

OTAY RANCH
PA12 FREEWAY COMMERCIAL
SECTIONAL PLANNING AREA (SPA)
PLAN AMENDMENT

PREAMBLE

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BALDWIN & SONS
PA12:SPA PLAN AMENDMENT

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INTRODUCTION

For over 50 years, Baldwin & Sons has developed master-planned communities in Southern California's San Diego and Orange Counties. In that time, the company has built over 18,000 homes and has proudly earned a reputation for creating high quality communities. Many of those communities have been honored for outstanding achievement including the Pacific Coast Builders Gold Nugget Award, the Los Angeles County Beautification Award, and the Good Housekeeping Award. Baldwin & Sons is also a 3-time winner of the National Association of Homebuilders' "Home of the Year" Award.

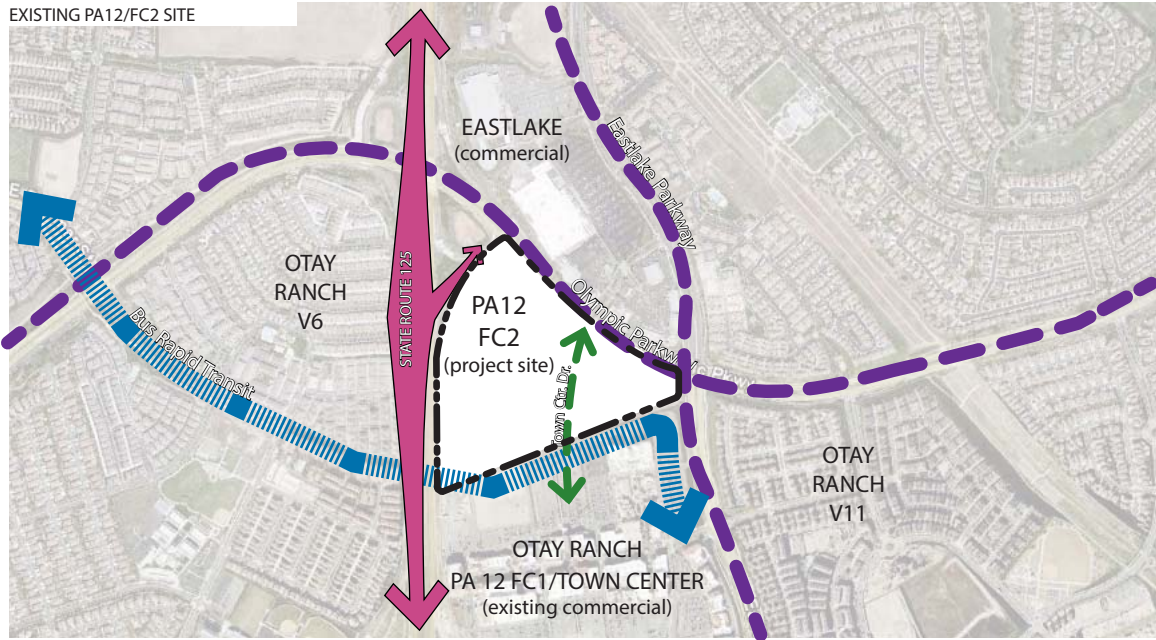
Locally, Baldwin & Sons is a founding developer of the Otay Ranch community in Chula Vista. Baldwin & Sons is responsible for planning many of the community's villages as well as building numerous homes, commercial spaces, schools, and parks while preserving open spaces for recreation and enjoyment of residents.

OTAY RANCH BACKGROUND

The Otay Ranch General Development Plan/ Sub Regional Area Plan (GDP/SRP) was originally adopted by the Chula Vista City Council and the San Diego County Board of Supervisors October 28, 1993. The plan governs the 23,000+ acre Otay Ranch Properties. The Otay Ranch GDP is based upon, and directly implements, the City of Chula Vista General Plan. The Otay Ranch GDP includes plans for urban villages, a resort community, commercial and industrial areas.

Otay Ranch is a balanced community with housing, shops, workplaces, schools, parks, civic facilities and open spaces. It clusters development in villages, with conveniently located features and well-defined edges, open spaces and wildlife corridors. The plan has created tree-lined streets with pedestrian plazas and buildings to complement human, rather than automotive activity. The village cores provide amenities such as commercial, parks, and schools within a short walking distance from the residences.

