



*Development Services  
Department*

INTRODUCTION

# City Council

---

## *Village 9* *The University Village*

**EIR-10-04, PCM-09-19, PCS-09-05**

Wednesday 14, 2014



*Development Services  
Department*

## Village 9





*Development Services  
Department*

## Project Team

### City Staff

- Harold Phelps, AICP – Planning
- Marni Borg & Glen Laube - Environmental
- Ann Moore & Mike Shirey – Attorney’s Office
- Tom Adler & Sandra Hernandez – Land Development
- Dave Kaplan – Traffic Engineering
- Joe Gamble – Parks/Land Development
- Pablo Quilantan – Finance
- Justin Gipson – Fire



## **Project Team (con't)**

### **Applicant**

- Paul Borden – Otay Land Company
- Jeff O'Connor – Otay Land Company
- Tom Blessent – Consultant to OLC
- Bob Penner – Otay Land Company
- Kent Aden – Otay Land Company
- Curt Noland – Otay Land Company

### **Consultants**

- Jeff Chine – Allen Matkins, Legal Services
- Sharon Toland, Atkins – Environmental Consultant
- Dino Serafini, PMC, PFFP Consultant
- Dawn Wilson, RBF – Traffic Consultant



## Items to be Considered

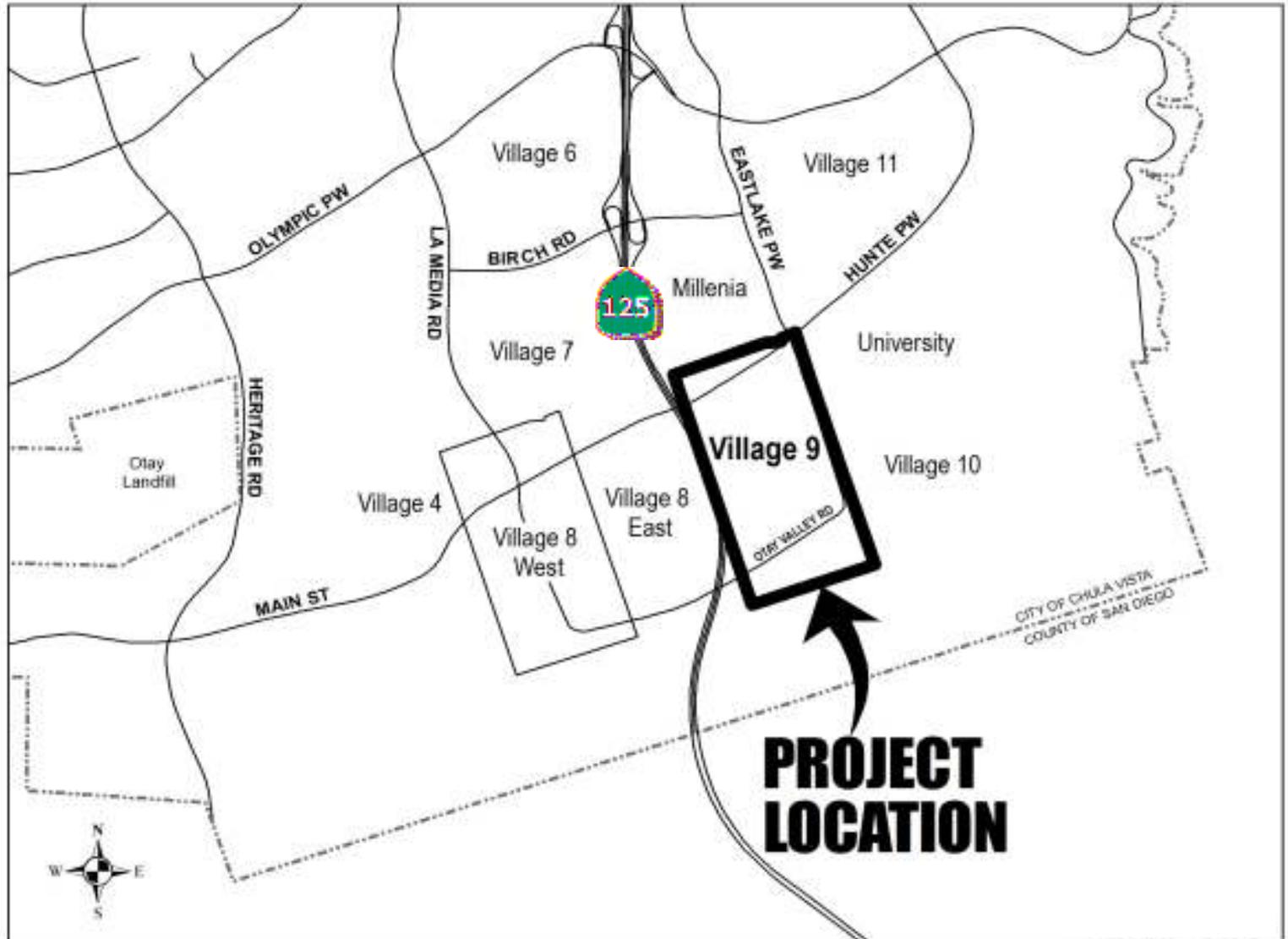
1. Final EIR-10-04
2. SPA Plan (PCM 09-19)
  - a. PC District Regulations/Design Plan (Form Based Code)
  - b. Public Facility Finance Plan
  - c. Air Quality Improvement Plan
  - d. Non Renewable Energy Conservation Plan
  - e. Preserve Edge Plan
  - f. Agricultural Plan
  - g. Fire Protection Plan
  - h. Water Conservation Plan
  - i. Affordable Housing Program
3. Tentative Map (PCS 09-05)

