

RESOLUTION NO. 2016-

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA CONSIDERING THE ADDENDUM TO FEIR 13-01; APPROVING AMENDMENTS TO THE CHULA VISTA GENERAL PLAN AND THE OTAY RANCH GENERAL DEVELOPMENT PLAN TO REFLECT PROPOSED CHANGES TO THE SECTIONAL PLANNING AREA PLAN FOR OTAY RANCH VILLAGE 3 NORTH AND A PORTION OF VILLAGE 4

I. RECITALS

WHEREAS, the parcel, that is the subject matter of this Resolution, is represented in Exhibit A, attached hereto and incorporated herein by this reference, and for the purpose of general description is located to the north and east of the intersection of Main Street and Heritage Road in what is commonly known as Village 3 of the Otay Ranch Planned Community (Project Site); and

WHEREAS, on December 2, 2014, the Otay Ranch Village 3 North and a Portion of Village 4 Sectional Planning Area (Village 3 SPA) Plan, including Planned Community (PC) District Regulations, was approved (Resolution 2014-234), establishing policies to guide the development of the Project Site, a pattern of land uses and circulation, and zoning for the property. Additionally, City Council, in the environmental evaluation of the Village 3 SPA, reviewed, considered and certified the Final Environmental Impact Report (FEIR 13-01) and adopted the Findings of Fact, Statement of Overriding Considerations, and Mitigation, Monitoring and Reporting Program for the Village 3 project; and

WHEREAS, in early 2016, duly verified concurrent applications were filed with the City of Chula Vista by HomeFed Village III Master, LLC (Applicant) requesting amendments to the Otay Ranch Village 3 North and a Portion of Village 4 Sectional Planning Area (SPA) Plan; a new Tentative Map, and an Addendum to FEIR 13-01 for the Village 3 project; and

WHEREAS, in September 2016, applications were filed with the City of Chula Vista Development Services Department by Applicant requesting approval of amendments to the Chula Vista General Plan (CVGP) and the Otay Ranch General Development Plan (GDP), to reflect modifications to the land use plan for Village 3 (the Project); and

WHEREAS, the Project is intended to ensure that Otay Ranch Village 3 is prepared in accordance with the CVGP for Eastern Chula Vista, to promote the orderly planning and long term phased development of the Otay Ranch General Development Plan (GDP), and to establish conditions which will enable Otay Ranch Village 3 to exist in harmony within the community; and

WHEREAS, the Applicant held a duly noticed Community Meeting at 6 PM on October 5, 2016, in the Public Works Lunch Room at 1600 Maxwell Road, Chula Vista; and

WHEREAS, the Development Services Director set the time and place for a Planning Commission hearing on the project, and notice of said 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 within 500 feet of the exterior boundaries of the property, at least 10 days prior to the hearing; and

WHEREAS, the Planning Commission held an advertised public hearing at 6:00 PM on November 9, 2016, in the Council Chambers, 276 Fourth Avenue, and the hearing was thereafter closed; and

WHEREAS, the City Clerk set the time and place for the City Council hearing on the Project application and notice of said 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 within 500 feet of the exterior boundary of the Project, at least ten (10) days prior to the hearing; and

WHEREAS, the proceedings and any documents submitted to the City Council as the decision makers shall comprise the entire record of the proceedings.

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

II. PLANNING COMMISSION RECORD

That the proceedings and all evidence introduced before the Planning Commission at their public hearing held on November 9, 2016, and the Minutes and Resolutions resulting therefrom are hereby incorporated into the record of this proceeding. These documents, along with any documents submitted to the decision-makers, shall comprise the entire record of the proceedings for any CEQA claims.

III. COMPLIANCE WITH CEQA

That the Director of Development Services has reviewed the Project for compliance with the California Environmental Quality Act (CEQA) and determined that the Project is substantially covered in the previously adopted Final Environmental Impact Report for the Village 3 SPA - (FEIR 13-01) (SCH #2013071077), 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 Director of Development Services has caused the preparation of an Addendum to FEIR 13-01 for consideration; and

That in the exercise of their independent review and judgment, the City Council finds that the Addendum to FEIR 13-01 in the form presented, has been prepared in accordance with the requirements of the CEQA and the Environmental Review Procedures of the City of Chula Vista and has considered the Addendum to FEIR 13-01.

IV. GENERAL PLAN INTERNAL CONSISTENCY

That the General Plan, as amended, is internally consistent and shall remain internally consistent following amendment thereof by this Resolution.

V. GENERAL DEVELOPMENT PLAN INTERNAL CONSISTENCY

That the Otay Ranch General Development Plan as amended, is internally consistent and shall remain internally consistent following amendment thereof by this Resolution.

