

**DRAFT**

**Chair Calvo recused herself**

**4. PUBLIC HEARING:** SEIR 12-01; GPA 12-01; PCM 12-17, 18; PCS 12-02, 03, 04, 05 Baldwin & Sons, LLC. Is proposing to add 1,562 residential units within the Otay Ranch Village 2/Village of Montecito & Otay Ranch Business Park Sectional Planning Area (SPA) Plan ("Village 2 SPA Plan"), including 1,632 new multi-family units and a reduction of 70 single family units. In order to do so, amendments to the General Plan, Otay Ranch General Development Plan (GDP), the Village 2 SPA Plan, the associated Planned Community (PC) District Regulations and regulatory documents, and Supplemental Public Facilities Finance Plan (PFFP) must be approved and the Village Design Plan components must be amended. In addition, a Supplemental FEIR and previous FEIR must be considered. The project also includes four new Tentative Maps and a Development Agreement to accommodate the 1,562 unit addition ("Village 2 Comp SPA").

**Applicant: Baldwin and Sons  
Project Manager: Stan Donn**

**INTRODUCTION**

Baldwin & Sons, LLC ("Applicant" or "Developer") is proposing to add 1,562 residential units within only the Otay Ranch Village 2 portion of the Village of Montecito & Otay Ranch Business Park Sectional Planning Area (SPA) Plan ("Village 2 SPA Plan"), including 1,632 new multi-family units and a reduction of 70 single family units. In order to do so, amendments to the General Plan, Otay Ranch General Development Plan (GDP), the Village 2 SPA Plan, the associated Planned Community (PC) District Regulations and regulatory documents, including provision of elementary schools, Community Purpose Facilities, Parks, etc. to support the requested units must be approved. In addition, a Supplemental EIR and previous EIR must be considered. The project also includes four new Tentative Maps to accommodate the 1,562 unit addition ("Village 2 Comp SPA"). On July 9, 2012 the applicant filed applications to process all the subject items.

**BACKGROUND**

Mr. Stan Donn, Senior Planner gave a presentation and background of Village 2 SPA Plan prior approvals:

- The Village 2 SPA Plan and Tentative Map (PCS 06-05) were originally approved on May 23, 2006. The Village 2 SPA Plan at that time accommodated up to 2,786 dwelling units in a variety of urban and semi urban products. While the greatest residential densities and mixture of uses surround the village core, the Village 2 SPA Plan also incorporates a series of residential neighborhoods organized around neighborhood parks. Residents within these are within walking distance of multiple parks, community purpose facilities, and a variety of commercial uses.

- Minor Substantial Conformance Review (SCR) requests were approved on February 15 and December 13, 2007 which allowed unit transfers within several neighborhoods. These minor SCRs did not require GDP or SPA amendments because they did not involve density increases.
- Amendments were made to the SPA Plan in 2012 and 2013 to redistribute units and add 197 smaller lot products, totaling 2,983 units for the SPA. Since the approval of the Village 2 SPA Plan and Tentative Map in 2006, market conditions have changed for single-family residential development. Due to structural shifts in the economy affecting the real estate sector and mortgage markets, demand has increased for "small lot" homes with lot sizes around 3,000 square feet and lessened for traditional single family larger homes (as previously approved) with lot sizes around 4,000 to 5,000 square feet.

The applicant is now requesting amendments to the Village 2 SPA Plan, including approval of four associated Tentative Maps, to entitle housing product/typologies which are more in line with today's marketplace conditions and homebuyer preference. The majority of the units are proposed within the Village core. The proposed additional 1,562 units will total 4,545 units in Village 2. A Development Agreement has also been negotiated between the City and Applicant that provides the City with certain extraordinary benefits in exchange for providing the Applicant with certainty related to development of Village 2.

