

Moss Street Townhomes

December 8, 2020

MPA18-0015, PCZ18-0001, PCS18-0006, DR18-0028, ZAV18-0001, IS18-0004

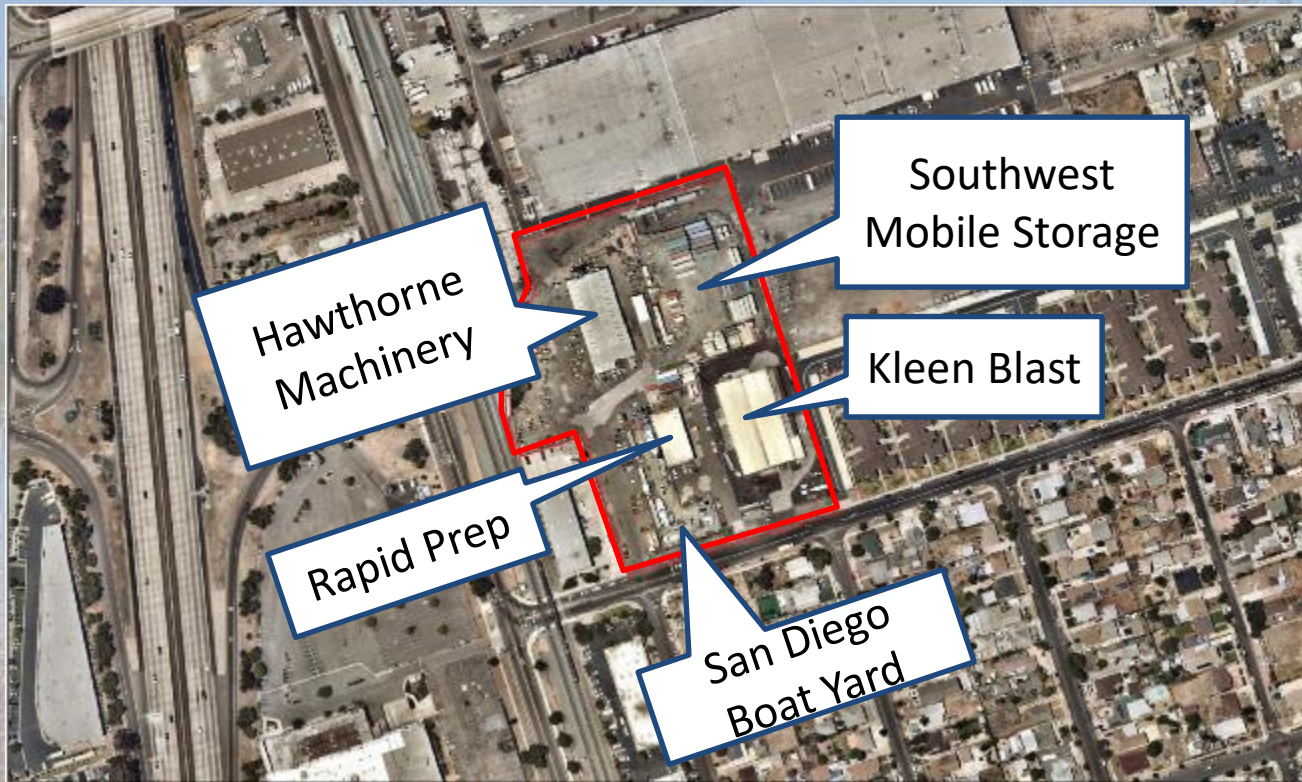
Moss Street Community Meeting

1. September 4, 2019 at the Chula Vista Library South Branch.

