

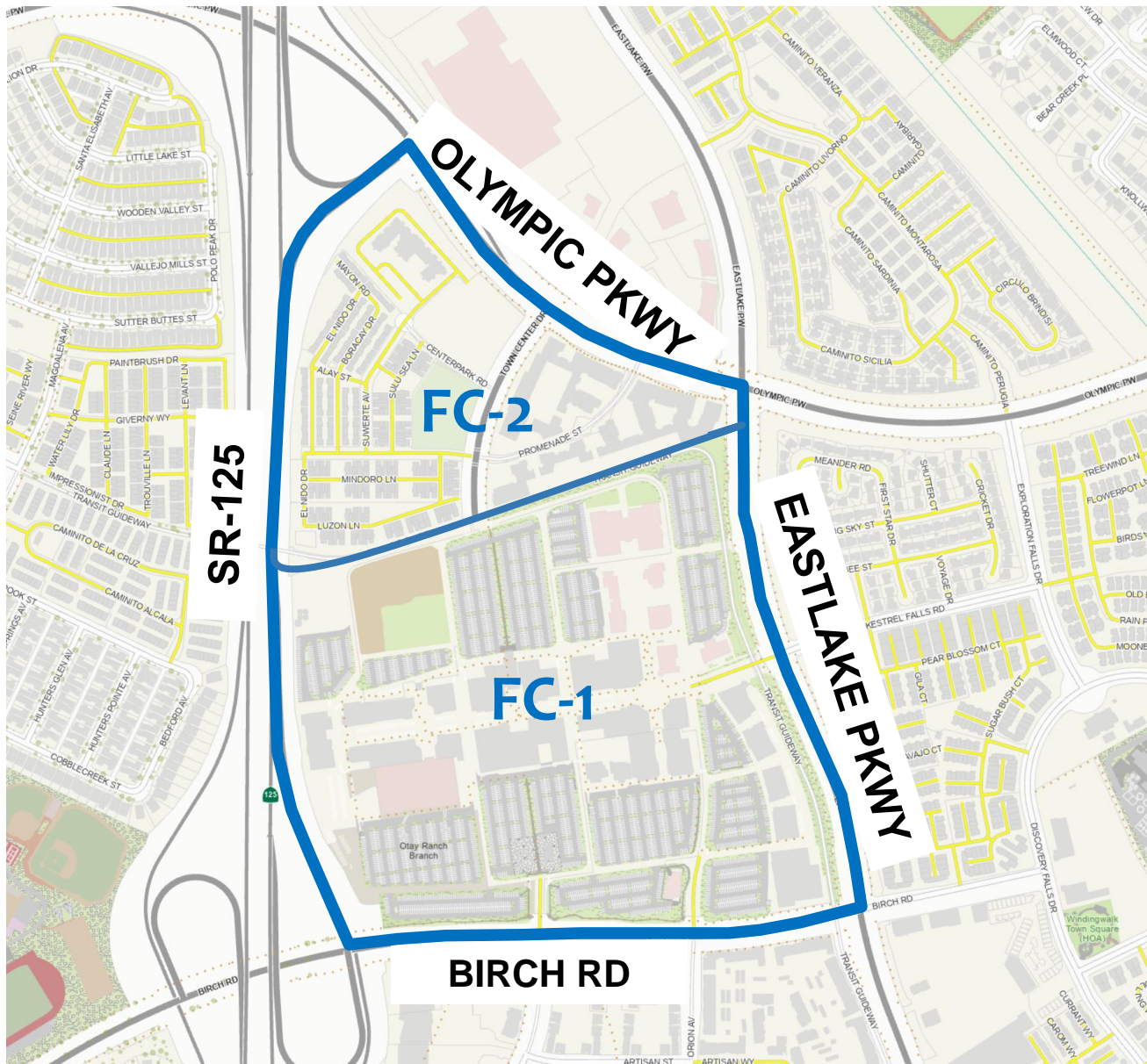


# **Freeway Commercial SPA Plan Amendments**

## **City Council**

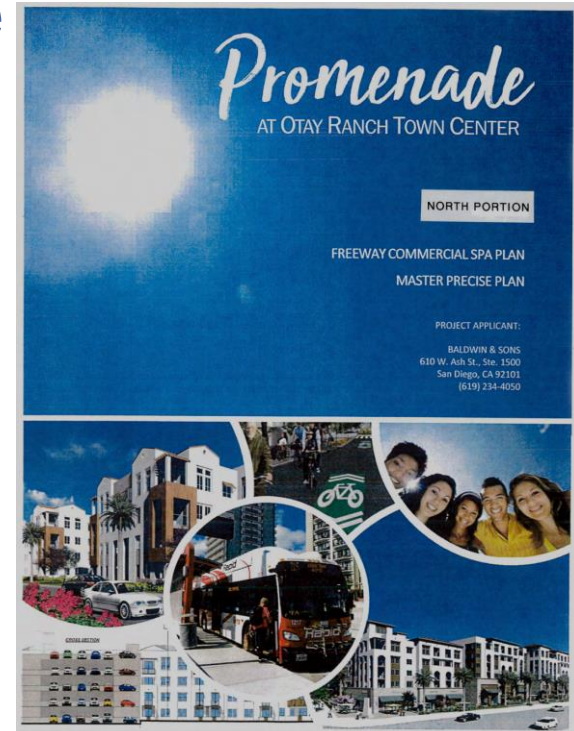
**Item 7.2**

**April 9, 2024**



# Project Location

- **September 2004:** Freeway Commercial SPA Plan and Tentative Map adopted
- **May 2015:** First Amendment adding residential, commercial, public park, and two hotels
- **September 2016:** Second Amendment adding residential and commercial
- **July 2019:** Third Amendment adding



# Residential SPA PLAN BACKGROUND

- Add medical offices as a permitted use within the C/MU zone, FC-2 District
  - Limited to 3,500 sq. feet max. (neighborhood-serving facility)
  - Complementary to other permitted uses for professional services, drug stores, and general retail



- Zoning Administrator approval for modifying approved Design Review permits

- 10 percent limit to density increases, site design standards common open space reductions

- Conditions of approval modifications

- SPA Plan conformance and continued compliance with adopted



# Council Policy No. 400-02:

Community Meeting held January 12, 2024 (Otay Ranch Branch Library)

- Concerns: traffic congestion and parking
  - Medical Office size limitation and street configuration within FC-2 ameliorated community concerns



**February 28, 2024: Planning**

Commission voted 7-0 to recommend



**Public Participation**



# RECOMMENDATION

Adopt an Ordinance approving amendments to the PC District Regulations contained within the Freeway Commercial SPA Plan.