

PALM & HOLLISTER

Apartments Project

Presentation to the Planning Commission

August 29, 2024



AMBIENT COMMUNITIES

Ambient Communities is a privately owned real estate development company specializing in the planning, development, and construction of new homes, multi-family developments, and mixed-use communities, as well as commercial destinations and sustainability projects. Founded in 2011 with decades of collective experience, our approach to determining the best land use, resolving property issues, addressing complex environmental concerns, and enhancing neighborhoods result in the creation of exceptional places.



Altair Master Plan
1,750 Residential Homes | Temecula, CA



San Elijo Hills Town Center
45,000 SF Retail & 24 Townhomes | San Marcos, CA



SMA Apartments
119 Multifamily Homes



R@Righetti
62 Townhomes | San Luis Obispo, CA



SSF Apartments
96 Multifamily Homes



Ladera at Righetti
64 Single Family Homes | San Luis Obispo, CA

PLANNING & ENTITLEMENTS

5,000+ Lots/Units &
50,000 sq ft of Commercial

LAND DEVELOPMENT

500+ Lots Developed

NEW HOMES

190 Homes Built or
Under Construction

APARTMENT HOMES

650 Units

COMMERCIAL

80,000 sq ft

An architectural rendering of a modern multi-story apartment building at dusk. The building features a mix of light-colored horizontal siding and dark grey panels. Large windows are visible on the upper floors. In the foreground, there is a landscaped area with tall grasses and small trees. A few stylized human figures are scattered throughout the scene to provide scale. The sky is a deep, dark blue.

