

**Otay Ranch Village Seven**  
General Plan Land Use Diagram Amendment  
Otay Ranch GDP Amendment  
Village Seven SPA Plan Amendment  
Tentative Map  
EIR Addendum

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***Applicant's Narrative***

**Date:** Updated May 2024

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**BALDWIN & SONS**

Building Quality Communities for Three Generations

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## ENCLOSED APPLICATION MATERIALS:

1. Chula Vista General Plan Land Use Diagram Amendment
2. Otay Ranch GDP Amendment
3. Village Seven SPA Plan Amendment, including:
  - a. Village Seven PC District Regulations Amendment
  - b. Village Seven Design Plan Amendment
  - c. Fiscal Impact Analysis Update Memorandum
  - d. Affordable Housing Program Amendment
  - e. Air Quality Improvement Plan Amendment
  - f. Water Conservation Plan Amendment
  - g. Non-Renewable Energy Conservation Plan Amendment
  - h. Parks, Recreation, Open Space & Trails Plan Amendment
4. EIR Addendum
5. Technical Reports:
  - a. Traffic Analysis Memorandum
  - b. Geotechnical Study – R-8
  - c. Geotechnical Study – R-4
  - d. Sewer System Analysis
  - e. Water System Analysis
  - f. Fire Protection Plan
6. Tentative Map

## I. EXECUTIVE SUMMARY

Baldwin & Sons (Applicant) is submitting this land use application to request the rezoning of its property in Village Seven from low-density single-family to multi-family residential. This proposed shift in land use is prompted by the transformation of the surrounding area over the past 18 years, since the SPA Plan was originally adopted in 2004. The surrounding area has evolved from low-density to high-intensity mixed-uses, including the Town Center district in the adjacent Village Eight West, reflecting a shift in urban dynamics.

With a projected 41-percent population growth of nearly 100,000 from 2010 to 2050<sup>1</sup>, the city faces an escalating demand for housing. Chula Vista is tasked with building 11,105 new residential units by 2029<sup>2</sup>, with a significant shortfall in multi-family housing evident from its mere 26% representation in 2019 construction<sup>3</sup>. The data underscores a pressing need to reevaluate existing low-density single-family land use patterns.

Noteworthy is the proximity of Southwestern College, a mere 3 miles away, with a student population of approximately 28,000. Surrounded predominantly by single-family homes and minimal multifamily housing, the college's needs highlight a specific gap in available housing options. Furthermore, the planned 4-year college in Millenia amplifies this demand, especially for more affordable multifamily rental options.

Given these changes, it makes practical sense to integrate the adjacent property into a similar multi-family residential use, aligning with the evolving character of the neighborhood. The proposed change aims to foster a dynamic urban environment in Village Seven, interconnected with the adjacent Village Eight West. Leveraging higher density aligns with the Otay Ranch vision of a well-integrated, sustainable community, balancing population growth demands with the creation of livable spaces for a vibrant and inclusive neighborhood.

Importantly, the proposed rezoning does not result in an increase in the total Village dwelling units beyond the 1,456 currently assigned to Village Seven in the Otay Ranch General Development Plan (GDP). The project strategically allocates unutilized banked units to the rezoned neighborhoods, ensuring a balanced and responsible approach to community development. By embracing higher-density development, we not only address the housing shortfall but also pave the way for a more sustainable and vibrant future for Village Seven.

To achieve the stated objectives, the project includes the following components, which are described in detail further in this written narrative:

- Amendment to the Land Use Diagram of Chula Vista General Plan;
- Amendment to Otay Ranch GDP;
- Amendments to Village Seven Sectional Area Planning (SPA) Plan and its associated documents;
- Addendum to Village Seven Environmental Impact Report (EIR);

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<sup>1</sup> Housing Element of the General Plan, 2021-2029, Appendix A, Page AA-3

<sup>2</sup> Housing Element of the General Plan, 2021-2029, Appendix C, Page AC-3

<sup>3</sup> Housing Element of the General Plan, 2021-2029, Appendix A, Page AA-27

- A tentative map for Neighborhoods R-3, R-4, and R-8.

## II. SITE SETTING

The majority of Village Seven has been built out, including 1,120 residential units in the northern part of the village (out of the total of 1,456 units allocated to Village Seven), two private neighborhood parks (CPF-1 and CPF-2), a 7.5-acre public park (All Seasons Park), and a large portion of the Village Core district that includes two public schools (Wolf Canyon Elementary School and Olympian High School). The perimeter arterials and internal public streets serving Village Seven as well as the multi-use trail improvements through the Wolf Canyon open space greenbelt have also been completed.

Baldwin & Sons is the sole owner of the remaining land entitled for development in Village Seven. As one of the original developers of Village Seven, Baldwin & Sons, through its affiliate Otay Project, LP (Otay Ranch Company), was among the applicants included in the Village Seven SPA Plan who obtained approval for their respective properties. It's important to note that the SPA Plan grants development approval exclusively to the listed applicants, and no other land is entitled for development under this plan.

Notably, an air navigational antenna tower is located within the boundaries of Village Seven on a property which is owned by the Federal Aviation Administration (FAA). This ±52-acre site was deliberately excluded from any development approvals granted by the adopted SPA Plan. The FAA was not one of the original applicants, was not a party to any agreements, and the property was not included in the Village Seven Tentative Map and is labeled as “undesigned” throughout the SPA Plan. Consequently, the total number of residential units entitled for development in Village Seven GDP does not include and is not allocatable to the FAA parcel.

As noted earlier, the properties proposed for upzoning are adjacent to high-intensity uses in Village Eight West, with multi-family residential abutting R-4 and a mixed-use Town Center district immediately to the south. This strategic location, next to a high-density residential area and a developing mixed-use town center, is better suited for increased density and intensity.

The rationale behind this proposed upzoning is to optimize land use, particularly in close proximity to the high-density residential zone and the emerging mixed-use town center. This location presents various advantages, such as improved accessibility to amenities and public services, as well as enhanced pedestrian and multimodal mobility. Additionally, higher density residential community will support the commercial component of the mixed-use district, which heavily relies on increased population density for its long-term viability. By allowing for higher density and intensity, the development aligns with the City of Chula Vista’s planning principles, emphasizing efficient land use, reduced environmental impact, and the creation of vibrant, mixed-use communities.

