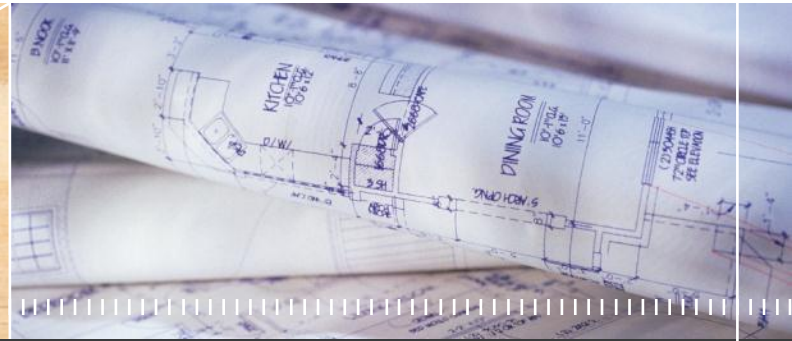


# CITY COUNCIL MEETING

DEVELOPMENT SERVICES DEPARTMENT





# OTAY RANCH FREEWAY COMMERCIAL NORTH

GP / GDP Amendments, and a Development Agreement

GPA -12-03, GDPA-12-15  
Addendum to FEIR-02-04

May 12, 2015





Eastlake Village  
Walk Shopping  
Center

Eastlake Village  
Center East

Eastlake Market Place  
Commercial Center

OTAY LAKES RD

125

EASTLAKE PKWY

Eastlake Von's  
Shopping Center

Eastlake Terraces  
Commercial Center

Project Site

OLYMPIC PKWY

Otay Ranch  
Town Center

Eastern Urban  
Center (Millenia)

Marketplace at  
Windingwalk





125

OLYMPIC PW

EASTLAKE PW

BRT Transit Station

Project Site

BRT Transit Route

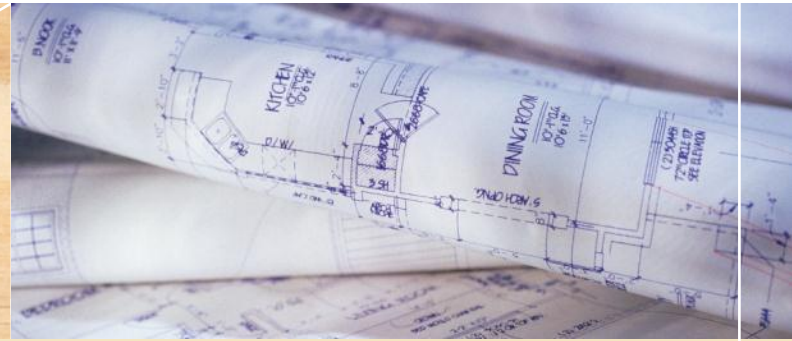
BRT Transit Station

Otay Ranch Village 6

Otay Ranch Village 11

BIRCH RD





# Previous Approvals and Activities

1993 – Retail Commercial designation GP and GDP

2003 – Freeway Commercial EIR and SPA Plan approved

- FC-1 867,000 sq. ft.
- FC-2 347,000 sq. ft.

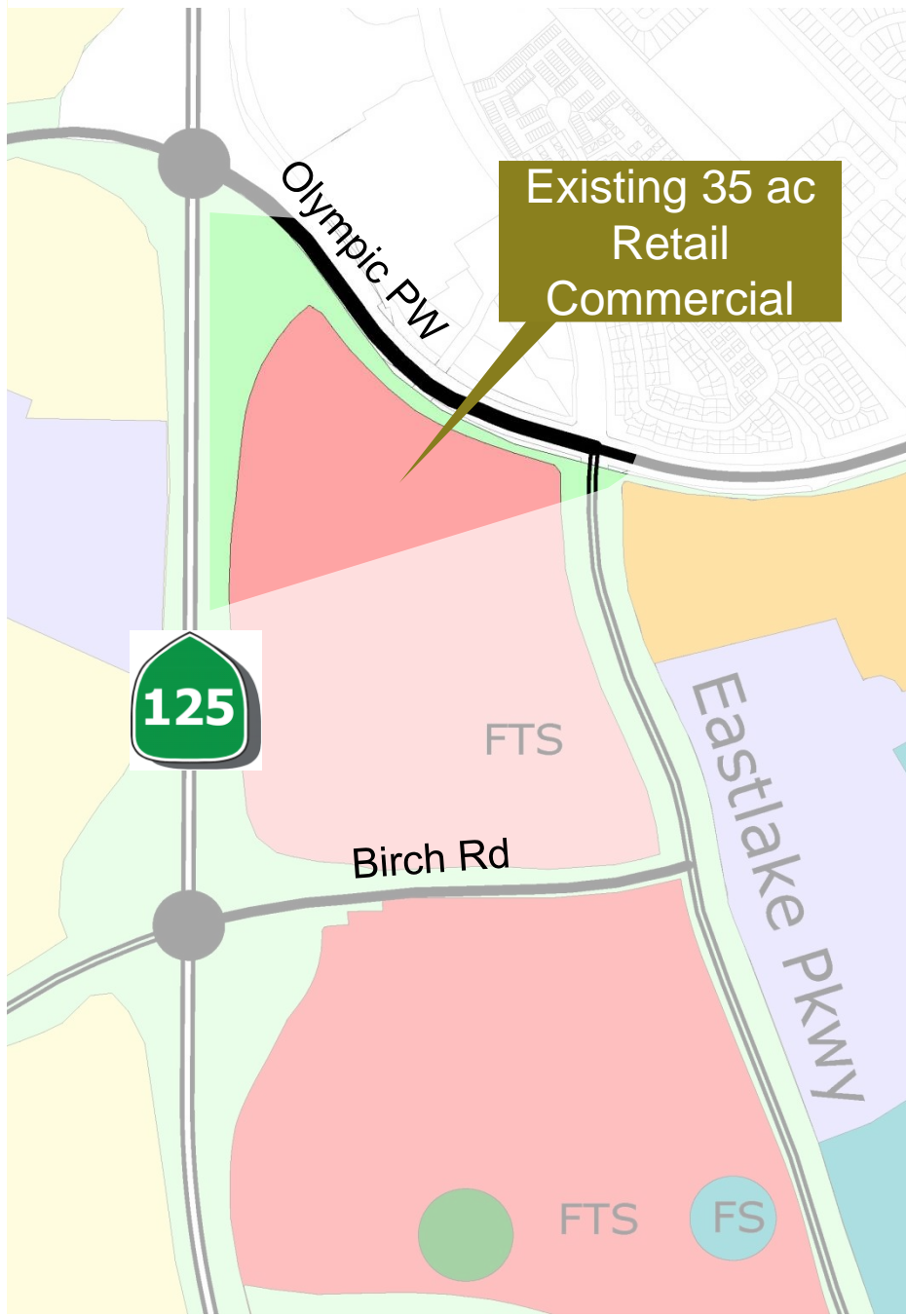
2006 – FC-1 was constructed

2007 – Approved 93,000 sq. ft. commercial increase in FC-1 (960,000 s.f. total)

