

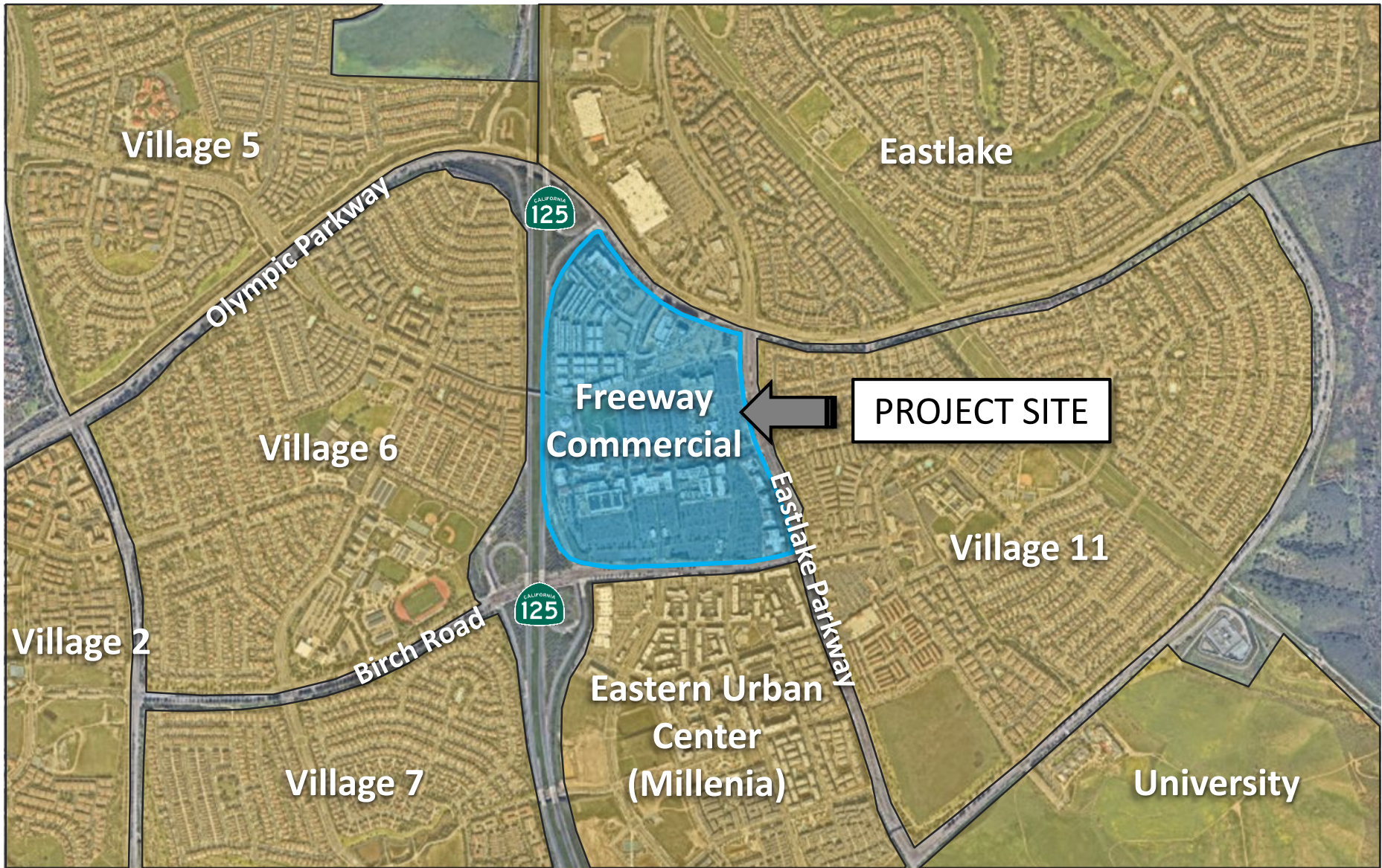


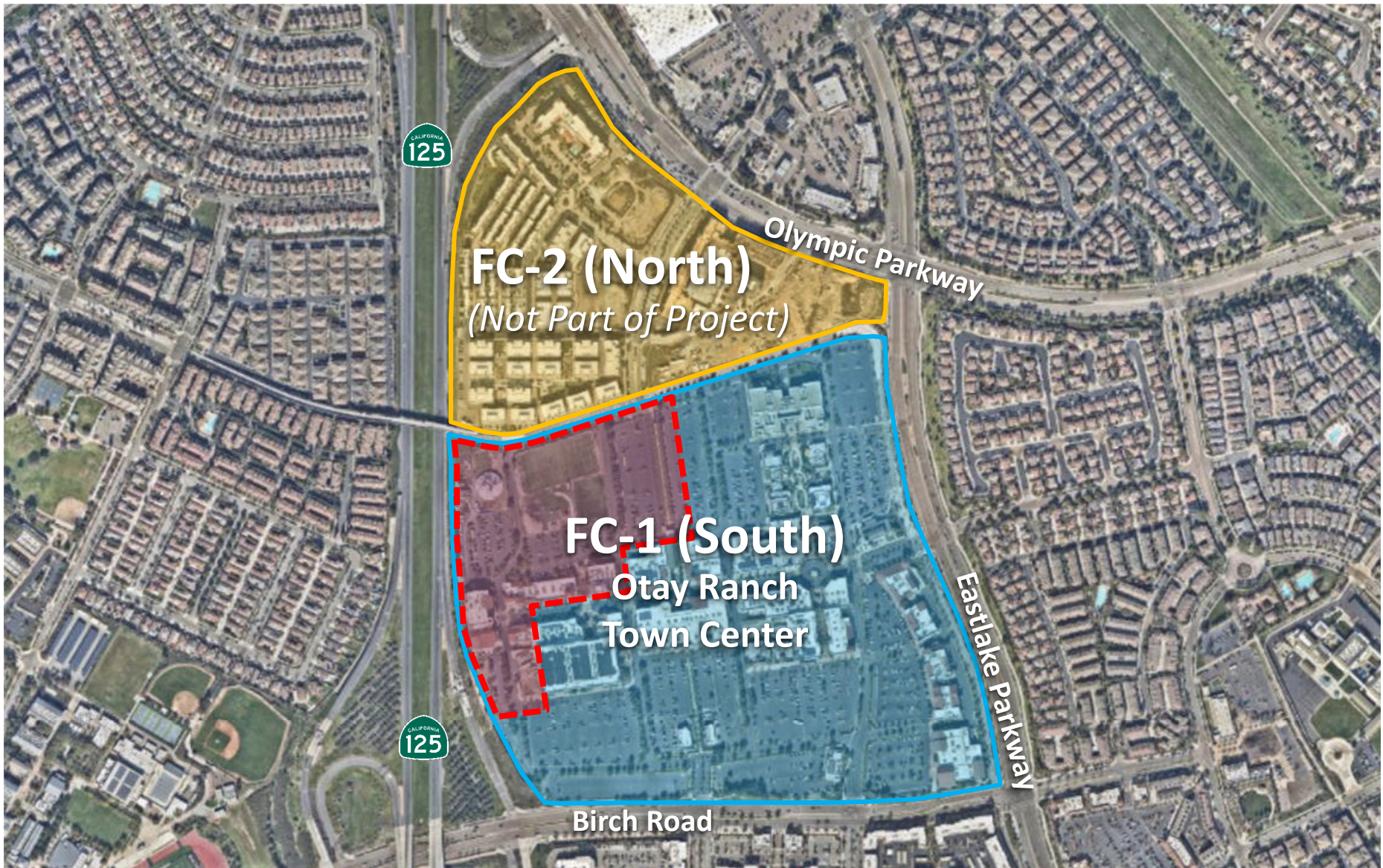
Otay Ranch Town Center Amendments

Planning Commission

Item 6.1

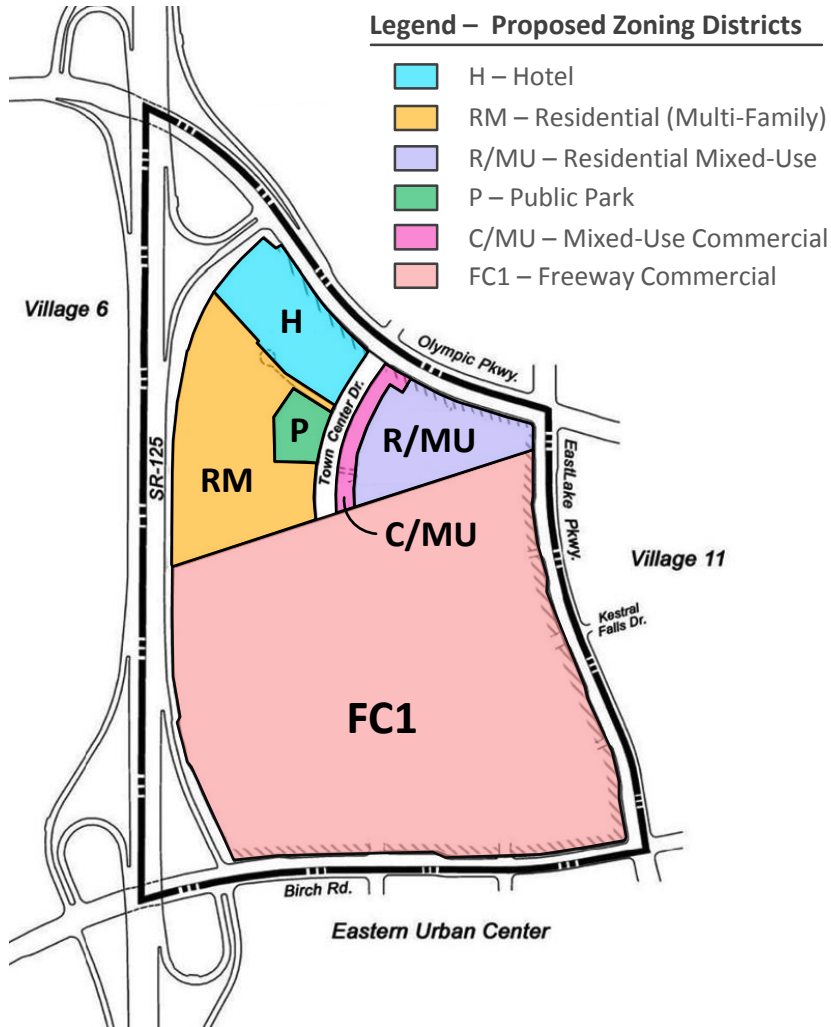