Major Issues of Concern

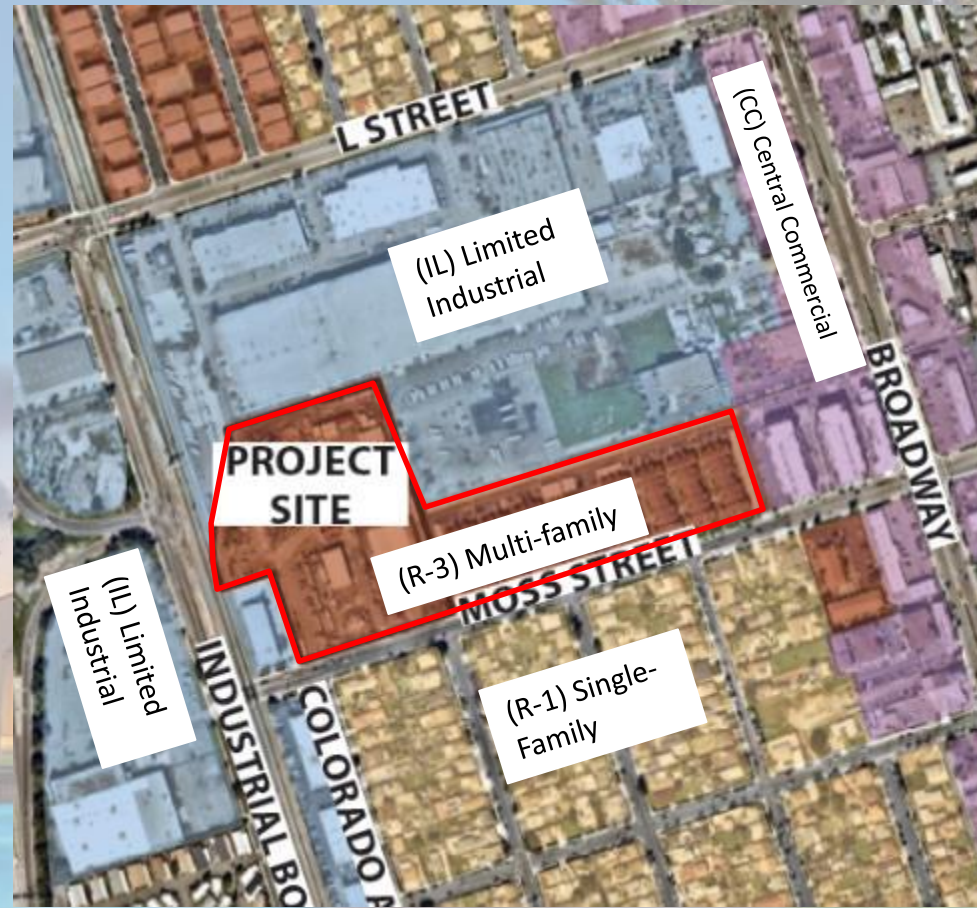
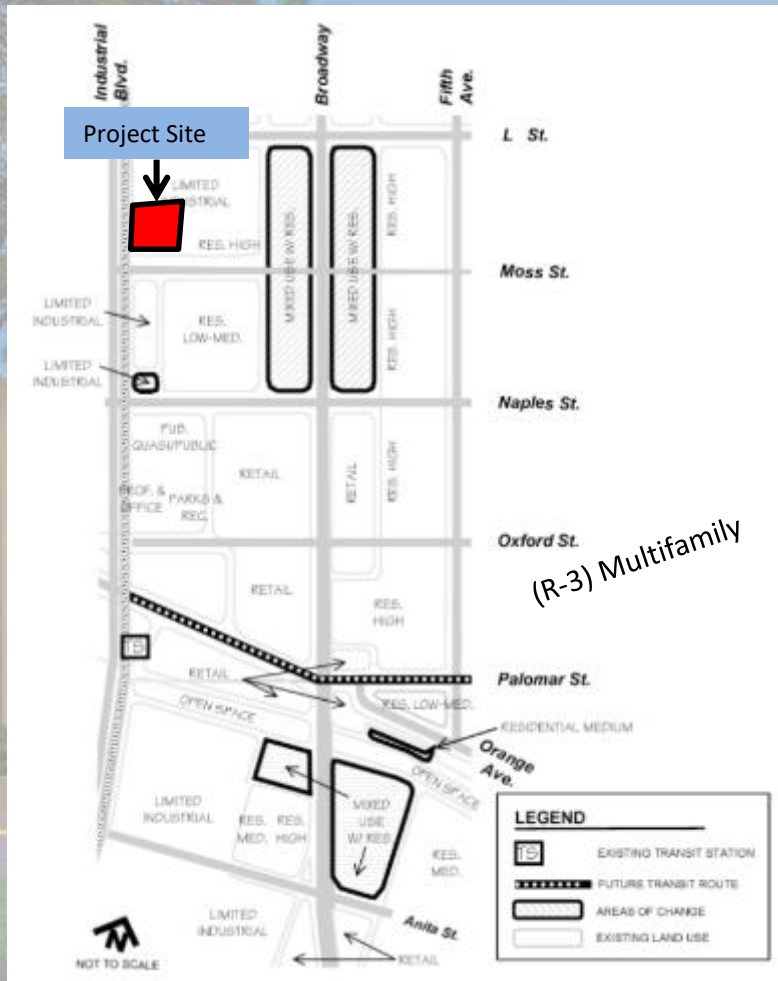
1. Parking
2. Traffic
3. Pedestrian Safety
4. Potential Job Loss
5. Fiscal Impact
6. CEQA
7. City-wide Services