The plan also protects the important natural resources in the area. An 11,000-acre open space preserve has been created to protect most of the Otay Ranch area. Over 1,000 acres of this Preserve has been dedicated to the City and County. Other large open space areas preserve and connect many of the natural habitats. A large regional trail system linked to paseos and public parks provide hikers with a variety of recreational options.



FREEWAY COMMERCIAL BACKGROUND

The Otay Ranch Freeway Commercial Center represents a southward and eastward extension of the initial development approved in Otay Ranch Sectional Planning Area (SPA) One, containing Villages 1 and 5. It also represents an eastward extension of Village 6 and a westward extension of Village 11. Additionally, the Freeway Commercial Center is an extension of the urban development approved and constructed in the Eastlake Planned Community, located immediately to the north.

The Freeway Commercial Sectional Planning Area was originally envisioned to be the freeway commercial component of the regional commercial, cultural, social, and public services center of the Eastern Urban Center (EUC). It was also the freeway commercial area in the heart of Otay Ranch as established in the Otay Ranch GDP.

In 2001, a GDP amendment separated the EUC and Freeway Commercial components into separate planning areas. In September 2004 the Freeway Commercial SPA Plan was adopted and entitled approximately 1,214,000 sf of commercial uses: 867,000 sf on FC1 and 347,000 sf on FC2. In 2006, the Otay Ranch Town Center Mall was constructed on FC1 and in 2007 a SPA amendment was approved which raised the total commercial area allowed on FC1 from 867,000 sf to 960,000 sf.

In 2015, due to the changed conditions of development, including economic conditions and housing market, a General Plan amendment and General Development Plan amendment were approved for the FC2 site adding residential land use to the existing freeway commercial designation.

PROJECT IMPLEMENTATION

Planning

An amendment to the existing SPA plan and preparation of a Master Precise Plan.

Mapping

A new tentative map for the entire FC2 site will be necessary to separate out the residential and commercial zoning areas as well as the public park. Additional lots within those zoning areas will be proposed to facilitate a variety of development scenarios and opportunities.

Environmental

Addendum to the approved EIR was prepared as part of the CVGP/GDP amendment approvals. This addendum and technical studies (traffic, noise, AQ/GHG, health risk, water, and sewer) will be sufficient to cover the SPA Plan amendment and the MPP.

Facilities

Addendum to the existing PFFP that identifies, summarizes and implements facility costs associated with the project

Fiscal

A Fiscal Impact Analysis (FIA) has been prepared to analyze revenue and service costs for the City.

PROJECT DESCRIPTION

The proposed project establishes a unified, walkable, mixed-use plan for the FC2 district of Otay Ranch Planning Area 12. It is intended to enhance living, working, shopping, and transit options in the area.

Previously established entirely commercial center concept was modified into a combination of commercial, multi-family and mixed use residential, allowing for up to 600 multifamily residential units, 300 hotel rooms, 15,000 square feet of mixed use retail, and a two-acre highly amenitized public park.

Commercial zoning for 6.3 acres located in the northwest corner of FC2 remained unchanged and that area is planned for construction of two hotels. Because commercial entitlements have already been established, and the hotels are consistent with the commercial zoning, processing (such as Design Review and building permits) for the hotels may occur concurrently with the SPA Plan amendment process and the MPP preparation.

SITE PLANNING CONCEPT

Site uses are located to engender project goals, and enhance the viability of proposed uses. Although new residential uses are proposed, the importance of commercial uses, including hotels, is recognized. As a result, the amount, and location of the uses has been prioritized in the site planning process.

Site planning responds to hotel needs by locating the hotel uses on the northwest corner of the site where they will have optimal visibility from both Olympic Parkway and SR-125. The planned retail uses (provided in a mixed use format) are located along Town Center Drive. This location provides the retail optimal visibility from the street, and the planned diagonal parking will provide convenient accessibility for customers. This is crucial to the viability of retail/commercial uses on PA12. The park, fronting on Town Center Drive, is located at the center of the project and intended to link all of the uses together.

