

Proposed Otay Ranch General Development Plan Amendments

Otay Ranch Village 3

Submitted:
October 18, 2016

Applicant:
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Proposal

HomeFed Village III Master, LLC proposes revisions to the Village 3 North land plan in order to create a viable mixed use village core that will create a strong sense of place for residents of Village 3 North and surrounding communities and meet the market demand for a wider variety of single family lot sizes, multi-family products and commercial and office uses. The proposed changes also creates a more viable Office land use by combining two parcels to create the opportunity for a more efficient office complex.

Amendments to the Chula Vista General Plan (CVGP), Otay Ranch General Development Plan (GDP) and Village 3 North and a Portion of Village 4 Sectional Planning Area (SPA) and a revised Village 3 North and a Portion of Village 4 Tentative Map are necessary to implement the proposed changes. GDP amendments include the following:

Otay Ranch Land Use Designations Table

- Add the “Office and Professional” (O) land use designation to the Otay Ranch Land Use Designation Table (GDP, Page II-11)

Land Use Maps and Tables

Modify the GDP to reflect the proposed Village 3 land use changes, including the following:

- Convert approximately 8.3 acres designated multi-family and Mixed Use Commercial (MUC) within the village core to Office and Professional.
- Convert the Mixed Use Commercial site (MUC) to Mixed-Use (MU)
- Modify the boundaries of MU, LMV and M residential boundaries to correlate with the new neighborhood boundaries within Village 3.
- Adjust the distribution of residential dwelling units by category, while retaining the previously approved overall total dwelling units of 1,597.

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Otay Ranch

General Development Plan

City of Chula Vista
General Development Plan

County of San Diego
Otay Subregional Plan, Vol 2

Adopted October 28, 1993
Amended June 4, 1996
Amended November 10, 1998
Amended October 23, 2001
Amended October 11, 2005
Amended May 23, 2006
Amended January 24, 2012
Amended April 03, 2012
Amended February 26, 2013
Amended June 04, 2013
Amended November 04, 2014
Amended December 02, 2014
Amended May 26, 2015



Part II
The Plan

Otay Ranch General Development Plan



Otay Ranch Land Use Designations (portion)		
Symbol	Category	Uses
H	High Density Residential	This category includes multi-family units such as townhomes, garden apartments and stacked flats. Densities within the range of 18 to 27 dwelling units per acre are appropriate. The High Density Residential category generally corresponds with the General Plan residential land use designations for the High (H) (18-27 du/ac) range
MU	Mixed Use	<p>The most critical organizational element of village cores are mixed use areas. Mixed land uses concentrate commercial and residential activities closer together in order to stimulate pedestrian activity. The creative mixing of commercial and residential uses enhances community interaction and discourages multiple auto trips. The mixed use development category is a combination of commercial and residential uses, befitting an energetic town-like environment. The Mixed Use category promotes innovation and economic service to the village, therefore there is flexibility in the development standards and the zoning districts are defined at the SPA level.</p> <p>The residential land use density ranges that are permitted within the Mixed Use category generally correspond with the General Plan land use designations for the Mixed Use Residential (28 – 45 du/ac), and the residential land use designations for the High (H) (18-27 du/ac) range and the Medium High (MH) (11-18 du/ac) range, so the appropriate Mixed Use residential densities are within the 11– 45 du/ac range.* For more details on Mixed Use Village Core/Town Center residential policies, see Part II, Chapter 1, Section D.</p>
MUC	Mixed Use Commercial	This designation provides for a mixture of office and retail commercial uses, where residential land uses are prohibited. This category is intended to provide for office employment land uses and support services for nearby residential uses.
O	Office & Professional	This designation is intended for professional and public office uses.
TC	Town Center	<p>This designation establishes Town Centers (TC) that allow for higher density housing, office, retail and other commercial developments than allowed in traditional village cores, utilizing a more extensive grid street system, which promotes direct access for pedestrians, cyclists and motorists from the surrounding village developments. The Town Center concept maintains the ¼ -mile walk pedestrian-shed radius that contains the number of households needed to support viable public transit stops or stations. A unique road arterial (“Town Center Arterial”) is a major feature of the Town Center. This arterial is designed to accommodate pedestrian-oriented development based on larger dwelling unit quantities and higher densities.</p> <p>Transit stops or stations serving the future expansion of transit technology will be the centerpiece for Town Centers in Otay Ranch. Town Center policies will require transit-oriented densities and permit a gradual reduction in multi-family and single-family densities farther away from the Town Center. Appropriate Town</p>

Otay Ranch Land Use Designations (portion)		
Symbol	Category	Uses
		Center residential densities are within the 18-45 du/ac range.

Overall Project Summary														
Parcel	Dwelling Units			Acreage										Approx. Pop.
	SF Units	MF Units	Total Units	Res. Ac.	Park Ac.	CPF Ac.	Sch Ac.	C'ml. Ac.	Ind. Ac.	Uni. Ac.	Open Sp.	Art. Ac.	Total Ac.	
Otay Valley Parcel	11,152	23,356	34,508	3,213.9	262.5	104.7	230.5	212.9	423.2	279.3	4,029.6	692.7	9,449	98,880
Proctor Valley Parcel	2,631	1,558	4,189	1,885.4	12.5	17.1	10.0	252.0	-	-	5,656.7	61.3	7,895	12,391
San Ysidro Mountains Parcel	779	-	779	1,499.8	3.4	2.3	10.0	3.3	-	-	4,036.2	-	5,555	2,494
Total:	14,562	24,914	39,476	6,599.0	278.4	124.1	250.5	468.2	423.2	279.3	13,722.5	754.0	22,899	113,765

Exhibit 18a - Overall Project Summary Table (Adopted)

Overall Project Summary															
Parcel	Dwelling Units			Acreage										Approx. Pop.	
	SF	MF	Total	Res.	Park	CPF	Sch	C'ml.	Office	Ind.	Uni.	Open Sp.	Art .		Total Ac.
Otay Valley Parcel	11,030	23,478	34,508	3,215.9	262.7	104.8	230.5	201.6	8.3	423.9	279.3	4,029.6	692.7	9,449	99,181
Proctor Valley Parcel	2,631	1,558	4,189	1,885.4	12.5	17.1	10.0	252.0	-	-	-	5,656.7	61.3	7,895	12,391
San Ysidro Mountains Parcel	779	-	779	1,499.8	3.4	2.3	10.0	3.3	-	-	-	4,036.2	-	5,555	2,494
Total:	14,440	25,036	39,476	6,601.1	278.6	124.2	250.5	456.9	8.3	423.9	279.3	13,722.5	754.0	22,899	114,066

