

**From:** [Maria Miller](#)  
**To:** [Planning Commission](#)  
**Subject:** Public Comment in support of Item 6.1, Otay Ranch Town Center Rezoning, Application GPA22-0001  
**Date:** Wednesday, September 25, 2024 1:20:43 PM

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Dear Planning Commission,

Baldwin & Sons has a long-standing history in the City of Chula Vista and takes pride in being one of the founding developers of Otay Ranch. The Otay Ranch Town Center is an integral part of this master-planned community and, more broadly, eastern Chula Vista. As a developer committed to thoughtful placemaking and creating dynamic, people-centric communities, I write to express my support for adding residential units to the Otay Ranch Town Center.

This transit-oriented redevelopment aligns perfectly with our holistic vision for the adjacent Planning Area 12 North mixed-use urban village, which aims to create a lively, walkable community along the region's BRT corridor.

The transformation of this underperforming commercial site into a vibrant, mixed-use hub will generate the critical population density needed to sustain thriving shops, restaurants, and community amenities. By leveraging the property's strategic location near the BRT station, a rezoning will foster a true live-work-play environment, reducing reliance on private vehicles and promoting sustainable, transit-oriented (and walkable) development.

Well-designed, residential-focused mixed-use projects have a proven track record of enlivening urban spaces, cultivating a strong sense of place, and catalyzing economic revitalization. Further, the integration of multiple land uses and development intensities within the Otay Ranch Freeway Commercial SPA is consistent with the provisions of the City's General Plan and the Otay Ranch GDP encouraging smart growth. In concept, locating the proposed higher-density mixed-use development near existing commercial uses and transit facilities will implement pedestrian- and transit-oriented policies in accordance with the goals and objectives of the Chula Vista General Plan and the Otay Ranch GDP.

Thank you for your time and consideration.

Sincerely,

**Baldwin & Sons, LLC**

Nick Lee, PE

Chief Operating Officer

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