



*Development Services
Department*

INTRODUCTION

City Council

Village 9 *The University Village*

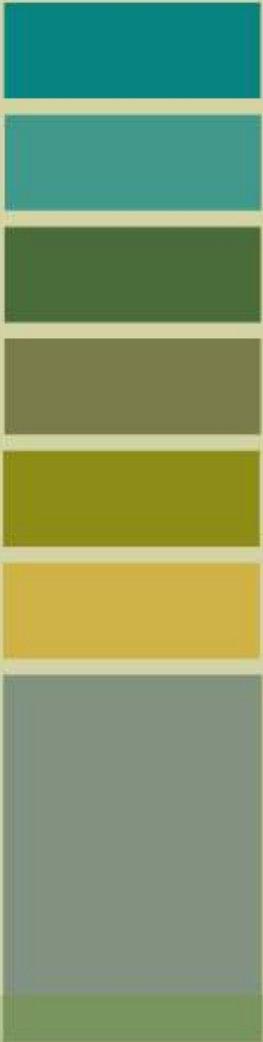
EIR-10-04, PCM-09-19, PCS-09-05

Wednesday 14, 2014



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Village 9





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Project Team

City Staff

- Harold Phelps, AICP – Planning
- Marni Borg & Glen Laube - Environmental
- Ann Moore & Mike Shirey – Attorney’s Office
- Tom Adler & Sandra Hernandez – Land Development
- Dave Kaplan – Traffic Engineering
- Joe Gamble – Parks/Land Development
- Pablo Quilantan – Finance
- Justin Gipson – Fire



Project Team (con't)

Applicant

- Paul Borden – Otay Land Company
- Jeff O'Connor – Otay Land Company
- Tom Blessent – Consultant to OLC
- Bob Penner – Otay Land Company
- Kent Aden – Otay Land Company
- Curt Noland – Otay Land Company

Consultants

- Jeff Chine – Allen Matkins, Legal Services
- Sharon Toland, Atkins – Environmental Consultant
- Dino Serafini, PMC, PFFP Consultant
- Dawn Wilson, RBF – Traffic Consultant



Items to be Considered

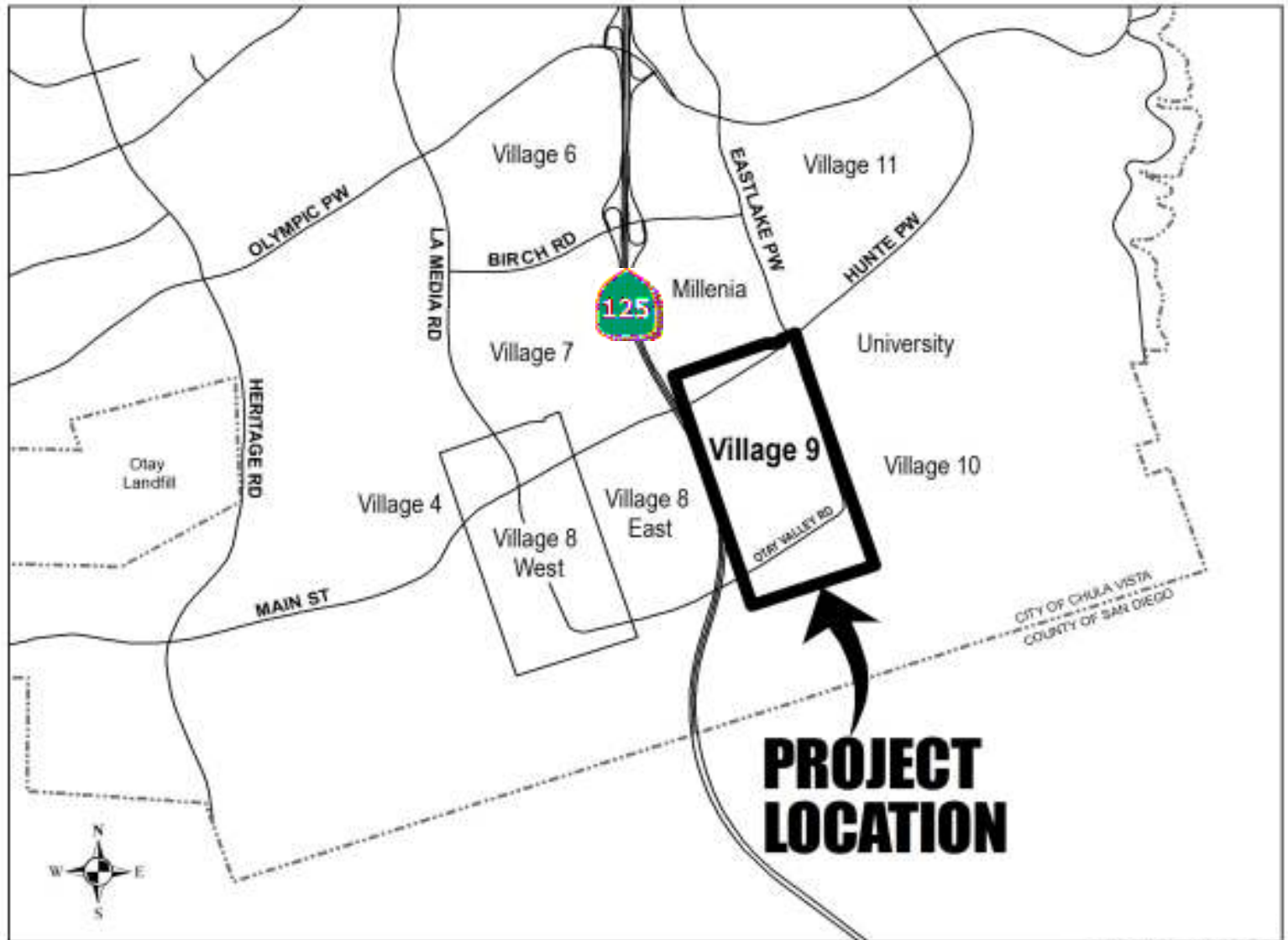
1. Final EIR-10-04
2. SPA Plan (PCM 09-19)
 - a. PC District Regulations/Design Plan (Form Based Code)
 - b. Public Facility Finance Plan
 - c. Air Quality Improvement Plan
 - d. Non Renewable Energy Conservation Plan
 - e. Preserve Edge Plan
 - f. Agricultural Plan
 - g. Fire Protection Plan
 - h. Water Conservation Plan
 - i. Affordable Housing Program
3. Tentative Map (PCS 09-05)