Exhibit 18a - Overall Project Summary Table (Proposed)

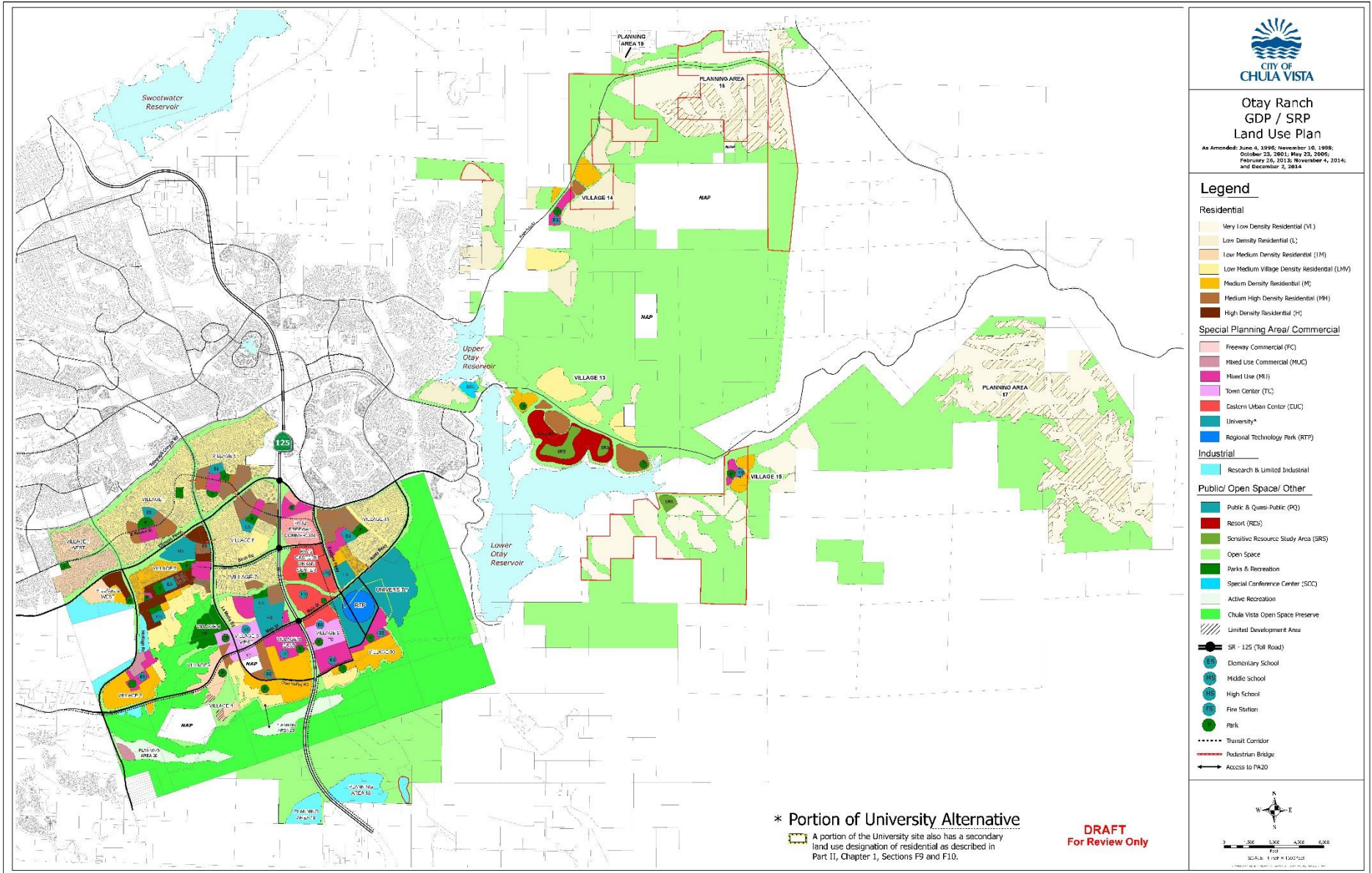


Exhibit 20 Otay Valley Parcel Land Use Map (Adopted)

a. Otay Valley Parcel

The Otay Valley Parcel is the most urban of the three Otay Ranch parcels. The land use plan provides continuity to adjacent developed areas, while creating a unique character. At build-out, this parcel will provide a maximum¹ of 34,508 dwelling units, accommodating approximately 99,181 residents.

The major components of the land use plan for the Otay Valley Parcel include:

- Ten urban villages, with village cores which include mixed use areas, neighborhood parks, and elementary schools.
- A circulation system which includes a planned highway (SR-125), Transit routes, and a system of regional arterials.
- A pedestrian trail system that features a network of trails for walking, bicycles, equestrian travel and potential use of low-speed/neighborhood vehicles utilizing facilities such as neighborhood paseos, the “village pathway”, pedestrian bridges and regional trails providing linkages to the Otay Ranch Village Greenway and the Chula Vista Greenbelt.
- Highest intensity uses along SR-125, including the EUC, more intense urban villages, and freeway commercial areas.
- Industrial uses on the western edge adjacent to existing business park uses and the Otay Landfill, and at the southern edge adjacent to planned industrial uses on the Otay Mesa.
- A university site located on the southeastern portion of the parcel, south of Hunte Parkway, adjacent to Villages Nine and Ten.
- The Eastern Urban Center with regional services and activities, and the highest residential intensities.
- The Otay Valley Regional Park (a portion of the overall regional park currently being planned for the entire length of the Otay River Valley).
- The Otay Valley Parcel land use table below shows the distribution of land use categories.

¹ The DU number reflects all residential development on the Otay Valley Parcel excluding the University/RTP site, however, a portion of Village Nine and Village Ten have a secondary land use designation of residential which are not included in the maximum DU.