EXISTING GENERAL PLAN LAND USES



City of Chula Vista Area Of Low/Moderate Income Concentration

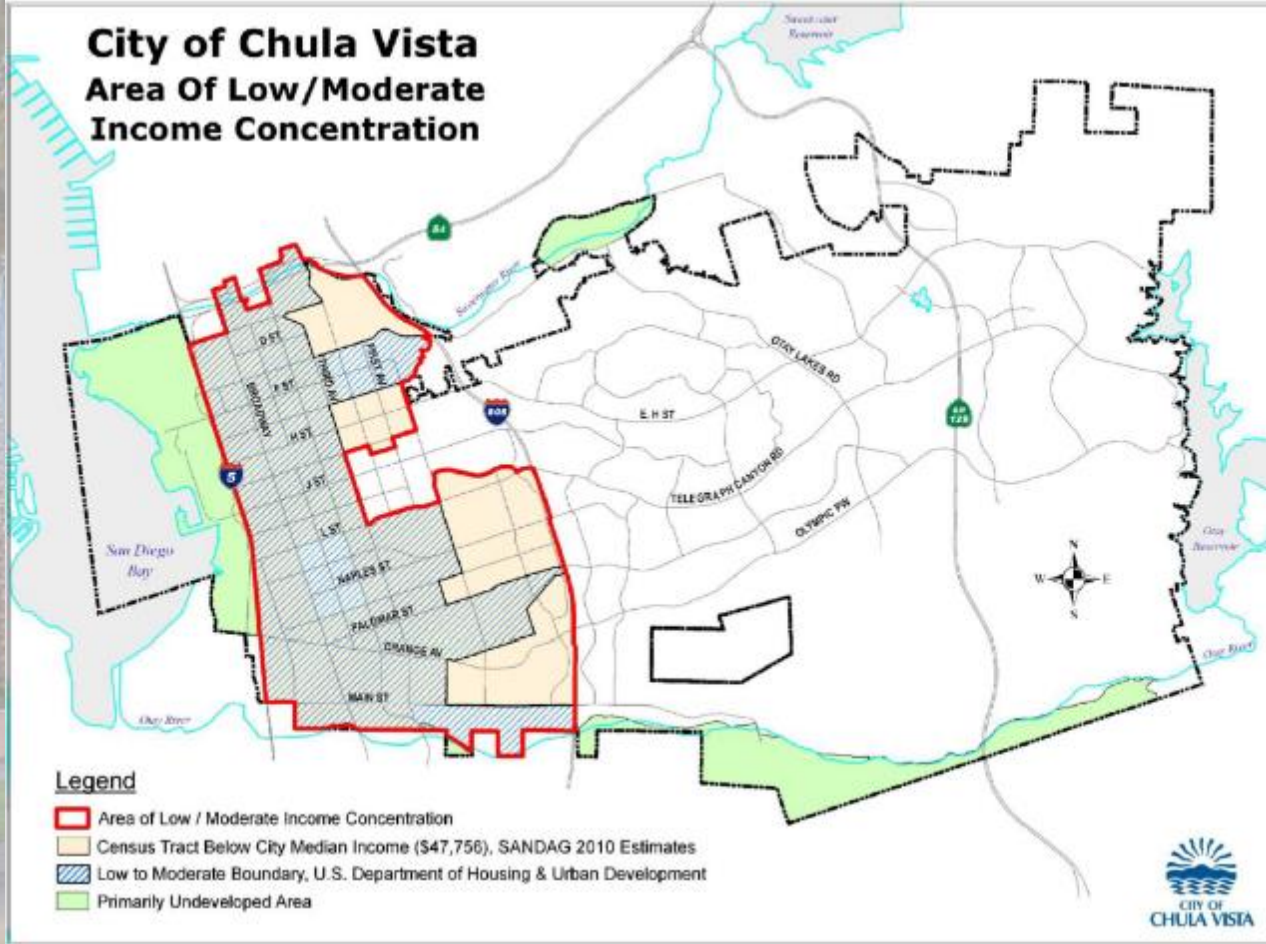
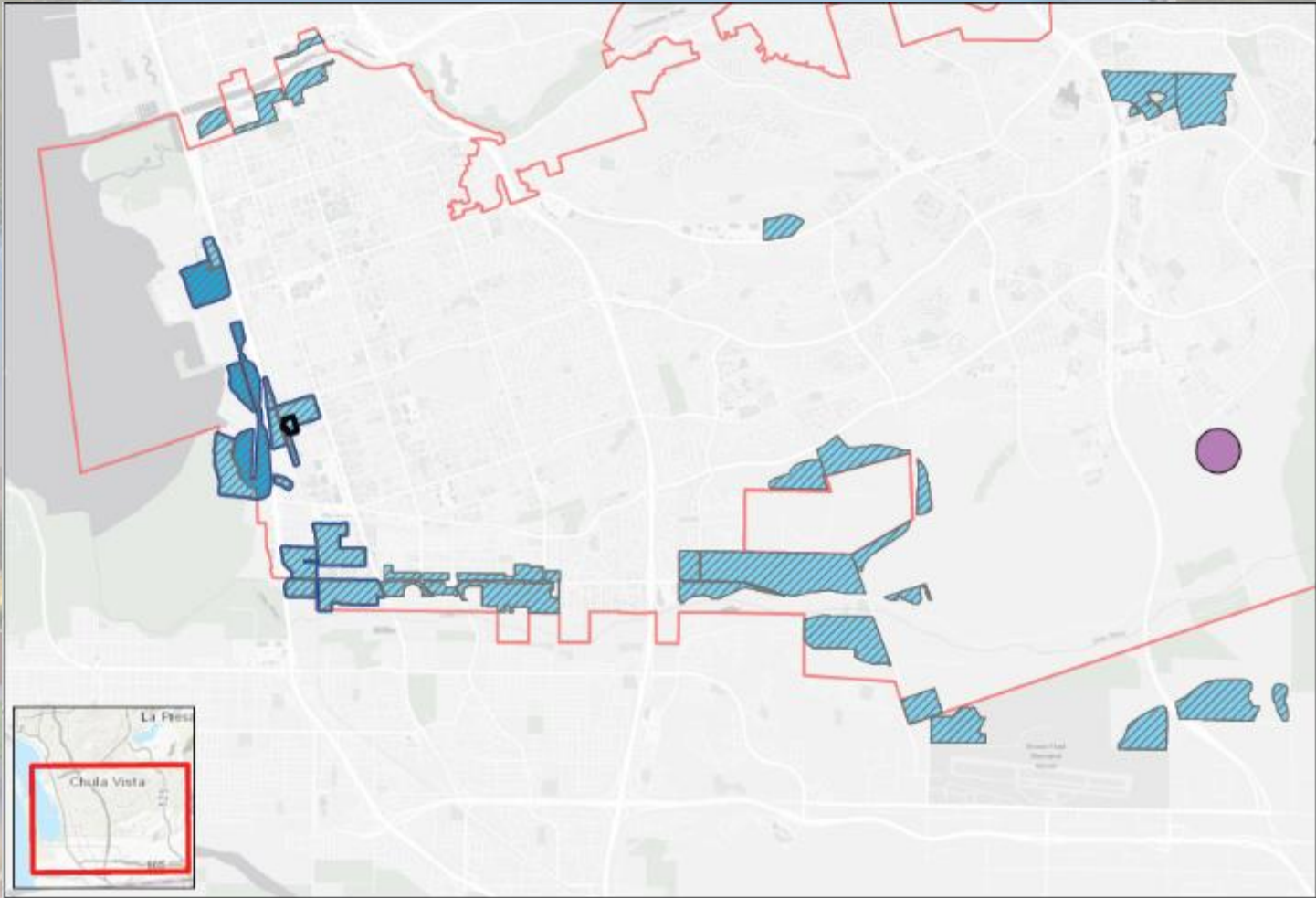


