

RESOLUTION NO. IR17-0021

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA APPROVING A LAND USE AMENDMENT INITIATION REQUEST (IR17-0021) AND DIRECTING STAFF TO PROCEED WITH THE PROCESSING OF A GENERAL DEVELOPMENT PLAN AMENDMENT, SECTIONAL PLANNING AREA AMENDMENT, TENTATIVE SUBDIVISION MAP, AND REZONING ON A PORTION OF THE PROPERTY FROM COMMUNITY PURPOSE FACILITY TO SINGLE FAMILY RESIDENTIAL, RETENTION OF EXISTING CHURCH USE, AND PROPOSING ADDITIONAL COMMUNITY PURPOSE USES ONCE FORMALLY SUBMITTED BY THE APPLICANT FOR A 12.2 ACRE SITE LOCATED AT 1227 EASTLAKE PARKWAY

WHEREAS, the parcel of land that is the subject matter 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 12.2 acres located at 1227 Eastlake Parkway, (Project Site); and

WHEREAS, on August 16, 2017, a duly verified application for an Initiation Request was filed with the City of Chula Vista Development Services Department by Parkway Hills Church of the Nazarene (Applicant); and

WHEREAS, the Applicant seeks to obtain early public notification and input by the City Council of certain future proposed land use plan amendments and rezoning entitlement actions on potential land use revisions; and

WHEREAS, this activity will not result in any approval or denial of said proposed potential land use plan amendments and rezoning actions and because City Council will conduct a complete review of said proposed potential land use plan amendment and rezoning actions, including any required environmental analysis, along with the merits of an accompanying proposed project, the Director of Development Services has determined that the activity is not a "Project" as defined under Section 15378 of the California Environmental Quality Act (CEQA) Guidelines because it will not result in a physical change in the environment; therefore, pursuant to Section 15060(c)(3) of the CEQA Guidelines, the activity is not subject to CEQA. In addition, notwithstanding the foregoing, the Director of Development Services has also determined that the activity qualifies for an Exemption pursuant to Section 15061(b)(3) of the CEQA Guidelines. Thus, no environmental review is required; and

WHEREAS, the Director of Development Services set the time and place for a hearing on the Initiation Request application, and notice of the hearing, together with its purpose, was given by its publication in a newspaper of general circulation in the City, and its mailing to property owners and residents within 500 feet of the exterior boundaries of the property at least 10 days prior to the hearing; and

WHEREAS, the hearing was held at the time and place as advertised in the Council Chambers, 276 Fourth Avenue, before the City Council and the hearing was thereafter closed.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Chula Vista that it hereby makes the following findings:

(1) The proposed Land Use Plan Amendment or rezone is consistent with the goals and policies of the General Plan;

For the portion of the site proposed for rezoning from Community Purpose Facility to a residential zone, the current General Plan land use designation is Residential Low Medium. Approval of the Land Use Amendment, in conjunction with other required entitlements, would allow for the future development of single-family homes consistent with the General Plan. Said development would help to meet the need of the surrounding community for additional housing. General Plan Objective LUT 1 calls for a balance of residential and non-residential development throughout the City. The provision of single-family homes in proximity to other uses in the area would promote this balance of uses. In addition, the proposed uses would be designed in such a manner that the site would be consistent with Policy LUT 4.3 of the General Plan, which calls for maintaining the character and quality of the surrounding neighborhood.

(2) The proposed Land Use Plan Amendment or rezone provides equal or greater public benefit to the community as compared to the existing land use designation.

The Land Use Amendment would allow the development of new single-family homes that will fill a current market demand identified by the Applicant. The General Plan also recognizes the need for more housing to accommodate Chula Vista and the region's future growth projections. The Housing Element of the General Plan encourages a more diverse and balanced housing through new construction opportunities in eastern Chula Vista. However, the Chula Vista Municipal Code requires all land within a Planned Community (PC) zone to provide adequate land designated as Community Purpose Facilities (CPF) uses to serve the residents of the planned community. The Applicant would be providing some additional community purpose facility uses on the unutilized portion of the site, such as a dog park and a soccer field in addition to maintaining the Church use. However, the land use change to provide the single-family homes would result in a reduction of the overall Community Purpose Facility land available for the Eastlake II Greens Sectional Planning Area.

(3) Public facilities are available to serve the proposed change in land use designation or density/intensity, or their provisions will be addressed as a component of the Land Use Plan Amendment or rezoning process.

The public facilities provisions will be addressed as a component of the Land Use Amendment or rezoning process. It will address the adequacy of the existing water, sewer, and utilities to potentially serve the future use. Infrastructure is currently in place for the existing church on the site and may be adequate or expanded to provide for the future uses.

BE IT FURTHER RESOLVED by the City Council of the City of Chula Vista that it hereby approves a Land Use Amendment Initiation Request (IR17-0021) and directs staff to proceed with processing of a General Development Plan Amendment, Sectional Planning Area Amendment, Tentative Subdivision Map, and Rezoning on a portion of the property from Community Purpose Facility to Single Family Residential as more fully described herein.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF CHULA VISTA, CALIFORNIA, this ____ day of _____, 2017, by the following vote, to-wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Mary Salas, Mayor

ATTEST:

Kerry Bigelow, City Clerk

Presented by:

Approved as to form by:

Kelly Broughton
Director of Development Services

Glen R. Googins
City Attorney