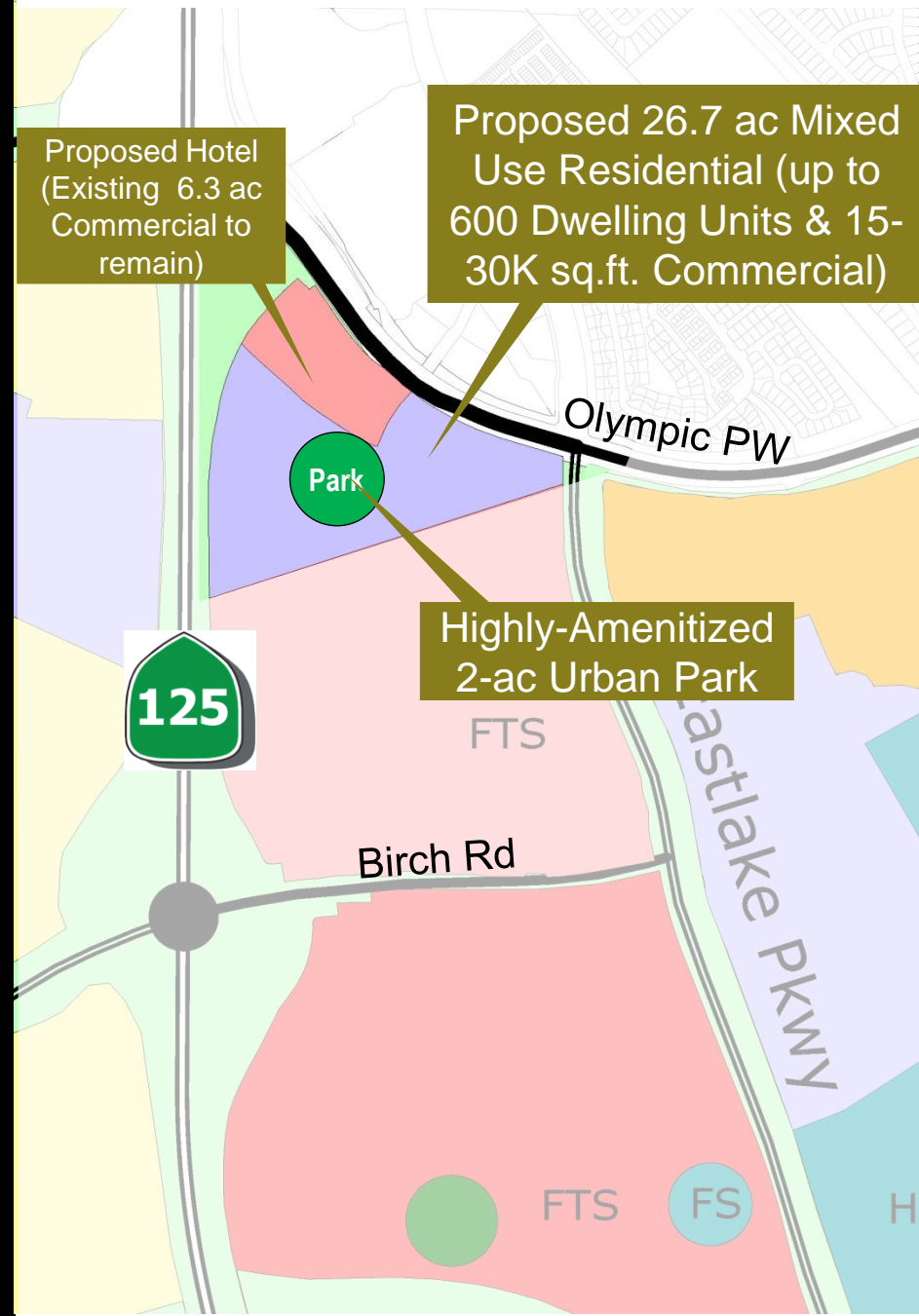
Today – FC-1: 643,000 sq. ft. built; 317,000 sq. ft. remaining  
FC-2: 0 sq. ft. built; 347,000 sq. ft. remaining



