

**RESOLUTION NO. 2017-**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA APPROVING A LAND USE AMENDMENT INITIATION REQUEST (IR 17-0018) AND DIRECTING STAFF TO PROCEED WITH PROCESSING OF A GENERAL PLAN AMENDMENT ONCE FORMALLY SUBMITTED BY THE APPLICANT FOR A 9.6 ACRE PARCEL LOCATED SOUTHWEST OF THE INTERSECTION OF EASTLAKE DRIVE AND SR-125.**

**I. RECITALS**

WHEREAS, the parcel of land which 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 9.6 acres located west and adjacent to SR-125, south of Eastlake Drive, north of St. Germain Drive, consisting of APN 595-070-75, (Project Site); and

WHEREAS, on September 12, 2017, a duly verified application requesting approval of a Land Use Amendment Initiation Request was filed with the City of Chula Vista Development Services Department by Mid-City, LLC. (Applicant); and

WHEREAS, the Applicant requests approval of a Land Use Amendment Initiation Request to receive early input from the City Council regarding a future proposed General Plan Amendment to allow for future development of a self-storage facility on the Project Site; and

WHEREAS, this activity will not result in any approval or denial of a proposed potential land use plan amendment or rezoning action and because City Council will conduct a complete review of said proposed potential land use plan amendment and rezoning action, 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 City Clerk set the time and place for the public hearing and notice of said hearing, together with its purpose, was given by its publication in a newspaper of general circulation in the City, its mailing to property owners within 500 feet of the exterior boundary of the Project Site at least 10 days prior to the hearing; and

WHEREAS, the Chula Vista City Council held a duly noticed public hearing to consider the Land Use Amendment Initiation Request at the time and place as advertised in the Council Chambers, 276 Fourth Avenue.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Chula Vista does hereby find and determine as follows:

II. INITIATION REQUEST FINDINGS FOR OF APPROVAL

**1. That the proposed Land Use Plan Amendment is consistent with the goals and policies of the General Plan.**

Approval of the Land Use Plan Amendment to change the land use designation from Open Space (OS) to Limited Industrial (IL), in conjunction with other required entitlements, would allow for the future development of a self-storage facility. Said facility would help to meet the need of the surrounding community for adequate storage space. General Plan Objective LUT 1 calls for a balance of residential and non-residential development throughout the City. The provision of a self-storage facility in proximity to residential uses would promote this balance of uses. In addition, the proposed self-storage facility would be designed in such a manner that it would be consistent with Policy LUT 4.5 of the General Plan, which calls for maintaining the character and quality of the surrounding neighborhood.

**2. That the proposed Land Use Amendment provides equal or greater public benefit to the community as compared to the existing land use designation, density/intensity range, or plan policy.**

The Land Use Amendment would allow the development of a new self-storage facility that will fill a current market demand identified by the Applicant for such facilities in the area. The proposed new use would be controlled and restricted by both the language of the required Sectional Planning Area (SPA) Amendment and by the Conditional Use Permit, in order to insure compatibility with surrounding land uses.

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

Adequate public facilities are available to serve the proposed change from OS to IL. Existing public facilities are located north of the site in Eastlake Drive and include sewer and water mains, storm drains and laterals. To the south are existing sewer and water mains in St. Germain Road, which are adequately sized. The proposed layout of the project requires connections to the existing water main in Eastlake Drive and connections to existing water and sewer mains in St. Germain Road. Proposed onsite utilities will be privately maintained.

