

**CITY OF CHULA VISTA
GENERAL PLAN
OTAY RANCH
GENERAL DEVELOPMENT PLAN
AMENDMENTS**

**FREEWAY COMMERCIAL
(SOUTH PORTION)
OTAY RANCH TOWN CENTER**

Adopted , 2024
Ordinance No. on , 2024

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INTRODUCTION

GGP-Otay Ranch L.P. submitted a project application to Amend the existing Freeway Commercial Sectional Planning Area (SPA) Plan for the South Portion (also known as Planning Area 12 (PA 12) and Freeway Commercial (FC) 1. The SPA Amendment allows up to 840 residential dwelling units in the northwest corner of the FC 1 district which will be designated Mixed-Use/Residential (MU/R), provides for 2.56-acres of Plaza and park space, and changes the name of the project to Otay Ranch Town Center. The intent of the amendment is to enhance the living, working, shopping, and transit options in the area. The Amendment supplements the existing regional commercial entitlement to allow up to 840 residential dwelling units in both mixed-use and residential structures. The previously approved commercial building areas will remain for area FC 1 and the FC 2 (North Portion) of the Freeway Commercial SPA and the associated entitlements will remain unchanged, excepting the changes to FC 1, as outlined above, with adoption of the proposed SPA Amendment.

The project requires amendments to the City of Chula Vista General Plan (GP), the Otay Ranch General Development Plan (Otay Ranch GDP), and the Freeway Commercial SPA. The project also involves addenda to the approved Freeway Commercial Environmental Impact Report (EIR) and Public Facilities Financing Plan (PFFP), as well as a new Fiscal Impact Analysis (FIA).

OVERALL PROJECT BACKGROUND

OTAY RANCH BACKGROUND

The Otay Ranch General Development Plan/Sub Regional Area Plan (Otay Ranch GDP/SRP) was originally adopted by the Chula Vista City Council and the San Diego County Board of Supervisors October 28, 1993. The plan governs the 23,000+ acre Otay Ranch Properties. The Otay Ranch GDP is based upon, and directly implements, the City of Chula Vista General Plan. The Otay Ranch GDP includes plans for urban villages, a resort community, the Eastern Urban Center (EUC), industrial areas, rural estate planning areas, and a university. Since its adoption in 1993, the Otay Ranch GDP was amended in 1998, 2001, 2005, 2006, 2014, 2018, 2019, and most recently in 2021 to address Village-specific planning issues.

The Freeway Commercial SPA was originally envisioned to be the freeway commercial component of the regional commercial, cultural, social, and public services center of the EUC. The freeway commercial area is also in the heart of Otay Ranch community as established in the Otay Ranch GDP. The proposed Otay Ranch GDP Amendment renames the southern portion of the Freeway Commercial SPA to Otay Ranch Town Center.

This SPA represents a southward and eastward extension of the initial development approved in Otay Ranch SPA One, containing Villages 1 and 5. It also represents an eastward extension of Village 6 and a westward extension of Village 11. Additionally, the Otay Ranch Town Center is an extension of the urban development approved and constructed in the Eastlake Planned Community, located immediately to the north.

FREEWAY COMMERCIAL BACKGROUND

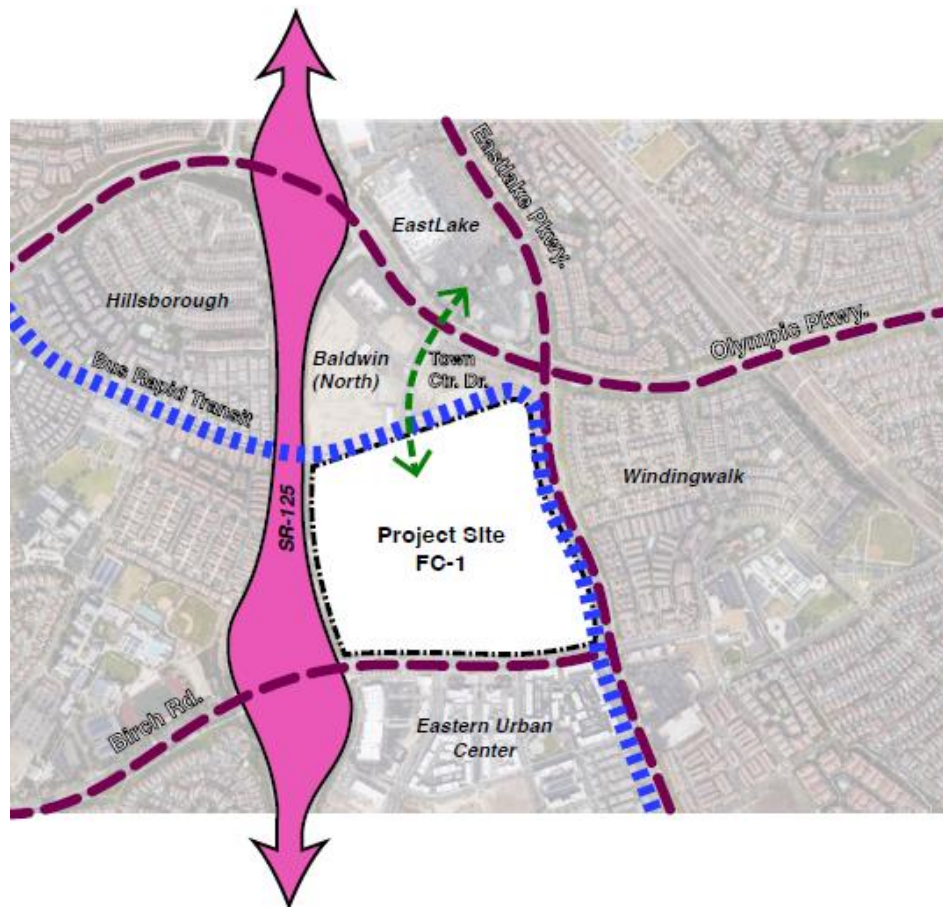
In 2001, an Otay Ranch GDP amendment separated the EUC and Freeway Commercial components into separate planning areas. In September 2004, the Freeway Commercial SPA was adopted and entitled approximately 1,214,000 square-feet of commercial uses: 867,000 square-feet in FC 1 and 347,000 square-feet in FC 2. In 2006, the Otay Ranch Town Center Mall was constructed in the FC 1 portion of the SPA and in 2007 a SPA amendment was approved which raised the total commercial area allowed on FC 1 from 867,000 sf to 960,000 square-feet.

PROJECT DESCRIPTION:

The proposed project (Otay Ranch Town Center) will allow the addition of up to 840 residential dwelling units and establishes a unified, walkable, mixed-use plan for the FC 1 district of the SPA. The plan anticipates that some of the new buildings will have ground-floor commercial uses which will encourage pedestrian activity and improve the shopping experience. The commercial entitlements for FC 1 will be reduced from 960,000 square-feet to 814,000 square-feet, while the project will maintain the approximately 670,000 square-feet of commercial space within the FC 1 area. It is the intend of the project to enhance the living, working, shopping, and transit options in the area.



The proposed project will generate approximately 3.047-acres of Community Purpose Facility (CPF) obligations. CPF obligations will be provided either on site or off-site and may include meeting rooms/gathering areas, childcare, and gathering facilities in the retail spaces, and shared bicycle facilities or other recreational opportunities in any of the uses. The SPA Amendment and Master Precise Plan (South Portion) will provide detail on exactly how and where the obligation is met. The proposed project will also generate approximately 6.57-acres of park facility obligations. This obligation will be satisfied by providing 2.56-acres (net) of plaza and park areas on-site and utilizing the in-lieu fee value of the remaining 4.01-acres on that site through an enhancement program (as detailed in the Project's development agreement). Any equivalent value, not spent on the park enhancement, will be paid to the City, as an in-lieu payment, based on the Parkland and Parkland Development fee in effect at the time permits are issued.



Implementing the proposed project requires amendments to planning documents, maps, environmental documents, financing plans, as well as preparation of new technical and fiscal studies. This current application consists of a General Plan Amendment, a Otay Ranch GDP Amendment, and a Development Agreement. An addendum to FEIR 02-04 has been prepared pursuant to CEQA. Future applications to implement the South Portion of the SPA will be reviewed for consistency with the SPA and associated documents; however, project that are inconsistent with the Freeway Commercial SPA South Portion may require a SPA Plan Amendment, a Master Precise Plan, a tentative map, and final maps.

The proposed project includes the following entitlements:

**PROJECT
IMPLEMENTATION**

Planning

Amendments to the City of Chula Vista General Plan (GP), and the Otay Ranch General Development Plan (Otoy Ranch GDP). An amendment to the existing SPA plan and preparation of a Master Precise Plans will be required.

Mapping

A new tentative map a portion of the FC 1 site will be necessary to separate out the residential and commercial zoning areas as well as the public park. Additional lots within those zoning areas will be proposed to facilitate a variety of development scenarios and opportunities.

Environmental

Addendum to the approved EIR. New technical studies have been prepared for traffic, noise, AQ/GHG, health risk, water, and sewer

Facilities

Addendum to the existing PFFP that identifies, summarizes and implements facility costs associated with the project

Fiscal

A Fiscal Impact Analysis (FIA) has been prepared to analyze revenue and service costs for the City.

- Tentative Map - TM22-0001;
- Rezone - ZC22-0001;
- Otay Ranch General Development Plan Amendment – GDP22-0001;
- General Plan Amendment – GP22-0001; and
- Sectional Planning Area Amendment – SPA22-0001.

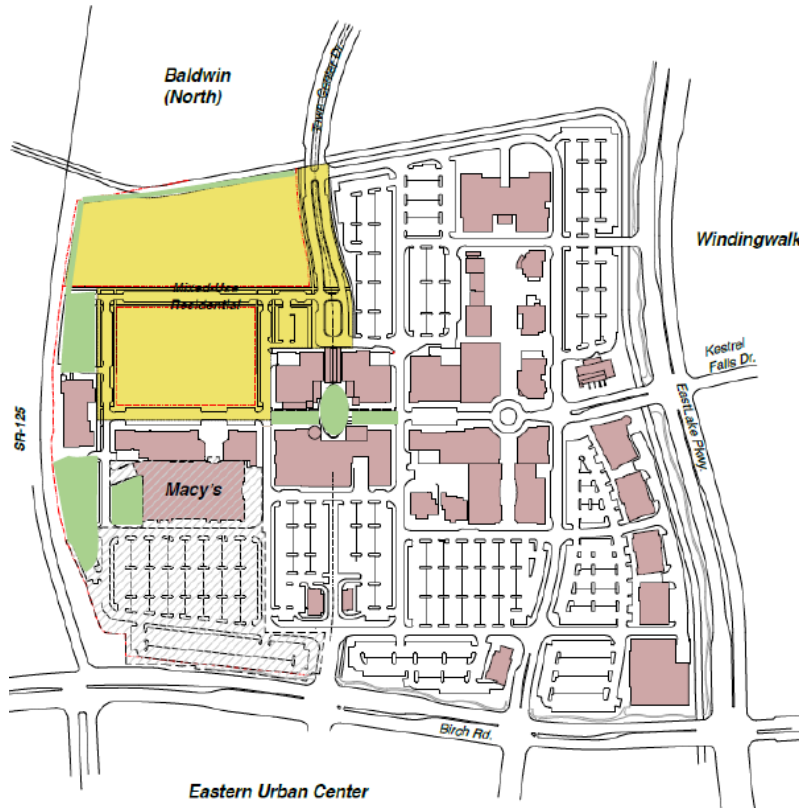
SITE PLANNING CONCEPT:




The proposed project establishes a unified, walkable, mixed-use plan for the FC 1 district of the South Portion of the SPA. It is intended to provide living, working, shopping, and transit options in the area. Site uses are located to engender project goals and enhance the viability of proposed uses. Although new residential uses are proposed, the importance of commercial uses is recognized. As a result, the amount, and location of the uses has been prioritized in the site planning process.

The planned residential uses (provided in a mixed-use format) are located adjacent to the northwest corner of the existing commercial area. This location provides the retail optimal visibility from the street, and the planned residential will proximity to commercial services. This is crucial to the viability of retail/commercial uses in the Otay Ranch Town Center. The plaza, fronting on Town Center Drive, is located at the center of the project and intended to link all of the uses together.

Residential uses are located on the west side of Town Center Drive and are adjacent to the Otay Ranch Town Center commercial area. The location is also proximate to Otay Ranch Village 6 (via the pedestrian linkage provided by the Bus Rapid Transit (BRT) bridge) which includes park and school uses as well as residential. The proximity to these neighboring uses, as well as to the park and integrated retail uses on the FC 2 site, encourages residents to walk to uses, rather than drive. The proposed residential uses are also within a short walk, less than half of a mile, of the BRT transit stop along Eastlake Parkway at Main Street/Kestrel Falls Road. This further encourages residents to reduce automobile use in favor of walking and transit. Although residential uses are adjacent to SR-125, buildings have been setback/buffered from the western property line to minimize the effects of the freeway. Additionally, the freeway is located below the level of the residential pad.