CONTEXT



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CONTEXT



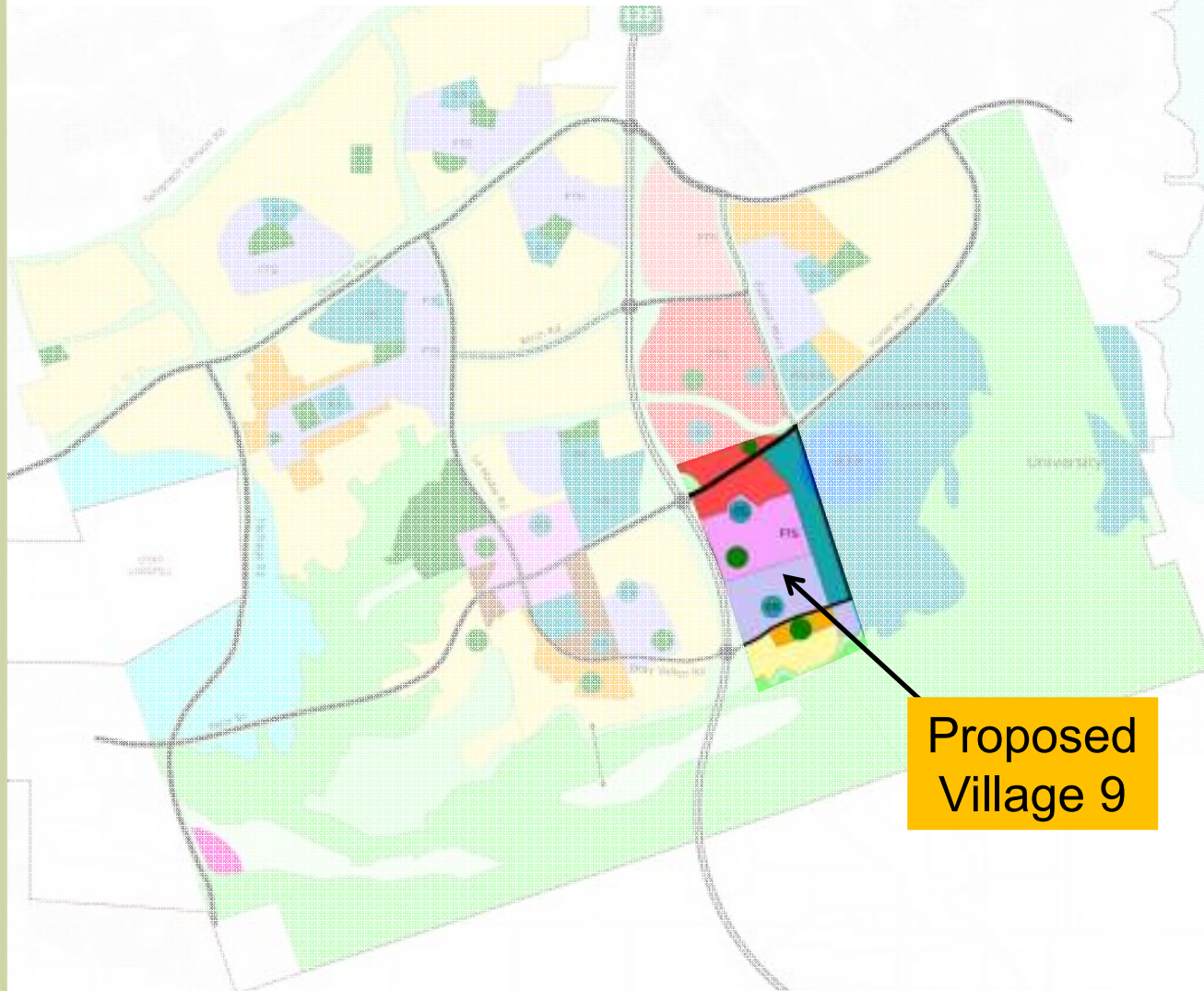
**PROJECT
LOCATION**



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General Plan Land Use Diagram