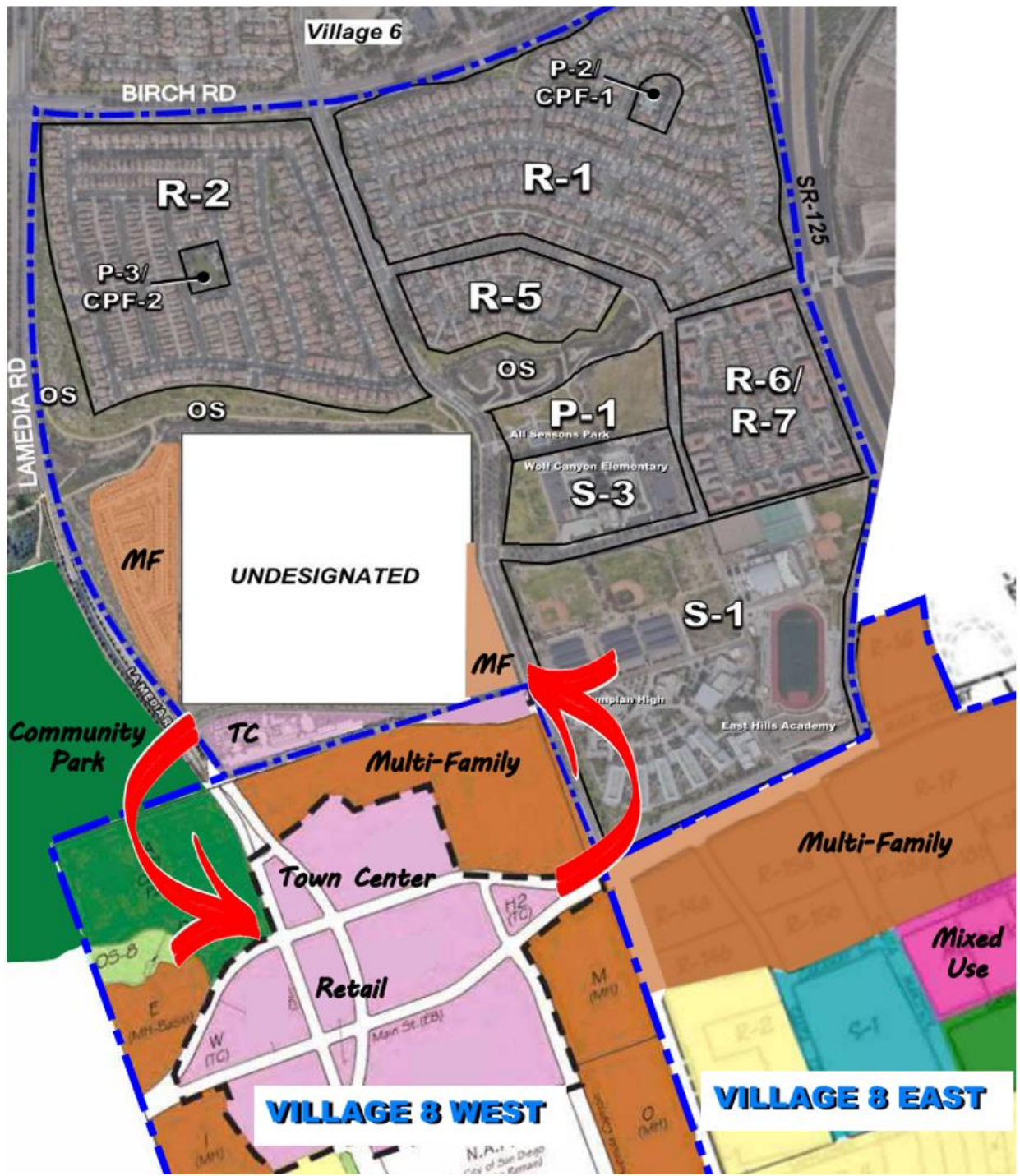


Figure 1. Multifamily Nexus: Connectivity with Adjacent High Density and Town Center District Uses

### III. PROPOSED PROJECT

The proposed amendments affect ±13.8 acres of property owned by Baldwin & Sons (see Figure 1). The amendments do not result in an overall increase of the residential units in Village Seven beyond the 1,456 units that are currently approved in the adopted Otay Ranch GDP and Village Seven SPA Plan and were previously studied in the project EIR. Rather, the proposed project assigns the existing “banked” dwelling units entitled for Village Seven in the GDP to Neighborhoods R-3, R-4, and R-8. Table 1 provides a summary of the proposed land use changes across the General Plan, Otay Ranch GDP and Village 7 SPA Plan, and the resulting densities.

**Table 1: Summary of Proposed Amendments**

N'hood	APN	Land Use						DU's	Size (ac.)	Density (du/ac)
		General Plan		Otay Ranch GDP		Village 7 SPA Plan				
		Existing	Proposed	Existing	Proposed	Existing	Proposed			
R-3	644-241-10-00	MUR & LM	MH	MU & LMV	MH	SF3	RM1	43	2.4	17.9
R-4	644-241-08-00	LM	TC	LMV	TC	SF4	RM2	121	3.1	39
R-8	644-241-07-00	LM	MH	LMV	MH	SF3	RM1	123	8.3	14.9

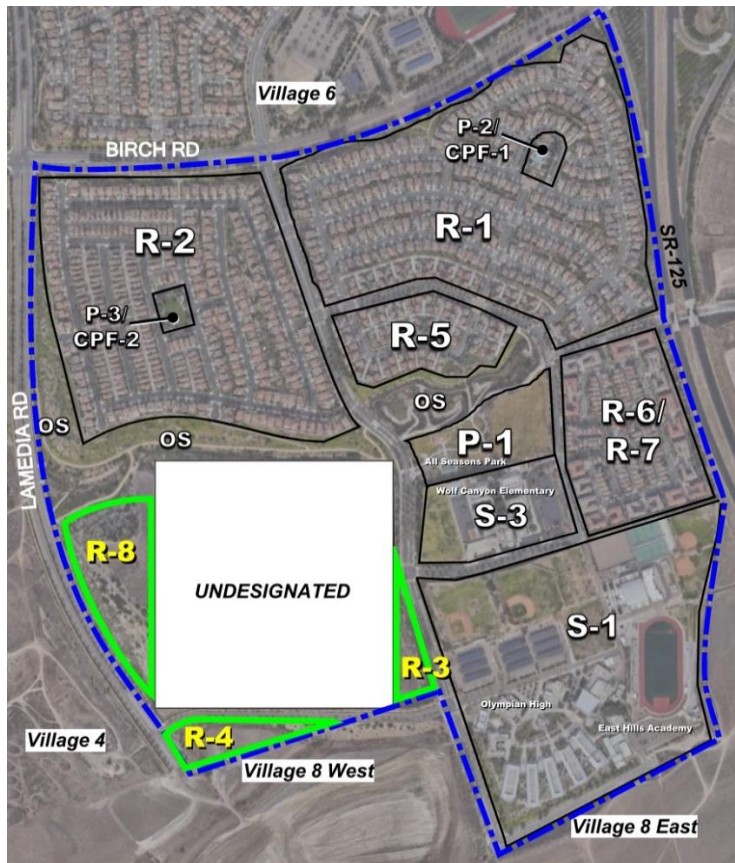


Figure 2. Proposed Amendment Scope: Area of Change



Below is a summary of the amendments proposed with this land use application. The following sections of this written narrative provide detailed descriptions of the proposed amendments to each of the documents: the Chula Vista General Plan Land Use Diagram, Otay Ranch GDP, and Village Seven SPA Plan, with a separate chapter dedicated to each.

### **Chula Vista General Plan Land Use Diagram Amendment**

- Change the land use category in Neighborhood R-3 from Mixed-Use Residential (MU) and Low-Medium Residential (LM) to Medium-High (MH) Residential;
- Change the land use category in Neighborhood R-4 from Low-Medium Residential (LM) to Town Center (TC);
- Change the land use category in Neighborhood R-8 from Low-Medium Residential (LM) to Medium-High (MH) Residential;

### **Otay Ranch GDP Amendment**

- Change the land use category in Neighborhood R-3 from Mixed-Use (MU) and Low-Medium Village (LMV) to Medium-High (MH) Residential;
- Change the land use category in Neighborhood R-4 from Low-Medium Village (LMV) to Town Center (TC);
- Change the land use category in Neighborhood R-8 from Low-Medium Village (LM) to Medium-High (MH) Residential;
- Update the land use map, applicable tables and exhibits to reflect the revised land use categories and associated acreages;
- Update exhibits and tables to account for a decrease of approximately 40 acres in the land area of Village Seven a result of a previously approved amendment to Village Eight (by others). The GDP Land Use Table for Village Seven has not been revised to include the approved land area reduction and the removal of previously planned land uses.