## Existing GP Land Use

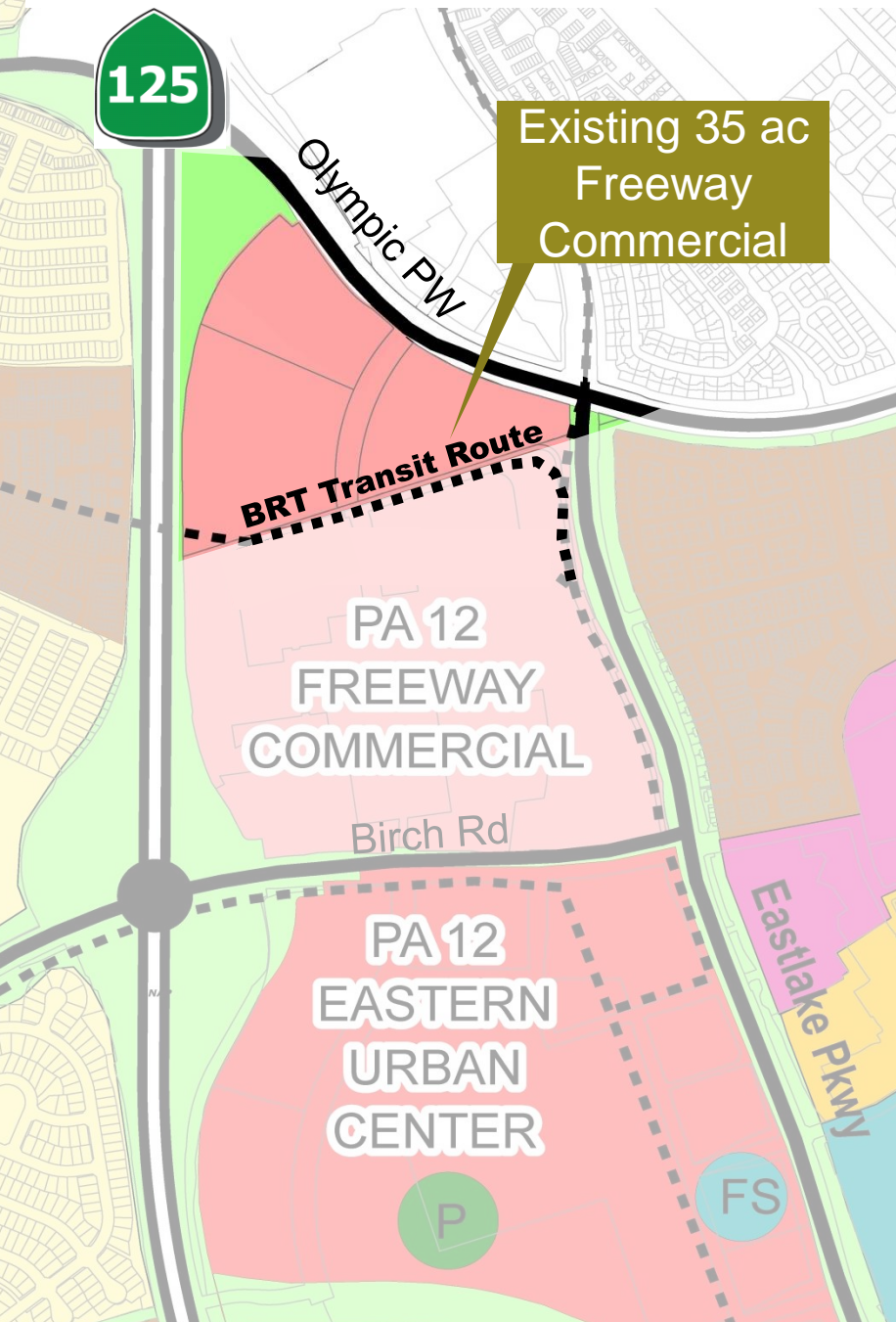


## Proposed GP Land Use

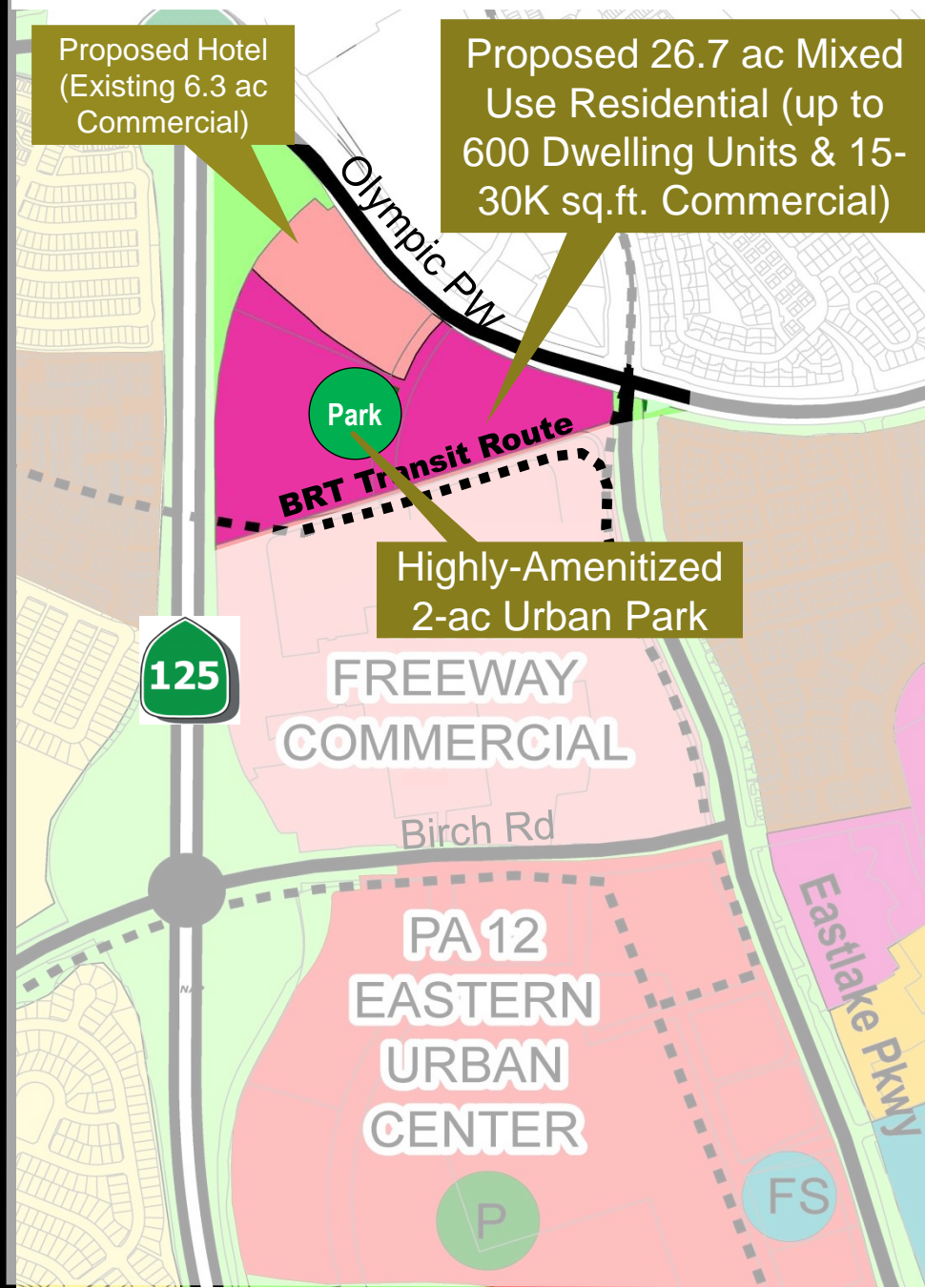




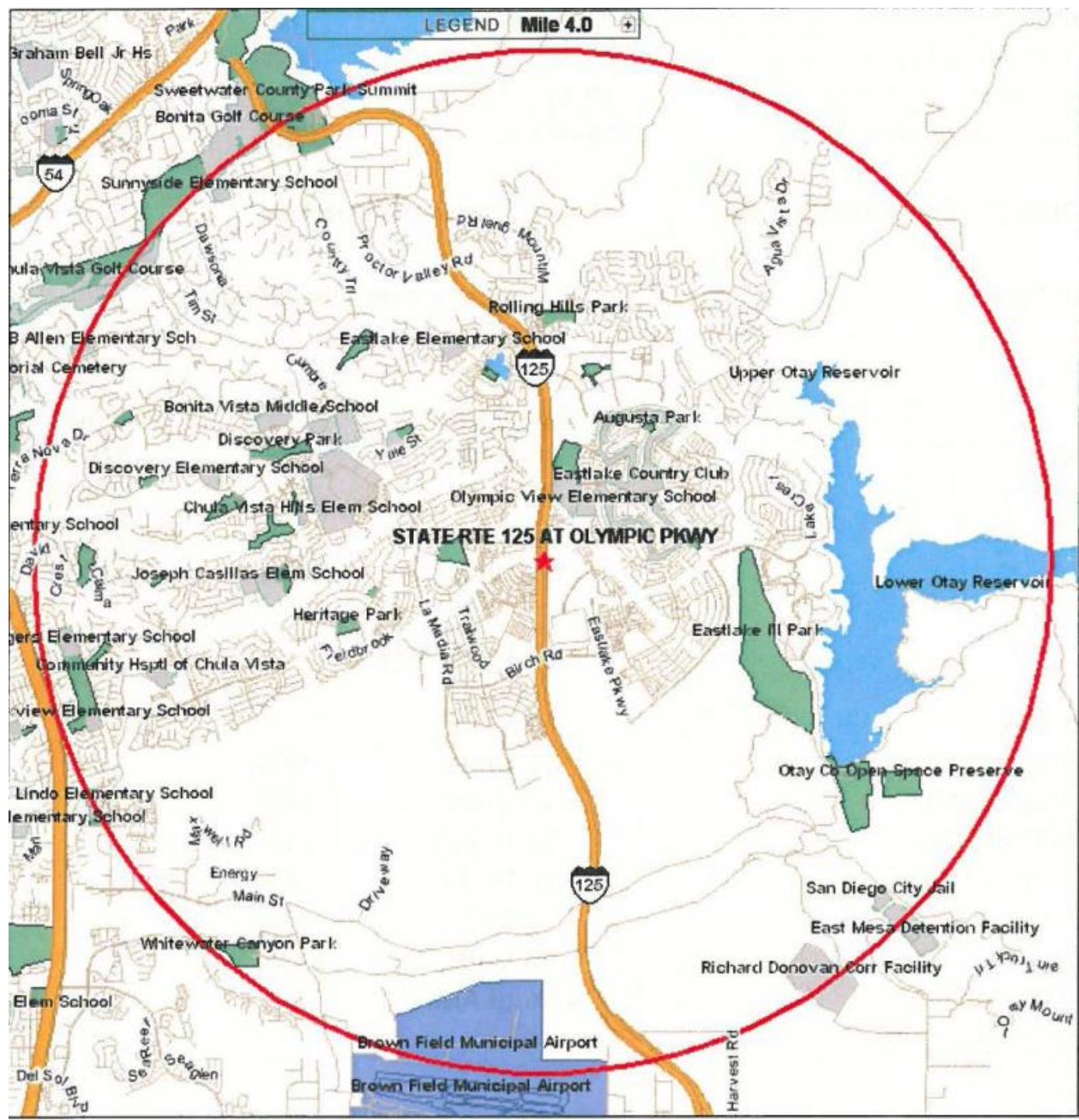
# Existing GDP Land Use



# Proposed GDP Land Use



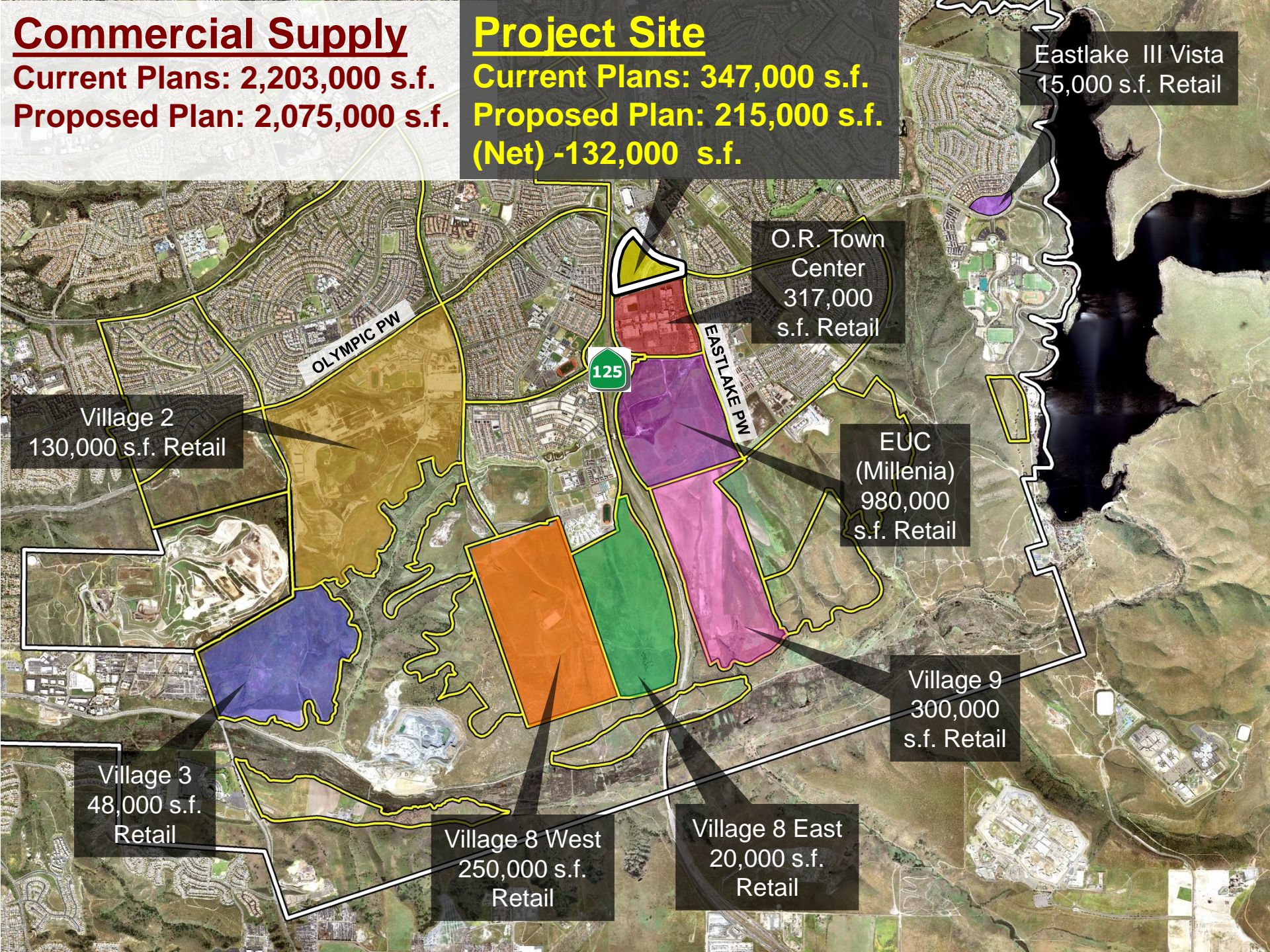




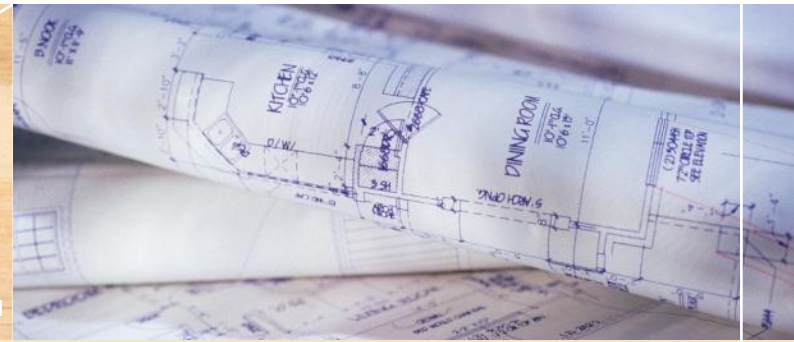


**Commercial Supply**  
Current Plans: 2,203,000 s.f.  
Proposed Plan: 2,075,000 s.f.

**Project Site**  
Current Plans: 347,000 s.f.  
Proposed Plan: 215,000 s.f.  
(Net) -132,000 s.f.







# Commercial Land Analysis Supply / Demand

	Current Approved Plans	With Proposed Project (1)
<b>Retail Space Supply</b>	2,207,000 SF (2)	2,075,000 SF (2)
<b>W/ CLA 2.5% Vacancy Factor</b>	2,151,825 SF (3)	2,023,000 SF (4)
<b>Retail Space Demand</b>	1,930,000 SF	1,930,000 SF
<b>Oversupply of Retail</b>	221,825 SF (10.1%)	93,000 SF (4.5%)

- (1) Proposed project would reduce retail commercial capacity in PA12 by 132,000 sq. ft.  