CONTEXT



Proposed Village 9

PROPOSED GENERAL PLAN LAND USES WITHIN PROJECT AREA

LEGEND

- RESIDENTIAL**
 - RESIDENTIAL LOW MEDIUM
 - RESIDENTIAL MEDIUM
 - RESIDENTIAL MEDIUM HIGH
- COMMERCIAL**
 - RETAIL
 - MIXED USE COMMERCIAL
- SPECIAL PLANNING AREA**
 - MUR MIXED USE RESIDENTIAL
 - TC TOWN CENTER
 - EUC EASTERN URBAN CENTER
 - UNIVERSITY
 - REGIONAL TECHNOLOGY PARK (RTP)
- INDUSTRIAL**
 - RESEARCH & LIMITED INDUSTRIAL
- OPEN SPACE, PARKS & PUBLIC / QUASI-PUBLIC**
 - OPEN SPACE
 - PARKS & RECREATION
 - PUBLIC & QUASI PUBLIC
 - ACTIVE RECREATION
 - OPEN SPACE PRESERVE
- CIRCULATION SYSTEM**
 - SR - 125 (TOLL ROAD)
 - EXPRESS WAY (7 OR 8 LANE)
 - PRIME ARTERIAL STREET (5 LANE)
 - MAJOR STREET (5 LANE)
 - TOWN CENTER ARTERIAL
 - MAJOR STREET (4 LANES)
 - ACCESS TO ACTIVE RECREATION



SCALE: 1" = 800'



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General Development Plan Land Use Plan

Otay Ranch
GDP / SRP
Land Use Plan

As Amended:
July 4, 1995,
November 20, 1998,
October 23, 2001,
and May 21, 2004

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)

Special Planning Area/ Commercial

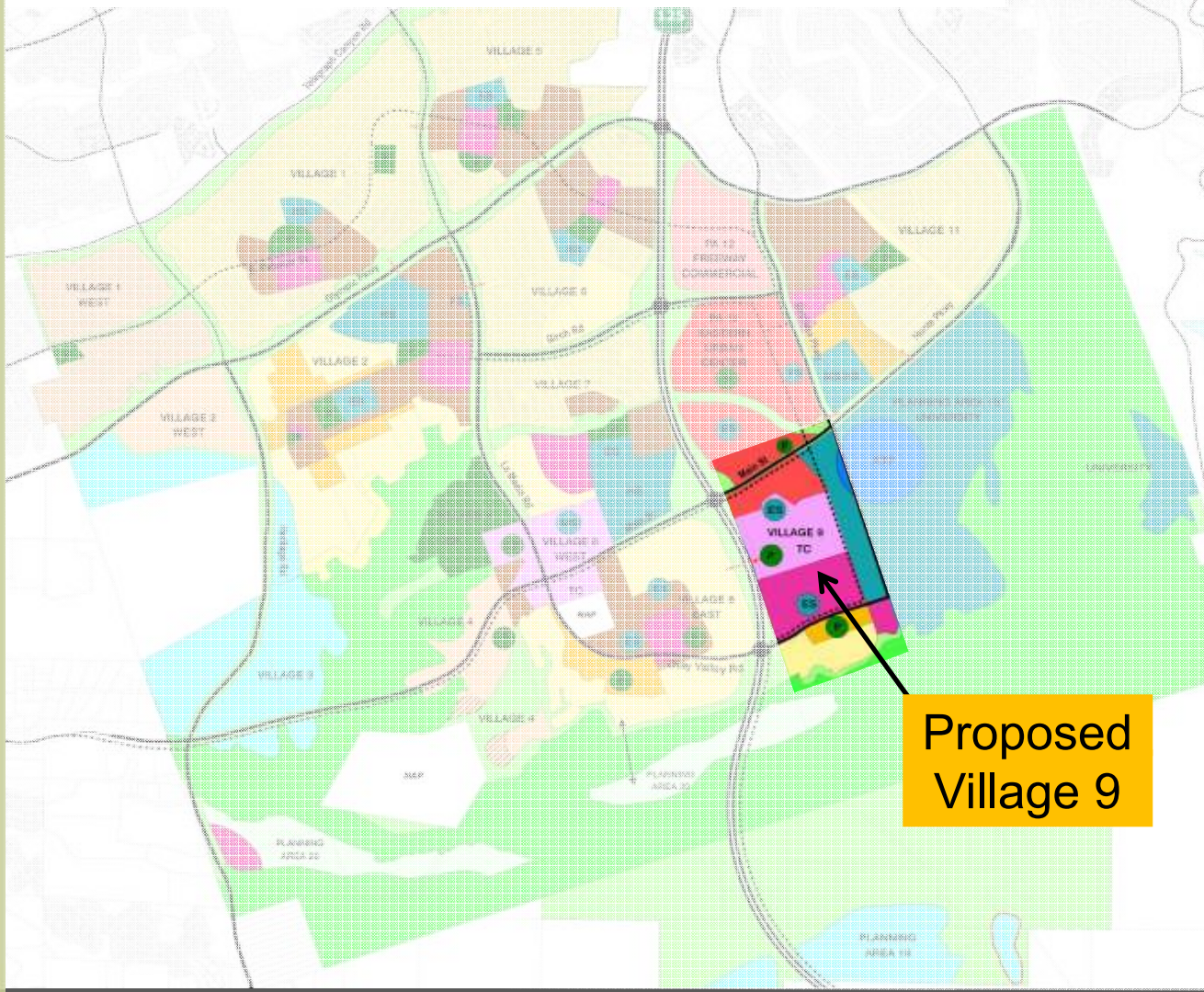
- Freeway Commercial (FC)
- Mixed Use (MU)
- Town Center (TC)
- Center Urban Center (CUC)
- University
- Regional Technology Park (RTP)