Otay Valley Parcel (Existing)														
Village	Dwelling Units			Acreage										Approx. Pop.
	SF	MF	Total	Res.	Park.	CPF.	Sch.	C'ml..	Ind.	Univ.	Open Sp.	Art.	Total	
Village 1	2,454	1,522	3,976	703.2	23.1	13.4	10.0	6.3	-	-	264.8	46.5	1,067.3	11,734
Village 2	604	3,941	4,545	346.0	24.0	12.6	19.8	+	82.5	-	226.3	63.5	774.7	14,726
Village 3	1,002	595	1,597	147.5	7.9	4.2	8.3	11.3 +	39.9	-	129.5	19.8	368.4	4,873
Village 4	350	-	350	82.6	65.8	1.6	-	-	-	-	233.4	11.4	394.8	1,141
Village 5	1,263	1,550	2,813	370.7	16.6	11.3	10.0	2.0	-	-	70.4	15.4	496.4	7,995
Village 6	941	1,497	2,438	282.0	7.6	13.7	10.0	***	-	-	22.0	58.3	393.6	6,830
Village 7	1,008	448	1,456	234.3	9.3	6.3	60.0	7.2	-	-	38.8	17.1	373.0	4,369
Village 8	1,564	4,046	5,610	356.0	35.2	10.0	42.4	* +	-	-	52.7	40.0	536.3	15,646
Village 9	266	3,734	4,000	177.4	27.5	5.0	19.8	*	-	41.3	6.8	26.1	303.9	10,519
Portion of University/Village 9 (Alternative)**	68**	93**	161**	23.2**	0.9**	0.6**	0.9**	0.8**	-	-	12.4**	2.5**	41.3**	454**
University/RTP	-	-	-	-	-	-	-	-	85.0	238.0	-	-	323.0	-
Village 10	695	1,045	1,740	113.1	7.6	4.3	9.2	-	-	-	16.5	-	150.7	5,010
Portion of University (Alternative)****	291	213	504	71.7	10.4	2.1	8.3	2.2	-	-	26.1	7.8	128.6	1,475
Village 11	1,005	1,385	2,390	306.7	10.0	9.4	35.0	10.0	-	-	51.4	66.5	489.0	6,749
Plng. Area 12	-	3,593	3,593	94.4	27.9	12.9	6.0	161.1	-	-	2.8	71.0	376.1	9,288
Plng. Area 18	-	-	-	-	-	-	-	-	215.8	-	-	-	215.8	-
Plng. Area 20	-	-	-	-	-	-	-	15.0	-	-	188.0	6.0	209.0	-
Open Space++	-	-	-	-	-	-	-	-	-	-	2,706.6	-	2,706.6	-
SR-125	-	-	-	-	-	-	-	-	-	-	-	182.0	182.0	-
Public	-	-	-	-	-	-	-	-	-	-	19.6	-	19.6	-
Arterial	-	-	-	-	-	-	-	-	-	-	-	69.1	69.1	-
Total:	11,152	23,356	34,508	3,213.9	262.5	104.7	230.5	212.9	423.2	279.3	4,029.6	692.7	9,449	98,880

+ Commercial development may occur vertically or horizontally within Village 2 (up to 130,000 square feet), Village 3 (20,000 square feet), Village 8 East (20,000 square feet); therefore, actual acreage within each land use will be determined at final map.

* 1,800,000 square feet of commercial may occur vertically or horizontally within Village 8 West and Village 9; therefore, actual acreage within each land use will be determined at final map.

** Portion of University/Village 9 has a primary land use designation of University and a secondary land use of residential. The secondary land use is not included in the total.

*** Commercial included as component of residential acreage.

**** Portion of University has a primary land use designation of University and a secondary land use of residential. The secondary land use is not included in the total.

++ Open Space includes open space preserve, undevelopable land, streets, and right-of-way.

Exhibit 19 Otay Valley Parcel Land Use Table (Adopted)

Otay Valley Parcel (Proposed)															
Village	Dwelling Units			Acreage											Approx. Pop.
	SF	MF	Total	Res.	Park	CPF	Sch	C'ml.	Ofc.	Ind.	Uni.	Open Sp.	Art.	Total	
Village 1	2,454	1,522	3,976	703.2	23.1	13.4	10.0	6.3	-	-	-	264.8	46.5	1,067.3	11,734
Village 2	604	3,941	4,545	346.0	24.0	12.6	19.8	+	-	82.5	-	226.3	63.5	774.7	14,726
Village 3	880	717	1,597	149.5	8.1	4.3	8.3	+	8.3	40.6	-	129.5	19.8	368.4	5,174
Village 4	350	-	350	82.6	65.8	1.6	-	-	-	-	-	233.4	11.4	394.8	1,141
Village 5	1,263	1,550	2,813	370.7	16.6	11.3	10.0	2.0	-	-	-	70.4	15.4	496.4	7,995
Village 6	941	1,497	2,438	282.0	7.6	13.7	10.0	***	-	-	-	22.0	58.3	393.6	6,830
Village 7	1,008	448	1,456	234.3	9.3	6.3	60.0	7.2	-	-	-	38.8	17.1	373.0	4,369
Village 8	1,564	4,046	5,610	356.0	35.2	10.0	42.4	* +	-	-	-	52.7	40.0	536.3	15,646
Village 9	266	3,734	4,000	177.4	27.5	5.0	19.8	*	-	-	41.3	6.8	26.1	303.9	10,519
Portion of University/Village 9 (Alternative)**	68**	93**	161**	23.2**	0.9**	0.6**	0.9**	0.8**	-	-	-	12.4**	2.5**	41.3**	454**
University/RTP	-	-	-	-	-	-	-	-	-	85.0	238.0	-	-	323.0	-
Village 10	695	1,045	1,740	113.1	7.6	4.3	9.2	-	-	-	-	16.5	-	150.7	5,010
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Village 11	1,005	1,385	2,390	306.7	10.0	9.4	35.0	10.0	-	-	-	51.4	66.5	489.0	6,749
Planning Area 12	-	3,593	3,593	94.4	27.9	12.9	6.0	161.1	-	-	-	2.8	71.0	376.1	9,288
Planning Area 18	-	-	-	-	-	-	-	-	-	215.8	-	-	-	215.8	-
Planning Area 20	-	-	-	-	-	-	-	15.0	-	-	-	188.0	6.0	209.0	-
Open Space++	-	-	-	-	-	-	-	-	-	-	-	2,706.6	-	2,706.6	-
SR-125	-	-	-	-	-	-	-	-	-	-	-	-	182.0	182.0	-
Public	-	-	-	-	-	-	-	-	-	-	-	19.6	-	19.6	-
Arterial	-	-	-	-	-	-	-	-	-	-	-	-	69.1	69.1	-
Total	11,030	23,478	34,508	3,215.9	262.7	104.8	230.5	201.6	8.3	423.9	279.3	4,029.6	692.7	9,449	99,181

+ Commercial development may occur vertically or horizontally within Village 2 (up to 130,000 square feet), Village 3 (20,000 square feet), Village 8 East (20,000 square feet); therefore, actual acreage within each land use will be determined at final map.