CONTEXT



# Development Services Department

CONTEXT

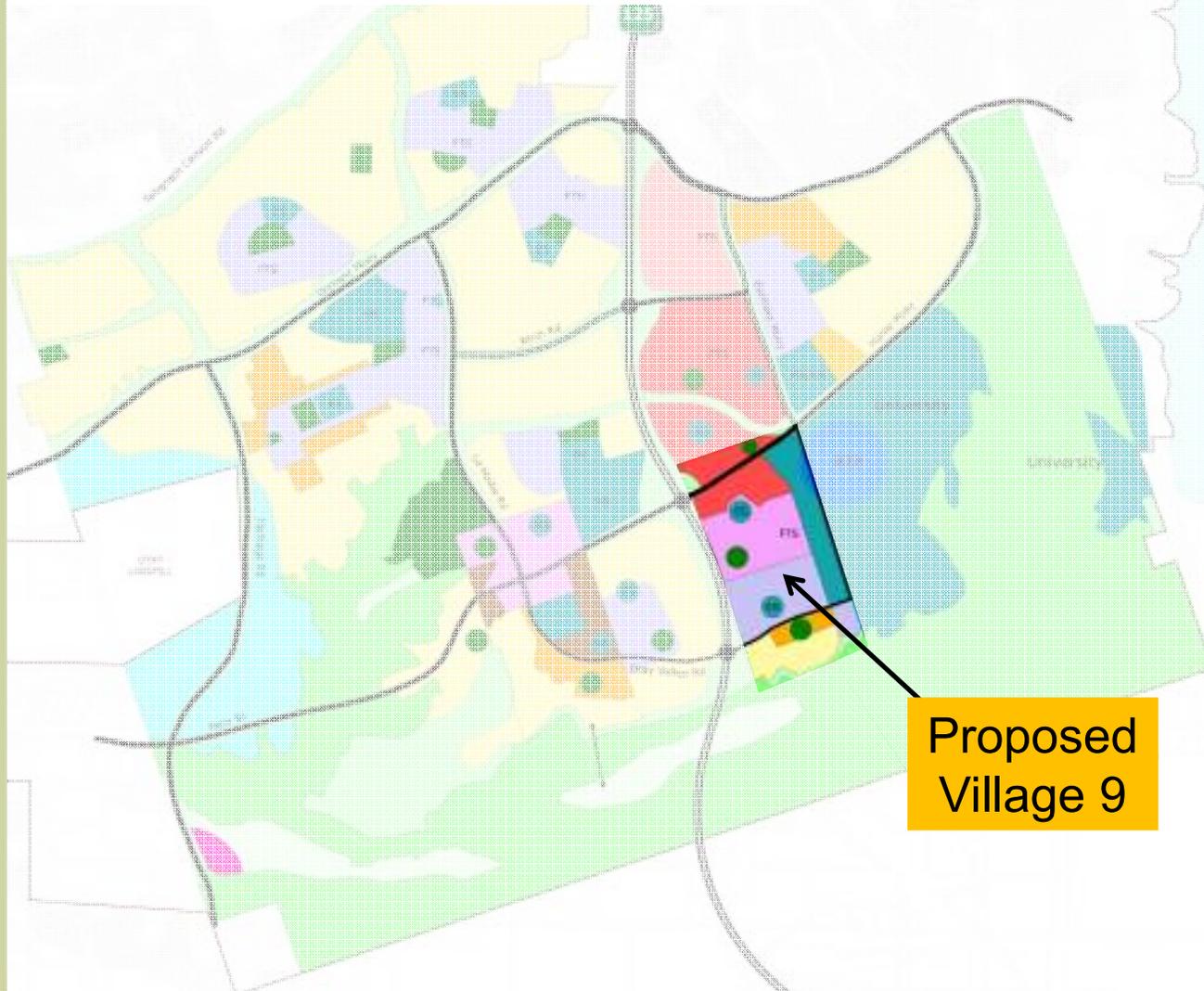




# Development Services Department

## General Plan Land Use Diagram

CONTEXT



Proposed Village 9

### PROPOSED GENERAL PLAN LAND USES WITHIN PROJECT AREA

#### LEGEND

- RESIDENTIAL**
  - RESIDENTIAL LOW MEDIUM
  - RESIDENTIAL MEDIUM
  - RESIDENTIAL MEDIUM HIGH
- COMMERCIAL**
  - RETAIL
  - MIXED USE COMMERCIAL
- SPECIAL PLANNING AREA**
  - MUR MIXED USE RESIDENTIAL
  - TC TOWN CENTER
  - EUC EASTERN URBAN CENTER
  - UNIVERSITY
  - REGIONAL TECHNOLOGY PARK (RTP)
- INDUSTRIAL**
  - RESEARCH & LIMITED INDUSTRIAL
- OPEN SPACE, PARKS & PUBLIC / QUASI-PUBLIC**
  - OPEN SPACE
  - PARKS & RECREATION
  - PUBLIC & QUASI PUBLIC
  - ACTIVE RECREATION
  - OPEN SPACE PRESERVE
- CIRCULATION SYSTEM**
  - SR - 125 (TOLL ROAD)
  - EXPRESS WAY (7 OR 8 LANE)
  - PRIME ARTERIAL STREET (5 LANE)
  - MAJOR STREET (5 LANE)
  - TOWN CENTER ARTERIAL
  - MAJOR STREET (4 LANES)
  - ACCESS TO ACTIVE RECREATION



SCALE: 1" = 800'



# Development Services Department

## General Development Plan Land Use Plan

Otay Ranch  
GDP / SRP  
Land Use Plan

As Amended:  
July 4, 1995,  
November 20, 1998,  
October 23, 2001,  
and May 21, 2004

