

RESOLUTION NO. 2019-

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA CONSIDERING A LAND USE AMENDMENT AND REZONING INITIATION REQUEST (IR19-0026), AND PROVIDING INPUT TO STAFF REGARDING PROCESSING A GENERAL PLAN AMENDMENT AND REZONE FOR APPROXIMATELY 50-ACRES LOCATED WEST OF I-5 AND EAST AND SOUTH OF THE MAIN OFFICE AND DISTRIBUTION BUILDINGS ON THE COLLINS AEROSPACE/UNITED TECHNOLOGY COMPANY CAMPUS

I. RECITALS

WHEREAS, the parcels of land which are the subject matter of this Resolution are depicted in Exhibit “A,” attached hereto and incorporated herein by this reference, and for purpose of general description consists of approximately 50-acres located east and south of the main office and distribution buildings on the Collins Aerospace/United Technology Company campus; and

WHEREAS, on May 10, 2019, a duly verified application requesting a Land Use Amendment Initiation Request was created by the City of Chula Vista Development Services Department (Applicant); and

WHEREAS, City staff requests City Council consideration of a Land Use Amendment Initiation Request to receive early input from the City Council regarding a proposed General Plan Amendment to allow for the future development of Mixed-Use Commercial and Mixed-Use Transit Focus Area land use designations for the project site; and

WHEREAS, this activity will not result in an approval or denial of any proposed land use plan amendment or rezoning action because City Council will conduct a complete review of a 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 at least 10 days prior to the hearing; and

WHEREAS, the 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 located at 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.

City staff proposes a General Plan land use designation and rezone to Mixed-Use Residential Transit Focus Area for Parcel A, which would allow for retail commercial industrial and high-density residential opportunities based on its location within the ¼ to ½ mile radius of the E Street and H Street MTS Trolley Transit Stations. The proposed General Plan land use designation and rezone for Parcel B would be Mixed-Use Commercial, which prohibits residential, but would allow Industrial Professional and Office Commercial and Visitor Commercial land uses such as hotels. The Mixed-Use Transit Focus Area and Mixed-Use Commercial Land Use Designations are consistent with the goals and policies found within the General Plan Bayfront Planning Area and the Bayfront Master Plan.

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 proposed land use amendment and rezone for Parcel A would enable the creation of a Mixed-Use Residential Transit Focus Area west of Interstate 5, allowing for more retail and visitor commercial opportunities and more high-density residential opportunities. The proposed land use amendment and rezone for Parcel B would be Mixed-Use Commercial, which would allow for industrial professional offices and hotels to complement the RIDA hotel and convention center immediately adjacent to the west and south. The Mixed-Use Transit Focus Area and Mixed-Use Commercial land use designations provide equal or greater public benefit to the community compared to the existing land use designations of General Industrial and Limited Industrial.

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 parcels proposed for the land use designation and rezoning from General Industrial and Limited Industrial to Mixed-Use Commercial and Mixed-Use Residential Transit Focus Area. Bayfront infrastructure and fee programs will fund upgraded public facilities including sewer and water mains, storm

drains and laterals, which are planned to be upgraded and would be available to serve the subject parcels. Planned facilities include a new fire station on Bay Boulevard.

BE IT FURTHER RESOLVED by the City Council of the City of Chula Vista that it hereby approves a Land Use Amendment Initiation Request (IR19-0026) and directs staff to proceed with processing of a General Plan Amendment once formally submitted by the City as more fully described herein.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF CHULA VISTA, CALIFORNIA, this _____ day of June 2019, by the following vote, to-wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Presented by:

Approved as to form by:

Kelly Broughton
Director of Development Services

Glen R. Googins
City Attorney

INSERT LOCATOR MAP

EXHIBIT "A"