

701 D STREET DR15-0003 APPEAL

DEVELOPMENT SERVICES DEPARTMENT











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Google earth

32°38'37.65" N 117°05'56.41" W elev 62 ft eye alt 54 ft







Project Summary

Site APN: 565-205-10-00
 Total Site Area: ± 4.29 Acres

- Total Units: 87 Homes
- (31) Courtyard Homes (C-Courts)
 - (56) 3-Story Townhomes (Townhouse)

Density: 19.8 Homes per Acre

Building Footprints:

	Required	Provided
Front Yard	15'	15'
Front Side Yard	12'	12.5' to 15.5'
Rear	17'	17' to 18'

- Parking:**
- Required: 174 Spaces (2.0 spaces per home)
- (87) Homes x 2.0 Spaces = 174 Spaces
 - (87) Courts x 0.0 Spaces = 00 Spaces
- Provided: 186 Spaces (2.14 spaces per home)
- Garage: 114 Spaces (2 garage spaces/unit)
 - Parallel (ADA): 2 Spaces (7' x 24')
 - Head In (Guest): 5 Spaces (9' x 18')
 - Parallel (Guest): 7 Spaces (9' x 24')

- Open Space:**
- Required: 45,280 S.F. Total (150 S.F. per home coverage)
- (31) 3 Bed Units: 14,880 S.F. (480 S.F. per home)
 - (56) 4 Bed Units: 31,200 S.F. (550 S.F. per home)
- Provided: 47,269 S.F. Total (143 S.F. per home)
- Rec. Area: 16,078 S.F. (28' Min. Dimension)
 - Common: 14,424 S.F. (26' Min. Dimension)
 - Private: 16,767 S.F. (30' Min. Dimension)
- *Standard based on 100 S.F. minimum provided on all lots, or 100% coverage

Lot Coverage: ± 65.61% (1.4, 100% of site)
 FAR: ± 1.06 FAR

Landscape Area:**

Required: 10% of site (20,000 S.F.)
 Provided: ± 10% of site (1,500,000 S.F.)

**Includes 10% Common Area (CA) that is landscaped in other landscape areas.

Recycle Storage per Unit:

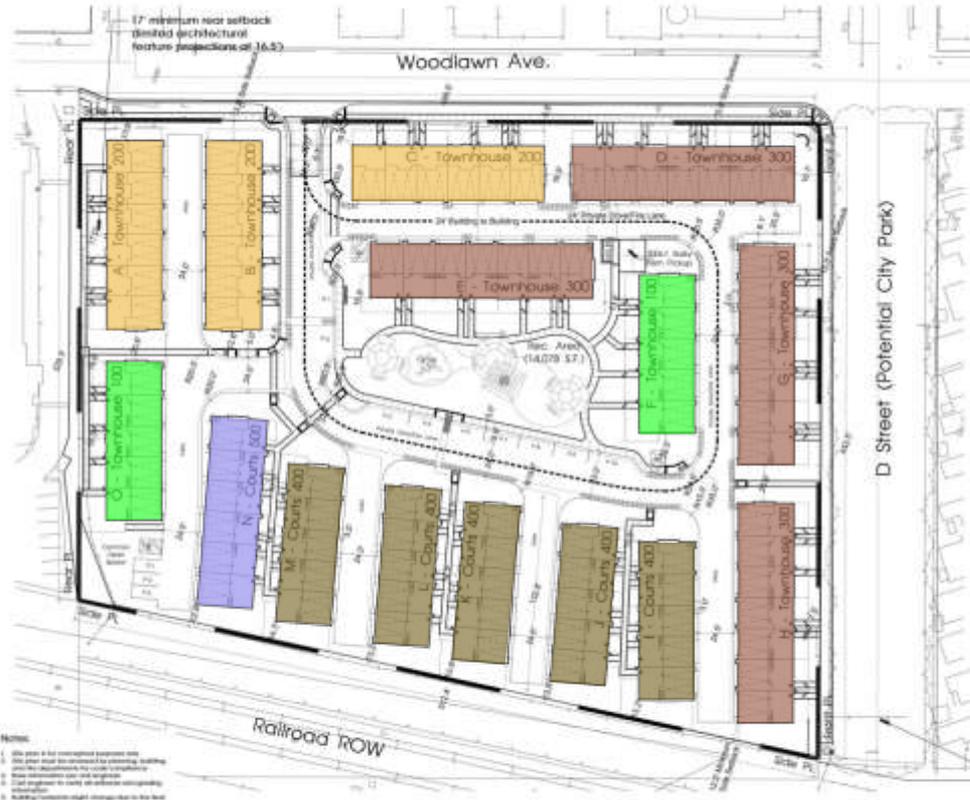
Required: 200 cubic feet (200cf), 200 cubic feet (200cf)
 Provided: 320 to 500 cubic feet per unit