### **Village Seven SPA Plan Amendment**

- Change the land use designation in Neighborhood R-3 from Single Family Three (SF3) to Residential Multi-Family One (RM1);
- Change the land use designation in Neighborhood R-4 from Single Family Four (SF4) to Residential Multi-Family Two (RM2);
- Change the land use designation in Neighborhood R-8 from Single Family Four (SF4) to Residential Multi-Family One (RM1);
- Rename the western portion of Neighborhood R-3 (APN644-241-10-00) into a separate Neighborhood R-8;
- Assign 287 dwelling units (out of the total of 1,465 dwelling units currently entitled for Village Seven in the GDP) to the neighborhoods as follows:
  - Neighborhood R-3: 43 units;
  - Neighborhood R-4: 123 units;
  - Neighborhood R-8: 121 units.
- Update SPA Plan text, tables, and exhibits to reflect the proposed land use changes;
- Update SPA Appendices – Planned Community District Regulations, Village Seven Design Plan, Air Quality Improvement Plan, Water Conservation Plan, Non-Renewable Energy Conservation Plan, and technical studies to reflect the SPA Amendment.

- Update the boundary of Village Seven on the relevant exhibits to exclude the property which had been previously transferred to Village Eight West by another applicant via a separate application, and has not been corrected in the Village Seven SPA Plan.
- Update Land Use table to reflect the land area reduction and removal of previously planned land uses as a result of Village Eight amendment/boundary change.

#### **IV. CHULA VISTA GENERAL PLAN MAP AMENDMENT**

##### **A. General Plan Land Use Diagram Amendment Justification**

Chapter 11 of the Chula Vista General Plan acknowledges that a general plan must maintain flexibility and be able to respond to changing economic, social, and other factors impacting land use decisions in order to remain effective and current, which requires periodic amendments. As discussed above, Baldwin & Sons is seeking a change in the land use designation of a ±13.8 acres of property in order to provide needed housing in Village Seven at multi-family residential densities.

As documented in the updated Housing Element of the General Plan, dated 2021, Chula Vista needs to provide 11,105 new homes by 2029 in order to fulfill its state-mandated housing obligation for the San Diego region. It is stated that 42 percent of those units (4,667 homes) must be in the “above moderate” income category. Appendix A of the Housing Element indicates that in 2019, the majority of new home construction (53 percent) in Chula Vista consisted of single-family detached units, while multi-family homes with five or more units represented only 26 percent of the new homes. Meanwhile, a very low vacancy rate of 2.6 percent in the multi-family housing category indicates a shortage of supply for renters, according to the San Diego Association of Governments (SANDAG) survey. The data indicate that Chula Vista has a capacity deficit in the multi-family land use designation. The multi-family land use designations and accompanying zones proposed with the subject project help balance the housing supply, complying with General Plan Housing Element Goal 4 by providing a greater variety of housing types for Chula Vistans than the current designation allows, including duplexes, triplexes, and stacked flats.

The proposed change in land use improves compatibility with the adjacent uses that have evolved around the project site in comparison with the current single-family detached zoning district, which was originally adopted in 2004. The 2021 Housing Element of the General Plan cites a planned population growth of 99,836 persons (or 41 percent) in Chula Vista between 2010 and 2050. The forecasted growth data are used by decision makers to develop strategies for the community to meet housing needs through 2050, as well as to inform policy decisions related to residential densities. In order to provide needed housing for nearly 100,000 expected new residents in the coming years, available vacant land with residential zoning should be considered for higher-intensity development including attached dwellings, which will easily yield more—and more affordable—housing. The subject site is an ideal setting for higher residential densities due to its location along a major arterial road, within walking distance of the potential future Bus Rapid Transit (BRT) stop, and directly adjacent to commercial uses and community services, as well as the Village Eight West Town Center district. Therefore, the proposed land use change is more in line with the character in the immediate vicinity of the site and provides a logical progression for the city’s development.

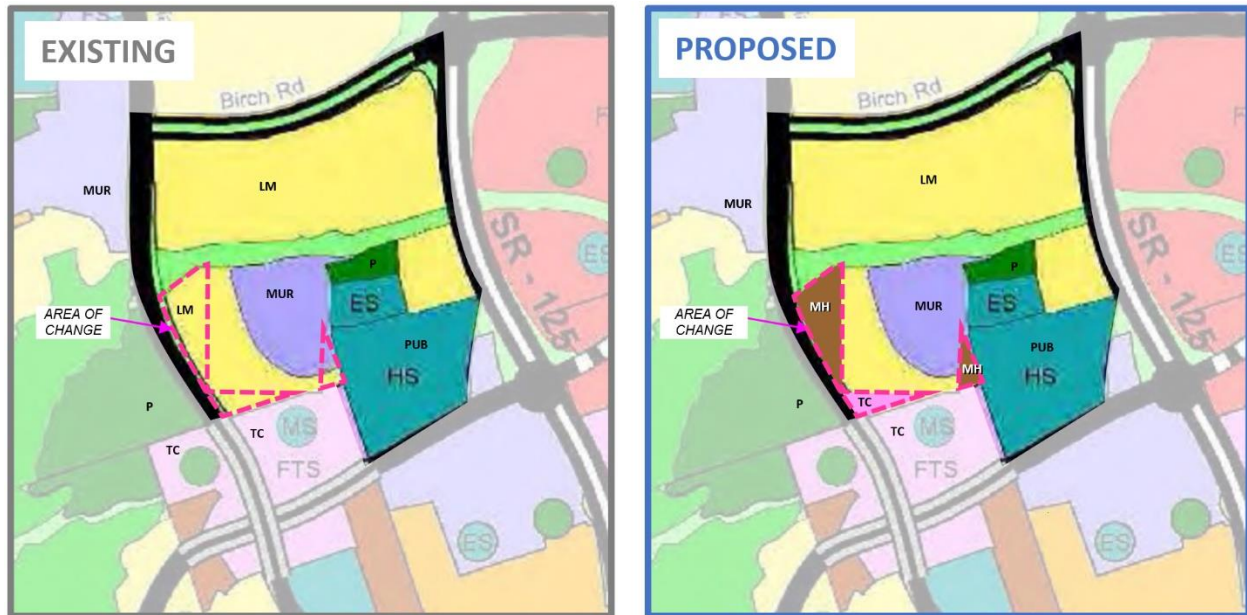


Figure 3. General Plan Land Use Diagram Amendment

The technical studies included with this land use application demonstrate that the proposed density increase does not significantly impact public services and facilities (roads, schools, stormwater, sewer and water systems, as well as police and fire services). Water, sewer, and stormwater infrastructure are available within surrounding streets/areas and have been demonstrated to have adequate capacity to serve the proposed development. The property is unencumbered by sensitive areas such as natural resources or habitat areas. The proposed project allows for the efficient use and development of property. The existing street network in the vicinity meets the circulation requirements of General Plan Land Use and Transportation Policy 1.19.

## B. Consistency of the Proposed Amendment with General Plan Goals and Objectives

In accordance with General Plan Chapter 11, Section 3.1: Implementation, projects including land use density change must be consistent with the adopted General Plan’s vision, goals, objectives, and policies. The City of Chula Vista (City) General Plan consists of seven elements required by state law:

1. Land Use and Transportation (including Noise and Safety)
2. Economic Development
3. Housing
4. Public Facilities and Services
5. Environmental (including Open Space and Conservation)
6. Growth Management
7. Implementation

The analysis that follows demonstrates that the proposed Land Use Diagram amendment supports and implements the applicable goals, objectives, and policies of the General Plan. The applicable goals, objectives, and policies are shown in *italics*, with the Applicant’s response directly below.

