

From: [John Alabado](#)
To: [Planning Commission](#)
Subject: 2015 Birch Road - Amendments to General Plan, Otay Ranch General Dev. Plan, Otay Ranch Planning Area 12, 2nd Tier EIR, Dev. Agreement, Master Precise Plan, Tentative Map
Date: Wednesday, September 25, 2024 4:34:55 PM

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Dear Planning Commissioners,

As a resident of the Otay Ranch Town Center Community Plan Area residing at the Suwerte multi-family development, please accept the following comments as reasons to oppose approval of the subject project area plan amendments. Please note that the Public Notice stated comments are accepted until 1 hour before the hearing; the city website states comments are required to be submitted by 12 noon the day of the hearing.

1. Town Center Drive is currently one lane each way into the residential and commercial neighborhood - including a major transit guideway intersection that limits vehicle capacity, traffic flow, community pedestrian safety. As a private collector road, this street has existing improvements that are pedestrian oriented including sidewalks, landscaping, neighborhood identifying trees in a median, crosswalks and traffic calming elements, and parking for soon to be open commercial space at the Enclave Apartments. Otay Ranch is planned a mixed use walkable community with paths and transit access. Because of these existing community features, there is limited area to increase the road capacity and level of service of this roadway that would result with the 840 residential units and 800,000 square feet of additional commercial space. Furthermore, existing peak hour traffic is already causing traffic delays all days of the week on this site and along Olympic Parkway. Adding more housing and retail/commercial space in this area would further degrade the level of service to LOS E of these streets and negatively impact access and traffic flow as discussed in the findings of the Mobility Analysis.
2. Existing residents of the Alay/Suwerte/Enclave Townhomes, Condominiums, and Apartments would likely experience the effects of increased traffic in the form of degraded air quality especially during peak commute hours. Increases in traffic would result in traffic delays at signaled intersections on Town Center Drive and

Olympic Parkway may result degraded air quality in the form of carbon monoxide hot spots. Combined with the potential to eliminate the 125 toll road, additional auto trips on the adjacent freeway along with trips generated to the Otay Ranch Mall and new residential units would negatively impact the current residents of these communities from a Greenhouse Gas and Air Quality perspective.

Please consider these effects to the neighborhood and the families who reside here. Denying the project applications is an opportunity to make new development in the City of Chula Vista more sustainable for current and future residents who choose to live here.

Thanks for your consideration.

John Alabado

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