



*Development Services
Department*

City Council Meeting

INTRODUCTION

Otay Ranch Freeway Commercial GDP, SPA Amendments, Development Agreement Amendment, Tentative Subdivision Map, and Design Review (PROMENADE)

PCS19-0001
MPA17-0011 & 0012
DR17-0037
IS17-0005

June 18, 2019



Freeway Commercial Project Community Meetings

1. February 1, 2018 at the Otay Ranch Library Branch (The Hub)
2. March 12, 2018 at the Otay Ranch Residence Inn Hotel
3. October 17, 2018 at the Otay Ranch Residence Inn Hotel

Major Issues of Concern

1. Traffic – Exceeds the capacity of the roadways
2. Pedestrian Safety
3. Overcrowding of Schools
4. Adequacy of Water Supply
5. CEQA review requirements
6. Adequate city-wide services

Planning Commission

1. May 22, 2019
2. 6-1-0 Recommend approval by City Council



OLYMPIC PKWY

125

EASTLAKE PKWY

BRT Transit Station



HOTEL

PARK

MF Residential

Project Site (FC-2)

BRT Transit Route



BRT Transit Station

Otay Ranch Village 6

ORTC

Otay Ranch Village 11

BIRCH RD

Eastern Urban Center (Millenia)



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PROMENADE 578-UNIT MIXED-USE DEVELOPMENT



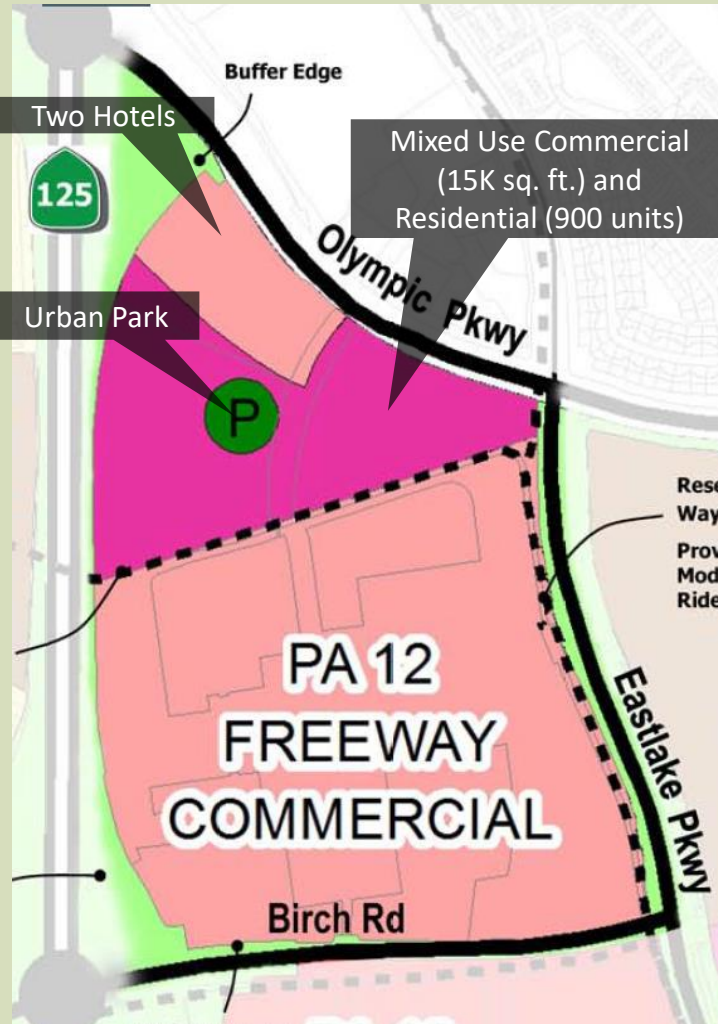


ENVIRONMENTAL REVIEW

- ❖ 2003 - FEIR-02-04 approved
- ❖ 2015 – First Addendum FEIR-02-04 approved
 - No new or more severe impacts than those identified in EIR-02-04
- ❖ 2016 - Second Addendum to FEIR-02-04
 - No new or more severe impacts than those identified in EIR-02-04
- ❖ Third Addendum to FEIR-02-04
 - No new or more severe impacts than those identified in EIR-02-04