Exhibit 1 - Area of Low/Moderate Income Concentration



INDUSTRIAL PROPERTY WITHIN CHULA VISTA

TABLE 1: ESTIMATE OF LAND ACRES REQUIRED TO SUPPORT CITY OF CHULA VISTA INDUSTRIAL DEMAND

	2020	2035	2050	
Industrial Employment in City	8,990	9,944	11,204	¹
Required Industrial SF	9,378,220	10,373,417	11,687,828	²
Assumed Vacancy	4.6%	7.0%	7.0%	³
Required Industrial SF w/Vacancy	9,830,419	11,154,212	12,567,557	⁴
Increase in SF from 2020 Supply		1,323,793	2,737,138	
General Plan Industrial Acres	2,145	2,145	2,145	
ANDAG Estimated of Current Acres	731	731	731	⁵
Required Acres at 0.40 FAR		76	157	⁶
Total Required Acres	731	807	888	
Required Industrial Acres at FAR	2020	2035	2050	⁷
0.25		852	982	
0.40		807	888	
0.55		786	845	
Surplus Industrial Acres at FAR	2020	2035	2050	
0.25		1,293	1,163	
0.40		1,338	1,257	
0.55		1,359	1,300	
Effective Building SF / Job	1,043			⁸
Current Inventory FAR	0.31			⁹

Industrial Lands Analysis

Table 11: Summary of Net Fiscal Benefits of Existing Industrial & Proposed Project

Year	Existing Industrial		Proposed Project
	Net Fiscal Revenues in Unmodified Fiscal Model	Adjusted Net Fiscal Revenues	Adjusted Net Fiscal Revenues
1	\$ (183)	\$ (158)	\$ 70,935
2	(545)	(519)	19,756
3	(774)	(747)	14,348
4	(960)	(933)	10,425
5	(1,158)	(1,130)	6,487
6	(1,362)	(1,334)	2,777
7	(1,583)	(1,554)	(851)
8	(1,793)	(1,764)	(3,660)
9	(1,777)	(1,747)	(43)
10	(1,759)	(1,729)	2,952
11	(1,759)	(1,728)	5,565
12	(1,759)	(1,727)	8,297
13	(1,761)	(1,729)	11,152
14	(1,771)	(1,738)	13,918
15	(1,783)	(1,749)	16,811
16	(1,796)	(1,762)	19,839
17	(1,810)	(1,775)	23,006
18	(1,826)	(1,790)	26,317
19	(1,844)	(1,808)	29,780
20	(1,863)	(1,826)	33,395
Cumulative Total		\$ (29,247)	\$ 311,207

Source: City's Fiscal Model, Kosmont (2020)

**TABLE 6.2 PFDIF FOR CIVIC CENTER, LIBRARY, CORPORATION YARD,
RECREATION AND ADMINISTRATION**

Land Use	Units	Facility	Rate per Unit	Total Fee
Multi-Family	141	Civic Center	\$3,028	\$426,948
		Library	\$1,837	\$259,017
		Corporation Yard	\$414	\$58,374
		Recreation	\$1,395	\$196,695
		Administration	\$654	\$92,214
Total				\$1,033,248

Source: Form 5509, Development Checklist for Municipal Code Requirements, October 2019.