### Legend

#### Residential

- Very Low Density Residential (VL)
- Low Density Residential (L)
- Low Medium Density Residential (LM)
- Low Medium Village Density Residential (LMV)
- Medium Density Residential (M)
- Medium High Density Residential (MH)

#### Special Planning Area/ Commercial

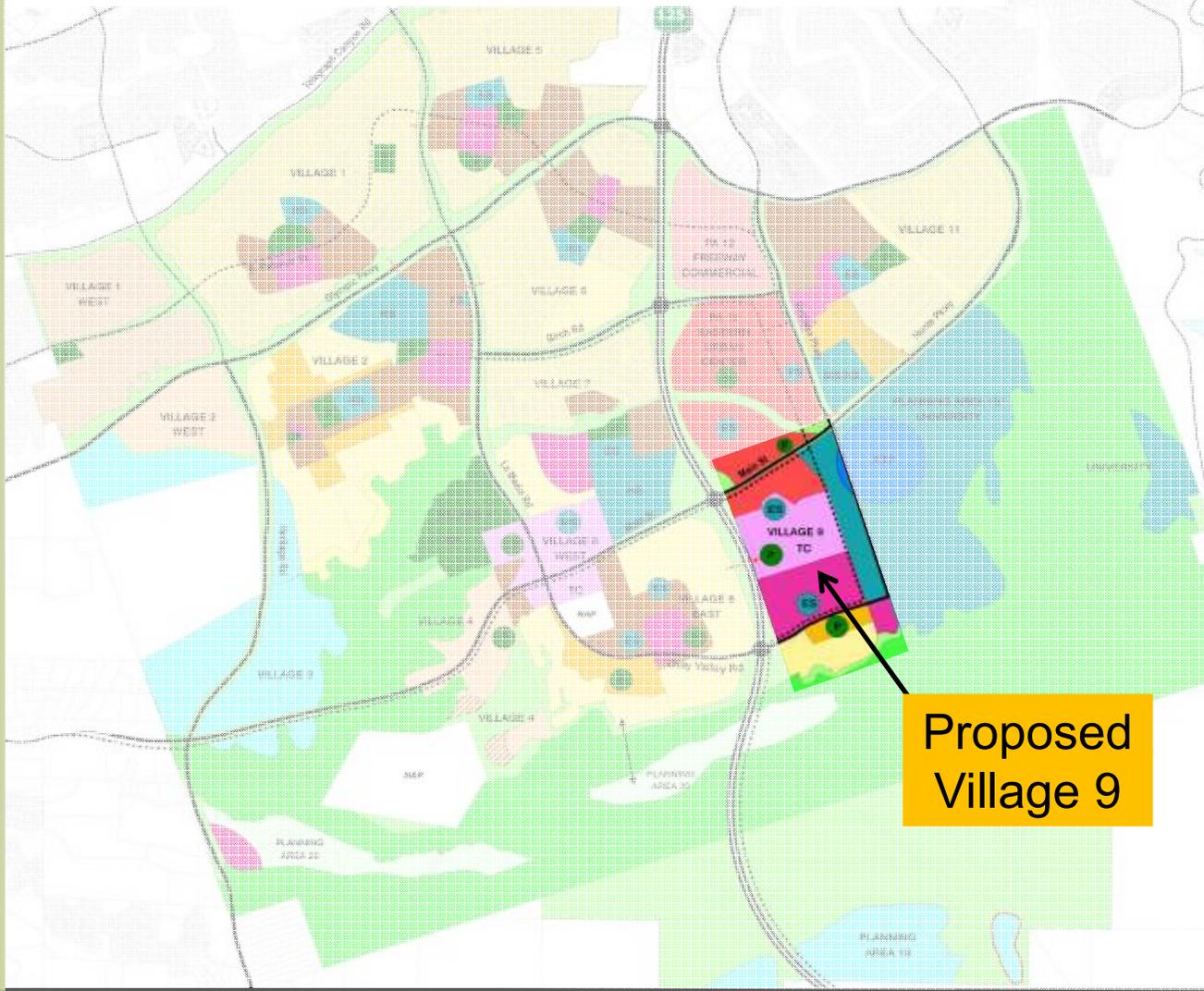
- Freeway Commercial (FC)
- Mixed Use (MU)
- Town Center (TC)
- Center Urban Center (CUC)
- University
- Regional Technology Park (RTP)

#### Industrial

- Research & Limited Industrial

#### Public/ Open Space/ Other

- Public & Quasi-Public (PQ)
- Resort (RES)
- Sensitive Resource Study Area (SRS)
- Open Space
- Parks & Recreation
- Special Conference Center (SCC)
- Active Recreation
- Chula Vista Open Space Preserve
- Limited Development Area
- SR - 125 (704 Road)
- Elementary School
- Middle School
- High School
- Fire Station
- Park
- Transit Corridor



Proposed  
Village 9

- CONTEXT
- Other menu items (represented by colored boxes)