- **Refuse Truck Path of Travel**
- 2x3' Recycle Bins (2 per home - in unit and on-street locations)
- Potential +/- 0.76 Acres City Park from D Street Closure



PLAN REVISIONS:

1. 01/15/2024: Add 2' to 3' to 4' to 5' to 6' to 7' to 8' to 9' to 10' to 11' to 12' to 13' to 14' to 15' to 16' to 17' to 18' to 19' to 20' to 21' to 22' to 23' to 24' to 25' to 26' to 27' to 28' to 29' to 30' to 31' to 32' to 33' to 34' to 35' to 36' to 37' to 38' to 39' to 40' to 41' to 42' to 43' to 44' to 45' to 46' to 47' to 48' to 49' to 50' to 51' to 52' to 53' to 54' to 55' to 56' to 57' to 58' to 59' to 60' to 61' to 62' to 63' to 64' to 65' to 66' to 67' to 68' to 69' to 70' to 71' to 72' to 73' to 74' to 75' to 76' to 77' to 78' to 79' to 80' to 81' to 82' to 83' to 84' to 85' to 86' to 87' to 88' to 89' to 90' to 91' to 92' to 93' to 94' to 95' to 96' to 97' to 98' to 99' to 100' to 101' to 102' to 103' to 104' to 105' to 106' to 107' to 108' to 109' to 110' to 111' to 112' to 113' to 114' to 115' to 116' to 117' to 118' to 119' to 120' to 121' to 122' to 123' to 124' to 125' to 126' to 127' to 128' to 129' to 130' to 131' to 132' to 133' to 134' to 135' to 136' to 137' to 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Project Summary

Site APN: 465-290-19-00
 Total Site Area: 4.35 Acres
 Total Units: 87 Homes
 • (31) Courtyard Homes (Court)
 • (56) 3-Story Townhomes (Townhouse)
 Density: 19.8 Homes per Acre

Unit & Building Substitutions:

Building Types	Unit Types	No. of Buildings	No. of Units
Building 100 - Townhouse	(3) Plan 1A/1B/1D (2) Plan 3A/3AX (ADA)	2	6 4
Building 200 - Townhouse	(4) Plan 1A/1B/1C/1B (2) Plan 3A/3AX (ADA)	3	12 4
Building 300 - Townhouse	(5) Plan 1A/1B/1C/1D (2) Plan 3A/3AX (ADA)	4	20 8
Building 400 - Courtyard	(3) Plan 2 (2) Plan 3A/3AX (ADA)	5	15 10
Building 500 - Courtyard	(4) Plan 2 (2) Plan 3A/3AX (ADA)	1	4 2

----- Refuse Truck Path of Travel
 2x3' Refuse Bins (2 per home - in unit and on-street locations)

Potential +/- 0.76 Acre City Park from D Street Closure

CONCEPTUAL SITE PLAN - UNIT MATRIX



- Refer to Landscape Drawings for wall, tree, shrubs and patio wall locations
- Refer to manufacturer's samples for actual colors, for illustrative purposes only

FRONT ELEVATION

MATERIALS:

- 1 ROOF: FLAT WITH PARAPET
- 1 BUCCO
- 1 VINYL WINDOWS
- 1 GARAGE DOOR: METAL SECTIONAL ROLL-UP
- 1 METAL SIDING
- 2 ENTRY DOOR

- 7 ILLUMINATED ADDRESS PANEL
- 1 PATIO WALLS*
- 1 UTILITY CABINET
- 1 DECORATIVE LIGHT FIXTURE
- 1 CABLE TRELLIS AT GARAGE
- 1 ARCHITECTURAL FEATURES CONSISTENT WITH CITY MUNICIPAL CODE SECTION 19.16.040.1, PROJECTING 6 INCHES INTO REQUIRED REAR YARD SETBACK