TABLE 3.1 PROJECT PUBLIC FACILITIES FEES FOR POLICE

Land Use	Units	Police PFDIF Rate	Total
Multi-Family	141	\$2,079 per dwelling unit	\$293,139

Source: Form 5509, Development Checklist for Municipal Code Requirements, October 2019.

Actual fee may be different and will be determined by the City at the time of payment. The PFDIF is subject to change as it is amended from time to time. Changes in the number of dwelling units or the amount of commercial acreage may affect the estimated fee.

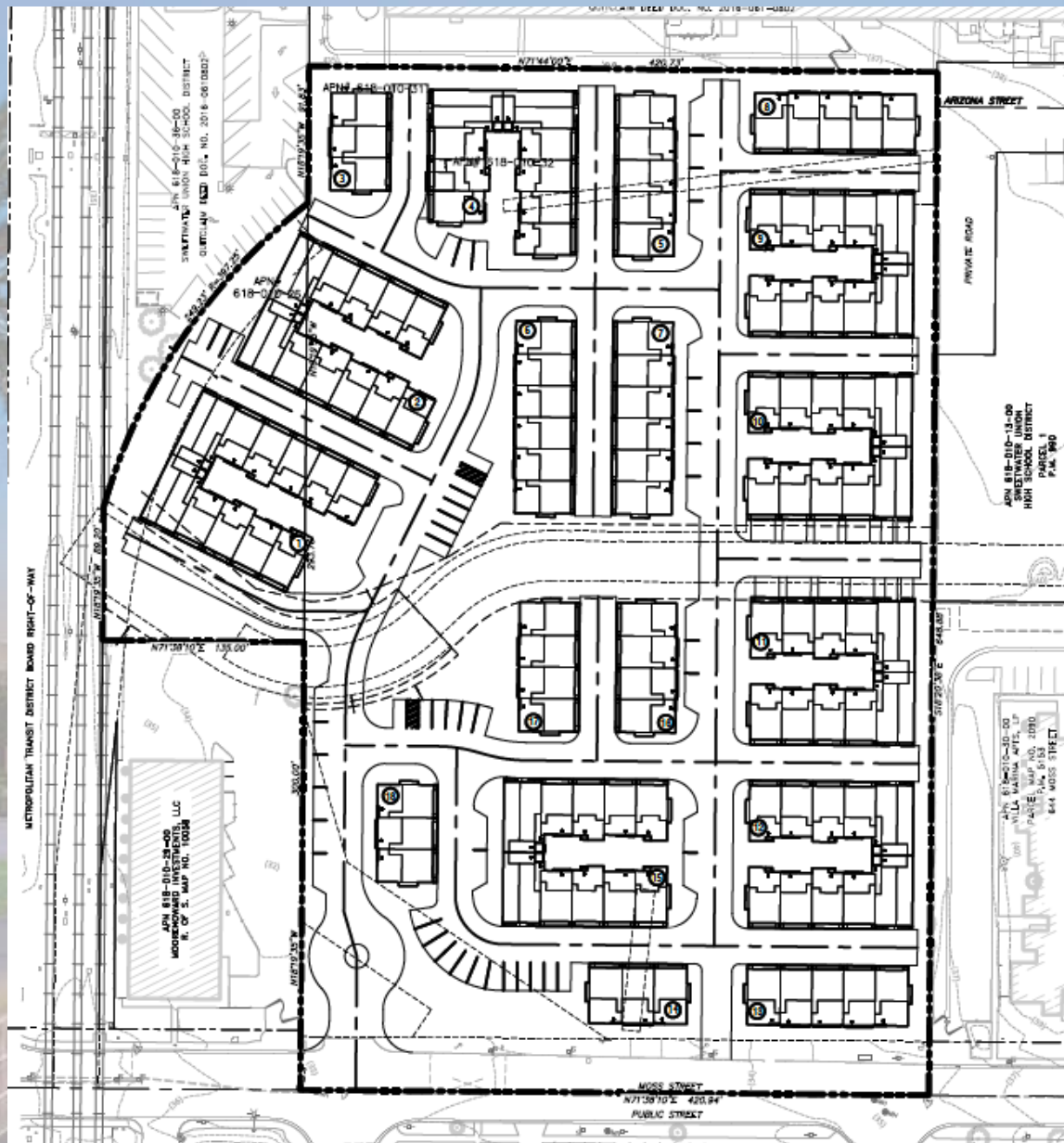
TABLE 4.2 PUBLIC FACILITIES FEES FOR FIRE/EMS FACILITIES

Land Use	Units	Fire PFDIF Rate	Total
Multi-Family	141	\$1,162 per dwelling unit	\$163,842

Source: Form 5509, Development Checklist for Municipal Code Requirements, October 2019.

Environmental Review of Mitigated Negative Declaration (MND)

1. July 22, 2019 Notice of Initial Study
2. April 27, 2020 Notice of Availability, 30-day public review period closed May 27, 2020
3. Attachment 3 – Response to Comments/MND
4. Updated Errata



Tentative Map



Design Review



Project Summary

Total Site Area: ± 6.34 Acres (± 302,254 SF)

Total Units: 141 Homes

- (97) 3-Story Court Towns
 - (16) Plan 1; ± 1,196 SF, 2 Bed, 2.5 Bath (Tandem)
 - (16) Plan 2; ± 1,235 SF, 2 Bed, 2.5 Bath (Tandem)
 - (34) Plan 3; ± 1,652 SF, 3 Bed, 2.5 Bath, Den
 - (31) Plan 4; ± 1,758 SF, 4 Bed, 3.5 Bath, Opt. Den
- (44) 3-Story Row Towns
 - (24) Plan 5; ± 1,838 SF, 3 Bed, 2.5 Bath, Den, Opt. Bed 4
 - (20) Plan 6; ± 2,002 SF, 4 Bed, 3.5 Bath, Opt. Den