(2) Excludes the 200,000 sq. ft. of current retail capacity in PA12 associated with the proposed hotels.  
(3) 2.5% vacancy factor from CLA applied by staff for comparative purposes (supply reduced by 55,175 sq. ft.)  
(4) 2.5% vacancy factor in CLA reduces assumed supply by 52,000 sq. ft.



### Comparative acreage

	<u>C h u l a   V i s t a</u>			<u>San Diego</u>
	<u>1988</u>	<u>2004</u>	<u>2012</u>	<u>2006</u>
<b>Residential</b>	<b>73%</b>	<b>82%</b>	<b>84%</b>	<b>76%</b>
<b>Commercial</b>	<b>10%</b>	<b>10%</b>	<b>11%</b>	<b>11%</b>
<b>Industrial</b>	<b><u>17%</u></b>	<b><u>8%</u></b>	<b><u>5%</u></b>	<b><u>13%</u></b>
	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>



**Table 1-1  
EXISTING LAND USE, CITY OF CHULA VISTA**

<b>Land Use</b>	<b>Acres</b>	<b>Percent</b>
Residential	5,621	32.3%
Commercial (Retail and Office)	804	4.6%
Industrial		
Heavy, Light and Extractive	610	3.5%
Transportation, Communication, and Utilities	668	3.8%
Other		
Educational and Institutional	954	5.5%
Parks and Recreation	1,082	6.2%
Agriculture	311	1.8%
Vacant	4,893	28.1%
Streets	2,481	14.2%
<b>TOTAL</b>	<b>17,424</b>	<b>100.0%</b>

Source: Chula Vista Planning Department, Land Use Inventory, February, 1988.

Note: Net acres excluding streets.



**TABLE 5-1**  
**CITY OF CHULA VISTA EXISTING DEVELOPED LAND USE (2004)**

Land Use	Number of Acres within City	Percent
Residential		
Single-Family	6,537	20
Multi-Family	1,797	5
Commercial		
Retail	721	2
Office	214	<1
Visitor	29	<1
Industrial	811	2
Other		
Educational & Institutional	807	2
Parks & Recreation	394	2
Open Space	2,875	9
Water, Streets & Vacant	19,181	57
<b>TOTAL</b>	<b>33,366</b>	<b>100</b>
Source: Chula Vista Planning & Building Department, 2004		

**964 ac.**

**< 4%**

Note: This table only includes the City's incorporated area.