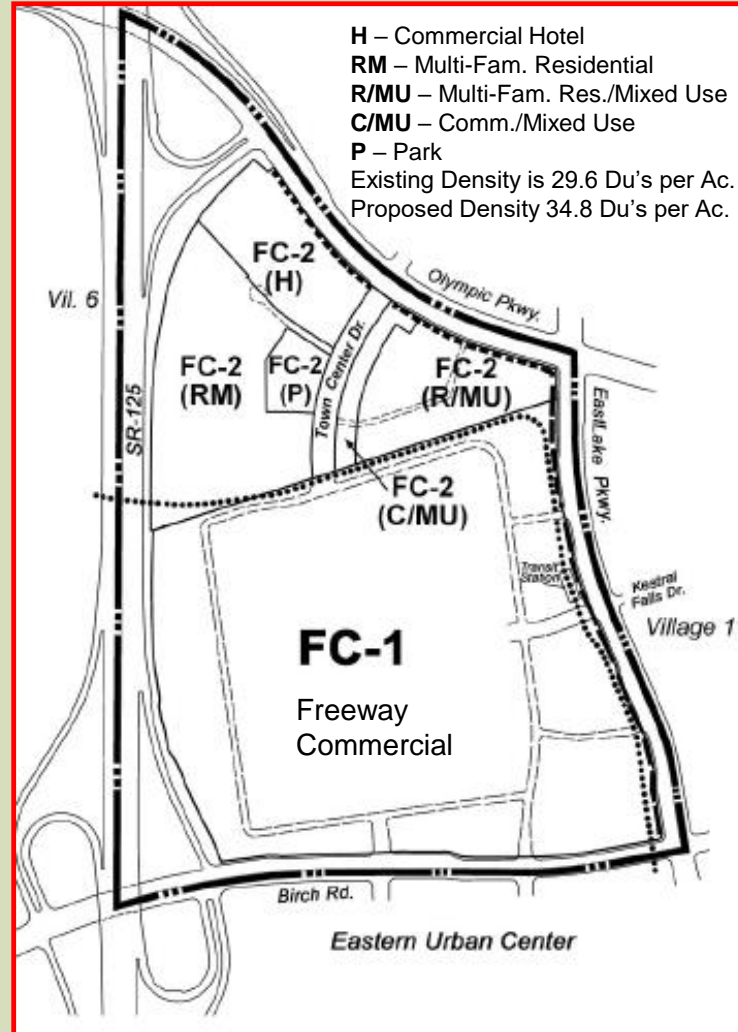


Proposed GDP Land Use





Existing & Proposed SPA Plan Land Use





EXISTING CONCEPTUAL DEVELOPMENT PLAN





PROPOSED CONCEPTUAL DEVELOPMENT PLAN





TOWN CENTER PARK CONCEPTUAL DESIGN



- | | | |
|--|---|---|
| ① Open lawn/flexible event space | ⑦ Amphitheater seating (150+ capacity) | ⑫ Restroom and storage building w/ outdoor showers & trash collection |
| ② Palm oasis / informal bridge & boulder field play area | ⑧ Projection screen / wall | ⑬ Monument sign location |
| ③ Hillside slide (1:2 slope) | ⑨ Community table & flexible seating | ⑭ Park entrance from residential edge |
| ④ Hillside seating/informal staircase | ⑩ Flexible use plaza with enhanced paving and date palm grove | ⑮ Back-in diagonal parking |
| ⑤ Shaded picnic grove w/ vista | ⑪ Vendor cart/kiosk w/ shade structure | ⑯ Trellis |
| ⑥ Splash pad with water misters | | ⑰ Privacy Berm |



COMMUNITY PURPOSE FACILITIES

- 3.24 acres of CPF land obligation
 - Per Development Agreement:
 - ✓ may be satisfied off-site
 - ✓ Recreational facilities
 - ✓ Alternative compliance



PRIVATE USEABLE OPEN SPACE & PARKING REGULATIONS

Standard	Currently Approved	Proposed Change
Private Useable Open Space	Studios, 1 bedroom, and units above first story: 60 sq. ft. Ground floor units: 80 sq. ft. for 2 bedroom units 100 sq. ft. for 3 bedroom units	60 sq. ft. per unit
Parking	1 bedroom units: 1.5 spaces/unit 2 bedroom units: 2.0 spaces/unit 3 bedroom units: 2.25 spaces/unit Guest parking ratio of 0.33 is included in above ratios.	Add 1.0 space/unit for studios 4 spaces/1,000 sq. ft. for commercial mixed-use



AFFORDABLE HOUSING PLAN

- 10% of 900 dwelling units:
 - 45 Low Income units
 - 45 Moderate Income units

- Housing and Development Agreement of September 21, 2017:
 - May satisfy AH obligation on-site or off-site



