.

The Specific Plan identifies the areas where the mixed use overlay applies on Figure 2-3, Land Use Designations, with a pattern of diagonal lines, through which the underlying residential land use designation for each property is shown.

### Mixed Use Requirement

The mixed use requirement within the Town Center Specific Plan is reduced from the one established within section 13.22.060 of the Santee Municipal Code as follows:

- ▶ A minimum of 10 percent of a mixed use development’s residential gross square footage must be dedicated as non-residential space, except as provided in [Table 7-8: Affordability Incentive Table](#).
- ▶ Non-residential uses shall be located on the ground floor fronting a public right-of-way.
  - ▷ Non-residential uses shall be located on the ground floor fronting Main Street.
  - ▷ Non-residential uses shall incorporate a minimum of 60% transparency of the ground floor wall area fronting the public right-of-way.

- ▷ When proposed development consists of multiple buildings, the required non-residential square footage may be met by consolidating the required area into one or more buildings. The non-residential requirement is not required to be provided within every building proposed on the premises excepting those buildings along Main Street.

### Affordability Incentive

As an incentive for the provision of affordable housing on mixed use development sites, the percentage of non-residential development required in mixed use overlay sites is reduced as shown in [Table 7-8](#).

**Table 7-8: Affordability Incentive Table \***

Affordability Percentage (Low Income)	Non-Residential Use Requirement
0% - 25%	10%
26% - 50%	7.5%
51% - 75%	2.5%
76% - 100%	0%

\* Reduction does not apply to ground floor building spaces fronting Main Street.



The following non-residential uses, as indicated in [Table 7-9](#), are allowed within properties designated as mixed use within the Town Center Specific Plan. These use regulations differ and supersede from those listed in the Santee Municipal Code within [Table 13.22.060B: Use Regulations for Mixed Use Overlay District](#), and shall apply as follows.

For site development criteria that is unique to the Town Center Specific Plan refer to [Table 7-15](#).

**Table 7-9: Mixed Use Overlay Use Regulations Unique to the Specific Plan**

Use	Regulation
<b>A. Offices and Related Uses</b>	
Administrative and executive offices	P
Clerical and professional offices	P
Flexible office spaces	P
<b>B. General Commercial Uses</b>	
Alcohol production on-site (with on-site sales, with and without food service) <sup>2</sup>	P
Antique shops	P
Animal care facility, small animal only (animal hospital, veterinarian, commercial kennel)	
a. Excluding exterior kennel, pens or runs	P
Art, music and photographic studios and/or supply stores	
a. With class instruction	P
Appliance repair and incidental sales including, but not limited to, small household appliances, computers and vending machines, and provided all work activities and storage occurs entirely within an enclosed building	--
Blueprint and photocopy services	--
Catering establishments (excluding mobile catering trucks)	DR
Cleaning and pressing establishments, retail	P
Commercial recreation facilities	
a. Indoor public uses including, but not limited to, bowling lanes, community theaters, and billiard parlors	P
Dairy products store	P
Farmer's market	T

Use	Regulation
Food and beverage sales or service	
b. Nightclubs or dance halls, not including adult related entertainment	C
h. Liquor stores	MC
Hardware stores	P
Laundry, self-service	P
Pet supply shop and pet grooming	P
Plumbing shop and supplies (all material stored within an enclosed building)	--
School, business or trade (all activities occurring within an enclosed building)	DR
School, commercial (all activities occurring within an enclosed building)	DR
Second hand store or thrift shop	P
Shoe stores, sales and repair	P
Small collection facility	--
Stamp and coin shops	P
Television, radio sales and service	--
Religious institutions	--
Clubs and lodges, including YMCA, YWCA and similar group uses with or without alcoholic beverage sales (clubs and lodges serving or selling alcoholic beverages shall come under the provisions of Section 13.12.030 (B)(29) of this table)	DR
Convalescent facilities and hospitals	--
Educational facilities, excluding business or trade schools and commercial schools	DR
Parks and recreation facilities, public or private (excluding commercial recreation facilities)	DR
Public buildings and facilities, other than a library	C <sup>5</sup>



## 7.5 Institutional

The Commercial/Office regulations set forth in Section 13.12 of the Santee Municipal Code, including the commercial and office use regulations and site development criteria, apply to properties designated Institutional within the Town Center Specific Plan area, as established in Table 7-10.

The regulations applicable to Institutional uses unique to the Town Center Specific Plan area, are established in Table 7-11.

**Table 7-10: Institutional Zones Applicability**

TCSP Designation	Citywide Zoning
Institutional	OP

**Table 7-11: Institutional Use Regulations Unique to the Town Center Specific Plan**

Use	Regulation
<b>A. Offices and Related Uses</b>	
Bail bonds office	--
<b>B. General Commercial Uses</b>	
Animal care facility, small animal only (animal hospital, veterinarian, commercial kennel, grooming)	
a. Excluding exterior kennel, pens or runs	P
b. Including exterior kennel, pens or runs	P
Performing arts, dance, gymnastics, martial arts, or fitness/sports school or studio	P
Bakeries	P
Bicycle sales and shops (non-motorized)	P
Commercial recreation facilities	
a. Indoor uses, including, but not limited to, bowling lanes, theaters, and billiard parlors	P
Food and beverage sales or service	
j. Micro-breweries, provided all equipment, supplies and materials are kept within an enclosed building	P
Hotels and motels	DR
Mining	--

Use	Regulation
School, commercial (all activities occurring within an enclosed building)	P
Small collection facility	--
<b>C. Public and Semi-Public Uses</b>	
Convalescent facilities and hospitals	--
Detention facility	--
Educational facilities, excluding business or trade schools and commercial schools	P
Parks and recreation facilities, public or private (excluding commercial recreation facilities)	DR
Public buildings and facilities	C <sup>5</sup>
Radio or television broadcast studio	P



## 7.6 Park/Open Space

The Park/Open Space regulations set forth in Section 13.16 of the Santee Municipal Code, including the park/open space use regulations and site development criteria, apply to properties designated park/open space within the Town Center Specific Plan area, as established in [Table 7-12](#).

