

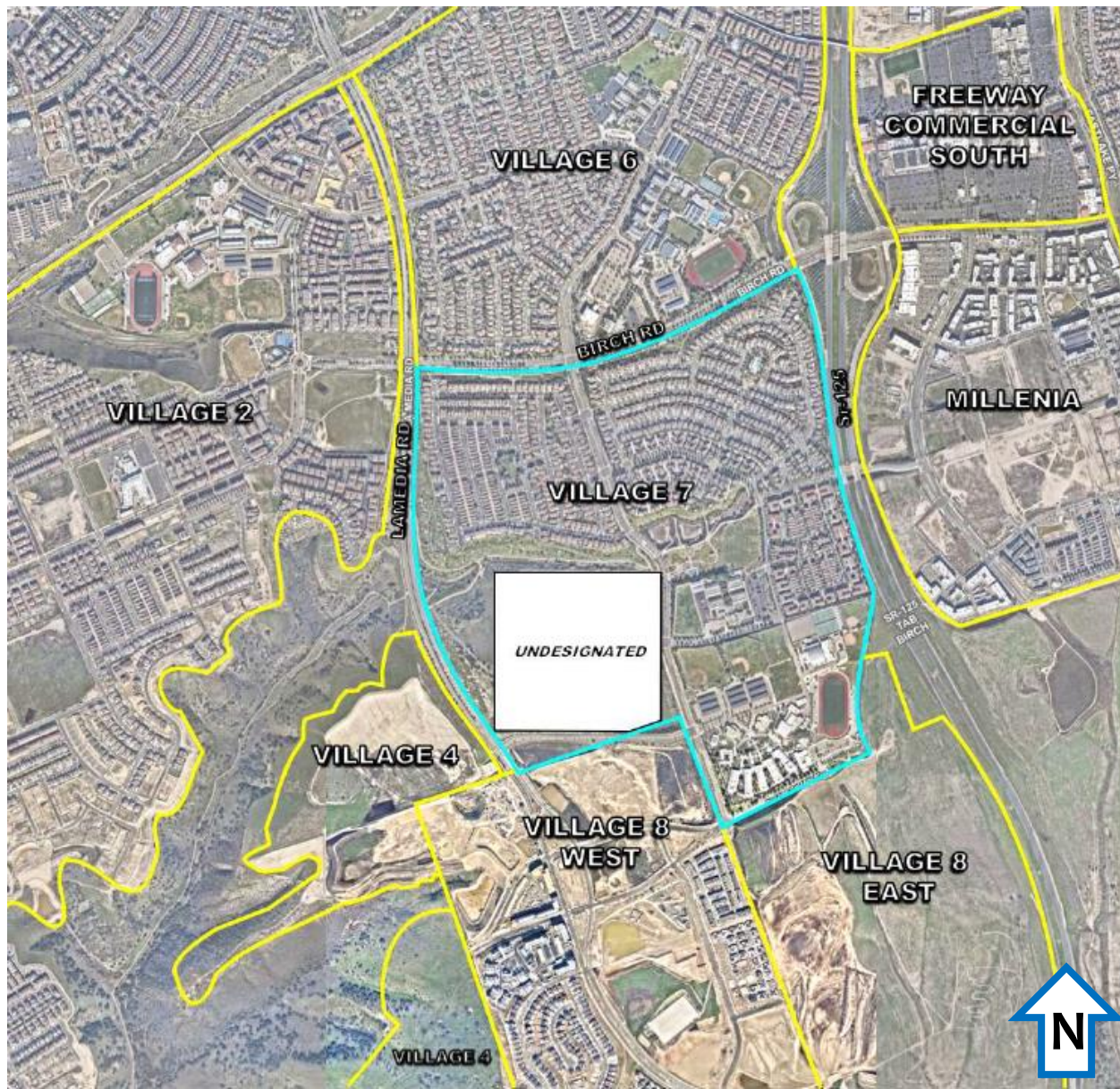


Otay Ranch Village Seven Amendments & Tentative Map

City Council

Item 7.1

February 11, 2025



Village Seven

October 2004:

Otay Ranch Village Seven SPA Plan and Tentative Map adopted.

- 1,501 total dwelling units authorized.
- 1,204 residential units were authorized for immediate development in Village's northern portion.
- Only 1,120 units have been built to date.

February 2013:

Forty acres within Village Seven are reassigned into Villages 8 West and 8 East.