Industrial

- Research & Limited Industrial

Public/ Open Space/ Other

- Public & Quasi-Public (PQ)
- Resort (RES)
- Sensitive Resource Study Area (SRS)
- Open Space
- Parks & Recreation
- Special Conference Center (SCC)
- Active Recreation
- Chula Vista Open Space Preserve
- Limited Development Area
- SR - 125 (704 Road)
- Elementary School
- Middle School
- High School
- Fire Station
- Park
- Transit Corridor



Proposed
Village 9

- CONTEXT
- PLANNING AREA 10
- PLANNING AREA 11
- PLANNING AREA 12
- PLANNING AREA 13
- PLANNING AREA 14
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- PLANNING AREA 50



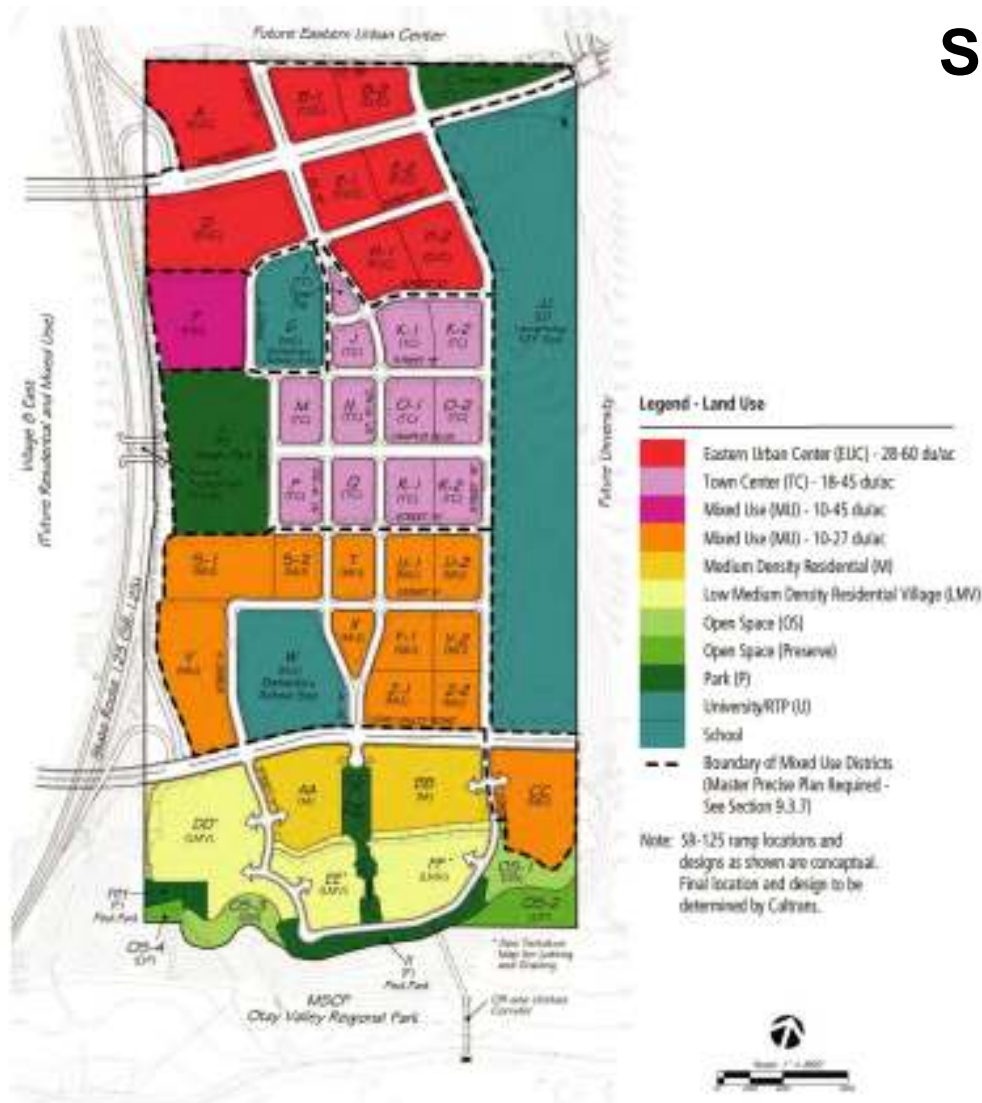
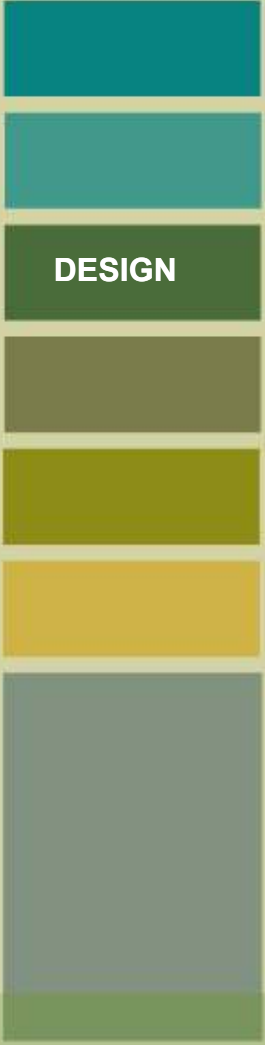
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DESIGN