September 25, 2024



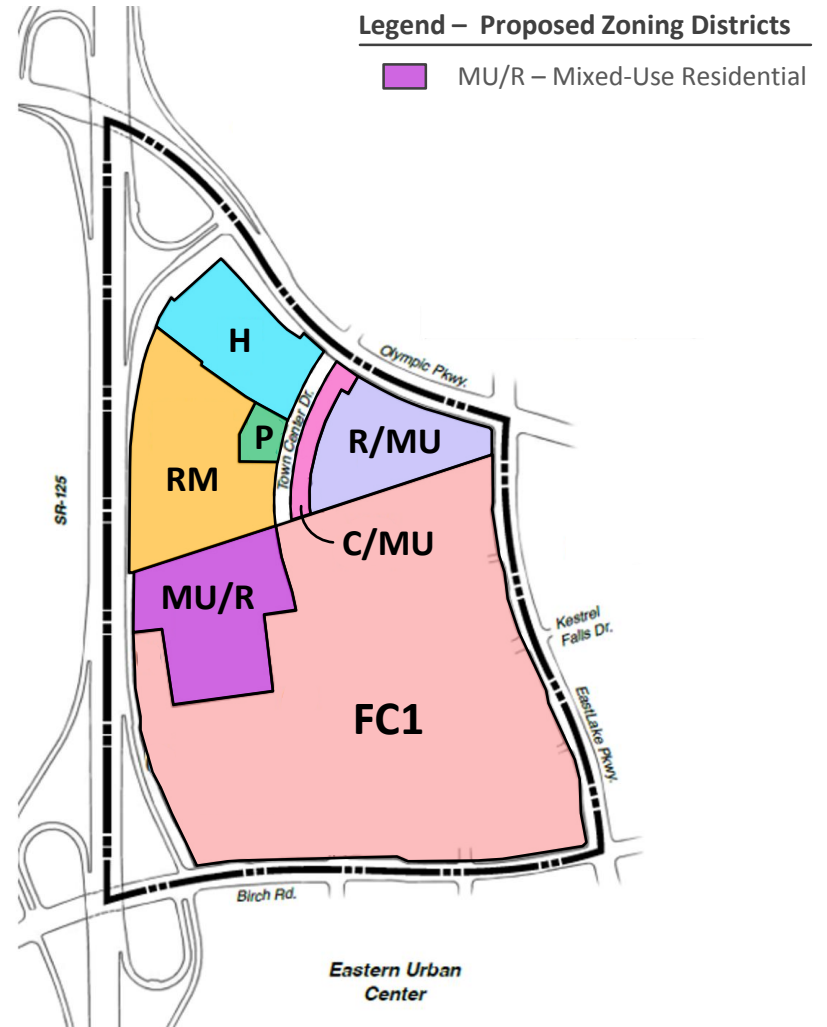


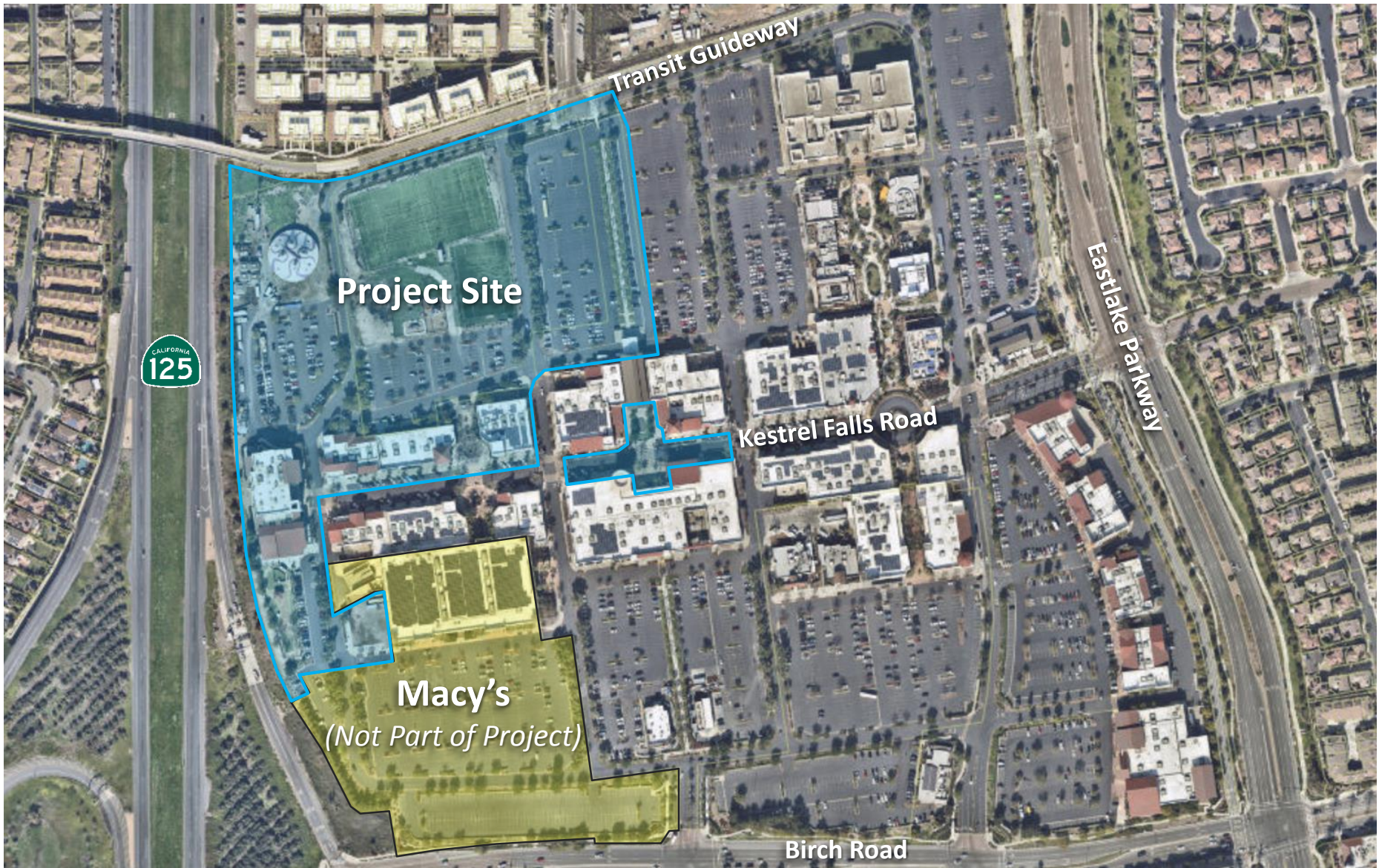
- April 2003:** Otay Ranch Freeway Commercial Sectional Planning Area Plan, Tentative Map, which entitled approximately 1,214,000 non-residential square footage, adopted
- May 2015:** Amendment, rezoned Freeway Commercial North (FC-2) from commercial to mixed-use residential to add 600 residential units and two hotels
- May 2019:** Amendment, added 300 residential units to Freeway Commercial North (FC-2)
- April 2022:** Current project application deemed complete