*Development Services  
Department*

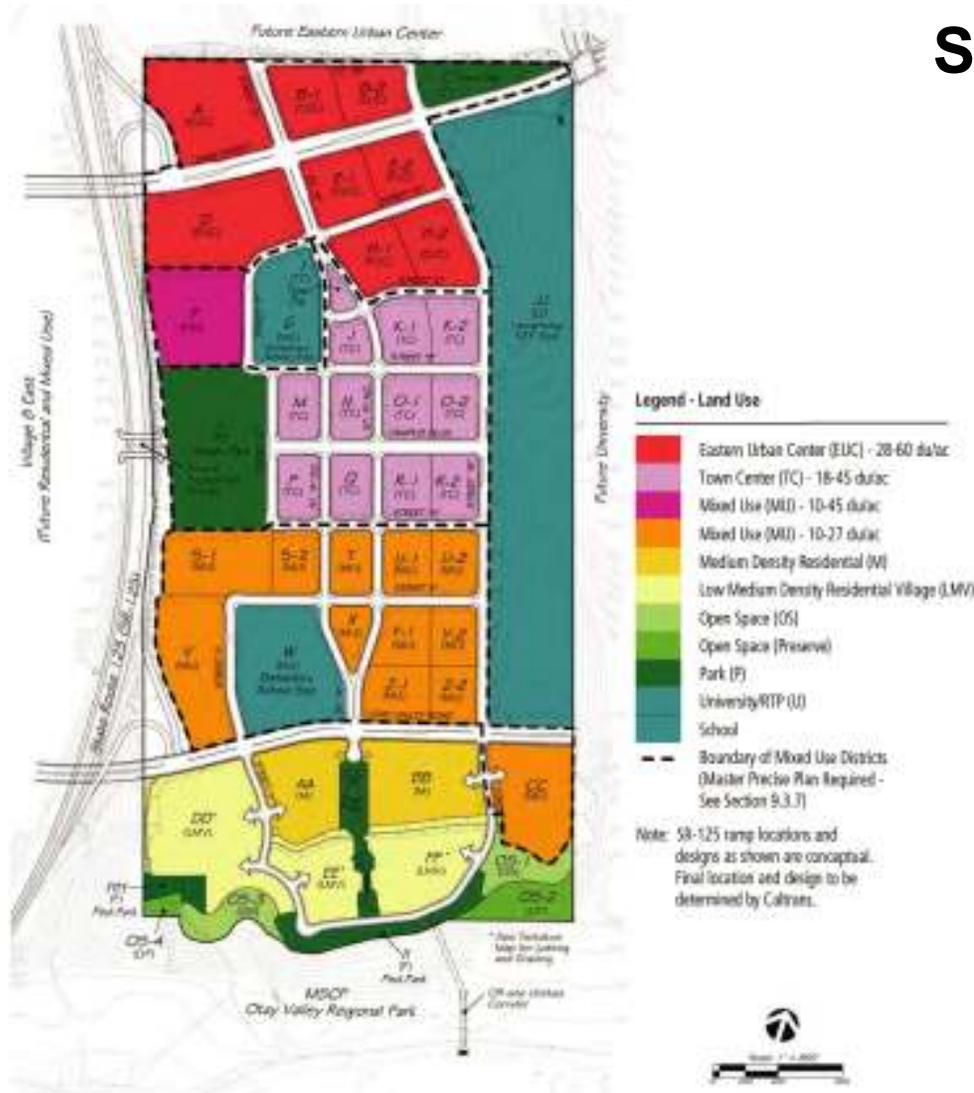
DESIGN

# *Village 9 Sectional Planning Area Plan*



## Site Utilization Plan

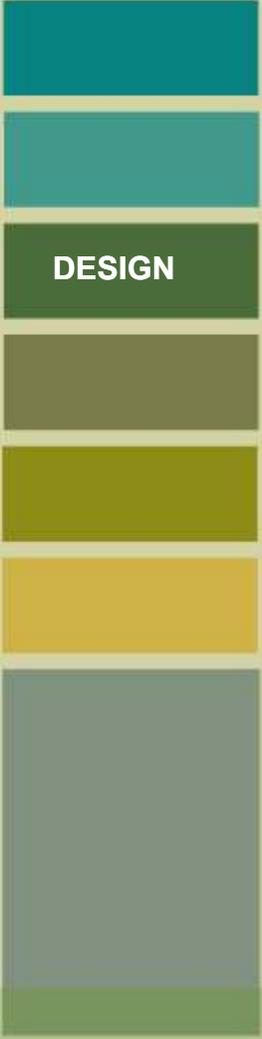
- 4,000 SF & MF Dwelling Units
- 27.5 ac Park
- 19.8 ac Elementary School
- 5.0 ac CPF Use
- 1,190,000 s.f. Eastern Urban Center Commercial/Office
- 278,000 s.f. Mixed Use Town Center Commercial/Office
- 32,000 s.f. Mixed Use Residential Commercial/Office
- 9.6 ac O. S. / Preserve
- 26.1 ac Circulation
- 50.0 ac University