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++ Open Space includes open space preserve, undevelopable land, streets, and right-of-way.

Exhibit 19 Otay Valley Parcel Land Use Table (Proposed)

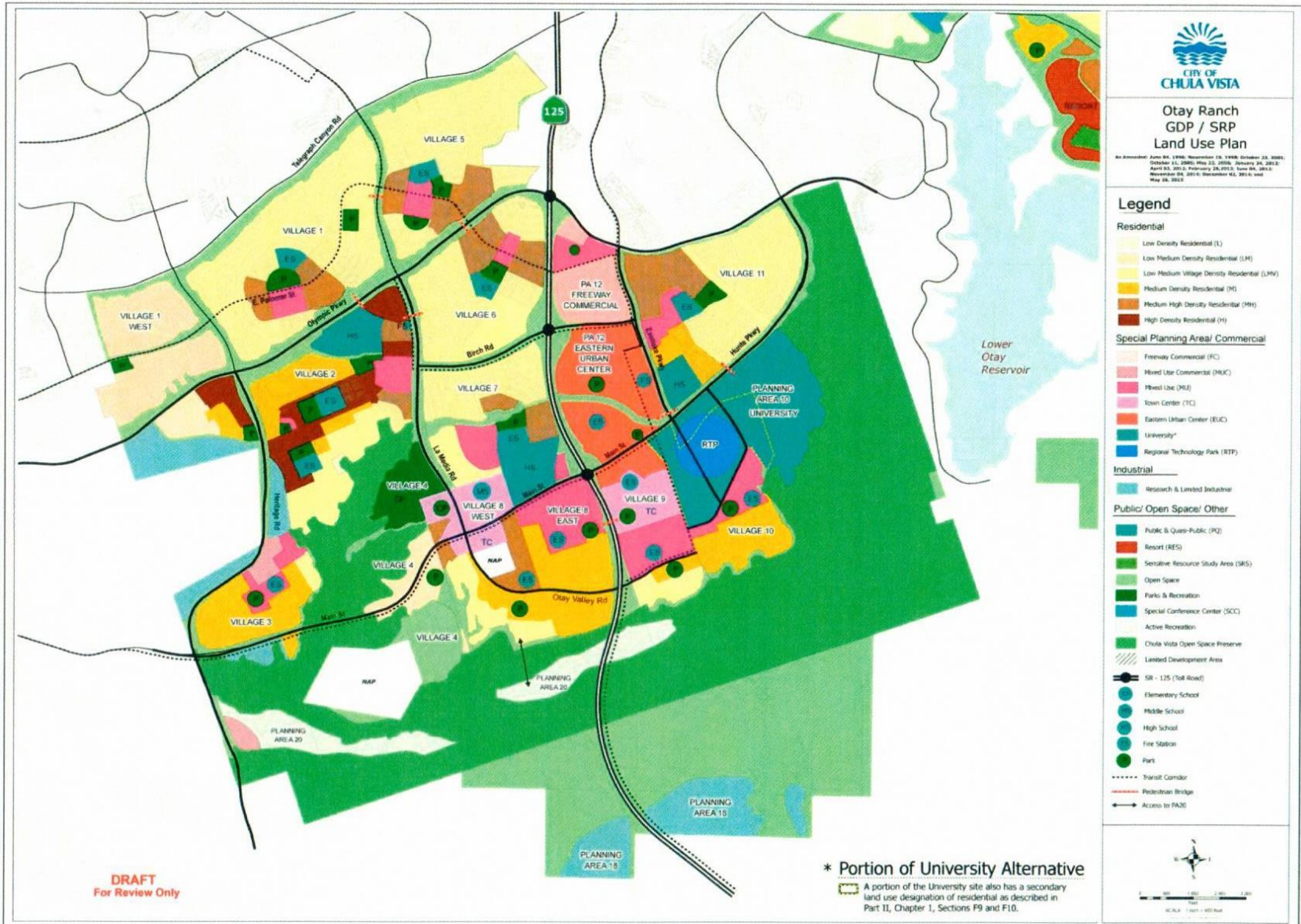


Exhibit 20 Otay Valley Parcel Map (Adopted)