BE IT FURTHER RESOLVED, that the City Council of the City of Chula Vista, in light of the above findings and determinations, does hereby adopt the following:

VI. ADOPTION OF GENERAL PLAN AND GENERAL DEVELOPMENT PLAN AMENDMENTS

This Resolution approving amendments to the Chula Vista General Plan and the Otay Ranch General Development Plan on file at the office of the City Clerk, finding that they are consistent with all other applicable plans; as set forth in Resolution 2016-____ adopting the Village 3 SPA Plan Amendment, and that the public necessity; convenience, general welfare and good planning and zoning practice support their approval and implementation.

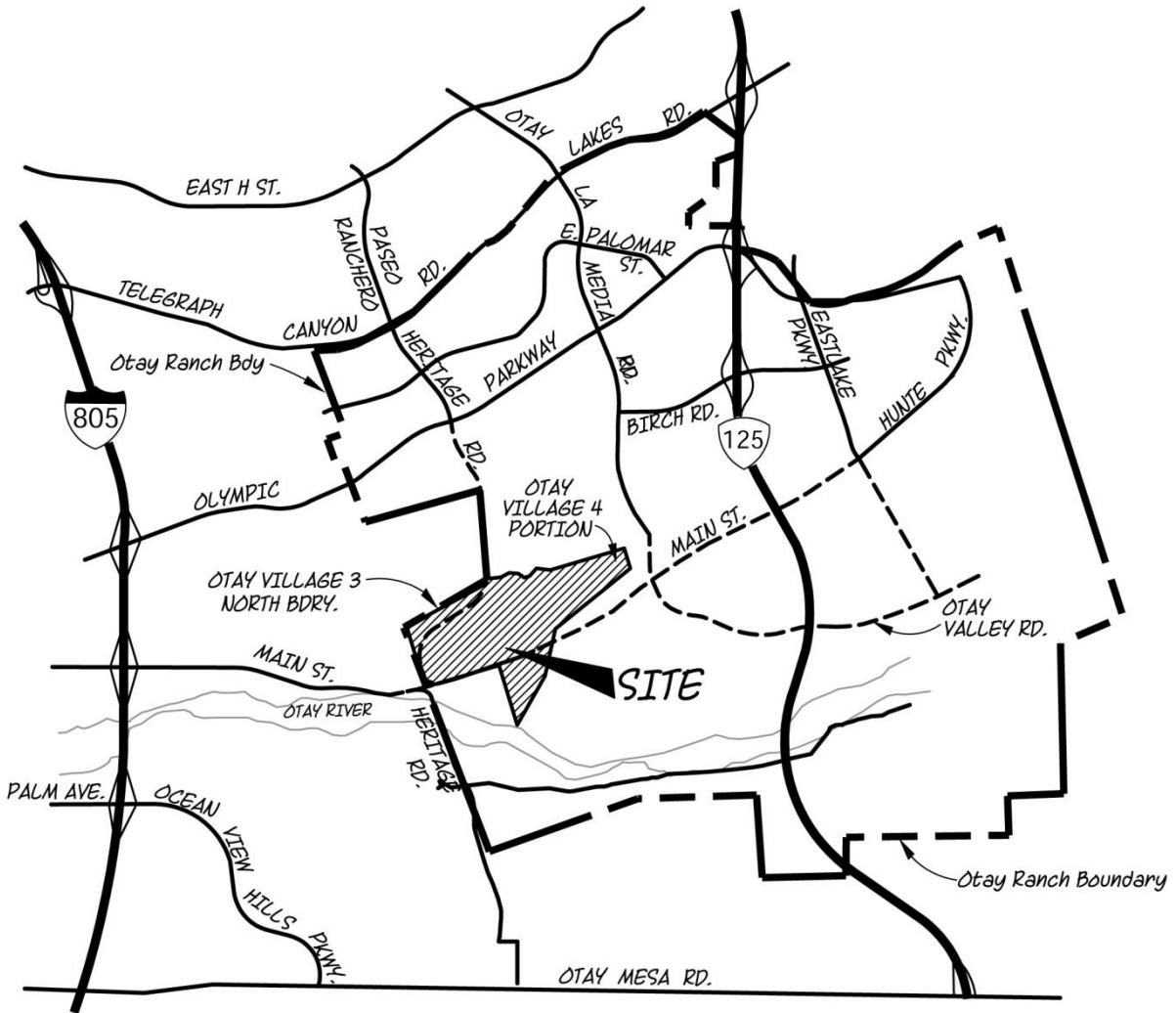
Presented by:

Approved as to form by:

Kelly Broughton, FSALA
Development Services Director

Glen R. Googins
City Attorney

EXHIBIT A – SITE LOCATION MAP



NOT TO SCALE