Palm & Hollister Apartments Project

PROJECT LOCATION



EXISTING CONDITIONS



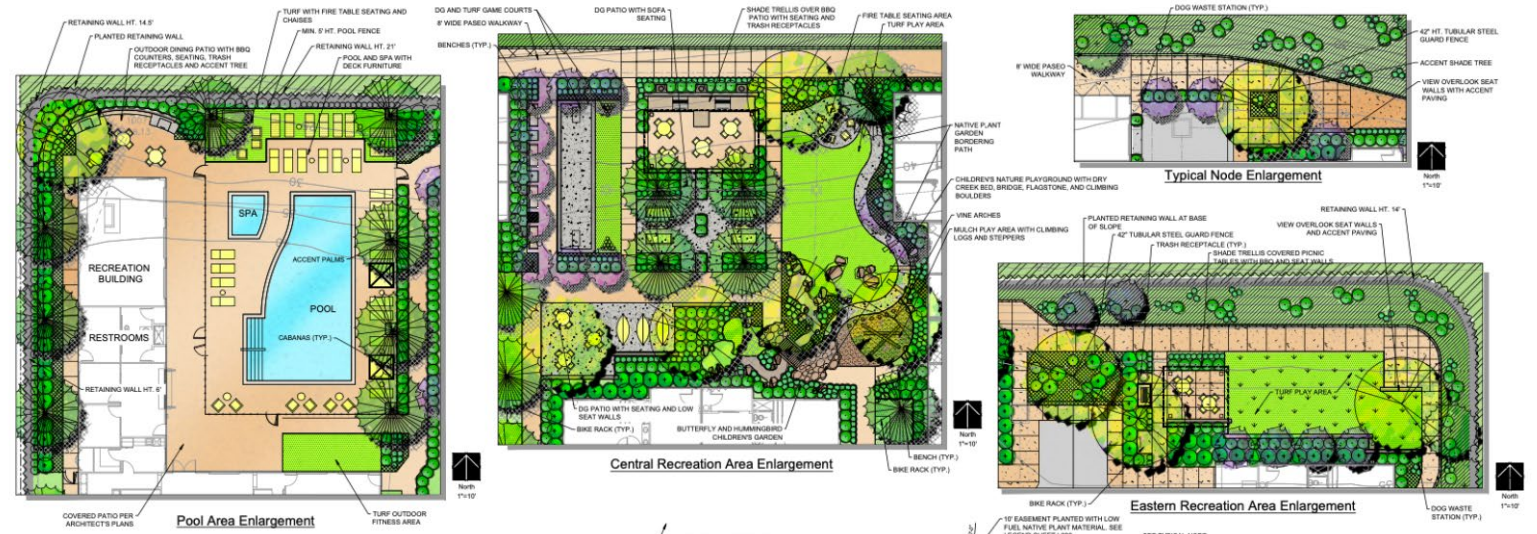
CONTRIBUTION TO COMMUNITY CHARACTER

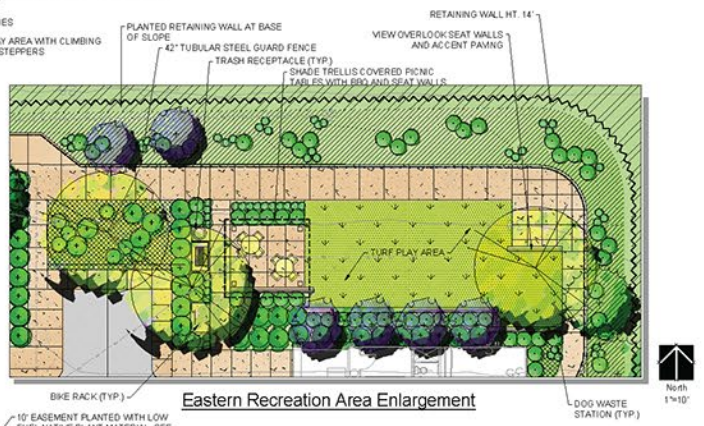
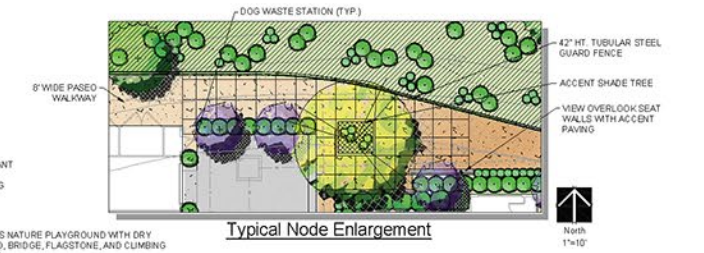
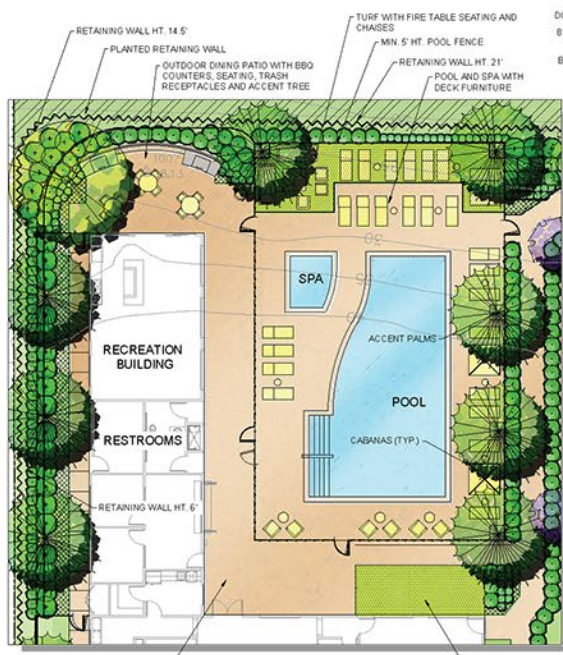
- High quality architectural elements, enhanced landscaping, and design components that further contribute to the emerging character of the neighborhood.
- Design includes low-rise buildings to provide a transition between existing and planned development and the Otay Valley Regional Park to the north.



PROJECT SUMMARY

- Resident-serving amenities, including:
 - Leasing center
 - Pool, spa and fitness center
 - Fire pit, Patio/bar-b-q areas
 - Game Courts
 - Nature Playground
 - Co-working spaces
- Multi-Habitat Planning Area (MHPA) Boundary Line Adjustment