Conceptual Site Plan



-  Mixed Use/Residential
-  Park and Plaza
-  Freeway Commercial

To connect uses in a walkable, cohesive manner on-site, pedestrian walkways will connect residential and commercial uses, as well as the surrounding properties and Villages. Additionally, in some cases, enhancements will be added to create a pedestrian friendly environment and encourage residents to walk. Architecture will be complementary across all uses to further establish a cohesive site design.

EXISTING SITE CONDITIONS

The overall SPA is bounded by Olympic Parkway on the north, Birch Road to the south, Eastlake Parkway along the east, and SR-125 is located on the western boundary of the SPA. Adjacent land uses relative to FC 1, include the North Portion of the SPA (FC 2) to the north, the EUC south of Birch Road, Otay Ranch Village 11 on the east side of Eastlake Parkway, and Otay Ranch Village 6 across SR-125 to the west. The BRT guideway bridges across SR-125 from Village 6, forms the boundary between the North and South Portions of the SPA, and follows Eastlake Parkway southerly into the EUC.

Pedestrian and vehicular access to FC 1 occurs from the north will utilize the extension of Town Center Drive, access from the south occurs via Birch Road, while access from the east occurs from Eastlake Parkway. Because the western boundary of the SPA abuts SR-125, vehicular access is prohibited; however, non-motorized access is allowed on the BRT bridge from Village 6, west of SR-125.

The original Freeway Commercial SPA covered approximately 160-acres. The property was mass graded in the early 2000's and the South Portion was developed as a regional shopping center in the mid-2000's. The FC 1 area has an allowed commercial square-footage of 960,000. FC 2 prepared and processed a separate set of SPA documents which were approved in 2019, and the proposed Amendment does not affect that portion of the original SPA. Additionally, the proposed Amendment does not affect the property owned by Macy's which is located, generally, in the southwest corner of FC 1.

PROPOSED AMENDMENT/PROPOSAL

The proposed project creates a unified, walkable, mixed-use site that enhances living, working, shopping, and transit options in the area. The project proposes to amend the General Plan to change 16.58-acres from Commercial Retail to Mixed-Use/Residential to allow up to 840 residential dwelling units, and 2.56-acres (net) of Parks and Recreation area.

Implementation of the proposed project involves proposed amendments to the City of Chula Vista General Plan, the Otay Ranch GDP, and an amendment to the existing SPA, a Rezone to allow up to 840 residential dwelling units in the Mixed-Use/Residential area, a Tentative Map, associated documents, and approval of an Addendum to the Environmental Impact Report.

In the General Plan, land use maps are updated to reflect a portion of the site changing from commercial to mixed use residential and parkland and tables are updated to reflect up to 840 residential dwelling units and a resultant population of approximately 2,192 new residents.

The Otay Ranch GDP land use maps are updated to reflect a portion of the site changing from commercial to mixed use. Additionally, tables are updated to reflect new dwelling units and population, and account for the additional park and recreation acreage.

A Commercial Lands Analysis was prepared and supports the conversion of land from retail uses to residential showing that the region has an oversupply of planned retail area. A Fiscal Impact Analysis (FIA) was also prepared as part of the project which demonstrate the project is a net positive to the City.

LAND USE CONSIDERATIONS

The Freeway Commercial South Portion (FC 1) is currently entitled with approximately 960,000 square-feet of commercial uses. No residential uses are entitled at that time. As a result, land use amendments are necessary for implementation of proposed residential uses on FC 1. It is anticipated that the demolished commercial space fronting Main Street will be replaced within one or more of the MU/R buildings. Specifically, the building fronting Main Street will include ground-floor commercial space adjacent to Main Street. In order to main

the existing infrastructure, some of the previously approved commercial space would be eliminated to allow the addition of approximately up to 840 residential dwelling units in the northwest quadrant of the South Portion of the SPA which is designated MU/R. The proposal results in a change in the residential density from 0 dwelling units per acre to approximately 60 dwelling units per acre within the MU/R area and 11 dwelling units per acre across the FC 1 area. The proposed project complements and enhances the surrounding land uses in the North Portion of the SPA, the EUC south of Birch Road, Village 11 to the east, and Village 6 across SR-125 to the west by adding a residential housing option, and associated residents, within walking distance of these existing uses. These surrounding properties do not require a zone change due to the proposed project.

The inclusion of residential dwelling units provides benefit to the neighborhood, community, and City of Chula Vista as a whole. In particular, the proposed project will engender development of a complete, mixed-use, multi-hour neighborhood that is unified, walkable, and dynamic. This is demonstrated in the following ways:

More Walking, Less Driving

Locating residential dwelling unit proximate to commercial uses and transit options will increase walkability and decrease vehicular trips. Residents will be able to walk to adjacent commercial uses in the Otay Ranch Town Center, Eastlake commercial center, employment uses in the EUC, transit, and schools and parks in Village 6 (via pedestrian pathway on BRT bridge).

Dynamic, Active, Safe

Residences will increase activity throughout the day and will attract a broader set of visitors. This activity increases vibrancy and attracts residents/shoppers and creates a safer environment for residents/shoppers by increasing ‘eyes on the street’.

Synergy Between Uses

Increasing residential uses will encourage and enhance existing uses in the project area. The increased population will support existing commercial uses, will attract additional opportunities, and will create a stronger, more dynamic retail environment. This not only benefits the commercial uses in the immediate area, but it also benefits the community and city due to tax revenue generation.

Increased Transit Ridership for BRT

Increasing residential uses near the BRT transit stop on Eastlake Parkway, the proposed project will increase BRT ridership. This conforms to Chula Vista General Plan objectives by placing higher density residential near transit stations. It also increases the viability of BRT and encourages alternatives to automobile use.

Balanced Land Uses

Currently, there is an oversupply of retail uses in the immediate area. This is evident in the low rents and high vacancy rates seen in commercial projects in the area. Increasing residential development in the area, the proposed project will increase the demand for commercial uses which will generate additional commercial choices and sales tax revenues.

Sense of Place and Character

Adding residential to the South Portion of the Otay Ranch Town Center will create a sense of place and character within the commercial center. The combination of residential, commercial, parkland, and regional transit (BRT) located in proximity to the existing villages will result in a vibrant, semi-urban node of activity.

Increased Housing Choices

The proposed GP/Otay Ranch GDP Amendment will provide Chula Vista residents an increased number of housing choices/opportunities within the large Otay Ranch community. The proposed residential dwelling units (up to 840) include a high-quality architectural design with on-site amenities. This combination of design and amenities in apartments is currently undersupplied in Chula Vista and one that will further attract residents to the community. Additionally, the future residents of Otay Ranch and the City of Chula Vista will have housing options within a highly walkable project that will offer access to already existing commercial and employment uses.

Contextual Design

The residential units will be similar to surrounding projects in terms of bulk, scale, and architectural design. Project site planning includes pedestrian and vehicular connections to the adjacent commercial and employment uses to facilitate/encourage pedestrian and non-vehicular access. Internally, the uses on-site will be designed in a cohesive manner.

ECONOMIC CONSIDERATIONS

The proposed amendment encourages economic growth and diversity within the City of Chula Vista. Increasing residential units and local population will increase viability of the existing commercial sites to the north and south as well as the employment uses in the EUC. This will help existing retailers to flourish and will attract other commercial uses to the area.

It is important to consider the economic benefit/impact of introducing residential dwelling units to the existing commercial center. Specifically, the residential units will provide the City of Chula Vista revenues from change of land value and the increased retail sales. The addition of residential units to the existing center will result in updates to the center and increase foot and non-motorized traffic, as well as locating residents in proximity to the employment uses in the EUC. Finally, locating residences proximate to commercial and employment opportunities will reduce vehicle trips and commute times and road maintenance expenses.

ENVIRONMENTAL CONSIDERATIONS

Historically, the Otay Valley Parcel of the Otay Ranch property was used for ranching, grazing, dry farming, and truck farming activities. Because the site was graded in the early 2000's and within an urbanized area, there are few environmentally sensitive considerations associated with the proposed GP and Otay Ranch GDP Amendments. In particular, the following issues are not applicable to the SPA, sensitive vegetation, sensitive wildlife, soils, topography, watercourses, visual corridors, noise sources and hazardous materials.

Due to the project's proximity to the SR-125 freeway, a health risk assessment was performed as part of the project analysis. Residential site planning will minimize any impacts from the SR-125 freeway.

The proposed SPA Amendment does not affect the previously preserves land acreage which was implemented consistent with Otay Ranch GDP and the existing SPA Plan.

HOUSING DEVELOPMENT CONSIDERATIONS

The proposed Amendment will accommodate affordable housing in a manner consistent with the City of Chula Vista Municipal Code and the Otay Ranch GDP.

INFRASTRUCTURE CONSIDERATIONS

Water

Currently water is provided to the area via an existing 16" water line in Birch Road, an existing 20" line in Eastlake Parkway, and a 12" line in the extension of TownCenter Drive. A technical consultant (Dexter Wilson) has analyzed these facilities for the proposed project and has been deemed them adequate to support the proposed development.

The residential development within the South Portion SPA is required to comply with the City of Chula Vista Guidelines for water conservation. In addition to using recycled water where feasible for landscape irrigation, the proposed dwelling units will implement additional water conservation measures such as hot water pipe insulation, pressure reducing valves, and water efficient dishwashers.

Sewer

The proposed on-site sewer system for the project in the South Portion SPA area consists of gravity sewer lines that will convey flow to the Poggi Canyon Interceptor in Birch Road. Based on the average flow, an 8" gravity sewer line is adequate to convey total project flow. The available capacity in the Poggi Canyon Interceptor was also evaluated under the proposed condition. The proposed amendment does not require additional reaches of the Poggi Canyon Interceptor to be upgraded in the future. Upon approval of the proposed amendment, the Poggi Basin Gravity Sewer Development Impact Fee should be updated to reflect additional units.

Schools

School generation impacts will be mitigated through tax obligations and development fees at time of building permit issuance.

Public Facilities Financing Plan

To identify, summarize and implement the various facility costs associated with the Otay Ranch Town Center South Portion SPA, a Public Facility Financing Plan (PFFP) was created in conjunction with the existing Freeway Commercial SPA Plan.

Approval of the SPA Amendment includes an update to the existing the PFFP which will ensure timely provision of necessary project services and utilities.

PUBLIC BENEFIT CONSIDERATIONS

The proposed Amendments provides public benefits to the immediate area, the Otay Ranch, and to the City of Chula Vista. These project benefits have been discussed in the 'land use considerations' section of the general plan justification.

ANNEXATION

No annexation considerations are applicable to this application.

GENERAL PLAN CONSISTENCY

The proposed Amendments are consistent with the goals and policies of the City's General Plan and the Otay Ranch General Development Plan, in that they promote the creation of housing in the City and close to employment, commercial nodes, and transit. The Amendments also preserve the natural open space of Otay Ranch and will accommodate the City infrastructure needs. The proposed development provides significant public benefits to the immediate area, the Otay Ranch, and to the City of Chula Vista.

CONCLUSION

The proposed project and associated Amendments to the City's General Plan, the Otay Ranch General Development Plan, the Otay Ranch Town Center SPA, the Rezone, and the Tentative Map are appropriate for the site, implement the City's goals and objectives and promote organized growth and development of the City while preserving the natural open space of the City and Region.

APPENDIX A

**CITY OF CHULA VISTA
GENERAL PLAN AMENDMENT
FREEWAY COMMERCIAL
SOUTH PORTION
OTAY RANCH TOWN CENTER
AMENDMENT**

Draft
General Plan Amendment
Otay Ranch
Freeway Commercial
(South Portion)

2023

Project Sponsor/Applicant:

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INTRODUCTION

A. Purpose of the General Plan Amendment (GPA)

The proposed amendment to portions of the General Plan will establish consistency between the 2005 General Plan as amended in December 2021, and proposed in the 2022 Otay Ranch General Development Plan (Otay Ranch GDP) Amendment for the Freeway Commercial SPA.

Adopted General Plan page numbers, exhibit numbers, and figure numbers pertain to the General Plan document adopted December 13, 2005, as amended December 2019.

B. Purpose of the Project/Proposal

This GPA application implements the City's long-range development goals and strategies for the Otay Ranch GDP and the Freeway Commercial SPA. The purpose of the GPA, and related actions, is to establish compliance with the General Plan. As part of this application, a revised definition of the Freeway Commercial land use designation is proposed to allow for a better mix of permitted commercial and residential land uses that promote walkability, reduce vehicle miles traveled (VMTs), and support transit. These plans are intended to fulfill the goals of smart-growth development, SB 375 and the reduction of greenhouse gas emissions and are generally consistent with current 2005 General Plan policies.