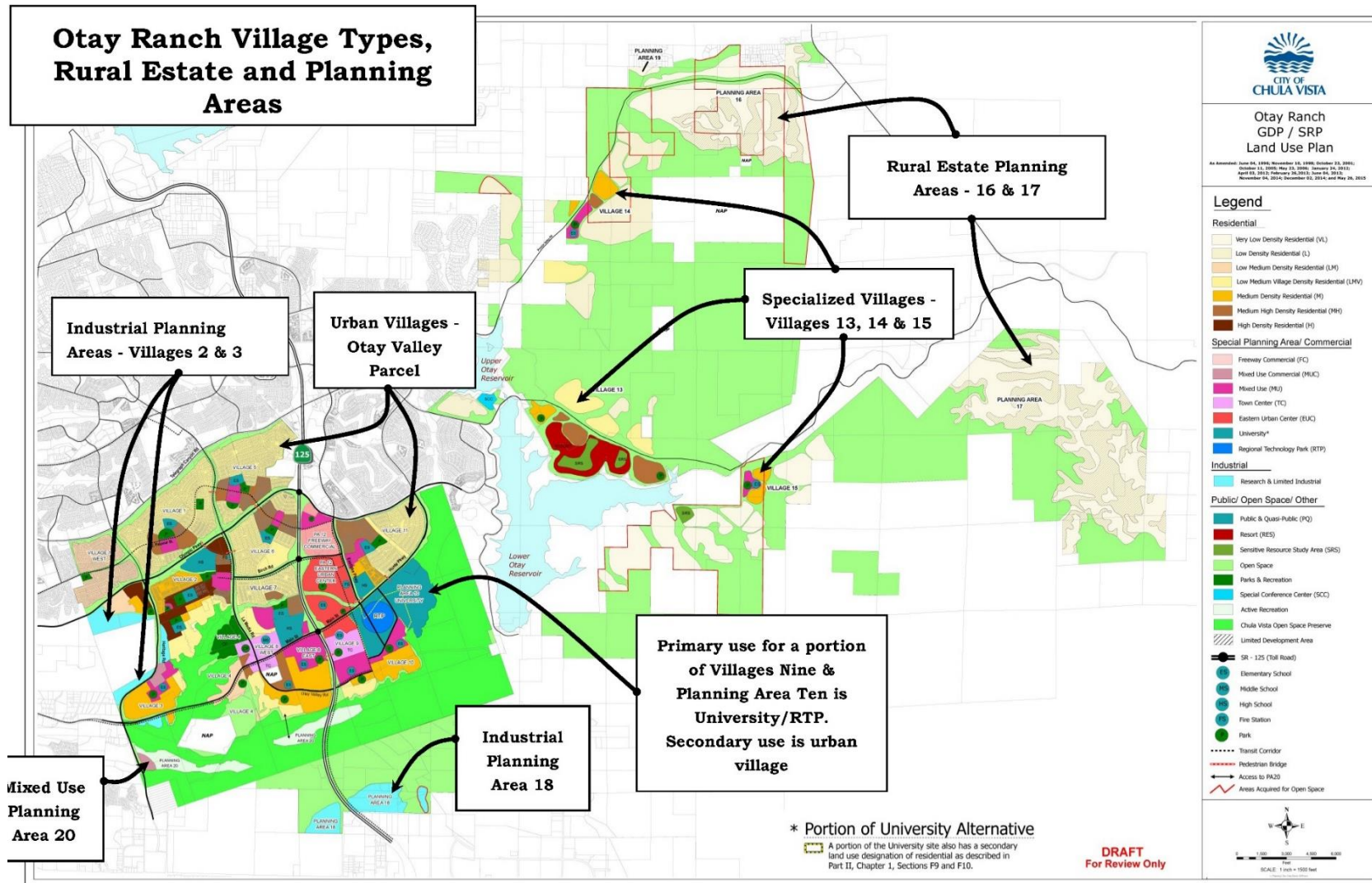


Exhibit 25 Otay Ranch Village Types, Rural Estate and Planning Areas (Adopted)

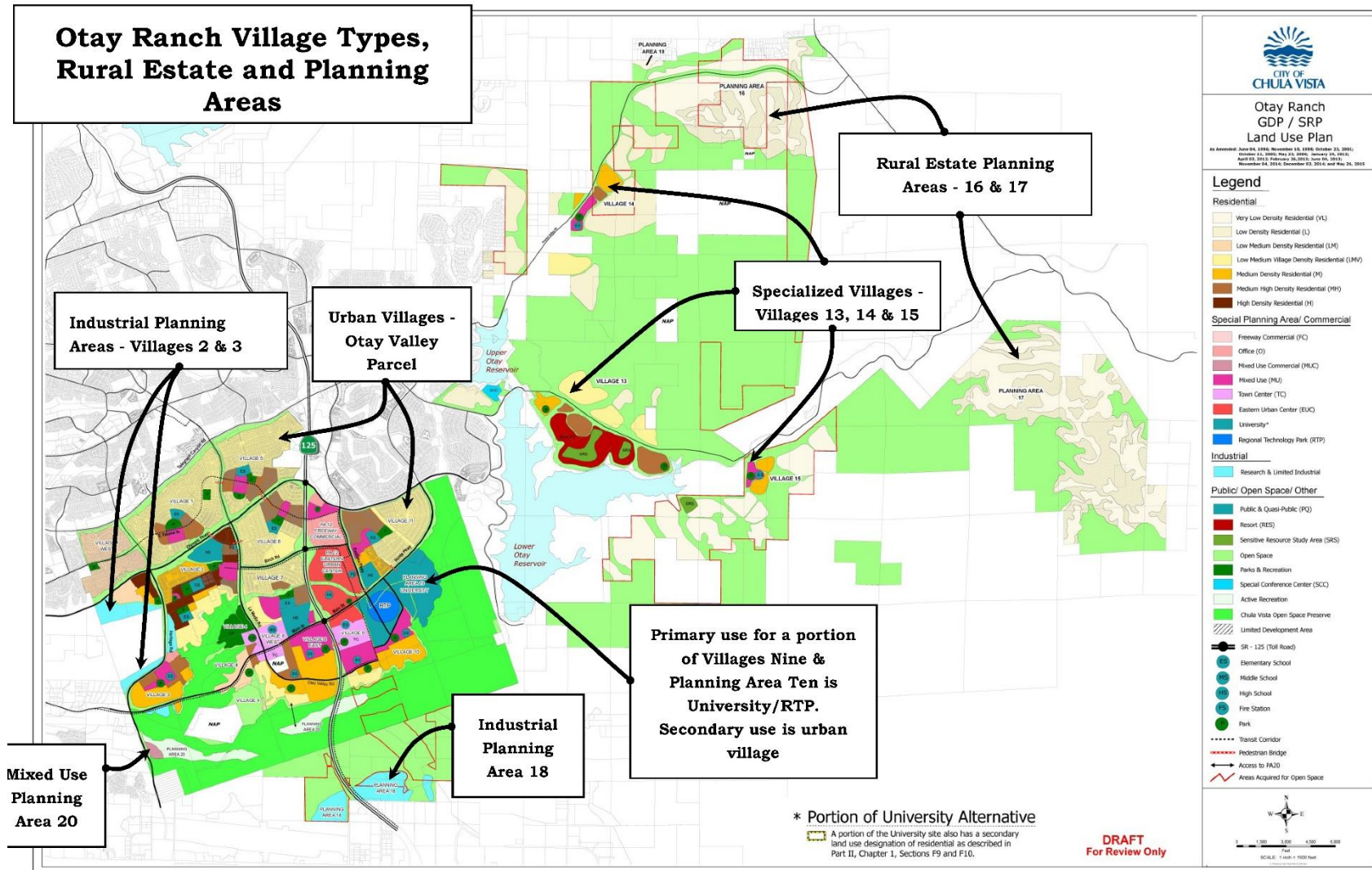


Exhibit 25 Otay Ranch Village Types, Rural Estate and Planning Areas (Proposed)