Village 9 Sectional Planning Area Plan



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Site Utilization Plan

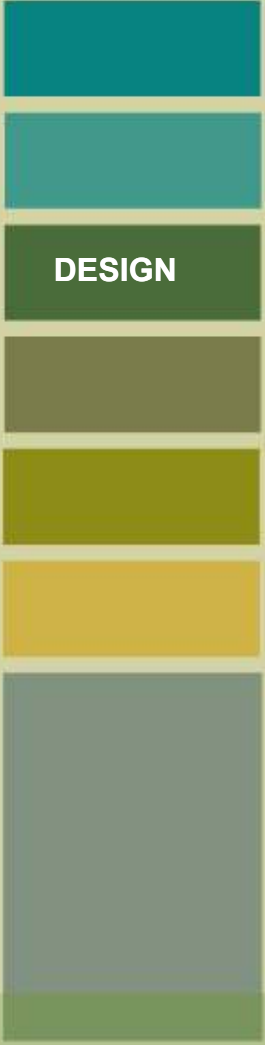
- 4,000 SF & MF Dwelling Units
- 27.5 ac Park
- 19.8 ac Elementary School
- 5.0 ac CPF Use
- 1,190,000 s.f. Eastern Urban Center Commercial/Office
- 278,000 s.f. Mixed Use Town Center Commercial/Office
- 32,000 s.f. Mixed Use Residential Commercial/Office
- 9.6 ac O. S. / Preserve
- 26.1 ac Circulation
- 50.0 ac University



