



BALDWIN & SONS

Building Quality Communities for Three Generations

OTAY RANCH ♦ VILLAGE SEVEN

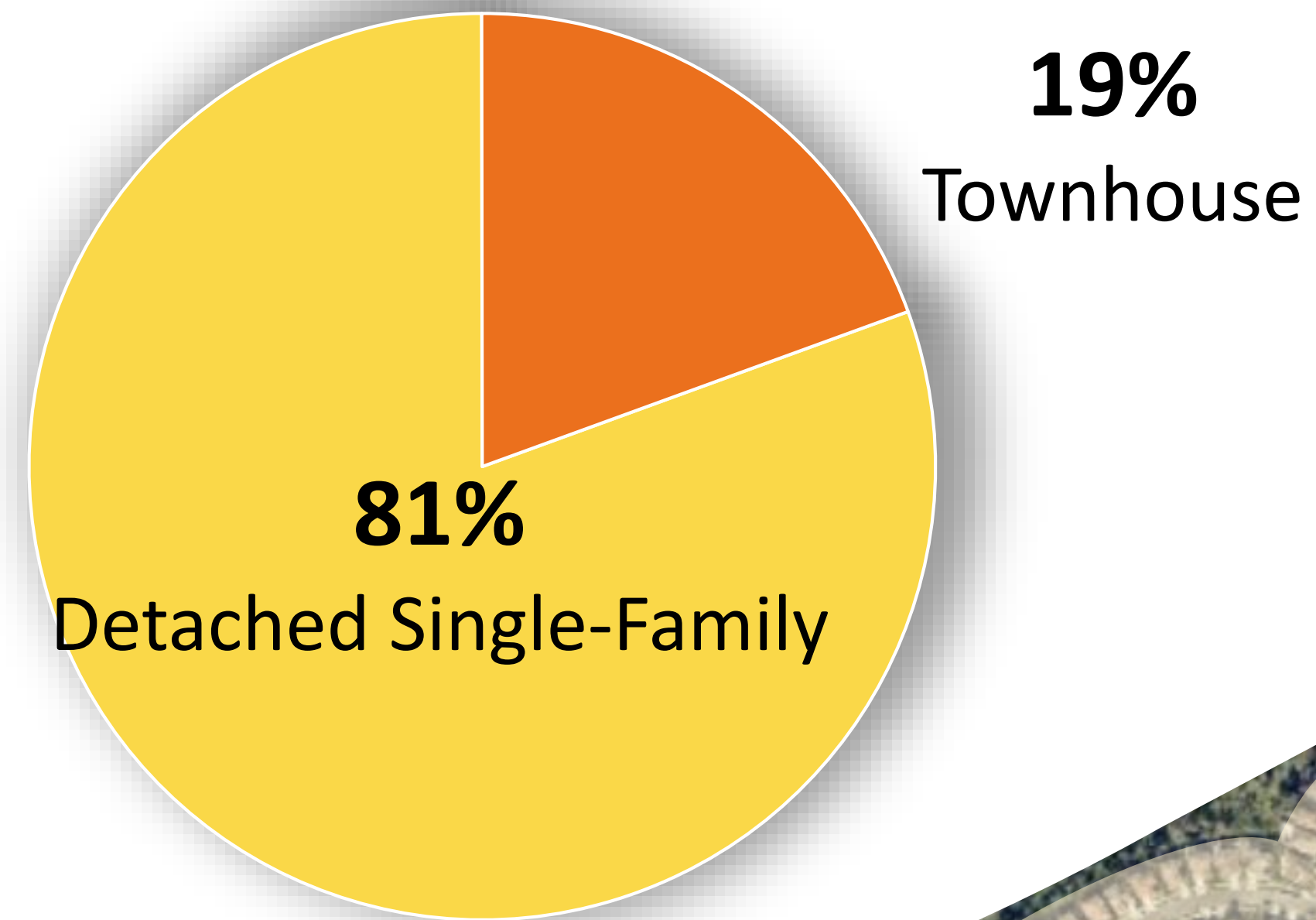
SPA Plan Amendment

City of Chula Vista City Council

February 11, 2025



VILLAGE 7: EXISTING HOUSING TYPES



6-bedroom single-family home on a ±5,000 sq. ft. lot



4-bedroom single-family home on a ±2,500 sq. ft. lot (MF zone)



4-bedroom single-family home on a ±2,000 sq. ft. lot (MF zone)