# Employment Land Demand Overview

- 2005 GPU Projection - Industrial Space Demand
  - Moderate Scenario: 5.6 Million SF / (342 Acres)
  - High Scenario: 9.1 Million SF / (558 Acres)
- 2012 Projection - Industrial Space Demand
  - Moderate Scenario: **2.8 Million SF / (171 Acres)**
  - High Scenario: **4.1 Million SF / (253 Acres)**

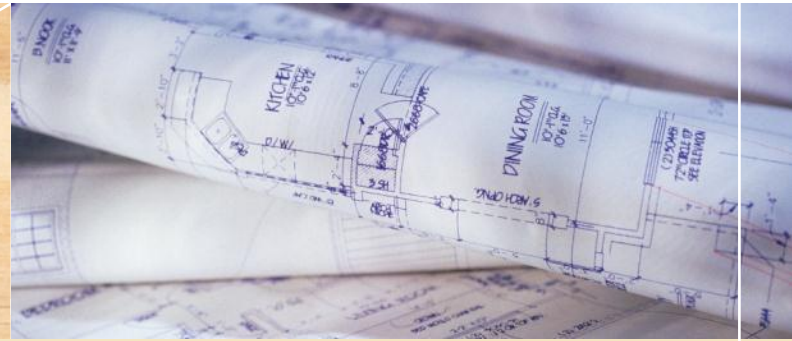
- 2005 GPU Projection - Office Space Demand
  - Moderate Scenario: 2.2 Million SF
  - High Scenario: 3.8 Million SF
- 2012 Projection - Office Space Demand
  - Moderate Scenario: **1.2 Million SF**
  - High Scenario: **2.2 Million SF**



# Employment Land Supply Overview

Area	Industrial		Office	
	Acres	Square Feet *	Acres	Square Feet
VILLAGE 8 WEST			n/a	50,000
VILLAGE 9			n/a	1,200,000
EASTERN URBAN CENTER (EUC)			n/a	2,000,000
UNIVERSITY			n/a	818,261**
REGIONAL TECHNOLOGY PARK (RTP)	85	1,850,300		
VILLAGE 3	28.6	280,300	11.3	120,000*
URBAN CORE SPECIFIC PLAN			n/a	1,300,000
SOUTHWEST CHULA VISTA	22	229,000		
BAYFRONT	110	1,149,000	n/a	540,000
SUNBOW	46	480,000		
VILLAGE 2	83	867,700		
EASTLAKE BUSINESS CENTER	24	250,900		
OTAY VALLEY ROAD	56	548,000		
<b>TOTAL</b>	<b>454.6</b>	<b>5,655,200</b>	<b>n/a</b>	<b>5,090,000</b>
* Uses 20-25% reduction on acres for net land. Assumes 0.3 FAR on net area.				
** Academic and Administrative Offices				





# Infrastructure & Services Considerations

- Technical studies: Traffic, sewer, water, noise, air quality, green house gas, health risk assessment, geo-technical, drainage, and water quality.
- Parking: Parking provisions at SPA Plan level, Design Review
- Parks: 2-acre Highly Amenitized Park
- Schools:
  - a) Chula Vista Elementary approximately 180 students within Wolf Canyon attendance area; and
  - b) Sweetwater Union High School District approximately 52 middle school and 121 high school students within EastLake Middle School and Olympian High School attendance areas.



**School Locations**

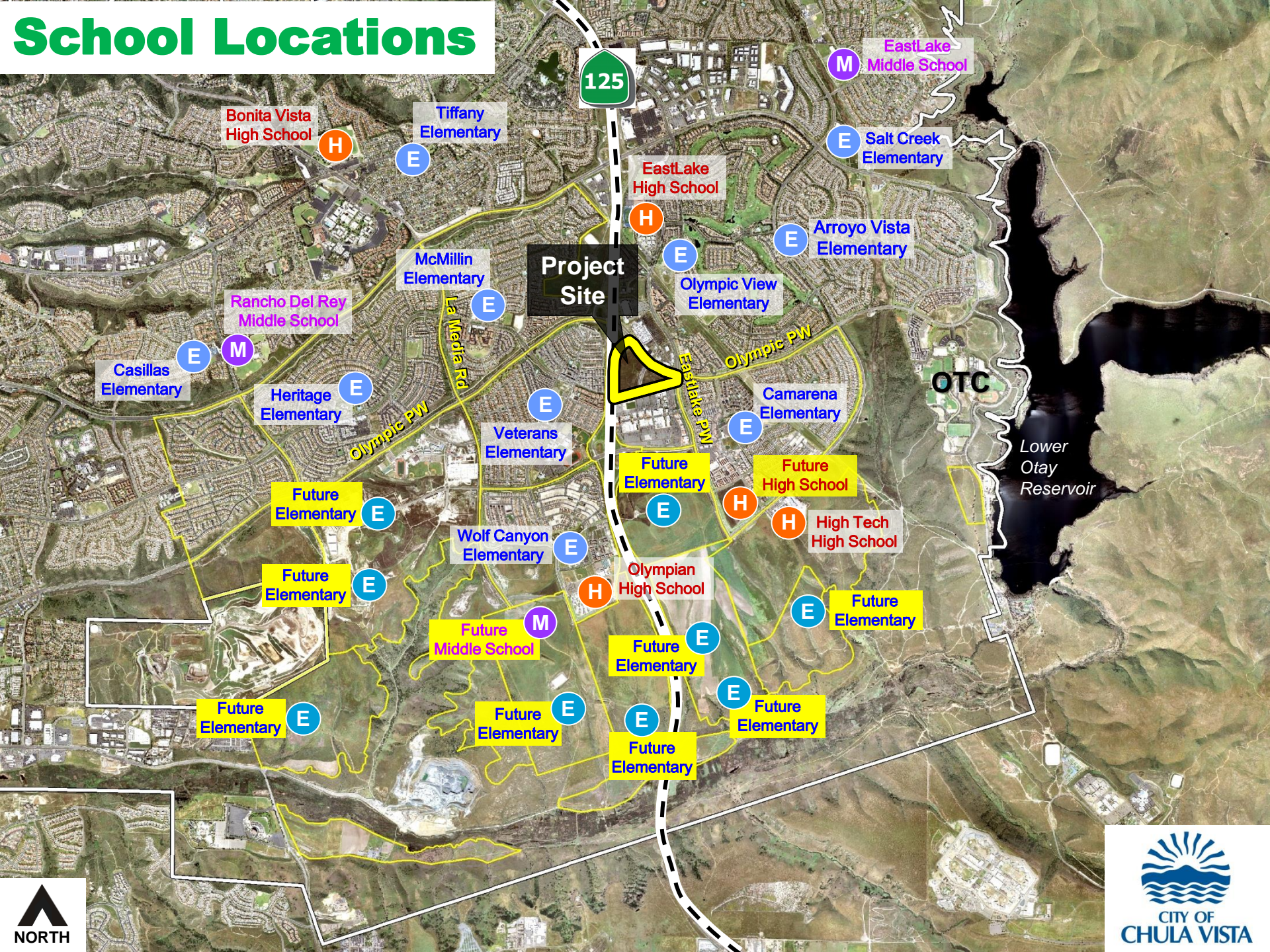
**Project Site**

**High Schools (H):** Bonita Vista High School, EastLake High School, High Tech High School, Olympian High School.

**Middle Schools (M):** Rancho Del Rey Middle School, Future Middle School.

**Elementary Schools (E):** Tiffany Elementary, Salt Creek Elementary, Arroyo Vista Elementary, Olympic View Elementary, Camarena Elementary, Veterans Elementary, Wolf Canyon Elementary, Future Elementary (multiple locations), Casillas Elementary, Heritage Elementary, Future Elementary (multiple locations).