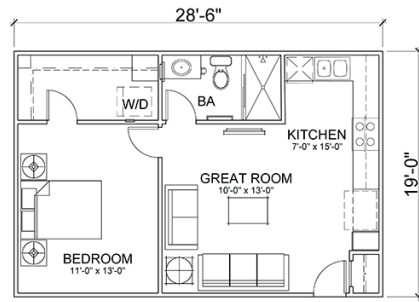
OTAY VALLEY REGIONAL PARK



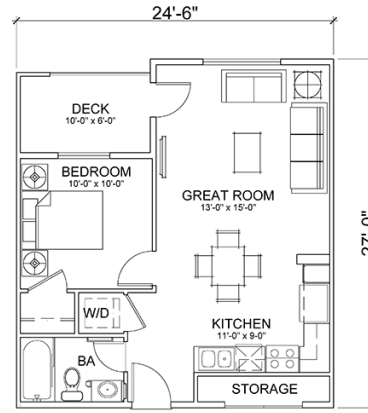
Subject Property
555 Hollister

OTAY VALLEY REGIONAL PARK
RECREATION AREA #3
FINAL LANDSCAPE CONCEPT PLAN

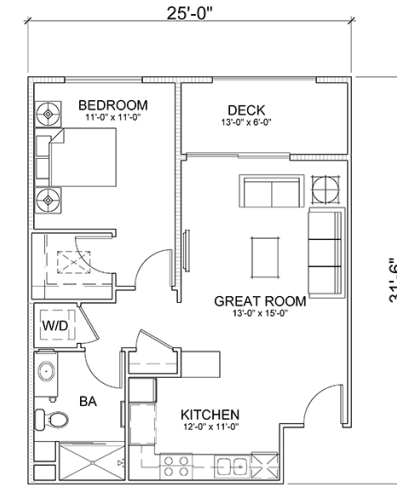




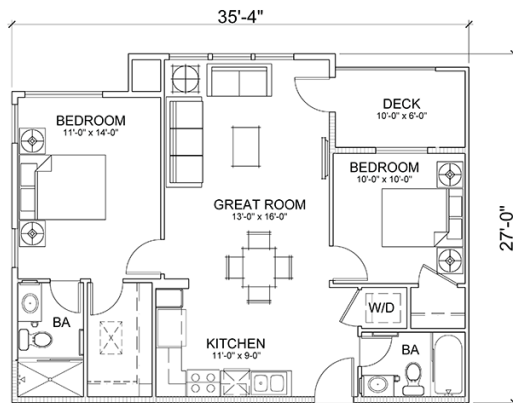
PLAN 1: 1BD/1BA
TOTAL 520 S.F.



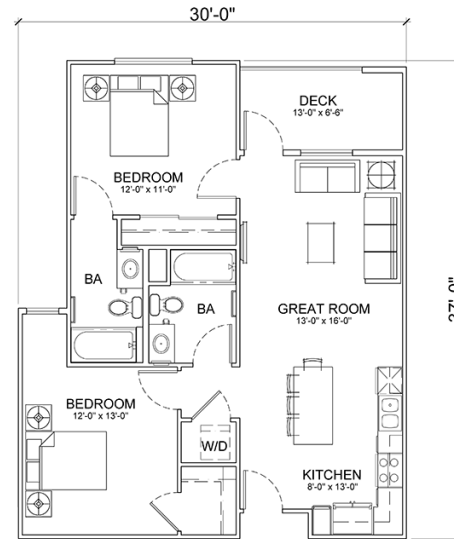
PLAN 2: 1BD/1BA
TOTAL 570 S.F.
DECK 62 S.F.



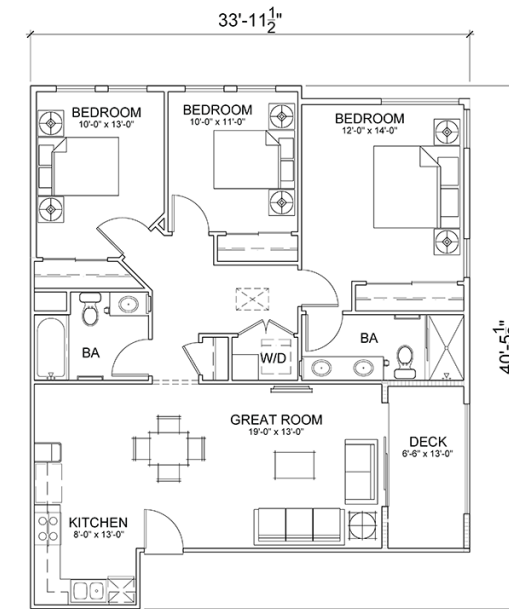
PLAN 3: 1BD/1BA
TOTAL 670 S.F.
DECK 77 S.F.



