

PLANNING  
COMMISSION  
STAFF REPORT



March 22, 2023

**ITEM TITLE**

Design Review for the construction of a four-story, 101,278-square foot hotel with 156 guest rooms on a 2.95-acre site within the Hotel (“H”) zone of the Otay Ranch Freeway Commercial Sectional Planning Area (“SPA”).

**Location:** 2045 Centerpark Road

**Environmental Notice:**

The Project was adequately covered in previously adopted Final Environmental Impact Report (“FEIR”) 02-04 for the Otay Ranch Freeway Commercial SPA Plan (SCH#1989010154), certified by City Council Resolution No. 2003-132 on April 1, 2003.

**Recommended Action:**

Conduct a public hearing and adopt a resolution approving Design Review Permit DR22-0020 for the construction of a four-story, 101,278 square foot hotel with 156 guest rooms.

**SUMMARY**

The Applicant proposes construction of a 101,278 square foot hotel, with 156rooms, with associated amenities, parking, and landscaping on an existing, vacant, 2.95-acre site (“Project”) located at 2045 Centerpark Road (“Project Site”). The Project Site is within the H zone of the Otay Ranch Freeway Commercial SPA (Attachment 1).

**ENVIRONMENTAL REVIEW**

The Director of Development Services has reviewed the Project for compliance with the California Environmental Quality Act (“CEQA”) and determined that the Project was adequately covered in the previously adopted FEIR for the Otay Ranch Freeway Commercial SPA Plan (EIR 02-04; SCH#1989010154; and certified by Resolution No. 2003-132 on April 1, 2003). Therefore, no further environmental review is required.

**HOUSING IMPACT STATEMENT**

The Project Site is within the H zone of the Otay Ranch Freeway Commercial SPA, which has a commercial land use designation that does not allow residential uses. The proposed project does not propose any residential uses. Therefore, no additional housing stock will be added because of this project.

**DISCUSSION**

On August 11, 2022, Village II Town Center, LLC (“Applicant”) submitted an application for a Design Review (“DR”) permit for the construction of a four-story, 101,278 square foot hotel with 156 guest rooms on an existing, vacant, 2.95-acre site. The Project Site is in the eastern portion of Chula Vista on a parcel approximately one-quarter mile north from the Otay Ranch Town Center.

The Project complies with the City of Chula Vista’s General Plan and Title 19 of the Chula Vista Municipal Code (“CVMC”), as well as the Otay Ranch Freeway Commercial SPA Plan. The proposed Project will provide the required minimum parking outlined in the SPA plan and landscaped areas complementing the design of the proposed buildings. Site amenities include an outdoor recreational area featuring a pool, spa, and grilling area, with fire pits, seating areas, a TV wall, and event lawn as complements. Indoor amenities include a lounge area, kitchen and dining areas, an exercise room, and meeting rooms (Attachment 2). Additional landscaping has been placed along the perimeter of the site and throughout the parking areas.

**Table 1 – Surrounding Land Uses**

	<b><u>General Plan Designation</u></b>	<b><u>Zoning</u></b>	<b><u>Current Land Use</u></b>
<b>South</b>	Mixed-Use Residential	RM (Mixed-Use Residential) P (Park)	Condominiums and future public park
<b>North</b>	Commercial Retail	FC (Freeway Commercial) (Eastlake II)	Eastlake Terraces Shopping Center
<b>East</b>	Mixed-Use Residential	RMU/CMU (Mixed-Use Residential/Commercial)	Future mixed-use project (under construction)
<b>West</b>	Mixed-Use Residential	H (Hotel)	Residence Inn by Marriott

**Compliance with Development Standards**

The Project meets all applicable parking, setback, and building height requirements, as summarized in the table below:

**Table 2 – Development Standards**

Assessor’s Parcel Number (APN):	643-021-40 & 41
Current Zoning:	H (Hotel)
General Plan Designation:	Mixed-Use Residential
Lot Area:	2.95 acres
<b>PARKING REQUIRED:</b> 1 space per room: 156 rooms  Total: 156 spaces	<b>PARKING PROPOSED:</b> Accessible spaces: 8 spaces Standard spaces: 127 spaces Compact spaces: 13 spaces Electric Vehicle charging spaces: 8 spaces Total: 156 spaces

<p><b>SETBACKS/HEIGHT REQUIRED:</b>                  Olympic Parkway: 30 feet  <i>Front, side, and rear setbacks are determined by the approved site plan.</i>                  Height: 65 feet (building), 75 feet (features)</p>	<p><b>SETBACKS/HEIGHT PROPOSED:</b>                  Olympic Parkway: 34 feet                  Front: 204 feet                  Side: 19 feet                  Rear: 12 feet                  Height: 49 feet (building), 59 feet (features)</p>
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**Design Review**

In accordance with CVMC Section 19.14.582(A) and the Otay Ranch Freeway Commercial SPA Plan, Design Review approval is required for the Project. The following describes the Project’s consistency with the Freeway Commercial SPA Design Plan and Master Precise Plan.