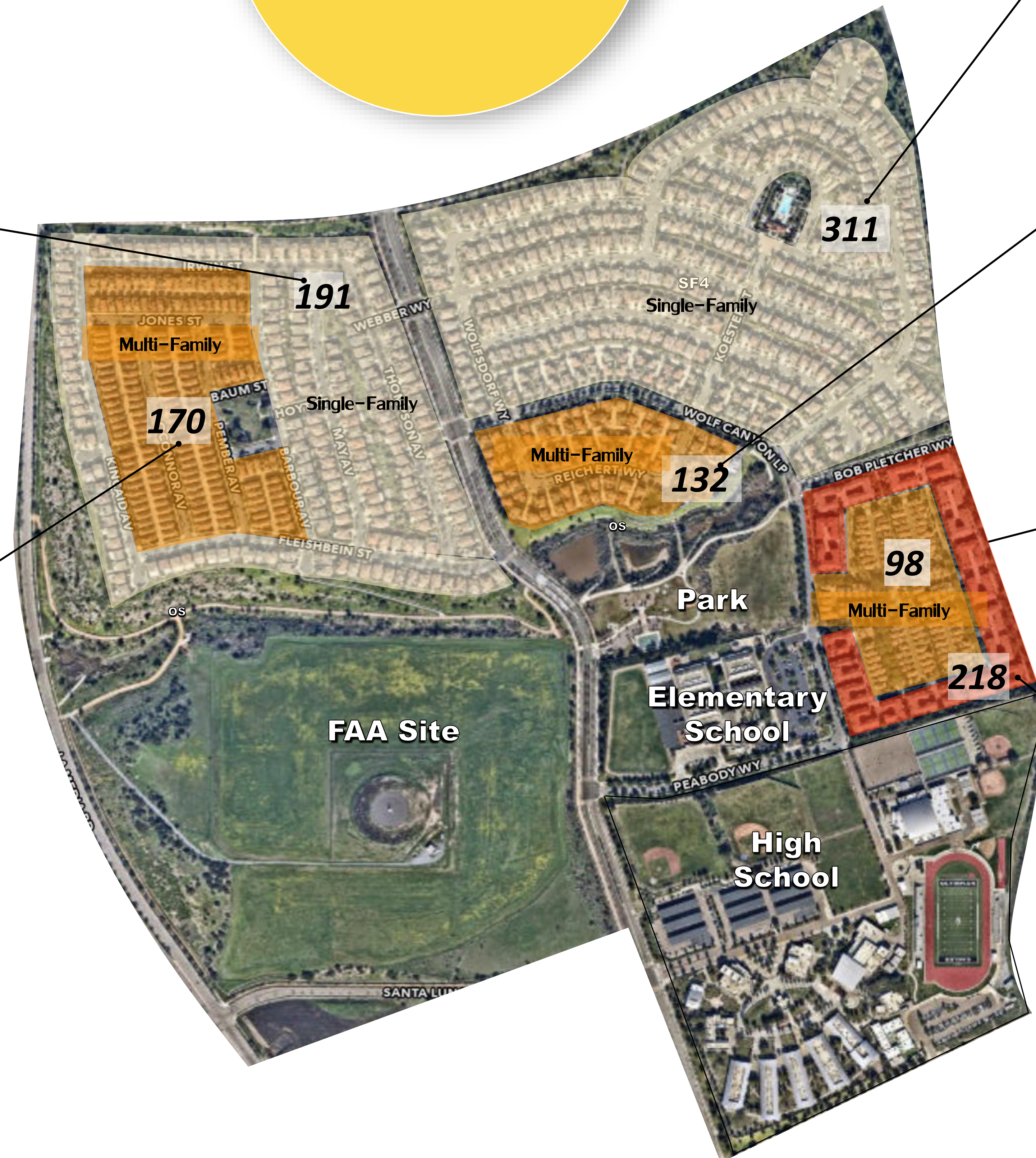
3-bedroom townhouse



6-bedroom single-family home on a ±5,000 sq. ft. lot



4-bedroom single-family home on a ±2,500 sq. ft. lot (MF zone)