**Other Labels:** 125, Olympic PW, Eastlake PW, OTC, Lower Otay Reservoir, City of Chula Vista logo.







## CHULA VISTA ELEMENTARY SCHOOL DISTRICT

84 EAST "J" STREET • CHULA VISTA, CALIFORNIA 91910 • 619 425-9600

EACH CHILD IS AN INDIVIDUAL OF GREAT WORTH

May 7, 2015

Mr. Stan Donn  
City of Chula Vista  
276 Fourth Avenue  
Chula Vista, California 91910

**Re: Otay Ranch PA12 Project and CVESD Mitigation**

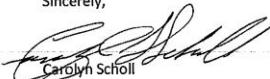
Dear Stan:

The Chula Vista Elementary School District (CVESD) is aware of the proposal to modify the General Plan and General Development Plan for Planning Area 12 to allow for a mix of uses including residential uses. It is anticipated that the 600 residential units proposed would generate approximately 180 elementary school students which were not previously anticipated.

A majority of the site, approximately 80%, is already annexed into a Community Financing District that was established to fund capital improvement necessary to provide schools to serve community residents. We have met with the applicant, Baldwin & Sons, to discuss options for the portion of Otay Ranch PA12 that is located outside of the boundary of the CFD. At the time of the meeting Baldwin & Sons expressed their willingness to annex the remainder of the property into a CFD prior to the development of the site.

We are satisfied that Baldwin & Sons will either annex the property into an existing CFD (there are several options including CFD 1) or will form a new CFD solely for the PA12 project. Proceeds from the CFD(s) will help fund the additional capacity needed. By annexing the un-mitigated property into a CFD or establishing a new CFD, Baldwin & Sons will have met their obligation to fully mitigate for the students generated from the project, if approved.

Sincerely,

  
Carolyn Scholl  
Facilities Planning Manager

### BOARD OF EDUCATION

MARISSA A. BEJARANO • LESLIE RAY BUNKER • EDUARDO REYES, Ed.D. • FRANCISCO TAMAYO • GLENDORA M. TREMPER

### SUPERINTENDENT

FRANCISCO ESCOBEDO, Ed.D.



PLANNING AND CONSTRUCTION  
1130 Fifth Avenue • Chula Vista, CA 91911-2896  
(619) 691-5553 • FAX (619) 420-0339

PAUL D. WOODS  
DIRECTOR OF PLANNING & CONSTRUCTION

May 7, 2015

Mr. Stan Donn  
City of Chula Vista  
276 Fourth Avenue  
Chula Vista, California 91910

**Re: Otay Ranch PA12 Project and SUHSD Mitigation**


Dear Stan:

The Sweetwater Union High School District (SUHSD) is aware of the proposal to modify the General Plan and General Development Plan for Planning Area 12 to allow for a mix of uses including residential uses. It is anticipated that the 600 residential units proposed would generate approximately 52 middle school students and 121 high school students which were not previously anticipated.

A majority of the site, approximately 80%, is already within Community Facilities District (CFD) #1 that was established to fund capital improvement necessary to provide schools to serve community residents. We have met with the applicant, Baldwin & Sons, to discuss options for the portion of Otay Ranch PA12 that is located outside of the boundary of the CFD. At the time of the meeting Baldwin & Sons expressed their willingness to annex the remainder of the property into a CFD prior to the development of the site or to create a new CFD for this project.

We are satisfied that Baldwin & Sons will either annex the property into an existing CFD (there are several options including CFD #1) or will form a new CFD for the PA12 project. Proceeds from the CFD funding will help fund the middle and high schools that are current being planned for Village 8 West and Village 11, respectively. We discussed with Baldwin & Sons a level of funding from an annexation or a new CFD that would be approximately 50 percent of the total cost to house students from new development. Assuming that the other 50 percent of the cost will come from State Funding in the future, SUHSD will be able to accommodate the new students expected to be generated by approval of this project.

Sincerely,

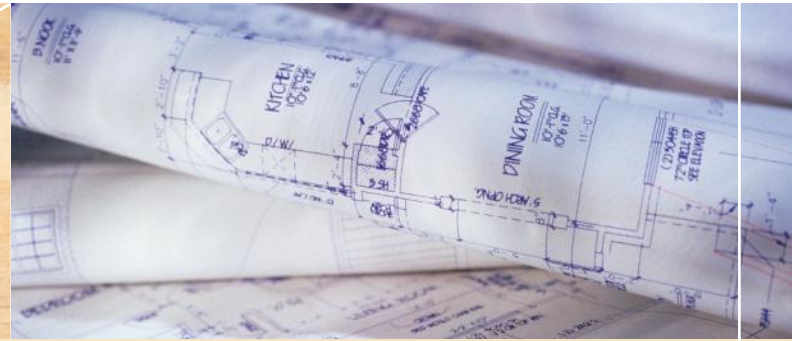
  
Paul D. Woods  
Director of Planning and Construction

cc: P. Stover, SUHSD  
C. Scholl, CVESD

Maximizing student achievement for 7<sup>th</sup> – 12<sup>th</sup> grade students and adult learners throughout South San Diego County

"Sweetwater Union High School District programs and activities shall be free from discrimination based on age, gender, gender identity or expression, or genetic information, sex, race, color, religion, ancestry, national origin, ethnic group identification, marital or parental status, physical or mental disability, sexual orientation; the perception of one or more of such characteristics; or association with a person or group with one or more of these actual or perceived characteristics." - SUHSD Board Policy 0410.