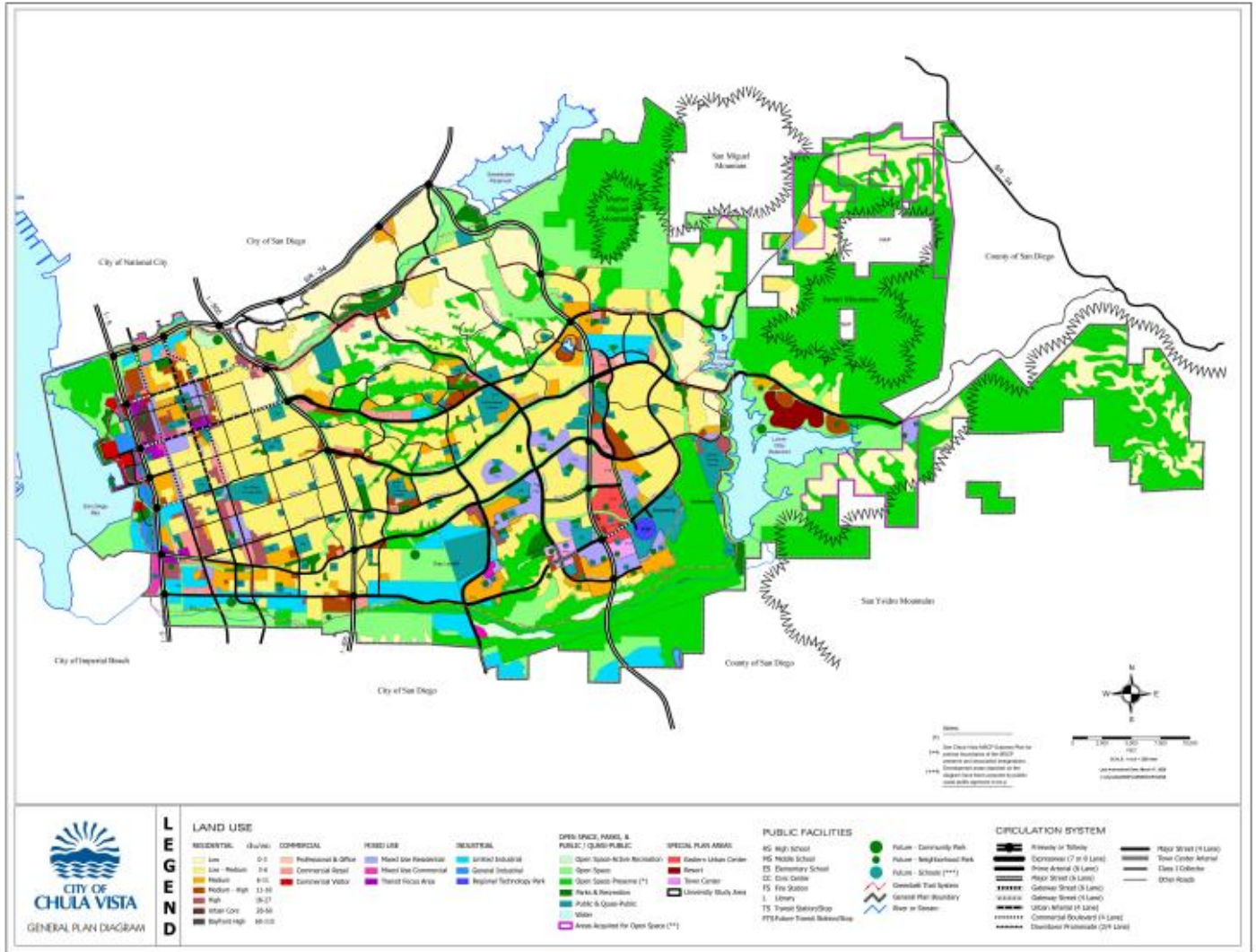
This application updates selected text and tables to reflect updated U.S. Census Bureau population statistics and dwelling unit counts based on proposed Freeway Commercial SPA amendment. Existing text and tables being amended by this application reflect the current City-adopted version and do not reflect other amendments proposed under separate applications. Population and dwelling unit revisions proposed by this application are a result of actual growth in the area and planned development under proposed amendments and do not reflect increases that can be attributed solely to the Freeway Commercial SPA.

City of Chula Vista
 General Plan Amendment
 Otay Ranch, Planning Area 12

I. List of Proposed Amendments

This section provides a list of proposed amendments by page number in the General Plan.

PAGE NO.	SECTION	ISSUE	Notes
LUT 45	General Plan Land Uses	Revise the Freeway Commercial name to add Mixed-Use/Residential to the uses in FC 1	Exhibit provided by City
LUT 54	Section 4.10.1 edits to 1 st paragraph and Table 5-5	Update statistics	
LUT 56	Edits to Table 5-6	Update statistics	
LUT 57	Edits to Table 5-7	Update statistics	
LUT 271	Edits to Figure 5-46	Update Exhibit	Exhibit provided by City
LUT 286	Section 10.5.8, Existing Conditions edits	Revise to include Mixed-Use/Residential to FC 1 and strike old FC 2 text	
LUT 288	Section 10.5.8, Object – LUT 99.a, edits and edits to LUT 99a.5	Revise to include Mixed-Use/Residential to FC 1 and revise Intensity/Height for structures 2 to 6 stories	



LAND USE AND TRANSPORTATION ELEMENT

CHAPTER 5

University Study Area

The University Study Area is applied to four focus areas that are located on the site of the future university and surrounding properties in the East Area Plan, and includes the University Campus; University Village; the Regional Technology Park; and the Eastern Urban Center. The purpose of the University Study Area is to develop a coordinated strategy to address the important relationships between the Focus Areas and the need for coordinated development to enhance the economic and community success and vitality of the District. This Study Area is further described in LUT Section 10.5.4

4.10 Projected Population and Projected Land Use

4.10.1 Projected Population

At build-out in 2030, the overall Chula Vista Planning Area will accommodate a population of approximately 404,037, an increase of about 80% percent over the 2004 estimated population of 222,300. The Planning Area also includes lands outside the City's 2004 corporate boundary. This reflects an overall annual growth rate of about 2.7 percent over the next 26 years. The City's annual growth rate over the past 30 years was about 4.6 percent, not including the annexation of the inhabited Montgomery community in 1985, which included approximately 26,000 residents. Table 5.5, Chula Vista Projected Population in 2030, below, shows the current estimated and projected populations for Chula Vista by Planning Area. Additional historic population growth information can be found in Chapter 3, Section 3.1, Chula Vista in Perspective.

**TABLE 5-5
CHULA VISTA PROJECTED POPULATION IN 2030**

Planning Area	Year 2004*	Year 2030**
Bayfront	0	4,860
Southwest	53,560	72,401
Northwest	56,930	89,090
East (incorporated area)	98,710	211,749
East (unincorporated area)***	13,100	25,937
TOTAL	222,300	404,037

* Source: Year 2004 population estimate derived from State DOF Jan. 1, 2004 estimate for the City of Chula Vista and 2000 Census for unincorporated area.
 ** Year 2030 population estimate derived using year 2010 Census and State DOF factors Jan. 1, 2013 estimate for the City of Chula Vista.
 *** "East (unincorporated area)" includes the Sweetwater and East Otay Ranch Planning Subareas, with most of the growth occurring in the East Otay Ranch Planning Subarea.

LAND USE AND TRANSPORTATION ELEMENT

CHAPTER 5

**Table 5-6
GENERAL PLAN LAND USE DISTRIBUTION IN 2030 (ACREAGES)**

General Plan Land Use Designation	Total General Plan Area	Bayfront	Northwest	Southwest	East		
					East Chula Vista Subareas	Unincorporated Sweetwater Subarea	Unincorporated Otay Ranch Subarea
RESIDENTIAL							
Low	6,977		64		1,560	2,453 ¹	2,900
Low Medium	8,010		1,354	1,401	4,737	307	211
Medium	1,599		187	288	1,020	32	72
Medium High	676		143	113	323		97
High	533		124	253	156		
Urban Core	84		84				
Bayfront High	14	14					
COMMERCIAL							
Retail	826		115	202	464	32	
Visitor	148	135	11	2			
Professional & Admin.	152	13	61	7	59	12	
MIXED-USE							
Mixed-Use Residential	933		174	98	624		50
Mixed-Use Commercial	135	25	37	58	15		
Mixed-Use Transit Focus Area	122		83	39			
INDUSTRIAL							
Limited Industrial	1,885	62	116	384	1,096		216
Regional Technology Park	85				85		
General Industrial	175	175					
PUBLIC, QUASI PUBLIC AND OPEN SPACE							
Public/Quasi-Public	2,901	55	225	321	1,880	381	39
Parks and Recreation	978	74	73	106	609	88	31
Open Space	7,306	100	215	617	3,579	1,101	1,694
Open Space Preserve	16,926	362	18	97	4,582	1,997	9,870
Open Space – Active Recreation	375	8	44		323		
Water	2,672	1,498				9	1,165
SPECIAL PLANNING AREA							
Eastern Urban Center	266				266		
Resort	230						230
Town Center	85				85		
OTHER²							
TOTAL ACRES	58,692	2,620	3,994	4,815	23,806	6,820	16,636

1–The unincorporated portion of the Northwest Planning Area (87 acres of Residential Low) is included in the Unincorporated Sweetwater Subarea column only.

2–Streets, freeways, utility right-of-ways

LAND USE AND TRANSPORTATION ELEMENT
CHAPTER 5

TABLE 5-7
GENERAL PLAN LAND USE IN 2030

General Plan Land Use Designation	2030 Acres	2030 Dwelling Units
RESIDENTIAL		
Low	6,977	8,232
Low Medium	8,010	41,286
Medium	1,599	15,926
Medium High	676	10,370
High	533	15,606
Urban Core	84	3,830
Bayfront High	14	1,500
COMMERCIAL		
Retail	810	
Visitor	148	
Professional & Admin.	160	
MIXED-USE		
Mixed-Use Residential	946	18,473
Mixed-Use Commercial	135	
Mixed-Use Transit Focus Area	122	3,782
INDUSTRIAL		
Limited Industrial	1,875	
Regional Technology Park	85	
General Industrial	175	
PUBLIC, QUASI PUBLIC AND OPEN SPACE		
Public/Quasi-Public	2,901	
Parks and Recreation	981	
Open Space	7,306	
Open Space Preserve	16,926	
Open Space – Active Recreation	375	
Water	2,672	
SPECIAL PLANNING AREA		
Eastern Urban Center	266	4,864
Resort	230	
Town Center	85	1,929
OTHER₂		
	4,609	
TOTAL ACRES		
	58,700	125,798

*Streets, freeways, utility right-of-ways

East Planning Area

Otay Ranch Subarea - Eastern University District

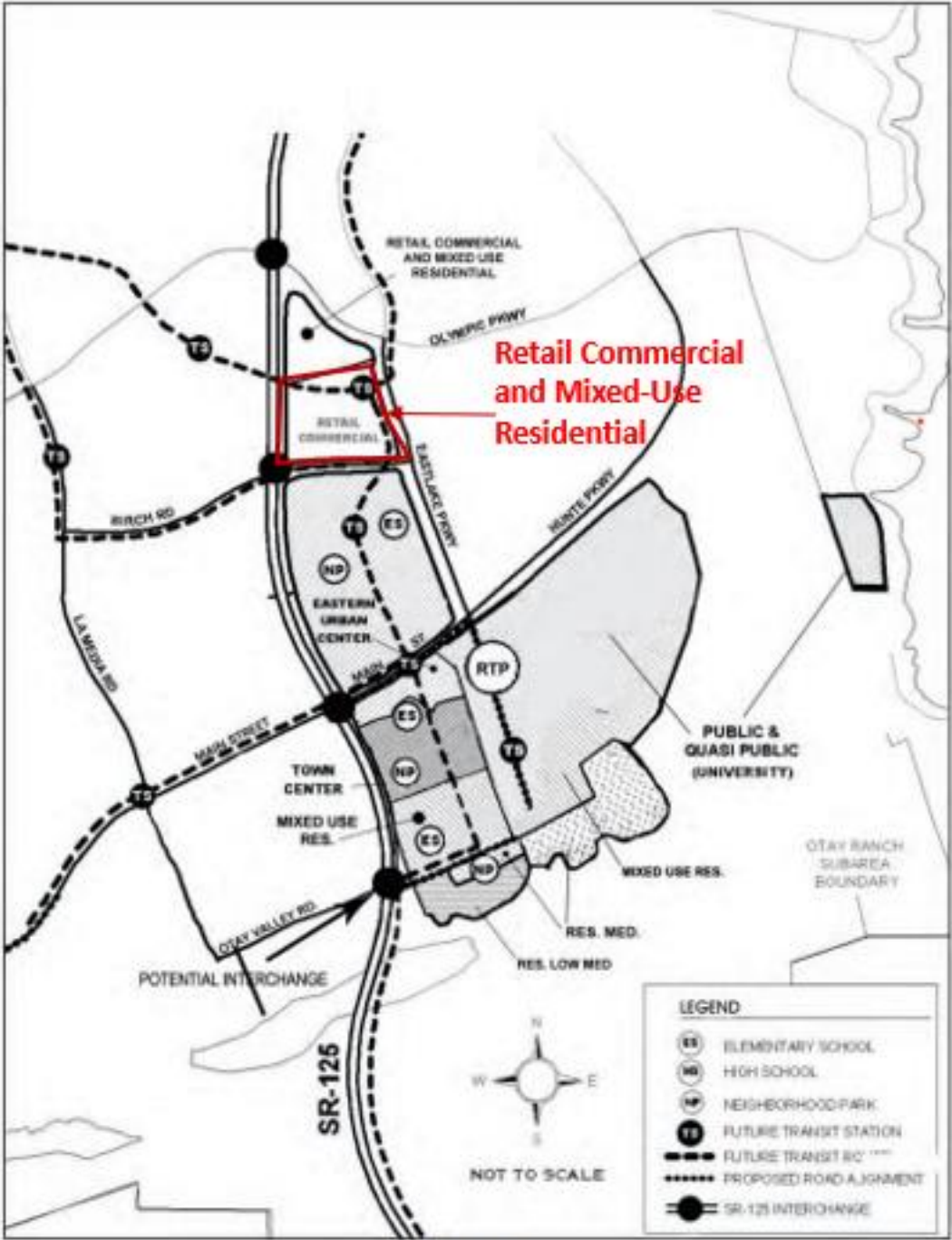


Figure 5-46

10.5.8 Freeway Commercial Focus Area

Description of Focus Area

The Freeway Commercial Focus Area is composed of approximately 120 acres in the most northerly portion of the Eastern University District (see Figure 5-47). It is bounded by State Route 125 on the west, Olympic Parkway on the north, and Eastlake Parkway on the east.