PLAN 4: 2BD/2BA
TOTAL 825 S.F.
DECK 62 S.F.

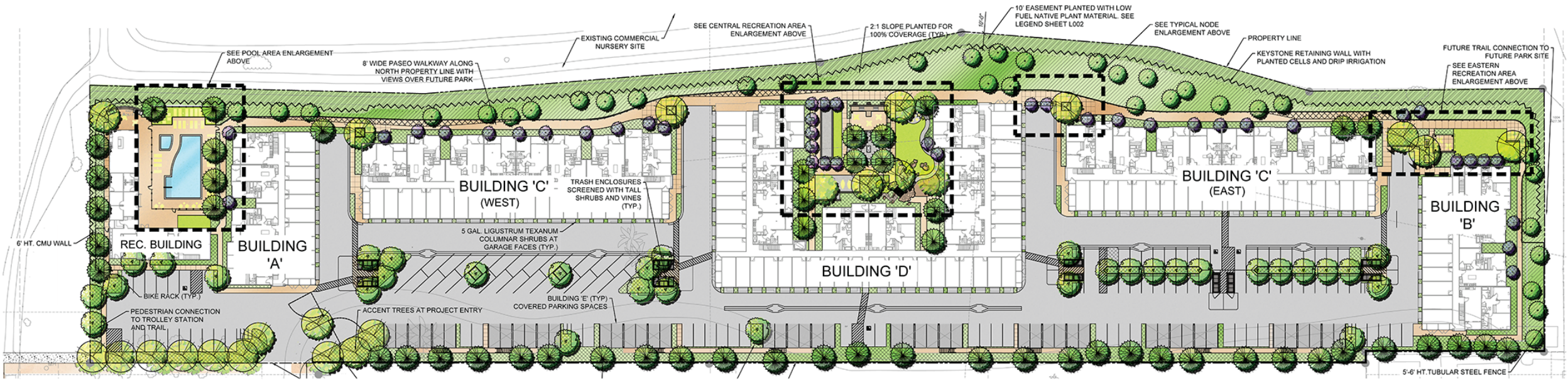


PLAN 5: 2BD/2BA
TOTAL 920 S.F.
DECK 80 S.F.

