

**From:** [Gustavo Padilla](#)  
**To:** [CityClerk](#); [Planning Commission](#)  
**Subject:** OPPOSE - Otay Ranch Planning Area 12  
**Date:** Wednesday, September 25, 2024 8:49:03 AM

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Good Morning,

I'm writing to express my strong opposition to the Otay Ranch Planning Area 12 presented to the City of Chula Vista Planning Commission at the meeting on September 25, 2025.

This particular area of the City of Chula Vista is extremely dense and has been cramped with apartment building therefore causing lots of new problems, such as a significant increase in traffic, loitering, vandalism, theft, trash, among many other. This project as proposed brings numerous problems that would negatively impact our community. I will focus on one issue I see happening over and over again impacting the quality of life. That issue is parking. I find it unreasonable and frankly quite ridiculous that projects like these continue to be approved causing traffic nightmares for many aspects of our life. Being a resident and supporter of local business I often visit the Otay Ranch Mall. Parking spots proposed with this project is a huge problem waiting to happen. A total of 840 units with a proposed of 1350 parking spots. UNREASONABLE. That is roughly 1.5 parking spots per unit. Who has 1.5 cars per unit? That is unrealistic. The very real scenario here is that people have 2, 3, 4, or even more cars within the household causing parking challenges and a very negative impact to our community. They will be using mall parking lots and surrounding areas, which already happens all over this part of town. NOT ENOUGH PARKING. Please do not approve this project. Traffic down Olympic and surrounding roads are congested, and more and more housing keeps being built. Very minimal road improvements therefore adding to the frustration with traffic and lots of wasted time. Not to mention the ridiculous timing and function of traffic lights, where I sometimes waste too much time waiting at the traffic light due to the lack of advanced technology to detect automobiles. Just parking in this area is already challenging and causing people to get stressed and angry, causing confrontations and even violence between people, which I have witnessed many times. I'm asking the commission and our city leaders to NOT APPROVE this projects as it will continue to change the quality of life for the residents of this area due to the numerous problems it will cause.

Thank you for your consideration.

Gustavo A. Padilla  


"Living life to the fullest"

Sent from my iPhone