DESIGN

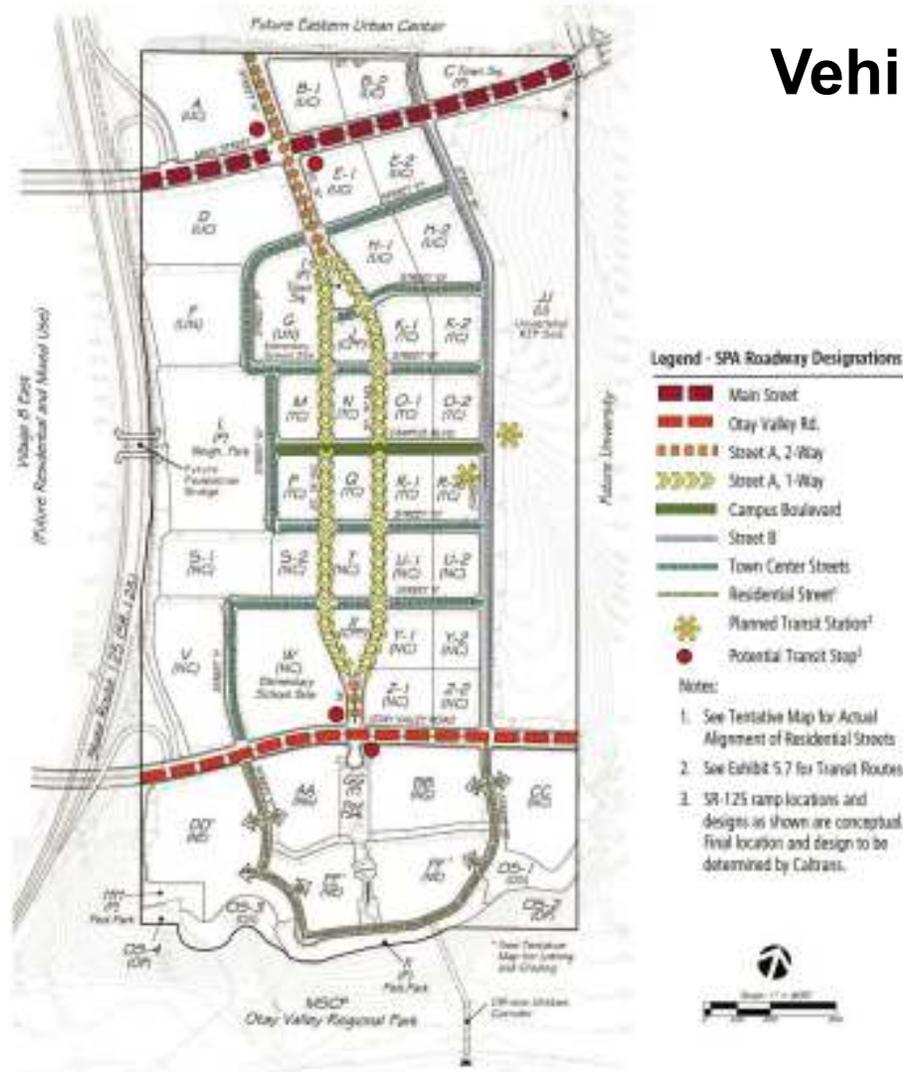


# Development Services Department



DESIGN

## Vehicular Circulation

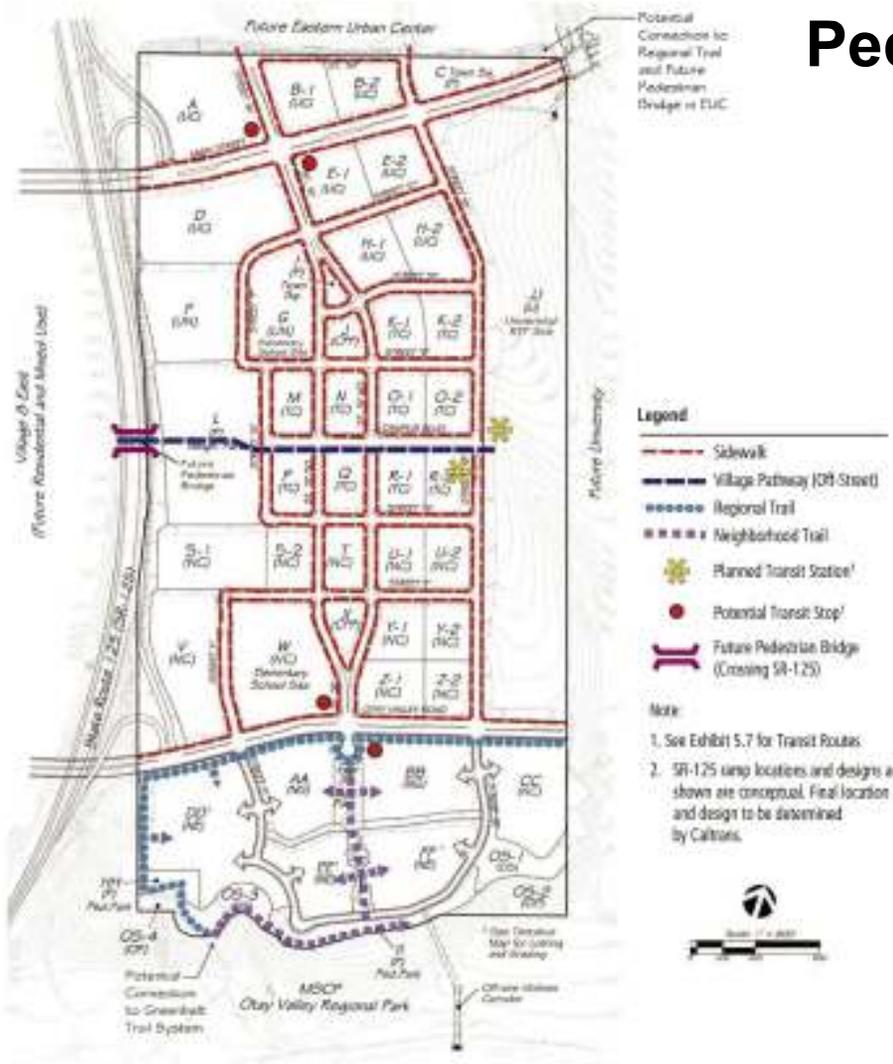




# Development Services Department

## Pedestrian Circulation

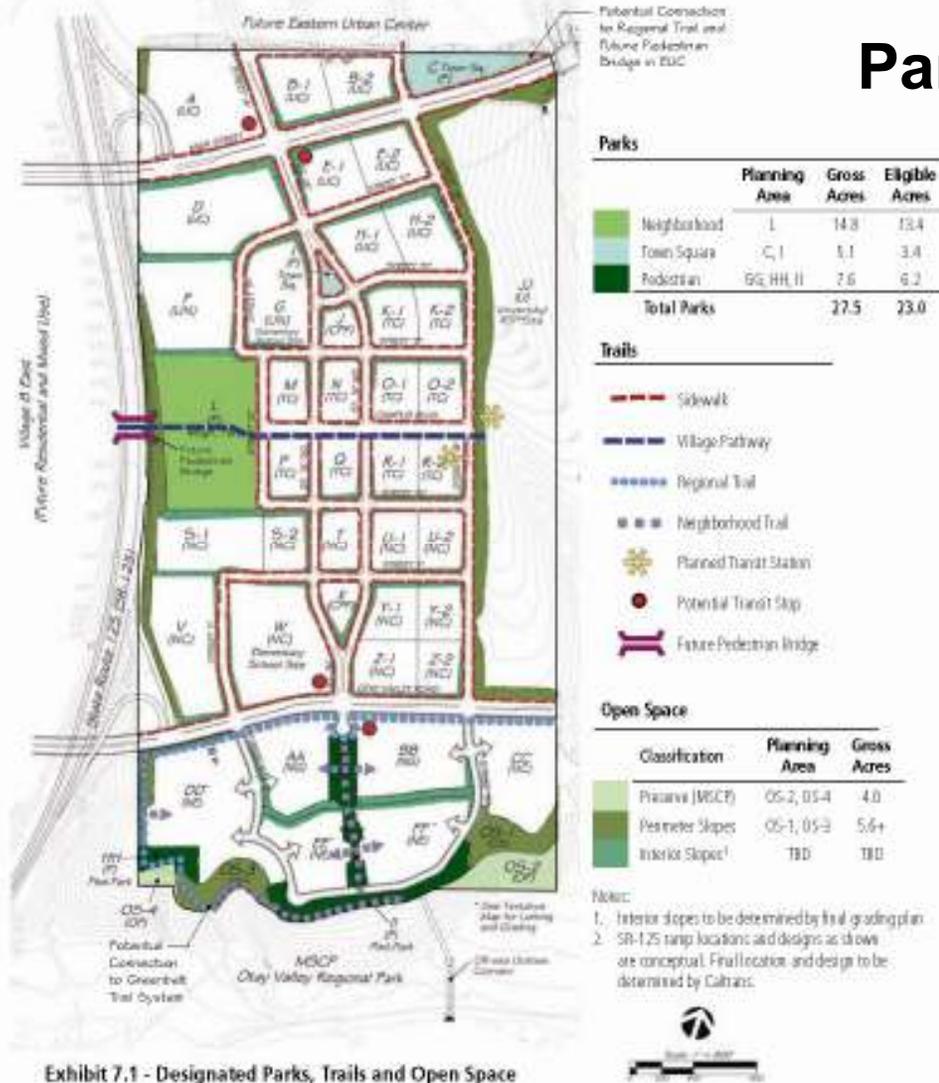
DESIGN





## Park and Open Space

### DESIGN





*Development Services  
Department*

---

DESIGN

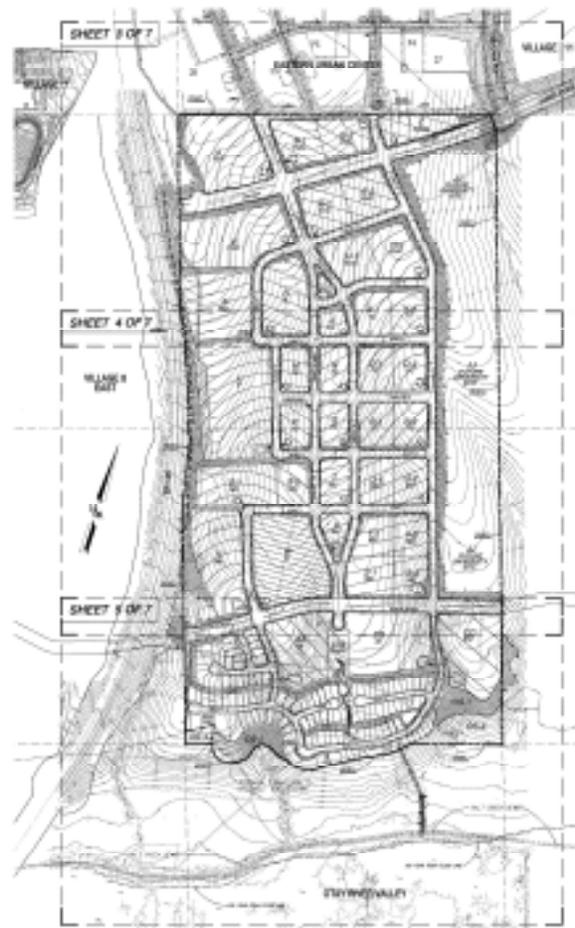
# *Village 9 Tentative Map*



# Development Services Department

## TENTATIVE MAP OTAY RANCH - VILLAGE 9 & PORTION OF VILLAGE 12

CITY OF CHULA VISTA, CALIFORNIA

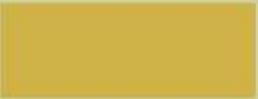


DESIGN





*Development Services  
Department*



*PC District Regulations (Form  
Based Code)*



## Form Based Code

- Focuses on the visual aspect of development and less on uses
- Combines development regulations and design plan
- Focuses on relationship of the building to the street
- Uses Transects to provide organization for development
- Transects are then divided into zones

IMPLEMENTATION



- 
- 
- DESIGN**
- 
- 
- 
- 
- 

## Regulating Plan



### Legend - Tract : Zone

- T-1: Open Space Preserve (OP)
- T-1: Open Space (OS)
- T-2: Neighborhood Edge (NE)
- T-2: Neighborhood General (NG)
- T-3: Neighborhood Center (NC)
- T-4: Urban Neighborhood (UN)
- T-4: Town Center (TC)
- T-5: Urban Center (UC)
- SO: Park (P)
- SO: Community Purpose Facility (CPF)
- SO: University/ITP (U)
- Boundary of Mixed Use Districts  
(Master Precise Plan Required - See Section 9.3.7)

