



Cleared? Issue Number and Description

New Century Center Master Plan

- 5 Per the Development Standards, Volume II, Item 11, 10% of the ground floor area of each building OR total ground floor area for each phase shall be reserved for support retail services which would serve office tenants or adjacent residential projects.

Please describe how compliance is being achieved and revise plans as necessary.
- 6 Per the Development Standards, Volume II, Item 9.7, after the 550th dwelling unit within the mixed use planning area, 10% of the proposed units shall be affordable housing, defined as units rented or sold to households earning no more than 65% of the median income.

Please provide a narrative on how this has been satisfied.
- 7 Please include a discussion of how the project is achieving the following items identifying design standards and guidelines included in the New Century Center Master Plan, Volumes I-III.
- 8 As described in the New Century Center Final Master Plan, Volume I, Page II-12, "Building design should be at a human scale."

There does not appear to be any variation between the materials or design features of the building at the lower levels of the structure to achieve this objective.
- 10 The maximum building height for the CC-1-3 zone is 45 feet tall. Buildings A-North and A-South are over height. The master plan identifies Land Development Code CC-1-3 zone as the regulatory authority for the height in the Development Standards, page IV-7.

The plans show buildings in excess of 60 feet tall.
- 9 Per New Century Center Design Manual, Volume III, Page V-6, the architectural character of the residential buildings should have a variety of forms, building sculpture and color. The appearance of literally repeating building designs throughout the project should be avoided."

The East elevation of buildings B and C could benefit from greater variation of form along building wall.
- 11 Per New Century Center Design Manual, Volume III, Page V-7, all ground floor units facing the street must have individual exterior building entries."

Please respond.
- 12 Per New Century Center Design Manual, Volume III, Page V-5, Item 8, discuss and identify the proposed location of the SDGE substation on Sheet A-2 so that staff can determine how the proposed site will impact the currently proposed project.
- 13 Setbacks- the project site contains two front yards. Both Lightwave Avenue and Spectrum Center require 31 foot setbacks from the curb. Additionally, a ten foot setback is required from the property line for all other areas. After the third story, the remaining floors of the building must be setback an additional ten feet [New Century Center Design Standards, Volume II].

Please demonstrate compliance on site plan, all elevations and sections.
- 14 Please provide details of proposed walls and fences.
- 15 Refuse Collection- Please identify location and size of all refuse/recyclable storage areas on site plan. Provide details of storage enclosures and screening.
- 16 Note that a lighting plan will be a condition of this permit and shall be in conformance with the Design Manual, Volume III.
- 17 Please discuss how the project is achieving a pedestrian circulation system that connects the residential components of the project to the office/retail components [New Century Center Design Manual, Volume III, Page 111-7].

A pedestrian circulation plan is encouraged showing system flow patterns on and off-site and with elements of the pedestrian areas shown darker than other plan features.
- 18 The required rear street yard setback is ten feet for the first three stories and an additional ten feet for any floor above the third story.
- 19 The 2.0 acre park must be designed to be visible to the public and accessible to the community as requested by LDR-Park and Recreation.