

RESOLUTION NO. 2020-

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA ADOPTING MITIGATED NEGATIVE DECLARATION AND ASSOCIATED MITIGATION, MONITORING AND REPORTING PROGRAM IS18-0004 AND APPROVING AN AMENDMENT TO THE CHULA VISTA GENERAL PLAN INCLUDING ASSOCIATED TEXT, MAPS AND TABLES TO REFLECT A LAND USE CHANGE FROM LIMITED INDUSTRIAL TO RESIDENTIAL HIGH FOR APPROXIMATELY 6.9 ACRES AT 676 MOSS STREET

WHEREAS, the area of land that is the subject of this Resolution is depicted in Exhibit A attached hereto and incorporated herein by this reference, and for the purpose of general description consists of approximately 6.9 acres generally located in western Chula Vista and located at 676 Moss Street east of Industrial Boulevard, west of Broadway, and between L Street to the north and fronting Moss Street (Project Site); and

WHEREAS, the City of Chula Vista's current General Plan was last comprehensively updated in December 2005; and

WHEREAS, on December 7, 2018, a duly verified application requesting an amendment to the Chula Vista General Plan (MPA18-0015), was filed with the City of Chula Vista Development Services Department by Shopoff Realty Investments, LLC (Applicant); and

WHEREAS, the Applicant filed the request to initiate a General Plan Amendment (GPA) (Project); and

WHEREAS, the proposed GPA involves amending portions of the Land Use and Transportation element of the City's General Plan, including associated maps and tables as contained in a document entitled, "676 Moss Street - Proposed General Plan Amendments (May 2020)" as represented in Exhibit B and on file in the City Clerk's office; and

WHEREAS, the GPA as presented is necessary to accommodate the land use for 141 higher-density attached townhomes in a transit-friendly location; and

WHEREAS, the next step in the process would require the approval of a Rezone, Tentative Map, Design Review and Variance; and

WHEREAS, the Development Services Director has reviewed the proposed project for compliance with the California Environmental Quality Act (CEQA) and has conducted an Initial Study, IS18-0004. Based upon the results of the Initial Study, the Director of Development Services has determined that the Project could result in significant effects on the environment. However, revisions to the Project made by or agreed to by the Applicant would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur; therefore, the Director of Development Services has caused the preparation of a Mitigated Negative Declaration, IS18-0004 and associated Mitigation, Monitoring and Reporting Program; and

WHEREAS, pursuant to California Government Code section 65090, the Planning Commission held a duly noticed public hearing on the Project and recommended that the City Council adopt the Resolution approving the GPA; and

WHEREAS, upon considering the information presented on the Project, the Planning Commission unanimously voted to approve the project; and

WHEREAS, the proceedings and all evidence introduced before the Planning Commission at the public hearing on this Project, and the minutes and resolution resulting therefrom, are hereby incorporated into the record of these proceedings; and

WHEREAS, the City Clerk set the time and place for the hearing on the Project and notice of said hearing, together with its purposes given by its publication in a newspaper of general circulation in the City, at least ten days prior to the hearing; and

WHEREAS, pursuant to California Government Code section 65090, the City Council held a duly noticed public hearing on the Project.

NOW, THEREFORE BE IT RESOLVED, the City Council of the City of Chula Vista hereby finds and determines as follows:

II. COMPLIANCE WITH CEQA

The City Council of the City of Chula Vista finds that, in the exercise of their independent review and judgment, the Mitigated Negative Declaration and Mitigation and Monitoring & Reporting Program (IS18-0004) which is represented as Exhibit C and on file in the City Clerk’s office meets all CEQA requirements and hereby adopts the same.

III. GENERAL PLAN INTERNAL CONSISTENCY

The City Council hereby finds and determines that the General Plan, as amended, is internally consistent and shall remain internally consistent following amendments thereof by this Resolution.

IV. ADOPTION OF GENERAL PLAN AMENDMENT

In light of the findings above, the General Plan Amendment provisions are hereby approved and adopted in the form as presented in Exhibits B and C attached hereto and on file in the City Clerk's Office.

Presented by:

Approved as to form by:

Tiffany Allen
Development Services Director

Glen R. Googins
City Attorney