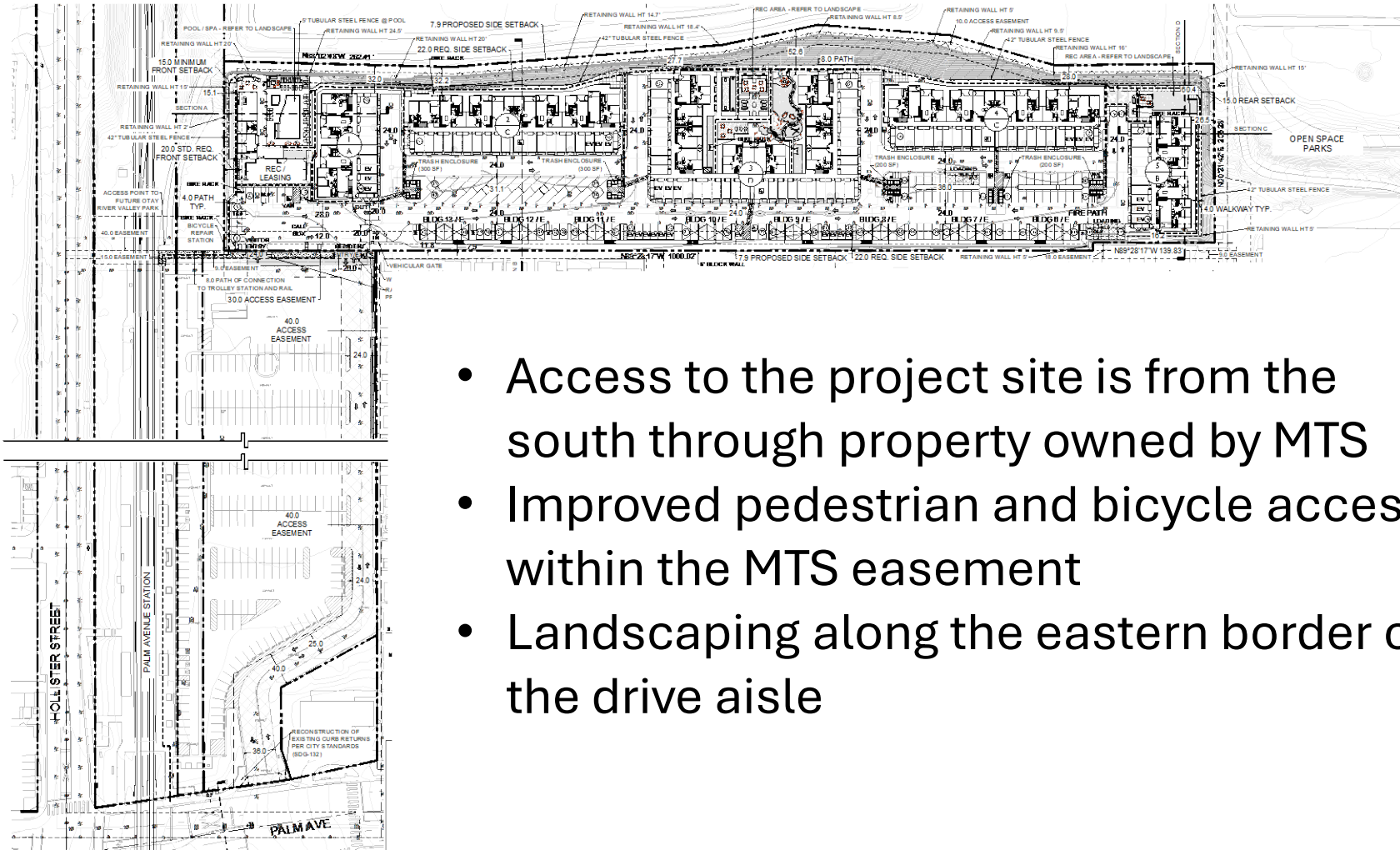


PLAN 6: 3BD/2BA
TOTAL 1134 S.F.
DECK 80 S.F.

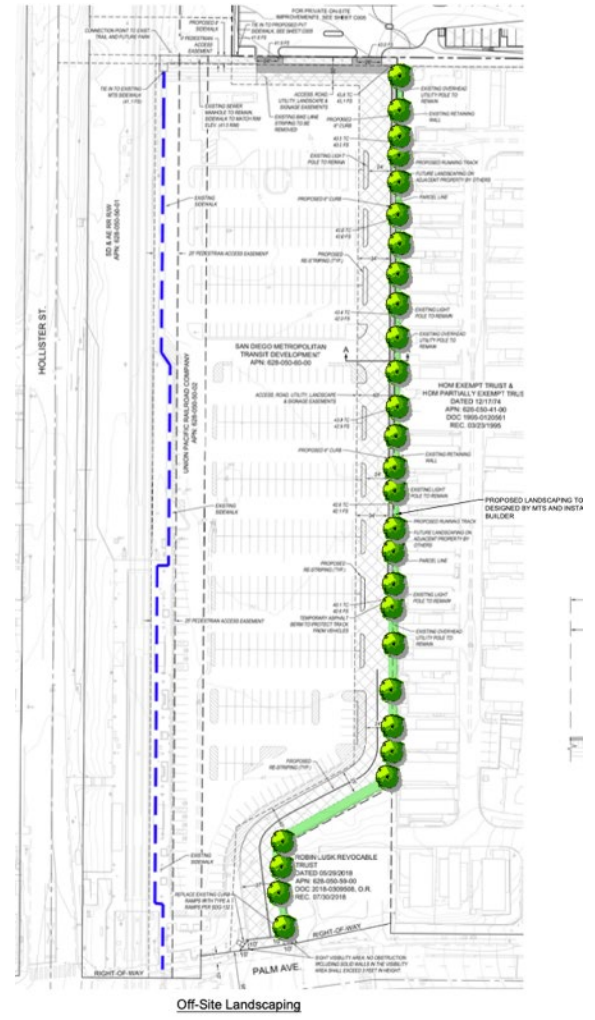
PROJECT SUMMARY



OFF-SITE ACCESS



- Access to the project site is from the south through property owned by MTS
- Improved pedestrian and bicycle access within the MTS easement
- Landscaping along the eastern border of the drive aisle