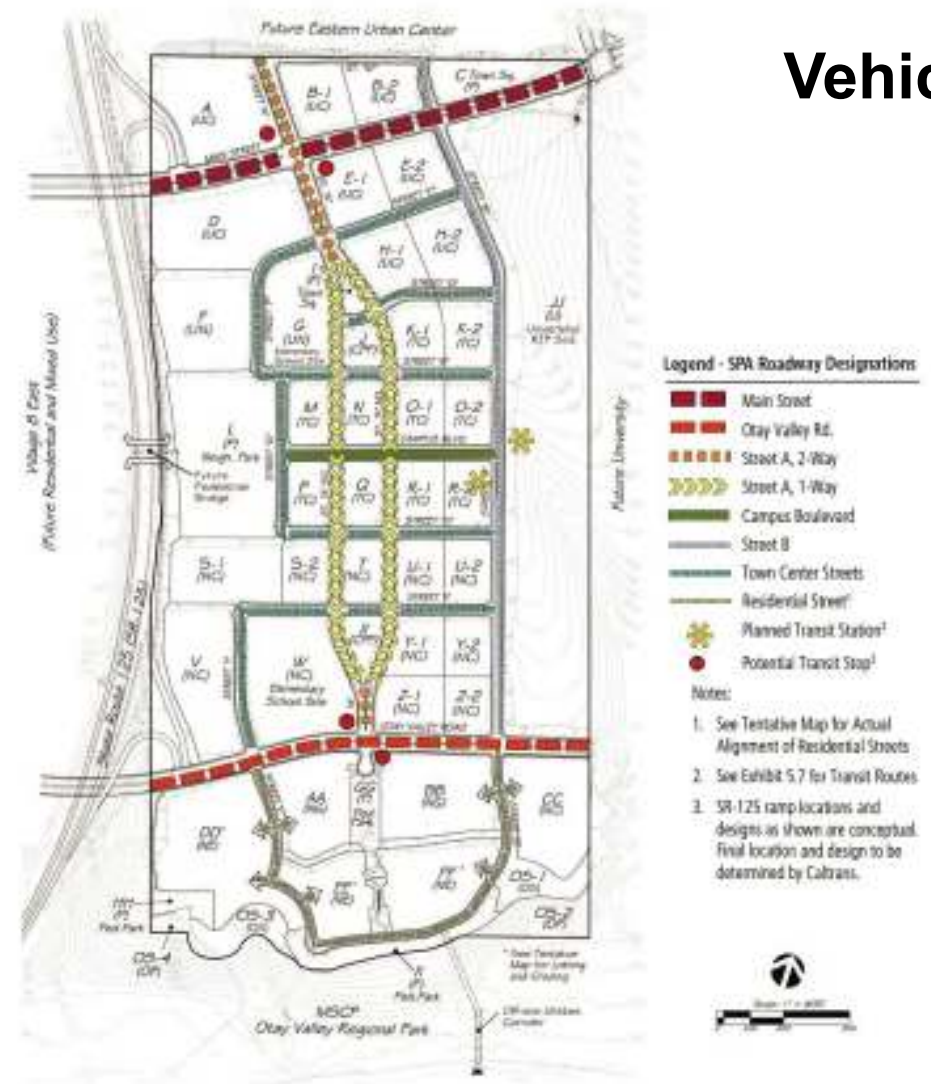


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Vehicular Circulation



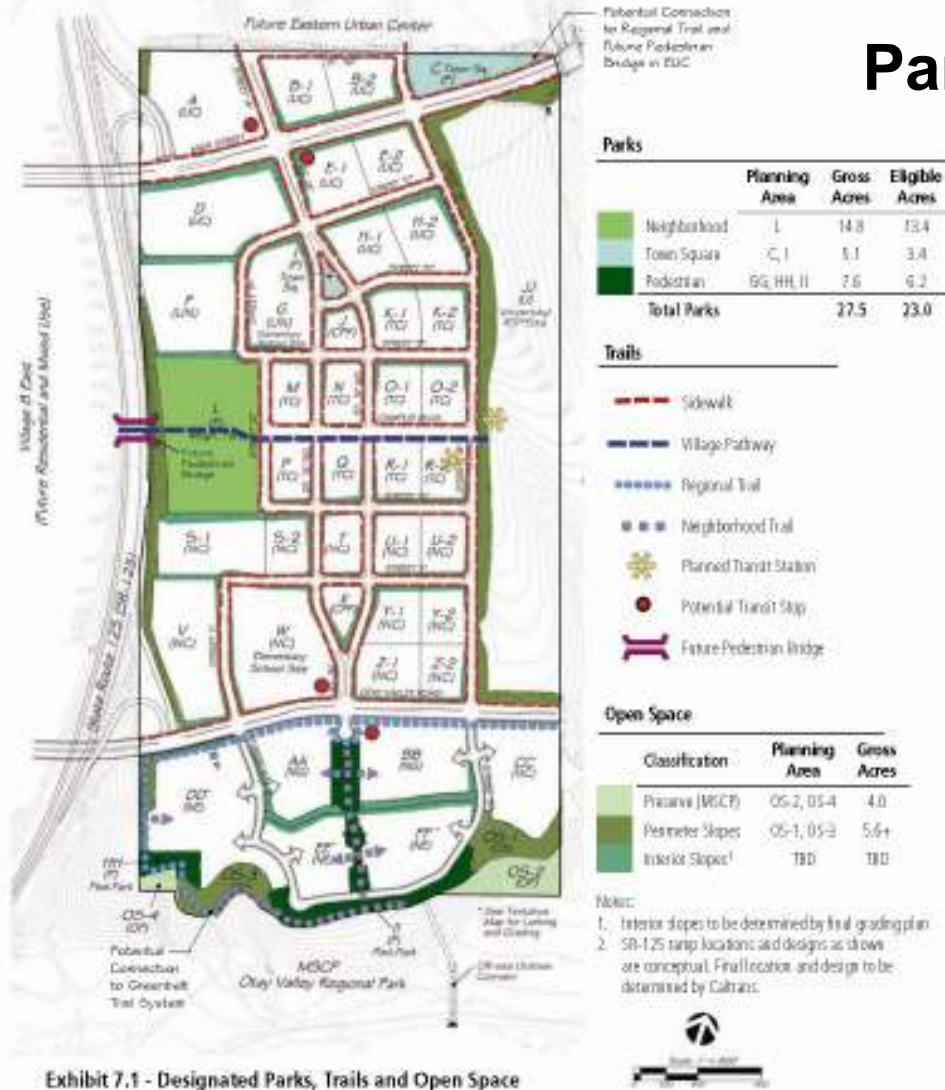
DESIGN





Park and Open Space

DESIGN





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DESIGN

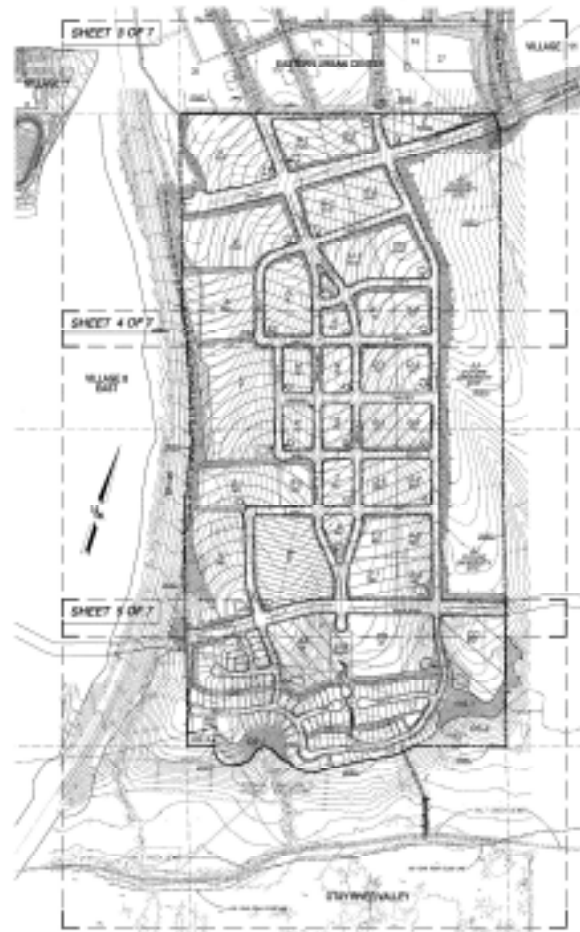
Village 9 Tentative Map



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TENTATIVE MAP OTAY RANCH - VILLAGE 9 & PORTION OF VILLAGE 12

CITY OF CHULA VISTA, CALIFORNIA



DESIGN



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***PC District Regulations (Form
Based Code)***



Form Based Code

- Focuses on the visual aspect of development and less on uses
- Combines development regulations and design plan
- Focuses on relationship of the building to the street
- Uses Transects to provide organization for development
- Transects are then divided into zones

IMPLEMENTATION



-
-
- DESIGN**
-
-
-
-

Regulating Plan



Legend - Tract : Zone

- T-1: Open Space Preserve (OP)
- T-1: Open Space (OS)
- T-2: Neighborhood Edge (NE)
- T-2: Neighborhood General (NG)
- T-3: Neighborhood Center (NC)
- T-4: Urban Neighborhood (UN)
- T-4: Town Center (TC)
- T-5: Urban Center (UC)
- S0: Park (P)
- S0: Community Purpose Facility (CPF)
- S0: University/ITP (U)

--- Boundary of Mixed Use Districts
(Master Precise Plan Required - See Section 9.3.7)

Note: SR-125 ramp locations and designs as shown are conceptual. Final location and design to be determined by Caltrans.