TOWNHOUSE: BUILDING 100 (FIVE-PLEX)

03/25/2016 09:58:58 AM 1000-1000000000



701 D STREET
CHULA VISTA, CA





- Refer to Landscape Drawings for walk, bike, streets and patio wall locations
- Refer to manufacturer's samples for actual colors, for illustrative purposes only

VIEW FROM PRIVATE STREET
FRONT ELEVATION

MATERIALS:

- 1 ROOF: FLAT WITH PARAPET
- 2 STUCCO
- 3 VINYL WINDOWS
- 4 GARAGE DOOR: METAL SECTIONAL ROLL-UP
- 5 METAL SAILING
- 6 ENTRY DOOR

- 7 ILLUMINATED ADDRESS PANEL
- 8 RATIO WALLS*
- 9 UTILITY CABINET
- 10 DECORATIVE LIGHT FIXTURE
- 11 CABLE TRELLIS AT GARAGE



COURTS: BUILDING 400 (FIVE-PLEX)

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701 D STREET
CHULA VISTA, CA







Project Summary

Site APN: 885-290-19-00
 Total Site Area: ~ 4.39 Acres
 Total Units: 87 Homes
 • (31) Courtyard Homes
 • (56) 3-Story Townhomes

Open Space

Required: 46,345 S.F. Total (527 S.F. per home average)
 • (31) 3 Bed Units: 14,880 S.F. (480 S.F. per home)
 • (56) 4 Bed Units: 31,360 S.F. (560 S.F. per home)
 Provided: 47,209 S.F. Total (543 S.F. per home)
 • Rec. Area: 14,078 S.F. (58' Min. Dimension)
 • Common: 14,424 S.F. (8' Min. Dimension)
 • Private: 18,707 S.F. (6' Min. Dimension)

*Does not count interior lot S.F., balconies provided on all unit units, or landscape used

Lot Coverage: + 69.611 S.F. (35% of site)
 FAR: ± 1.06 FAR

Landscape Area**

Required: 10% of the (28,684 S.F.)
 Provided: >15% of site (430,000 S.F.)
 *Excludes Common Area (18,800) that is landscaped, half of Rec. Area that is non-landscape, plus other "Landscape Area" shown on plan.

- Landscape Area (in addition to Common Open Space)
- Common Open Space
- Ground Level Private Open Space (2' minimum dimension)
- Ground Level Private Open Space (over 11' Clear See Note 4 - (greenburg))
- Rear Yard Courtyards Toward Open Space

Potential +/- 0.76 Acre
 City Park from D Street
 Closure

Notes

1. Site plan for site/development only
2. All units must be developed in existing building
3. Units to be developed by unit conditions
4. All units must be 3-4 stories high
5. All units must be north of railroad ROW property
6. All units must be 3-4 stories high
7. All units must be 3-4 stories high
8. All units must be 3-4 stories high
9. All units must be 3-4 stories high
10. All units must be 3-4 stories high
11. All units must be 3-4 stories high
12. All units must be 3-4 stories high
13. All units must be 3-4 stories high
14. All units must be 3-4 stories high
15. All units must be 3-4 stories high
16. All units must be 3-4 stories high
17. All units must be 3-4 stories high
18. All units must be 3-4 stories high
19. All units must be 3-4 stories high
20. All units must be 3-4 stories high

OPEN SPACE CALCULATION SITE PLAN



FINDINGS Design Review

1. That the proposed project is consistent with the development regulations contained in the Apartment Residential with Precise Plan Modifying District (R-3-P) Zone.
2. The design features of the proposed development are consistent with, and are a cost-effective method of satisfying, the City of Chula Vista Design Manual and Landscape Manual.



CONCLUSION

Staff recommends that the City Council uphold the decision of the Planning Commission and adopt the resolution, denying the Appeal.