The use regulations unique to the Town Center Specific Plan area, are established in [Tables 7-13](#) and [7-14](#).

**Table 7-12: Park/Open Space Zones Applicability**

TCSP Designation	Citywide Zoning
Floodway / Open Space	P/SP
Park / Open Space	P/SP

**Table 7-13: Park / Open Space Use Regulations Unique to the Specific Plan**

Use	Regulation
Residential Uses	
a. Single-family dwelling (not to exceed an average density of one unit per 40 acres)	--
b. Day care home, family	--
Home occupations (pursuant to Section 13.06.060 (A))	--
Recreational uses	
a. Parks, picnic areas, playgrounds	P
h. Parks and recreation facilities, public or private (excluding commercial recreation facilities)	P
Privately Operated, Outdoor Recreation Facilities <sup>4</sup>	DR

Footnote:

<sup>4</sup> Privately Operated, Outdoor Recreation Facilities may include, but not limited to: assemblage of people, including event venues, golf-related recreation businesses (not including a golf course), community gardens, botanical gardens, and aquariums. As part of these facilities, food and beverage sales or service is allowed.

<sup>5</sup> City buildings and facilities shall be exempted pursuant to SMC Section 13.04.020(C)(8).

**Table 7-14: Floodway / Open Space Use Regulations Unique to the Town Center Specific Plan**

Use	Regulation
Residential Uses	
a. Single-family dwelling (not to exceed an average density of one unit per 40 acres)	--
d. Day care home, family	--
Caretaker quarters (accessory to a permitted use)	--
Home occupations (pursuant to Section 13.06.060 (A))	--
Auxiliary structures such as detached garages, carports, cabanas, barns, storage sheds, corrals	--
Cemeteries, crematories, mausoleums, columbariums, and related uses	--
Agriculture Uses	
h. On-site sales of products grown on site	--
Recreational uses	
a. Parks, picnic areas, playgrounds	DR
b. Hiking, biking, equestrian trails	DR
c. Greenway	DR
d. Golf course	--
e. Riding schools (equestrian)	--
f. Commercial stable	--
g. Country club and related uses	--



## 7.7 Site Development Criteria - Unique to the Town Center Specific Plan

The site development criteria that is unique to the Town Center Specific Plan is included in [Table 7-15](#) below.

**Table 7-15: Site Development Criteria - Unique to the Town Center Specific Plan**

Site Development Criteria	TCSP Unique Standard
<b>Setbacks</b>	
<b>Rear property line setback:</b>	
a. Adjacent to residential zone	5 feet
<b>Interior side property line setback:</b>	
a. Adjacent to residential zone	5 feet
<b>Main Street setback:</b>	
a. Mixed use, commercial, and standalone residential development along Main Street	0 feet
<b>Height limitations</b>	
All locations	55 feet
<b>Parking</b>	
All non-residential uses	1:250 <sup>6</sup>
<b>Separation between main buildings</b>	6 feet
<b>Trash enclosure setback</b>	
a. Adjacent to residential zone	5 feet
<b>Outdoor Dining</b>	
Outdoor seating areas with more than 16 chairs are permitted with a Development Review Permit processed administratively by the Planning & Building Director.	

Footnote:

<sup>6</sup> 1:250 refers to one (1) parking space per each 250 square feet of gross floor area. A 10% reduction to this requirement is applicable to non-residential uses within 1/4 of the Santee Light Rail Transit Station in accordance with the Santee Sustainable Plan. Additional standards where there are exceptions per the Santee Municipal Code apply.

## 7.8 Dual Zoning

The property designated as dual zoning allows for applying the Residential TC-R-22 land designation and the Commercial land use designation as specified in the Specific Plan and indicated in Table 7-16.

The Santee Municipal Code addresses dual zones in section 13.04.020 and indicates that properties may be developed in accordance with either zone’s development, performance, and maintenance standards, exclusively, or in combination with one another (i.e., mixed use). All provisions regarding dual zones as established within section 13.04.020 apply.

## 7.9 Development Review Requirement

All new non-residential development, residential or mixed use development that is not eligible for a by-right ministerial review process, or uses listed with the DR designation in the foregoing land use tables shall require a Development Review permit which shall be processed pursuant to the provisions established in Santee Municipal Code section 13.08.010. Non-residential developments under 50,000 square feet of building floor area or uses that do not involve new development shall be processed administratively with a decision by the Director of Planning and Building and shall not require a public hearing. All multifamily and mixed use projects not eligible for a by-right ministerial review process, shall be subject to a hearing before the City Council.

## 7.10 Housing/Mixed Use Projects

All new residential and mixed use development consistent with the Town Center Specific Plan and with qualifying affordability provisions shall be considered ministerial and be processed administratively as By-Right Housing Projects pursuant to Santee Municipal Code section 13.11.010. However, such developments shall be subject to the Objective Design Standards herein.

**Table 7-16: Dual Zoning - Zones Applicability**

TCSP Designation	Citywide Zoning
TC-R-22	R-22
Commercial	GC

## 7.11 Revisions

Building additions greater than 2,500 square feet or substantial modifications to non-building areas of existing development, as determined by the Director of Planning and Building, shall require a Minor Revision permit which shall be processed pursuant to the provisions established in Santee Municipal Code section 13.04.060.



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