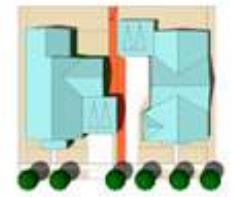




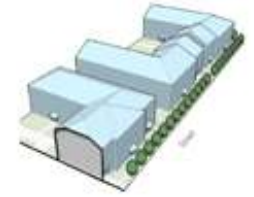
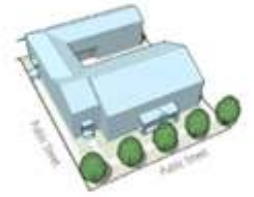
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Conventional Home
Motorcourt
Linear Green Court
Bungalow Green Court
Row House



Villa House
Stacked Flat
Live/Work
Shopkeeper
Commercial Block





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Table 3-1 - Building Configuration Standards

Building Configuration	As Permitted (P) by Transect and Zone										
	T-1		T-2		T-3		T-4		T-5		SD
	OP*	OS*	NE	NG	NC	UN	TC	UC	P**	CPF	U**
Conventional Medium			P	P	P	P					
Conventional				P	P	P					
Medium-Dense Single-Family				P	P	P					
Single-Family Medium-Density				P	P	P					
Multi-Family				P	P	P	P	P			
Multi-Family				P	P	P					
Medium-Density					P	P	P	P			
Condominium					P	P					
High-Density					P	P	P	P			
Medium-Density Multi-Family					P	P	P	P			
Industrial			P	P	P	P	P	P		P	
Industrial Medium-Density			P	P	P	P	P	P			
Industrial Medium-Density			P	P	P	P	P	P			

* As of 1/1/15, OP and OS are restricted to the Open Space Reserve (OSR) or Open Space (OS) or Parks.
 ** Buildings within the Open Space Reserve (OSR) or Open Space (OS) or Parks are restricted to the existing building height and setbacks. See Section 16.04.01.

IMPLEMENTATION



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IMPLEMENTATION

3.3.9 T-5: Urban Center (UC) Zone

The primary intent of the Urban Center (UC) Zone is to provide a transition from the low- to mid-rise mixed-use development in the Town Center Zone to the high-rise development in the Eastern Urban Center (EUC). Uses within the Urban Center Zone will include a mix of high-density attached homes, office space, regional, and local retail sales and services, and visitor serving uses. The Urban Center Zone is intended to be an urban walkable district. A Master Precise Plan shall be prepared for this zone according with section 9.3.2 of this SPA.



Key Map
(N.T.S.)

A. Building Configurations Permitted (See Section 3.4, Building Configurations)

1. Stacked Units
2. Shopkeeper
3. Commercial Block
4. Live/Work
5. Innovative
6. Neighborhood Recreation Facility
7. Community Purpose Facility

B. Lot Configuration

1. Lot Width/Size: No minimum
2. Lot Coverage: No maximum
3. Building Height: 15 stories; 215 feet maximum
4. Plotting: Close to sidewalk except where pedestrian plazas and spaces occur; Shall provide frontage along all public roadways



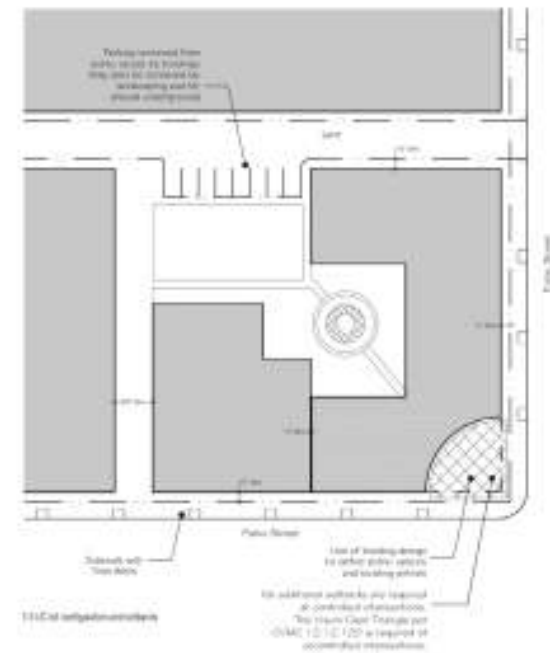
D. Minimum Building Setbacks and Separations

- | | |
|--|---|
| 1. Street: | See applicable corridor standards in Chapter 5, Circulation & Corridor Design |
| 2. Parking/Lane/Drive Aisle: | 5 feet minimum |
| 3. Building Separations: | 0 feet minimum |
| 4. Paseo/service area between buildings: | 20 feet minimum |

