

RESOLUTION NO. PCZ-13-01

RESOLUTION OF THE CITY OF CHULA VISTA PLANNING
COMMISSION RECOMMENDING THAT THE CITY COUNCIL
ADOPT ORDINANCE PCZ-13-01 FOR 4.68 ACRES LOCATED
AT 3875 MAIN STREET

WHEREAS, on December 12, 2013, a duly verified application for a Rezone was filed with the City of Chula Vista Development Services Department by Stone Creek Casitas, LLC (Applicant); and

WHEREAS, the application requests approval of an amendment to the adopted zoning map or maps established by Section 19.18.010 of the Chula Vista Municipal Code in order to rezone the project site from a Limited Industrial (ILP) Zone to Apartment Residential (R3) zone on 4.68 acres (Project); and

WHEREAS, the area of land which is the subject of this Resolution is an existing parcel located at 3875 Main Street (Project Site); and

WHEREAS, the Development Services Director has reviewed the proposed project for compliance with the California Environmental Quality Act and has conducted an Initial Study, IS-13-006. Based upon the results of the Initial Study, the Development Services Director has determined that the project could result in significant effects on the environment. However, revisions to the project made by or agreed to by the applicant would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur; therefore, the Development Services Director has prepared a Mitigated Negative Declaration, IS-13-006 and associated Mitigation Monitoring and Reporting Program; and

WHEREAS, the Director of Development Services set the time and place for a hearing on the Conditional Use Permit application, and notice of the 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 and residents within 500 feet of the exterior boundaries of the property at least 10 days prior to the hearing; and

WHEREAS, the hearing was held at the time and place as advertised, namely October 8, 2014 at 6:00 p.m. in the Council Chambers, 276 Fourth Avenue, before the Planning Commission and the hearing was thereafter closed; and

WHEREAS, the Planning Commission having received certain evidence on, as set forth in the record of its proceedings therein, and having made certain findings, as set forth in the attached draft City Council Ordinance PCZ-13-01, recommends that the City Council approve the Project, based on certain terms and conditions.

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

I. CERTIFICATION OF COMPLIANCE WITH CEQA

The Planning Commission does hereby find that the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (IS-13-062) has been prepared in accordance with the requirements of the California Environmental Quality Act (CEQA), the State CEQA Guidelines and the Environmental Review Procedures of the City of Chula Vista, and that all documents are on file in the Chula Vista Development Services Department and with the Secretary therefore, said documents constituting the record of these proceedings.

BE IT FURTHER RESOLVED that the Planning Commission recommends that the City Council adopt the attached draft City Council Ordinance approving PCZ-13-01, rezoning the Project Site from Limited Industrial (ILP) to Apartment Residential (R3).

BE IT FURTHER RESOLVED that a copy of this resolution be transmitted to the City Council.

PASSED AND APPROVED BY THE PLANNING COMMISSION OF THE CITY OF CHULA VISTA, CALIFORNIA, this 8th day of October, 2014, by the following vote, to-wit:

- AYES:
- NOES:
- ABSENT:
- ABSTAIN:

Yolanda Calvo, Chair

ATTEST:

Pat Laughlin, Secretary

Presented by:

Approved as to form by:

Kelly Broughton
Director of Development Services

Glen R. Googins
City Attorney