Los programas y actividades del distrito Sweetwater Union High School District estarán libres de discriminación basada en edad, género, identidad o expresión de género, o información genética, sexo, raza, color, religión, ascendencia, origen nacional, identificación con un grupo étnico, estado civil, discapacidad física o mental, orientación sexual; o por la percepción de una o más de dichas características, o la asociación con una persona o grupo con una o más de dichas características percibidas o reales." - Política 0410 del Consejo de SUHSD.



## Addendum to Otay Ranch Planning Area Twelve FEIR-02-04

CEQA Guidelines state ... “where the changes or new information will result in no new impacts, or no more severe impacts than any that were disclosed in the FEIR for the approved project, the City **shall prepare an addendum**”

Technical studies were performed by qualified experts for the following:

Traffic

Noise

Greenhouse Gas

Air Quality

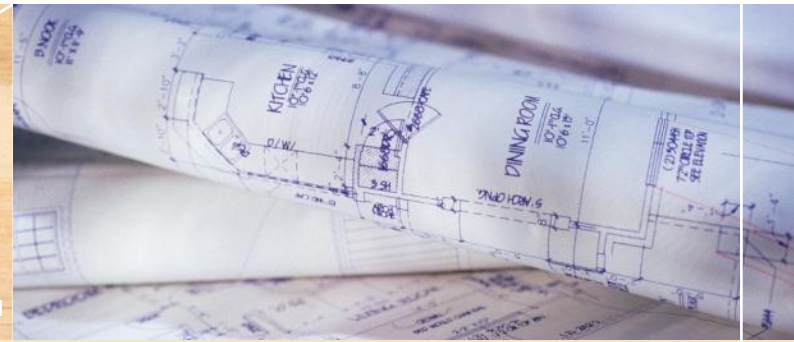
Sewer

Water Availability

No new or more severe impacts than those identified in EIR-02-04.

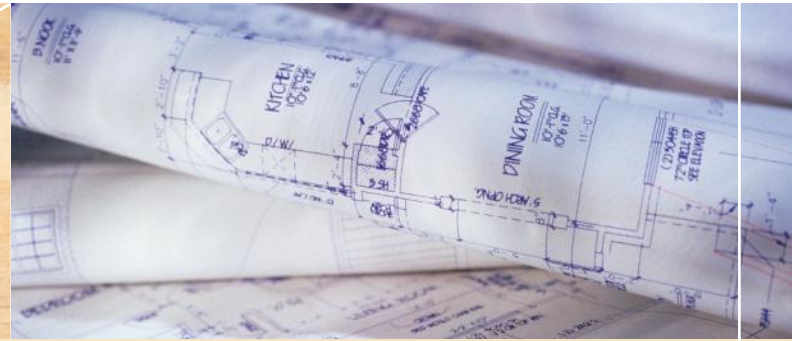
Addendum prepared for consideration by Planning Commission and City Council consistent with CEQA





# Fiscal Impact Analysis

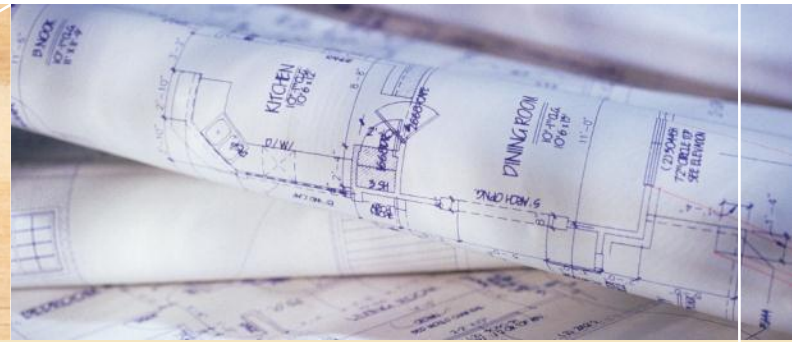
Year	Existing/Base Project \$	Proposed Project \$	Difference \$
0. 2014	1,015,051	1,015,051	0
1. 2015	1,190,234	1,190,234	0
2. 2016	1,312,245	1,703,965	391,720
3. 2017	1,515,899	1,977,925	462,026
4. 2018	1,759,713	1,933,322	173,609
5. 2019	1,976,749	2,287,966	311,217
6. 2020	2,011,815	2,571,447	559,632
7. 2021	1,991,456	2,521,488	530,032
8. 2022	1,994,352	2,526,095	531,743
9. 2023	1,997,713	2,531,559	533,846
10. 2024	2,001,526	2,537,844	536,318



# Development Agreement Key Provision & Benefits

- Assurance for the construction of 2 hotels
  - 1<sup>st</sup> Hotel: Commence construction prior to issuance of first residential permit
  - 2<sup>nd</sup> 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

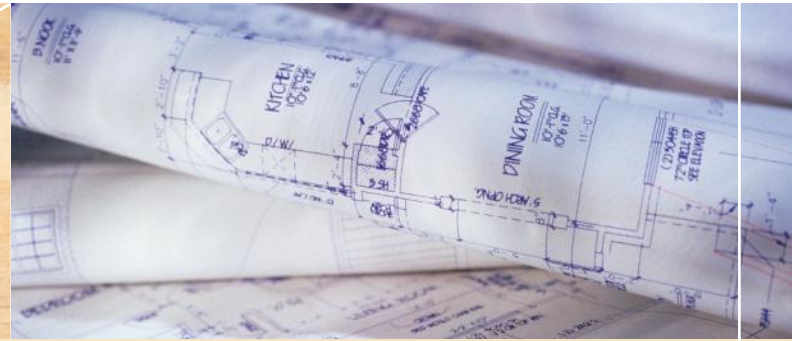




# PLANNING COMMISSION RECOMMENDATION

- a) Initial vote 2-2-2-1, motion failed
- b) Second motion that City Council deny project, acknowledging commissioners Fuentes and Gutierrez previously recommended approval.

This motion recommending City Council deny the project, carried 4-0-2-1.



# RECOMMENDATION

1. City Council Consider the Addendum to FEIR 02-04; and
2. Approve:
  - a) Amendments to Chula Vista GP, Otay Ranch GDP (Freeway Commercial PA12); and
  - b) Associated Development Agreement