***Building Massing and Scale***

Variations in roof heights and form will provide visual interest and varying shadows. Wall planes are staggered to draw attention to entries and architectural features, which also create a horizontal building setback. Distinctive building elements are provided throughout, including at the corners adjacent to street intersections and the building’s primary entrance. Such elements include aluminum cantilevered sunshades above windows, rafter-tail corbels, wainscot porcelain tile, decorative recesses and cornices, mission tile, a trellis, and arcades with porcelain tile columns in the outdoor recreational area and along the building’s primary entrance. Tower features are proposed at key corners of the building.

***Materials/Colors***

The Project’s architecture is consistent with the standards outlined in the Freeway Commercial SPA Design Plan and Master Precise Plan. The architecture of the proposed hotel is an abstract Spanish style with elements of a contemporary California design theme, which includes various light-colored stucco walls with a darker color used as an accent, Spanish tile roof, decorative towers, arcades, and a trellis. Porcelain tile accents are used as a wainscot for the building and along the columns of the arcades. Four different stucco colors are proposed, with the darker accent color utilized at the bottom of the building and on the primary entrance tower, and lighter colors provided on upper floors.

***Circulation, Site Access, and Parking***

The Project Site is accessible to pedestrians at many locations along Olympic Parkway, Town Center Drive, and Centerpark Road; the lone vehicular access is provided from Centerpark Road via a driveway shared with the adjacent hotel to the west. Surface parking is provided in the western portion of the site, adjacent to the primary entrance to the proposed hotel. Pedestrian paths are provided throughout the site, including a landscaped meandering walkway in the center of the parking lot, with sidewalk access to Centerpark Road and Town Center Drive to encourage walking to nearby services and shops.

***Landscaping***

All areas of the Project Site not covered by structures, drives, parking, or hardscape will be appropriately landscaped. The Project has been designed such that 22 percent of the gross site area is proposed to be landscaped; the Otay Ranch Freeway Commercial SPA and the City of Chula Vista Landscape Manual only require 15 percent to be landscaped.

Proposed landscaping consists of a blend of trees, shrubs, and groundcover throughout the site. Trees line the street frontages and are also provided adjacent to and within the outdoor recreational area and parking areas, as well as along building frontages. Along the northern property boundary, adjacent to Olympic Parkway, trees supplement the proposed masonry walls and provide additional screening. Accent palm trees are proposed at street intersections, within the outdoor recreational area, and along the hotel's primary entrance.

### ***Exterior Lighting***

In compliance with applicable provisions of the SPA plan, exterior lighting is provided around the buildings and throughout the site to illuminate parking and pedestrian areas. All lighting will be directed downward and will be consistent with the City's lighting policies.

### ***Waste Management***

The proposed location and size of the trash enclosures are consistent with the Recycling and Solid Waste Planning Manual.

## **CONCLUSION**

The proposed Project complies with the policies, guidelines, and design standards outlined in the Otay Ranch Freeway Commercial SPA and CVMC Title 19. Staff recommends that the Planning Commission approve the proposed Project, subject to the conditions provided in the attached resolution.

## **DECISIONMAKER CONFLICT**

Staff has reviewed the property holdings of the Planning Commission members and found no conflicting property holdings within 1,000 feet of the subject property's boundaries. Consequently, this item does not present a disqualifying real property-related financial conflict of interest under California Code of Regulations Title 2, Section 18705.2(a)(11) for purposes of the Political Reform Act (Cal. Gov't Code §87100, et seq.).

Staff is not independently aware nor has been informed by any Planning Commission member of any other fact that may constitute a basis for a decisionmaker conflict of interest in this matter.

## **FISCAL IMPACT**

There are no current year or ongoing fiscal impacts to the General Fund or Development Services Fund resulting from this action. All processing costs are borne by the Applicant.

## **ATTACHMENTS**

1. Locator Map
2. Project Plans
3. Design Review Resolution
4. Disclosure Statement

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