COMMUNITY OUTREACH

- Otay Mesa –Nestor Community Planning Group
 - Two Presentations:
 - 1) Initiation of Community Plan Amendment
 - 2) Support of Project
 - Voted unanimously to support project
- Otay Valley Regional Park Committee
 - Regular coordination during project review
 - Presentation and approval

OTAY VALLEY REGIONAL PARK



OTAY VALLEY REGIONAL PARK
RECREATION AREA #3
FINAL LANDSCAPE CONCEPT PLAN

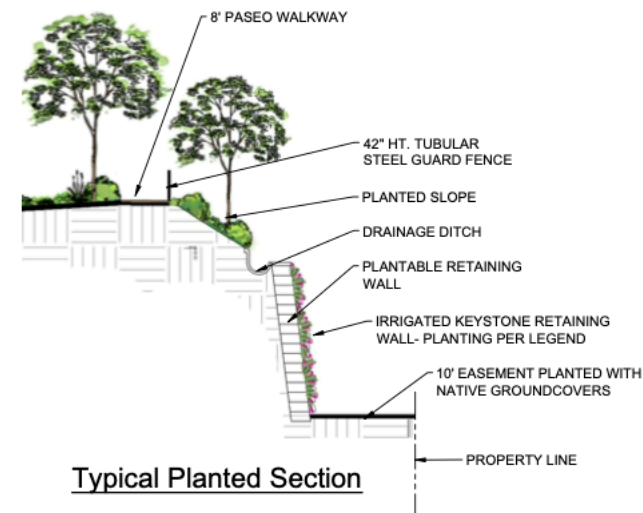


Subject Property
555 Hollister

COMMUNITY OUTREACH

- County of San Diego
 - Easement along north of property
 - Coordination
 - Support
 - Will continue to work with County to secure encroachment permit, agreement with landscape material, etc.

PROJECT INTERFACE WITH OVRP



COMMUNITY OUTREACH

- MTS (Palm Ave TOD)
 - Coordinated with MTS to establish an access easement to allow for vehicular and pedestrian access to and from Palm Avenue through the Palm Avenue Trolley Station parking lot to the project entrance

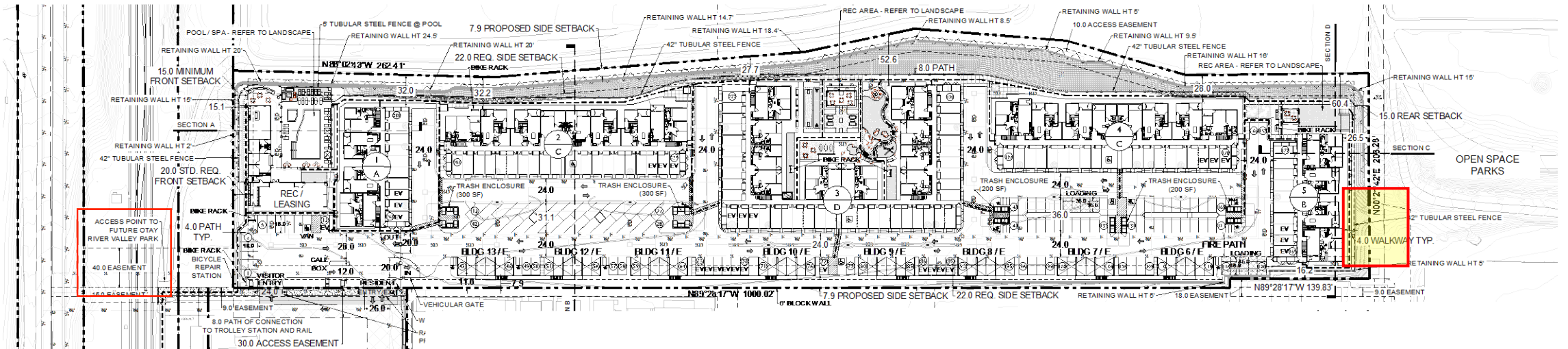
PROJECT QUALITIES & COMMUNITY BENEFITS

- Provision of housing and affordable housing
- Increases Recreational Opportunities
- Contributes to Community Character
- Implements the City's Climate Action Plan