## 1. Land Use and Transportation Element

*Objective LUT 1: Provide a balance of residential and non-residential development throughout the City that achieves a vibrant development pattern, enhances the character of the City, and meets the present and future needs of all residents and businesses.*

**Consistency:** The subject site has been identified in the City’s General Plan as appropriate for residential use. The proposed Land Use Diagram amendment to change the zoning designation from Low-Medium Residential to Medium Residential and Town Center is consistent with the intent of the Housing Element of the General Plan. The proposed project will create the needed housing for the city’s workforce, which indirectly promotes economic activities in the region. In addition, a thoughtfully designed community with active-use open space and a pedestrian circulation system enhances the city’s appeal, stimulating its business and industry while contributing to the health and vitality of the overall community. Therefore, this application is consistent with Objective LUT 1.

*Policy LUT 1.8: Pursue higher density residential categories and retail demand that are not being met within the City.*

**Consistency:** The 6<sup>th</sup> Cycle Regional Housing Needs Assessment (RHNA) adopted in 2020 identifies the need for the City to provide 11,105 new homes by 2029 in order to fulfill its state-mandated obligation of housing for the San Diego region. Meanwhile, the housing stock assessment reveals a deficit of multi-family housing types, and building permit reports demonstrate that significantly fewer new multi-family units are being built than single-family homes. The proposed amendment allows for a wider range of housing choices in a logical and appropriate location.

*Policy LUT 1.9: Provide opportunities for development of housing that respond to diverse community needs in terms of density, size, location, and cost.*

**Consistency:** The change in land use from Low-Medium Residential to Medium Residential and Town Center provides an opportunity for a more diverse range of housing types, including attached single-family, townhomes, and mid-rise multi-family, which are the types of housing that are needed in Chula Vista, as demonstrated by the adopted Housing Element of the General Plan. The project site is in a location where public services are readily available and a high-frequency public transit route is planned. Multi-family housing allows younger people to remain in the community they grew up in and provides older people with an opportunity to downsize as they transition into retirement. The proposed amendment allows for a more efficient use of the property and services as a benefit to the City.

*Policy LUT 1.10: Maintain an adequate supply of land designated and zoned for residential use at appropriate densities to meet housing needs, consistent with the objective of maintaining a balance of land uses.*

**Consistency:** The proposed project preserves the land designated for residential use and allows densities that are more appropriate for today’s housing demand and more compatible with the surrounding community.

*Policy LUT 1.19: Evaluate land use intensities in conjunction with the review of any zone change and/or General Plan Amendment to permit density or modify intensity. Factors to be considered include, but are not limited to, the maximum intensity allowed for the applicable land use designation in the General Plan, traffic circulation patterns, environmental constraints, and compatibility with surrounding land uses.*

**Consistency:** The EIR Addendum and technical reports included with this land use application for General Plan Amendment provide a comprehensive analysis of the factors listed above, including traffic, environmental resources, and compatibility with surrounding uses. The findings demonstrate that the proposed zone change is appropriate and does not result in new significant impacts.

*Objective LUT 2: Limit locations for the highest development intensities and densities, and the tallest building forms, to key urban activity centers that are also well-served by transit.*

**Consistency:** The project site is directly adjacent to the Village Core area with mixed uses and a potential future transit stop for the BRT line. It is also adjacent to the Village Eight West Town Center district; therefore, higher intensity is not only appropriate in this location but also desirable in order to provide a sufficient customer base in support of neighborhood commercial uses and public transit, which rely on urban activity.

*Objective LUT 3: Direct the urban design and form of new development and redevelopment in a manner that blends with and enhances Chula Vista's character and qualities, both physical and social.*

*Policy LUT 3.1: Adopt urban design guidelines and/or other development regulations for all Districts or Focused Areas of Change as presented in Sections LUT 8.0 - 11.0 of the LUT Element, as necessary, to ensure that new development or redevelopment recognizes and enhances the character and identity of adjacent areas, consistent with this General Plan's Vision.*

**Consistency:** The proposed amendment includes well thought out updates to Village Seven Design Plan intended to ensure that the higher-density neighborhoods seamlessly blend with the character of the existing community and carry the timeless Otay Ranch-themed vernacular. Special attention is given to pedestrian-oriented elements in the site and building design, connectivity, and provision of high-quality shared amenities and active open space aimed at enhancing the social and community setting.

*Objective LUT 6: Ensure adjacent land uses are compatible with one another.*

**Consistency:** The subject property is adjacent to high-density and mixed-use commercial neighborhoods, which are compatible land uses.

*Policy LUT 6.2: Require that proposed development plans and projects consider and minimize project impacts upon surrounding neighborhoods.*

**Consistency:** The technical reports included with this land use application demonstrate that the proposed zone change does not result in any significant impacts to the surrounding neighborhoods. The project is subject to the mitigation measures of the 2004 EIR, which ensure that any project impacts are minimized.

*Policy LUT 6.3: Require that the design of new residential, commercial, or public developments is sensitive to the character of existing neighborhoods through consideration of access, compatible building design and massing, and building height transitions, while maintaining the goals and values set forth in the General Plan.*

**Consistency:** The proposed amendment includes well thought out updates to Village Seven Design Plan intended to ensure that the higher-density neighborhoods seamlessly blend with the character of the existing community and carry the timeless Otay Ranch-themed vernacular. Special attention is given to pedestrian-

oriented elements in the site and building design, connectivity, and provision of high-quality shared amenities and active open space aimed at enhancing the social and community setting.

*Objective LUT 8: Strengthen and sustain Chula Vista's image as a unique place by maintaining, enhancing, and creating physical features that distinguish Chula Vista's neighborhoods, communities, and public and recreational spaces, and enhance its image as a pedestrian-oriented and livable community.*

**Consistency:** The proposal allows multi-family residential development at the subject property, similar in scale and character to the existing multi-family developments in the adjacent Village Two and Village Eight West. The land use application includes text amendments to Village Seven SPA Plan, PC District Regulations, and Village Design Plan, which contain development standards for site design and architecture, as well as requirements for public and recreational spaces.

The proposed project is consistent with Objective LUT 8 in several ways:

1. Maintaining and enhancing physical features that distinguish neighborhoods:
  - The proposed development adheres to the Village Seven SPA Plan, PC District Regulations, and Village Design Plan, which ensure that the project's site design, architecture, and amenities are compatible with the surrounding neighborhoods and contribute to the distinct character of the area.
  - The text amendments to these plans and regulations allow for the incorporation of unique design features that will further enhance the identity and appeal of the neighborhood.
2. Creating public and recreational spaces:
  - The land use application includes requirements for the provision of public and recreational spaces within Village Seven, such as parks and open areas. These spaces will serve as gathering places for residents and contribute to the livability and pedestrian-friendly nature of the community.
  - The incorporation of these public and recreational spaces helps establish Village Seven as a vibrant and attractive addition to the neighborhood, fostering a sense of community and enhancing the overall image of Chula Vista.
3. Enhancing the image as a pedestrian-oriented and livable community:
  - The project's design incorporates pedestrian-friendly features, such as walkable streets with attractive landscaping, attractive human-scale architecture, pedestrian connections, and easy access to public spaces and amenities located in the Village. Additionally, the project's design prioritizes pedestrian connectivity by minimizing landscape buffers between high-density residential areas and the public realm along LaMedia Road where topographical conditions permit. This strategic approach fosters a seamless transition from private residences to the pedestrian network, encouraging residents to directly access the sidewalk and multi-use trail without the obstruction of extensive setbacks. By promoting a cohesive and inviting interface between the built environment and the public realm, the design actively discourages vehicular dependence and cultivates a pedestrian-oriented lifestyle within the community. This aligns with the objective of promoting a pedestrian-oriented environment.

- The inclusion of multi-family housing options in a well-designed and amenity-rich development contributes to the livability of the community by providing diverse housing choices and access to recreational opportunities within a walkable environment.