## **RECOMMENDATION**

That the Planning Commission conduct a public hearing and adopt the proposed resolutions recommending that the City Council:

1. Certify the Supplemental to FEIR 02-02 Otay Ranch Villages two, Three, and a Portion of Village Four Sectional Planning Area Plan Final Second Tier Environmental Impact Report: FSEIR-12-01;
2. Approve a resolution for amendments to the Chula Vista General Plan, Otay Ranch GDP, and the Village 2 SPA Plan and supporting regulatory documents in accordance with the findings and subject to the conditions contained therein;
3. Approve an Ordinance for amendments to the PC District Regulations and Land Use District Map, in accordance with the findings and subject to the conditions contained therein;
4. Approve four resolutions one for each of four separate Tentative Maps (No. PCS 12-02; 12-03; 12-04; and 12-05) in accordance with the findings and subject to the conditions contained therein; and,
5. Approve an Ordinance for a Development Agreement in accordance with the findings and subject to the conditions contained therein.

## **APPLICANT PRESENTATION**

Steven Haase with Baldwin and Sons gave a power point presentation that went over the proposed project for Village 2/ Village of Montecito in Otay Ranch. Their vision is to develop a more sustainable community. The concept of a sustainable community is to create a Village that is self-contained for all the uses. This could be accomplished by the following:

- Developing land uses that actually have the ability to reduce its trips via a car will comply with state and federal legislation asking them to reduce vehicle miles.
- Building a second elementary school will enable every elementary school aged child the opportunity to go to school in their neighborhood, and not be bused to another location reducing traffic. Walking will be encouraged.
- Mixed use and developing commercial in Otay Ranch have been a challenge in the past. Increasing the number of homes will make the commercial center (on the east side of State St.) more viable for future businesses.
- Demand for small lot homes (around 3,000 sq. ft.) have increased due to shifts in the economy affecting the real estate sector and mortgage markets. Home buyers want walkable communities and value private open space.
- A much broader range of home types from high \$200,000 up to \$500,000 gives the homebuyer more choices.
- Market rate apartments and 450 affordable units will be offered for low to moderate income families in Chula Vista.
- The economy has had an effect on the City of Chula Vista's finances and its ability to provide public services. Baldwin & Sons, through this project, will be able to pick up a few additional maintenances that have traditionally been borne by city government increasing public services, facilities, park land and schools.
- Possible future BRT line being discussed by city staff and SANDAG concerning the pedestrian bridge planned to cross La Media Rd. from the west to east close to Olympic Parkway. There may be an opportunity to relocate the bridge closer to the entryway at State Street so it connects the Village on the east side of La Media to the commercial.

#### **PUBLIC HEARING OPENED**

David Danciu, Resident of Chula Vista voiced his concerns how this project would impact traffic and open space. He also brought up the public hearing notification process and lack of resident participation. He made suggestions for improvement.

#### **PUBLIC HEARING CLOSED**

The Commission discussed the project and was primarily concerned about the traffic with the cumulative impacts of the proposed project as well as recently adopted and future SPA plans in Otay Ranch. The Planning Commission did not think the benefits of the project would outweigh the impacts of the project.

**ACTION:** Motion by Fuentes to accept Resolution No FSEIR 12-01 "Resolution of the Planning Commission of the City of Chula Vista recommending the City Council make certain findings of fact; Adopt a Statement of Overriding Considerations; Adopt a Mitigation Monitoring and Reporting Program and certify the Final Supplemental Environmental Impact Report (FSEIR 12-01/SCH 2003091012) for amendments to the General Plan, Otay Ranch General Development Plan, Otay Ranch Villages Two, Three and a portion of Four Sectional Planning Area Plan

and approving four Tentative Maps including a Development Agreement pursuant to the California Environmental Quality Act”.

**Motion failed no second.**

Motion was made by Liuag; seconded by Fragomeno recommending that the City Council not make certain findings of fact; Adopt a Statement of Overriding Considerations; Adopt a Mitigation Monitoring and Reporting Program and Certify the Final Supplemental Environmental Impact Report (FSEIR 12-01/SCH 2003091012) for amendments to the General Plan, Otay Ranch General Development Plan, Otay Ranch Villages Two, Three and a portion of Four Section Planning Area Plan, four associated Tentative Maps pursuant to the California Environmental Quality Act.

**Vote: 1-5-1-0- with Calvo abstaining (Y: Fuentes; N: Anaya, Liuag, Fragomeno, Gutierrez and Nava)**