BE IT FURTHER RESOLVED by the City Council of the City of Chula Vista that it hereby approves a Land Use Amendment Initiation Request (IR 17-0018) and directs staff to proceed with processing of a General Plan Amendment for Self Storage Facility once formally submitted by the Applicant 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:

Presented by:

Approved as to form by:

\_\_\_\_\_  
Kelly Broughton  
Development Services Director

\_\_\_\_\_  
Glen R. Googins  
City Attorney

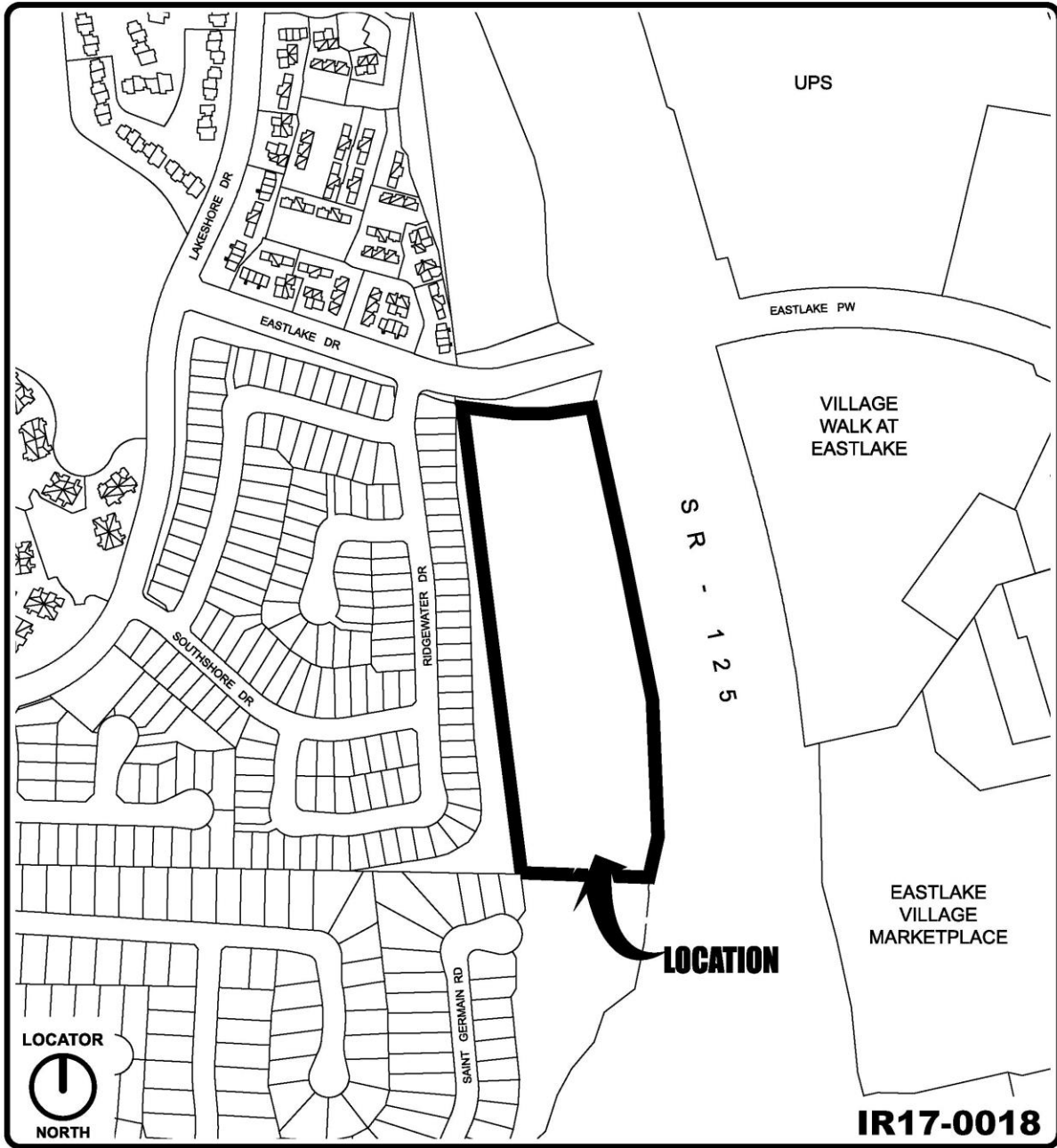


Exhibit "A"