By adhering to the established design guidelines, incorporating public and recreational spaces, and promoting pedestrian-oriented and livable design elements, the proposed project actively supports Objective LUT 8 of the General Plan. It reinforces Chula Vista's image as a unique and desirable place to live, with distinct neighborhoods and a high quality of life for residents.

*Policy LUT 8.5: Prepare urban design guidelines that help to create pedestrian-oriented development by providing:*

- *Pedestrian circulation among parcels; uses; transit stops; and public or publicly accessible space and ensure that pedestrian routes and sidewalks are integrated into the overall transportation network;*
- *Human scale design elements;*
- *Varied and articulated building facades;*
- *Visual (first floor clear glass windows) and physical access for pedestrians;*
- *Ground floor residential and commercial entries that face and engage the street; and*
- *Pedestrian-oriented streetscape amenities.*

**Consistency:** The application includes an amended Village Design Plan, which contains development standards focused on promoting pedestrian activity and connections.

*Objective LUT 11: Ensure that buildings and related site improvements for public and private development are well-designed and compatible with surrounding properties and districts.*

**Consistency:** The project site is subject to the Village Design Plan, which contains standards intended to maintain a cohesive community character with a distinct village identity while integrating with the wider surroundings of the Otay Ranch.

*Policy LUT 11.2: Promote and place a high priority on quality architecture, landscape, and site design to enhance the image of Chula Vista, and create a vital and attractive environment for businesses, residents, and visitors.*

**Consistency:** The Village Design Plan includes updates to the architectural design guidelines, intended to allow flexibility in shaping a modern community more in line with today's architectural trends that appeal to homebuyers and tenants. At the same time, it is the intent of the SPA Plan to guide the development of a community that is harmonious with the existing established built environment.

*Objective LUT 11: Plan and coordinate development to be compatible and supportive of planned transit.*

**Consistency:** The SPA Plan envisions the possibility of a future BRT route, either through the village or on LaMedia Road, and a potential transit stop within a short walking distance from the subject site. It is essential to note that higher residential density, transitioning from large-lot single-family to multi-family, aligns with Objective LUT 11. This alignment is crucial as higher residential densities are better suited along transit routes, fostering increased public transit ridership and ensuring sustained levels of service. Importantly, without surrounding higher density, transit agencies may be hesitant to introduce a new BRT route, especially if the area primarily comprises low-density single-family houses.

*Policy LUT 17.2: Direct higher intensity and mixed use developments to areas within walking distance of transit, including San Diego Trolley stations along E, H, and Palomar Streets, and new stations along future transit lines, including Bus Rapid Transit (BRT).*

**Consistency:** The SPA Plan envisions a potential BRT route along La Media Road and contemplates a future transit stop at the Mixed-Use (MU-1) neighborhood within the Village Core area, strategically located within a short walking distance from the subject site. Hence, the proposal for higher-density land use becomes more fitting for the subject site compared to the current large-lot single-family zoning. This approach aligns with Policy LUT 17.2 by ensuring that higher intensity developments are strategically situated near transit opportunities, contributing to the overall goals of the policy.

*Objective LUT 72: Develop comprehensive, well-integrated, and balanced land uses within villages and town centers that are compatible with the surroundings.*

**Consistency:** The subject site is adjacent to the Village Seven mixed-use Village Core area; therefore, higher-density land use is a more compatible use for this location. Additionally, the property is within walking distance of the mixed-use commercial area of Village Two directly to the west, as well as the TC district of Village Eight West immediately to the south. The subject site has frontage on a six-lane major arterial road, making it a logical location for higher-density housing.

*Policy LUT 72.3: Provide a variety of housing types, including single-family and multi-family, in residential neighborhoods and mixed use village centers, responding to the needs of families, singles, students, and seniors.*

**Consistency:** The proposed amendment allows for a wider variety of housing types to be provided to Chula Vista families, including duplexes, attached townhomes, and small-scale, garden-style apartments. The existing zoning only allows detached single-family homes on lots larger than 5,000 square feet. As discussed above, being surrounded by high-density residential neighborhoods and mixed-use districts, this particular property is better suited for a multi-family zoning district.

*Objective LUT 73: Promote alternative modes of transportation, which are intended to encourage a healthy lifestyle and reduce reliance on the automobile, and support the viability of transit through land use distribution and design.*

**Consistency:** The proposed zone change from large-lot single-family to multi-family with a focus on pedestrian-oriented design and shared active-use outdoor amenities is consistent with Objective LUT 73. Generally, higher residential densities in close proximity to mixed-use commercial areas reduce reliance on cars and encourage walking and biking as they put more people within a shorter distance of services and shopping.

*Policy LUT 73.4: Locate High and Medium-High density residential within 1/4 mile radius to the Village Core(s) Town Center(s) or transit.*



**Consistency:** The subject site is less than ¼ mile from the Village Core and planned future transit; therefore, this is an ideal location for high-density residential development.

## 2. Economic Development Element

*Objective ED 2: Maintain a variety of job and housing opportunities to improve Chula Vista's jobs/housing balance.*

**Consistency:** The project allows for a greater variety of housing opportunities than the current land use designation; therefore, it is consistent with Objective ED 2.

*Policy ED 2.3: Pursue a diverse supply of housing types and costs, as well as a diverse supply of jobs with varying income potential, to balance local job and housing opportunities.*

**Consistency:** The location of the subject site in close proximity to existing and planned commercial uses, public services and other high-density residential is more appropriate for higher-density workforce housing than the current single-family land use designation. As demonstrated by the Housing Element of the General Plan adopted in 2021, there is a deficit of multi-family housing types among the new homes that are being built. This amendment allows for a more balanced and diverse supply of needed housing types.

## 3. Housing Element

*Goal 1: Promote housing that helps to create safe, livable, and sustainable neighborhoods.*

**Consistency:** The project is consistent with the Housing Element Goal 1 in that the Village Seven Design Plan contains standards for complete neighborhoods that are pedestrian-oriented, provide “eyes on the street” via built-in community surveillance, and contain a mix of residential, commercial, and public uses surrounded by open space.

*Housing Policy 1.4: Continue to develop and promote energy efficiency conservation measures consistent with the strategies outlined in the City's Climate Action Plan.*

**Consistency:** The project promotes efficient use of water and energy through sustainable design and adopted standards.

*Goal 2: Facilitate the construction and provision of quality housing to meet the City's diverse needs (by type, size, ownership level, and income level).*

**Consistency:** The project ensures a more diverse supply of housing types that include for-rent and for-sale homes ranging from duplexes to small-scale, garden-style apartments. Smaller-sized homes are more affordable than the large-lot single-family attached homes allowed by the existing land uses.

*Housing Policy 2.7: Identify opportunities to reduce administrative burdens during permitting by, for example, automating processes, creating reference guides, and streamlining reviews.*

**Consistency:** The proposed amendment includes a change to allow Zoning Administrator approval of Design Review applications that meet the objective approval criteria of the underlying land use district of

Village Seven PC District Regulations and Design Plan. Therefore, the project furthers the Housing Element Policy 2.7.

*Goal 3: Create opportunities for affordable housing, particularly in vulnerable areas and in areas of opportunity.*

**Consistency:** Because higher-density and multi-family housing are generally more affordable than low-density, single-family housing, the project creates opportunities for housing affordability.