Existing Conditions

The southerly 85-acre portion of the area (Freeway Commercial South (FC-1)) is currently developed as a regional shopping mall; however, planning and engineering are underway to allow up to 840 residential dwelling units in the northwest quadrant of FC 1. The northerly 35-acre portion (Freeway Commercial North (FC-2)) is approved for hotels, high density residential units, park, and retail commercial in a mixed-use format.

99.a	Objective	LUT
------	-----------	-----

Create a high-quality mixed-use, transit supportive development within Freeway Commercial North (FC-2) with hotels, commercial retail, park, and high-density residential uses through a cohesive, coordinated design that integrates well with the Freeway Commercial South (FC-1) shopping center. Supplement the existing retail areas with high-quality mixed-use/residential within FC 1, adjacent to FC 2.

Policies

Uses

LUT 99a.1 Multi-family density is intended at the lower range of the Mixed Use Residential category and is envisioned to provide both for-sale and rental products. The distribution of uses within the Mixed Use Residential is to be predominantly residential with ancillary retail commercial that is intended to primarily serve the nearby residences, and hotel and park patrons, as generally shown on the chart below:



Design

LUT 99a.2 Locate ancillary retail commercial uses primarily along Town Center Drive, to ensure visibility and easy access.

LUT 99a.3 Commercial uses may be provided in a vertical or horizontal mix format.

LUT 99a.4 Ensure phasing of commercial uses is coordinated with residential phasing.

Intensity/Height

LUT 99a.5 The FC-2 site is envisioned as low to mid-rise generally ranging between 3-5 stories in height. The Mixed-Use/Residential buildings in FC 1 are envisioned as 2 to 7 stories.

LAND USE AND TRANSPORTATION ELEMENT

CHAPTER 5

Design

- LUT 99a.6** Provide attractive and appealing design treatment on all sides of the project site with landscaping, hardscape, architectural features and enhanced elevations, and amenities that are aesthetically coordinated with the surrounding land uses.
- LUT 99a.7** Any residential units adjacent to SR-125 must be setback from the highway centerline, consistent with policy E6.10.
- LUT 99a.8* The public parks and plaza space should be a highly-amenitized urban spaces that are accessible both visually and physically to the surrounding land uses and thoroughfares, and serves local residents, as well as hotel and shopping center patrons, and the public at-large.
- LUT 99a.9** Provide prominent identification features via architecture, signage, and landscaping at the corner of Easlake Parkway and Olympic Parkway, Town Center entrance that reflects high-quality development.
- LUT 99a.10* Utilize streetscape and/or landscape design elements, including directional signage to provide a clear design tie between FC 1 (south) and FC 2 (north) to promote a sense of cohesion.
- LUT 99a.11** The design of Town Center Drive should promote a pedestrian orientation while accommodating the necessary vehicular demands of the FC-2 area, and its function as the northerly entrance to the FC-1 Otay Ranch Town Center.
- LUT 99a.12** To promote a pedestrian-oriented and activated street environment, buildings should generally front internal streets, roadways, and the BRT corridor, with parking lots located behind buildings.
- LUT 99a.13** Entrances to buildings should be inviting and easily identified.
- LUT 99a.14** Inviting pedestrian access should be provided between all buildings and uses along Town Center Drive and between the FC-1 and FC-2 site.
- LUT 99a.15** Provide for multi-modal ingress and egress between Freeway Commercial North (FC-2) and South (FC-1) areas.
- LUT 99a.16* Provide safe, comfortable, and easily identifiable pedestrian crossing locations, routes, and signage between the Otay Ranch Town Center BRT station, the commercial areas, residences, parks/plaza, and hotels to promote use by hotel patrons, shoppers, visitor, the general population, and residents of the Freeway Commercial community.

APPENDIX B
CITY OF CHULA VISTA
OTAY RANCH GENERAL DEVELOPMENT
PLAN AMENDMENT
FREEWAY COMMERCIAL
(SOUTH PORTION)
OTAY RANCH TOWN CENTER

**OTAY RANCH GENERAL DEVELOPMENT
PLAN AMENDMENT
FREEWAY COMMERCIAL
(SOUTH PORTION)
OTAY RANCH TOWN CENTER**

2023

Project Sponsor/Applicant:

GGP-Otay Ranch L.P.

Eighth Avenue

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Introduction

The following document includes proposed amendments to the Otay Ranch General Development Plan (Otay Ranch GDP) to ensure consistency between the proposed changes to the 2005 General Plan as amended in February 2020, and the PA- 2 SPA.

The majority of proposed amendments to the Otay Ranch GDP are updates to various land use definitions and descriptions as well as corresponding land use summary tables.

The revisions proposed by this Otay Ranch GDP Amendment application are limited to those that are directly related to the Freeway Commercial SPA and reflect the February 18, 2020, version of the Otay Ranch GDP as posted on the City's Website on March 9, 2022.

I. List of GDP Amendments

The following table, *Table 1.1 - General Development Plan Amendments for PA 12*, includes a list of the proposed Otay Ranch GDP Amendments associated with the PA 12. Each amendment is identified by page number and section and is described under the "issues" column and includes a corresponding discussion of the resolution between staff and the applicant as well as justification for the proposed change.

PAGE NO.	SECTION	ISSUE	RESOLUTION	JUSTIFICATION	Notes
Part II Chapter 1 Section C Page II-12	FC, Freeway Commercial	Revise the Freeway Commercial to add Mixed/Use Residential to the land uses in FC 1.		Allows for the development of up to 840 Residential dwelling units, as Mixed-Use/Residential	
Part II-Chapter Section C Page II-14	Exhibit 18a: Overall Project Summary Table	Update statistics;			
Part II-Chapter Section C Page II-16	Exhibit 18b Otay Ranch GDP/SRP Land Use Plan	Update Exhibit			Exhibit provided by City
Part II-Chapter 1 Section C Page17	First Paragraph	Update total number of dwelling units and residents in Otay Valley Parcel			
Part II-Chapter 1 Section C Pages II-19	Exhibit 19	Update statistics			
Part II-Chapter 1 Section C Pages II-20	Exhibit 20 Otay Valley Parcel Land Use Map	Update Exhibit			Need exhibit from City
Part II-Chapter 1 Section C Page II-28	Exhibit 25 Otay Ranch Village Types & Rural Estate Areas	Update Exhibit			Need exhibit from City
Part II-Chapter 1 Section C Page II-30	c. Eastern Urban Center	Update population Revised description of Freeway Commercial to include the Mixed-Use/Residential in FC 1			
Part II-Chapter 1 Section C Page II-31	Exhibit 26 Commercial, Industrial & Business Sites	Update Exhibit			Need exhibit from City
Part II-Chapter 1 Section D Page II-52/53	b. Freeway Commercial	Revise description of the Freeway Commercial to include Mixed-Use Residential in FC 1 and update Policies to address the Mixed-Use/Residential use.			

Table 1.1 - 2022 Otay Ranch General Development Plan Amendment for Planning Area 12

PAGE NO.	SECTION	ISSUE	RESOLUTION	JUSTIFICATION	Notes
Part II-Chapter 1 Section F, Part 12 Planning Area 12 Page II-138	Exhibit 62	Update Table			
Part II-Chapter 1 Section F, Part 12 Planning Area 12 Page II-142	d Freeway Commercial Description	Add description of Mixed-Use/Residential in FC 1			
Part II-Chapter 1 Section F, Part 12 Planning Area 12 Page II-146	Exhibit 62	Update Exhibit 64			
Part II-Chapter 4 Section F Riding and Hiking Trails Page-232	Exhibit 94	Update Exhibit 96			

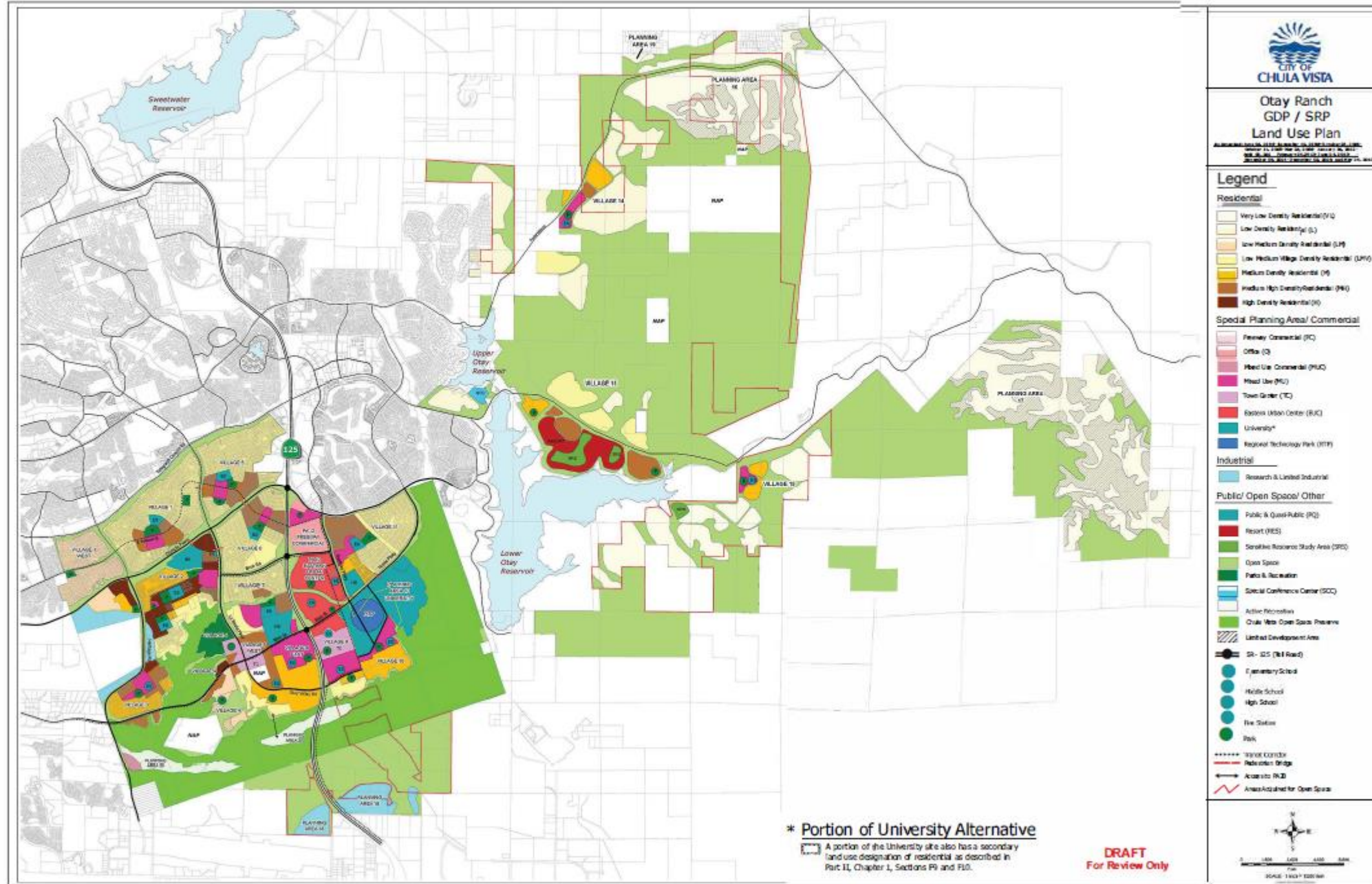
EUC	Eastern Urban Center	This designation indicates a regional center comprised of local and regional shopping opportunities and office and employment uses configured up to 15 stories. Visitor Commercial such as transit lodging, hotel, motels, commercial recreation and other retail are allowed. High density residential, including high rise residential is also an essential part of the EUC.
FC	Freeway Commercial	This designation includes two planning areas: (1) the southern portion (Otay Ranch Town Center, South Portion, or FC-1) includes regional commercial land uses which require an automobile orientation near regional transportation systems and Mixed-Use/Residential. Expected uses include thoroughfare commercial, visitor commercial, and regionally oriented retail commercial and (2) the northern portion (Otay Ranch Town Center, North Portion, or FC-2) land uses are envisioned to include hotels and high density residential with ancillary commercial in a mixed-use urban character setting that includes an urban park.
RTP	Regional Technology Park	This designation applies the Regional Technology Park (RTP) land use designation that is intended to be a large, master-planned business park that integrates research and development activities with high tech manufacturing along with the administrative and office space associate with such a facility as well as other light Industrial uses. It accommodates new research institutions, industries and businesses able to capitalize upon the research activities of the adjacent University Campus and University Village. The RTP accommodates a limited amount of supporting retail, service, professional office and finance businesses and is able to provide services and amenities that provide a high-quality workenvironment.
I	Industrial	This category includes light manufacturing, warehousing, flexible use buildings and public utilities. Very limited amounts of restaurant and office oriented commercial are also permitted. Village Three and Planning Area 18 are identified in the Otay Ranch to contain Industrial land uses
P/QP	Public/ Quasi Public	This includes public uses such as sewerage treatment plants, utility yards, corporate yards, etc.
CP/P	Community Park/Park	This overlay designation indicates the approximate location of Community Parks (CP) and Neighborhood Parks (P). These facilities to be fixed in location at the SPA level.

