

RESOLUTION NO. _____

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA DIRECTING STAFF TO INITIATE AMENDING THE FORM BASED CODES OF THE SECTIONAL PLANNING AREA PLANS FOR OTAY RANCH VILLAGE 9, VILLAGE 10, AND THE UNIVERSITY AND INNOVATION DISTRICT TO CREATE A UNIVERSITY AND INNOVATION DISTRICT OVERLAY ZONE TO PROMOTE THE ESTABLISHMENT OF AN EDUCATIONAL USER IN CHULA VISTA AND TO DEVELOP A PARTNERSHIP AGREEMENT WITH HOMEFED CORPORATION TO FACILITATE THE DEVELOPMENT OF THE UNIVERSITY AND INNOVATION DISTRICT

WHEREAS, the area of land that is the subject of this Resolution is diagrammatically represented in Exhibit A, attached hereto and incorporated herein by this reference, and commonly known as the Village 9, Village 10 and University Innovation District, and for the purpose of general description consists of three distinct properties totaling approximately 807 acres and located south of the intersection of Eastlake Parkway and Hunte Parkway, north of the Otay River Valley, and east of SR-125 (Project Site); and

WHEREAS, the City Council previously approved the Sectional Planning Area Plan (SPA Plan) for Village 9 on June 3, 2014, for Village 10 on December 2, 2014 and for the University and Innovation District (UID) on November 18, 2020; and

WHEREAS, as part of the approval of the UID, the City Council established a flex overlay zone allowing development from one SPA plan to be transferred to another property in an adjacent SPA plan to enhance development timing and improve the relationship of uses between SPA plans; and

WHEREAS, City Council desires to further expand the area available for establishment of academic and innovation users, currently limited to the UID SPA Plan area by the creation of a University Innovation Overlay Zone (UI Overlay Zone) over the Project Site to increase opportunity to attract educational users to the City of Chula Vista (Project). The UI Overlay Zone would be applicable to the SPA Plan areas of Village 9, Village 10, and the University Innovation District -- an area of approximately 560 developable acres across 807.5 gross acres; and

WHEREAS, the City Council seeks to form a partnership with HomeFed Corporation to facilitate future development of University and Innovation facilities and uses; and

WHEREAS, the activity is not a "Project" as defined under Section 15378 of the California Environmental Quality Act State Guidelines; therefore, pursuant to State Guidelines Section 15060(c)(3) no environmental review is required. Notwithstanding the foregoing, the initiation of

creating a UI Overlay Zone is also exempt from the California Environmental Quality Act (CEQA) based on State Guidelines Section 15061 (b)(3), which states that the activity is covered by the common sense exemption that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. Required environmental review will be completed for the development of the UI Overlay Zone as part of future drafting of necessary ordinances, resolutions and agreements.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Chula Vista that it hereby directs staff to initiate amending the form based codes of the Sectional Planning Area Plans for Otay Ranch Village 9, Village 10, and the University and Innovation District to create a University and Innovation District Overlay Zone to promote the establishment of an educational user in Chula Vista and to develop a Partnership Agreement with HomeFed Corporation to facilitate the development of the University and Innovation District.

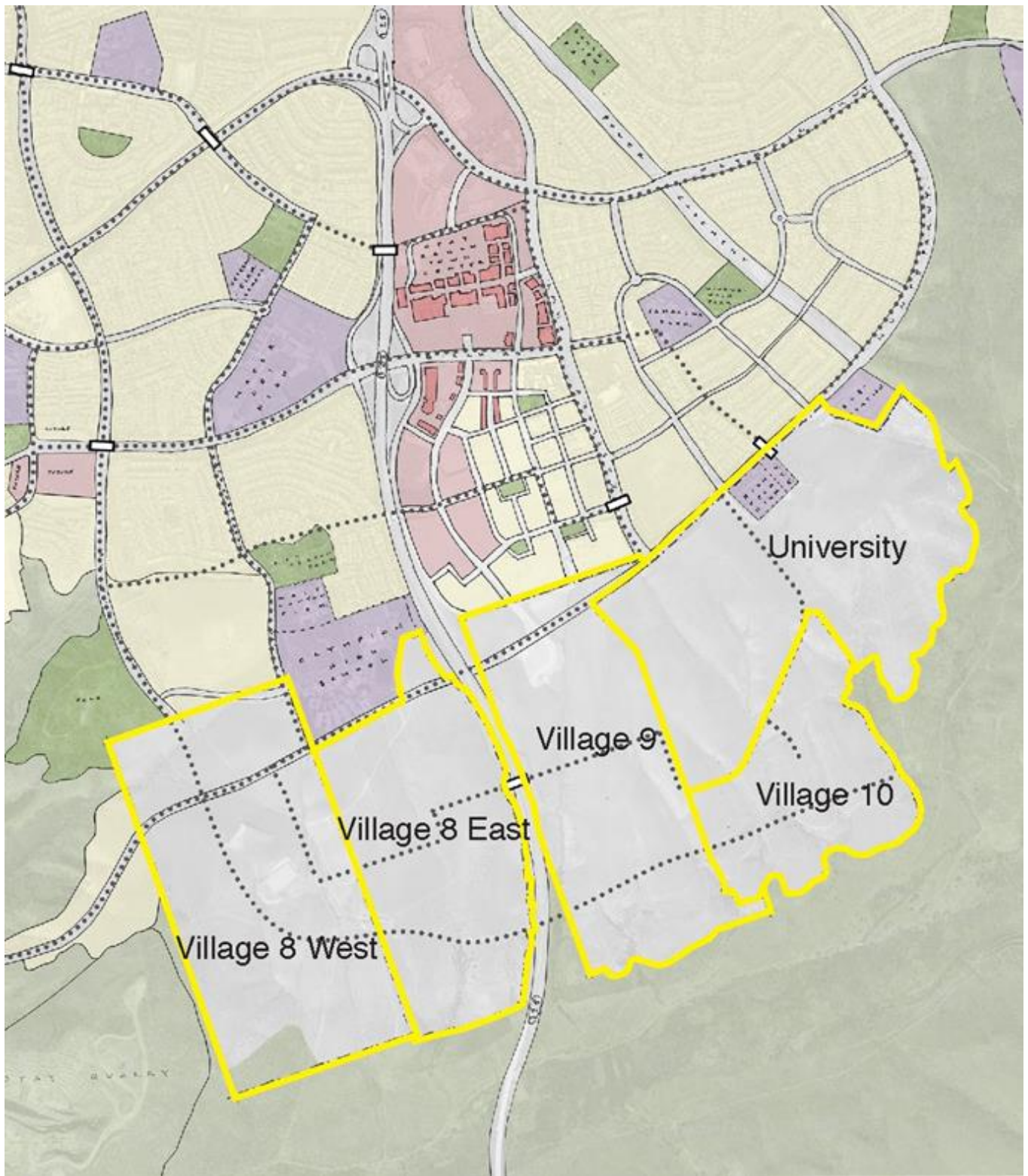
Presented by:

Approved as to form by:

Kelly Broughton, FASLA
Director of Development Services

Glen R. Googins
City Attorney

EXHIBIT A – SITE LOCATION MAP



University

Village 9

Village 10

Village 8 East

Village 8 West

STAY BUSBY