*Implementing Program 3.4: Balanced Communities – Affordable Housing: Continue to implement the Balanced Communities-Affordable Housing Policy [...]. For all new residential projects consisting of 50 or more dwelling units, 10 percent of the residential units within the development shall be affordable to low- and moderate-income households (5 percent low-income and 5 percent moderate-income). The City may approve alternatives to the construction of new inclusionary units, such as provision at another location (“off-site”) or payment of an in-lieu fee, where the proposed alternative provides a more effective and feasible means of satisfying the requirements and greater public benefit.*

**Consistency:** The project is subject to the Balanced Communities Affordable Housing Policy. Approving the proposed amendments allows the project to proceed with construction, which will result in the immediate provision of the required affordable homes.

*Goal 4: Promote equitable and accessible housing options and resources.*

**Consistency:** The project furthers Housing Element Goal 4 in that multi-family homes will be available in a desirable, amenity-rich area of Otay Ranch within walking distance to public schools, shopping, services, and parks.

*Implementing Program 4.14 Student Housing Resources and Assistance: The San Diego region is home to several universities and colleges, all of which have students of varying income levels and housing needs. Located in Chula Vista, serving students in the South Bay region, Southwestern College generates a high demand for housing to accommodate students. Many students are of low income, independent and are not able to secure paid work due to the commitment required to focus on coursework, leaving them with less income available to afford housing. [...].*

**Consistency:** The project site is located only 3 miles from Southwestern College, which has a student population of ±28,000 and is surrounded predominately by single-family homes and minimal multi-family housing. The project will result in a wider selection of smaller-sized, affordable housing options near the campus, which directly furthers the Housing Element Goal 4.

#### **4. Public Facilities and Services Element**

*Objective PFS-1: Ensure adequate and reliable water, sewer, and drainage service and facilities.*

**Consistency:** The technical reports submitted with this land use application demonstrate that the project can be adequately served by water, sewer, and stormwater facilities. Additionally, multi-family homes place a lower demand on public infrastructure than single-family homes do; therefore, the project is consistent with Objective PFS-1.

*Policy PFS 1.4: For new development, require on-site detention of storm water flows such that, where practical, existing downstream structures will not be overloaded. Slow runoff and maximize on-site infiltration of runoff.*

**Consistency:** The stormwater management facilities will meet City requirements.

*Objective PFS-5: Maintain sufficient levels of fire protection, emergency medical service and police services to protect public safety and property.*

**Consistency:** The project does not result in an overall density increase as it utilizes existing units that were previously allocated to Village Seven. Therefore, it does not place demand on public services in excess of what was planned for initially. The project will pay development impact fees (DIFs) that contribute towards funding the appropriate level of needed public services.

*Policy PFS 5.7: Prior to approval of any discretionary projects, ensure that construction is phased with provision of police and fire protection services such that services are provided prior to or concurrent with need.*

**Consistency:** The subject property is surrounded by developed areas where police and fire services are currently available.

*Objective PFS-6: Provide adequate fire and police protection services to newly developing and redeveloping areas of the City.*

**Consistency:** The project is consistent with Objective PFS-6. The Village Seven SPA Plan addresses the required provision of public facilities constructed concurrently with the development of the property.

*Policy PFS 6.2: Require new development and redevelopment projects to demonstrate adequate water pressure to new buildings.*

**Consistency:** The water pressure information is provided along with the Design Review submittal package.

*Policy PFS 6.3: Encourage Crime Prevention Through Environmental Design (CPTED) techniques in new development and redevelopment projects.*

**Consistency:** The project is subject to the Village Seven Design Plan, which incorporates techniques such as orienting residential windows towards common outdoor spaces for natural monitoring as well as providing adequate site lighting, clear sight lines, regular landscape maintenance, and well-designed shared amenities that encourage neighbors to spend time outside and create a tight-knit community. These are some of the Crime Prevention Through Environmental Design (CPTED) techniques that will be incorporated into the future neighborhoods.

*Objective PFS-14: Provide parks and recreation facilities and programs citywide that are well-maintained; safe; accessible to all residents; and that offer opportunities for personal development, health, and fitness, in addition to recreation.*

**Consistency:** The project is subject to Otay Ranch GDP obligations for dedication of land and construction of public parks. Additionally, as a multi-family neighborhood, the project will provide common usable open

space and recreational facilities for the residents that would not otherwise be provided in a single-family district.

*Policy PFS 14.4: Use park dedication; location; site design; and acceptance standards, as provided in the Chula Vista Parks and Recreation Master Plan; the Park Dedication Ordinance; and the Recreation DIF, as may be amended from time to time.*

**Consistency:** The project is subject to the requirements of Policy PFS 14.4 and will fulfill its park obligation.

## **5. Environmental Element**

*Objective E 1: Conserve Chula Vista's sensitive biological resources.*

**Consistency:** The subject property does not contain sensitive biological resources.

*Objective E 2: Protect and improve water quality within surface water bodies and groundwater resources within and downstream of Chula Vista.*

**Consistency:** The project does not involve development activities within water bodies. The Preliminary Grading and Erosion and Sediment Control Plans include measures to protect groundwater resources.

*Policy E 2.5: Encourage and facilitate construction and land development techniques that minimize water quality impacts from urban development.*

**Consistency:** The project will employ established and proven engineering techniques that minimize water quality impacts. Land development staff will review and approve the project design prior to issuance of construction permits.

*Objective E 3: Minimize the impacts of growth and development on water supply resources through the efficient use and conservation of water by residents, businesses, and city government.*

*Policy E 3.2: Promote the use of low water demand landscaping and drought tolerant plant materials in both existing and new development.*

**Consistency:** The project is subject to the requirements of the Chula Vista Landscape Water Conservation Ordinance; therefore, it will comply with Objective E3.

*Policy E 3.5: Require the preparation and implementation of Water Conservation Plans for large development and redevelopment projects in accordance with the City's Water Conservation Plan Guidelines or its equivalent, pursuant to the City's Growth Management Program.*

**Consistency:** This land use application includes an updated Water Conservation Plan for Village Seven, which evaluates water demand projections and water conservation savings associated with the change in land use from single-family to multi-family land use designation.

*Objective E 6: Improve local air quality and reduce greenhouse gas emissions by minimizing the release of air pollutants and toxic air contaminants and limiting the exposure of people to such pollutants.*

**Consistency:** This land use application includes updated air quality and greenhouse gas technical reports addressing Environmental Element Objective E 6.

*Policy E 6.1: Encourage compact development featuring a mix of uses that locate residential areas within reasonable walking distance to jobs, services, and transit.*

**Consistency:** This project directly implements Environmental Element Policy E 6.1 by promoting a more compact development within 1.4 miles of commercial uses, shopping, schools, parks, and future transit.

*Objective E 23: Provide fair treatment for people of all races, cultures, and income levels with respect to development, adoption, implementation, and enforcement of environmental laws, regulations and policies.*

**Consistency:** This project results in the provision of a more diverse housing mix, thus providing housing opportunities to families of various income levels. The project promotes equitable access to environmental resources including the multi-use regional trails in the Wolf Canyon open space greenbelt adjacent to the project site, the public All Seasons Park, and the future public park in Village Four that is adjacent to the subject site.

*Policy E 23.5: Promote more livable communities by expanding opportunities for transit-oriented development.*

**Consistency:** The proposed change in land use from low-density single-family to higher-density multi-family designations aims to place higher-intensity uses along future transit routes, which are planned along La Media Road and through Village Seven.

## **6. Growth Management Element**

*Objective GM 1: Concurrent public facilities and services.*

**Consistency:** The subject site is located in an area with existing public utilities and services. The project will extend water, sewer, stormwater, and street infrastructure concurrently with the construction of new homes.

## **7. Implementation Element**

*Objective GPI 2: Provide consistency between the Chula Vista General Plan and subsequent documents, plans, projects, and development.*

**Consistency:** This written narrative demonstrates that the proposed project is consistent with all applicable goals, objectives, and implementation policies of the General Plan.

