

**RESOLUTION NO. GDPA/MPA 17-0012; MPA 17-0011; IS 17-0005; DR17-0037;
PCS 19-0001**

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CHULA VISTA RECOMMENDING THAT THE CITY COUNCIL: 1) CONSIDER THIRD ADDENDUM TO FEIR 02-04; 2) APPROVE AMENDMENTS TO THE OTAY RANCH GENERAL DEVELOPMENT PLAN (GDP); FREEWAY COMMERCIAL SECTIONAL PLANNING AREA (SPA) PLAN, COMMUNITY DISTRICT REGULATIONS, DESIGN PLAN, LAND USE DISTRICTS MAP AND ASSOCIATED REGULATORY DOCUMENTS; DEVELOPMENT AGREEMENT; AND OTAY RANCH FREEWAY COMMERCIAL NORTH MASTER PRECISE PLAN FOR OTAY RANCH PLANNING AREA 12 FREEWAY COMMERCIAL NORTH; AND COMMUNITY PUBLIC FACILITY AGREEMENT AMENDMENT FOR VILLAGE 2.

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 in the northern 36-acre portion of Freeway Commercial Planning Area 12 of Otay Ranch (Project Site); and

WHEREAS, on November 16, 2017, a duly verified application was filed with the City of Chula Vista Development Services Department by Baldwin & Sons (Applicant) requesting approval of amendments to the Otay Ranch General Development Plan (GDP) (MPA17-0012), Otay Ranch Freeway Commercial Sectional Planning Area (SPA) Plan (MPA17-0011), including the Planned Community District Regulations, and Design Plan; Master Precise Plan (MPP) and Development Agreement (DA) for the Freeway Commercial North portion of Otay Ranch Planning Area 12 (PA-12) to add 300 multi-family units within the easterly portion of the approximate 10.4 acre project site, including Initial Study (IS17-0005), Design Review Permit (DR17-0037); and Tentative Subdivision Map (PCS19-0001), and a separate Community Public Facility (CPF) Agreement for Village 2 (the "Project"); and

WHEREAS, the property has been the subject matter of an amendment to the City's General Plan (GP) and the Otay Ranch General Development Plan (GDP) approved on May 26, 2015 and adopted by City Council by Resolution No. 2015-114; and the Otay Ranch Freeway Commercial SPA Plan and associated regulatory documents approved on September 13, 2016 by Resolution No. 2016-187; Tentative Map CVT 15-0007 by Resolution No. 2016-189; amendments to the Otay Ranch Freeway Commercial Planned Community District Regulations by Ordinance No. 2016-3376; and Design Review Permit DR16-0030 by Resolution No. 2016-189; and

WHEREAS, the Development Services Director 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), and 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 for the preparation of a Third Addendum to FEIR 02-04; and

WHEREAS, the Development Services Director set the time and place for a 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 on the Project, took public testimony, heard staff's presentation, and thereafter closed the hearing.

NOW, THEREFORE BE IT RESOLVED, that the Planning Commission of the City of Chula Vista, after hearing public testimony, staff's presentation and after reviewing all of the subject documents, hereby recommends that the City Council adopt the attached Draft City Council Resolutions and Ordinances approving the Project in accordance with the findings and subject to the conditions contained therein.

BE IT FURTHER RESOLVED by the Planning Commission of the City of Chula Vista that a copy of this Resolution and the draft City Council Resolutions and Ordinances be transmitted to the City Council.

Presented by:

Approved as to form by:

Kelly Broughton, FSALA
Development Services Director

Glen R. Googins
City Attorney