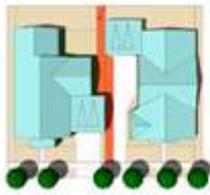
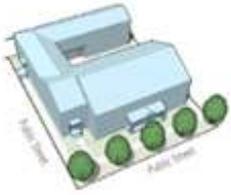
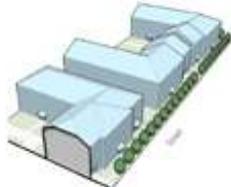
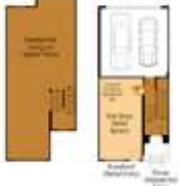
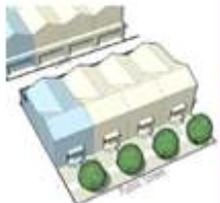
Note: SR-125 ramp locations and designs as shown are conceptual. Final location and design to be determined by Caltrans.





# Development Services Department

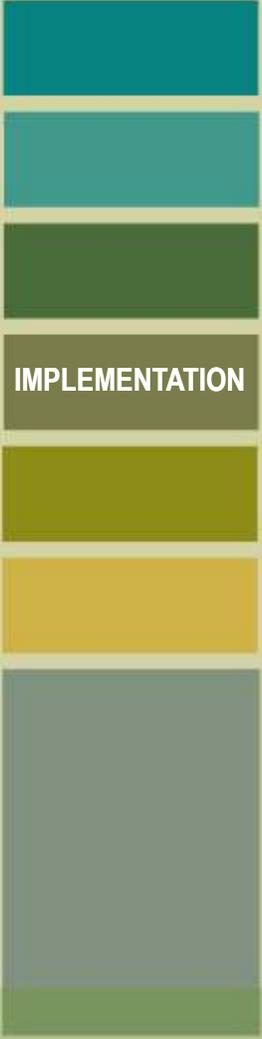
- Teal bar
- Light teal bar
- Dark green bar
- IMPLEMENTATION**
- Light green bar
- Yellow-green bar
- Grey-green bar

<b>Conventional Home</b>	 	<b>Villa House</b>	 
<b>Motorcourt</b>	 	<b>Stacked Flat</b>	 
<b>Linear Green Court</b>	 	<b>Live/Work</b>	 
<b>Bungalow Green Court</b>	 	<b>Shopkeeper</b>	 
<b>Row House</b>	 	<b>Commercial Block</b>	 





# Development Services Department



## IMPLEMENTATION

### 3.3.9 T-5: Urban Center (UC) Zone

The primary intent of the Urban Center (UC) Zone is to provide a transition from the low- to mid-rise mixed-use development in the Town Center Zone to the high-rise development in the Eastern Urban Center (EUC). Uses within the Urban Center Zone will include a mix of high-density attached homes, office space, regional, and local retail sales and services, and visitor serving uses. The Urban Center Zone is intended to be an urban walkable district. A Master Precise Plan shall be prepared for this zone according with section 9.3.2 of this SPA.



Key Map  
(N.T.S.)

#### A. Building Configurations Permitted (See Section 3.4, Building Configurations)

1. Stacked Units
2. Shopkeeper
3. Commercial Block
4. Live/Work
5. Innovative
6. Neighborhood Recreation Facility
7. Community Purpose Facility

#### B. Lot Configuration

1. Lot Width/Size: No minimum
2. Lot Coverage: No maximum
3. Building Height: 15 stories; 215 feet maximum
4. Plotting: Close to sidewalk except where pedestrian plazas and spaces occur; Shall provide frontage along all public roadways



T-5 UC Maximum Height

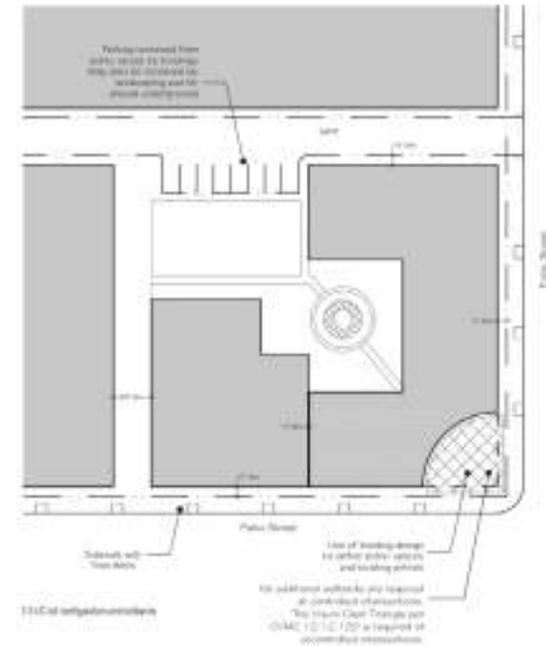
#### D. Minimum Building Setbacks and Separations

- |  |   |
|--|---|
| 1. Street:                               | See applicable corridor standards in Chapter 5, Circulation & Corridor Design |
| 2. Parking/Lane/Drive Aisle:             | 5 feet minimum  |
| 3. Building Separations:                 | 0 feet minimum  |
| 4. Paseo/service area between buildings: | 20 feet minimum   |

#### E. Permitted Encroachments

(See Section 3.3.1.D, Height Exceptions and Permitted Encroachments)