*Policy GPI 2.2 Require findings of consistency with the General Plan for all subdivisions, planning approvals and building permits.*

**Consistency:** This written narrative provides the required findings of consistency with the General Plan.

## V. OTAY RANCH GENERAL DEVELOPMENT PLAN (GDP) AMENDMENT

In accordance with Chula Vista Municipal Code (CVMC) Section 19.48.080.A, the property owner/developer may initiate an amendment to the GDP when necessary or desirable. For the reasons discussed in the previous sections of this written narrative, the Applicant is requesting a change in residential density for ±13.8 acres of vacant residentially zoned property in Village Seven. The Otay Ranch GDP, which implements the City's zoning ordinance's Planned Community (PC) zoning district, must be consistent with the General Plan. Therefore, to allow the change from single-family to multi-family land use for the subject site, the project requires an amendment to the GDP Land Use Map and to the corresponding Village Seven Land Use Tables.

The proposed change to the GDP land use designations, demonstrated by Figure 3, below, are as follows:

- The ± 2.4-acre Neighborhood R-3 with frontage along Magdalena Avenue – a Primary Village Entry Street - is planned to accommodate 43 units at ±13.9 dwelling units per acre; therefore, a change to the Medium Residential (MH) land use district, which allows a density range between 11.1 and 18 dwelling units per acre, is proposed for that site.
- The ±8.3-acre Neighborhood R-8 with frontage along La Media Road—a six-lane major arterial—is planned to provide 123 units at a density of ±14.9 dwelling units per acre; therefore, a change to the MH land use district is proposed for that site.
- The ±3.11-acre neighborhood R-4 with access off Santa Luna Street—a Secondary Village Entry Street—is anticipated to provide 121 units at a density of ±39 dwelling units per acre; therefore, a change from the Low-Medium Village (LMV) district to the Town Center (TC) district, which allows densities within the range of 18 to 45 dwelling units per acre, is appropriate for that site. Neighborhood R-4 is adjacent to the multi-family district in Village Eight West, with the mixed-use Town Center district directly to the south. Additionally, due to its flat topography and the lack of perimeter slopes, which are typical for most properties in Otay Ranch, the residential pad in neighborhood R-4 is at the same grade as La Media Road and Santa Luna Street. Such a location is ideally suited to naturally promote pedestrian activity, biking, and easy access to transit and shopping within a ¼ mile of the site.

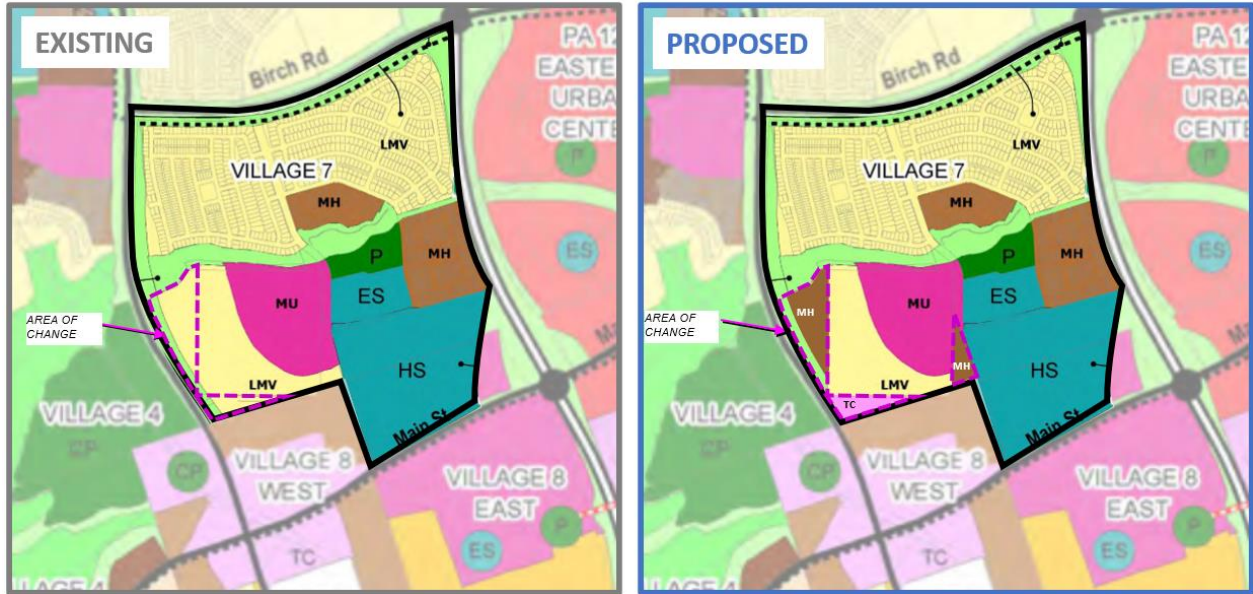


Figure 4. Otay Ranch GDP Amendment

As discussed previously, the project does not result in an overall increase in the residential units beyond the previously approved 1,456 units. The project allocates 287 residential units, which are approved for development in Village Seven, to the Medium-High Residential and Town Center land use districts.

In addition to the change in the residential density, the project involves updating exhibits and tables to account for a reduction of approximately 40 acres in the land area of Village Seven. This reduction is a result of a previously approved amendment to Village Eight, which incorporated the southernmost portion of Village Seven into its boundary. Another applicant handled the boundary adjustment between Village Seven and Village Eight. However, the GDP Land Use Table for Village Seven has not been revised to include the approved area reduction and the removal of previously planned land uses.

Table 2 illustrates the proposed amendments to the Village Seven GDP Land Use Table.



**Table 2: Proposed Amendments to GDP Village Seven Land Use Table**

Village Seven														
Use	Dwelling Units				Acreage								Approx. Pop.	
	SF	MF	Total	Dens	Res.	Park*	CPF**	Sch.	C'ml.	Ind.	Open Sp.	Art.		Total
<b>LMV</b>	<del>1,008</del> <u>721</u>		<del>1,008</del> <u>721</u>	<del>5.0</del> <u>4.9</u>	<del>203.4</del> <u>146.1</u>			50.0					<del>253.4</del> <u>146.1</u>	<del>3,225</del> <u>2,538</u>
<b>MU</b>					<u>3.7</u>	<u>9.3</u>	<u>6.3</u>		<u>7.2</u>				<del>22.8</del> <u>3.7</u>	
<b>MH</b>		<del>448</del> <u>614</u>	<del>448</del> <u>614</u>	<del>14.5</del> <u>12.6</u>	<del>30.9</del> <u>48.6</u>			40.0					<del>40.9</del> <u>48.6</u>	<del>1,143</del> <u>1,603</u>
<b>TC</b>		<u>121</u>	<u>121</u>	<u>39.0</u>	<u>3.1</u>								<u>3.1</u>	<u>316</u>
<b>OTHER</b>						<u>9.5</u>	<u>3.1</u>	<u>65.4</u>			<del>38.8</del> <u>45</u>	<del>17.1</del> <u>8.6</u>	<del>55.9</del> <u>131.6</u>	
<b>TOTAL</b>	<del>1,008</del> <u>721</u>	<del>448</del> <u>735</u>	<b>1,456</b>	<del>6.2</del> <u>7.2</u>	<del>234.3</del> <u>201.5</u>	<u>9.5</u>	<u>3.1</u>	<del>60.0</del> <u>65.4</u>	<del>7.2</del> <u>0</u>		<del>38.8</del> <u>45</u>	<del>17.1</del> <u>8.6</u>	<del>373.0</del> <u>333.1</u>	<del>4,368</del> <u>4,456</u>

\* Actual onsite Park acreage is shown; does not include park obligation that may be satisfied through in-lieu PAD fees.