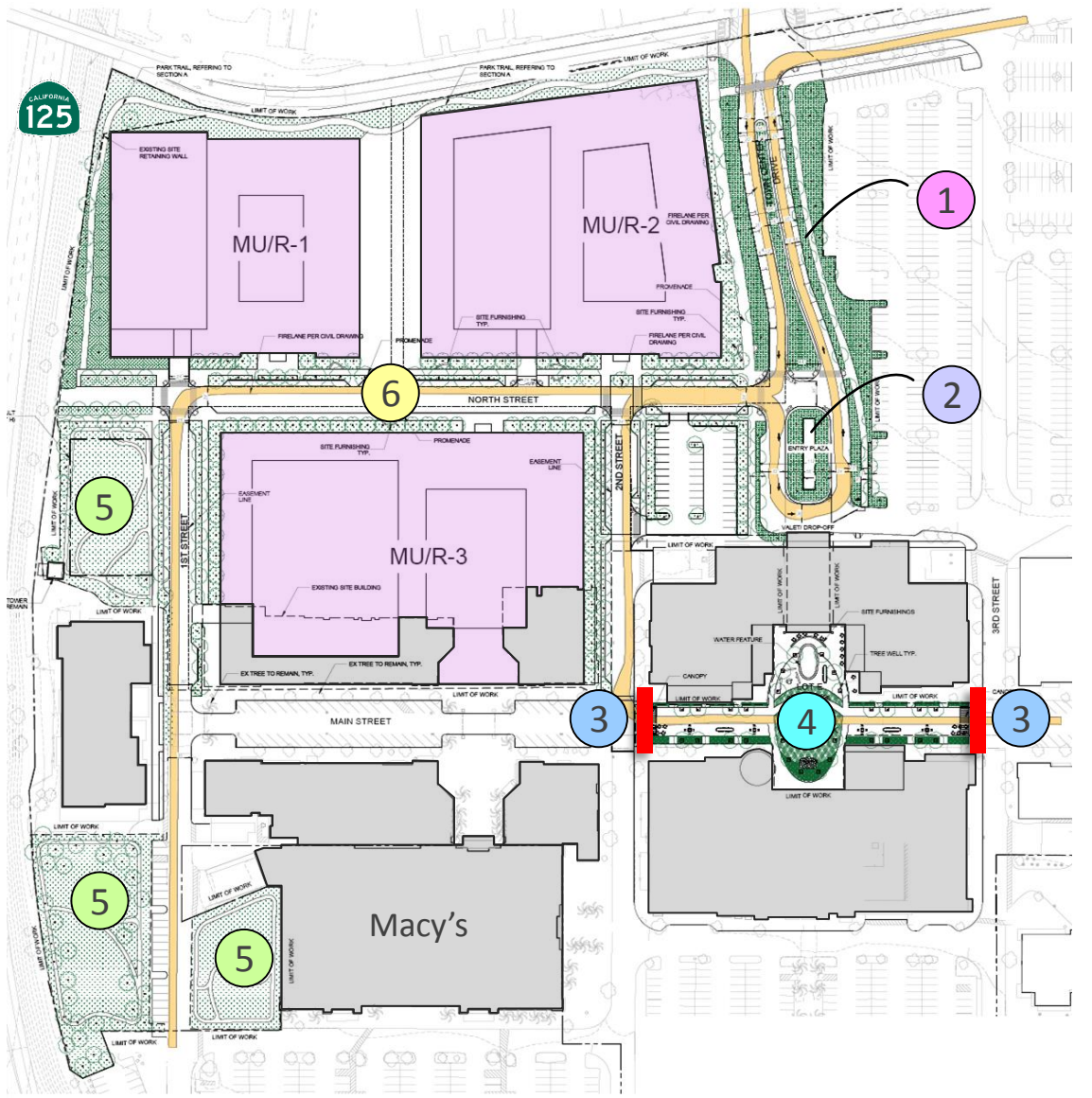
2019 Plan










Current Project







Legend – Site Plan

-  Mixed-Use Residential Lots
-  Existing Retail Buildings
-  1 Extension of Town Center Drive
-  2 Proposed Entry Plaza
-  3 Closure of Kestrel Falls Road
-  4 Enhance Existing Outdoor Plaza
-  5 Proposed Parks
-  6 Proposed Private Street

Design Review Permits

- Authorizes Zoning Administrator to review and approve projects requiring Design Review
- Decision may be appealed to Planning Commission

Land Use Entitlements vs. Proposed Amendments

Land Use	2019 Land Uses		Proposed Land Uses		Comparison	
	Acres	Units	Acres	Units	Acres	Units
FC-1 Freeway Commercial (South)						
Freeway Commercial	78.29	0	61.7	0	-16.59	0
Residential Mixed-Use	0	0	13.86	840	+13.86	+840
Public Park	0	0	2.73	0	+2.73 **	0
FC-2 Freeway Commercial (North)						
Hotel	7.6	0	7.6	0	0	0
Residential (multi-family)	15.5	292	15.5	292	0	0
Residential (mixed-use)	10.4	608	10.4	608	0	0
Public Park	2	0	2	0	0	0
Mixed-Use Commercial	0.3	0	0.3	0	0	0
Other	2.9	0	2.9	0	0	0
TOTAL	117	900	117	1,740	0	+840

**Slopes areas within the park boundaries greater than 4:1 are ineligible for park credit; therefore, the Project is credited for only 2.56 of parkland usable acres.

Commercial Square Footage

- Current SPA allocates 960,000 square feet of regional serving commercial uses at Otay Ranch Town Center.
- Existing mall is approximately 669,700 square feet.
- Existing unbuilt entitled commercial space of 290,300 square feet.
- Project is requesting the removal of 144,000 square feet of commercial space in the Project Site.

Commercial Square Footage

- As currently built, the existing mall has a Floor Area Ratio (FAR) of 0.196.
- 14.23 acres currently vacant in proposed rezone area.
- $14.23 * 0.196 = 121,492$ square feet of commercial space that could be developed today.
- The Project proposed a net loss of 265,496 square feet of regional serving commercial space for a minimum of 435 residential units.

Phasing Plan

Phase 1 Residential Development trigger of the Development Agreement requires that grading activities commence within the first seven (7) years from the date of execution for the entire Phase 1 Development, which must include construction of a minimum of 100 residential units.

If grading activities do not start by this time, the Development Agreement shall immediately and automatically terminate.

The City shall have the right to initiate a rezoning action to revert zoning for lots 1, 2, 3, 4, 5, 6 and 9 to Freeway Commercial (“FC”) zoning.