Existing Development Agreement Key Provision & Benefits

- Assurance for the construction of 2 hotels
 - 1st Hotel: Commence construction prior to issuance of first residential permit (**Completed**)
 - 2nd Hotel: Commence substantial construction prior to issuance of last residential permit
- Construction and Maintenance of a highly-amenitized 2-acre Urban Park
- Dedication of Right of Way for BRT (**Completed**)

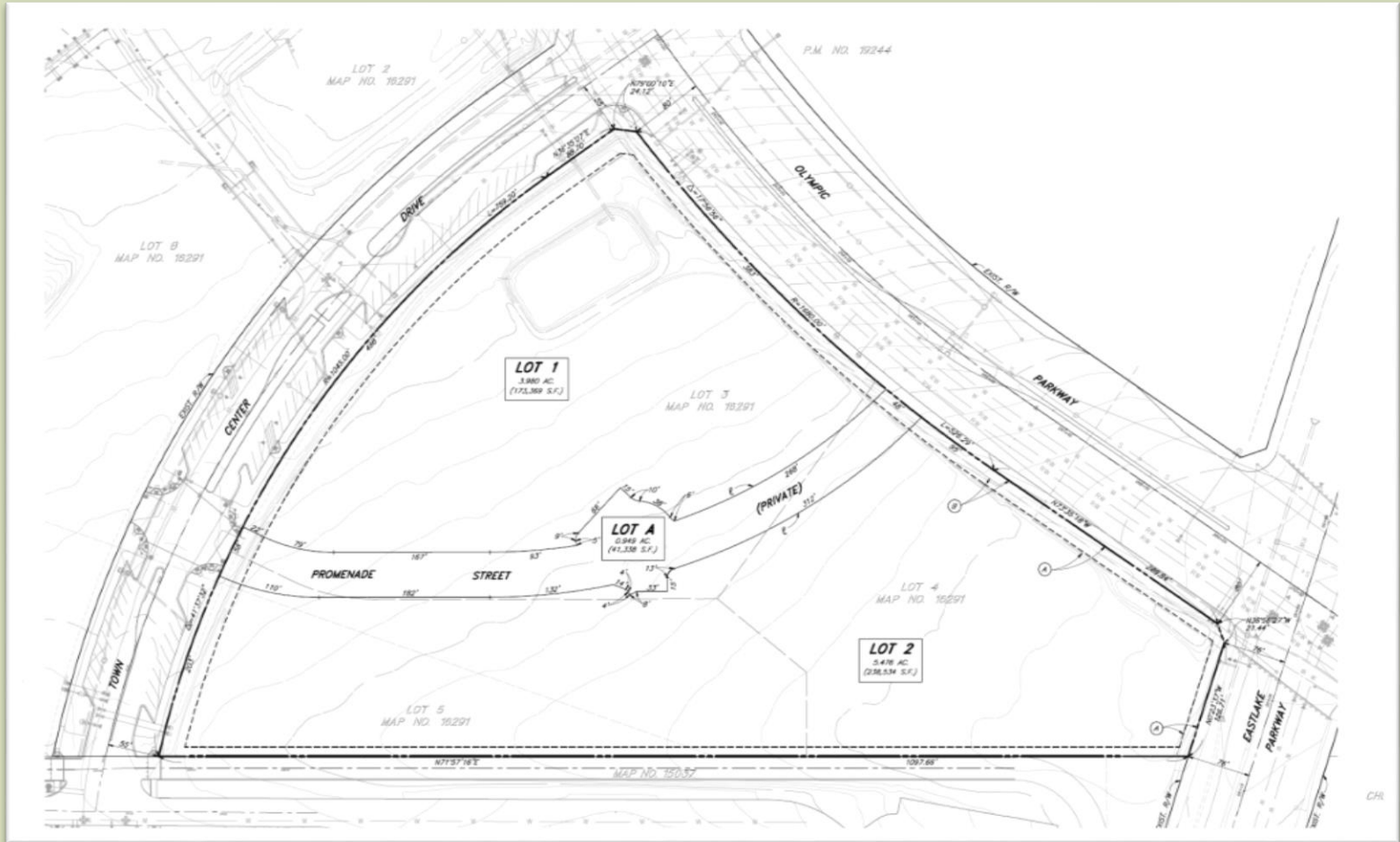


Development Agreement Amendment

- Assurance for the construction of 2nd hotel
 - Commence substantial construction prior to issuance of 651st residential permit
- CPF and Park Benefit Fee Provisions