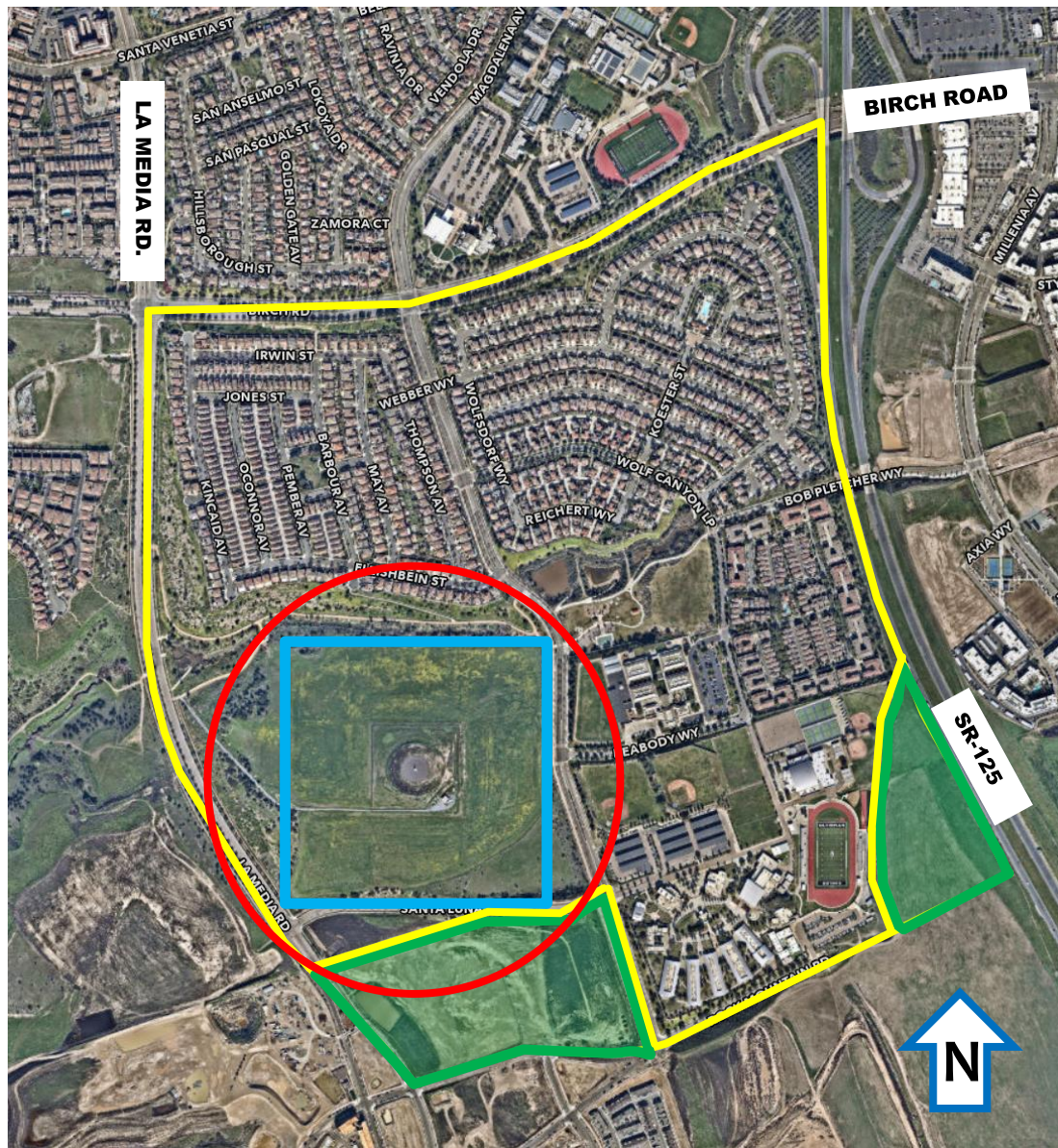
- Acreage decrease reduced total residential units from 1,501 to 1,456 units.
- 336 SF units are still undeveloped ($1,456 - 1,120 = 336$).

April 2023:

Application to reclassify 287 undeveloped SF units to MF units. 49 units will be left undeveloped in Village Seven.