Density: 22.4 Homes per Acre

Open Space:

Required: 71,120 SF Total (± 504 SF per home, 6' min. dimension)

- (32) 2 Bedroom x 400 SF = 12,800 SF
- (34) 3 Bedroom x 480 SF = 16,320 SF
- (75) 4 Bedroom x 590 SF = 44,000 SF

Provided: 75,112 SF Total (± 533 SF per home)

- Common: ± 35,543 SF
- Private Ground: ± 8,040 SF (6' Min. Dimension)
- Decks: ± 10,283 SF (6' Min. Dimension)
- Roof Decks: ± 21,246 SF (6' Min. Dimension)

Additional open space areas not counted towards total:

- Landscape Area: ± 46,552 SF
- Private Ground: ± 1,160 SF (less than 6' Min. Dimension)

* All open spaces counted towards the total provided open space meet the General Plan's exterior land use/noise compatibility threshold of 65 dB CNEL for new residential development.



Decks/Roof Decks eliminated from provided o.s., due to noise disqualification. Decks/Roof Decks locations are shown, but not included in above total.

- Roof Decks with 50' of the railroad centerline are excluded from the Open Space calculation due to noise disqualification.
- Decks with 180' and direct line of site to the railroad centerline are excluded from the Open Space calculation due to noise disqualification.

Notes:

1. Check for unexcused easements.
2. All open space must be publicly accessible, 6' min. width, continuous, and non-enclosed.
3. See 160400 for 6' min. width.
4. All open space must be publicly accessible.
5. All open space must be publicly accessible.
6. All open space must be publicly accessible.
7. All open space must be publicly accessible.







