

# PLANNING COMMISSION STAFF REPORT



September 27, 2023

## ITEM TITLE

Design Review (“DR”) of a mixed-use development consisting of 31, for rent, townhomes and a 1,085-square foot commercial building on a 1.8-acre site within the Mixed-Use (“MU”) zone of the Otay Ranch Village Two Sectional Planning Area (“SPA”).

**Location:** Otay Ranch Village Two Parcel MU-1 (Santa Carolina Road and Santa Victoria Road)

**Environmental Notice:** The Project was adequately covered in the previously adopted Final Second Tier Environmental Impact Report (“FEIR”) 02-02 for the Otay Ranch Villages Two, Three and a Portion of Four SPA Plan (SCH#2003091012), incorporated by reference in City Council Resolution No. 2014-207 on November 4, 2014.

**Recommended Action:** Conduct a public hearing and adopt a resolution approving Design Review Permit No. DR22-0023 based upon the required findings and subject to the conditions contained therein.

## SUMMARY

Baldwin & Sons, LLC (“Applicant”) requests approval to construct a mixed-use development on Parcel MU-1 of the Otay Ranch Village Two SPA, including 31, for rent, townhomes with associated amenities, parking, a commercial event venue, and landscaping (“Project”). The vacant 1.8-acre site is located just off the northeast corner of Santa Carolina Road and Santa Victoria Road (“Project Site”).

## 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 Village Two SPA Plan (EIR 02-02; SCH#2003091012; and incorporated by reference in the certification of Final SEIR 12-01 by Resolution No. 2014-207 on November 4, 2014). Therefore, no further environmental review is required.

## HOUSING IMPACT STATEMENT

The Project Site is within the MU zone of the Otay Ranch Village Two SPA, which allows commercial and residential uses. The proposed Project will increase housing supply in the Otay Ranch Village Two SPA by adding 31 for-rent townhomes.

There are no affordable housing units provided within the Project. An Affordable Housing Agreement for Otay Ranch Village Two was executed on April 4, 2011 and recorded on February 1, 2012. Each individual developer’s affordable housing obligation is prorated based upon the total number of units to be constructed within that developer’s related ownership interest, and that obligation is satisfied as provided for in the Affordable Housing Agreement. This action does not include any changes to the applicable affordable housing requirements in Village Two.

## DISCUSSION

The proposed Project is consistent with the City of Chula Vista’s General Plan and compliant with Title 19 of the Chula Vista Municipal Code (“CVMC”), as well as the Otay Ranch Village Two 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 common area in the center of the site featuring tables and chairs, a raised planter and seat wall, and a walking path providing a connection – through the Project Site – from the adjacent site to the north and continuing to a future park to the south. The commercial event venue is situated in the southern central portion of the site, providing a transition from the outdoor common area to the future park site. 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/West</b>	Residential Low Medium	P (Park)	Vacant (Future Park)
<b>West</b>	Residential Low Medium	RM1 (Residential Medium)	Single-Family Homes
<b>North/East</b>	Mixed-Use Residential	RM2 (Residential Medium)	Multi-Family Residential
<b>East</b>	Mixed-Use Residential	RM2 (Residential Medium)	Multi-Family Residential

## 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):	644-311-02
Current Zoning:	MU (Mixed-Use)
General Plan Designation:	Mixed-Use Residential
Lot Area:	1.8 acres
<b>PARKING REQUIRED:</b> <u>Residential</u> <i>2.25 spaces per dwelling unit x 31 units</i>	<b>PARKING PROPOSED:</b> <u>Residential</u> Garage spaces: 62 spaces Standard spaces: 4 spaces Electric Vehicle charging spaces: 2 spaces Accessible spaces: 2 spaces
Total: 70 spaces	Total: 70 spaces
<u>Commercial</u> Established through Design Review	<u>Commercial</u> Standard spaces: 4 spaces UPS: 1 space

<p><b>SETBACKS/HEIGHT REQUIRED:</b>  <i>Front, side, and rear setbacks, as well as maximum building height, are determined by the approved site plan.</i></p>	<p>Total: 5 spaces</p> <p><b>SETBACKS/HEIGHT PROPOSED:</b></p> <p><u>Street Setbacks</u>                  16 feet (Santa Victoria Road)                  15 feet (Santa Carolina Road)</p> <p><u>Setbacks from Other Property Lines</u>                  Between 11 feet and 18 feet</p> <p>Residential Height (maximum):                  36 feet (building), 38 feet (features)                  Commercial Height (maximum):                  22 feet (building), 34 feet (features)</p>
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**Design Review**

In accordance with CVMC section 19.14.582(A) and the Otay Ranch Village Two SPA Plan, Design Review is required for the Project. The following describes the Project’s consistency with the Otay Ranch Village Two 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. Enhanced elevations are provided adjacent to street intersections and building entrances. To incorporate a smaller building mass at a pedestrian scale, street-facing facades are two stories, while three-story dwellings are located toward the center of the site. The commercial building has a large tower feature, which is a required landmark architectural element, and a vaulted ceiling within the event venue complements floor-to-ceiling windows and doors that open to the adjacent outdoor areas.

***Materials/Colors***

The proposed Project’s architecture is consistent with the standards outlined in the Otay Ranch Village Two SPA Design Plan and Master Precise Plan. The architecture of the proposed homes and commercial building follows a Santa Barbara-style design theme: light-colored cement plaster stucco with dark accent colors, tiled gable roofs, chimneys, clay tile pipes, decorative shutters and trim, and covered patios.

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

The Project Site can be accessed by pedestrians from Santa Victoria Road, Santa Carolina Road, and the future park site. Vehicular access follows the general shape of the Project Site, connecting Santa Victoria Road and Santa Carolina Road. Surface parking is provided in open parking spaces in the center of the site and on either side of the driveway. Each dwelling will include a two-car garage.

***Landscaping***

All areas of the Project Site not covered by structures, drives, parking, or hardscape will be appropriately landscaped. The proposed Project has been designed such that 16 percent of the gross site area is proposed to be landscaped; the Otay Ranch Village Two SPA and the City of Chula Vista Landscape Manual only require 15 percent to be landscaped.

Proposed landscaping consists of a variety of trees, shrubs, and groundcover throughout the site. Trees line the street frontages and are also provided adjacent to and within the outdoor area and

parking areas, as well as along the front and rear of the proposed buildings. Trees are also provided in the front of the commercial building within the parking lot area.

### ***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 Village Two 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. Location Map
2. Project Plans
3. Design Review Resolution
4. Disclosure Statement

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