PROPOSED NEIGHBORHOODS CONCEPT



2- AND 3-STORY TOWNHOMES
123 units

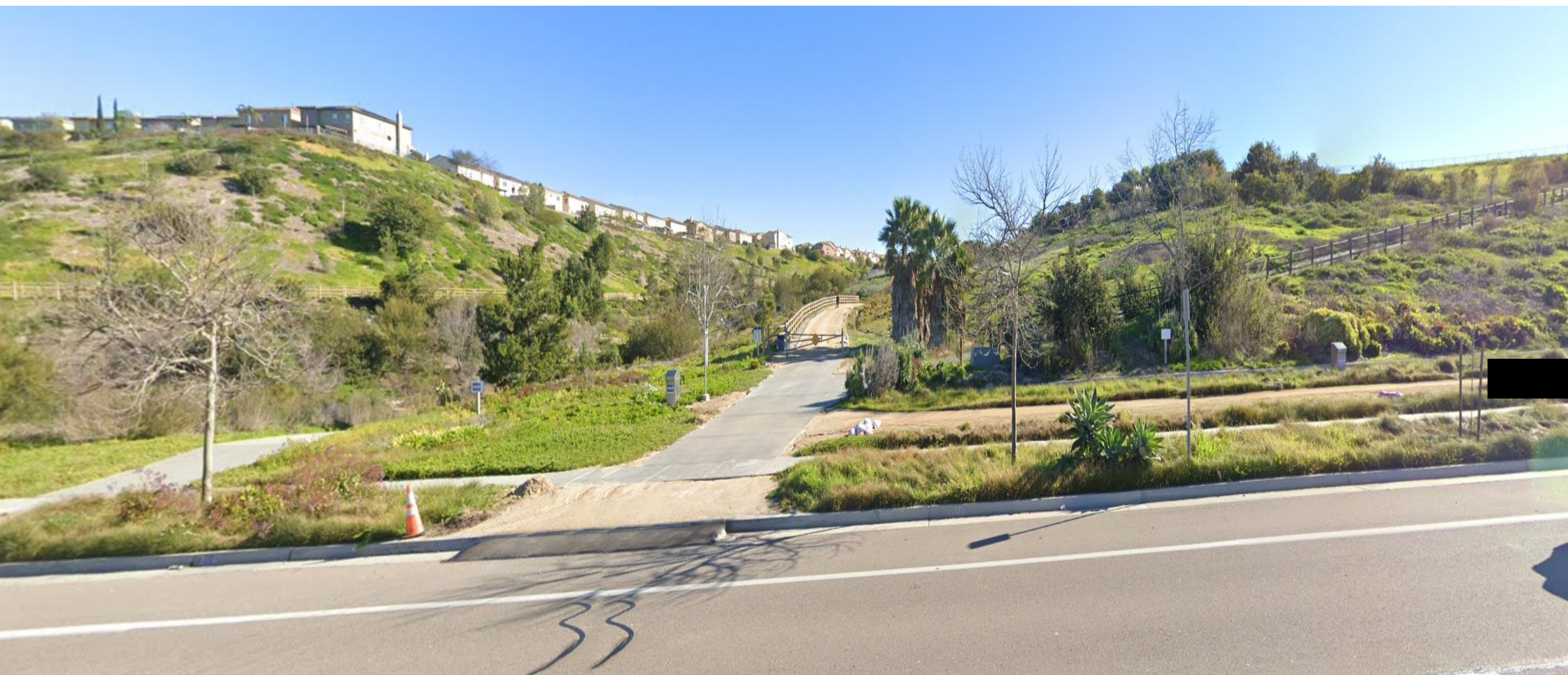


4-STORY FLATS
121 units



Product to be determined
43 units

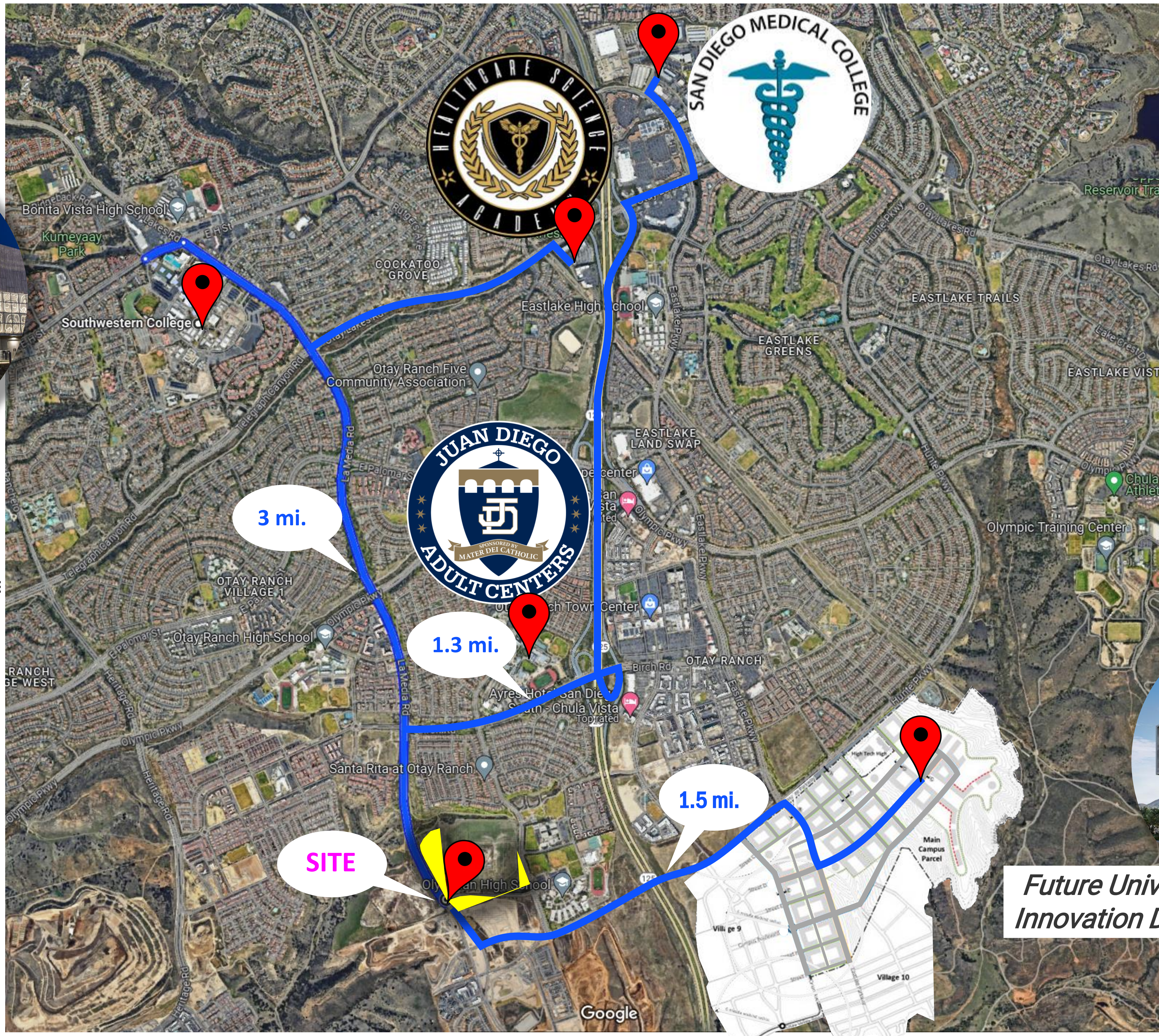
WOLF CANYON: *NATURAL BUFFER AND TRANSITION ZONE*



ADJACENCY TO MIXED-USE COTA VERA



LOCATION-DRIVEN DEMAND FOR SMALLER SIZED HOUSING



Future University Innovation District

BALDWIN & SONS – LEASING AND PROPERTY MANAGEMENT

Established in 2019

ENCLAVE

Four communities in Olay Ranch

Google Reviews

Average Rating **5.0** ★★★★★

Total Reviews **250+**

★★★★★ “Would totally recommend living here. I've been here for 3 years and have no complaints. Maintenance is always responsive, and the office staff is always helpful.”



★★★★★ “Amazing place to live! My wife and I are happy to be here. It's new, close to everything we need, and the quality of life meets our needs. The staff is really friendly, kind and supportive during the move-in process.”



★★★★★ “Absolutely love everything about these apartments! Came into the leasing office, and Mayra was super helpful in ensuring a smooth and quick move-in process. She's super enthusiastic and goes above and beyond to help out, which is greatly appreciated!”



★★★★★ “This is one of the best communities I've stayed at. They always keep the property clean and safe. Most importantly, the customer service is absolutely outstanding. Definitely recommend this property.”





BALDWIN & SONS

HOME BUYING INCENTIVE PROGRAM

Program Guidelines:

- ❖ Every month you live at a Baldwin & Sons Apartment Community we will apply \$500 of paid rent, up to \$10,000 toward the purchase of any new Pacific Coast Communities or Heritage Building & Development new home purchase!
- ❖ Only current residents of Enclave Otay Ranch and The Club at Enclave are eligible. Residents must be in good standing, with no balances due.

*Earn up to
\$10,000
toward the
purchase of your
new home!**

BENEFITS OF THE PROJECT



Balances the overall village housing mix:

- **64%** *Single-Family Detached*
- **24%** *Townhomes*
- **9%** *Flats*
- **3%** *TBD*



Activates the adjacent commercial district

while respecting the SF neighborhood to the north



Housing that supports the educational hub