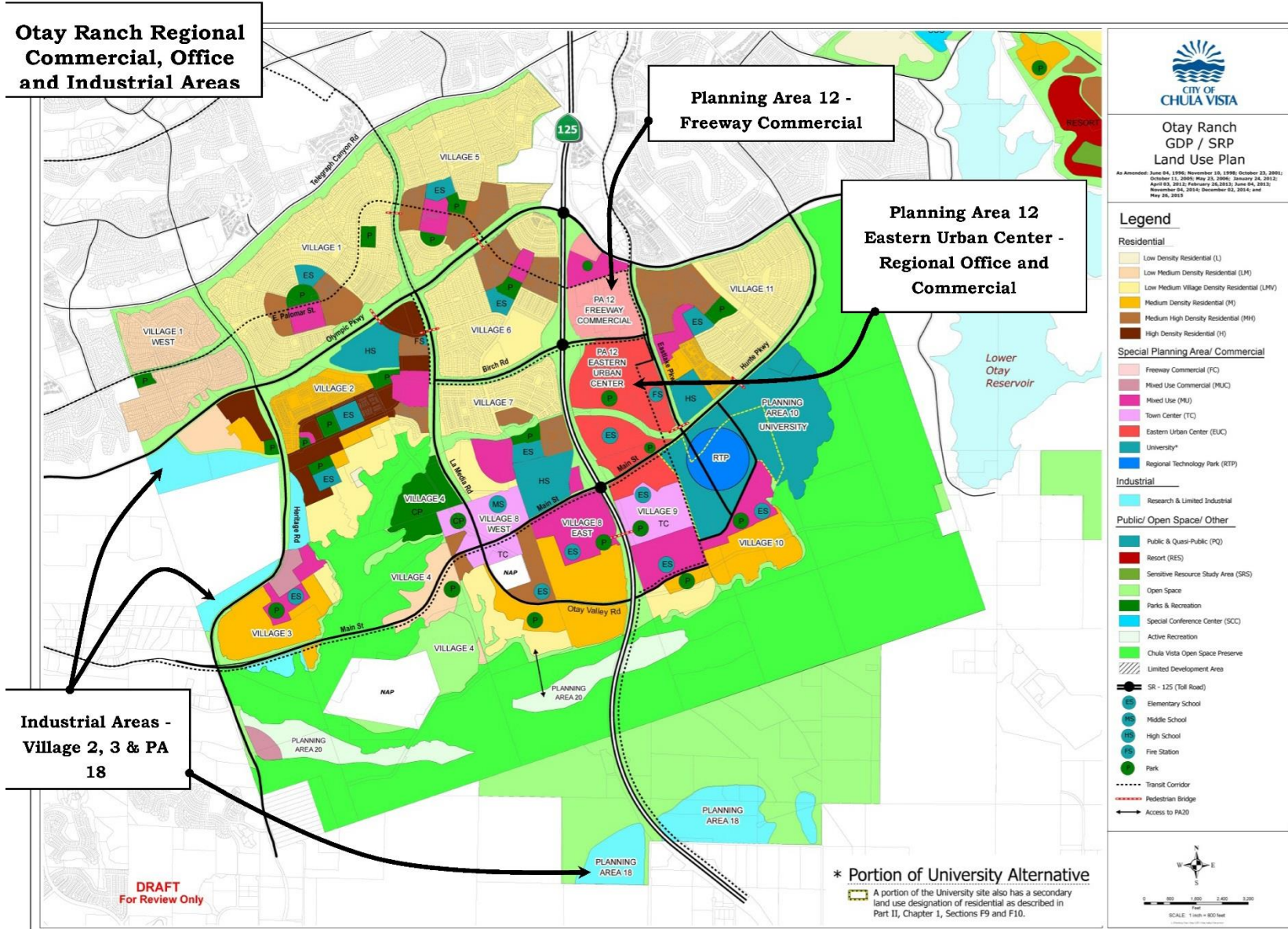


Exhibit 26 Otay Ranch Regional Commercial, Office and Industrial Areas (Adopted)

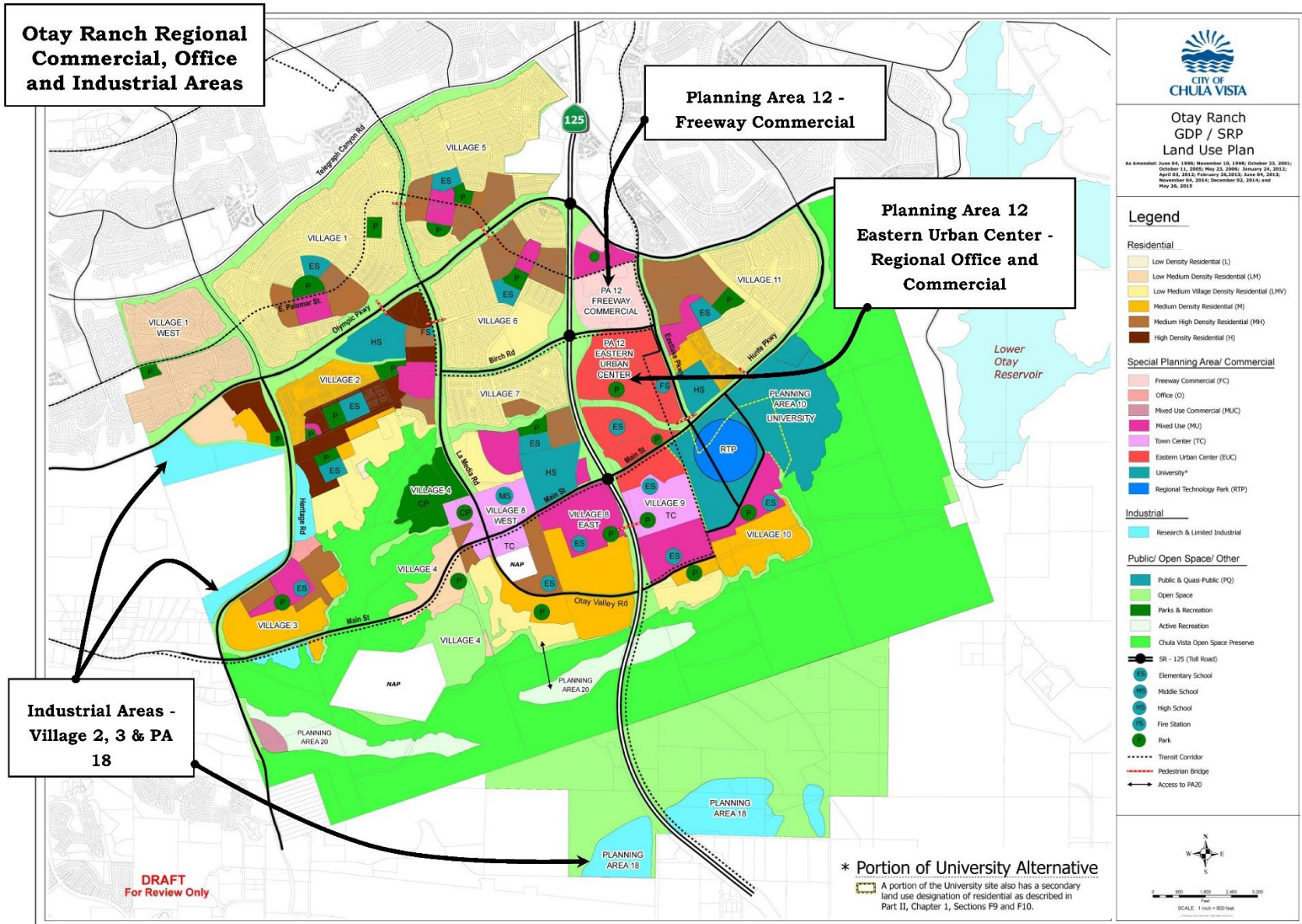


Exhibit 26 Otay Ranch Regional Commercial, Office and Industrial Areas (Proposed)