E. Permitted Encroachments

(See Section 3.3.1.D, Height Exceptions and Permitted Encroachments)

- | | |
|--|---|
| 1. Street | See applicable corridor standards in Chapter 5, Circulation & Corridor Design |
| 2. Lane: | No first story elements below 8 feet
3 feet maximum for elements 8 feet or more above sidewalk |
| 3. Paseo/service area between buildings: | 5 feet maximum |





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Project Level Review



Project Level Review

- Design Review
 - Major Design Review (Planning Commission)
 - More than 20,000 sq. ft. non-residential (30K in UC)
 - More than 10 multi-family residential units (200 units in UC)
 - Minor Design Review (Zoning Administrator)
 - Less than 20,000 sq. ft. non-residential
 - Less than 10 multi-family residential units





Project Level Review

(continued)

- Intensity Transfers
 - Administrative Process
 - Same Land Use
 - Transfer is consistent with SPA Plan, circulation system and EIR Technical Studies
 - SPA Amendment
- Monitoring





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Village 9 PFFP/FIA



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Public Facility Finance Plan

- Prepared for the City by the consulting firm of Pacific Municipal Consultants (PMC)
- PFFP is required for all SPA Plans to ensure that all development is consistent with goals and policies of the General Plan Growth Management Program and the Otay Ranch GDP
- Ensures infrastructure keeps pace with development

PFFP/FIA



Public Facility Finance Plan (continued)

- The PFFP proposes threshold requirements and a set of recommendations for public facility needs associated with:
 - Traffic, police, fire and emergency services,
 - Schools, libraries, parks,
 - Water, sewer, drainage, air quality,
 - Civic center, corporation yard, and other city administrative facilities

PFFP/FIA



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Fiscal Impact Analysis

- City's Fiscal Impact Framework utilized to provide a consistent evaluation of all SPA Plans
- Utilizes the City of Chula Vista budget to identify and allocate variable revenues and costs
 - variables include property taxes, vehicle license fees, sales tax receipts, and transient occupancy tax receipts
- Sets up a consistent method to calculate revenue and cost impacts that may change according to the specific development program

PFFP/FIA



Fiscal Impact Analysis

(continued)

- Prepared by PMC
- Annual fiscal impacts are negative Years 1 through 10
- Year 1 deficit of approximately \$176,400
- Spiking in Year 6 with a deficit of approximately \$314,000
- Turns positive in Year 11 with surplus of \$195,000
- Grows to annual net surplus of \$727,500 at buildout (Year 20)
- Early residential development creates deficits

PFFP/FIA



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Fiscal Impact Analysis

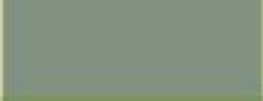
(continued)

- Increased commercial/office development from Years 6 through 11 results in increased sales and property taxes
- From Year 12 to buildout (Year 20) significant increase in commercial/office drives surpluses
- Project is conditioned to “provide funding for periods where expenditures exceed revenues” per CVMC 19.09.060(J)

PFFP/FIA



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Village 9 Final EIR



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Environmental Review Process

Draft EIR was prepared in compliance with CEQA, and the City's Environmental Review Procedures

- 30-day public distribution of Notice of Preparation: June 2010
- Public scoping meeting: July 2010
- 45-day Public Review of Draft EIR: January 2014
- Planning Commission Hearing: May 14, 2014
- City Council Hearing: June 3, 2014



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Significant and Unmitigated Impacts

- Aesthetics: *rural to urban landscape; cumulative loss of views to open space*
- Transportation: *Olympic Parkway/I-805 Northbound Ramps*
- Air Quality: *contribution to an impacted air basin/ inconsistent with RAQS*
- Cultural Resources: *impact to the region's cultural resources/historical record*
- Global Climate Change: *exceeds federal/state standards for ozone precursors*
- Agricultural: *loss of farmland of local importance*
- Public Utilities: *infrastructure to meet long-term supply/demands relies on other public agencies*

Conclusions are consistent with the previously approved 2005 GPU Program EIR and 2013 GPA/GDPA Supplemental EIR.

No new significant and unmitigated impacts.



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Significant and Mitigated to Less than Significant

- Land Use and Planning
- Aesthetics/Landform
- Transportation
- Air Quality
- Noise
- Biological Resources
- Cultural Resources
- Geology and Soils
- Public Services
- Hydrology/Water Quality
- Agricultural Resources
- Hazards
- Public Utilities



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Less Than Significant Impacts

- Housing and Population
- Mineral Resources



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Planning Commission Recommendation

On May 14, 2014 the Planning Commission:

- Heard the item;
- Brought forth a motion to recommend the City Council adopt a resolution to Certify the FEIR that failed (3-1-2-1), effectively resulting in a recommendation to disapprove the certification of the FEIR;
- The Planning Commission indicated their desire to move the project forward without delay;
- Due to the lack of a recommendation to certify the FEIR, and pursuant to CVMC 19.48.110 the Planning Commission voted 4-0-2-1 to recommend disapproval of the SPA and TM, moving it forward for consideration by City Council.

RECOMMENDATION



Staff Recommendation

- That the City Council:
 - Certify FEIR-10-04;
 - Approve the Village 9 SPA Plan (PCM-09-19);
 - Approve the Village 9 Planned Community District Regulations/Design Plan (Form Based Code); and
 - Approve the Village 9 Tentative Map (PCS-09-05)

RECOMMENDATION