Residential uses span both sides of Town Center Drive and were located to provide direct adjacency to the Otay Ranch Town Center mall. The location is also proximate to Otay Ranch Village 6 (via the pedestrian linkage that will be provided by the BRT bridge) which includes park and school uses as well as residential. The close proximity to these neighboring uses, as well as to the park and integrated retail uses on the FC2 site, encourages residents to walk to uses, rather than drive. The proposed residential uses are also within a short walk, less than half of a mile, of the proposed BRT transit stop along Eastlake Parkway at the Otay Ranch Town Center Mall. This further encourages residents to reduce automobile use in favor of walking and transit. Although residential uses are adjacent to SR-125, buildings have been set back/buffered from the western property line to minimize the effects of the freeway. Additionally, the freeway is located well below the level of the residential pad.



To connect uses in a walkable, cohesive manner on site, pedestrian walkways will connect residential, hotel and commercial uses. Additionally, in some cases, enhancements will be added to create a pedestrian friendly environment and encourage residents to walk. Architecture will be complementary across all uses to further establish a cohesive site design.

Pedestrian and vehicular access to FC2 is taken from Olympic Parkway to the north and the Otay Ranch Town Center to the South. Town Center Drive provides pedestrian/vehicular access across the site and connects Olympic Parkway to the Otay Ranch Town Center. Additionally, the proposed BRT alignment will provide pedestrian access to the site from an off-site transit stop fronting the Otay Ranch Town Center along Eastlake Parkway. A pedestrian walkway will be provided on the proposed BRT bridge that spans SR125. This will provide pedestrian connection between FC2 and Otay Ranch Village 6.

EXISTING SITE CONDITIONS

The FC2 project site is bounded by the SR125 (west), Olympic Parkway (north), Eastlake Parkway (east), and the Otay Ranch Town Center mall (south). Adjacent land uses include Otay Ranch Village 6 (west), a commercial center in the Eastlake planned community (north), Otay Ranch Village 11 (east), and the Otay Ranch Town Center Mall (south). A future Bus Rapid Transit (BRT) guideway is planned to bridge across SR125 from Village 6, cross the southwest portion of FC2, and progress east on the south side of FC2s southern boundary. Town Center Drive, an existing roadway, bisects FC2 into eastern and western sections. FC2 is approximately 35.0 gross acres. In the mid 2000s, FC2 was rough graded. The site is currently vacant aside from temporary signage.

PROPOSED AMENDMENTS

The Otay Ranch General Development Plan is the main document that implements the City's zoning ordinance Planned Community (PC) zone. The GDP is consistent with, and subordinate to, the Chula Vista General Plan. Otay Ranch GDP, in turn, is implemented through Sectional Planning Area (SPA) Plan. The City of Chula Vista requires the preparation and adoption of "Sectional Planning Area" for each planning area within the Otay Ranch. SPA Plans must be consistent with the General Plan and GDP.

The original Freeway Commercial SPA Plan was adopted In September 2004 and subsequently amended in 2007. A new SPA Plan Amendment is the next required step in the hierarchy of Otay Ranch planning documents, following Chula Vista GP and Otay Ranch GDP amendments approved on May 26, 2015.

The proposed amended SPA Plan recognizes the adopted goals and objectives from its governing planning documents while updating some of the specific elements to conform to the most recent amended policies.

The SPA PLAN has been updated to be made consistent with the amended policies contained within the General Plan and General Development Plan; community structure, design concept and land use designations have been updated for consistency with the GP and GDP. Additionally, standards related to the provision of open space and public facilities, school fees, and housing programs have been revised to meet the new requirements arising from the addition of residential land use designation.

The amended SPA DESIGN PLAN contains a new conceptual site plan illustrating the mixture of commercial and residential uses in FC-2. Additionally, it includes the new residential architectural design guidelines.

The PC DISTRICT REGULATIONS have been amended to be consistent with the amended GP and GDP. The revised document includes property development standards for residential overlay district; a revised Use Matrix specifying permitted uses for FC2 ; and residential parking requirements.

AMENDMENTS MATRIX

The following matrix describes proposed changes to the SPA plans shown in Appendix A. These proposed changes are necessary for enacting the proposed project.