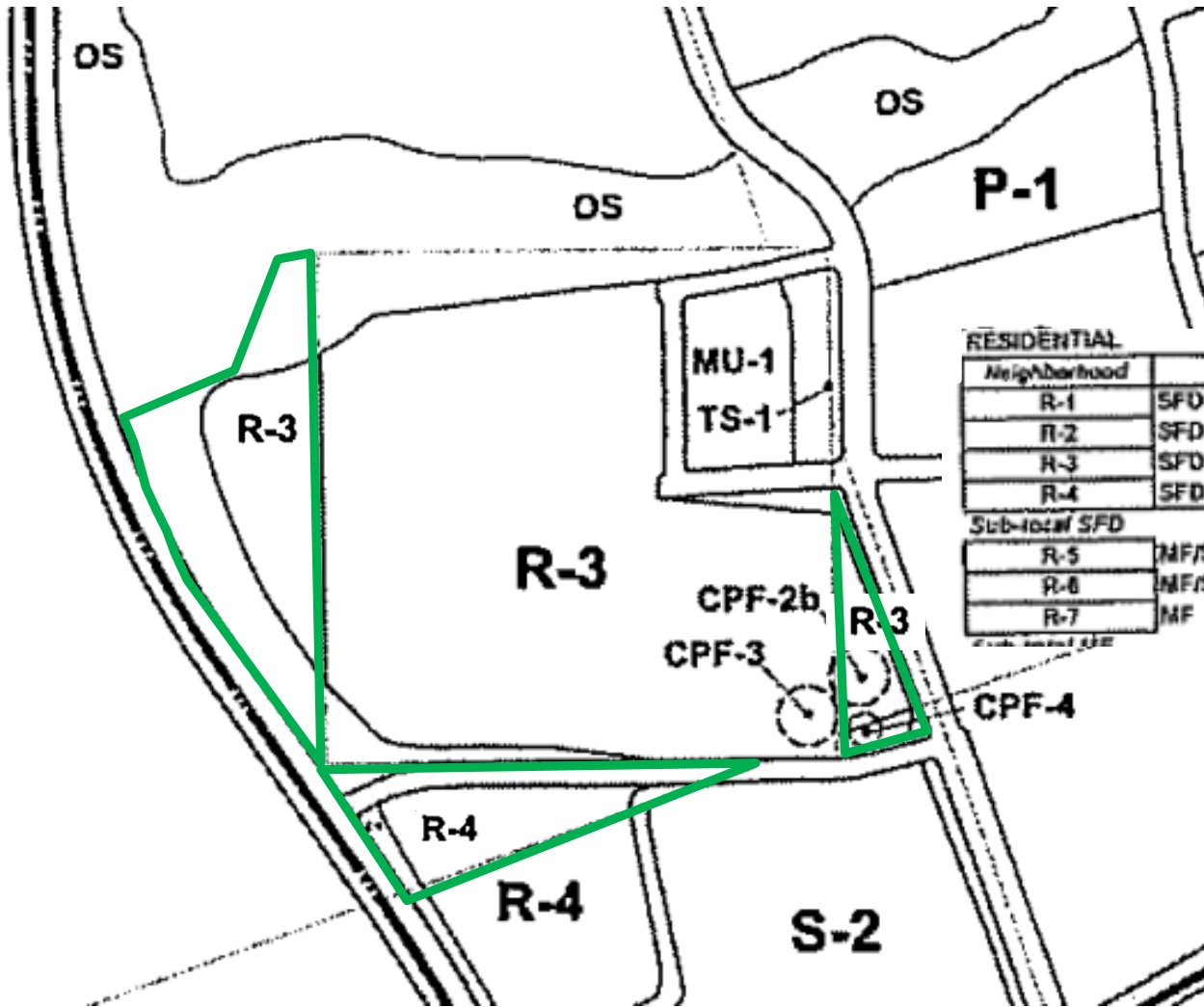
Timeline



Project Location



2004 Plan:

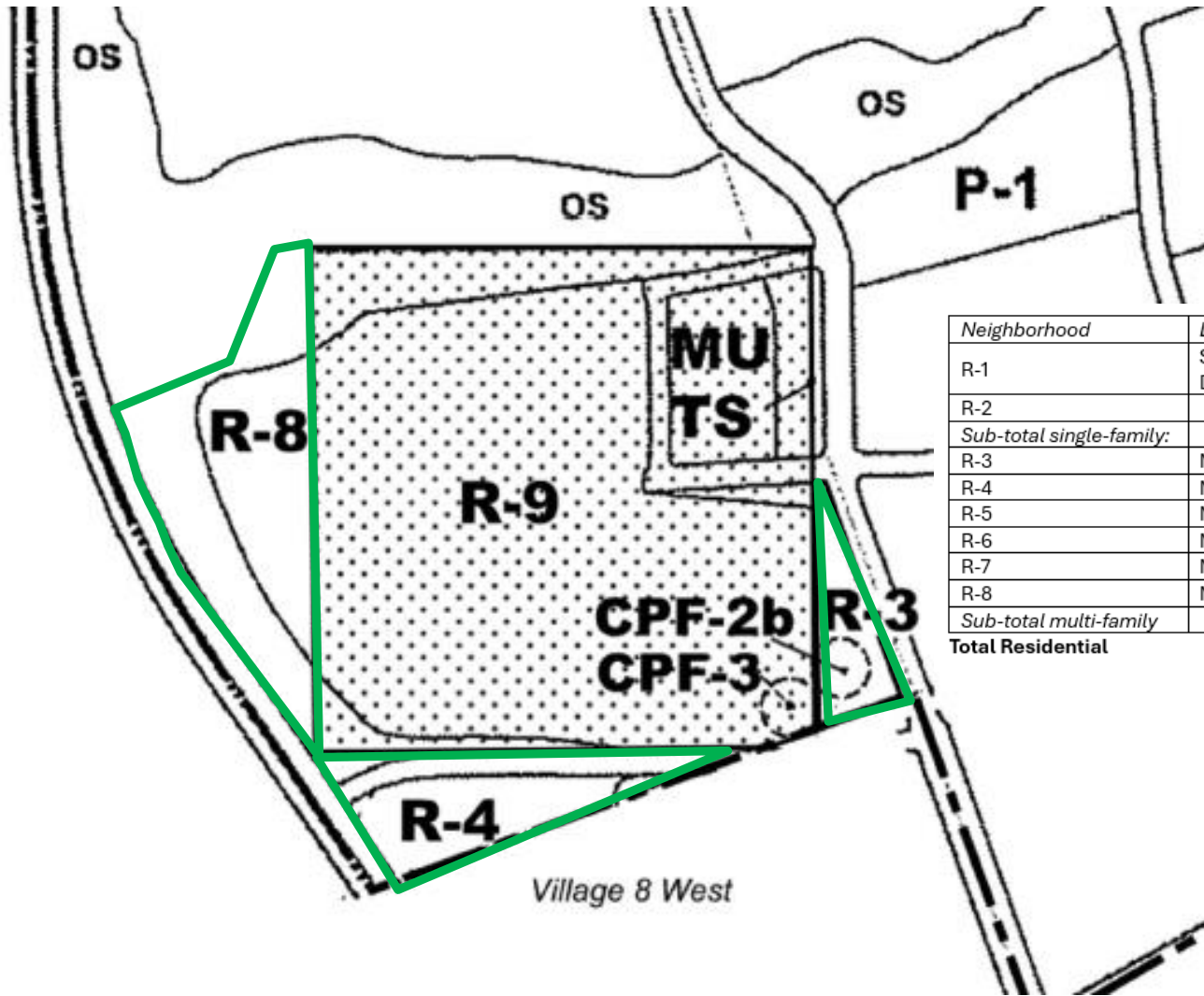


RESIDENTIAL				
Neighborhood	Land Use	Acres	du/ac	DU
R-1	SFD	50.7	8.8	346
R-2	SFD	50.5	7.4	375
R-3	SFD	43.0	6.3	273
R-4	SFD	10.1	5.8	59
Sub-total SFD		154.3	6.8	1,053
R-5	MF/SF Cluster	17.4	7.9	132
R-6	MF/SF Cluster	12.5	15.4	193
R-7	MF	6.0	15.4	123
Sub-total MF		35.9	11.8	448



Zoning Map – 2004

Proposed Project:



Neighborhood	Land Use	Acres	DUs	du/ac
R-1	Single-family Detached	53.1	346	6.5
R-2		51	375	7.4
<i>Sub-total single-family:</i>			721	
R-3	Multi-family	2.4	43	17.9
R-4	Multi-family	3.1	121	39
R-5	Multi-family	14.5	132	9.1
R-6	Multi-family	12.3	193	15.7
R-7	Multi-family	7.9	123	15.6
R-8	Multi-family	8.3	123	14.8
<i>Sub-total multi-family</i>			735	
Total Residential		152.6 ac.	1,456	9.5