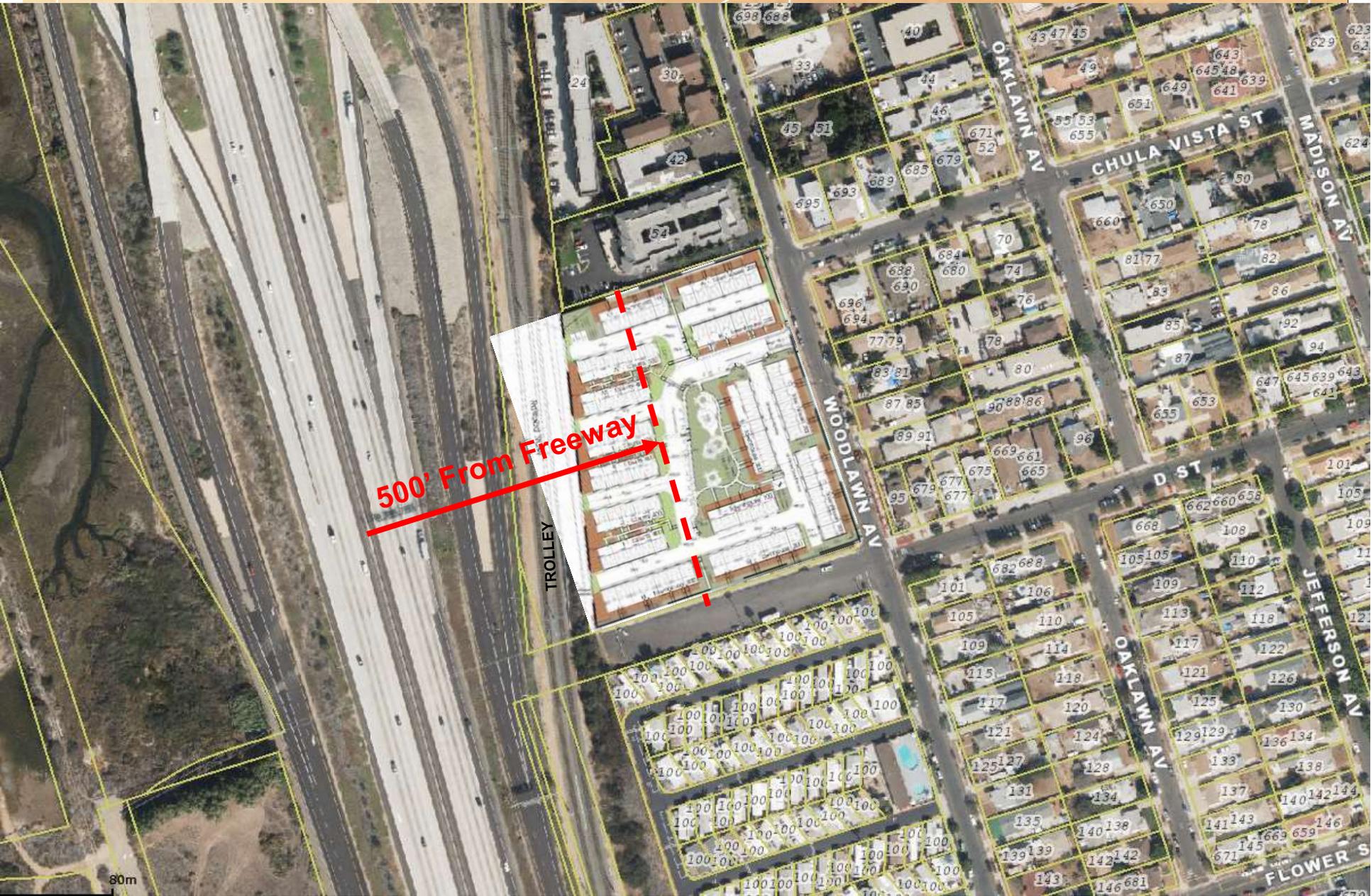




GENERAL PLAN POLICY

E 6.10

The siting of new sensitive receivers within 500 feet of highways resulting from development or redevelopment projects shall require the preparation of a health risk assessment as part of the CEQA review of the project. Attendant health risks identified in the Health Risk Assessment (HRA) shall be feasibly mitigated to the maximum extent practicable, in accordance with CEQA, in order to help ensure that applicable federal and state standards are not exceeded.



500' From Freeway

TROLLEY

OAKLAWN AV

CHULA VISTA ST

MADISON AV

WOODLAWN AV

D ST

OAKLAWN AV

JEFFERSON AV

FLOWER ST

80m