TENTATIVE MAP





PROMENADE 578 UNITS





PRIVATE & COMMON USABLE OPEN SPACE MAP



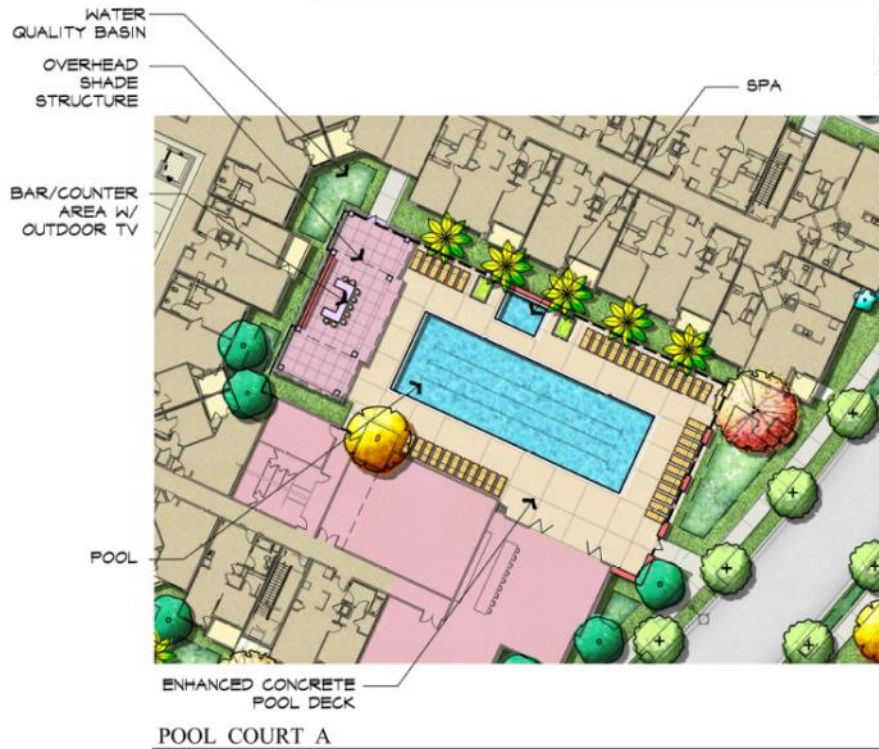


PROMENADE PROJECT ENTRY PARK





PROMENADE POOL & SPA





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PROMENADE – VIEW LOOKING NORTH ON TOWN CENTER DRIVE





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ARCHITECTURE





PROMENADE WEST AND SOUTH ELEVATION





PROMENADE EAST AND NORTH ELEVATION



1. EAST ELEVATION - EASTLAKE PARKWAY



2. NORTH ELEVATION - OLYMPIC PARKWAY



RECOMMENDATION

1. Consider the third Addendum to FEIR 02-04;
2. Approve a resolution amending the Otay Ranch GDP;
3. Approve a resolution amending the Otay Ranch Freeway Commercial SPA Plan and Master Precise Plan in accordance with the findings and subject to the conditions contained therein;
4. Approve an ordinance modifying the Freeway Commercial PC District Regulations;
5. Approve an ordinance amending the Development Agreement for the FC-2 area of the Freeway Commercial project, based on the findings and subject to the conditions contained therein;
6. Approve a resolution amending the CPF Agreement for Otay Ranch Village 2, based on the findings and subject to the conditions contained therein;
7. Approve a resolution approving a Tentative Subdivision Map, based on the findings and subject to the conditions contained therein; and
8. Approve a resolution approving Design Review Permit DR17-0037 in accordance with the findings and subject to the conditions contained therein.



PREVIOUS APPROVALS

- 2004: the Freeway Commercial EIR, SPA Plan and Tentative Map adopted
 - FC-1 867,000 sq. ft.
 - FC-2 347,000 sq. ft.
- 2015: General Plan and General Development Plan amended uses in FC-2
 - 600 multi-family residential units
 - 15,000 square-feet of Mixed Use Commercial Retail
 - 2-acre highly amenitized park
 - 2 hotels
- 2015: FC-2 Development Agreement adopted by Ordinance No. 3345
- 2016: FC-2 SPA Plan Amendment, Tentative Map, Design Review



Existing GP Land Use



Existing GDP Land Use





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SUPPLEMENTAL PUBLIC FACILITIES FINANCE PLAN / FISCAL IMPACT ANALYSIS

	Current SPA:	Proposed Project:
Annual Revenues	\$1.8 million	\$1.9 million
Annual Expenses	\$0.5 million	\$0.7 million
Net Impact	\$1.3 million positive	\$1.2 million positive



VILLAGE 2 - COMMUNITY PURPOSE FACILITIES AGREEMENT AMENDMENT

- Village 2 CPF obligation
 - Per CPF Agreement:
 - ✓ may be satisfied off-site
 - ✓ Timing of delivery of land