RIGHT | NORTH



REAR | WEST



LEFT | SOUTH



FRONT | EAST



LEFT | WEST

NOTE: 6' SIGNAGE IS PART OF THE SIGN AS SHOWN ELEVATION FOR 12 PLOTS - SEE SHEET 11-12



REAR | NORTH



INTERIOR COURT | EAST



FRONT | SOUTH



RIGHT | EAST



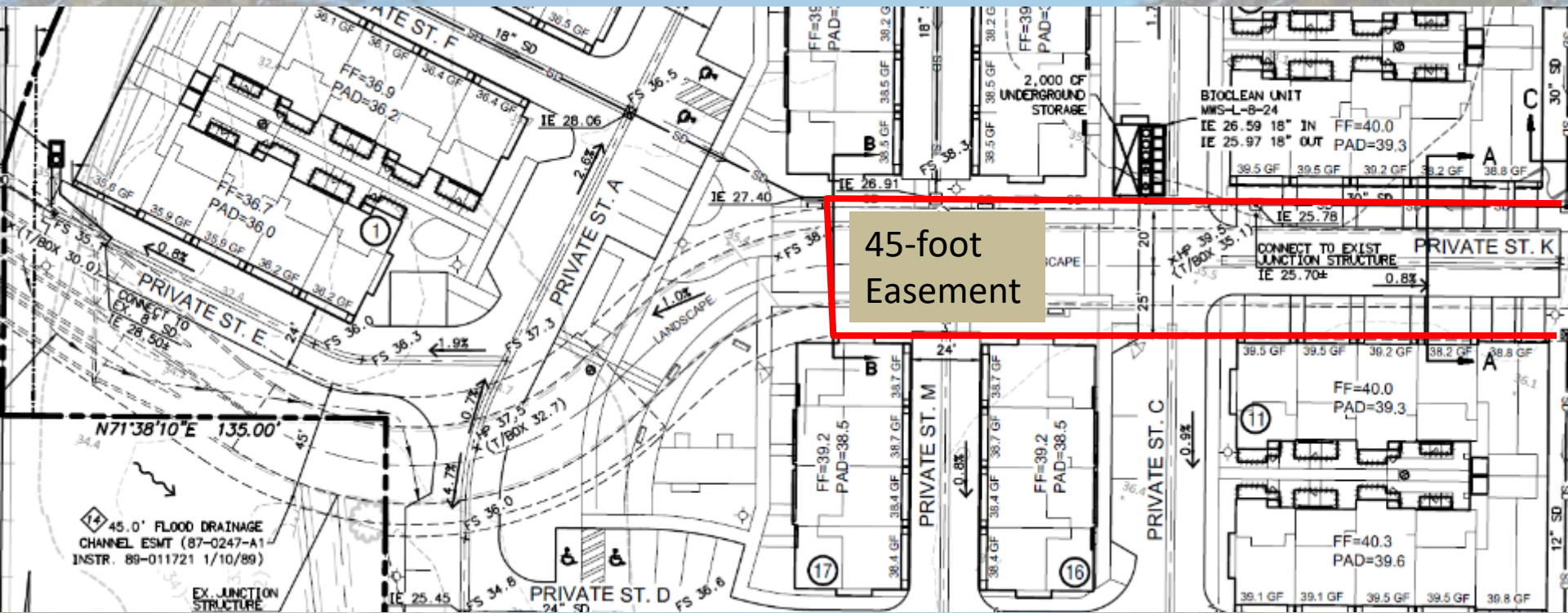
REAR | NORTH



LEFT | WEST



FRONT | SOUTH



Variance Exhibit





3 PLEX ROWTOWNS BEYOND

12 PLEX ROWTOWNS BEYOND

3 PLEX ROWTOWNS

5 PLEX ROWTOWNS

Staff recommends that the City Council adopt and approve the following:

1. Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program
2. Adopt a Resolution recommending City Council adopt a Resolution for amendments to the General Plan
3. Ordinance for the Rezone
4. Resolution for a Tentative Map,
5. Design Review and Variance

Staff Recommendation