PROVISION OF HOUSING

- Directly adjacent to transit
- Provides affordable housing adjacent to the Blue Line Palm Avenue Trolley Station
- Provides housing near employment and institutional uses, other multi-modal transit, and regional transportation amenities – reducing reliance on the personal automobile to go about daily life
- The right place for housing

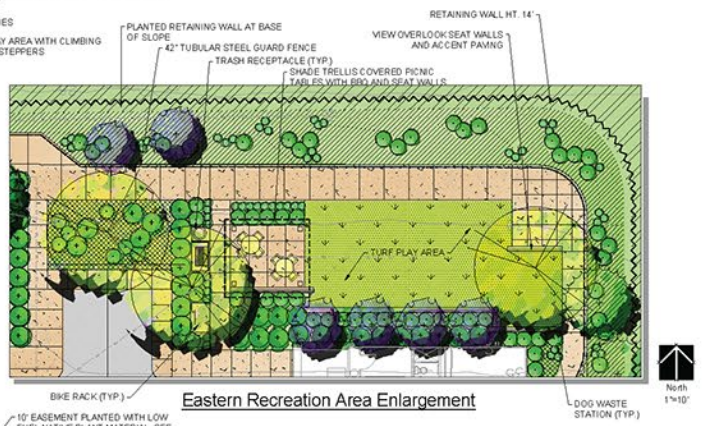
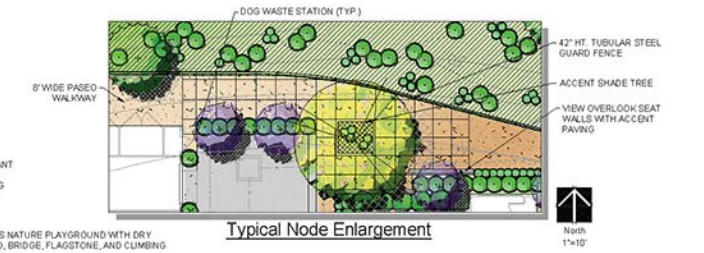
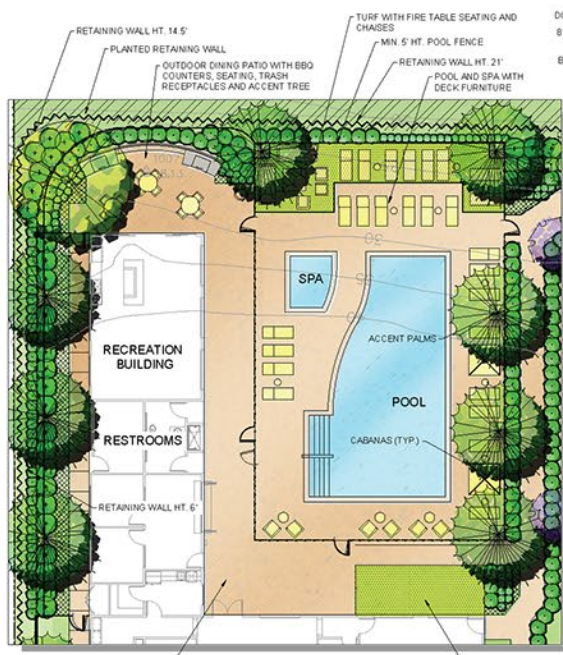
OVRP TRAIL ACCESS



PROJECT SUMMARY

- Development of a 5.92-acre site with a 198-unit multi-family development including 8 affordable housing units (30% - 60% AMI) in 13 buildings
 - 89 one-bedroom/one-bathroom units (520 square feet – 670 square feet)
 - 82 two-bedroom/two-bathroom units (825 square feet – 920 square feet)
 - 27 three-bedroom/two-bathroom units (1,134 square feet)
- Buildings would be one level, two levels, and three levels
- On-site parking for all residents
 - 262 parking spaces
 - Tuck-under garages, one-level units over carports, surface parking





THANK YOU