Overall Project Summary															
Parcel	Dwelling Units			Acreage											Approx. Pop.
	SF Units	MF Units	Total Units	Res. Ac	Park Ac.	CPF Ac.	Sch Ac.	C'ml Ac.	Office Ac.	Ind Ac.	Uni Ac.	Open Sp.	Art. Ac.	Total Ac.	
Otay Valley Parcel	10,796	24,955	35,751	3,353.44	260.26	115.2	219.2	188.2	8.3	412.69	267.7	4,095.7	697.4	9,629.5	102,215
Proctor Valley Parcel	2,631	1,558	4,189	1,885.4	12.5	17.1	10	252				5,656.7	61.3	7,895	12,391
San Ysidro Mountains Parcel	779		779	1,499.8	3.4	2.3	10	3.3				4,036.2		5,555	2,494
Total:	14,206	26,513	40,719	6,738.64	276.16	134.6	239.2	443.5	8.3	412.69	267.7	13,848.6	758.7	23,079.5	117,100

Exhibit 18a Overall Project Summary Table

EXISTING

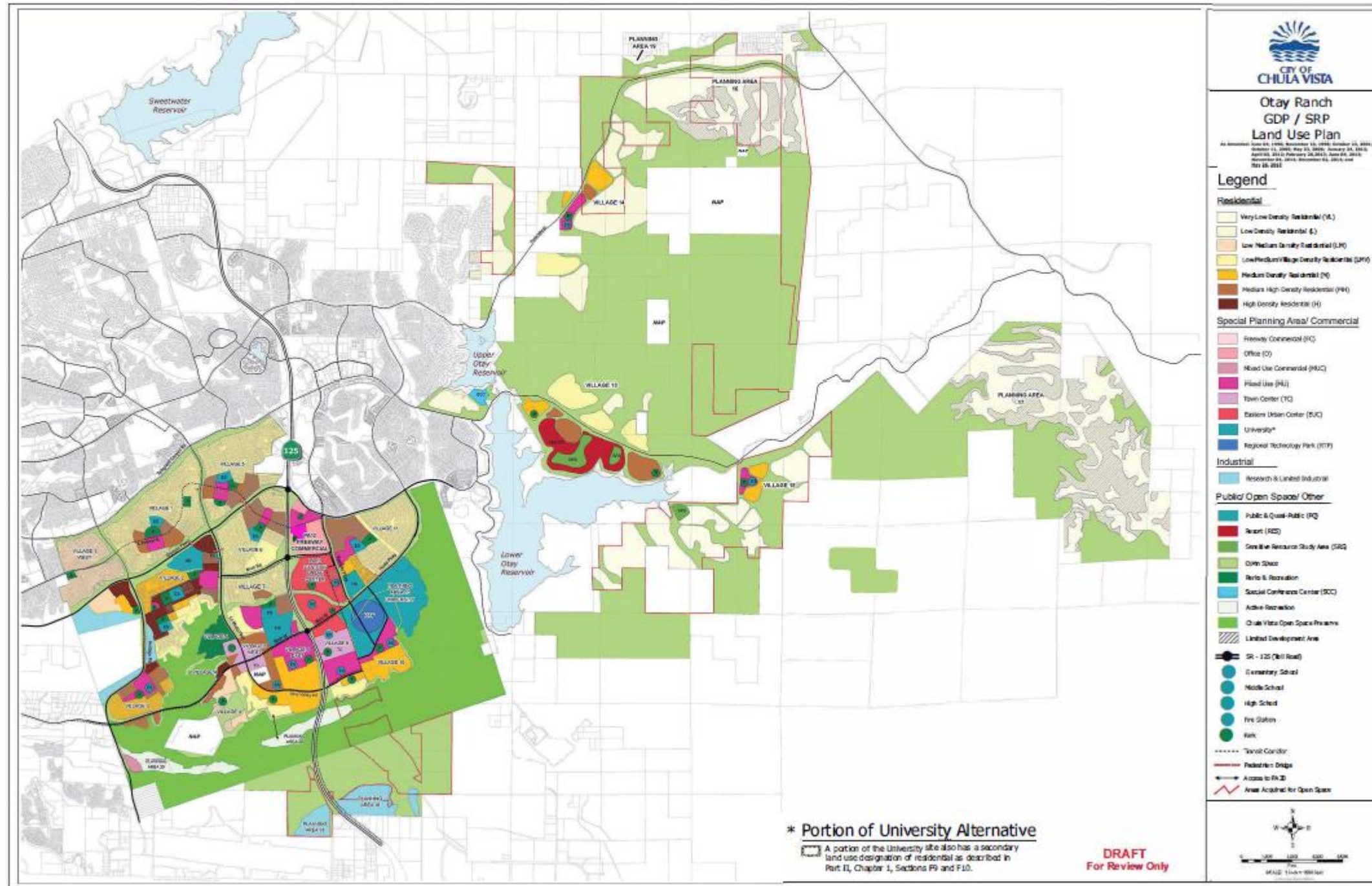
Exhibit 18b Otay Ranch GDP/SRP Land Use Plan



PROPOSED

Otay Ranch GDP/SRP □ Part II

Exhibit 18b Otay Ranch GDP/SRP Land Use Plan



Adopted October 28, 1993
 Last Amended February 18, 2022

a. Otay Valley Parcel

The Otay Valley Parcel is the most urban of the three Otay Ranch parcels. The land use plan provides continuity to adjacent developed areas, while creating a unique character. At build-out, this parcel will provide a maximum⁴ of 35,751 dwelling units, accommodating approximately 102,240 residents.

The major components of the land use plan for the Otay Valley Parcel include:

- Nine urban villages, with village cores which include mixed use areas, neighborhood parks, and elementary schools.
- A circulation system which includes a planned highway (SR-125), Transit routes, and a system of regional arterials.
- A pedestrian trail system that features a network of trails for walking, bicycles, equestrian travel and potential use of low-speed/neighborhood vehicles utilizing facilities such as neighborhood paseos, the “village pathway”, pedestrian bridges and regional trails providing linkages to the Otay Ranch Village Greenway and the Chula Vista Greenbelt.
- Highest intensity uses along SR-125, including the EUC, more intense urban villages, and freeway commercial areas.
- Industrial uses on the western edge adjacent to existing business park uses and the Otay Landfill, and at the southern edge adjacent to planned industrial uses on the Otay Mesa.
- A university site located in Planning Area 10 on the eastern portion of the parcel, adjacent to Village Nine.
- The Eastern Urban Center with regional services and activities, and the highest residential intensities.
- The Otay Valley Regional Park (a portion of the overall regional park currently being planned for the entire length of the Otay River Valley).
- The Otay Valley Parcel land use table below shows the distribution of land use categories.

⁴ The maximum DU number reflects all residential development on the Otay Valley Parcel excluding the University/RTP site, however, a portion of Village Nine and Village Ten have a secondary land use designation of residential which are not included in the maximum DU.

Otay Valley Parcel															
Village	Dwelling units			Acreage										Approx. Pop	
	SF Units	MF Units	Total Units	Res. Ac.	Park Ac.	CPF Ac.	Sch. Ac.	C'ml. Ac.	Office	Ind. Ac.	Uni. Ac.	Open Sp.	Art. Ac.		Total Ac.
Village 1	2,454	1,522	3,976	703.2	23.1	13.4	10.0	6.3				264.8	46.5	1,067.3	11,734
Village 2	604	3,941	4,545	346.0	24.0	12.6	19.8			82.5		226.3	63.5	774.7	14,726
Village 3	769	869	1,638	169.5	8.1	2.7	8.3		8.3	29.3		129.5	21.0	376.7	5,308
Village 4	176	277	453	68.3	56.8	1.8						233.4	11.4	371.7	1,296
Village 5	1,263	1,550	2,813	370.7	16.6	11.3	10.0	2.0				70.4	15.4	496.4	7,995
Village 6	941	1,497	2,438	282.0	7.6	13.7	10.0	***				22.0	58.3	393.6	6,830
Village 7	1,008	488	1,456	234.3	9.3	6.3	60.0	7.2				38.8	17.1	373.0	4,369
Village 8	1,504	4,106	5,610	374.2	30.7	9.7	21.9	*+				55.5	44.7	536.7	15,584
Village 9	266	3,693	3,959	177.4	27.5	5.0	19.8	*				8.8	26.1	264.6	10,413
Planning Area 10/University/RTP						11.6****								11.6	
Portion of Planning Area 10/University/RTP (Alternative)**	359	306	665	94.9	11.2	2.7	9.2	3.0		85.0	267.7	38.5	10.3	522.5	1,929
Village 10	695	1,045	1,740	113.1	7.6	4.3	9.2					16.5		150.7	5,010
Village 11	1,005	1,385	2,390	306.7	10.0	9.4	35.0	10.0				51.4	66.5	489.0	6,749
Plng. Area 12		4,733	4,733	113.14	27.76	10.7	6.0	144.7				2.8	71.0	376.1	12,229
Planning Area 18										215.8				215.8	
Planning Area 20								15.0				188.0	6.0	209.0	
Open Space ++												2,729.4		2,729.4	
SR-125													182.0	182.0	
Public												19.6		19.6	
Arterial													69.1	69.1	
	10,685	25,066	35,751	3,353.44	260.26	115.2	219.2	188.2	8.3	412.6	267.7	4,095.7	708.9	9,629.5	102,243

+ Commercial development may occur vertically or horizontally within Village 2 (up to 130,000 square feet), Village 3 (20,000 square feet), Village 8 East (20,000 square feet); therefore, actual acreage within each land use will be determined at final map.

* 1,800,000 square feet of commercial may occur vertically or horizontally within Village 8 West and Village 9; therefore, actual acreage within each land use will be determined at final map.

** Portion of University has a primary land use designation of University and a secondary land use of residential. The secondary land use is not included in the total.

*** Commercial included as component of residential acreage.

**** 11.6 acre SDG&E substation

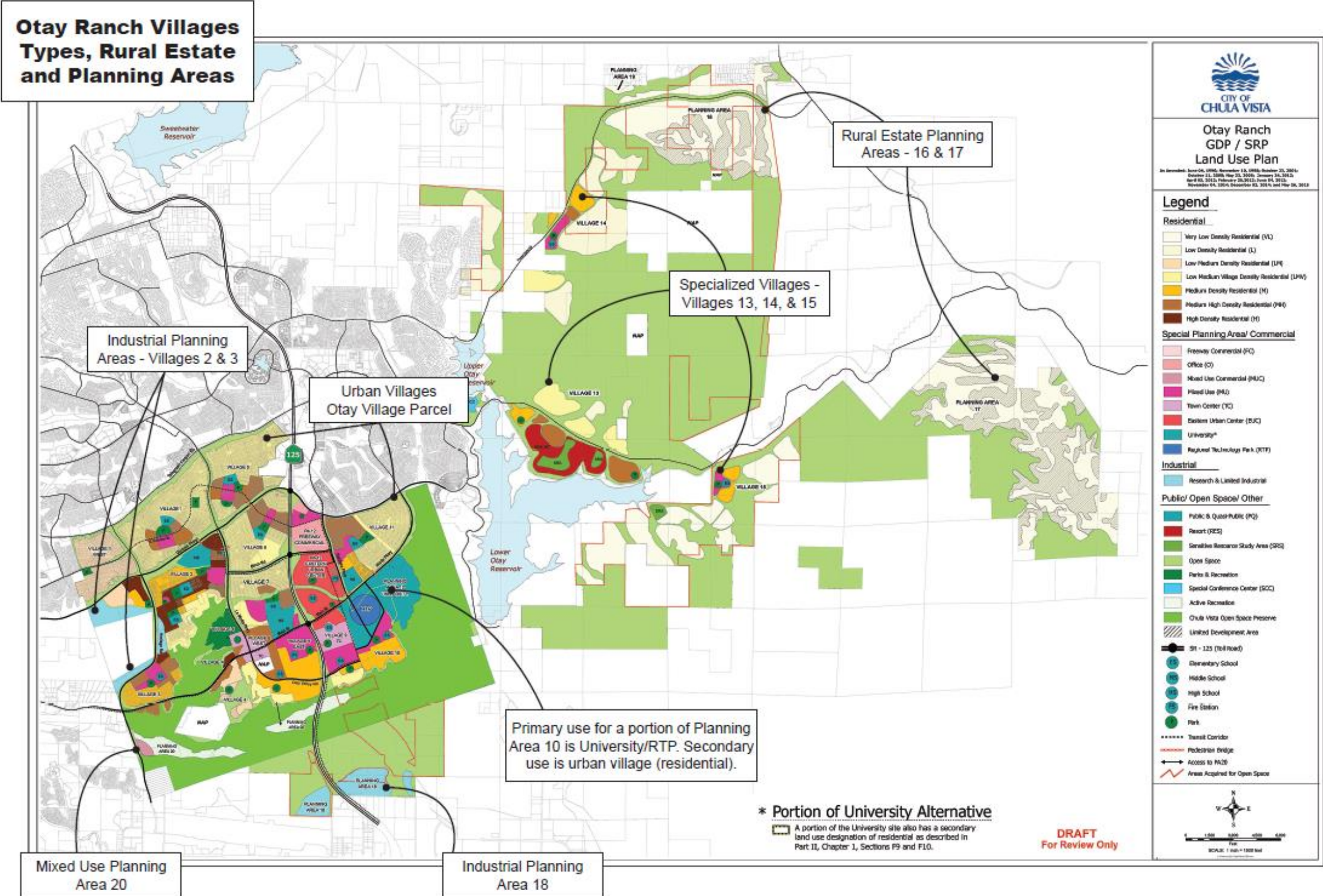
++ Open Space includes open space preserve, undevelopable land, streets, and right-of-way

