

RESOLUTION NO. 2018-

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA APPROVING AMENDMENTS TO THE OTAY RANCH GENERAL DEVELOPMENT PLAN TO REFLECT LAND USE AND POLICY CHANGES FOR APPROXIMATELY 166 ACRES WITHIN THE OTAY RANCH 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 include approximately 166 acres of land generally located on the east side of Wolf Canyon, straddling the future extension of Main Street from La Media Road to the north and to Heritage Road to the southwest (Project Site); and

B. Project; Application for Discretionary Approvals

WHEREAS, in June, 2017, the City staff deemed the Otay Valley Quarry, 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 "Proposed Otay Ranch General Development Plan Amendments - Portion of Otay Ranch Village 4 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 12, 2015; and

WHEREAS, the GDPA as presented is necessary to accommodate the land uses anticipated in the proposed Project; and

WHEREAS, the GDPA was designed to address and accommodate development of a transit-supportive residential development with ancillary commercial in the adjacent village to the east; and

WHEREAS, approval of the Project would require the approval of a new Sectional Planning Area (SPA) Plan, and a Tentative Map (TM) for the Portion of Village Four; 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

WHEREAS, the Planning Commission voted ~~x-x-x~~ to forward a recommendation to the City Council on the Project; 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, was 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 by the City Council that it hereby finds and determines as follows:

II. COMPLIANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

That the Development Services Director has reviewed the proposed project for compliance with the California Environmental Quality Act (CEQA) and has determined, in light of the whole record before the City, that the proposed Project may have a significant effect on the environment; therefore, the Development Services Director has caused the preparation of an Environmental Impact Report, EIR 17-0001.

That the City Council reviewed, analyzed, considered, approved and certified Final EIR 17-0001, made certain Findings of Fact, adopted a Statement of Overriding Considerations and a Mitigation Monitoring and Reporting Program for the GDPA, new SPA Plan, and Tentative Map (TM) pursuant to CEQA.

IV. GENERAL DEVELOPMENT PLAN INTERNAL CONSISTENCY

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

V. ADOPTION OF GENERAL DEVELOPMENT PLAN AMENDMENT

That in light of the findings above, the GDPA provisions are hereby approved and adopted in the form as presented in Attachment 3 (Otay Ranch General Development Plan Amendment) 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

PASSED, APPROVED, and ADOPTED by the City Council of the City of Chula Vista, California, this ____ day of _____, 2018, by the following vote:

AYES: Councilmembers:

NAYS: Councilmembers:

ABSENT: Councilmembers:

ABSTAIN: Councilmembers:

Mary Casillas Salas, Mayor

ATTEST:

Kelly K. Bigelow, MMC, City Clerk

STATE OF CALIFORNIA)
COUNTY OF SAN DIEGO)
CITY OF CHULA VISTA)

I, Kelly K. Bigelow, City Clerk of Chula Vista, California, do hereby certify that the foregoing Resolution No. _____ was duly passed, approved, and adopted by the City Council at a regular meeting of the Chula Vista City Council held on the ____ day of _____, 2018.

Executed this ____ day of _____, 2018.

Kelly K. Bigelow, City Clerk

EXHIBIT 1 – SITE LOCATION MAP

