

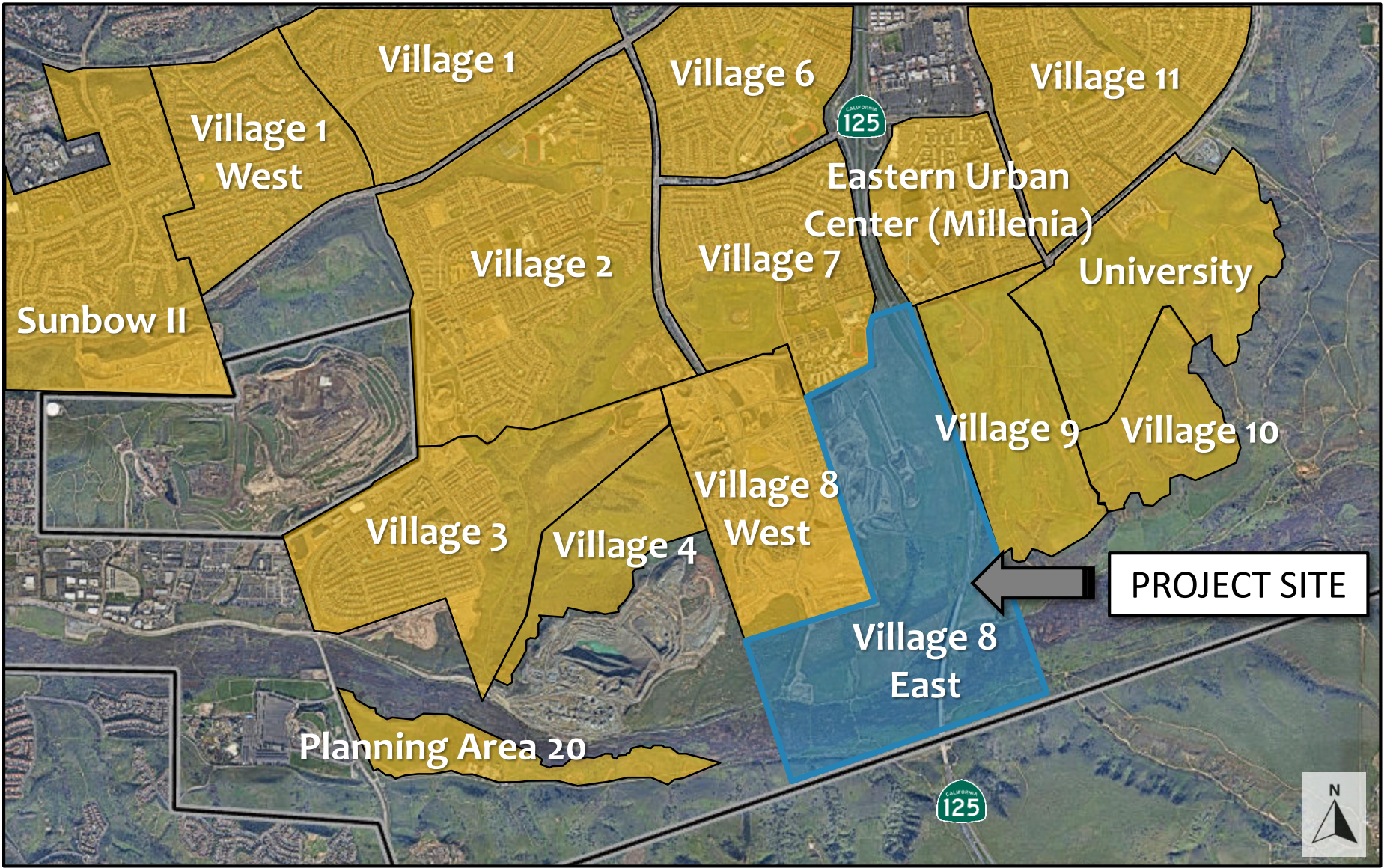


Otay Ranch Village Eight East Amendments

Planning Commission

Item 5.1

April 10, 2024



December 2014:
East SPA
adopted

Otay Ranch Village Eight
Plan and Tentative Map

February 2020:
284
from Village
Village Eight West

Amendment transferring
multifamily units
Eight East to

November 2022:
deemed

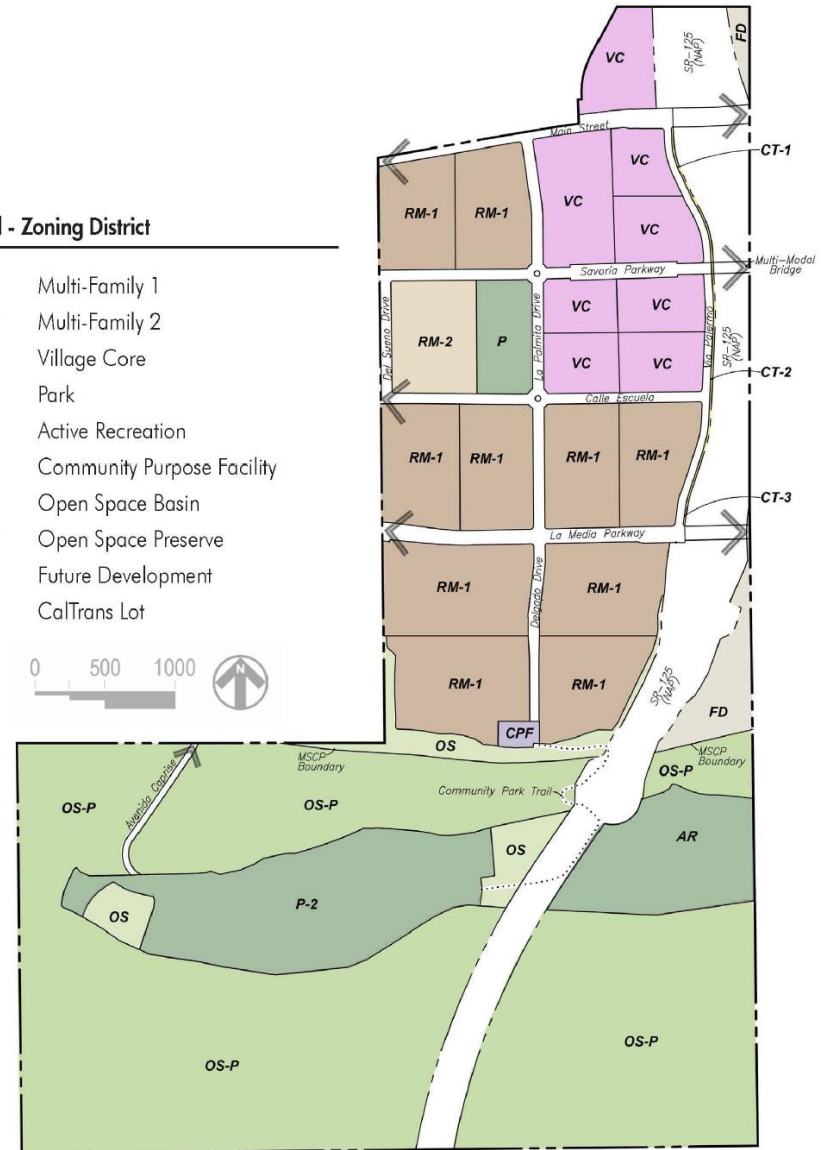
Current application
complete

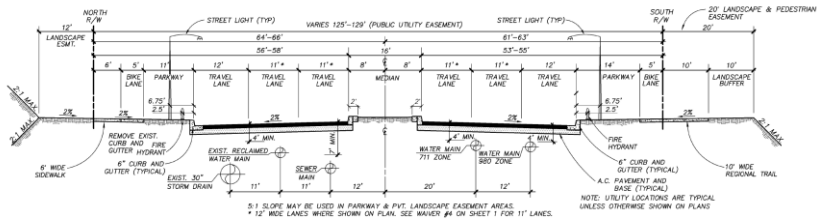
LAND USE TABLE

Parcel	Permitted Density Range	Estimated Units ¹	Gross Acres ²	Net Acres	Estimated Density ³
Medium High Multi-Family Residential					
R-1	11-18 du/ac.	154	9.9	8.7	15.6
R-2	11-18 du/ac.	163	10.7	9.2	15.2
R-3	11-18 du/ac.	162	11.4	9.8	14.2