Exhibit 19 Otay Valley Parcel Land Use Table

EXISTING

Exhibit 20 Otay Valley Parcel Land Use Map

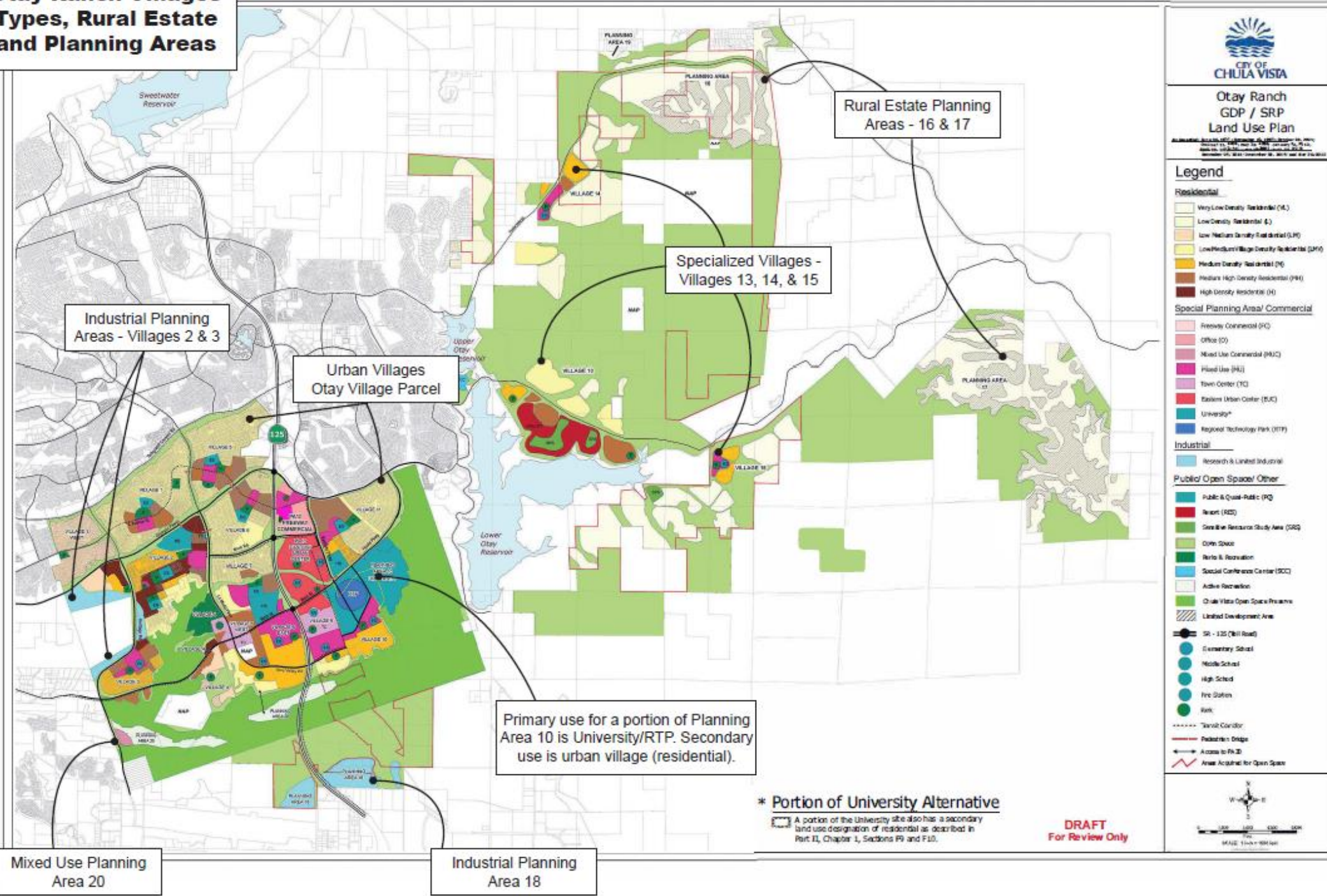
Otay Ranch GDP/SRP Part II



PROPOSED

Exhibit 20 Otay Valley Parcel Land Use Map

Otay Ranch Villages Types, Rural Estate and Planning Areas



EXISTING

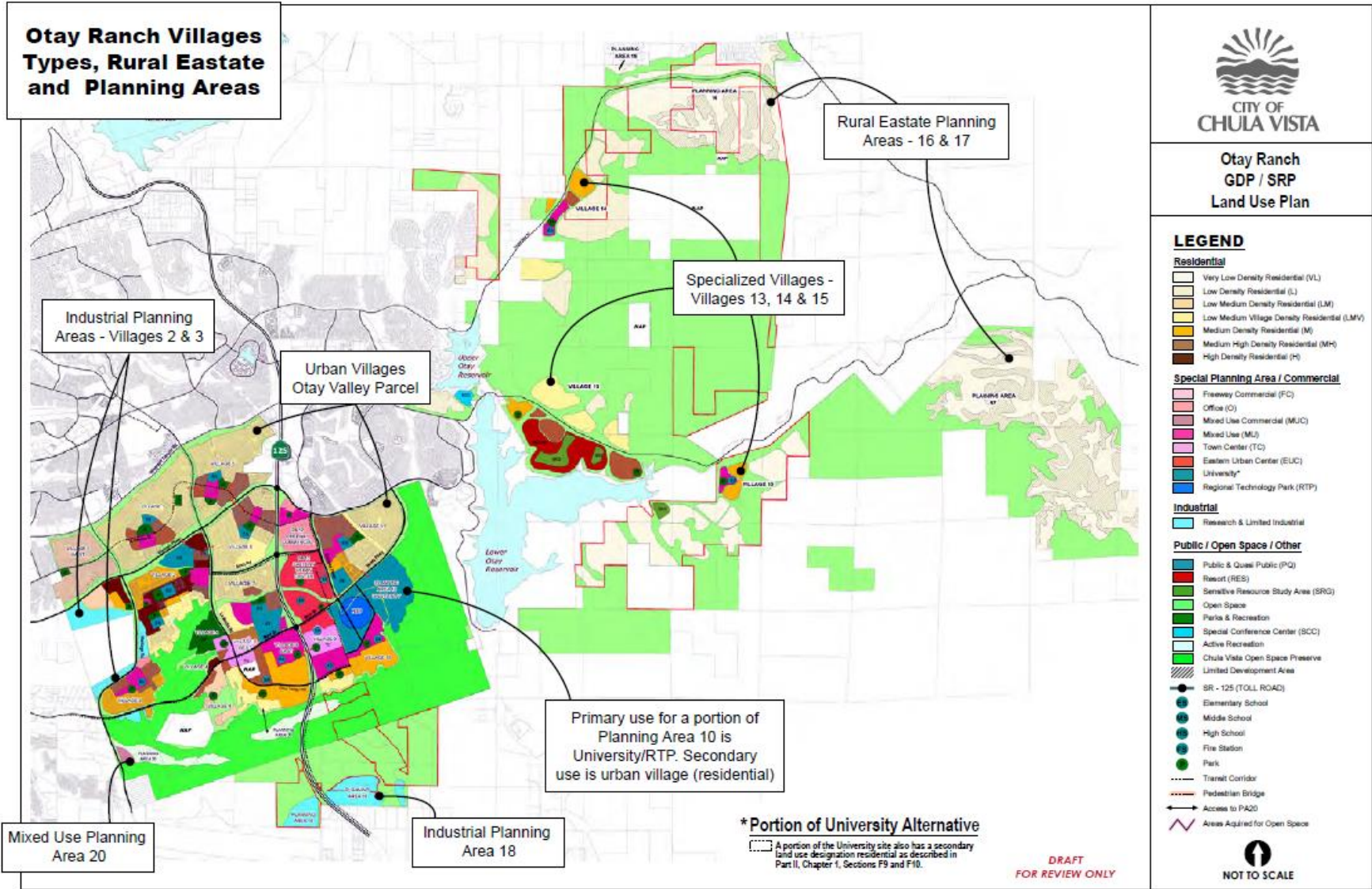
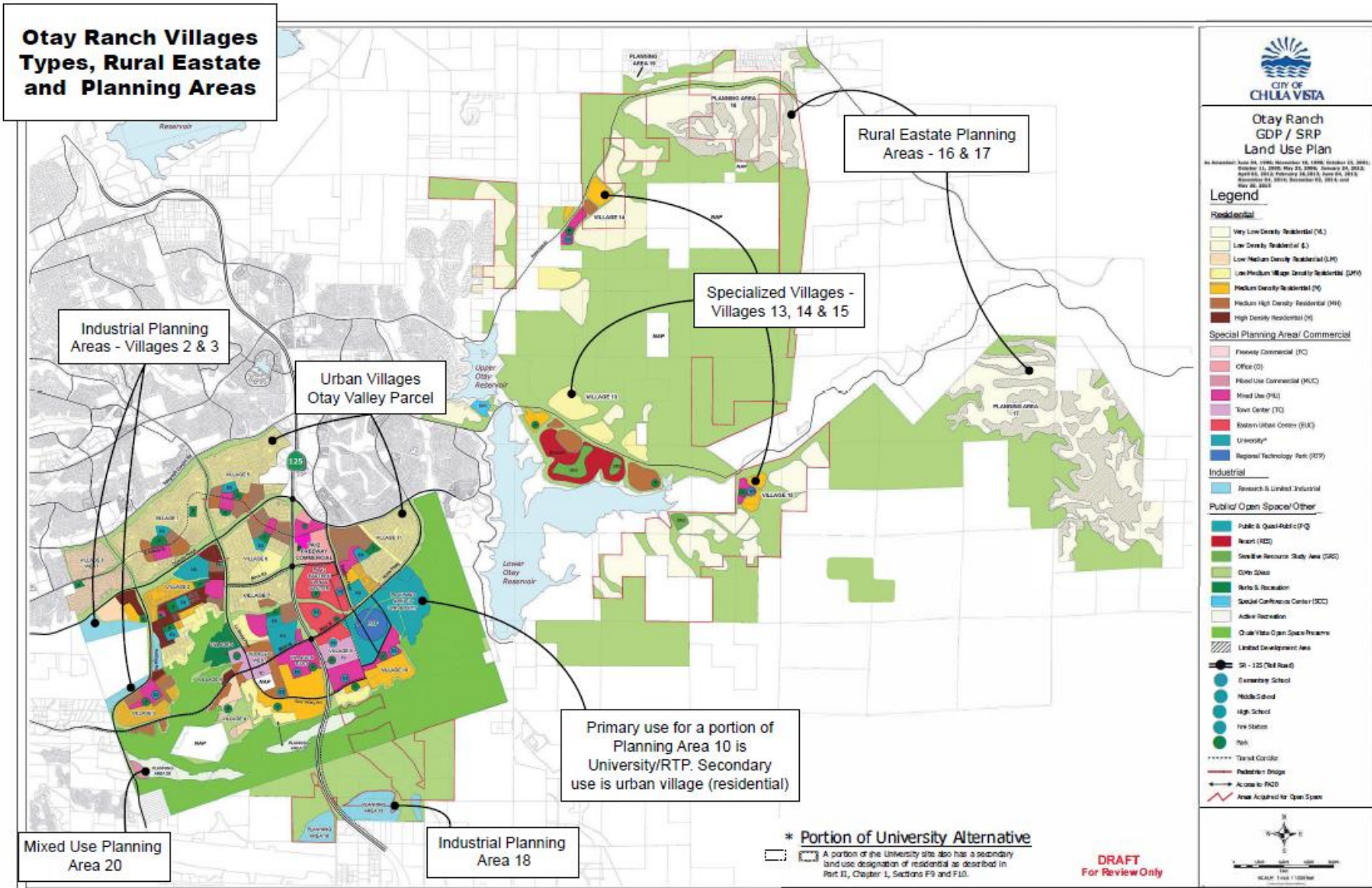


Exhibit 25 Otay Ranch Villages Types & Rural Estate Areas

PROPOSED

Exhibit 25 Otay Ranch Villages Types & Rural Estate Areas



Last Amended February 18, 2020

A potential university site is designated on the GDP/SRP land use map west of the lake along Wueste Road.

c. Eastern Urban Center

A projected Otay Ranch population of approximately 117,100 creates a need for a centralized urban area to provide the regional goods and services which cannot be provided in village cores. Certain goods and services are not available in village cores because of the problems caused by permitting regional traffic into the villages.