Amendments Matrix				
Document	Exhibit/ Table #	Exhibit/ Table Title	Location	Proposed Change
SPA: SPA Plan	text	-	p. I-1	Add a reference to the latest GDP amendment that allows current uses in the SPA Plan.
SPA: SPA Plan	text	-	p. I-2	Add “mixed-use commercial, residential and a park” to the list of objectives of the Plan.
SPA: SPA Plan	text	-	p. I-4	Updated project acreage.
SPA: SPA Plan	text	-	p. I-6	Add “residential” use to the Freeway Commercial uses; strike out text referencing solely commercial use designation; strike out outdated reference to character/timing of FC and EUC development.
SPA: SPA Plan	text	-	p. I-8	Strike out “non-residential” criteria; add residential and mixed-use criteria from the Otay Ranch GDP to evaluate consistency of SPA Plan and subsequent discretionary applications with the General Development Plan.
SPA: SPA Plan	text	-	p. I-9	Strike out text referencing solely commercial use and non-applicability of residential criteria and related project obligations; revise present-day description of PA12 and strike out section pertaining to EUC discussion.
SPA: SPA Plan	text	-	p. I-10	Replace references to the EUC with “Planing Area 12” ; strike out text referencing outdated section of the GDP, prior to the latest amendment .
SPA: SPA Plan	text	-	p. I-11	Add amended Freeway Commercial policies from the GDP; strike out text describing FC concept prior to the amendment of the GP and GDP, which approved residential overlay.
SPA: SPA Plan	text	-	p. I-11 -- I-12	Strike out outdated FC Policies taken from the GP prior to its latest amendment.
SPA: SPA Plan	text	-	p. I-14	Add “residential” use, strike out reference to “three story height limit”, specify enhancement buffers as those “fronted by commercial uses”, strike out reference to Site Utilization Plan Exhibit 5.

SPA: SPA Plan	Table A	Planning Area 12 (EUC & FC)	p. I-15	Use revised table from the GDP (as amended) with land use statistics for the EUC and PA12.
SPA: SPA Plan	text	-	p. I-15	Revise acreage pertaining to Open Space calculations.
SPA: SPA Plan	text	-	p. I-15 -- p. I-16	Strike out text pertaining to FC1; strike out reference to outdated GDP FC Policies; add “residential” use discussion about PC District Regulations.
SPA: SPA Plan	Exhibit 5	Site Utilization Plan	p. I-18	Remove and replace with revised Site Utilization plan.
SPA: SPA Plan	Exhibit 6	Design Influences	p. II-2	Remove and replace with revised Design Influences plan.
SPA: SPA Plan	text	-	p. II-4	Add “residential” to land use pattern; strike out statement regarding density transfer non-applicability based on prior all-commercial use and update density transfer section.
SPA: SPA Plan	text	-	p. II-5	Add a new section on Housing Program; update Urban Design Concept section with revised FC policies, per amended GDP.
SPA: SPA Plan	text	-	p. II-8	Strike out outdated section on FC policies.
SPA: SPA Plan	text	-	p. II-11	Reduce Landscape Buffer to 30’ due to change in use from large-scale commercial to mixed use residential, and the consequent change of visual impact along Olympic Pkwy.
SPA: SPA Plan	Exhibit 8	Landscape Concept	p. II-14	Remove and replace with revised Landscape Concept plan.
SPA: SPA Plan	Exhibit 9	Circulation	p. III-3	Remove and replace with revised Circulation plan.
SPA: SPA Plan	text	Circulation	p. III-5	Revised height for no visibility obstruction to 3’ and added a reference to Chula vista Design Standards.
SPA: SPA Plan	Exhibit 13	Street Sections	p. III-10 -- III-14	Remove and replace with revised Street Sections (FC2 Entry Street revision), add street sections for Freeway Commercial North site.
SPA: SPA Plan	text	-	p. III-12	Add “diagonal” parking along Commercial Promenade Street; change “Otay Ranch Transit Village Entry Street” standards to “Otay Ranch Entry Street” standards, change 35 mph standards to 25 mph.