Phasing Plan

Phase 2 Residential Development trigger of the Development Agreement requires that no less than 435 residential units shall be fully entitled and permitted, with grading completed and vertical construction starting for the entire Phase 2 Development and have all of Phase 1 residential units completed construction and obtained Certificates of Occupancy, within twelve (12) years from the date of execution.

If this is not achieved in 12 years, the Development Agreement shall immediately and automatically terminate.

The City shall have the right to initiate a rezoning action to revert zoning for lots 1, 2, 5, and H to Freeway Commercial (“FC”) zoning.

Phasing Plan

Phase 3 Residential Development trigger of the Development Agreement requires that all 840 residential units be fully entitled and have all grading and building permits issued by the City within fifteen (15) years from the date of execution.

If this is not achieved in 15 years, the Development Agreement shall immediately and automatically terminate.

The City shall have the right to initiate a rezoning action to revert zoning for lots 7 and 8 to Freeway Commercial (“FC”) zoning.

Community Purpose Facilities

In accordance with CVMC Chapter 19.48.025, the Project requires a dedication of 3.01 acres for Community Purpose Facilities (“CPF”) for a maximum of 840 units and 1.56 acres for a minimum density of 435 units.

A CPF Agreement shall be entered into prior to the recordation of the first Final Map.

Potential options in the CPF Agreement:

- Provide excess of 10% deed restricted residential units on the number of units built in the Project

Community Purpose Facilities

- Provide indoor community space on the Mall Property at a ratio of 7,800 square feet of affordable CPF space per 1 acre of required community purpose facility obligation.
- The affordable CPF space would be provided an allowance for tenant improvements that would result in a rent-free space on the Mall Property.

435 units	1.56 acres	0.196	13,319 sf
840 units	3.01 acres	0.196	25,699 sf

Parkland Obligations

- The Project is required to provide up to 6.57 usable acres of developed parkland if the project constructs 840 multifamily residential units.
- If built in phases, the amount of parkland provided in each phase shall be proportional to the units built as indicated in the below chart.

A	B	C	D
Building Permit Trigger	Lettered Park Lot per Tentative Map	Lot Acreage	Parkland Usable Acres
100 th residential unit	Lot H	0.76	0.76
150 th residential unit	Lot G	0.38	0.38
262 nd residential unit	Lot F	0.87	0.70*
350 th residential unit	Lot E	0.72	0.72
TOTAL		2.73	2.56

* Slopes areas within the park boundaries greater than 4:1 are ineligible for park credit.

Parkland Obligations

- After construction of the 350th residential unit, the remaining parkland obligation of up to 4.01 usable acres will be satisfied via payment of in-lieu park benefit fees.

Public Benefit Contribution

- A Public Benefit Contribution of \$5,000 per residential unit will be provided to the City

Council Policy No. 400-02

July 19, 2022 – Community meeting held at Otay Ranch Town Center

Questions/ Concerns:

- Market status of proposed residential units
- Potential commercial uses
- On-site vehicular circulation
- Potential impacts to parking, noise and public infrastructure

Fourth Addendum to FEIR No. 02-04

Identifies circumstances within the proposed project not analyzed in FEIR No. 02-04 (*April 1, 2003*):

- Project proposes to reduce the entitled commercial square footage from 960,000 to 816,000 square feet (reduction of 144,000 square feet)
- Residential land use change:
 - Impacts to land use compatibility and compliance was determined to be less than significant and no mitigation required
 - Existing parking can accommodate existing and future parking with an excess of 101 spaces
 - Project will generate the same amount of daily traffic as the original entitled commercial center
- **No new significant environmental impacts**



CONSIDERATIONS

1. Consider a resolution taking action on:
 - Fourth Addendum to FEIR No. 02-04
 - Amendments to the Chula Vista General Plan (GPA2-0001), the Otay Ranch General Development Plan (GDPA22-0001), and the Otay Ranch Freeway Commercial Sectional Planning Area Plan (SPA22-0001)
 - Tentative Map No. TM22-0002
2. Consider placing an ordinance on first reading:
 - Modifications to the Otay Ranch Freeway Commercial (South) Planned Community District Regulations
 - Change in zoning from commercial to mixed-use residential
 - Development Agreement