3.3 Processing Requirements

3.3.1 Site Plan

Development within the East Otay Mesa Specific Plan Area shall be subject to the issuance of a Site Plan Permit in conformance with Section 7150 of the County Zoning Ordinance. The purpose of the Site Plan requirement is to ensure compliance with this Specific Plan and to allow review of a project's physical design, siting, interior vehicular access and pedestrian access. Contact the County Department of Planning and Land Use for full submittal requirements such as standard application forms, service availability forms, legibility of prints, number of required copies and folding of plans, etc. All submittals shall contain sufficient information to describe the project and allow County staff to determine compliance with the East Otay Mesa Specific Plan. The Site Plan requirement shall not apply to the development or improvement of new or existing County Parks.

The Director of the Department of Planning and Land Use shall be responsible for administering the Site Plan Review Procedure and for reviewing and evaluating all Site Plans submitted pursuant to this Specific Plan. The Director may waive the submission or approval of a Site Plan if a finding is made that all of the purposes and requirements of the Site Plan have been fulfilled by another discretionary permit. The Director may also waive the Site Plan requirement if it is determined that the proposed development or improvement is minor in nature and the public purpose for which the Site Plan would normally be required will not be harmed by waiver of said requirement.

3.3.2 Establishing Activity Nodes

Activity Nodes will be located when a project applicant wishing to enact the benefits of an Activity node files for a Site Plan Permit.

The increased intensity (i.e., commercial land uses, higher floor area ratios, etc.) permitted in Activity Nodes is subject to the design criteria contained in Section 2.3.2 of this Specific Plan. A Site Plan application and an accompanying concept plan shall be submitted to ensure overall plan implementation. The maximum acreage of an Activity Node shall be ten acres. A larger area for the Activity Node may be approved if it is demonstrated that traffic impacts for the acreage that exceed ten acres are fully mitigated for all of Subarea 1. Siting an Activity

Node adjacent to the District Commercial in Subarea 2 would be evaluated by the same process as expanding an Activity Node. Both near-term and build out impacts must be assessed for Subarea 1 and approved by the County decision making authority. The accompanying overall concept plan need only illustrate the following:

- Activity Node location.
- Grading for the proposed project and how it relates to the surrounding properties. The intent is to ensure that the remaining area can be implemented as indicated in the Specific Plan.
- Infrastructure, including circulation, drainage and utilities and how each of these relates to and connects with the surrounding properties.

The Site Plan shall be in compliance with the Activity Node location and urban design criteria contained in Section 2.3.2.

3.3.3 Establishing Commercial Center Overlay

The Commercial Overlay designation is intended to provide an opportunity for a community commercial retail center that would support the employee population in East Otay mesa as well as the surrounding communities.

The Commercial Center Overlay designation is intended to provide an opportunity for a community commercial retail center that would support the employee population in East Otay Mesa as well as the surrounding communities. It is located in the northwestern portion of the plan area to take advantage of access links to the north and west as well as be centrally located to all of the industrial uses on the mesa. The traffic analysis prepared for the purpose of amending the East Otay Mesa Specific Plan has analyzed traffic impacts associated with this retail commercial use to a maximum of 40 acres in size. Design of the site shall conform to the Land Use Regulations (Section 3.1) and Development Standards (Section 3.2) and Urban Design (Section 2.3.4) of this plan. A Site Plan shall be required to implement this designation.

- The purpose of this overlay is to permit the development of a retail commercial center with allowable uses described in Table 3.1-1 of this plan. Therefore, a Site Plan identifying the complete extent of the commercial center shall be included, regardless of phasing.
- Limited direct vehicular access is permitted to/from Otay Mesa Road.

- This commercial center shall be subject to all other requirements of a Site Plan Permit in conformance with Section 7150 of the County Zoning Ordinance.

Unless a Discretionary Permit is issued to implement a Commercial Center Overlay on this site, the underlying Technology Business Park land use designation and associated standards shall apply.