SPA: SPA Plan	text	-	p. III-16	Update Bicycle Routes and Pedestrian Trails section with statement regarding connecting uses within FC2.
SPA: SPA Plan	Exhibit 14	Pedestrian Circulation	p. III-18	Provide a revised Transit exhibit.
SPA: SPA Plan	Exhibit 15	Pedestrian Circulation	p. III-19	Remove and replace with revised Pedestrian Circulation plan.
SPA: SPA Plan	text	-	p. IV-5	Update Storm Water Quality section with the latest engineering report dated 10/7/14.
SPA: SPA Plan	text	-	p. V-1	Strike out statement regarding park requirement non-applicability based on prior all-commercial use; add a calculations on parkland obligation per projected resident population.
SPA: SPA Plan	text	-	p. V-6	Update Park & Open Space Implementation section with information on proposed 2.0 acre public park in a turn-key condition, per Development Agreement.
SPA: SPA Plan	text	-	p. V-7	Added a statement regarding provision of a 2.0 acre public park.
SPA: SPA Plan	Table B	Anticipated Dev. Phasing	p. VI-1	Update table with Residential development and two additional phases .
SPA: SPA Plan	Exhibit 20	Phasing	p. VI-2	Remove and replace with revised Phasing plan.
SPA: SPA Plan	text	-	p. VII-1	Add a reference to latest Conceptual Water and Recycled Water Study update letter dated 12/17/2014.
SPA: SPA Plan	Table C	Potable Water Demand	p. VII-3	Update FC2 total area and demand numbers.
SPA: SPA Plan	Exhibit 21	Potable Water	p. VII-4	Remove and replace with revised Potable Water plan.
SPA: SPA Plan	Exhibit 22	Recycled Water	p. VII-8	Remove and replace with revised Recycled Water plan.
SPA: SPA Plan	text	-	p. VII-10	Add a reference to latest Conceptual Water and Recycled Water Study update letter dated 12/17/2014.
SPA: SPA Plan	Table E	Sewage Generation	p. VII-3	Update FC2 total area and flow numbers.
SPA: SPA Plan	Exhibit 22	Sewer Plan	p. VII-8	Remove and replace with revised Sewer plan

SPA: SPA Plan	text	-	p. VII-14	Add a reference to latest update letter dated 10/7/2014.
SPA: SPA Plan	text	-	p. VII-20	Revise section on school mitigation requirement per projected resident population.
SPA: SPA Plan	text	-	p. VII-21	Revise Child Care facilities section based on permitted residential use.
SPA: SPA Plan	text	-	p. VII-21	Revise Law Enforcement section based on permitted residential use.
SPA: SPA Plan	text	-	p. VII-22	Revise Fire Protection & Emergency Medical Services section based on permitted residential use and with the current 2016 information.
SPA: SPA Plan	text	-	p. VII-25	Revise library demand calculations per projected resident population.
SPA: SPA Plan	text	-	p. VII-25	Revise Community Purpose Facilities section based on projected resident population.
SPA: SPA Plan	Exhibit 25	Off-site CPF Site in Village 7	p. VII-27	Add an exhibit demonstrating the CPF site used to satisfy the project obligation.
SPA: Design Plan	Exhibit 6	Design Influences	p. I-5	Remove and replace with revised Design Influences plan.
SPA: Design Plan	text	-	p. I-7	Revise FC Land Uses section from “purely commercial” to “mix of commercial and residential”.
SPA: Design Plan	text	-	p. I-8	Strike out outdated reference to FC-1 design details.
SPA: Design Plan	Exhibit 4	Site Utilization Plan	p. I-9	Revise and replace with revised Site Utilization plan.
SPA: Design Plan	Exhibit 5	Transit	p. I-11	Provide an updated Transit Exhibit.
SPA: Design Plan	Exhibit 6B	Conceptual Site Plan FC-2	p. I-15	Add a new Conceptual Site Plan for FC-2.
SPA: Design Plan	text	-	p. II-1	Add “residential” use to Site Planning section.
SPA: Design Plan	text	-	p. II-6	Add “residential” use to Bikes, Pedestrian Access, & Linkages section.