R-4	11-18 du/ac.	147	10.9	8.9	13.5
R-5	11-18 du/ac.	155	11.0	8.7	14.1
R-6	11-18 du/ac.	143	10.3	8.2	13.9
R-7	11-18 du/ac.	226	15.8	14.8	14.3
R-8	11-18 du/ac.	176	14.0	11.6	12.6
R-9	11-18 du/ac.	196	15.4	15.4	12.7
R-10	11-18 du/ac.	142	11.5	11.5	12.3
Total MH		1,664	120.9	106.8	13.8
Village Core⁴					
VC-1	18-45 du/ac.	275	7.6	7.4	36.2
VC-2	18-45 du/ac.	430	11.3	9.6	38.1
VC-3A	18-45 du/ac.	161	5.5	4.1	29.3
VC-3B ⁵	18-45 du/ac.	0	5.6	5.4	0.0
VC-4	18-45 du/ac.	192	4.5	4.3	42.7
VC-5 ⁵	18-45 du/ac.	0	5.7	5.5	0.0
VC-6	18-45 du/ac.	142	5.3	4.7	26.8
VC-7	18-45 du/ac.	148	6.0	5.5	24.7
Total VC		1,348	51.5	46.5	26.2
Subtotal Residential		3,012	172.4	153.3	
School					
S-1 ^{7,8}		264	11.3	10.0	26.4