Zoning Map - Proposed

General Plan and GDP Amendments:



LEGEND

Residential

- Very Low Density Residential (VL)
- Low Density Residential (L)
- Low Medium Density Residential (LM)
- Low Medium Village Density Residential (LMV)
- Medium Density Residential (M)
- Medium High Density Residential (MH)
- High Density Residential (H)

Special Planning Area / Commercial

- Freeway Commercial (FC)
- Office (O)
- Mixed Use Commercial (MUC)
- Mixed Use (MU)
- Town Center (TC)
- Eastern Urban Center (EUC)
- University*
- Regional Technology Park (RTP)

Land Use Entitlements vs. Proposed Amendments

Village Seven General Development Plan Land Use Entitlements vs. Proposed Amendments

Land Use	Original Land Uses		2013 Amendment		Proposed Land Uses			Comparison w/ Post-2013 Amend.	
	Acres	Units	Acres	Units	Ac. in VORTAC	Ac. Rest of V7	Units	Acres	Units
Low-Medium Village Density Residential	154.3	1,053	0	0	42.0	104.1	721	-8.2	-287
Medium-High Density Residential	37.9	448	-7.0	-45	0	45.4	614	+14.5	+166
Town Center	0	0	0	0	0	3.1	121	+3.1	+121
Mixed-Use	3.7	0	0	0	3.7	0	0	0	0
School Site (S-2)	25.6	0	-25.6	0	0	0	0	0	0
Open Space/CPF/Misc.	141.0	0	-7	0	6.0	118.6	0	-9.4	0
Circulation	62.9	0	-3	0	0	59.9	0	0	0
TOTAL	425.4	1,501	-42.6	-45	51.7	331.1	1,456	0.0	0