SPA: Design Plan	Exhibit 10	Pedestrian Circulation	p. II-8	Remove and replace with revised Pedestrian Circulation plan.
SPA: Design Plan	text	-	p. II-16	Add “residential” to Architectural Character section; add reference to PA12 FC2 MPP.
SPA: Design Plan	text		p. II-17	Strike out “big box” from Mass and Form section due to changed nature of development per amended GDP.
SPA: Design Plan	Exhibit 16	Building Massing and Parking Fields	p. II-19	Remove and replace with revised Building Massing and Parking Fields plan.
SPA: Design Plan	Exhibit 16b, c	Shared Street Concept for FC-2	p. II-20 -- II-21	Add exhibits showing a Shared Street Concept for FC-2
SPA: Design Plan	Exhibit 21	Flagpole Limits	p. II-28	Remove and replace with revised Flagpole Limits plan.
SPA: Design Plan	text		p. II-30	Add a reference to PA12 FC2 MPP for specific Landscape design character; strike out paragraph regarding Promenade Streetscape to due changed nature of development.
SPA: Design Plan	text		p. II-31	Strike out sentence regarding Enhancement Buffer along arterial streetscape.
SPA: Design Plan	Exhibit 22	Landscape Concept	p. II-32	Remove and replace with revised Landscape Concept plan.
SPA: Design Plan	text	-	p. II-38	Replace “Commercial Promenade” with Entry street; strike out planting materials and add reference to PA12 FC2 MPP for revised list of specific planting materials.
SPA: Design Plan	text	-	p. II-41	Add a statement of compliance with Chapter 20.12 to Chula Vista Landscape Water Conservation Ordinance.
SPA: Design Plan	text	-	p. II-43	Add reference to PA12 FC2 MPP for specific residential lighting standards.
SPA: Design Plan	Exhibit 27	Lighting Concept Plan	p. II-44	Change “Design Review” reference to “MPP” for detailed FC2 lighting concept.
SPA: Design Plan	text	-	p. III-1	Add reference to PA12 FC2 MPP for consistency of future plans.

SPA: Design Plan	Exhibit 31	Design Review Planning Areas	p. III-3	Remove and replace with revised Design Review Planning Areas plan.
SPA: PC District Regulations	Table	FC SPA Land Use District Definitions	p. 2	Revise FC-2 land use definitions per amended PDG (add mixed-use and residential).
SPA: PC District Regulations	text	-	p. 3	Revise Definitions of Terms section per City of Chula Vista Municipal Code (strike out FC-2 from FAR; strike out Olympic Pkwy from Enhancement Buffer).
SPA: PC District Regulations	Exhibit PC-1	Land Use Districts	p. 5	Remove and replace with revised Land Use Districts plan.
SPA: PC District Regulations	text	-	p. 7	Update the Purpose section with residential and mixed-use character.
SPA: PC District Regulations	Table	Permitted Use Matrix - FCD	p. 9 - 12	Revise matrix per amended GDP; specify permitted uses for FC2a (Commercial Hotel) and FC2b (Mixed-use/High density Residential) districts.
SPA: PC District Regulations	text	-	p. 13	Update the sign section per latest case law regarding First Amendment rights to speech.
SPA: PC District Regulations	Table A	Property Dev. Standards	p. 21	Revise Property Development Standards table for FC2a and FC2b districts.
SPA: PC District Regulations	text	-	p. 22	Add reference to MPP for development phasing information.
SPA: PC District Regulations	Exhibit 31	Design Review Planning Areas	p. 24	Remove and replace with revised Design Review Planning Areas plan.
SPA: PC District Regulations	Table B	Parking Reqs.	p. 30	Add Residential requirements section.
SPA: PC District Regulations	Table C	Handicapped Parking	p. 31	Add provisions for over 1000 spaces.

SPA: PC District Regulations	text	-	p. 31	Add provisions for bicycle sales and repair facilities providing changing rooms and showers.
SPA: PC District Regulations	text	-	p. 32	Strike out Cart Parking Requirements section and replace with FEV parking requirements.
SPA: PC District Regulations	text	-	p. 35	Add reference to MPP and Design review for approvals of zoning walls.
SPA: PC District Regulations	text	-	p. 37	Add new "Standards for Residential Permitted District FC2b" section.
SPA: PC District Regulations	Table D	Res. Dev. Standards	p. 39	Add Res. Dev. Standards.
SPA: PC District Regulations	text	-	p. 39	Add a new section on residential Common and Private Useable open Space, and Additional Requirements concerning residential design guidelines.