3. **Village Three**

a. *Village Three Setting*

Village Three is comprised of approximately 368 acres located in the southwest portion of the Otay Valley Parcel. The site is a large, flat mesa, with slopes adjacent to Wolf Canyon, the Otay River Valley, and the Otay Landfill. The village is between Wolf Canyon to the east, the Otay River Valley to the south, the Otay Landfill to the north, and existing industrial areas to the west.

Open Space and Habitat: The southern and eastern edges of Village Three consist of the undulating slopes of Wolf Canyon and the Otay River Valley. Existing areas of coastal sage scrub and significant biological resources occur in both the canyon and on the slopes of the river valley.

Land Use: Village Three is located near an existing industrial area of the City of Chula Vista to the west. Surrounding land uses include the Otay Landfill to the north, and the rock mountain quarry to the east, beyond Wolf Canyon.

Visual: Scenic values extend along Main Street to the south (an open space scenic corridor), and along the edge of Wolf Canyon to the east. The village contains views to Wolf Canyon and Rock Mountain, distant views to the mountains to the east.

Relationship to Other Otay Ranch Villages: Because of its location adjacent to the Otay River Valley, Wolf Canyon and the Otay Landfill, Village Three is somewhat isolated from the other Otay Ranch villages except for Village Two. Village Four lies to the east, and Village Two lies to the northeast. This planning area provides a transition from the existing industrial area to Otay Ranch residential villages and also provides a connection to Energy Way in compliance with the circulation policies, and multiple points of access.

b. *Village Three Description*

Village Three is comprised of approximately 368 acres located in the southwest corner of the Otay Valley Parcel, on the east and west of Heritage Road and north of the Otay River Valley. A section of the village is also located south of Main Street.

The village is bounded on the north by the Otay Landfill and Village Two, on the west by the existing Chula Vista industrial areas, and on the southeast by Wolf Canyon. Village Three contains:

- 880 single-family residential units
- 717 multi-family residential units
- A buildout population of approximately 5,174
- A village core containing:
 - A Mixed Use Residential/Commercial site
 - A CPF site
 - An Office site
 - An Elementary School
 - A Neighborhood Park
 - Multi-family residential

- “Main Street” entry bounded by ground-floor commercial on either side
 - Affordable Housing
- Approximately 40 acres of Industrial land uses

Village Three														
Use	Dwelling Units				Acreage									Approx. Pop.
	SF	MF	Total	Dens	Res.	Park *	CPF	Sch.	C'ml.	Ind.	Open Sp.	Art.	Total	
LMV	51		51	4.9	10.5		0.5						11.0	169
M	951		951	7.8	122.4		1.1						123.5	3,169
MU		595	595	40.8	14.6	7.9	2.6	8.3	+				33.4	1,535
MUC									11.3				11.3	
I										39.9			39.9	
OTHER											129.5	19.8	149.3	
TOTAL	1,002	595	1,597	10.8	147.5	7.9	4.2	8.3	11.3	39.9	129.5	19.8	368.4	4,873

+ 20,000 Square feet of commercial may occur vertically or horizontally; therefore, actual acreage may vary.

*Part of park acreage requirement have been allocated to community parks. Actual park size to be determined at the SPA level. Park acreage based on ratio of 3.0 acres per 1000 persons.

Exhibit 42 Village Three Land Use Table (Adopted)

Village Three															
Use	Dwelling Units				Acreage									Approx. Pop.	
	SF	MF	Total	Dens	Res.	Park*	CPF	Sch.	C'ml.	Office	Ind.	Open Sp.	Art.		Total
M	880		880	7.5	116.8		0.9							117.7	2,851
MH		439	439	17.4	25.3									25.3	1,422
MU		278	278	37.6	7.4	8.1	3.4	8.3	+					27.2	901
O										8.3				8.3	
I											40.6			40.6	
OTHE R												129.5	19.8	149.3	
TOTAL	880	717	1,597	10.7	149.5	8.1	4.3	8.3	+	8.3	40.6	129.5	19.8	368.4	5,174

+ 20,000 Square feet of commercial may occur vertically or horizontally; therefore, actual acreage may vary.

*Part of park acreage requirement have been allocated to community parks. Actual park size to be determined at the SPA level. Park acreage based on ratio of 3.0 acres per 1000 persons.

Exhibit 42 Village Three Land Use Table (Proposed)