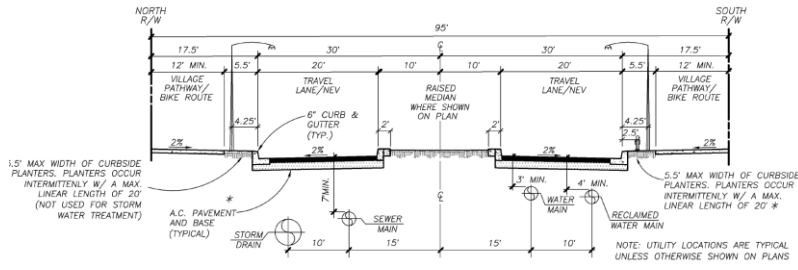
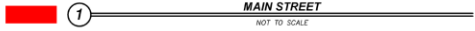
Legend - Zoning District

- RM-1 Multi-Family 1
- RM-2 Multi-Family 2
- VC Village Core
- P Park
- AR Active Recreation
- CPF Community Purpose Facility
- OS Open Space Basin
- OS-P Open Space Preserve
- FD Future Development
- CT CalTrans Lot

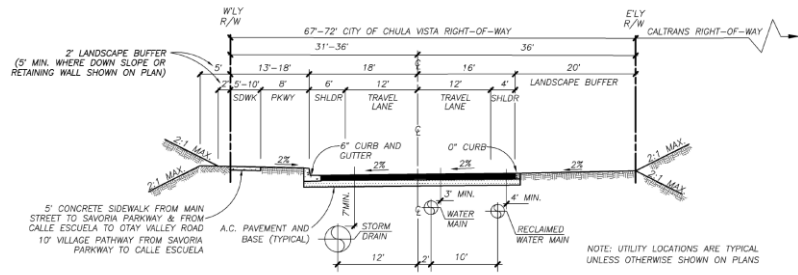




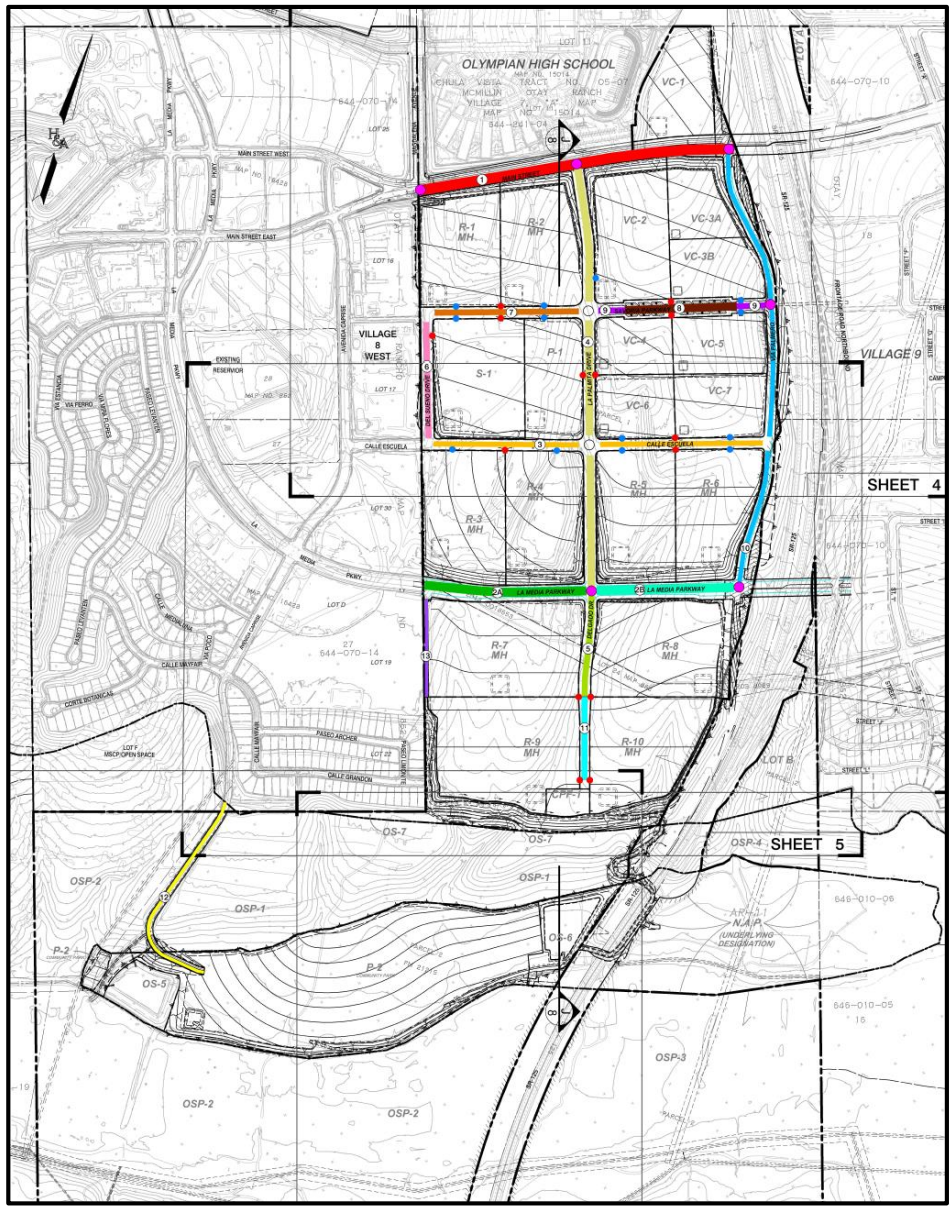
SIX LANE PRIME ARTERIAL MAIN STREET



MODIFIED SECONDARY VILLAGE ENTRY STREET PORTION OF SAVORIA PARKWAY (NO PARKING AS SHOWN ON PLAN)



ONE WAY FRONTAGE ROAD (SOUTHBOUND) VIA PALMERO (MAIN STREET TO LA MEDIA PARKWAY)



PROPOSED TENTATIVE MAP

**Village Eight East SPA Plan
Land Use Entitlements vs. Proposed Amendments**

Land Use	2014 Land Uses		Proposed 2023 Land Uses		Comparison	
	Acres	Units	Acres	Units	Acres	Units
Medium Residential	124.9	918	0	0	-124.9	-918
Medium High Residential	2.1	25	132.2	1,664	+130.1	+1,639
High Residential/School Site	10.8		11.3	264	+0.5	+264
Village Core	65.2	2,333	62.7	1,348	-2.5	-985
Public Neighborhood Park	7.3	0	7.3	0	0	0
Public Community Park	51.5		43.3		-8.2	
Active Recreation (AR-11)	22.6		22.6		0	
Manufactured Open Space	11.2	0	16.4	0	+5.2	0
Open Space Preserve	253.6		253.6		0	
Community Purpose Facility	4.0	0	1.2	0	-2.8	0
Other	21.6		22.3		+0.7	
TOTAL	574.8	3,276	572.9	3,276	-1.9	0

- Rezone existing single-family residential use(s) to multi-family
- Realignment of internal street network:
 - SR-125 interchange design
 - Multi-modal bridge to Village Nine
- Density calculations: total dwelling units per parcel or project area



- Use CA Building and Fire Codes to determine building separations
- Use Institute of Transportation Engineers (ITE) to determine parking
