

**Otay Ranch Planning Area 12**

**Freeway Commercial North**

**Community Purpose Facility Master Plan**



## **I. COMMUNITY PURPOSE FACILITY MASTER PLAN**

### **A. INTRODUCTION**

The City of Chula Vista Municipal Code Chapter 19.48. (P-C – Planned Community Zone), requires that a minimum of 1.39 acres of Community Purpose Facilities land per 1,000 persons be provided. Pursuant to the Code, Community Purpose Facilities (CPF) means "a land use designation in a planned community intended for non-profit and certain for-profit land uses..." The following list of uses are permitted within the CPF zone, and may be subject to approval of a conditional use permit:

- Boy Scouts, Girl Scouts, and other similar organizations;
- Social and human services activities, such as Alcoholics Anonymous;
- Services for homeless;
- Services for military personnel during the holidays;
- Senior care and recreation;
- Worship, spiritual growth and development, and teaching of traditional family values;
- Non-profit or for-profit day care facilities that are ancillary to any of the above or as a primary use. For-profit facilities as a primary use are subject to further requirements and additional criteria as outlined in Section F of the Code;
- Private schools that are ancillary to any of the above;
- Interim uses, subject to the findings in Section E of the Code;
- Recreational facilities, such as ball fields, for non-profit organizations (including home owners associations) serving the local community, subject to the requirements outlined in Section 19.48.040(B)(6) of the CVMC (P-C-Planned Community Zone: Application – General Development Plan Required – Contents Required) and subject to the findings outlined in Section 19.48.025(H) of the CVMC (P-C-Planned Community Zone: Community Purpose Facilities – Minimum Acreage Required – Permitted Uses).

Pursuant to Section 19.48.040(B)(6) (P-C-Planned Community Zone: Application – General Development Plan Required – Contents Required) of the CVMC, a CPF Master Plan is required and "shall show the specific boundaries of said plan which may be the SPA, GDP, or Planned Community Boundaries (or more than one GDP as deemed appropriate by the Director of Planning and Building); the distribution of existing and proposed CPF designated parcels within the Master Plan area; and the tabulation of individual sites acreages which shall be prepared and incorporated into the Planned Community's Sectional Planning Area (SPA) Plan....The incorporation of the CPF Master Plan into the SPA or GDP shall be done through a SPA or GDP amendment/adoption pursuant to Sections 19.48.080 and 19.48.130 of the CVMC (P-C-Planned Community Zone: .080 = General Development Plan – Modification Requests and Procedures and .130 = Sectional Area Plans – Modification Requests and Procedures)."

## **B. COMMUNITY PURPOSE FACILITY REQUIREMENT**

Based on the required ratio of 1.39 acres of CPP land per 1,000 persons, the build-out population of 1,548 persons (2.58 persons per MF unit) will require approximately 2.15 acres of CPF uses.

The Otay Ranch GDP provides that site acreage requirements may be reduced through the use of “shared parking, shared facilities, or development intensity, subject to approval by the appropriate jurisdiction”. Chula Vista Municipal Code 19.48.025 allows for reduction of the total CPF acreage when accompanied by extraordinary public benefit and allows for alternative compliance mechanisms (e.g., providing square footage within a building) and the use of recreational facilities for CPF credit.

## **C. COMMUNITY PURPOSE FACILITY IMPLEMENTATION**

Freeway Commercial North is a relatively small planning area, only 36 acres in size. This mixed-use town center will be a high-density urban neighborhood that offers amenities like shops, restaurants, a movie theater, a library, and public transportation within walking distance. Due to the small size of FC-2 site and its high density mixed use character, it was not feasible to reserve 2.15 ac.of land in this planning area for CPF uses. Therefore, the entire CPF acreage requirement for FC-2 will be satisfied through provision of CPF land in Village 7. Per Section 5.3.2 of the executed PA-12 Development Agreement dated June 16th, 2015, Baldwin & Sons may satisfy its CPF requirement by provision of the CPF land offsite, at the discretion of the Director of Development Services. Village 7 has a 6.5-acre site available to be converted to CPF.

CPF site in Village 7