The 400-acre Eastern Urban Center and Freeway Commercial area are located east of SR-125, on a rise overlooking the Otay Valley Parcel. This area will provide an intense, vital activity center to include an employment base with office, retail, business park, and visitor-serving commercial uses; cultural, entertainment, civic, recreation activity and residential uses. The bus rapid-transit (BRT) system connects the EUC to the region and some of the villages of the Otay Ranch.

d. Industrial/Business Park/Freeway Commercial

The Otay Ranch Land Use Plan designates industrial/business park and freeway commercial uses primarily along the SR-125 corridor. Policies relating to these uses are discussed in Section D, Land Use Design, Character, and Policies. Industrial/commercial uses are located in the following areas:

- o There are two areas for industrial uses: 1) located south of the Otay Valley, adjacent to industrial areas of Otay Mesa and one west of Heritage Road at the extreme western edge of the parcel near existing industrial development 2) Included within Village 3 and within the western portion of Village Two. These light industrial uses total approximately 559.8 acres.
- o Commercial/Office: located in the EUC. These uses include the regional retail commercial, hotel, and office uses.
- o A business park is located within the EUC.
- o Freeway commercial uses are located north of the EUC and east of SR-125. The freeway commercial area includes two planning areas with two types of uses:
 - (1) Freeway Commercial South (FC-1) includes a regional shopping center and other commercial uses dependent on direct highway exposure and access, and Mixed-Use/Residential, and
 - (2) Freeway Commercial North (FC-2) is envisioned to include hotels and high density residential in a mixed-use setting with some commercial uses.

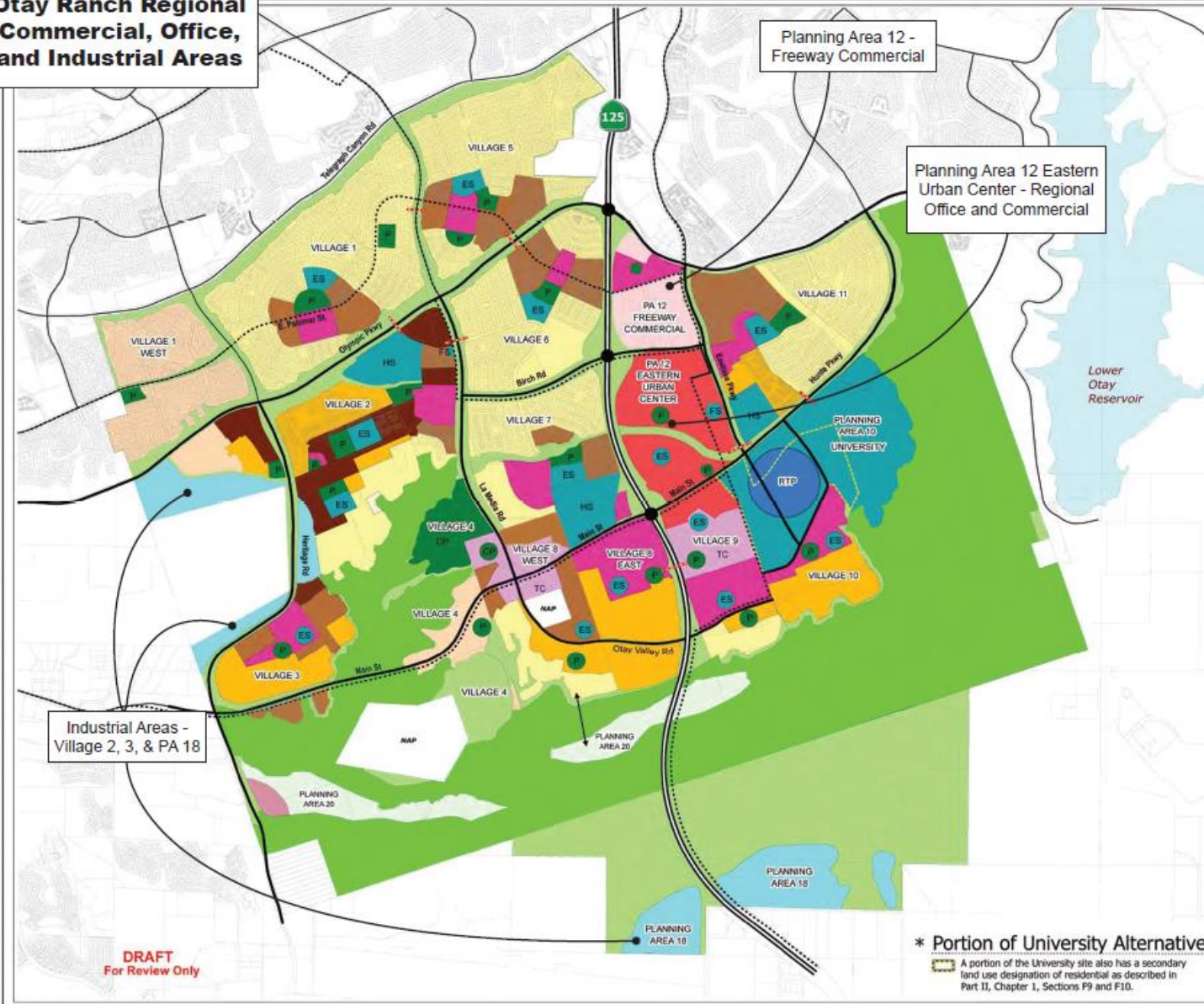
These areas total approximately 120-acres.

EXISTING

Exhibit 26 Commercial, Industrial & Business Sites

Otay Ranch GDP/SRP Part II

**Otay Ranch Regional
Commercial, Office,
and Industrial Areas**



Planning Area 12 -
Freeway Commercial

Planning Area 12 Eastern
Urban Center - Regional
Office and Commercial

Industrial Areas -
Village 2, 3, & PA 18

DRAFT
For Review Only

*** Portion of University Alternative**
A portion of the University site also has a secondary
land use designation of residential as described in
Part II, Chapter 1, Sections F9 and F10.

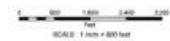


**Otay Ranch
GDP / SRP
Land Use Plan**

As Amended: June 04, 1996; November 10, 1998; October 23, 2001;
October 11, 2009; May 25, 2008; January 04, 2010;
April 05, 2010; February 26, 2011; June 04, 2011;
November 04, 2014; December 03, 2014; and
May 26, 2015

Legend

- Residential**
 - Low Density Residential (L)
 - Low Medium Density Residential (LM)
 - Low Medium Village Density Residential (LMV)
 - Medium Density Residential (M)
 - Medium High Density Residential (MH)
 - High Density Residential (H)
- Special Planning Area/ Commercial**
 - Freeway Commercial (FC)
 - Office (O)
 - Mixed Use Commercial (MUC)
 - Mixed Use (MU)
 - Town Center (TC)
 - Eastern Urban Center (EUC)
 - University*
 - Regional Technology Park (RTP)
- Industrial**
 - Research & Limited Industrial
- Public/ Open Space/ Other**
 - Public & Quasi-Public (PQ)
 - Open Space
 - Parks & Recreation
 - Active Recreation
 - Chula Vista Open Space Preserve
 - SR - 125 (I-15 Road)
 - ES - Elementary School
 - MS - Middle School
 - HS - High School
 - FS - Fire Station
 - P - Park
 - Transit Corridor
 - - - - - Pedestrian Bridge
 - Access to RA30

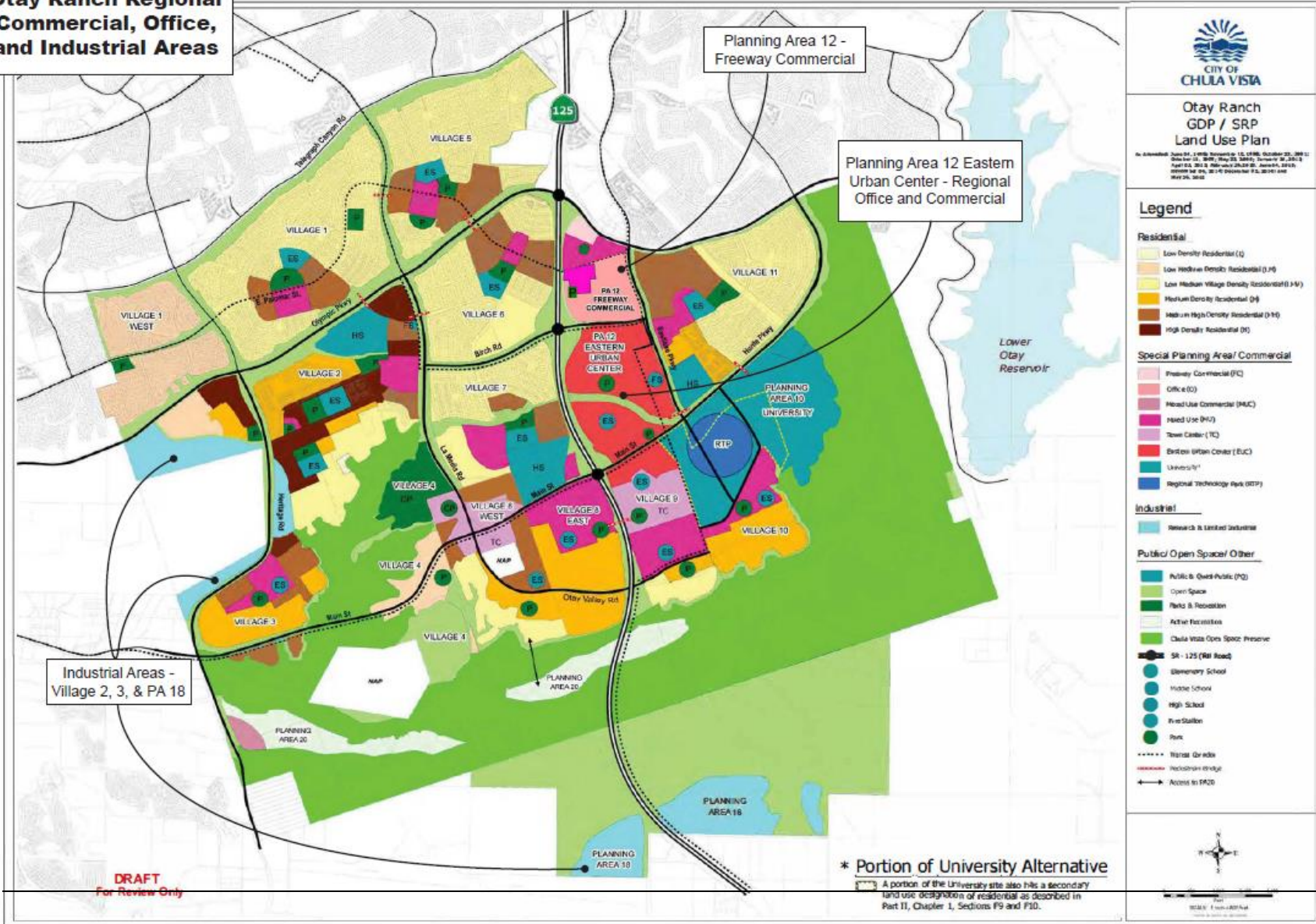


PROPOSED

Exhibit 26 Commercial, Industrial & Business Sites

Otay Ranch GDP/SRP Part II

Otay Ranch Regional Commercial, Office, and Industrial Areas



3. Commercial/Office/Business Park

a. Regional Commercial/Office

The Eastern Urban Center (EUC) contains the most intense development in Otay Ranch and is the urban heart of the region (Planning Area 12). Uses and intensities are intended to create a lively, 24-hour environment, with a creative medley of uses, building types and amenities. These uses include the regional retail commercial, hotel and office uses. Retail and office development within the Eastern Urban Center is of an intensity compatible with a "downtown" urban center. The most intense development is concentrated near the trolley station(s), with building heights and sizes gradually decreasing toward the edge of the planning area. (See Part II, Chapter 1, Section F. 12.; Eastern Urban Center [Planning Area 12] for applicable policies.)

b. Freeway Commercial

Adjacent to the EUC is approximately 120 acres of freeway commercial (Planning Area 12).