- Allow parking and common open space to be combined and implemented as joint-use facilities





- Unit Tracking Table
 - Determines final unit count for parcels
 - Managed by Master Developer and CV Staff
 - Required for Design Review submittal
- Authorizes Zoning Administrator to review and approve projects requiring Design Review and minor administrative modifications



Community Purpose Facility (“CPF”) Agreement

- Authorizes transfer of 2.8 acres of the 4.0-acre Village Eight East CPF obligation from Village Eight East to Otay Ranch Planning Area 20



Council Policy No. 400-02

October 12, 2023 - Community Meeting held at Cota Vera Welcome Center (Village Eight

Questions/Concerns

- Timing of SR-125 interchange
- Reasoning behind proposed changes to housing types
- Plans for affordable housing
- Transit and parking
- Proposed trail connection(s) between Village Eight West and Village Eight East

CÔTA  VERA



Third Addendum to FEIR 13-01

Identifies circumstances within the proposed project not analyzed in FEIR 13-01:



- Proposed project maintains no. of residential units (3,276)
- Residential Land Use Change:
 - Decreases anticipated household size
 - Lowers impacts to schools, traffic, other public facilities
 - Decreases daily external traffic trips by approx. 4,000



RECOMMENDATION

Adopt a Resolution recommending the City Council:

1. Pass a resolution approving Third Addendum to FEIR 13-01, and amendments to the General Plan, GDP, CPF Agreement, proposed Tentative Map, and Village Eight East SPA Plan;
2. Place an Ordinance on first reading to modify the development regulations for Village Eight East;
3. Place an Ordinance on first reading to change the zoning from single-family residential to multifamily residential.