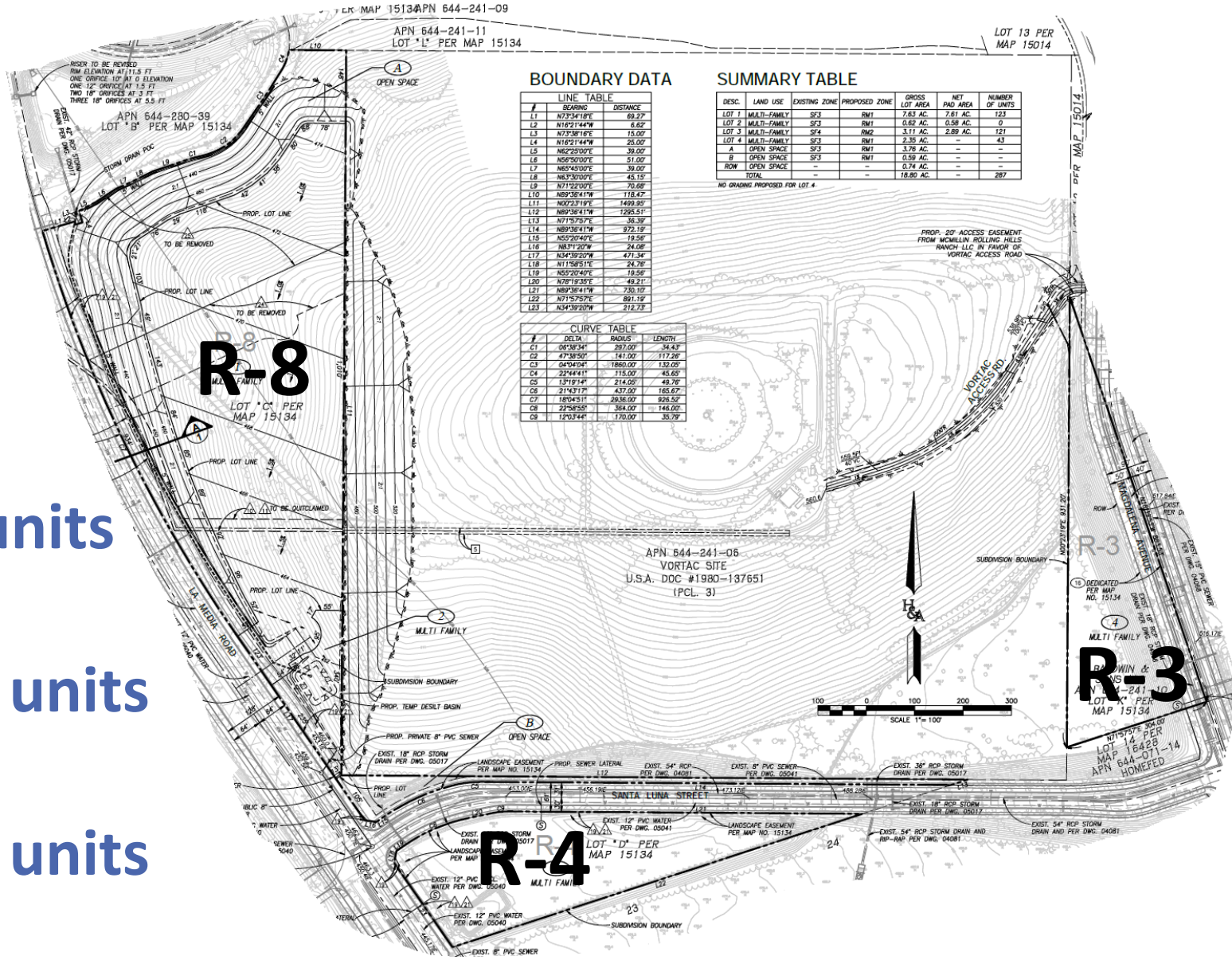
R-3: 43 units

R-4: 121 units

R-8: 123 units



Tentative Map



R-3: 43 units – Planning still under way as to unit mix and type

R-4: 121 units - 1 BR and studio apartments (For rent)

R-8: 123 units – Townhomes, 2 and 3 stories (For sale)

Unit Type	Pre-2025 Amendment	Post-2025 Amendment	Unit Difference
Single Family – detached	902 (62%)	902 (62%)	0
Townhomes (R-8)	218 (15%)	341 (24%)	+123
Apartments (R-4)	0 (0%)	121 (8%)	+121
R-3 Units (Still to be planned)	0 (0%)	43 (3%)	+43
Remaining Units Undeveloped in V7	336 (23%)	49 (3%)	-287
TOTAL	1,456 (100%)	1,456 (100%)	0

- Design Plan:** Standards updated to reflect change from single-family to multi-family dwellings.
- Affordable Housing:** Updates to comply with latest housing policies in the City of Chula Vista and State of California.
- AQIP:** Updates reflect the proposed Project and changes in state building and energy codes.
- WCP:** Updates reflect proposed changes in residential unit type, leading to a reduction in projected water use by approximately 36 percent.



Policy Document Changes

Energy Conservation

Plan: Reflect proposed changes in the Village Seven SPA Plan and to California Building and Energy Codes.

Fire Protection Plan: Reflect proposed Project changes, and, the 100-foot Fuel Modification Zones the same throughout Village Seven.

PC Regulations: Reflect proposed Project changes, prior 40-acre reassignment to ORV8 West & East (2013), design standard flexibility, administratively reviewed Design Review Permits, and appeal procedures consistent with the CVMC.



Policy Document Changes

- No unit increase in Village Seven beyond the previously-approved 1,456 units.
- Infrastructure necessary to serve Village Seven has already been completed and has sufficient capacity to serve the proposed multifamily units.
- Single-family homes result in larger revenues to the City as single-family homes have higher value than multifamily homes.
- Anticipated reduction in revenue of \$3.2 million, while still estimating \$13,257,966 generated in net municipal real property tax revenues during the first 20 years.



Council Policy No. 400-02

- June 25, 2024 – Community meeting organized at the HUB at Otay Ranch Town Center
- One City Staff Member and Applicant present; no public attendance.

Planning Commission

- December 11, 2024 – 6-1-0 approval for the proposed project. Applicant addressed specific concerns regarding parking & reduced revenues from upzoning.

First Addendum to FEIR No. 04-06

Identifies circumstances within the proposed project not analyzed in FEIR No. 04-06 (*October 12, 2004*):

- Project proposes to change the land use, and not the unit count, from 287 single-family residential units, to 287 multi-family residential units.
- Impacts to land use compatibility and compliance was determined to be less than significant and no mitigation required .
- **No new significant environmental impacts.**



RECOMMENDATIONS

Adopt a Resolution:

- 1) Certifying the First Addendum to FEIR 04-06;
- 2) Approving amendments to the associated Otay Ranch Village Seven Policy and Regulatory Documents;
- 3) Approving Tentative Map (TM23-0001);

Adopt an ordinance approving modifications to the ORV7 Planned Community District Regulations.