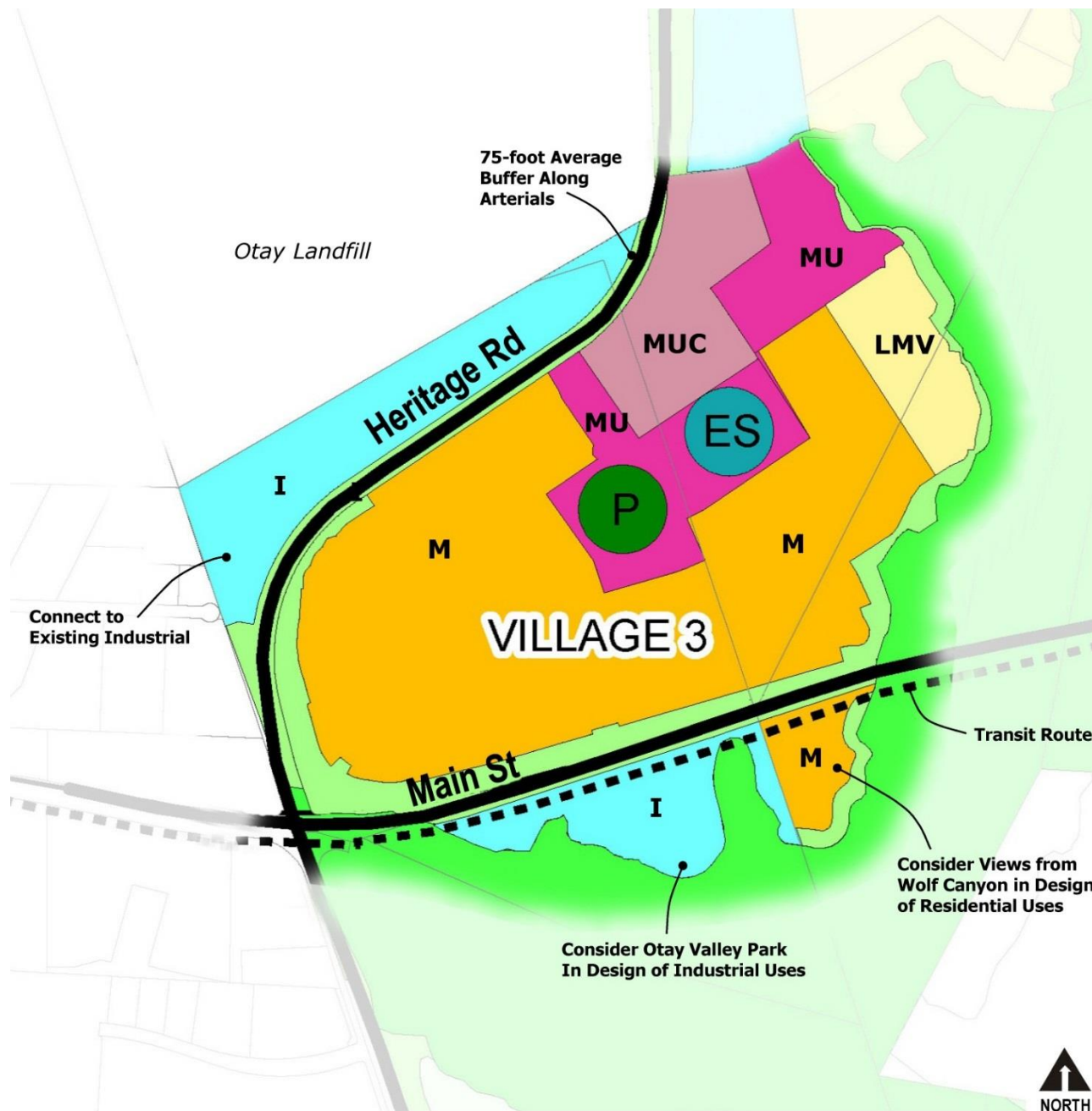
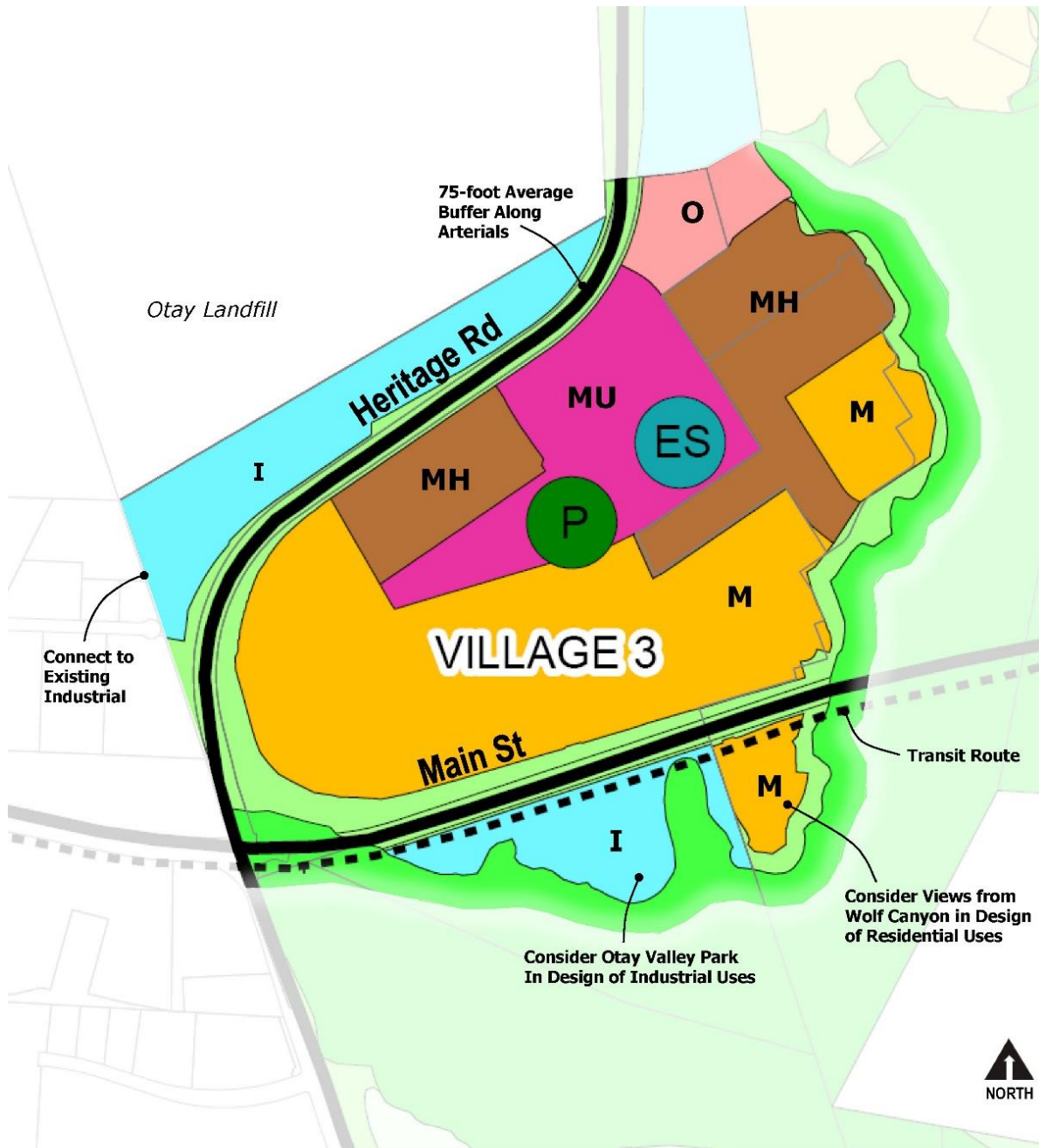


Exhibit 43 Village Three Land Use Map (Adopted)



Village Three

Exhibit 43 Village Three Land Use Map (Proposed)