The Freeway Commercial contains two planning areas. Freeway Commercial South (FC-1 on Exhibit 62) provides for a mixture of uses suitable for, and dependent on, direct highway exposure, including large-scale uses which require sites primarily served by vehicular access such as: automobile centers; discount stores; warehouse outlets; membership clubs; and other large scale uses that require freeway exposure. Public uses such as park-and-ride and transit related services are also permitted. Additionally, Mixed-Use/Residential buildings are allowed in the northwest quadrant of the FC 1 area. Typical commercial uses permitted in the Freeway Commercial South category (FC-1) include regional shopping opportunities, such as a mall with restaurants and entertainment uses.

Freeway Commercial North (FC-2 on Exhibit 62) is envisioned to provide hotels and high density residential in a mixed-use urban character setting that includes ancillary commercial uses and an urban park.

Freeway Commercial Policies

- o The actual amount and location of freeway commercial uses shall be established at the SPA level.
- o In Freeway Commercial South (FC-1), the freeway commercial land use category permits freeway-oriented and Mixed-Use/Residential uses (heights will be established at the SPA level). The mass of the buildings shall be balanced with landscaped setbacks and landscaping within parking areas.
- o In Freeway Commercial North (FC-2), the freeway commercial land use category permits hotels and high density residential in an urban character mixed-use setting, allowing for primarily 3- to 6-story mid-rise buildings (heights will be established at the SPA level).

- o The mass of the buildings shall be balanced with usable active and passive open space areas including an urban park adjacent to commercial mixed-uses.
- o Provide pedestrian-oriented features, such as tree-lined landscape parkways or hardscape with tree-wells, to buffer pedestrian sidewalks located next to roadways, transit routes and parking areas.
- o Setbacks, which promote a pedestrian-oriented environment and prevent a "strip development" appearance, should be established at the SPA level.
- o Landscaping shall create a well-kept and attractive commercial and residential environment. Large parking areas shall be landscaped to minimize heat gain and break up expanses of asphalt.
- o Prepare a signage program for freeway commercial uses concurrent with the first SPA containing freeway commercial uses. Developed separately, the north and south freeway commercial areas (FC-1 and FC-2 on Exhibit 62) will provide separate signage programs that ensures clear design ties between FC-1 and FC-2 to promote a sense of cohesion.

c. *Business Park*

Business park uses are generally of a "research and development" character. The uses are arranged with various amenities presenting a feeling of a quality corporate setting. Business park uses are permitted within the EUC land use category, located in the EUC (Planning Area 12).

Business Park Policies

- Exact floor area ratios for business park uses shall be established at the SPA level.
- o Business park uses shall be low to mid-rise (two to threestories maximum).
- o These facilities shall be linked by pedestrian and transit systems to other parts of the EUC, as well as to the potential university.
- o Landscape and amenities such as open space, water features, plazas, and walkways shall be an important part of the business park.
- o An overall pedestrian circulation system shall be created throughout the business park.
- o Orient building entries toward the street on which a pedestrian plaza or common area shall be located.
- o Land uses complementary to a business park environment, such as limited retail and service uses, may be provided.
- o Encourage integration of service uses within a single office building.

Planning Area 12 (EUC & FC)													
Use	Dwelling Units				Acreage*****								Approx. Pop
	SF	MF	Total	Dens	Res.	Park*	CPF**	Sch***	C'ml.****	Open Sp.	Art.	Total	
EUC		2,993	2,993	41.20	72.6	23.2	10.7	6.0	26.6		33.5	145.0	7,722
Regional Commercial									9.9			26.6	
Visitor Commercial									4.5			9.9	
Cultural									17.2			4.5	
Off-Low Rise/Bus.									10.4			17.2	
Off-Med/high Rise												10.0	
Other+										1.5		1.5	
EUC Subtotal		2,993	2,993	41.20	72.6	23.2	10.7	6.0	68.6	1.5	33.5	216.1	7,722
FC1		840	840	60.7	13.84	2.56*1 A	0 **2 A B		69.8		37.5	123.7B	2,167
FC2		900	900	33.7	26.7	2*1 B	0.0 A B		6.3	1.3		36.3B	2,340
FC Subtotal		1,740	1,740	42.92	40.54	4.56*1A B	0 A B		76.1	1.3	37.5	160.0	4,507
Total		4,733	4,733	41.95	113.14	27.76	10.7	6.0	144.7	2.8	71.0	376.1	12,229
* Part of park acreage requirement have been allocated to community parks. Actual park size to be determined at the SPA level. Park acreage based on ratio of 3.0 acres per 1,000 persons													
*1 Total park acreage obligation for FC 1 is 6.57-acres (net) plus the applicable development fees, based on a maximum of 840 dwelling units. The project will provide 2.56-acres (net) in land, within the development areas, and in in-lieu fees in an amount equivalent to the parkland and parkland improvement value of 4.01-acres. Total park acreage for FC 2 is 7.05-acres. The FC 2 project will provide 2.0-acres in land and 4.01-acres of in-lieu fees.													
** CPF acreage based on ratio of 1.39 acres per 1,000 persons. Square footage equivalent may be considered at SPA Plan level.													
**2 Total CPF obligation for the FC 1 portion of the SPA is 3.01-acres. The FC 1 project will provide 3.01-acres of CPF land, equivalent leaseable space on-site, or in-lieu fee, per the Development Agreement. FC 2 total obligation is 3.24-acres which will be provided off-site.													
A Acreage shown represents the total obligation for the project, which may be satisfied onsite, offsite or through in-lieu fees or combination thereof, as determined in the Development Agreement.													
B Acreage shown represents actual net site acreage not including additional Park and CPF obligation to be satisfied off-site.													
*** School acres will divert to residential if not needed for school													
**** May include mixed-use and multi-use.													
***** The maximum permitted non-residential areas may alternatively be measured in sq. ft. up to the maximum projected yield of 3,487,000 st. ft. for EUC; 816,000 sq. ft. for FC1; 12,000 sq. ft. for JPB portion within EUC; excludes FC2 area													
+ Fire Station													
++ 6.3 acres hotel and additional 15,000 to 30,000 sq. ft. of commercial component of Mixed Use Residential													

Exhibit 60 Planning Area 12 (EUC & FC) Land Use Tables

- The mix of uses shown in Exhibit 63 are representative of the expectations and intended character for the Eastern Urban Center. The final land use mix and distribution of uses shall be determined at the SPA planning level. Variation from the uses identified in Exhibit 63 may be approved subject to the following findings:
 1. The intended character and purpose of the Eastern Urban Center is maintained;
 2. The distribution of uses is compatible with the adopted uses in adjacent villages; and
 3. The viability of the Eastern Urban Center is maintained or enhanced.

Other Eastern Urban Center Policies

- Transit line rights-of-way and bus rapid transit stops/stations shall be approximately located at the SPA level and will be conditioned for dedication at the Tentative Map level within the EUC.

d. Freeway Commercial Description

The Freeway Commercial consists of two planning areas that provide regional serving commercial uses, hotels, and high density residential with ancillary commercial uses in a mixed-use setting.

Freeway Commercial South (FC-1 on Exhibit 62) contains a regional serving commercial shopping center including restaurants, ~~and~~ entertainment, and mixed-use/residential uses. The shopping center is composed of buildings of varying scale and orientation. Quality architecture is provided throughout the planning area in order to create a pronounced identity for the regional shopping center.

- Freeway Commercial South (FC-1) contains:
 - A regional shopping center, including regional serving commercial uses, restaurants, ~~and~~ entertainment, and mixed-use/residential uses.

Freeway Commercial North (FC-2 on Exhibit 62) is envisioned to contain two hotels and high density residential in an urban character mixed-use setting with some ancillary commercial uses. Quality architecture will be provided for the hotels and high density mixed-use residential buildings, with a central urban park provided at the core of the planning area.

Internal and external circulation systems shall be provided including a strong pedestrian-orientation, and enhanced pedestrian connectivity to the regional shopping center and internal connections between the high density residential and mixed-use areas, the hotels and the urban park.

Pedestrian sidewalks with landscaped parkways will also be provided along the Bus Rapid Transit (BRT) right-of-way adjacent to the two nearby BRT stations.

Freeway Commercial North (FC-2) is envisioned to contain high density residential within a mixed-use environment, hotels, ancillary retail commercial and an urban park.

e. Freeway Commercial Policies:

Freeway Commercial South (FC-1) Policies:

- This planning area includes regional uses which require an automobile orientation near regional transportation systems. Expected uses include thoroughfare commercial, visitor commercial and regionally oriented retail commercial.
- This planning area may also include up to 840 residential dwelling units in conjunction with the Mixed-Use/Residential category. Ground-floor commercial uses, with residential above, shall be required facing Main Street, encouraged fronting Town Center Drive, and suggested adjacent to other street frontages, but not required.

EXISTING

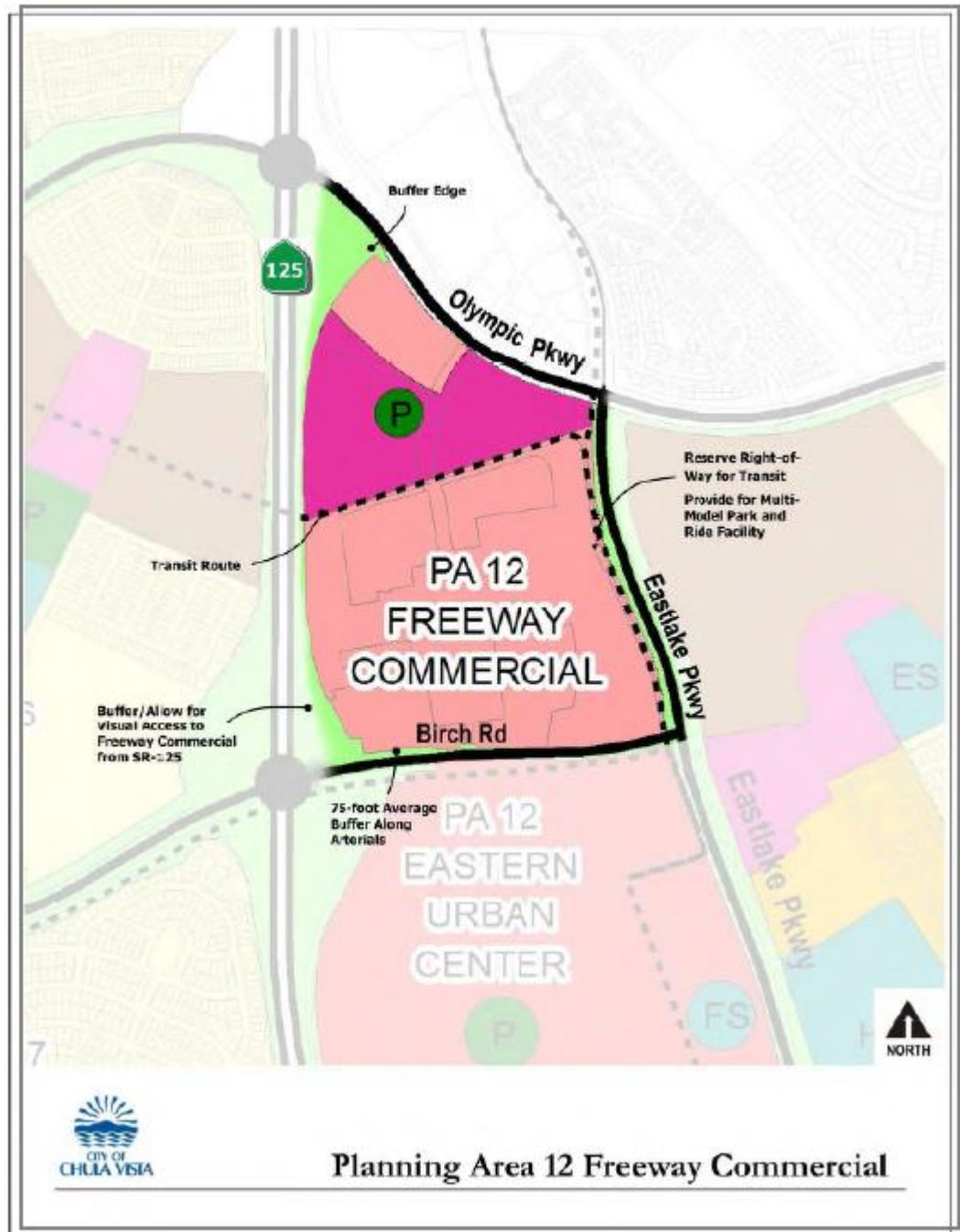


Exhibit 64 Planning Area Twelve Freeway Commercial Land Use Map

PROPOSED



Exhibit 64 Planning Area 12 Freeway Commercial Land Use Map

Adopted October 28, 1993
Last Amended December 13, 2018

EXISTING

Exhibit 96 Otay Valley Parcel Park and Trail Map

Otay Ranch GDP/SRP Part II

