

**Otay Ranch Town Center SPA**  
**Otay Ranch Planning Area 12**  
**Freeway Commercial South**  
**Community Purpose Facility Master Plan**

*Project Sponsor/Applicant:*

**Brookfield Properties**

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# I. COMMUNITY PURPOSE FACILITY MASTER PLAN

## A. INTRODUCTION

The City of Chula Vista Municipal Code Chapter 19.48. (P-C–Planned Community Zone), requires that a minimum of 1.39-acres of Community Purpose Facilities land per 1,000 persons be provided. Pursuant to the Code, Community Purpose Facilities (CPF) means "a land use designation in a planned community intended for non-profit and certain for-profit land uses..." The following list of uses are permitted within the CPF zone, and may be subject to approval of a conditional use permit:

- Boy Scouts, Girl Scouts, and other similar organizations;
- Social and human services activities, such as Alcoholics Anonymous;
- Services for homeless;
- Services for military personnel during the holidays;
- Senior care and recreation;
- Worship, spiritual growth, and development, and teaching of traditional family values;
- Non-profit or for-profit day care facilities that are ancillary to any of the above or as a primary use. For-profit facilities as a primary use are subject to further requirements and additional criteria as outlined in Section F of the Code;
- Private schools that are ancillary to any of the above;
- Interim uses, subject to the findings in Section E of the Code;
- Recreational facilities, such as ball fields, for non-profit organizations (including homeowners associations) serving the local community, subject to the requirements outlined in Section 19.48.040(B)(6) of the CVMC (P-C-Planned Community Zone: Application – General Development Plan Required – Contents Required) and subject to the findings outlined in Section 19.48.025(H) of the CVMC (P-C-Planned Community Zone: Community Purpose Facilities – Minimum Acreage Required – Permitted Uses).

Pursuant to Section 19.48.040(B)(6) (P-C-Planned Community Zone: Application – General Development Plan Required – Contents Required) of the CVMC, a CPF Master Plan is required and "shall show the specific boundaries of said plan which may be the SPA, GDP, or Planned Community Boundaries (or more than one GDP as deemed appropriate by the Director of Development Services Department); the distribution of

existing and proposed CPF designated parcels within the Master Plan area; and the tabulation of individual sites acreages which shall be prepared and incorporated into the Planned Community's Sectional Planning Area (SPA) Plan. The incorporation of the CPF Master Plan into the SPA or GDP shall be done through a SPA or GDP amendment/adoption pursuant to Sections 19.48.080 and 19.48.130 of the CVMC (P-C-Planned Community Zone: 19.48.080 = General Development Plan – Modification Requests and Procedures and 19.48.130 = Sectional Area Plans – Modification Requests and Procedures)."

## **B. COMMUNITY PURPOSE FACILITY REQUIREMENT**

This SPA Amendment anticipates approximately 840 multi-family dwelling units being constructed. The Chula Vista General Plan, Section 4.8.1, rate of person per multi-family dwelling unit is 2.58; therefore, the expected development population is 2,167. Based on the required ratio of 1.39-acres of CPP land per 1,000 persons and the build-out population of 2,167 persons, approximately 3.01-acres of CPF area for such uses are required.

The Otay Ranch GDP provides that site acreage requirements may be reduced using “shared parking, shared facilities, or development intensity, subject to approval by the appropriate jurisdiction.” Chula Vista Municipal Code 19.48.025 allows for reduction of the total CPF acreage when accompanied by extraordinary public benefit and allows for alternative compliance mechanisms (e.g., providing square footage within a building) and the use of recreational facilities for CPF credit.

## **C. COMMUNITY PURPOSE FACILITY IMPLEMENTATION**

The project site is a small planning area, only 16.58-acres in size. This mixed-use development will be a high-density urban neighborhood that is a component of the larger Freeway Commercial SPA which offers amenities like shops, restaurants, a movie theater, a library, hotel, and public transportation within walking distance. Due to the existing commercial development and its importance relative to the City’s tax base of FC 1 site as well as the high-density mixed-use character of the development, it was determined that a combination of on and off-site implementation of the CPF requirement (3.01-acers of land in this planning area for CPF uses) is appropriate. CPF shall be provided on a prorate basis per every 100 dwelling units provided. Per Section 5.3.2 of the executed PA-12 Development Agreement dated ??????? 16, 2024, Brookfield Properties may satisfy its CPF requirement by provision of the CPF land off-site and building space, at the discretion of the Director of Development Services. If all 840 residential units are built, Owner shall provide a total of 3.01-acres of CPF land. CPF alternative compliance shall commence prior to the issuance of the Building Permit for the five-hundred and thirtieth (530<sup>th</sup>) dwelling unit.