



1.0 | SITES INVENTORY – INFILL AND INTENSIFICATION OPPORTUNITIES

INTRODUCTION

In this inventory report portion of the Adequate Sites Inventory, you will find the draft inventory of sites within the City of Chula Vista that have potential for the development of new housing units during the 2021-2029 Housing Element period. Inclusion of a site on this list does not indicate that a site will be developed or redeveloped or will be required by the City to develop or redevelop. Rather, it indicates that the site has unrealized capacity for housing, based on its zoning and/or land use designation that could reasonably be realized during the 2021-2029 period. See the accompanying methodology portion of Appendix C for a detailed discussion on how these sites were identified and how their housing capacity was assessed.

The Table (Attachment 1) is broken into two distinct categories:

- Western Chula Vista
- Eastern Chula Vista

GLOSSARY

Site Address: Site address for potential site.

5 Digit Zip Code: Zip Code for parcel.

Assessor Parcel Number: A potential site's 10-digit Assessor's Parcel Number.

Consolidated Sites: Identifies sites that are likely to be consolidated.

General Plan Designation (Current): City of Chula Vista General Plan Land Use Designation for potential site.

Zoning Designation (Current): Existing zoning for potential site.



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Minimum Density Allowed (units/acre): Minimum number of units permitted pursuant to the parcel's Zoning Designation.

Max Density Allowed (units/acre): Maximum number of units permitted pursuant to the parcel's Zoning Designation.

Parcel Size (Acres): The size/area of the site, expressed in acres.

Existing Use/Vacancy: The existing use of the site, as categorized into standardized land use types.

Infrastructure: Indicates if parcel has sufficient water, sewer and dry utilities available.

Publicly-Owned: Identifies if the parcel is publicly or privately owned. If the parcel is publicly owned, it also identifies the type of public entity that owns the parcel.

Site Status: Identifies if the site is available or has an approved entitlement.

Identified in Last/Last Two Planning Cycle(s): Indicates if the site was identified in the last/last two planning cycles.

Lower Income Capacity: Estimate of the net number of Lower Income units that can be accommodated on the parcel.

Moderate Income Capacity: Estimate of the net number of Moderate Income units that can be accommodated on the parcel.

Above Moderate Income Capacity: Estimate of the net number of Above Moderate income units that can be accommodated on the parcel.

Total Capacity: Estimate of the total number of net units that can be accommodated on the parcel.

Land Value: Identifies the value of land as assessed by the County Assessor.

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Improvement Value: Identifies the value of improvements on the parcel as assessed by the County Assessor.

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Date Constructed: Identifies the date of construction for the structures on the identified parcel.

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Double No. of Units: Identifies whether this would allow for the doubling of the number of units on the identified parcel.

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Projects with Similar Characteristics: Identifies whether the City has approved similar projects to that identified for the identified parcel.

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Potential Residential Ratio: Identifies the ratio of residential units based on the maximum number of units permitted under existing zoning for the identified parcel.

SUMMARY OF EXISTING PROJECTS – CURRENT MARKET INTEREST

The following is a summary of existing, or planned development projects that provide an example of existing market trends that contribute to the likelihood the infill projects are feasible within the City of Chula Vista. There are a number of privately initiated development projects in the pipeline, or under discussions with the City, for the reuse of existing development sites and vacant sites. Most of the target sites identified in this Appendix have uses on-site that are underperforming, recently vacated or are anticipated to not reflect current market demands for the types of uses currently on site during the planning period of this Housing Element. Examples of these projects include:

748-60 Anita Street. This site is currently underutilized existing residential development and vacant property totaling 2.82 acres. The proposed development would develop higher density dwelling units. The proposed project would include 96 apartments, with 29 units for extremely low, 10 for very low and 56 for low-income households, over the three combined sites.

Bonita Glen. This site is currently vacant and totals 4.92 acres. The approved development includes 170 units, 9 of which are restricted for very low-income residents and 5 for moderate-income.

Village 8 West, Neighborhoods F and W. This site within eastern Chula Vista is vacant and encompasses two planning areas that total 5.14 acres. The approved project intends to develop 175 units apartments, of which 120 units will be rent-restricted for low income residents and 53 will be rent-restricted for very low-income residents.



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