

RESOLUTION NO. 2019-

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA CONSIDERING THE THIRD ADDENDUM (IS-17-0005) TO FEIR 02-04; APPROVING AN AMENDMENT TO THE OTAY RANCH GENERAL DEVELOPMENT PLAN TO REFLECT LAND USE CHANGES FOR APPROXIMATELY 36 ACRES WITHIN THE OTAY RANCH FREEWAY COMMERCIAL PLANNING AREA 12 PLANNED COMMUNITY, INCLUDING ASSOCIATED TEXT, MAPS AND TABLES

I. RECITALS

A. Project Site

WHEREAS, the areas of land which are the subject of this Resolution contain all lands within the boundaries of Exhibit 1 attached hereto and incorporated herein by this reference, and includes approximately 36 acres of land generally located south of Olympic Parkway, west of EastLake Parkway and east of SR-125 within the Otay Ranch Planned Community Freeway Commercial North (FC-2) area; and

B. Project; Application for Discretionary Approvals

WHEREAS, in November, 2017, the City of Chula Vista deemed the Baldwin and Sons, LLC (Applicant) application complete and initiated a Otay Ranch General Development Plan Amendment (GDPA) (the “Project”); and

WHEREAS, the proposed GDPA involves amending portions of Part II of the Otay Ranch General Development Plan (GDP), including associated text, maps and tables; and

WHEREAS, the proposed GDPA is contained in a document entitled “PA12 – Freeway Commercial North (FC-2) Amendment (PCM17-0012), May 2019” as represented in Exhibit 2 attached hereto and incorporated herein by this reference; and

C. Prior Discretionary Approvals

WHEREAS, the Otay Ranch GDP was approved on October 23, 1993, and most recently updated on May 15, 2018; and

WHEREAS, the GDPA as presented is necessary to accommodate the land uses anticipated in the associated Development Agreement amendment between the City of Chula Vista and Village II Town Center, LLC and Sunranch Capital Partners, LLC for Freeway Commercial North (FC-2) (Development Agreement); and

WHEREAS, the GDPA was designed to address and accommodate development of a transit-supportive mixed use residential development with ancillary commercial and a highly amenitized urban park; and

WHEREAS, the next step in the process would require the approval of an amendment to the Sectional Planning Area (SPA) Plan and Development Agreement, and a Design Review (DR) for Freeway Commercial North (FC-2); and

D. Planning Commission Record of Application

WHEREAS, pursuant to California Government Code section 65090, the Planning Commission held a duly noticed public hearing on the GDPA; 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 subsequent to these proceedings; and

E. City Council Record of Application

WHEREAS, the City Clerk set the time and place for the hearing on the GDPA and notice of said hearing, together with its purpose 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 subject GDPA.

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

II. COMPLIANCE WITH CEQA

That the Development Services Director has reviewed the proposed project for compliance with the California Environmental Quality Act (CEQA) and has determined that the Project was covered in the previously adopted *Final Environmental Impact Report for the Otay Ranch Freeway Commercial Sectional Planning Area (SPA) Plan – Planning Area 12* (FEIR-02-04) (SCH#1989010154). The Development Services Director has determined that only minor technical changes or additions to this document are necessary and that none of the conditions described in Section 15162 of the State CEQA Guidelines calling for the preparation of a subsequent document have occurred; therefore, the Development Services Director has caused the preparation of a Third Addendum to FEIR-02-04.

The City Council of the City of Chula Vista finds that, in the exercise of their independent review and judgment, as set forth in the record of its proceedings, the Third Addendum to FEIR-02-04 in the form presented, has been prepared in accordance with the requirements of the California Environmental Quality Act and the Environmental Review Procedures of the City of Chula Vista and has considered the Addendum to FEIR-02-04.

III. GENERAL DEVELOPMENT PLAN INTERNAL CONSISTENCY

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

IV. ADOPTION OF GENERAL DEVELOPMENT PLAN AMENDMENT

In light of the findings above, the City Council hereby approves the General Development Plan Amendment in the form as presented in Exhibit 2 attached hereto and incorporated herein by this reference and on file in the City Clerk's Office.

Presented by:

Approved as to form by:

Kelly Broughton, FASLA
Development Services Director

Glen R. Googins
City Attorney