- |  |   |
|--|---|
| 1. Street                                | See applicable corridor standards in Chapter 5, Circulation & Corridor Design                     |
| 2. Lane:                                 | No first story elements below 8 feet<br>3 feet maximum for elements 8 feet or more above sidewalk |
| 3. Paseo/service area between buildings: | 5 feet maximum  |

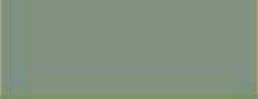


T-5 UC Building Setbacks



# *Development Services Department*

---



## *Project Level Review*



## *Project Level Review*

- Design Review
  - Major Design Review (Planning Commission)
    - More than 20,000 sq. ft. non-residential (30K in UC)
    - More than 10 multi-family residential units (200 units in UC)
  - Minor Design Review (Zoning Administrator)
    - Less than 20,000 sq. ft. non-residential
    - Less than 10 multi-family residential units

IMPLEMENTATION



## *Project Level Review*

*(continued)*

- Intensity Transfers
  - Administrative Process
    - Same Land Use
    - Transfer is consistent with SPA Plan, circulation system and EIR Technical Studies
  - SPA Amendment
- Monitoring





*Development Services  
Department*

---



*Village 9 PFFP/FIA*



*Development Services  
Department*

## Public Facility Finance Plan

- Prepared for the City by the consulting firm of Pacific Municipal Consultants (PMC)
- PFFP is required for all SPA Plans to ensure that all development is consistent with goals and policies of the General Plan Growth Management Program and the Otay Ranch GDP
- Ensures infrastructure keeps pace with development

PFFP/FIA



*Development Services  
Department*

# Public Facility Finance Plan

(continued)

- The PFFP proposes threshold requirements and a set of recommendations for public facility needs associated with:
  - Traffic, police, fire and emergency services,
  - Schools, libraries, parks,
  - Water, sewer, drainage, air quality,
  - Civic center, corporation yard, and other city administrative facilities

PFFP/FIA



*Development Services  
Department*

## Fiscal Impact Analysis

- City's Fiscal Impact Framework utilized to provide a consistent evaluation of all SPA Plans
- Utilizes the City of Chula Vista budget to identify and allocate variable revenues and costs
  - variables include property taxes, vehicle license fees, sales tax receipts, and transient occupancy tax receipts
- Sets up a consistent method to calculate revenue and cost impacts that may change according to the specific development program

PFFP/FIA



# Fiscal Impact Analysis

(continued)

- Prepared by PMC
- Annual fiscal impacts are negative Years 1 through 10
- Year 1 deficit of approximately \$176,400
- Spiking in Year 6 with a deficit of approximately \$314,000
- Turns positive in Year 11 with surplus of \$195,000
- Grows to annual net surplus of \$727,500 at buildout (Year 20)
- Early residential development creates deficits

PFFP/FIA



# Fiscal Impact Analysis

(continued)

- Increased commercial/office development from Years 6 through 11 results in increased sales and property taxes
- From Year 12 to buildout (Year 20) significant increase in commercial/office drives surpluses
- Project is conditioned to “provide funding for periods where expenditures exceed revenues” per CVMC 19.09.060(J)

PFFP/FIA



# *Development Services Department*

---

ENVIRONMENTAL

## *Village 9 Final EIR*



*Development Services  
Department*

# Environmental Review Process

**Draft EIR was prepared in compliance with CEQA, and the City's Environmental Review Procedures**

- 30-day public distribution of Notice of Preparation: June 2010
- Public scoping meeting: July 2010
- 45-day Public Review of Draft EIR: January 2014
- Planning Commission Hearing: May 14, 2014
- City Council Hearing: June 3, 2014



*Development Services  
Department*

## Significant and Unmitigated Impacts

- Aesthetics: *rural to urban landscape; cumulative loss of views to open space*
- Transportation: *Olympic Parkway/I-805 Northbound Ramps*
- Air Quality: *contribution to an impacted air basin/ inconsistent with RAQS*
- Cultural Resources: *impact to the region's cultural resources/historical record*
- Global Climate Change: *exceeds federal/state standards for ozone precursors*
- Agricultural: *loss of farmland of local importance*
- Public Utilities: *infrastructure to meet long-term supply/demands relies on other public agencies*

Conclusions are consistent with the previously approved 2005 GPU Program EIR and 2013 GPA/GDPA Supplemental EIR.

**No new significant and unmitigated impacts.**



*Development Services  
Department*

## Significant and Mitigated to Less than Significant

- Land Use and Planning
- Aesthetics/Landform
- Transportation
- Air Quality
- Noise
- Biological Resources
- Cultural Resources
- Geology and Soils
- Public Services
- Hydrology/Water Quality
- Agricultural Resources
- Hazards
- Public Utilities



*Development Services  
Department*

## Less Than Significant Impacts

- Housing and Population
- Mineral Resources



*Development Services  
Department*

## Planning Commission Recommendation

On May 14, 2014 the Planning Commission:

- Heard the item;
- Brought forth a motion to recommend the City Council adopt a resolution to Certify the FEIR that failed (3-1-2-1), effectively resulting in a recommendation to disapprove the certification of the FEIR;
- The Planning Commission indicated their desire to move the project forward without delay;
- Due to the lack of a recommendation to certify the FEIR, and pursuant to CVMC 19.48.110 the Planning Commission voted 4-0-2-1 to recommend disapproval of the SPA and TM, moving it forward for consideration by City Council.

RECOMMENDATION



## Staff Recommendation

- That the City Council:
  - Certify FEIR-10-04;
  - Approve the Village 9 SPA Plan (PCM-09-19);
  - Approve the Village 9 Planned Community District Regulations/Design Plan (Form Based Code); and
  - Approve the Village 9 Tentative Map (PCS-09-05)

RECOMMENDATION