\*\* CPF acreage does not encompass sites whose area is included within the residential acreage, to ensure that these areas are not double-counted.. Final total CPF acreage to be provided via alternative compliance or offsite will be determined at the SPA level.

\*\*\* The FAA-owned property earmarked for future development in the case of VORTAC facility relocation. It may include residential, mixed-use commercial, CPF and Town Square Park uses.

The application materials include the existing and proposed text and graphics for the complete proposed GDP Amendment in strikeout-underline format.

## VI. VILLAGE SEVEN SECTIONAL PLANNING AREA (SPA) PLAN AMENDMENT

The Otay Ranch GDP is implemented through the Village Seven SPA Plan, which contains detailed development standards and design guidelines for each neighborhood in the village. This land use application includes amendments to the Village Seven SPA Plan, PC District Regulations, Village Design Plan, and the associated documents (Affordable Housing Program, Air Quality Improvement Plan, Water Conservation Plan, Non-Renewable Energy Conservation Plan, Community Purpose Facilities [CPF] Master Plan, and Fiscal Impact Analysis [FIA]).

Figure 4 illustrates the proposed amendments to the SPA-level Land Use map, followed by a detailed description of the proposed changes to the SPA Plan.

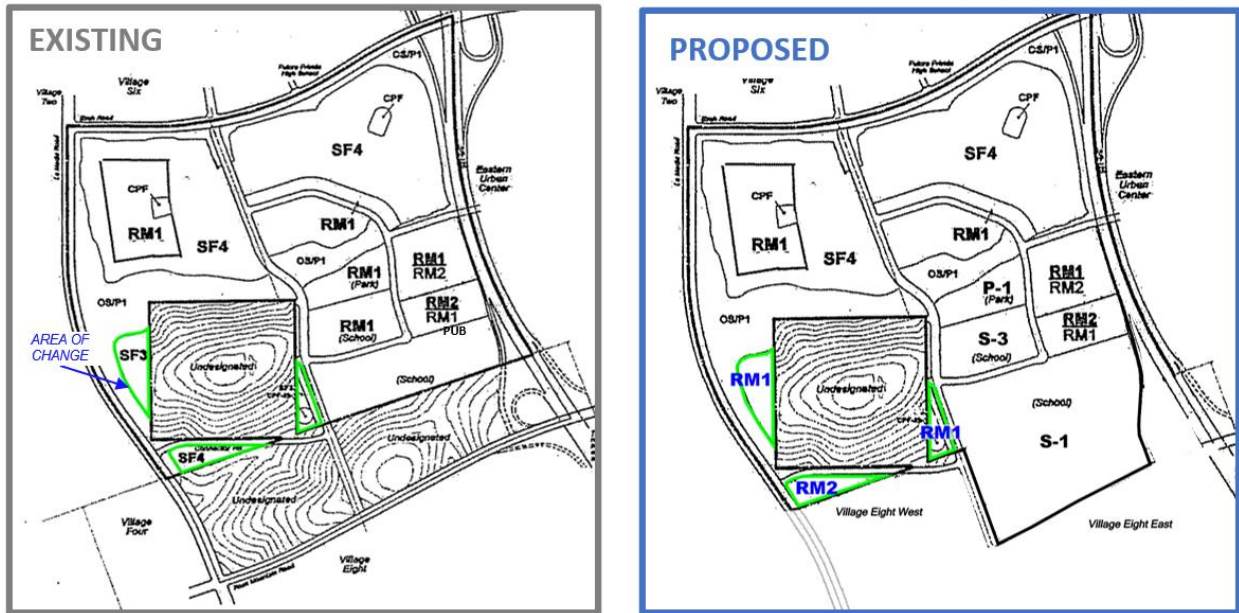


Figure 5. Village Seven SPA Plan Land Use Map Amendment

The proposed amendment to the Village Seven SPA Plan includes the following changes:

1. Rezone Neighborhood R-3 from Single Family Three (SF3) to Residential Multi Family One (RM1), which permits housing densities from 8 units/acre up to 14.9 units/acre. Assign 43 units to Neighborhood R-3.
2. Rezone Neighborhood R-4 from Single Family Three (SF4) to Residential Multi Family Two (RM2), which permits housing densities from 15+ units/acre. Assign 121 units to Neighborhood R-4.
3. Rezone Neighborhood R-8 from SF3 to RM1. Assign 123 units to Neighborhood R-8.
4. Update the Site Utilization Plan and the associated tables are reflect the above changes.
5. Update graphics throughout the SPA Plan to reflect the decrease of approximately 40 acres in the land area of Village Seven. This reduction is a result of a previously approved amendment to Village Eight, which incorporated the southernmost portion of Village Seven into its boundary. Another applicant handled the boundary adjustment between Village Seven and Village Eight.

However, Village Seven SPA Plan has not been revised to reflect the approved area reduction and the removal of previously planned land uses.

6. Amend the Administrative Procedures in the PC District Regulations provides for administrative-level review by the Zoning Administrator for residential Design Review applications that meet all applicable objective development standards of Village Seven PC District Regulations and Village Design Plan. Under the updated procedure, a project is reviewed by the Planning Commission only when the applicant is requesting major adjustments to development standards because additional design flexibility is desired, such as an increase in the height of the building or a reduction in common open space by more than 10 percent of the applicable standard.
7. Update the Village Design Plan with guidelines for multi-family neighborhoods. In addition to the traditional “Mission,” “Moorish,” and “Ranch” style architecture, the project will allow for a more timeless architectural vernacular, including “Contemporary Spanish Mediterranean” and “California Farmhouse,” which are more harmonious with the neighborhoods in the surrounding area, including Village Two, Village Three, and Village Eight.
8. Add Design Review checklists for the multi-family neighborhoods R3, R-4 and R-8.
9. The following components of the SPA Plan have been updated accordingly:
  - a) SPA Plan
  - b) PC District Regulations
  - c) Village Design Plan
  - d) Fiscal Impact Analysis (FIA) Letter Update
  - e) Affordable Housing Program
  - f) Air Quality Improvement Plan
  - g) Water Conservation Plan
  - h) Non-Renewable Energy Conservation Plan
  - i) Parks, Recreation, Open Space and Trails Plan
  - j) Community Purpose Facilities Master Plan (provided as Chapter II.2.7.13 of the SPA Plan document)
  - k) Supporting technical studies:
    - a. Traffic study
    - b. Geotechnical study
    - c. Sewer and Water System Analysis
    - d. Fire Protection Plan

## **VII. CONCLUSION**

The necessary findings have been made and this written narrative and accompanying documentation demonstrate consistency of the application with the applicable provisions of Chula Vista Development Code. Additionally, our analysis shows that the proposed amendments align with the overall vision for Village Seven established in the Otay Ranch GDP and the approved SPA Plan and will result in a more positive outcome for our community. The evidence in the record is substantial and supports approval of the application. Therefore, the Applicant respectfully requests that the City approve this application.

**VILLAGE SEVEN AREA TAKEOFFS**

# AREA TAKEOFFS OTAY RANCH VILLAGE 7

CITY OF CHULA VISTA, CALIFORNIA

*N52°27'08"E*  
BASIS

NO. 5099"  
09029.784  
129422.557  
1.00001790  
CENTERLINE  
MONUMENT

PORTION OF  
MAGDALENA AVENUE  
DEDICATED PER  
MAP NO. 14432  
  
PARCEL 3  
PM 18789  
  
BOUNDARY MAP 14432



JANUARY 24, 2024



PLANNING 9707 Waples Street  
ENGINEERING San Diego, Ca 92121  
SURVEYING PH858/558-4500 FAX858/558-1414